**CITY OF LANGFORD**

**MEETING OF COUNCIL**

**Monday, March 2nd, 2020 @ 5:30 p.m.**

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

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**AGENDA**


| | | Page |
|---|---|---|
| 1. | **CALL TO ORDER** | |
| 2. | **APPROVAL OF THE AGENDA** | |
| 3. | **PUBLIC HEARINGS** | |
| | a) **BYLAW NO. 1873 "Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".** | 4 |
| | b) **BYLAW NO. 1878 "Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".** | 23 |
| 4. | **ADOPTION OF COUNCIL MINUTES** | |
| | a) **Minutes of the Regular Meeting of Council – February 18th, 2020** | 47 |
| | b) **Minutes of the Special Meeting of Council – February 25th, 2020** | 55 |
| 5. | **OTHER BOARD AND COMMISSION MINUTES** | |
| | a) **West Shore Parks and Recreation – January 16th, 2020** | 57 |
| 6. | **PUBLIC PARTICIPATION** | |
| 7. | **COMMITTEE RESOLUTIONS** | |
| | a) **Planning, Zoning and Affordable Housing Committee – February 24th, 2020** | |
| | 1. **Minutes of the Planning, Zoning & Affordable Housing Committee – February 24th, 2020** | 62 |
| | 2. **Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford's OCP in order to allow a for commercial and light industrial uses to be developed on the property.** | 67 |
| | 3. **Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Rd.** | 84 |

**Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.**

**8. TEMPORARY USE PERMIT**


**a) TUP19-0004 – 2317 Millstream Road 101**


**9. REPORTS**


**a) CON19-0026 Renewal of the Victoria Fire Dispatch Co-Location Agreement 110**
- **Staff Report (Fire)**

**b) CON20-0014 Aid Agreement with Victoria Fire Department 120**
- **Staff Report (Fire)**

**c) 2020-2024 Five Year Financial Plan Approval 131**
- **Staff Report (Finance)**

**d) Expropriation – 709 and 789 McCallum Road and 2430 Millstream Road 194**
- **Staff Report (Land Development)**


**10. BYLAWS**


**a) BYLAW NO. 1858 260**
**"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2020".**
**(ADOPTION)**

**b) BYLAW NO. 1873 266**
**"Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".**
**(SECOND AND THIRD READINGS)**

**c) BYLAW NO. 1878 268**
**"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".**
**(SECOND AND THIRD READINGS)**

**d) BYLAW NO. 1887 271**
**"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".**
**(FIRST READING)**

**e) BYLAW NO. 1888** **273**
**"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".**
**(FIRST READING)**

**f) BYLAW NO. 1889** **275**
**"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".**
**(FIRST READING)**

**g) BYLAW NO. 1890** **277**
**"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".**
**(FIRST READING)**

**11. IN-CAMERA RESOLUTION**

**THAT Council close the meeting to the public pursuant to section 90 (1) k of the *Community Charter* to consider:**

- **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.**

**12. ADJOURNMENT**

# PUBLIC HEARING
## Monday, 2 March 2020

# Bylaw No. 1873
# File No. OCP19-0004

***A Bylaw to Amend the OCP designation of 2929 Sooke Rd; 2995 Sooke Rd; 3201 Loledo Pl; 3211 Loledo Pl from the Hillside or Shoreline to Business or Light Industrial to allow for some works to start such as clearing and blasting.***

# CITY OF LANGFORD
# BYLAW NO. 1873

## 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 HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the properties legally described as LOT 1, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2929 Sooke Rd); LOT 2, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2995 Sooke Rd); LOT 3, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3201 Loledo Pl); LOT 4, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3211 Loledo Pl) 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. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".

READ A FIRST TIME this 20th day of January, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

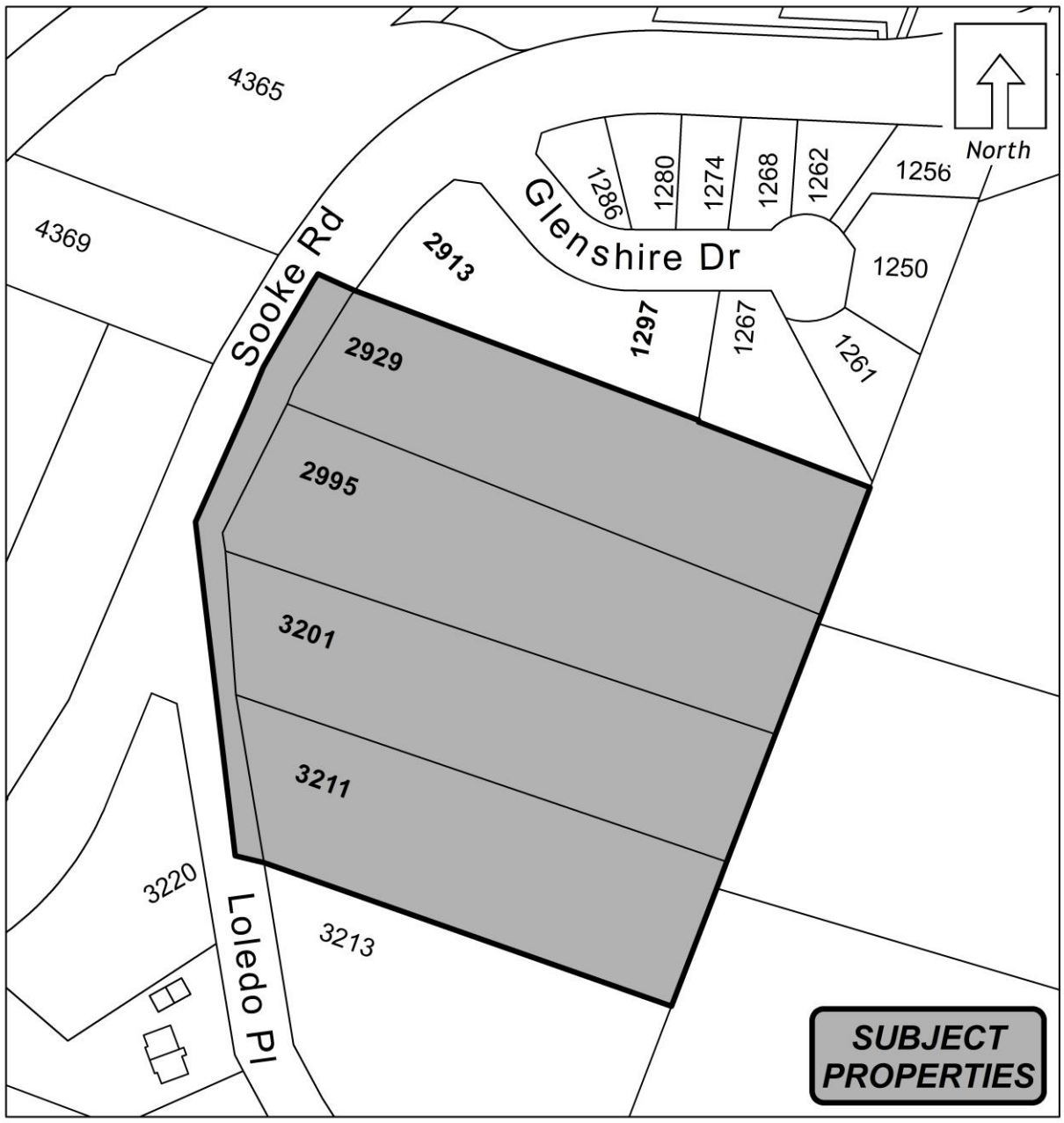
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1873

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1873

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/28/2019

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. 1873. 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 March 2020 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 2929 and 2995 Sooke Rd; 3201 and 3211 Loledo Pl | |
| File | OCP19-0004 | Bylaw Number: 1873 |
| Official Community Plan | Current: Hillside or Shoreline | Proposed: Business or Light Industrial |
| Proposal | To amend the designation of the land from 'Hillside or Shoreline' to 'Business or Light Industrial', which would facilitate land clearing. | |

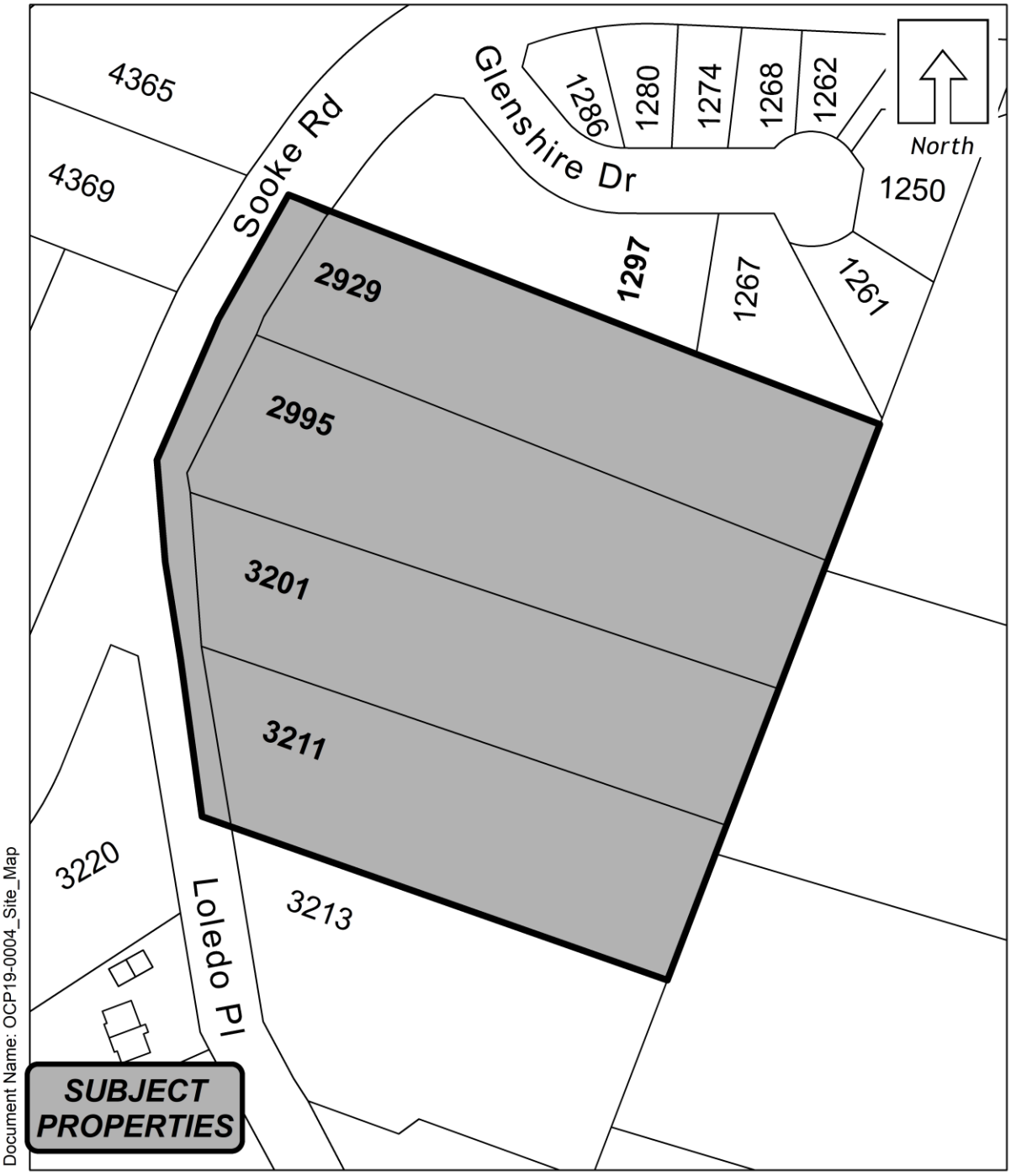
**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

***OCP BYLAW AMENDMENT***

***( OCP19-0004 )***

***2929 & 2995 Sooke Rd, 3201 & 3211 Loledo Pl***




Document Name: OCP19-0004_Site_Map

Scale: N.T.S.

Last Revised: 1/16/2020




**AIRPORT CONSULTATIVE COMMITTEE**
PUBLIC MEETING

On behalf of the Victoria Airport Authority Board of Directors, Board Chair Gordon Safarik invites the public to attend the Airport Consultative Committee Meeting

Tuesday, March 10, 2020, 7:30-9:00AM
Victoria Marriott Inner Harbour Hotel
Pacific A Room, 728 Humboldt Street, Victoria, BC

Continental breakfast will be served.

Agenda available at:
www.victoriaairport.com/consultative-committee
Enquiries: (250) 953 7501

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# Comic Con returns with star-studded guest list

More than 9,500 comic enthusiasts are expected to take Victoria by storm at the 2020 Capital City Comic Con next month.

The event will host celebrities like Gates McFadden, who plays Dr. Beverly in Star Trek: Next Generation, Sean Gunn from Guardians of the Galaxy and many more and is set to host a variety of comic book creators and cosplayers.

Among the list of creators is Walden Wong, previous illustrator for DC and Marvel comic books. It was recently announced that star cosplayer Bukkit Brown will also be attending.

Brown, who is relatively new to cosplay stardom, has widened their cosplay following through social media platforms Instagram and Tiktok where they speak openly about mental health.

Comic Con will also host an all ages cosplay contest where contestants could win up to $350 in cash.

Attendees will also have the opportunity to win prizes in the Scavenger Stamp Hunt.

The event spread between two venues will take place March 20 to 22 at the Victoria Conference Centre and Crystal Garden.

Tickets are available online on their website, in-person at the Ticket Rocket Box Office or by calling Ticket Rocket directly. Ticket Rocket is located at 1050 Meares St. in downtown Victoria and can be reached at 1-855-842-7575.




**Teenage Mutant Ninja Turtle Michaelangelo joins Candice Woodward to celebrate the announcement of last year's Capital City Comic Con. (Black Press Media file photo)**

Tickets are available on the days of the event, if they haven't sold out, for a $5 surcharge. Comic Con is free for children aged five and under.

sarah.schuchard@saanichnews.com

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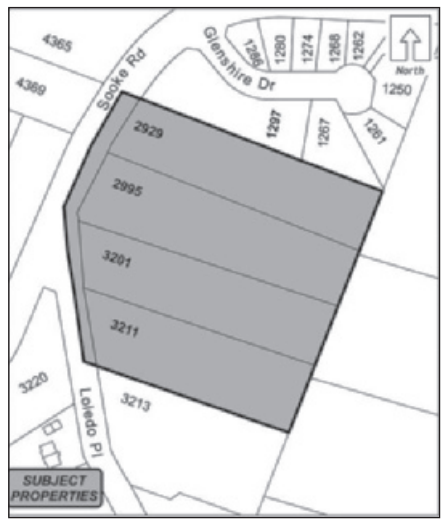
## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1873. 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 March 2020, 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. 1873 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1873 from Hillside or Shoreline and adding to the Business or Light Industrial Designation to facilitate land clearing.**

**Applicant:** **Danny Jadresko, Woodsmere Holdings Corp.**

**Location:** **The land that is the subject of Bylaw No. 1873 is 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department 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. 1878. 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 March 2020, 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. 1878 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning a portion of 991 Loch Glen from One- and Two-Family from R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone and by amending the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.**

**Applicant:** **John Story and Jozica Kolarich**

**Location:** **The land that is the subject of Bylaw No. 1878 is 991 Loch Glen Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services




# AVI to host queer youth safe sex event

**Sarah Schuchard**
*News Staff*

AVI Health and Community Services (AVI) hosts a safe sex event for queer youth at their West Shore location on Wednesday, Feb. 26. The event is intended to encourage queer youth from the area to interact and network as-well-as opening dialogue around safe sex.

During the event, youth will also participate in creating safe sex packs to distribute at community events throughout Vancouver Island. Marchall Kilduff, AVI health promotion educator for men's wellness, says the sex packs will include external and internal condoms, lube, gloves and more.

"One of the main intentions is to just invite youth into the space so that they feel more comfortable accessing services whether that be now or in the future. They can tell their friends about the services we offer and it is a way we can showcase the community and hopefully do some community building," Sarah Graham, youth outreach educator for AVI, says.

Graham adds that holding a space for queer youth to be able to come and talk about safe sex with people who are not their parents or teachers and to know they are in a safe space is important to promote safe sex awareness.

The West Shore location, which opened in 2017, has been important for the accessibility of the services they provide to surrounding areas.

"A lot of the services are centralized in downtown Victoria, and there are a lot of folks spread out amongst the West Shore who aren't always readily able to get into Victoria," Kilduff says. AVI is a community-based AIDS Service Organization that provides education advocacy, and support to their clients. To find out more about the event on the AVI website under events.

# Douglas southbound bus lane opens, new transit shelters to come

**Nicole Crescenzi**
*News Staff*

The newest section of bus lanes opened on Feb. 17, with the southbound Douglas Street bus lane now running between Tillicum and Boleskine roads.

Bus stops will be open for this segment, though new transit shelters will be installed in the near future.

Construction on remaining sections from the Trans-Canada Highway- Burnside Road intersection to Tillicum, and from Boleskine Road to Tolmie Avenue will continue, with project completion anticipated for the end of April.

Once completed, the southbound lanes will run for 2.3 km.

The northbound lands from Fisgard Street to the Trans-Canada Highway and Burnside Road intersection saves commuters approximately 10 minutes of transit time in peak travel times, says the ministry, which anticipates the same to be seen for the southbound lands.

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## NOTICE OF PUBLIC HEARING

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**Proposal:** **The purpose of Bylaw No. 1873 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1873 from Hillside or Shoreline and adding to the Business or Light Industrial Designation to facilitate land clearing.**

**Applicant:** **Danny Jadresko, Woodsmere Holdings Corp.**

**Location:** **The land that is the subject of Bylaw No. 1873 is 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department 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. 1878. 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 March 2020, 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. 1878 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning a portion of 991 Loch Glen from One- and Two-Family from R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone and by amending the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.**

**Applicant:** **John Story and Jozica Kolarich**

**Location:** **The land that is the subject of Bylaw No. 1878 is 991 Loch Glen Pl 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, 18 February 2020 to Monday, 2nd March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.

CARRIED.

**b) Bylaw No. 1873 - Application to Amend the OCP on 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, and 32311 Loledo Place from 'Hillside or Shoreline' to ' Business or Light Industrial'**

- **Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: C. BROWN

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

1. Give First Reading to Bylaw No. 1873 as drafted; and

2. Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and

3. Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may not occur beyond 2-years from the commencement of these works.

CARRIED.

**c) Bylaw No. 1862: OCP19-0006 - Official Community Plan Text Amendment – Regional Context Statement**

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

1. Give first reading to Bylaw No. 1862; and

2. Authorize Staff to refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board.

CARRIED.

That Council give first reading to Bylaw No. 1862, and refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board.

CARRIED.

b) **BYLAW NO. 1872**
**"Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No. 1872, 2020"**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1872 first reading.

CARRIED.

**Councillor N. Stewart left the meeting at 5:36 pm, after declaring a conflict of interest as she owns a property in the vicinity of the application at 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl.**

c) **BYLAW NO. 1873**
**"Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020"**
**(RESOLUTION and FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give First Reading to Bylaw No. 1873; and

Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and

Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may only occur on weekdays from 8:30 am to 4:30 pm, may not occur beyond 2 years from the commencement of these works, and that blasting and rock crushing may not occur beyond 1 year from the commencement of blasting and rock crushing.

CARRIED.

**Councillor N. Stewart returned to the meeting at 5:37 pm.**

City of Langford
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# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

**Date:** **January 13, 2020**

**Department:** **Planning**

**Application No.:** **OCP19-0004**

**Subject:** **Bylaw No. 1873 - Application to Amend the OCP on 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, and 3211 Loledo Place from 'Hillside or Shoreline' to 'Business or Light Industrial'**

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## PURPOSE

Danny Jadresko of Woodsmere Holdings Corp. has applied to amend the Official Community Plan designation on the four subject properties from 'Hillside or Shoreline' in order to facilitate the future rezoning of these land to Business Park. This amendment would allow for some works to start such as clearing and blasting, while discussions regarding the road networks in this area are held with Engineering and the Ministry of Transportation and Infrastructure.

## BACKGROUND

### PREVIOUS APPLICATIONS

In 2017 an environmental development permit (DP17-0038) was issued to allow for the blasting and clearing of the properties closest to Glenshire Drive.

***Table 1: Site Data***

| | | |
|---|---|---|
| *Applicant* | Danny Jadresko | |
| *Owner* | Woodsmere Holdings Corp. | |
| *Civic Addresses* | 2929 Sooke Road, 2995 Sooke Road<br>3201 Loledo Place, 3211 Loledo Place | |
| *Size of Properties* | 3.3 hectares (8.2 acres) | |
| *DP Areas* | Habitat and Biodiversity, Steep Slopes | |
| *Zoning Designation* | Existing: Rural Residential 2 (RR2) | Proposed: Rural Residential 2 (RR2) |
| *OCP Designation* | Existing: Hillside or Shoreline | Proposed: Business or Light Industrial |

**SITE AND SURROUNDING AREA**

The subject properties are located along the east side of Sooke Road, south of Glenshire Drive (Figure 1). The northern properties have been cleared and blasted so that the lands are level with surrounding roads, but the remaining southern properties have trees throughout and are approximately 10m (30 ft) higher in elevation.

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

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North* | General Industrial (M2) | Light Industrial |
| *East* | Business Park 2 - Sooke Road (BP2) | Light Industrial |
| *South* | Rural Residential 2 (RR2) | Residential |
| *West* | Business Park 2A - Sooke Rd West (BP2A) | Commercial, Light Industrial |

***Figure 1: Subject Properties***



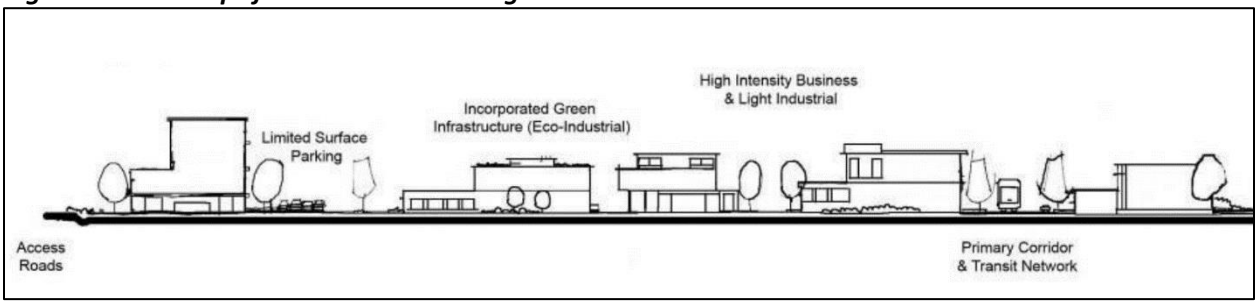
## COUNCIL POLICY

### Official Community Plan

The applicant is proposing to amend the OCP so all the subject properties are designated as *Business or Light Industrial*, which is defined by the following text

- Predominantly business and light industrial precinct that supports a range of business uses
- Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate
- Transit stops are located where appropriate

***Figure 2: A Concept for the Business or Light Industrial***




## COMMENTS

### Development Proposal

Currently, the proposal is just to amend the OCP in order to allow for the clearing and blasting of the site. A rezoning application has also been applied for to change to the zone to Business Park. However, prior to proceeding with the rezoning application, discussions are taking place regarding safe access to and from the Ministry's Highway (Sooke Road) as well as establishing future road networks within this area. The OCP amendment would allow the applicant to work on the site while discussions concerning the road network takes place. The applicant expects the onsite works to make the intersection with Sooke Road safer, thereby making the rezoning application more feasible to consider.

The subject properties are located within an area that has Business or Light Industrial OCP designations on lands to the east, west, and north. There are also additional properties to the northwest that have applied to amend the OCP designation to Business or Light Industrial. Given that this area of Langford is seeing a growth in demand for light industrial properties, Council may wish to amend the OCP as proposed and encourage future OCP amendments of the remaining properties along Loledo Place.

The Business or Light Industrial designation does not carry with it a policy with respect to greenspace dedication. As developed land, the subject properties would not trigger any policy with respect to greenspace dedication. Any greenspace dedication with this amendment or subsequent rezoning would exceed Council's current Amenity Contribution Policy.

**Development Permit**
The applicant has also applied for an environment development permit to address any onsite environmental matters that may be noted from a professional biologist's assessment. If all environmental matters are sufficiently addressed as per the biologists' recommendations, the applicant wishes to receive the DP shortly after a successful OCP Amendment.

Development Permits are not typically received until an OCP amendment (or rezoning) receives 3rd reading, but if there is no objection to receiving this DP application early, Council may wish to direct the City Planner to accept and process the DP application, and upon the applicant completing the necessary steps associated with the DP, direct the City Planner to issue the DP upon a successful amendment of the OCP.

**Onsite Works**
As previously noted, the applicant has requested an OCP amendment to not only allow for an intended rezoning but to also allow for immediate onsite works to commence. These onsite works are intended to be clearing and blasted. Council may wish to ensure that these works are not extended over a number of years by requiring a covenant to be registered on title that states onsite clearing and blasting may not occur past two years from commencement of these works.

**FINANCIAL CONTRIBUTIONS**

As this application is for an OCP amendment only, Amenity Contributions and Development Cost Charges would not be applicable. The contributions and cost charges would be determined and become applicable at any future date that building permits are applied for on this site. The applicant does intend to proceed with a future rezoning application, and if successful, building permits following that.

**OPTIONS**

**Option 1**

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

1. Give First Reading to Bylaw No. 1873 as drafted;

   **AND**

2. Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines.

   **AND**

3. Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may not occur beyond 2-years from the commencement of these works.

**OR Option 2**

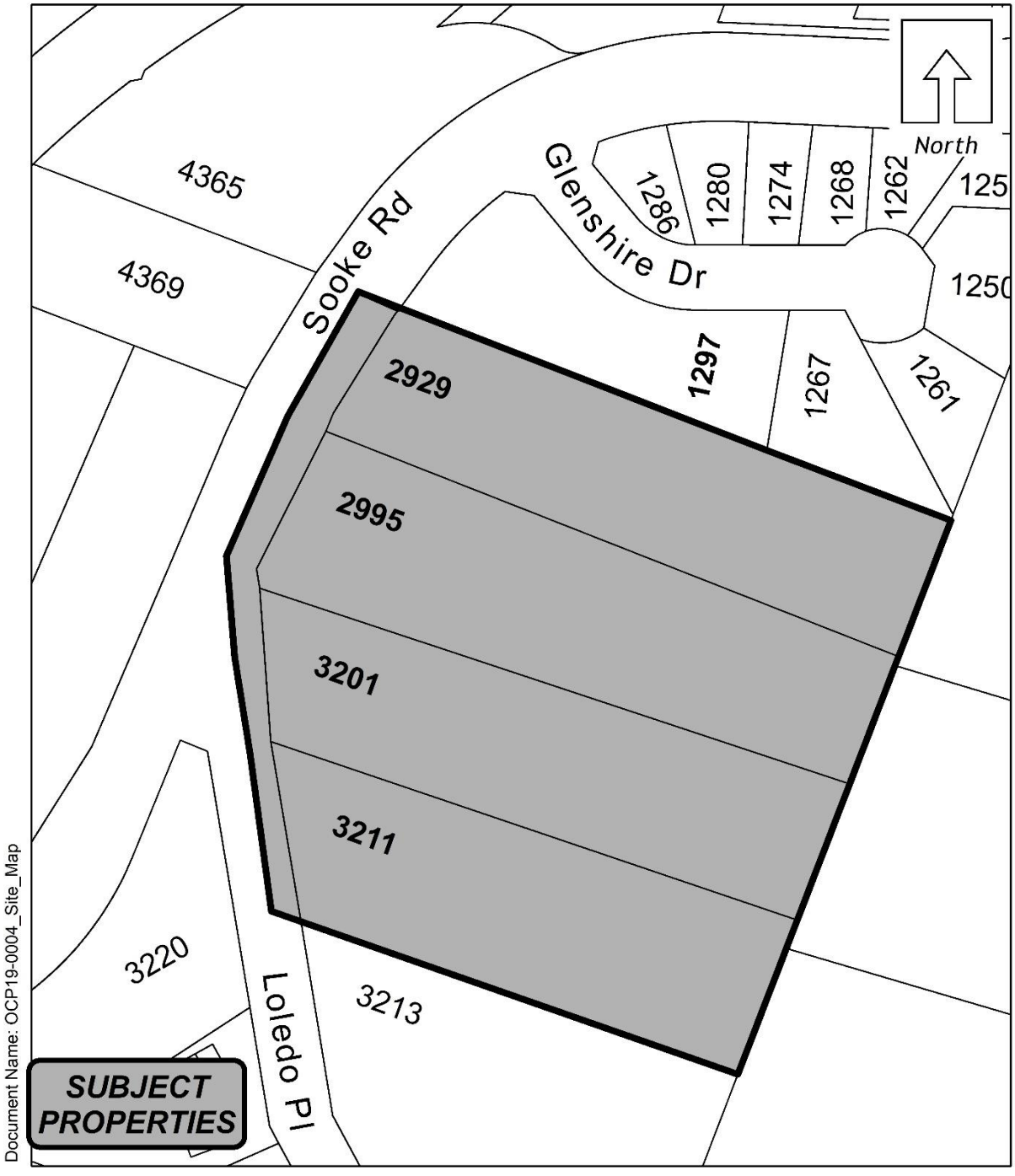
1. Take no action at this time with respect to Bylaw No. 1873.

| | |
|---|---|
| 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: | Yari Neilson, Acting/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 |

:rd

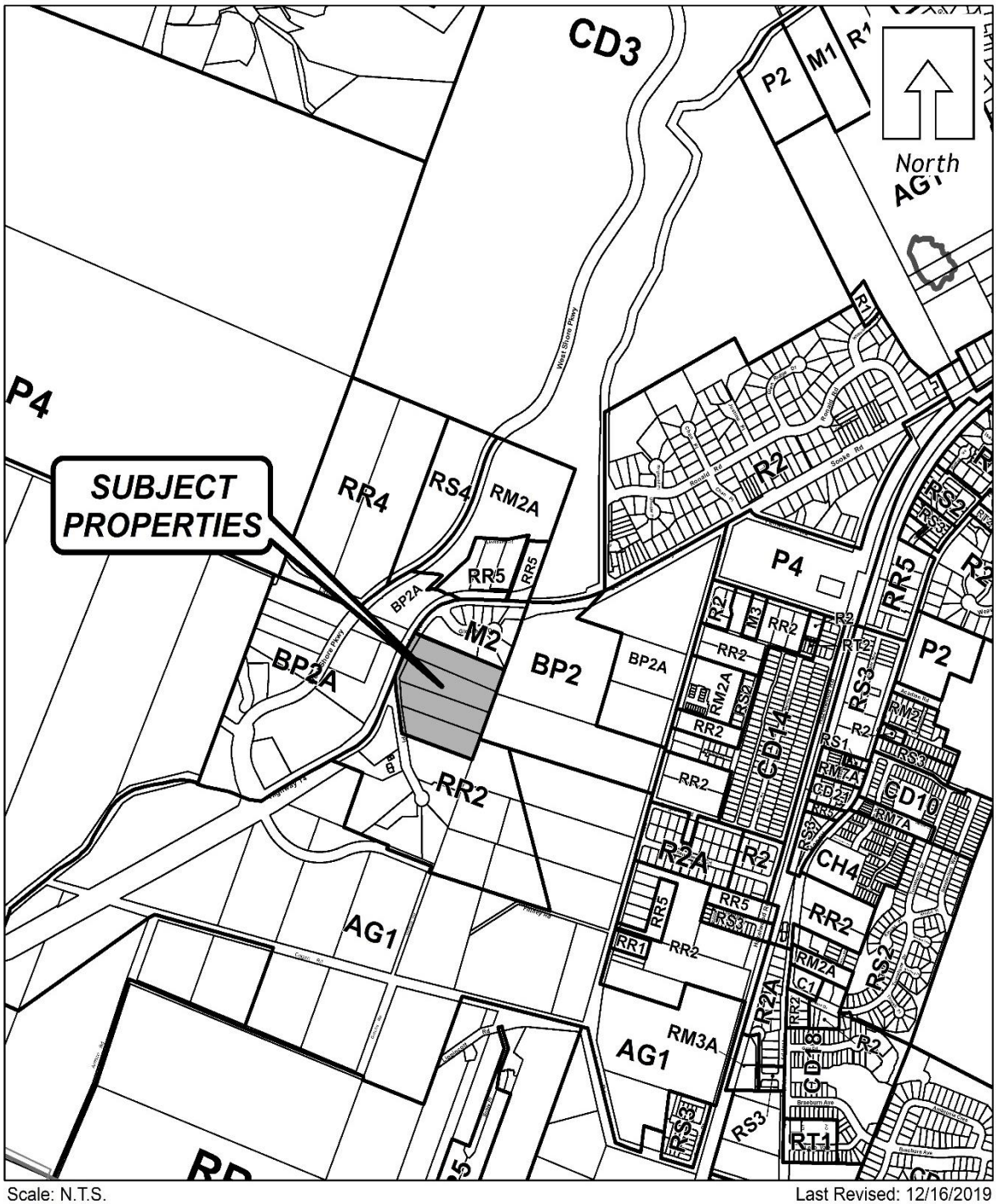
**Appendix A**
SUBJECT PROPERTY

***OCP BYLAW AMENDMENT***
***( OCP19-0004 )***
***2929, 2995, 3201 & 3211 Sooke Rd***



**Appendix B**
LOCATION MAP

***OCP BYLAW AMENDMENT***
***( OCP19-0004 )***
***2929, 2995, 3201 & 3211 Sooke Rd***



# CITY OF LANGFORD
# BYLAW NO. 1873

## 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 HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the properties legally described as LOT 1, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2929 Sooke Rd); LOT 2, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2995 Sooke Rd); LOT 3, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3201 Loledo Pl); LOT 4, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3211 Loledo Pl) 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. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".

READ A FIRST TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

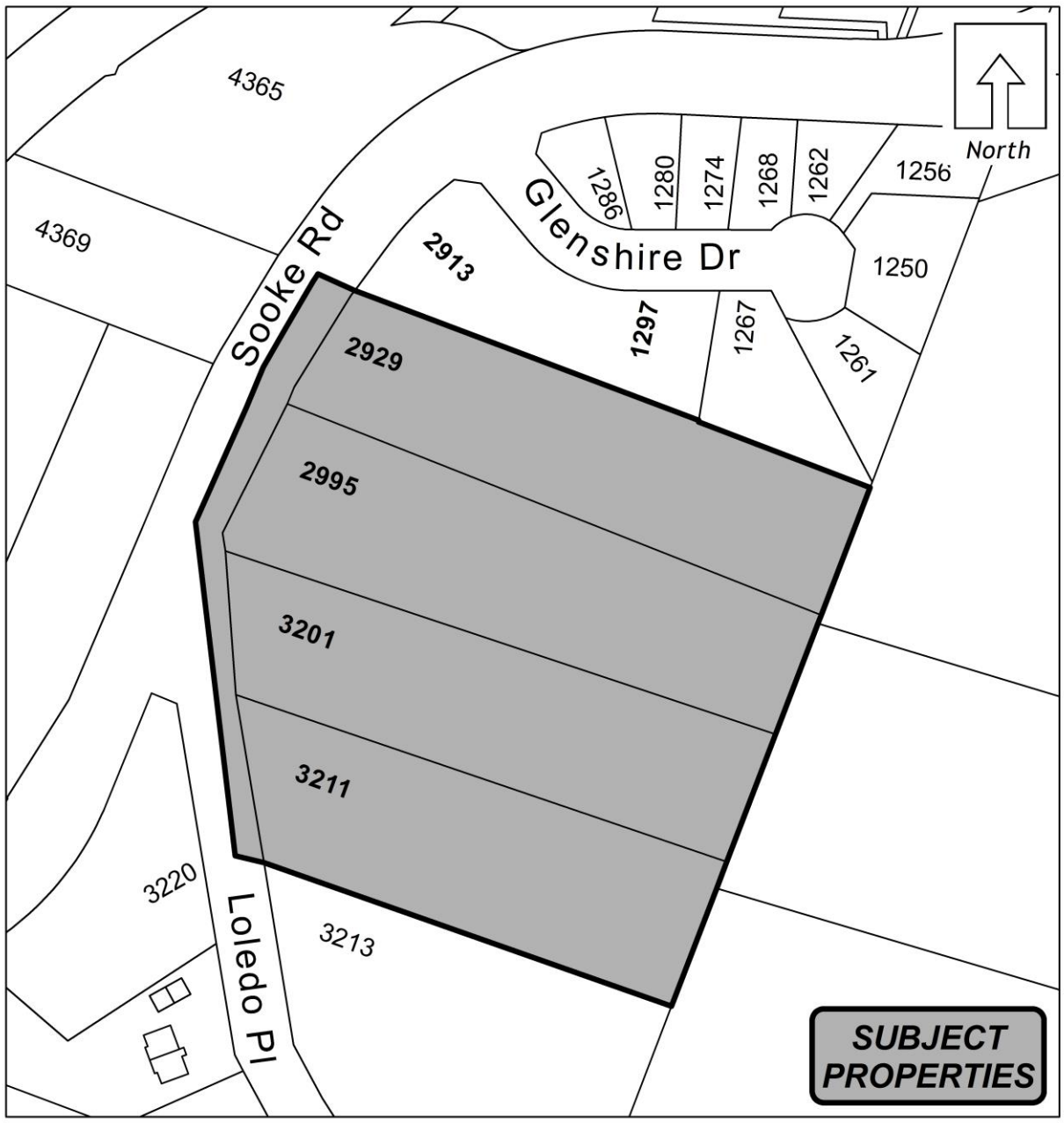
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1873

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1873

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/28/2019

# PUBLIC HEARING
## Monday, 2 March 2020

# Bylaw No. 1878
# File No. Z19-0024

***A Bylaw to Rezone a portion of 991 Loch Glen Place from the R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone and to amend the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.***

# CITY OF LANGFORD
# BYLAW NO. 1878

## 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 amending the text of the R2 (One- and Two-Family Residential) Zone for the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting from the R2 (ONE- AND TWO-FAMILY RESIDENTIAL) ZONE and adding to RS4 (RESIDENTIAL SMALL LOT 4) ZONE the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw; and

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

| Zone | Bylaw No. | Legal Description | Amenity Contributions/Lot | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| R2, RS4 | 1878 | LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370 PID No. 006-162-100 (991 Loch Glen Pl) | a) $6,000 General Amenity Reserve Fund; and<br>b) $1,000 Affordable Housing Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".

READ A FIRST TIME this 6th day of January, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

READ A THIRD TIME this day of , 2020.

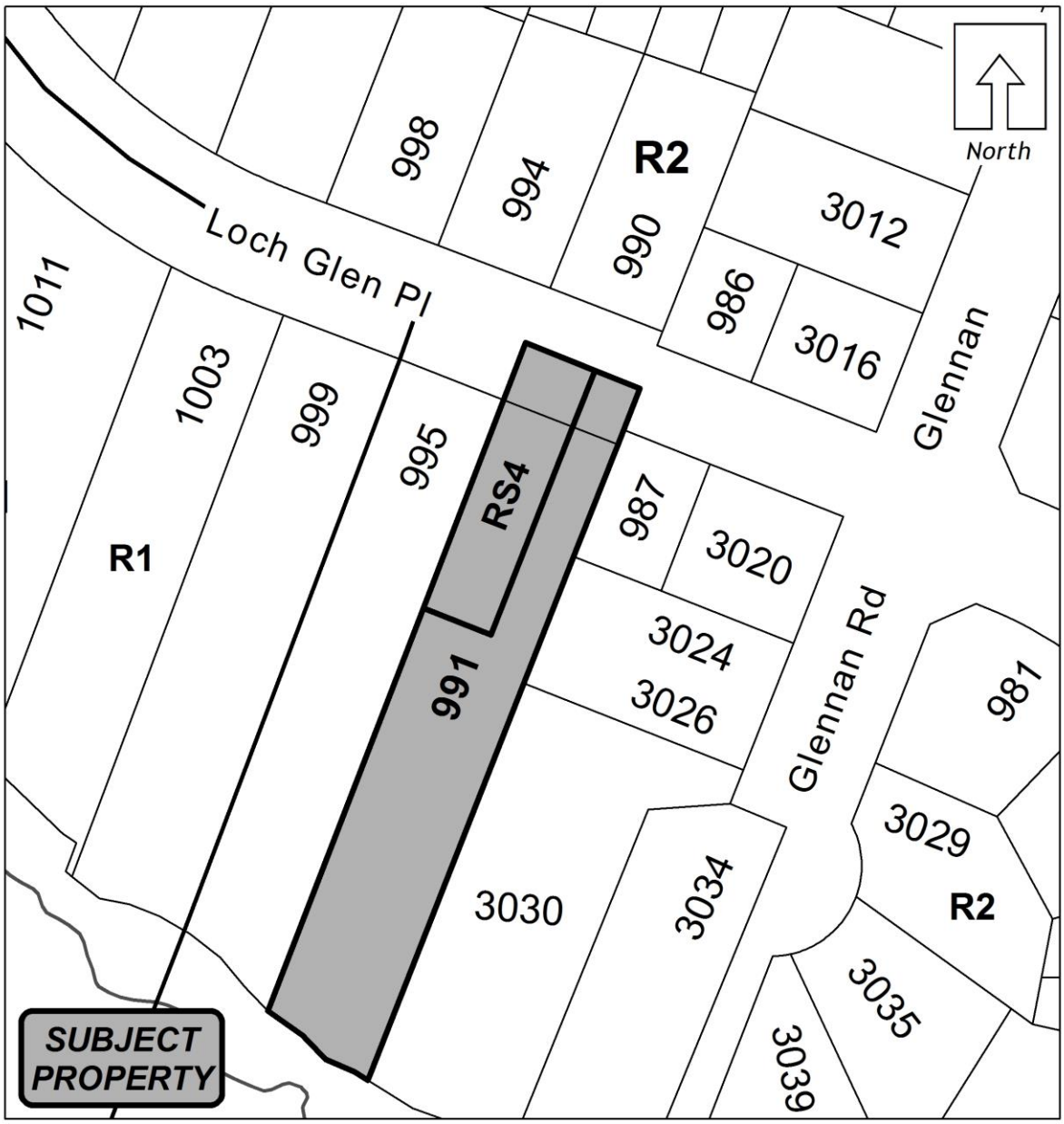
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1878

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

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/24/2019

City of Langford
www.cityoflangford.ca

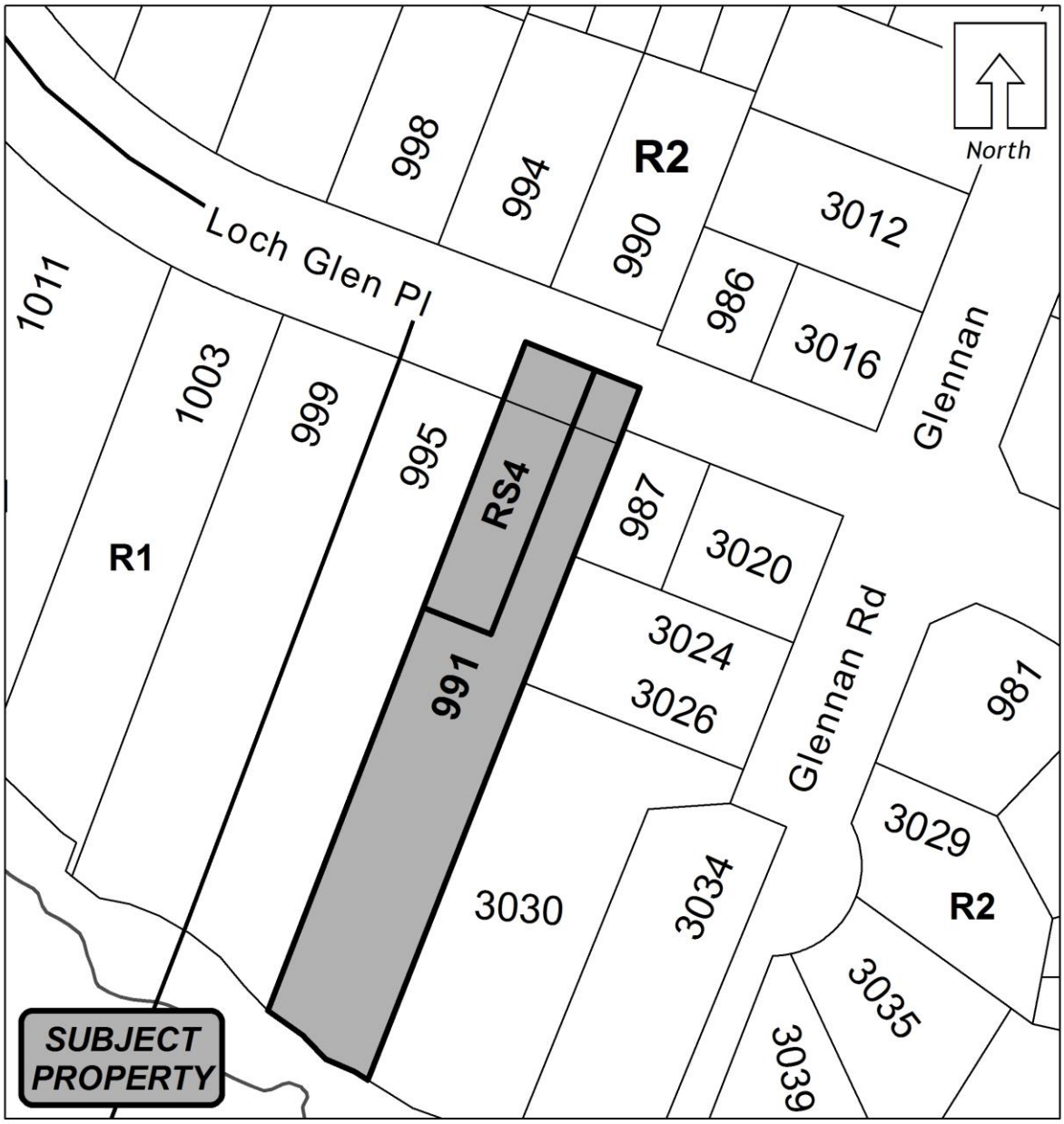
# NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1878. 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 March 2020 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 991 Loch Glen Pl | |
| File | Z19-0024 | Bylaw Number: 1878 |
| Official Community Plan | Current: Hillside or Shoreline | Proposed: No Change |
| Zoning | Current: R2 (One- and Two-Family Residential) | Proposed: RS4 (Residential Small Lot 4) |
| Proposal | **To rezone a portion of 991 Loch Glen from R2 to the RS4 and to amend the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.** | |

**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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services




Document Name: Bylaw_1878

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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/24/2019

YYJ VICTORIA INTERNATIONAL AIRPORT

**AIRPORT CONSULTATIVE COMMITTEE**
PUBLIC MEETING

On behalf of the Victoria Airport Authority Board of Directors, Board Chair Gordon Safarik invites the public to attend the Airport Consultative Committee Meeting

Tuesday, March 10, 2020, 7:30-9:00AM
Victoria Marriott Inner Harbour Hotel
Pacific A Room, 728 Humboldt Street, Victoria, BC

Continental breakfast will be served.

Agenda available at:
www.victoriaairport.com/consultative-committee
Enquiries: (250) 953 7501

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# Comic Con returns with star-studded guest list

More than 9,500 comic enthusiasts are expected to take Victoria by storm at the 2020 Capital City Comic Con next month.

The event will host celebrities like Gates McFadden, who plays Dr. Beverly in Star Trek: Next Generation, Sean Gunn from Guardians of the Galaxy and many more and is set to host a variety of comic book creators and cosplayers.

Among the list of creators is Walden Wong, previous illustrator for DC and Marvel comic books. It was recently announced that star cosplayer Bukkit Brown will also be attending.

Brown, who is relatively new to cosplay stardom, has widened their cosplay following through social media platforms Instagram and Tiktok where they speak openly about mental health.

Comic Con will also host an all ages cosplay contest where contestants could win up to $350 in cash.

Attendees will also have the opportunity to win prizes in the Scavenger Stamp Hunt.

The event spread between two venues will take place March 20 to 22 at the Victoria Conference Centre and Crystal Garden.

Tickets are available online on their website, in-person at the Ticket Rocket Box Office or by calling Ticket Rocket directly. Ticket Rocket is located at 1050 Meares St. in downtown Victoria and can be reached at 1-855-842-7575.




**Teenage Mutant Ninja Turtle Michaelangelo joins Candice Woodward to celebrate the announcement of last year's Capital City Comic Con. (Black Press Media file photo)**

Tickets are available on the days of the event, if they haven't sold out, for a $5 surcharge. Comic Con is free for children aged five and under.

sarah.schuchard@saanichnews.com

City of Langford
www.cityoflangford.ca

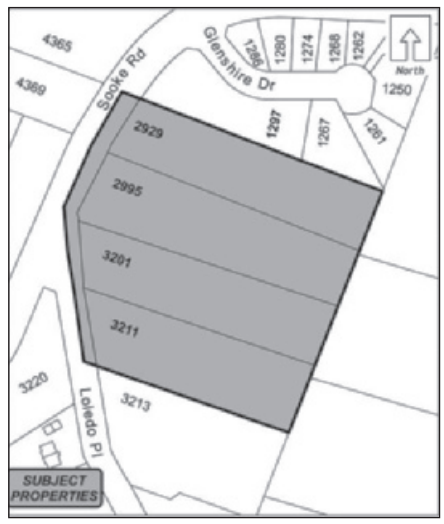
## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1873. 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 March 2020, 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. 1873 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1873 from Hillside or Shoreline and adding to the Business or Light Industrial Designation to facilitate land clearing.**

**Applicant:** **Danny Jadresko, Woodsmere Holdings Corp.**

**Location:** **The land that is the subject of Bylaw No. 1873 is 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department 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. 1878. 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 March 2020, 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. 1878 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning a portion of 991 Loch Glen from One- and Two-Family from R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone and by amending the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.**

**Applicant:** **John Story and Jozica Kolarich**

**Location:** **The land that is the subject of Bylaw No. 1878 is 991 Loch Glen Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services




# AVI to host queer youth safe sex event

**Sarah Schuchard**
*News Staff*

AVI Health and Community Services (AVI) hosts a safe sex event for queer youth at their West Shore location on Wednesday, Feb. 26. The event is intended to encourage queer youth from the area to interact and network as-well-as opening dialogue around safe sex.

During the event, youth will also participate in creating safe sex packs to distribute at community events throughout Vancouver Island. Marchall Kilduff, AVI health promotion educator for men's wellness, says the sex packs will include external and internal condoms, lube, gloves and more.

"One of the main intentions is to just invite youth into the space so that they feel more comfortable accessing services whether that be now or in the future. They can tell their friends about the services we offer and it is a way we can showcase the community and hopefully do some community building," Sarah Graham, youth outreach educator for AVI, says.

Graham adds that holding a space for queer youth to be able to come and talk about safe sex with people who are not their parents or teachers and to know they are in a safe space is important to promote safe sex awareness.

The West Shore location, which opened in 2017, has been important for the accessibility of the services they provide to surrounding areas.

"A lot of the services are centralized in downtown Victoria, and there are a lot of folks spread out amongst the West Shore who aren't always readily able to get into Victoria," Kilduff says. AVI is a community-based AIDS Service Organization that provides education advocacy, and support to their clients. To find out more about the event on the AVI website under events.

# Douglas southbound bus lane opens, new transit shelters to come

**Nicole Crescenzi**
*News Staff*

The newest section of bus lanes opened on Feb. 17, with the southbound Douglas Street bus lane now running between Tillicum and Boleskine roads.

Bus stops will be open for this segment, though new transit shelters will be installed in the near future.

Construction on remaining sections from the Trans-Canada Highway- Burnside Road intersection to Tillicum, and from Boleskine Road to Tolmie Avenue will continue, with project completion anticipated for the end of April.

Once completed, the southbound lanes will run for 2.3 km.

The northbound lands from Fisgard Street to the Trans-Canada Highway and Burnside Road intersection saves commuters approximately 10 minutes of transit time in peak travel times, says the ministry, which anticipates the same to be seen for the southbound lands.

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GALAXY CREDIT.CA

City of Langford
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1873. 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 March 2020, 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. 1873 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1873 from Hillside or Shoreline and adding to the Business or Light Industrial Designation to facilitate land clearing.**

**Applicant:** **Danny Jadresko, Woodsmere Holdings Corp.**

**Location:** **The land that is the subject of Bylaw No. 1873 is 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department 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. 1878. 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 March 2020, 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. 1878 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning a portion of 991 Loch Glen from One- and Two-Family from R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone and by amending the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.**

**Applicant:** **John Story and Jozica Kolarich**

**Location:** **The land that is the subject of Bylaw No. 1878 is 991 Loch Glen Pl 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, 18 February 2020 to Monday, 2 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

i. That Section 6.31A.06(1) be varied to reduce the minimum front yard setback from the required 5.5m (18 ft) to 3.0m (10 ft).

CARRIED.

**b) Application to rezone a portion of 991 Loch Glen Place from One-and Two Family Residential (R2) to Residential Small Lot 4 (RS4), and to amend the subdivision requirements of the R2 Zone to remove the requirement to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size for lakefront lots, to facilitate a two-lot subdivision**

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: S. HARVEY

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 One-and Two Family Zone such that the SPEA may be included in the calculation of minimum lot area for lakefront lots for the **property located at 991 Loch Glen Place**; AND

Direct staff to prepare a bylaw to amend the zoning designation **of a portion of the property located at 991 Loch Glen Place** from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4);

Subject to the following:

(a) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies storm water can be adequately managed on-site, to the satisfaction of the Director of Engineering;

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

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

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

i. That the applicant agree to install all frontage improvements are provided to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
ii. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;

iii. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
iv. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense; and
v. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering.

CARRIED.

**c) Bylaw No. 1662; Various Omnibus Amendments to Zoning Bylaw No. 300**
- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: K. SHELDRAKE

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

Give first reading to Bylaw No. 1662.

CARRIED.

## 5. ADJOURNMENT

The Chair adjourned the meeting at 6:25 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

**2. Application to Rezone 595 Hansen Avenue from One- and Two-Family Residential (R2) Zone to Attached Housing (RM2A) Zone and Residential Small Lot 4 (RS4) Zone to Allow for Seven New Townhouses while the Existing Dwelling Remains in Place with a Suite on a Small Lot**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 595 Hansen Avenue from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4) and RM2A (Attached Housing), subject to the following terms and conditions:

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

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

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

   i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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

   i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
   ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
   iii. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 595 Hansen Avenue:

   i. That Section 6.31A.06(1) be varied to reduce the minimum front yard setback from the required 5.5m (18 ft) to 3.0m (10 ft).

CARRIED.

**3. Application to rezone a portion of 991 Loch Glen Place from One-and Two Family Residential (R2) to Residential Small Lot 4 (RS4), and to amend the subdivision requirements of the R2 Zone to remove the requirement to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size for lakefront lots, to facilitate a two-lot subdivision**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the text within the One-and Two Family Zone such that the SPEA may be included in the calculation of minimum lot area for lakefront lots for the **property located at 991 Loch Glen Place**; AND

Direct staff to prepare a bylaw to amend the zoning designation **of a portion of the property located at 991 Loch Glen Place** from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4);

Subject to the following:

(a) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies storm water can be adequately managed on-site, to the satisfaction of the Director of Engineering;

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

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

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

i. That the applicant agree to install all frontage improvements are provided to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
ii. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;

iii. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
iv. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense; and
v. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering.

CARRIED.

**b) Administration and Finance Committee – December 10th, 2019**

**1. Minutes of the Administration and Finance Committee – December 10th, 2019**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

**d) BYLAW NO. 1843**
**"Langford Zoning Bylaw, Amendment No. 563, (950 Isabell Ave), Bylaw No. 1843, 2019".**
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1843.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1857.

CARRIED.

**f) BYLAW NO. 1869**
**"Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd), Bylaw No. 1869, 2020".**
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1869 second and third readings.

CARRIED.

**g) BYLAW NO. 1878**
**"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1878 first reading.

CARRIED.

h) **BYLAW NO. 1879**
**"Langford City Hall Strata Property Delegation Bylaw No. 991, 2005, Amendment No. 2, Bylaw No. 1879, 2019."**
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1879.

CARRIED.

i) **BYLAW NO. 1881**
**"Sewer Utility Bylaw Amendment No. 3, Bylaw No. 1881, 2020".**
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1881.

CARRIED.

j) **BYLAW NO. 1882**
**"Langford Zoning Bylaw, Amendment No. 580, (936 Jenkins Avenue), Bylaw No. 1882, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1882 first reading.

CARRIED.

## 10. ADJOURNMENT

Acting Mayor Szpak adjourned the meeting at 5:50 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

**Date:** **December 9, 2019**

**Department:** **Planning**

**Application No.:** **Z19-0024**

**Subject:** **Application to rezone a portion of 991 Loch Glen Place from One-and Two Family Residential (R2) to Residential Small Lot 4 (RS4), and to amend the subdivision requirements of the R2 Zone to remove the requirement to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size for lakefront lots, to facilitate a two-lot subdivision.**

---

## PURPOSE

John Story and Jozica Kolarich have applied to rezone a portion of their property located at 991 Loch Glen Place to RS4 and to amend text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.

## BACKGROUND

### PREVIOUS APPLICATIONS

A Riparian Development Permit (DP18-0016) was issued in April, 2018 to facilitate the removal of concrete structures at the shoreline, demolition of a house and construction of a new house.

***Table 1: Site Data***

| | |
|---|---|
| *Applicant* | John Story and Jozica Kolarich |
| *Owner* | John Story and Jozica Kolarich |
| *Civic Address* | 991 Loch Glen Place |
| *Legal Description* | LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370 LOT 3, SECTIONS |
| *Size of Property* | 0.22 ha (2,278 m2) |
| *DP Areas* | Riparian, 200-year Floodplain |
| *Zoning Designation* | One-and Two-family residential (R2) |
| *OCP Designation* | Hillside or shoreline |

**SITE AND SURROUNDING AREA**

The site is bound by Glen Lake to the south and Loch Glen Place to the north. The surrounding area is comprised of predominately single-family dwellings in the R1 and R2 residential zones. Currently, the site is occupied with a single-family dwelling located in the central portion of the property. The site slopes gently from north to south towards the lake. The property directly east of the subject property was recently rezoned to facilitate a two-lot subdivision.

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

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North* | R2 (One-and Two-Family Residential) | Single Family |
| *East* | R1 (One Family Residential) | Single Family |
| *South* | - | Glen Lake |
| *West* | R2 (One-and Two-Family Residential) | Single Family |

***Figure 1 – Subject Property***



## COMMENTS

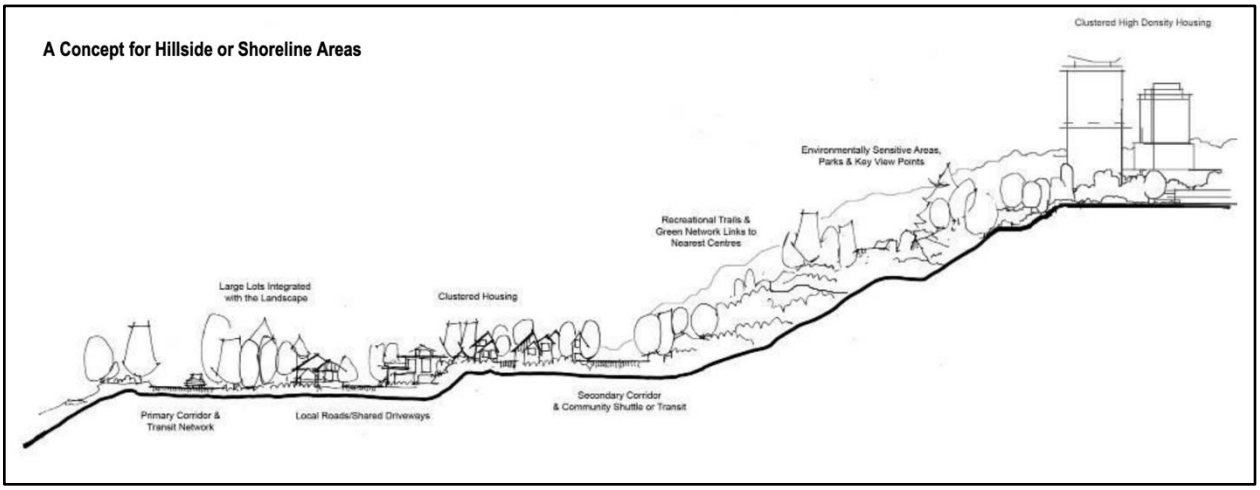
**OFFICIAL COMMUNITY PLAN**

**Hillside or Shoreline**

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

The subject property is currently designated as Hillside or Shoreline, which supports predominately low intensity settled areas with a high percentage of open space and undeveloped areas. Amending the text within the R2 zone and rezoning a portion of the property to RS4 would align with current policy that supports a range of clustered low, medium and high-density housing choices.

***Figure 2: A Concept for Hillside or Shoreline Areas***




**DEVELOPMENT PERMIT AREAS**

Portions of the property are located in the Riparian, and 200 Year Flood Plain Development Permit Areas. The previous Development Permit identified the Streamside Protection and Enhancement Area (SPEA) as 30 m from the High Water Mark, which is designated as a non-disturbance area.

**DEVELOPMENT PROPOSAL**

The applicant is proposing to rezone a portion of the property to RS4 and amend the R2 zoning regulations to remove the requirement to exclude the SPEA when calculating the minimum lot size for the lakefront lot to facilitate the development of a 450 m2 lot off Loch Glen (RS4) and a 1,528 m2 lot fronting the lake (R2).

Currently, as per Zoning Bylaw 300, the subdivision requirements applied to all existing lakefront lots specify a minimum lot size of 1,500 m2 (plus the SPEA), or 950 m2 if the SPEA is dedicated to the City as parkland. In order words, each lot within the subdivision must meet the 1,500 m2 or 950 m2 minimum lot size, not just the new lakefront lot(s). Where the lots within a proposed subdivision meet these lot size requirements and the new lot that is no longer lakefront is adequately sized, it may be further subdivided after the fact. For example, if a subject property is at least 3,000 m2, it could be subdivided

initially into two 1,500+ m2 lots to satisfy the minimum lot size requirements, one adjoining the lake and one behind. The rear 1,500+ m2 lot not adjoining the lake is then no longer subject to the lakefront regulations, and could be further subdivided into two or more 550 m2 lots. However, given the narrow configuration of 991 Loch Glen Place and the requirement to exclude the access/panhandle strip in the calculation of lot area, subdivision under the R2 Zoning regulations becomes a challenge. As a result, the applicant is proposing to rezone the non-lakefront portion of the property to RS4 allow for the creation of a smaller 450 m2 lot immediately behind the lakefront lot.

The implementation of these proposed changes would not alter the requirement to protect the overall function of the SPEA, as no change to the development permit requirements is proposed, nor will it alter the character of the lakeshore communities. Excluding the SPEA from the minimum lot size calculation typically involves an increase of 5-10% to the lot size of the new lakefront lot, which is fairly negligible from a visual perspective when the lakefront lot is already 1,500 m2 (0.37 ac) or 950 m2 (0.23 ac) in area. Furthermore, removing the requirement to exclude the SPEA in the calculation of lot area will provide land owners a greater degree of certainty around their ability to subdivide, without having to engage a professional biologist.

***Table 3: Proposal Data***

| | **Permitted by R2 (Current Zoning)** | **Permitted by RS4 (proposed Zone)** |
|---|---|---|
| *Permitted Uses* | • One- or Two Family Dwelling<br>• Secondary suites within one-family dwellings<br>• Home Occupation<br>• Group Daycare<br>• Temporary construction or real estate marketing office | • One- or two family dwellings<br>• Home occupation<br>• One boarder in a one-family dwelling |
| *Density* (minimum lot size) | 550 m2 | 260 m2 |
| *Height* | 9.0 m | 9.0 m – lots greater than 550 m2<br>8.5 m – lots less than 550 m2 |
| *Lot width* | 16.0 m | 9.0 m |
| *Site Coverage* | 50% | 50% |
| *Front Yard Setback* | 6.0 m | 3.0 m (dwelling)<br>5.5 m (to garage or carport) |
| *Interior Side Yard Setback* | 1.5 m | 1.2 m |
| *Exterior Side Yard Setback* | 4.5 m (to the dwelling)<br>5.5 m (to the garage) | 3.5 m |
| *Rear Yard Setback* | 6.0 m | 5.5 m |

| | Permitted by R2 (Current Zoning) | Permitted by RS4 (proposed Zone) |
|---|---|---|
| *Parking Requirement* | • 2 spaces per dwelling<br>• 1 space per secondary | • 2 spaces per dwelling |

**DRAINAGE AND STORMWATER MANAGEMENT**

This site is located in an area of the City where stormwater infiltration or detention may occur, as per Bylaw 1000, depending on what a qualified professional recommends. The applicant will be required to submit a Stormwater Management Plan prior to Public Hearing.

**SEWERS**

The City's sewer system exists along Loch Glen Place. The applicant will be required to connect each lot to the municipal sewer and be responsible for the costs associated with connecting at the time of subdivision.

**FRONTAGE IMPROVEMENTS**

The Engineering Department has not identified any frontage improvements associated with the proposed development. Cash-in-lieu of boulevard trees may be required.

## FINANCIAL CONTRIBUTIONS

Council may wish to provide direction with regard to how the Amenity Contribution Policy should be applied, or not, to this development. If Council wishes to proceed with this zoning/amendment, they may wish to apply the amenity contribution policy to the one new RS4 lot.

In addition, as the applicant will be responsible for connecting the new lot to municipal sewer and water, and complete frontage improvements at the discretion of the Director of Engineering, the direct capital costs to the municipality associated with this development will be negligible. Development Cost Charges (DCCs) will apply at the time of subdivision.

A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and DCCs pursuant to the DCC Bylaw No. 26 are listed in Tables 3 - 4 below:

**DEVELOPMENT COST CHARGES**

***Table 3 – Development Cost Charges***

| Development Cost Charge | Per new lot created |
|---|---|
| *Roads* | $6,056 |
| *Park Improvement* | $1,890 |
| *Park Acquisition* | $1,100 |
| *Incremental Storage Improvement Fees* | $495 |
| *Integrated Survey Area* | $35 |

| **Development Cost Charge** | **Per new lot created** |
|---|---|
| **Subtotal (DCCs paid to City of Langford)** | **$9,576** |
| *CRD Water* | $2,922 |
| *School Site Acquisition* | $698 |
| **TOTAL (estimate) DCCs** | **$13,196** |

***Table 4: Amenity Contributions***

| *Amenity Item* | *Per new lot created* |
|---|---|
| *Affordable Housing Reserve Fund* | $1,000 |
| *General Amenity Reserve Fund* | $6,000 |
| *TOTAL POLICY CONTRIBUTIONS* | $7,000 |

**OPTIONS**

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

**Option 1**

1. Direct staff to prepare a bylaw to amend the text within the One-and Two Family Zone such that the SPEA may be included in the calculation of minimum lot area for lakefront lots for the **property located at 991 Loch Glen Place**;

AND

2. Direct staff to prepare a bylaw to amend the zoning designation **of a portion of the property located at 991 Loch Glen Place** from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4);

Subject to the following:

(a) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies storm water can be adequately managed on-site, to the satisfaction of the Director of Engineering;

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

i. $6,000 per lot towards the General Amenity Reserve Fund; and

ii. $1,000 per lot towards the Affordable Housing Reserve Fund.

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

iii. That the applicant agree to install all frontage improvements are provided to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;

iv. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;

v. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;

vi. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense; and

vii. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

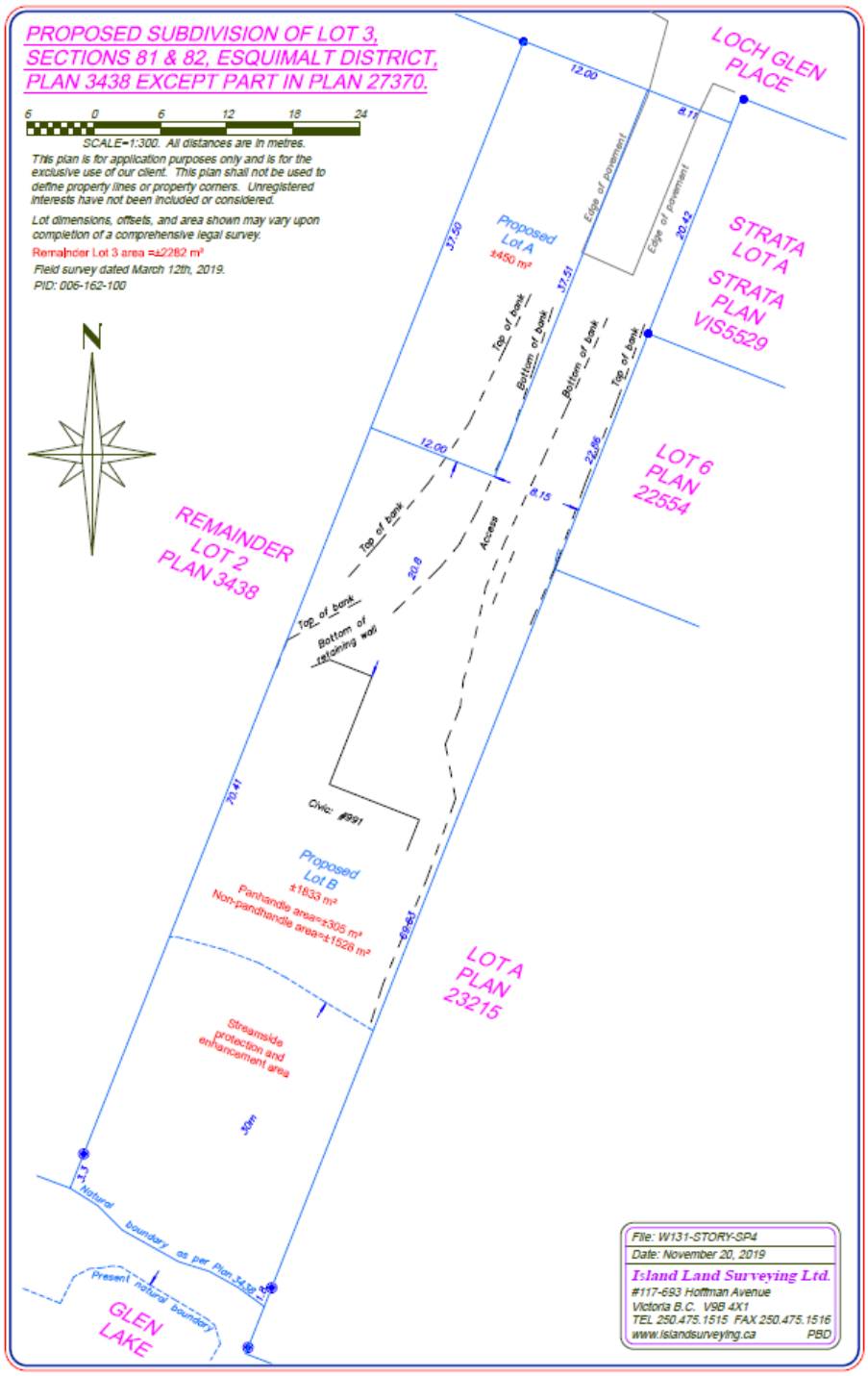
**OR Option**

3. Take no action at this time with respect to amending the text within the R2 Zone or rezoning a portion of 991 Loch Glen to RS4.

| | |
|---|---|
| Submitted by: | David Sametz, Land Development Planner |
| Concurrence: | Matthew Baldwin, MCIP, RPP, Director of Planning |
| 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 |

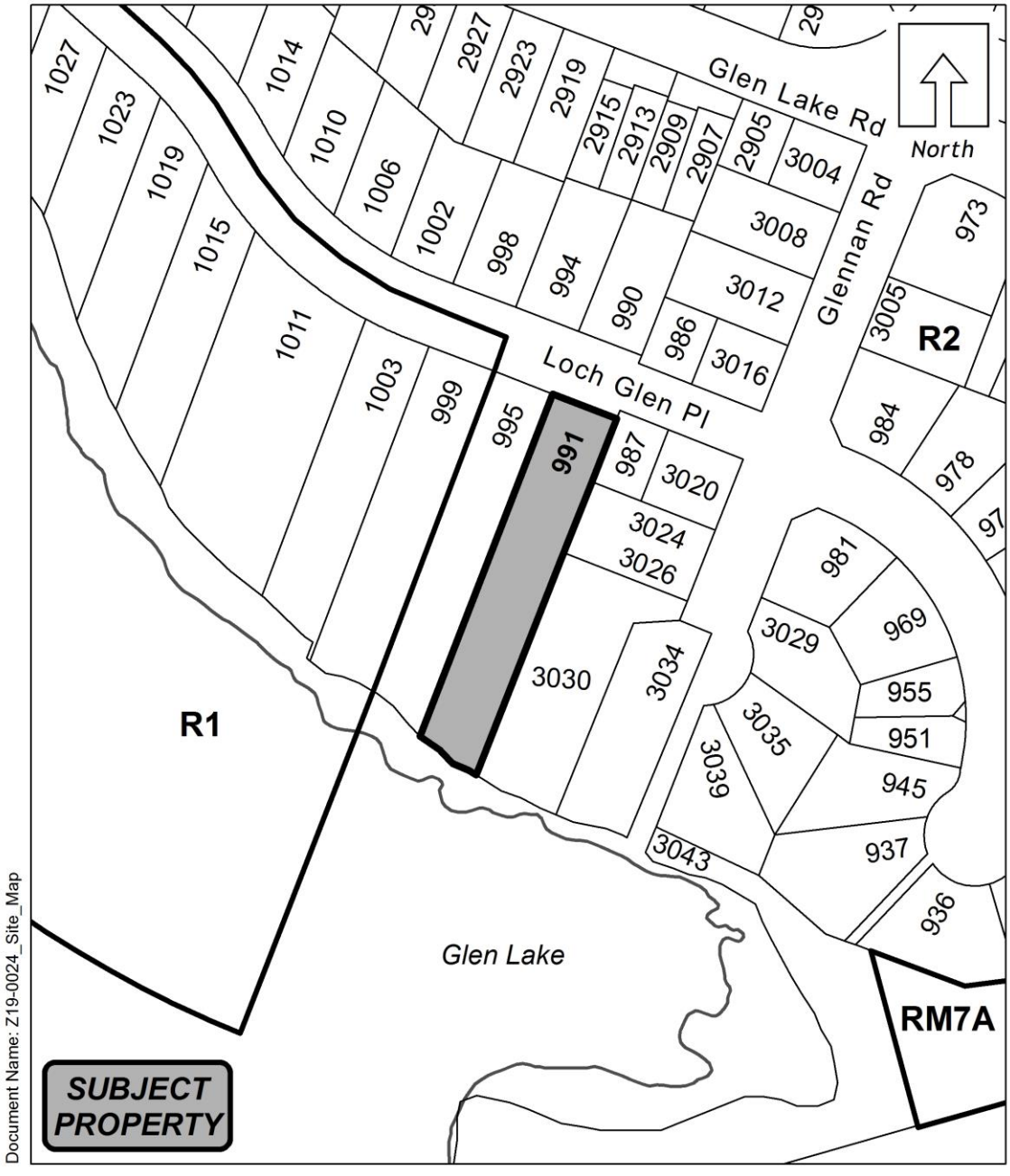
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**Appendix A**
Proposed Subdivision Plan



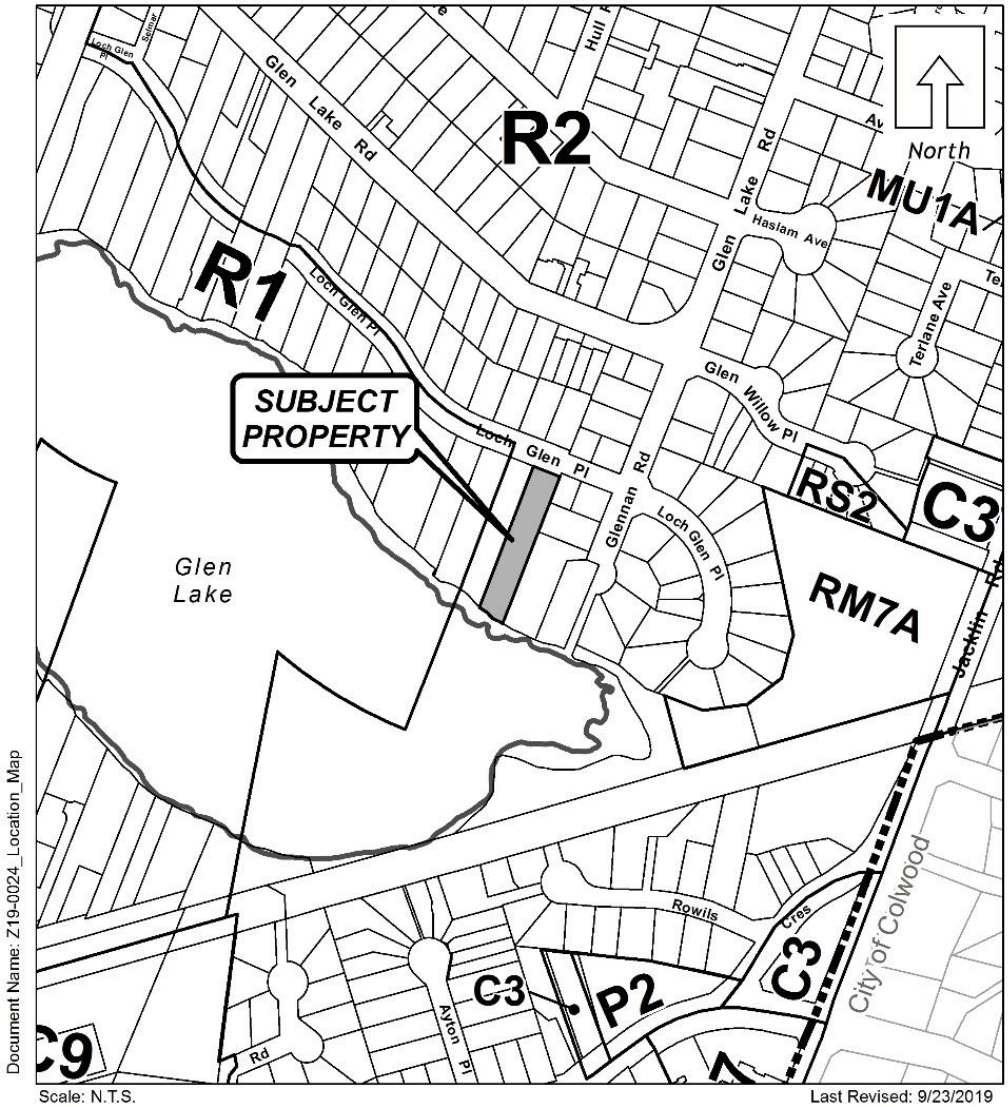
**Appendix B**
Subject Site Location

***REZONING BYLAW AMENDMENT***
***( Z19-0024 )***
***991 Loch Glen Pl***



**Appendix C**
Subject Property Location

***REZONING BYLAW AMENDMENT***
***( Z19-0024 )***
***991 Loch Glen Pl***



**CITY OF LANGFORD**

**MINUTES OF THE MEETING OF COUNCIL**

**Tuesday, February 18th, 2020 @ 5:30 p.m.**

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

---

**PRESENT**

Mayor S. Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, 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. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Legislative Services, A. Proton.

**ABSENT**

Councillors: N. Stewart.

## 1. CALL TO ORDER

Mayor Young called the meeting to order at 5:32 pm.

## 2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of 7b) Access to 2400 and 2420 Millstream Road.

CARRIED.

## 3. ADOPTION OF COUNCIL MINUTES

### a) Minutes of the Regular Meeting of Council – February 3rd, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the regular meeting of Council held on February 3rd, 2020.

CARRIED.

## 4. PUBLIC PARTICIPATION

Resident in Sooke Road Mobile Home Park – Requested more information about the proposed Development Variance Permit at 2924 Amy Road due to concern about landscaping, dust, noise, and nighttime lighting.

## 5. COMMITTEE RESOLUTIONS

### a) Planning, Zoning and Affordable Housing Committee – February 10th, 2020

#### 1. Minutes of the Planning, Zoning & Affordable Housing Committee – February 10th, 2020

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee held on February 10th, 2020.

CARRIED.

#### 2. Application to Rezone 1100 McCallum Road and 2780 Spencer Road to a new Mixed Use Employment Zone (MUE3) to Allow for Residential, Multi-Family, and Commercial Developments.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council proceed with consideration of Bylaw No. 1885 to amend the zoning designation of the property located at 1100 McCallum Road and 2780 Spencer Road from R2 (One- and Two-Family Residential), CD12 (Comprehensive Development – South Skirt Mountain), RR4 (Rural Residential 4), RH1 (Mobile Home Park), and CT1 (Tourist Commercial – Motel) to a new MUE3 (Mixed-Use Employment 3) Zone subject to the following terms and conditions:

a) That the applicant provides, **as a bonus for increased density**, the following contribution prior to issuance of a building permit or subdivision approval:

   i. The dedication to the City of at least 4.0 hectares of land in a form and location to the satisfaction of the Director of Planning; and

   ii. The dedication to the City, or the registration of a non-disturbance covenant, of any additional lands that a qualified professional determines should be protected as per their analysis of the development permit areas; and

   iii. The construction of an 93m² (1,000 ft²) amenity building within Area 5 shown in Appendix A for the use of the residents of the mobile home park to the satisfaction of the Director of Planning.

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 development, to the satisfaction of the Director of Engineering.

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

i. That an overall mixed use concept plan implementing the objectives of the Mixed-Use Employment Centre OCP designation for each area identified in Appendix A be provided to the satisfaction of the Director of Planning prior to issuance of a Form and Character Development Permit for that area; and

ii. That a no-build and non-disturbance covenant be registered on Area 5 identified in Appendix A that restricts the use to a mobile home park only until the mobile home residents and Council approves a compensation plan for home owners per Council's Manufactured Home Park Redevelopment Policy; and

iii. That a qualified archaeologist assess the site prior to any site disturbance, and that the applicant complete the recommendations of the archeologist's report as a condition of development; and

iv. That all road dedication of new roads and/or widening of existing roads is provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering and Approving Officer; and

v. That a Traffic Impact Assessment (TIA) be completed prior to issuance of a master plan development permit to the satisfaction of the Director of Engineering for the proposed development, and that the recommendations of the TIA be implemented; and

vi. That a Statutory Right of Way be provided on 1121 McCallum Road (identified as Area 1 on Appendix A) for access to lands to the west prior to issuance of a building permit or subdivision approval, whichever is first; and

vii. That all frontage improvements to Bylaw 1000 standards are provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering;

viii. That a storm water management plan be provided prior to issuance of a building permit or subdivision approval, whichever is first, and implemented as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and

ix. 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;

x. That the applicant provide a construction traffic and parking management plan to the satisfaction of the Director of Engineering prior to issuance of any Building Permit.

CARRIED.

**b) Administration and Finance Committee – February 13th, 2020**

**1. Administration and Finance Committee – February 13th, 2020**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee held on February 13th, 2020.

CARRIED.

**2. Monthly Accounts Payable December 2019-January 2020**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from December 2019 to January 2020, as outlined in the Accounts Payable Report dated February 04, 2020.

CARRIED.

**3. Funding Requests for 2020 Budget Year**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve for the year 2020 the following funding applications for historically funded requests:

a) Vancouver Island South Film and Media Commission - $2,000 to promote the industry ;
b) Greater Victoria Bike to Work Society - $1,500 for Bike to Work Week;
c) Royal Canadian Legion - $3,000 for Remembrance Day luncheon, plus funding of $3,000 towards a Christmas Dinner 2020;
d) Goldstream Nature House – Chums sponsorship program $1,000;
e) Big Brothers Big Sisters of Victoria and Area - $1,000 for mentoring program;
f) Open Gate Church $1,250 to provide fresh produce to needy individuals and families in the Westshore;
g) Victoria Sexual Assault Centre $2,500 contribution towards maintaining the Sexual Assault clinic which supports Langford residents.

2. That Council approve for the year 2020 the following funding applications for new requests:
   h) Indigenous Perspectives Society –$1,000 to offer a session of Cultural Perspectives Training to the community in Langford;
   i) Victoria Women's Transition House Society –$1,500 for support of the Victoria Women's Transition House Violence is Preventable Program.

3. That Council include the following in the 2020 budget but not fund unless applied for:
   a) Fort Rodd Hill and Fisgard Lighthouse - $1,500 for Canada Day celebration;

b) M'Akola Housing Society - $1,500 for Westshore Indigenous Peoples Week

4. That Council direct staff to work with the Langford Fire Department Historical Society to investigate the purchase of a historical fire apparatus for the purposes of public education, parades and community events.

5. That Council consider the following funding request:
   a) Peninsula Streams – $50,000 for the Millstream Fishway Project.

6. That Council deny the following request:
   a) Juan de Fuca Performing Arts Centre Society –$3,000 towards a performing arts centre.

CARRIED.

## 6. NOTICES OF INTENT

### a) DVP19-0010 – 2924 Amy Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP19-0010 be issued by the Council for the City of Langford to Richard Mayer of Bastion Management Ltd. to allow for an additional (3rd) storey for the proposed building at 2924 Amy Rd subject to the following terms and conditions:

**1. Appendix**

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

**2. Variances**

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

a) That Section 6.65.04 of Zoning Bylaw No. 300 be varied from 2 storeys to 3 storeys for the proposed building.

CARRIED.

## 7. REPORTS

### a) CRD Regional Housing First Program
- **Staff report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council consent to the Capital Regional District (CRD) adopting Bylaw No. 4326, to amend the Land Banking and Housing Service Establishing Bylaw to update the borrowing amount, and Bylaw No. 4327 to authorize the borrowing of $10 Million to fund additional housing units under the Regional Housing First Program; and

THAT Langford notify the CRD that it will not consider supporting any future funding for regional affordable housing until the CRD provides a report detailing all contributions from each CRD municipality towards affordable housing, whether through CRD or local initiatives, and including the percentage of affordable housing that exists and is being built in each municipality, during the past ten years.

CARRIED.

**b) Access to 2400 and 2420 Millstream Road**
**- Verbal Report (Administration)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

WHEREAS section 32 of the *Community Charter*, S.B.C. 2003, c. 26 authorizes the municipality to, for the purposes of one or more services of the municipality, enter on, break up, alter, take or enter into possession of and use real property, and construct works through, under or over real property, without the consent of the owner;

AND WHEREAS Council for the Corporation of the City of Langford (the "City") considers it necessary to, for the purposes of constructing, operating and installing a public sidewalk and retaining walls, enter upon, enter on and use property over a portion of the land located at 2400 Millstream Road and 2420 Millstream Road, B.C. and legally described as PID: 028-362-667, Lot 2, Sections 111 and 112 Esquimalt District Plan VIP88436 and PID: 028-362-659 Lot 1 Sections 111 and 112 Esquimalt District Plan VIP88436, which portion is made up of (i) the area shown outlined in heavy black on the reference plan prepared by James Worton BCLS 757 and certified correct on June 19, 2019 and deposited in the Land Title Office under plan numbers EPP92263 and Plan No. EPP92264 and (ii) 25 ft wide running immediately adjacent to the area described in (i) herein (collectively, the "Working Area");

BE IT RESOLVED that pursuant to section 32 of the *Community Charter*, S.B.C. 2003, c. 26 the Council of the City authorizes the City, by its employees, contractors, and agents to, in accordance with section 16 of the *Community Charter*, enter on, break up, alter, and enter into possession of the Working Area for the purpose of constructing, operating and installing a public sidewalk and retaining walls including to erect temporary fencing.

CARRIED.

## 8. BYLAWS

**a) BYLAW NO. 1678**
**"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give Bylaw 1678 first reading.

CARRIED.

**b) BYLAW NO. 1662**
**"Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various Amendments), Bylaw No. 1662, 2020".**
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1662.

CARRIED.

**c) BYLAW NO. 1883**
**"Langford Zoning Bylaw, Amendment No. 581, (2627 Millstream Rd), Bylaw No. 1883, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1883 first reading.

CARRIED.

**d) BYLAW NO. 1884**
**"Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road), Bylaw 1884, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1884 first reading.

CARRIED.

**e) BYLAW NO. 1885**
**"Langford Zoning Bylaw, Amendment No. 583, (1100 McCallum Rd and 2780 Spencer Rd), Bylaw No. 1885, 2020".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1885 first reading.

CARRIED.

## 9. ADJOURNMENT

Mayor Young adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

**CITY OF LANGFORD**

**MINUTES OF THE SPECIAL MEETING OF COUNCIL**

**Tuesday, February 25th, 2020 @ 5:00 p.m.**

**City Centre Grille, 1089 Langford Parkway**

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**PRESENT**

Mayor S. Young; Councillors: D. Blackwell, M. Sahlstrom, 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. Mahovlich; Director of Corporate Services, B. Hutchins; Manager of Bylaw Enforcement, L. Fletcher; Manager of Parks and Recreation, C. Manton; Manager of Business Development and Events, D. Petrie; Executive Assistant, J. Coneybeer; and Communications Coordinator, C. Smith.

**ABSENT**

Councillors: L. Seaton

## 1. CALL TO ORDER

Mayor Young called the meeting to order at 5:15 pm.

## 2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented.

CARRIED.

## 3. PRESENTATION

**a) Maritime Museum of British Columbia**
**RE: Pacific Maritime Centre, Conference Centre and Performing Arts Theatre**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the presentation from the Maritime Museum of British Columbia regarding the Pacific Maritime Centre, Conference Centre and Performing Arts Theatre.

CARRIED.

## 4. PUBLIC PARTICIPATION

None.

## 5. REPORTS

**a) Memorandum of Understanding with the Maritime Museum of British Columbia**
- **To be distributed separately (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council sign the Memorandum of Understanding with the Maritime Museum of British Columbia.

CARRIED.

## 6. ADJOURNMENT

Mayor Young adjourned the meeting at 5:23 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

# BOARD OF DIRECTORS

## Minutes of the West Shore Parks and Recreation Society
## Board of Directors Meeting
## Thursday, January 16th, 2020 in the WSPR Boardroom

ADOPTED February 13, 2020

**PRESENT:** Directors Joe Martignago (Chair), Kim Anema, Loranne Hilton, Darren Kiedyk, Robert Earl

**ABSENT:** N/A

**STAFF PRESENT:**

Sandy Clarke, Administrator
Geoff Welham, Manager of Recreation
Wade Davies, Manager of Operations
Grant Brown, Manager of Finance
Chantelle Bremner, Recorder
Rob Wilson, Arena and Events Coordinator

**PUBLIC PRESENT:**

N/A

**CALL TO ORDER**

1. The Chair called the meeting to order at 2:58pm.

**APPROVAL OF AGENDA**

2. ***MOVED/SECONDED*** *BY DIRECTORS EARL AND HILTON THAT THE AGENDA BE APPROVED AS PRESENTED.*
   ***CARRIED***

**APPROVAL OF MINUTES**

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

**PUBLIC PARTICIPATION**

4. N/A

**CHAIR'S REMARKS**

5. Chair, Joe Martignago thanked Administrator, Sandy Clarke for her work during the two roles she held while at WSPR.

**STANDING COMMITTEES**

6. **a) Strategic Plan Update**
   *Acting Administrator, Sandy Clarke highlighted the following:*

- The Strategic Plan has been updated to January 2020, with future action items noted in BOLD. This will be ready for the next CAO. Each year, a Staff Day is facilitated and an overview is presented of what has been accomplished from the Strategic Plan. In the fall of 2020, the board of directors and staff will review the priorities for the upcoming year and the information in the Strategic Plan. The updated Strategic Plan includes a document outlining key trends facing communities as discovered through a recent survey conducted by BCRPA.

**b) Finance – Fees and Charges Report**
*Rob Wilson, Arena and Events Coordinator highlighted the following:*

- The fees and charges are assessed each year based on other recreation centres in the region, usage levels, budgetary demands and other factors. Staff recommend a 2% average increase in most fee categories to match increases included in the 2020 budget.

There was a board discussion around what policies and guidelines are in place around setting the fees and charges each year.

***MOVED/SECONDED*** *BY DIRECTORS ANEMA AND HILTON THAT THE PRESENTED 2020-2021 FEES AND CHARGES BE APPROVED AS PRESENTED.*
***CARRIED***

**OLD BUSINESS**

7. N/A

**NEW BUSINESS**

8. N/A

**FOR INFORMATION**

9. **a) Administrator's Report**
*Acting Administrator, Sandy Clarke highlighted the following:*

**Administration/Human Resources**

Since the exit of our CAO in June of 2017 a number of staff have been working in an acting capacity as the resulting shuffle of staff impacted 6 positions. Now that the CAO position is posted on a permanent basis we have been able to work with the Union and secure all staff into permanent positions. This decreases any uncertainty for staff and was welcome news for all that have been in the acting roles.

Pass sales were very strong in the month of December as patrons were holding off on renewing their pass due to the longer pool shutdown. Overall pass sales were up 11.8% at the end of December over 2018. The largest increases in pass sales were the annual pass (up 10.28%), family pass (up 6.90%) and regional pass (up 25.94%). We are seeing a trend towards purchasing longer term passes by our patrons.

Year-end preparation is under way. Finance staff began meeting with department heads and supervisors in early December to go over tasks, expectations and deadlines. Year-end timelines were

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sent out and reminders are emailed often. It is a very busy time of year for the finance team and the support of the other departments is greatly appreciated.

**Operations**

Annual maintenance on the pool for 2019 was completed in late December, with the pool re-opening on December 27th after a 6 week closure. This year's maintenance was longer than usual as the liner on the main pool tank was replaced. A new feature called SoftWalk was installed along with the new liner, which provides additional cushioning and joint support for rehabilitation, aquafit, and other pool fitness. In addition, signage in all pool and change room areas was replaced and repairs were done in the sauna, hot tub, equipment and staff areas. Also completed over the Christmas break was the replacement of the roof over the picnic shelter.

The Indoor Sports Complex is the next major project which is being installed by Cascadia Sports Systems during January 2-17, 2020. The grand opening of the space is tentatively scheduled for Monday, January 20th at 10 am. The arena staff team have spent the past few weeks preparing for the opening of the Indoor Sport Complex. There have been a number of stages involved with this process including setting rental fees, receiving requests from user groups, allocating the space fairly and efficiently, building the necessary components in PerfectMind, and preparing rental contracts. The turf portion of the ISC currently has 9 unique user groups booked into the space for approximately 41 hours of baseball, softball, and soccer use. The sport floor portion of the ISC is more program based and has 82.5 hours of weekly usage. The programs utilizing the space include Pickleball, Floor Hockey, Jazzercise, Wheelchair Sports, After School Care, Aikido, and Toddler Social. User groups such as Boccia, Softball, and Figure Skating have also booked time.

**Programs**

Staff met with members of the newly formed Westshore Pickleball Association to discuss the groups desire to have more indoor and outdoor pickleball courts on the West Shore. Staff shared information about the drop-in programs that will begin upon opening of the ISC as well as rental availability and fees. Staff also passed along contact information for the management team at the PFC Indoor Fieldhouse who are also looking at building indoor pickleball courts.

Winter break camps over the December holidays saw 262 children enjoy a variety of activities including skating, swimming, sports in the ISC, crafts and out trips to local parks and beaches.

In the Weight Room and Fitness Studio, new equipment was installed in December to replace equipment which had reached the end of its lifespan. New spin bikes, recumbent bikes, a new rowing machine, and an air assault bike are now in use and have received positive feedback from gym users and cycling class participants.

Winter 2020 pool and fitness registration is very strong with waitlists in a number of courses. Where possible, staff have worked over the holidays to create additional classes and accommodate as many waitlisted individuals as possible. New Aquatic and Fitness staff have also been hired in order to meet growing demand for programs in both areas.

As part of the Physical Literacy for Communities grant WSPR organized and hosted 5 Physical literacy based workshops over the last couple of months. These included:

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- NCCP Fundamental Movement Skills Workshop – 14 people
- Physical Literacy Movement Preparation - 17 people
- PL501 – Physical Literacy Development for Participants with Disabilities – 27 people
- High 5 – Principle of Healthy Child Development – 23 people
- Quality Physical Literacy Experiences – 18 people

Attendees came from all over the CRD and represented organizations such as WSPR, PISE, UVIC, SEAPARC, Oaklands Community Centre, James Bay community Centre, Rogers Out of school care, OneAbility and Victoria Baseball. Many attendees took the whole workshop series which is a national, blended e-learning and in-person training experience that provides the opportunity to become a recognized physical literacy instructor. The purpose of the four training modules is to equip front-line physical activity workers with the ability to design and deliver quality programs that effectively enhance the development of physical literacy in their programs.

The Ministry of Children and Family Development gave WSPR an early Christmas present with the confidential announcement that WSPR was the recipient of $2,799,456.00 for the creation of 40 new licensed afterschool child care spaces. The funding, along with the 1 million already received through UBCM for 24 new licensed daycare spaces and 20 new licensed preschool spaces, will transform the upper JDF Rec Centre into the JDF Child Care Centre. Staff will begin the RFP process in January/February to hire a Project Manager.

WSPR staff and the Westshore Skatepark Coalition presented to Metchosin Mayor and Council on Monday, December 16, 2019. There was some good discussion and a number of community members spoke in support of the skatepark. Metchosin Mayor and council agreed to the project in principal and will have further discussions during budget conversations in February 2020. Mayor and council also put forward that letters be written (by Metchosin Council) to the MLAs and Ministry of Education to encourage financial support. The final two presentations will occur in January for the District Of Highlands and the Town of View Royal.

***FOR INFORMATION ONLY***

Administrator, Sandy Clarke showed the board of directors a video that was put together to showcase the desire by the community and the West Shore Skatepark Coalition for a skatepark in the West Shore.

Discussion was had among the board of directors regarding the ownership of the skatepark, timeline for generating funding and determining whether it is a WSPR-led or West Shore Skatepark Coalition-led project. If it is a WSPR-led project, it makes sense to add it to the 5 Year Capital and Operating Plan.

The board of directors asked staff to generate a report including the total estimate amount for the completion of the project, the amount intending to be fundraised, and what is expected financially from councils.

***MOVED/SECONDED*** *BY DIRECTORS ANEMA AND KIEDYK THAT A STAFF REPORT BE WRITTEN WHICH RECOMMENDS ADDING THE SKATEPARK TO THE CAPITAL AND OPERATING PLAN FOR 2021 FOR CONSIDERATION.*
***CARRIED***
*Note – It was suggested that the options for funding the skatepark would still need to be reviewed.

ADOPTED February 13, 2020

**IN CAMERA**

10. N/A

***MOVED/SECONDED*** *BY DIRECTORS KIEDYK AND EARL THAT THE MEETING MOVE IN CAMERA AND THAT THE STAFF STAY.*
THAT there is a need to have a meeting closed to the public and persons other than the West Shore Parks & Recreation Board of Directors, and staff and those identified under section 3.(2) of the Board Policy shall be excluded on the basis of section 1.(2)(b) negotiations between West Shore Parks & Recreation Society and a third party.
***CARRIED***

Chair, Joe Martignago asked members of the public to leave for the duration of the in camera session.

**ADJOURNMENT**

11. ***MOVED/SECONDED*** *BY DIRECTORS HILTON AND EARL THAT THE MEETING BE ADJOURNED AT 4:37PM.*
***CARRIED***

ADOPTED February 13, 2020

**CITY OF LANGFORD**

**MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE**

# Monday, February 24th, 2020 @ 5:30 pm

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

**PRESENT**

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: C. Brown, A. Creuzot, D. Horner, J. Raappana and K. Sheldrake.

**ATTENDING**

M. Baldwin, Director of Planning and Subdivision; and M. Mahovlich, Director of Engineering.

**ABSENT**

Members: M. Hall and S. Harvey.

## 1. CALL TO ORDER

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

## 2. APPROVAL OF THE AGENDA

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the agenda as presented.

CARRIED.

## 3. ADOPTION OF THE MINUTES

### a) Planning, Zoning & Affordable Housing Committee Meeting – February 10th, 2020

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on February 10th, 2020.

CARRIED.

## 4. REPORTS

**a) Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford's OCP in order to allow a for commercial and light industrial uses to be developed on the property.**
- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: D. HORNER

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

Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford's OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road;

Include within Bylaw No. 1890 a clause to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;

b) 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 along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
   ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac in a location to be determined and as approved by the Director of Engineering;
   iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
   iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
ix. That the developer submits 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;
x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering;

CARRIED.

**b) Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.**

**Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.**

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: C. BROWN

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

Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline

Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

a. 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;

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

    i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
    ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent along the subject property's frontage, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
    iii. That the applicant will submit frontage drawings, within 1 month of a formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
    iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
    v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
    vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
    vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
ix. That the developer submits 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;
x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

## 5. ADJOURNMENT

The Chair adjourned the meeting at 5:40 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

| | |
|---|---|
| **Date:** | **February 24, 2020** |
| **Department:** | **Planning** |
| **Application No.:** | **Z20-0001 & OCP20-00001** |
| **Subject:** | **Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford's OCP in order to allow a for commercial and light industrial uses to be developed on the property.** |

## PURPOSE

Rachael Sansom has applied on behalf of 1109572 Ltd to rezone the property at 1336 Langshire Road from from the RR4, Rural Residential 4, Zone to the BP2A, Sooke Road West, to allow light industrial uses on the subject properties. This proposal will also require a change to the Official Community Plan designation from the Hillside Shoreline to the Business and Light Industrial OCP designation.

As the property located at 1324 Langshire Road will be developed in tandem with 1336 Langshire Road this Staff Report will reference both properties to ensure there is an integrated approach to the site development.

***Table 1: Site Data***

| | |
|---|---|
| *Applicant* | Rachael Sansom |
| *Owner* | 1109572 BC Ltd. |
| *Civic Address* | 1336 Langshire Road |
| *Legal Description* | LOT 4, SECTION 87 METCHOSIN DISTRICT PLAN 31715 |
| *Size of Property* | 40, 468 $m^2$ (approximately 10 acres) |
| *DP Areas* | Habitat and Sensitive Ecosystems and Wood Land Environmental Protection Areas, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses |
| *Zoning Designation* | RR4, Rural Residential 4, Zone |
| *OCP Designation* | Hillside or Shoreline |

SITE AND SURROUNDING AREA

The subject property is located in the western area of Langford, between West Shore Parkway and Mount Wells Regional Park.

The majority of the property is heavily forested while the area closest to the road frontage and around existing the home site has been cleared. Currently the site contains a one family dwelling and activities associated with rural residential properties are visible on the property.

The property at located at 1336 Langshire Road did have driveway access off of Glenshire Road through a statutory right of way registered on the property located at 1324 Langshire Road. The construction of the West Shore Parkway gives the property direct access from Langshire Road.

PREVIOUS APPLICATIONS

There have been no development related applications for the subject property.

The West Shore Parkway was constructed to facilitate the connection of between the Trans-Canada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone. to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive to Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

***Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow***

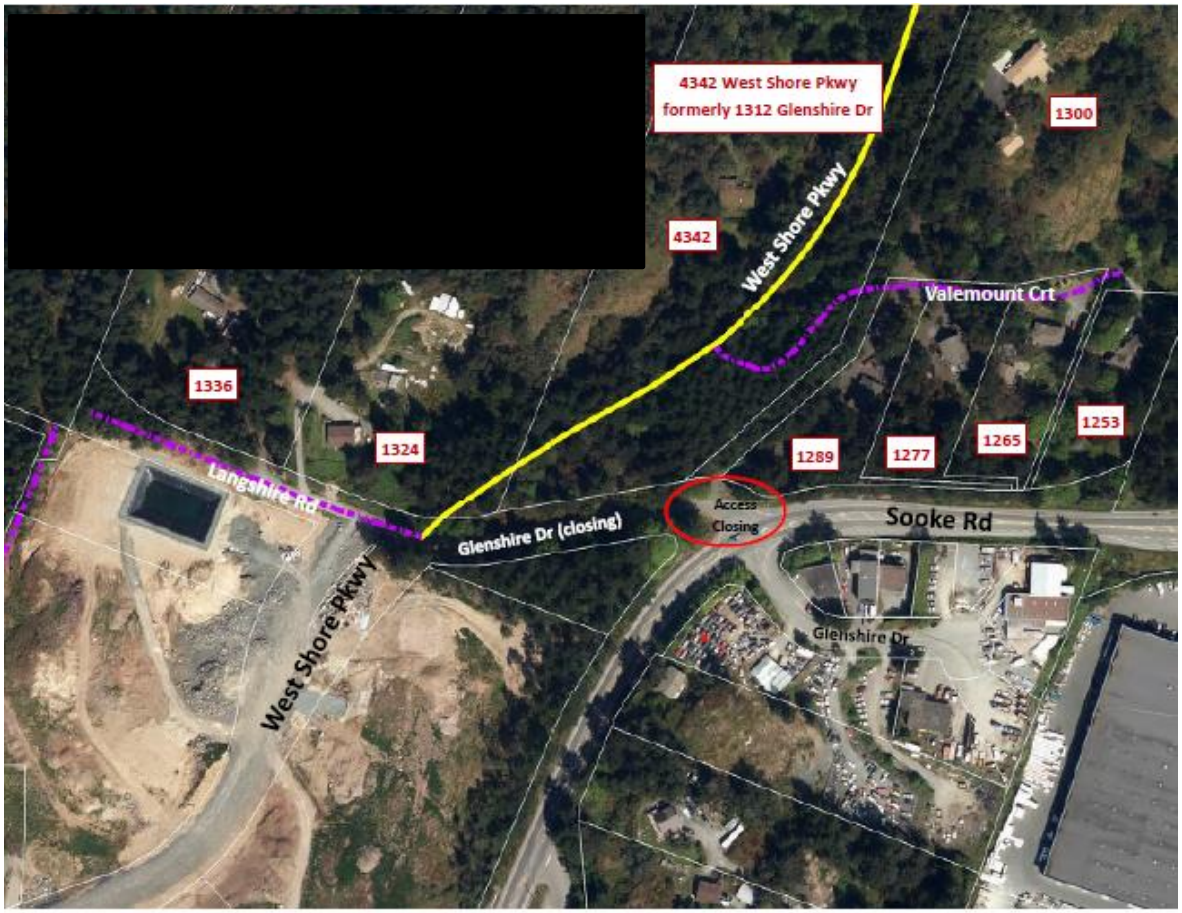


***Table 2: Surrounding Land Uses (4342 West Shore Parkway)***

| ***Address*** | ***Zoning*** | ***Use*** |
|---|---|---|
| *North (1220 Parkdale Drive)* | CD3, Comprehensive Development Westhills, Zone | undeveloped |
| *East (1300 Valemont Drive)* | RM2A, Attached Housing, Zone | one family dwelling |
| *East (4365 West Shore Parkway)* | BP2A, Sooke Road West Business Park, Zone | vacant |
| *South (4366 West Shore Parkway)* | BP2A, Sooke Road West Business Park, Zone | vacant, being developed |
| *West (1348 Langshire Road)* | P4, Park and Open Space, Zone | Mount Wells Regional Park |

***Figure 2: Showing the subject property and including 4342 West Shore Parkway and 1336 Langshire Road***



**COMMENTS**

ZONING

The RR4 Zone does not list light industrial or commercial businesses as allowable uses and therefore the property will have to be rezoned to allow the uses that the developer is proposing.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from TransCanada Highway 1 to Sooke Road. The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties on either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway to Sooke Road makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 40,468 $m^2$ to the existing land area zoned BP2A, ensuring consistent development for this area.

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone, and will be done as part of the Bylaw to rezone the properties at 4342 West Shore Parkway and 1324 Langshire Road. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.

***Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)***




*Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous a land area of approximately 120,000 $m^2$ or 30 acres.*

OFFICIAL COMMUNITY PLAN

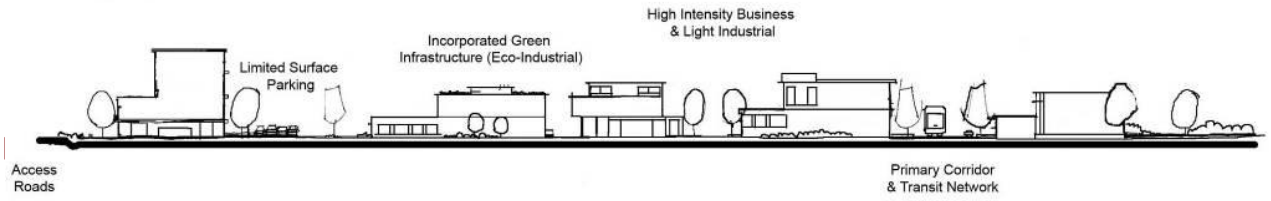
The current designation of the properties is Hillside or Shoreline that allows for residential and institutional uses and that capitalizes on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the site for commercial and light industrial uses an from the Hillside or Shoreline policy designation will be required to the Business and Light Industrial designation. The Business or Light Industrial is an appropriate OCP designation as it follows the developer's intention to construct businesses allowed within the BP2A Zone, that are predominantly light industrial with some small retail, offices and food service businesses allowed as well.

The OCP contains the following Policies and Objectives for lands designated as *Business or Light Industrial Centre:*

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

**A Concept for Business or Light Industrial Centre**




**Objective 1.1 Ensure long term supply of employment lands.**

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.[1]

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.

DEVELOPMENT PERMIT AREAS

The subject property has been identified as being within two different Environmental Protection Development Permit Areas, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application prior to any subdivision or site preparation. The site has also been designated as being within the Extreme High-Risk Fire DP Area, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices to avoid an interface fire in the area. In addition, a form and character Development Permit is required as commercial and industrial uses are within the scope of Langford's development permit areas. The developer can submit one Development Permit application that can address all these identified DP areas if the design style and site layout are known upfront.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Sooke Road. The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway, the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in more BC transit routes being added.

FRONTAGE IMPROVEMENTS

Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.

Frontage improvements of Langshire Road will include building out the road to its full width and extent, road edge parking, boulevard landscaping and installing streetlights (if required). As Langshire Road road terminates where it meets Mount Wells Regional Park it is not anticipated to be extended to or provide access to the Park in the future, therefore a turnaround (cul de sac) at the end of Langshire Road will have to be constructed as part of the required frontage improvements to Bylaw No. 1000 standards, and to the satisfaction of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer's responsibility to install these improvements.

INFRASTRUCTURE

Sewer runs within the West Shore Parkway road right of way and will have to be extended to serve the subject property. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer's expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. The developer will be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the property is within the Extreme Risk Fire Hazard DP Area, Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council's Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.

## COMMENTS

DEVELOPMENT PROPOSAL

The developer would like to capitalize on the property's access to West Shore Parkway by constructing business park uses on the site that would benefit from the connection between the Trans-Canada Highway and Sooke Road. As the current zone doesn't support the proposed uses, the developer wishes to rezone the property from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone. Additionally, the designated policy for the zone, Hillside or Shoreline also doesn't allow for the proposed business park uses and will have to be amended to the Business Park and Light Industrial OCP designation.

The applicant has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the requirements of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

The property will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1324 Langshire Road will be further assessed at the subdivision stage of the development.

During a visit to the property a watercourse was visually identified on the property, within Mount Wells Regional park. When a property contains a waterbody or watercourse a memo or report must be prepared by a professional biologist to determine whether the water course has particular riparian values that require further investigation. If a watercourse is identified as being a provincial spatial distance from the high-water mark of the watercourse to establish a SPEA (Streamside Protection and Enhancement Area). A SPEA is treated as a buffer between development and the watercourse, and recommendations are specified within the Riparian Area Report (RAR) that often includes permanent fencing, and the removal of invasive plants from the area. A RAR will be required, prior to Public Hearing, to identify possible SPEA and how it will impact development on the property located at 1336 Langshire Road.

***Table 3: Proposal Data***

| | **Permitted by RS4 (Current Zoning)** | **Permitted by BP2A (Proposed Zoning)** |
|---|---|---|
| *Density minimum lot size)* | 400 $m^2$ | 1,000 $m^2$ |
| *Height* | Lot Size > 550 $m^2$: 9 m<br>Lot Size < 550 $m^2$: 8.5 m<br>Townhomes: 3 stories | Building: 4 stories<br>Structure: 15 m |
| *Site Coverage* | 50% | 60% maximum, 10% lot coverage on lots less than 1000 $m^2$ |
| *Front Yard Setback* | 3 m (10 ft) | • 4.5 m (14.8 ft) of any lot adjacent to Sooke Road<br>• 3 m (9.8 ft) of an lot line adjacent to a highway<br>• 3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional |
| *Interior Side Yard Setback* | 1.2 m (5 ft) | |
| *Exterior Side Yard Setback* | 3.5 m (11 ft) | |
| *Rear Yard Setback* | 5.5 m (18 ft) | |
| *Parking Requirement* | 2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites | • 1 space per 45 $m^2$ gfa for commercial uses<br>• Dependant on specific use for all industrial uses |

DEVELOPMENT COST CHARGES

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 Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council's Affordable Housing and Amenity Contribution Policy (POL-0011-PLAN)

***Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)***

| **Development Cost Charge** | **Per unit industrial** | **Per unit commercial** |
|---|---|---|
| *Roads* | $7.97/$m^2$gfa | $55.78/$m^2$ gfa |
| *Incremental Storage Improvement Fees* | $208/ 1000 $ft^2$ of floor area | $140/ 1000 $ft^2$ of floor area |
| *Integrated Survey Area* | $35 per lot created | |
| *CRD Water* | $9.76/$m^2$ | $5.29/$m^2$ |
| *School Site Acquisition* | NA | |

**OPTIONS**

**Option 1**

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

1. Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford's OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road.

2. Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

    a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;

    b) 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 along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;

        ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac;

        iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;

        iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

        v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;

vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;

vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;

ix. That the developer submits 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;

x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering;

**Option 2**

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

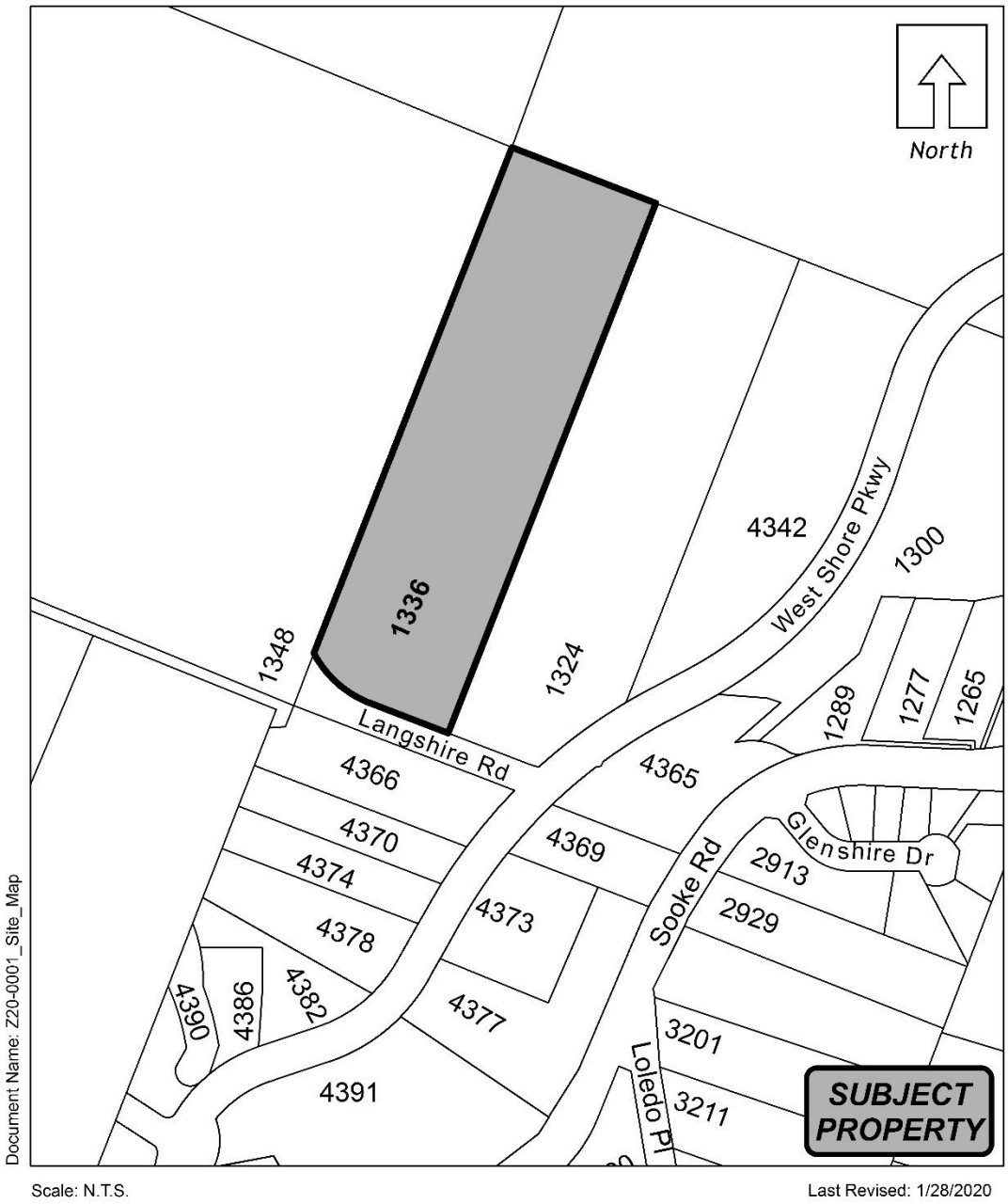
1. Take no action with regards to the rezoning and OCP amendment for 1336 Langshire Road.

| | |
|---|---|
| Submitted by: | Lauren Mattiussi, MCIP, RPP, Planner 2 |
| Concurrence: | Matthew Baldwin, MCIP, RPP, Director of Planning |
| Concurrence: | Adriana Proton, Manager of Legislative Services |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:lhm

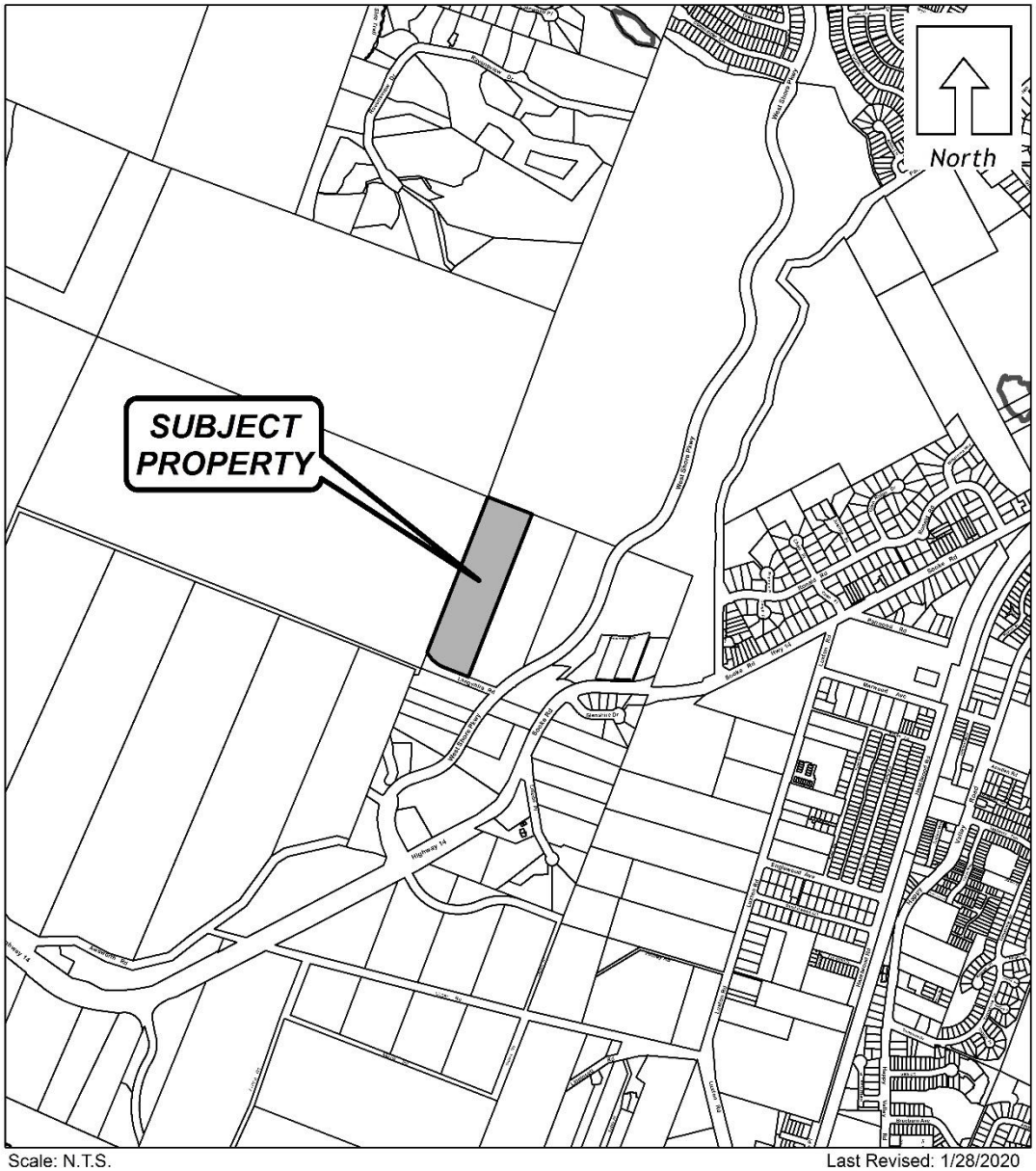
**Appendix A**
Site Map

***REZONING BYLAW AMENDMENT***
***( Z20-0001 )***
***1336 Langshire Rd***



**Appendix B**
Location Map

***REZONING BYLAW AMENDMENT***
***( Z20-0001 )***
***1336 Langshire Rd***



City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

| | |
|---|---|
| **Date:** | **February 24, 2020** |
| **Department:** | **Planning** |
| **Application No.:** | **Z19-0028 and OCP19-0007** |
| **Subject:** | **Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.**<br><br>**Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.** |

## PURPOSE

Niall Patiel has applied on behalf of Urban Pro Developments Ltd. to rezone 4342 West Shore Parkway from the RS4 (Residential Small Lot 4) Zone, and on behalf of Norma Wright, Mark Stewart and Sandra Stewart to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone, to the to the BP2A (Business Park - Sooke Road West). The proposal also includes an amendment to the policy designation of the both properties within Langford's Official Community Plan (OCP) from the Hillside Shoreline to the Business and Light Industrial designation. This policy resignation is required to allow for light industrial and commercial uses on the subject properties.

As the property located at 1324 Langshire Road will have to be developed in tandem with 1336 Langshire Road, this Staff report will refer to this property to ensure there is an integrated approach to the development of the site.

***Table 1: Site Data***

| | |
|---|---|
| *Applicant* | Niall Patiel |
| *Owner* | Urban Pro Developments Ltd |
| *Civic Address* | 4342 West Shore Parkway and 1324 Langshire Parkway |
| *Legal Description* | LOT 1 SECTION 87 METCHOSIN DISTRICT PLAN EPP77125 (4342 West Shore Parkway), LOT 3 SECTION 87 METCHOSIN DISTRICT PLAN 31715 EXCEPT PART IN PLAN EPP74393 (1324 Langshire Road) |
| *Size of Property* | Combined 62,832 $m^2$ (15.53 acres) |
| *DP Areas* | Steep Slopes (4342 West Shore Parkway), Woodland Environmental DP Area, Habitat and Sensitive Ecosystems, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses |
| *Zoning Designation* | RS4 (Residential Small Lot 4) Zone and RR4 (Rural Residential 4) Zone |
| *OCP Designation* | Hillside or Shoreline |

SITE AND SURROUNDING AREA

The subject properties are located in the western area of Langford, north of Sooke Road, between West Shore Parkway and Mount Wells Regional Park.

Both sites are heavily forested while the areas closest to the road frontage and around existing home sites has been cleared. The properties contain fairly steep slopes and include a grade differential of 55 m between their west and north eastern property boundaries.

Currently the sites contain a one family dwelling each, and activities associated with rural residential properties are visible on the properties.

The property at 4342 West Shore Parkway originally had driveway access from what was Glenshire Drive that was closed with the development of the lands south of the property, therefore, access to the property now exists off of West Shore Parkway.

The one family dwelling at 1324 Langshire Road has driveway access off of Langshire Road.

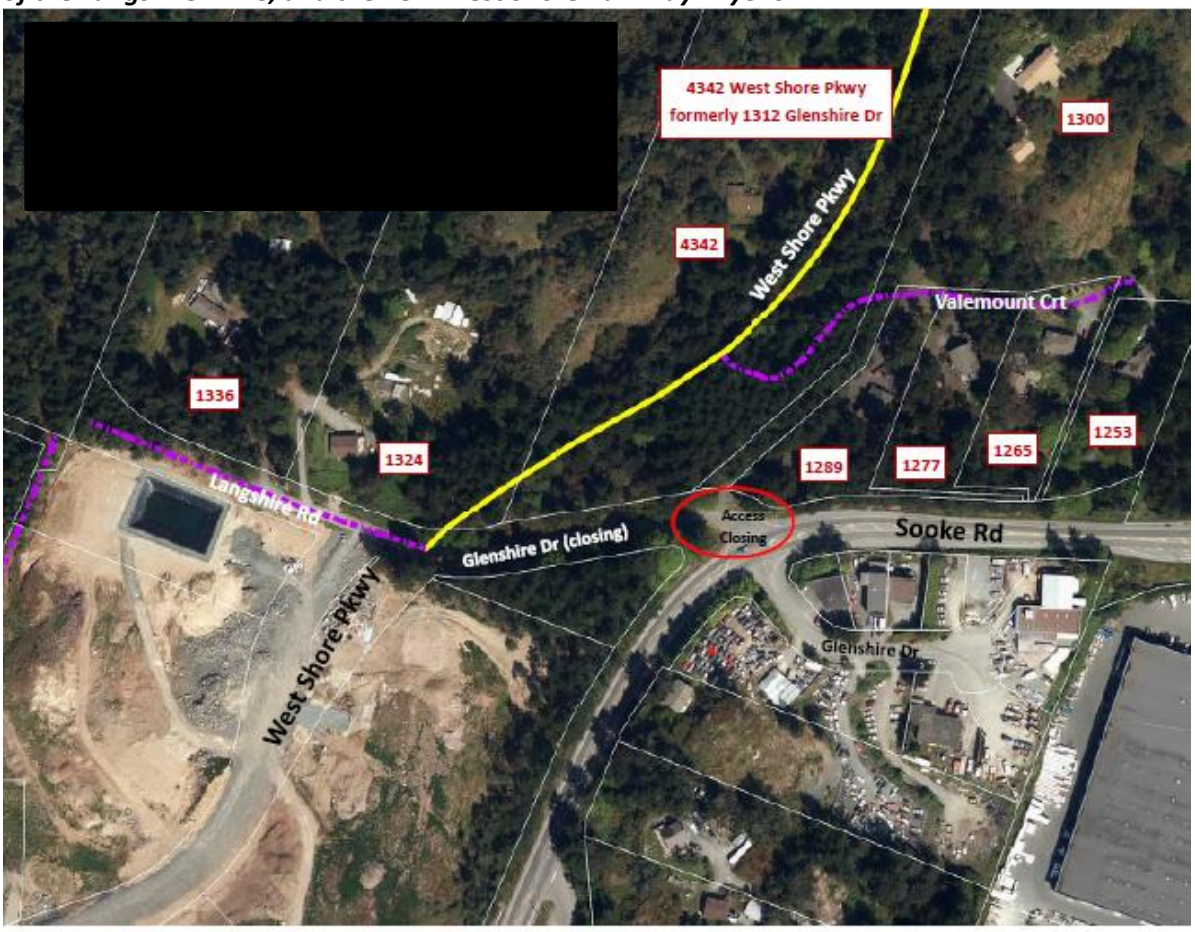
PREVIOUS APPLICATIONS

The West Shore Parkway was constructed to facilitate a connection between the TransCanada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road and south of Langshire Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive and Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

***Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow***



4342 West Shore Parkway

The subject property was purchased by the City to facilitate the completion of the West Shore Parkway. The portion of the property that wasn't used was sold once construction of the Parkway was completed and addressed as 4342 West Shore Parkway.

In 2015, Development Permit DP15-0061 was issued to allow for the construction of the West Shore Parkway through the parent property, prior to it being dedicated as road in the Riparian, Habitat and Biodiversity, Woodland, Terrestrial Herbaceous, Steep Slopes and Interface Fire Hazard Development Permit areas.

In 2018 Council adopted Bylaw No.1741 that rezoned the property from the RR4, (Rural Residential 4), Zone to the RS4 (Residential Small Lot 4) Zone to allow for the construction of small lot one family dwellings and townhouses. As part of this approval to rezone this property, 20% of the land was to be retained as natural open space in order to satisfy the open space requirements that applied due to the OCP designation of Hillside or Shoreline.

1324 Langshire Road

DP15-0061, also addressed the property located at 1324 Langshire Road.

***Table 2: Surrounding Land Uses (4342 West Shore Parkway)***

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North (1220 Parkdale Drive)* | CD3, Comprehensive Development Westhills, Zone | undeveloped |
| *East (1300 West Shore Parkway)* | RM2A, Attached Housing, Zone | one family dwelling |
| *East (4365 West Shore Parkway)* | BP2A, Sooke Road West Business Park, Zone | vacant |
| *South (4366 West Shore Parkway)* | BP2A, Sooke Road West Business Park, Zone | vacant, being developed |
| *West (1348 Langshire Road)* | P4, Park and Open Space, Zone | Mount Wells Regional Park |

***Figure 2: Showing the parcel conditions of the subject properties (highlighted)***



**COMMENTS**

ZONING

Both subject properties currently have residential zones. The property at 4342 West Shore Parkway is zoned RS4, (Residential Small Lot 4) and the property zoned 1324 Langshire Road is zoned RR4 (Rural Residential 4). As residential zones, neither allows for light industrial or commercial business uses and therefore the properties will have to be rezoned to accommodate these uses.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from Trans-Canada Highway 1 to Highway 14 (Sooke Road). The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties from either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.

***Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)***




*Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous land area of approximately 120,000 $m^2$ or 30 acres.*

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway 1 to Highway 14 makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses within the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 63,000 $m^2$ to the existing land area zoned BP2A, ensuring consistent development for this area.

OFFICIAL COMMUNITY PLAN

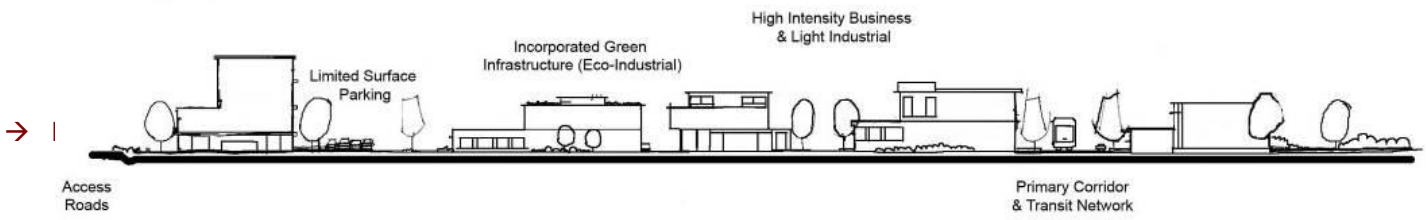
The current designation of the properties is Hillside or Shoreline which allows for residential and institutional uses that capitalize on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the properties for commercial and light industrial uses, an amendment from the Hillside or Shoreline policy designation to the Business and Light Industrial designation will be required. The Business or Light Industrial is an appropriate OCP designation as it follows the developer's intention to develop the site for businesses that are predominantly light industrial, with some small retail, offices, and food service businesses allowed as well.

The OCP contains the following Policies and Objectives for lands designated as *Business or Light Industrial Centre:*

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

**A Concept for Business or Light Industrial Centre**




**Objective 1.1 Ensure long term supply of employment lands.**

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.[1]

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.

DEVELOPMENT PERMIT AREAS

Both subject properties have been identified as being within an Environmental Protection Development Permit Area, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application.

Both sites are also within an area identified as being within the Extreme High-Risk Fire, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices necessary to avoid an interface fire in the area.

In addition, a form and character Development Permit will be required as commercial and industrial uses are within the scope of Langford's development permit areas. A Development Permit to address these conditions must be issued prior to any subdivision or site preparation can take place on the site.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Highway 14 (Sooke Road). The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway; the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in additional BC transit routes being added.

FRONTAGE IMPROVEMENTS

4342 West Shore Parkway

As a fairly new highway, the West Shore Parkway does not require any frontage improvements, therefore the property at 4342 West Shore Parkway will not be required to install any improvements as a condition of development.

1324 Langshire Road

Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.

Frontage improvements on Langshire Road will include paving the road to the centreline, road edge parking, boulevard landscaping and installing streetlights (if required). Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer's responsibility to install these improvements.

INFRASTRUCTURE

Sewer runs within the West Shore Parkway road right of way fronting this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer's expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. Any required service upgrades to facilitate connections to the property will be the shared responsibility of the developers of the properties located at 4342 West Shore Parkway, 1324 Langshire Road and 1336 Langshire Road. The developer will also be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the properties are within the Extreme Risk Fire Hazard DP Area. Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of this requirement to submit FUS calculations prior to a DP.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council's Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.

## COMMENTS

DEVELOPMENT PROPOSAL

The developer would like to capitalize on the access to West Shore Parkway by developing business uses that would benefit from the connection between the TransCanada Highway and Sooke road. As the current zoning doesn't support the proposed uses, the developer wishes to rezone the properties to the BP2A (Business Park – Sooke Road West) Zone and amend the OCP designation to the Business Park and Light Industrial to develop the site to accommodate these uses.

The developer has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the regulations of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

As mentioned, the BP2A zone allows for a variety of uses to be constructed. Council should note that Section 3.13.01 contains regulations around fencing associated with unenclosed storage for properties zoned Business Park adjacent to a highway.

When the subject property at 4342 West Shore Parkway was rezoned in 2017 a Section 219 covenant was registered to secure the preservation of 20% natural open space in order to satisfy the Hillside or Shoreline OCP policy requirements for open space. Council may wish to discharge this covenant, as the proposed policy change would result in an amendment to the Business or Light Industrial OCP designation that has no such requirements for open space. Council may wish to acknowledge that an Environmental Impact Study submitted with a Development Permit may identify relevant areas on the property that are to be protected for the purposes of protecting at-risk species or established wildlife corridors.

The property located at 4342 West Shore Parkway will have direct access from West Shore Parkway, and while no plans have been submitted, the developer will be constructing a private internal road network to facilitate the movement of vehicles within site. A review of the proposed network will be done at time of subdivision and will have to comply with the Subdivision and Servicing Bylaw No. 1000, as well as any regulations tied to facilitating fire fighting vehicles in around the property.

The property at 1324 Langshire Road will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1336 Langshire Road will be further addressed at the subdivision phase of the development.

***Table 3: Proposal Data***

| | **Permitted by RS4 (Current Zoning)** | **Permitted by BP2A (Proposed Zoning)** |
|---|---|---|
| *Density minimum lot size)* | 400 $m^2$ | 1,000 $m^2$ |
| *Height* | Lot Size > 550 $m^2$: 9 m<br>Lot Size < 550 $m^2$: 8.5 m<br>Townhomes: 3 stories | Building: 4 stories<br>Structure: 15 m |
| *Site Coverage* | 50% | 60% (max), 10% minimum on lots less than 1000 $m^2$ |
| *Front Yard Setback* | 3 m (10 ft) | • 4.5 m (14.8 ft) of any lot adjacent to Sooke Road<br>• 3 m (9.8 ft) of a lot line adjacent to a highway<br>• 3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional |
| *Interior Side Yard Setback* | 1.2 m (5 ft) | |
| *Exterior Side Yard Setback* | 3.5 m (11 ft) | |
| *Rear Yard Setback* | 5.5 m (18 ft) | |
| *Parking Requirement* | 2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites | • 1 space per 45 $m^2$ gfa for commercial uses<br>• Dependant on specific use for all industrial uses |

DEVELOPMENT COST CHARGES

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 Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council's Affordable Housing and Amenity Contribution Policy (POL-0011-PLAN)

***Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)***

| **Development Cost Charge** | **Per unit industrial** | **Per unit commercial** |
|---|---|---|
| *Roads* | \$7.97/$m^2$gfa | \$55.78/$m^2$ gfa |
| *Incremental Storage Improvement Fees* | \$208/ 1000 $ft^2$ of floor area | \$140/ 1000 $ft^2$ of floor area |
| *Integrated Survey Area* | \$35 per lot created | |
| *CRD Water* | \$9.76/$m^2$ | \$5.29/$m^2$ |

**OPTIONS**

**Option 1**

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

1. Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

And

2. Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone.

3. Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

    a. 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;

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

        i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;

        ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent, to the statisfaction of the Director of Engineering and to the standards of Bylaw No.100;

        iii. That the applicant will submit frontage drawings, within 1 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;

iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;

v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;

vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.

vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;

ix. That the developer submits 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;

x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;

xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

**OR**

**Option 2**

1. Take no action at this time with respect to amending the OCP designation or the Zoning of the properties at 4342 West Shore Parkway or 1324 Langshire Road.

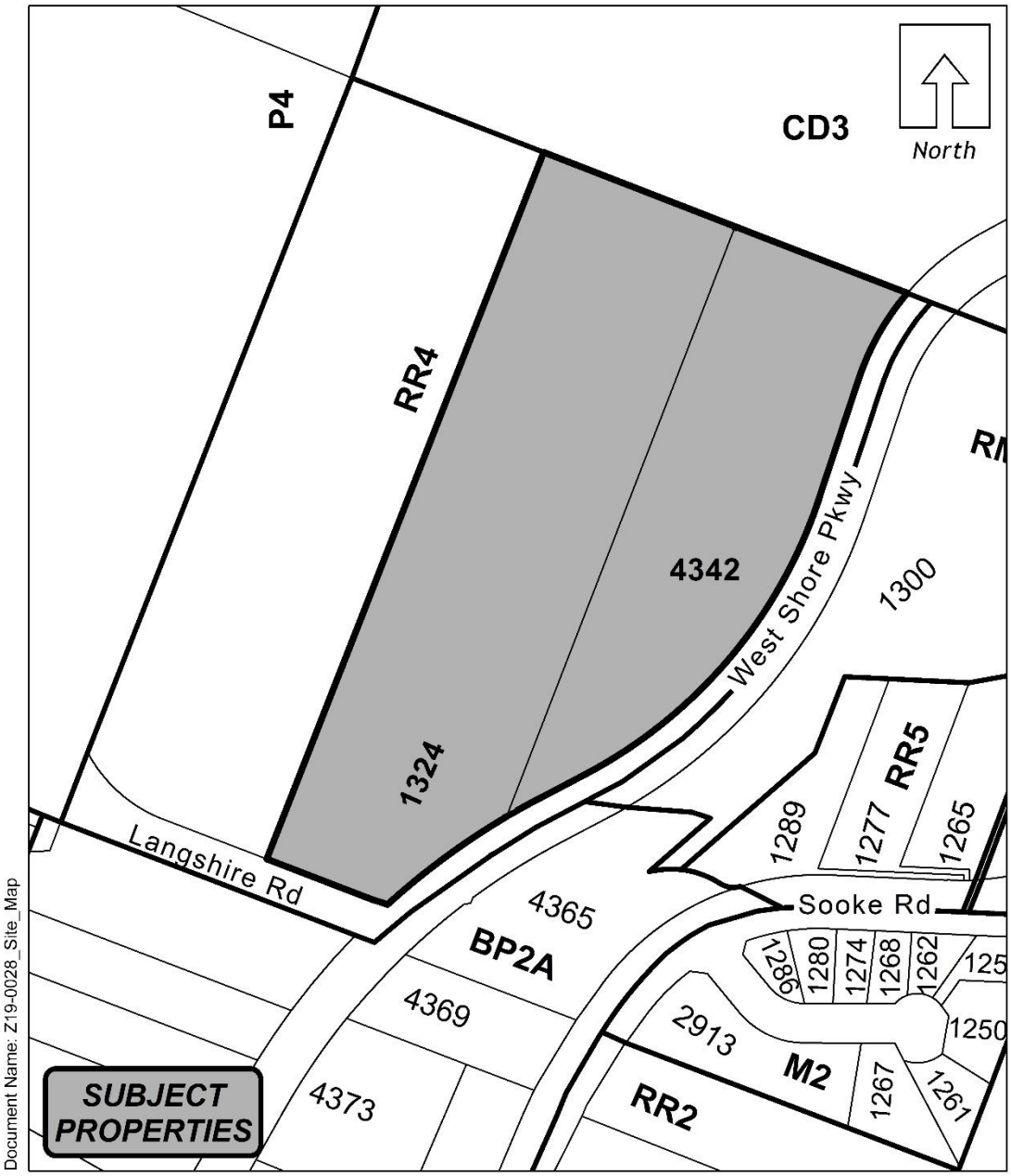
| | |
|---|---|
| Submitted by: | Lauren Mattiussi, MCIP, RPP, Planner 2 |
| Concurrence: | Matthew Baldwin, MCIP, RPP, Director of Planning |
| Concurrence: | Adriana Proton, Manager of Legislative Services |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

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**Appendix A**

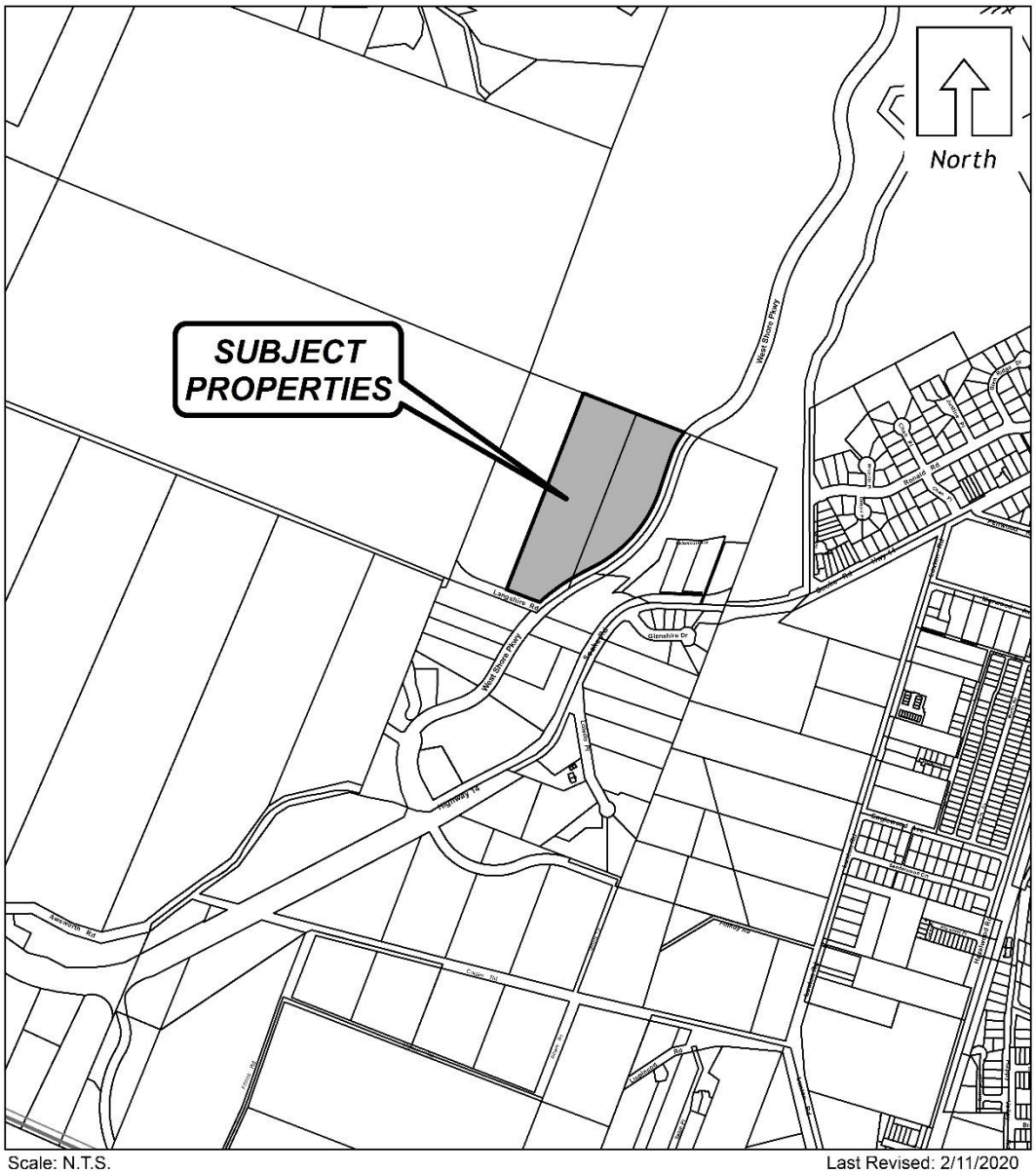
Site Map

***REZONING BYLAW AMENDMENT***
***( Z19-0028 )***
***4342 Westshore Pkwy & 1324 Langshire Rd***



**Appendix B**
Location Map

***REZONING BYLAW AMENDMENT***
***( Z19-0028 )***
***4342 Westshore Pkwy & 1324 Langshire Rd***




Scale: N.T.S.
Last Revised: 2/11/2020

# CITY OF LANGFORD
# TEMPORARY USE PERMIT
### TUP19-0004 – 2317 Millstream Rd

That Temporary Use Permit No. TUP19-0004 be issued by the Council for the City of Langford to Honeycomb Cannabis Inc. (formerly known as Planet Cannabis 1188770 BC Ltd.) to operate a cannabis retail store at 2317 Millstream Road by means of a Temporary Use Permit subject to the following terms and conditions:

**1. Appendix**

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

**2. Conditions**

a) The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
b) On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
c) The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
d) The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
e) The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
f) The City received and reviewed over 30 proposals in response to the Request for Proposals, and identified Honeycomb Cannabis Inc. proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
g) Honeycomb Cannabis Inc. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products, subject to an occupancy permit for the purpose built addition to 2317 Millstream Road being issued by the City, Council hereby resolves to issue Temporary Use Permit TUP19-0004 to Honeycomb Cannabis Inc. for it to operate a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. For clarity, this resolution becomes effective and Temporary Use Permit TUP19-0004 is issued at the time that the City issues an occupancy permit for the purpose-built addition to 2317 Millstream Road.

City of Langford
www.cityoflangford.ca

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

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 2 March 2020, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

| | |
|---|---|
| File | Temporary Use Permit No. TUP19-0004 |
| Applicant | Honeycomb Cannabis Inc. |
| Location | The lands that are the subject of Temporary Use Permit No. TUP19-0004 are 2317 Millstream Rd. |
| Purpose | The purpose of the proposed Temporary Use Permit is to allow the sale of non-medicinal use of cannabis and cannabis related products. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. We request that any written submissions be submitted by Wednesday, 26 February 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 2 March 2020 during the Public Participation Section at the beginning of the meeting.

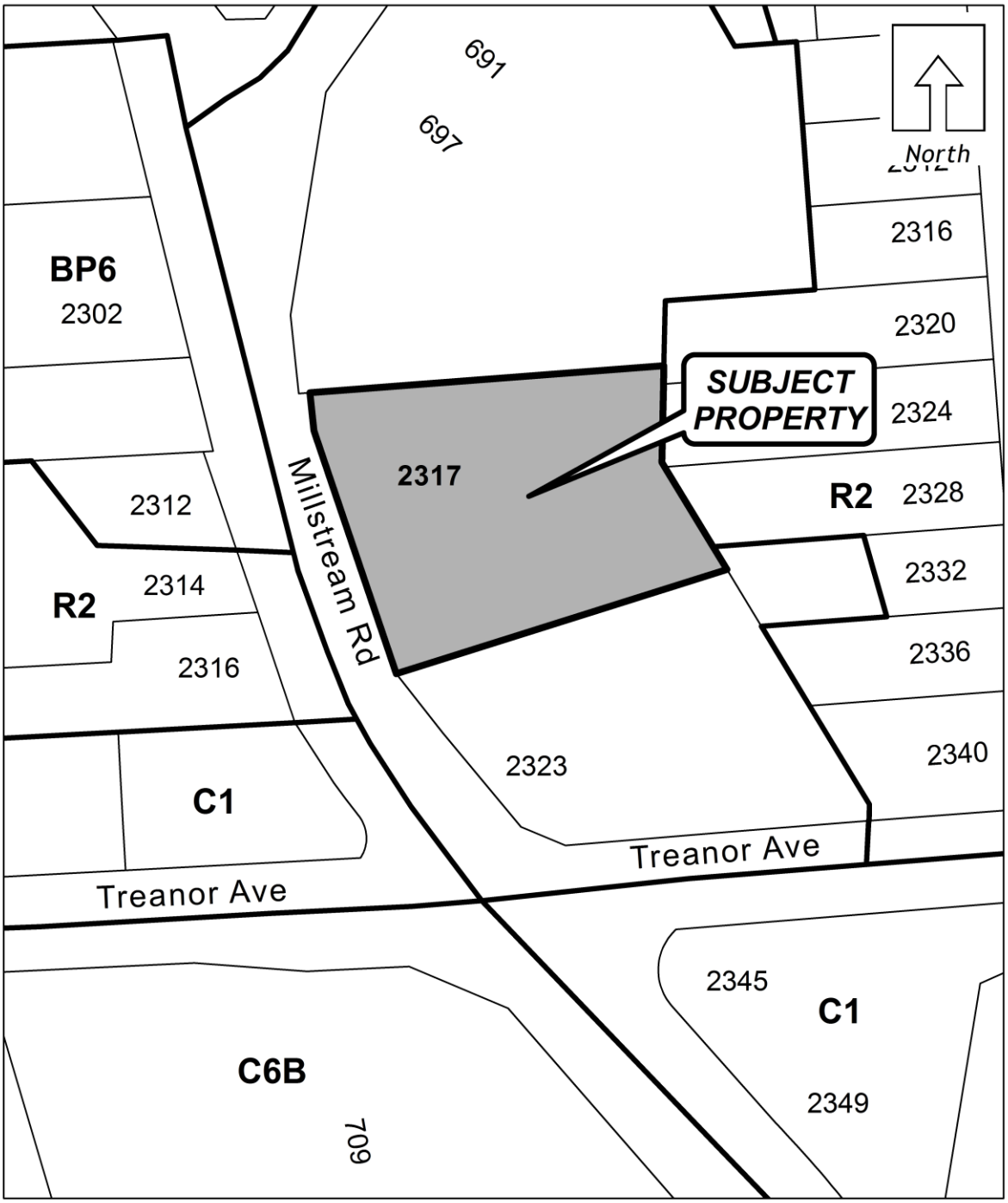
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Kory Elliott with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services

***TEMPORARY USE PERMIT***

***( TUP19-0004 )***

***2317 Millstream Rd***




Document Name: TUP19-0004_Site_Map

Scale: N.T.S.

Last Revised: 7/26/2019

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** March 2, 2020

**Department:** **Planning**

**Subject:** TUP19-0004; Application to allow Honeycomb Cannabis Inc. (formerly known as Honeycomb Cannabis 1188770 BC Ltd.) to operate a Cannabis Retail Store at 2317 Millstream Road by means of a Temporary Use Permit.

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**Background**

Following the Federal Government's decision to legalize non-medical cannabis, the City of Langford undertook a pilot project where a Request for Proposals (RFP) process was initiated in 2018. This process resulted in a number of cannabis retail applicants being selected to apply to operate non-medical cannabis retail stores within the City of Langford. Rather than change Section 3.02.02(5) of Zoning Bylaw No. 300 to generally allow cannabis retailing, the City determined that a best practice would be by way of issuance of a Temporary Use Permit on a case by case basis. Honeycomb Cannabis Inc. has become a successful applicant in that process to also obtain the necessary Provincial approvals.

The Liquor and Cannabis Regulation Branch (LCRB) of British Columbia has completed the required financial integrity checks and security screenings for Honeycomb Cannabis Inc. and all persons associated with the applicant.

In order for the Province to issue a Non-Medical Cannabis Retail Store licence (CRS) under the Cannabis Control and Licencing Act, a positive recommendation is required from the local government. Honeycomb Cannabis Inc. has expressed interest in opening a retail store at 2317 Millstream Road.




Figure 1: Proposed location of Honeycomb Cannabis Inc. Cannabis Retail Store

**Commentary**

The proposed location is zoned Neighbourhood Mixed Use (C6A) and is designated as Neighbourhood Center within the Mixed Use Employment Centre in the Official Community Plan. Liquor Stores and Licenced neighbourhood public houses are permitted uses under the C6A zone which would be the relatively closest permitted use in this zone to the proposed Cannabis Retail Store. The addition will be located at the east end of the current liquor store and adjacent to an existing Brew Pub. The building is flanked on the west by a business park and a small commercial gas station as well as a few residential lots. To the north there is two multifamily apartment buildings. To the east is predominately residential and to the south there is a brew pub and the remainder is mainly commercial.

As part of the RFP process some guiding principals were considered to aid in determining what would be an acceptable location for this type of retail business within the City and which would allow consideration of issuing a Temporary Use Permit. These guidelines are not steadfast rules but rather guiding principles. In this regard, the retail sale of non-medical cannabis is preferred, but not strictly required, to not be located within:

1. 500 metres of any other location where the retail sale of Cannabis Products for non-medical use has been authorized;
2. 300 metres of any school;
3. 300 metres of any group daycare;
4. 150 metres of Centennial Park, Veterans Memorial Park, City Centre Park, Westhills YMCA, any Regional or Provincial Park, or Langford, Glen, or Florence Lakes; and,
5. 50 metres of any land Zoned R1 (One-family Residential) or R2 (One and Two-Family Residential), except within the designated City Centre.

Each applicant was to provide/demonstrate a detailed description of the Proponent's proposed business plan for undertaking the retail sale of cannabis products for non-medicinal use within the City's boundaries. Proposals addressed how they planned to comply with a number of important factors, including the proposed plans for:

- Ensuring that the retail sale of Cannabis Products for non-medicinal use is in compliance with the Regulatory Framework and all applicable City bylaws;
- Providing appropriate security measures associated with the premises from which the retail sale of Cannabis Products for non-medicinal use will occur;
- Minimizing the impact on the neighbourhood of the retail sale of Cannabis Products for non-medicinal use;
- Addressing nuisance issues relating to public use of Cannabis Products for non-medicinal purposes;
- Addressing impairment issues relating to public use of Cannabis Products for non-medicinal purposes; and,
- Providing educational initiatives and materials associated with the above impacts and related social concerns;

These items have also been addressed in the *Cannabis Retail Store Terms and Conditions Handbook* which outlines the requirements of the *Cannabis Control and Licencing Act of British Columbia*.

The applicant submitted a proposal in response to the RFP. The applicant's proposed location at 2317 Millstream Road is located 2009m from the closest authorized cannabis retail store located at 693 Hoffman and approximately 413m away from the closest school which is Millstream Elementary. It is 21180m away from Thetis Lake Regional Park. The closest daycare would be Garderie La Vie Inc. Daycare which is located at 2285 Bellamy Road and is approximately 460m away. The closest lake is Florence Lake which is about 2000m away. The closest land zoned R1 or R2 would be adjacent to the east property line. The applicant's proposal has demonstrated how they plan to address and comply with the factors included in the RFP and compliance to these factors would be a condition of issuance of a Temporary Use Permit.

With Council's approval a business licence would be issued to Honeycomb Cannabis Inc. under a Temporary Use Permit and would be valid for the period of up to three years. The TUP would be subject to an occupancy permit being issued for the purpose built addition located at 2317 Millstream Road (Liquor Planet location) by the City and the three year term would commence on that date.

**Financial Implications**
As a condition of approval by Council of a Temporary Use Permit, the applicant would be required to enter into an agreement with the City of Langford as security for compliance with commitments in its proposal in response to the RFP and, in particular, its commitments under section 6(c) of the RFP.

**Legal Implications**
Pursuant to Sec. 497 of the *Local Government Act,* the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond the six (6) year period, they are required to make a new application to council for a TUP or apply for a rezoning.

Council does regulate temporary use permits through part 3 of the Zoning Bylaw No. 300 Section 3.27.03(1) and 3.27.04 which gives Council the right to require that the form and character of the building meets the guidelines for commercial properties and has the option to require information pertaining to the property, such as a storm water management plan and /or parking plan, for example.

Both the Official Community Plan and the General Commercial Development Permit area guide Council regarding decisions about appropriate land use and design for the subject property.

**Options**
That council pass the following resolution:

1. Whereas:
    A. The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
    B. On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
    C. The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
    D. The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
    E. The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
    F. The City received and reviewed over 30 proposals in response to the Request For Proposals, and identified Honeycomb Cannabis Inc. proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
    G. Honeycomb Cannabis Inc. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products,

Subject to an occupancy permit for the purpose built addition to 2317 Millstream Road being issued by the City, Council hereby resolves to issue Temporary Use Permit TUP19-0004 to Honeycomb Cannabis Inc. for it to operate a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. For clarity, this resolution becomes effective and Temporary Use Permit TUP19-0004 is issued at the time that the City issues an occupancy permit for the purpose built addition to 2317 Millstream Road.

**OR**

2. Take no action with respect to the Temporary use Permit at this time.

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Kory Elliott, Planning and Land Development Technician. |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

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# TOWN OF VIEW ROYAL

## APPOINTMENTS TO VIEW ROYAL BOARD OF VARIANCE

The Town of View Royal is now accepting applications from interested individuals wishing to serve on the View Royal Board of Variance. The Municipal Council will be appointing at least one member for a three-year term effective 2020.

The Board of Variance is an autonomous body with the power to vary Zoning Bylaw regulations in situations where compliance with respect to the siting, dimension or size of a building or structure would cause a person undue hardship. The Board of Variance may not vary the density or use of land. In addition, the Board may grant minor variances, with limitations, to the provisions of the Tree Protection Bylaw and to requirements under Sections 531(1) and 506(1)(c) of the *Local Government Act.*

The three-member volunteer Board meets as required (typically monthly). In addition to this time commitment, members undertake site inspections prior to the meeting. All meetings are open to the public and involve the weighing of information and evidence to determine if variances are to be approved or declined.

**FOR MORE INFORMATION:**
Contact Lindsay Chase, Director of Development Services, at 250-479-6800 or via email to info@viewroyal.ca.

**HOW TO APPLY:**
Those interested in being considered for the Board of Variance must submit a one page covering letter with a detailed resume outlining your occupation, community involvement, relevant history, technical or special expertise.

**APPLICATION DEADLINE: 4:30 p.m., FRIDAY, MARCH 6, 2020**
Submit to the Town of View Royal, Attn: Clerk's Offlce, 45 View Royal Avenue, Victoria, BC, V9B 1A6, or by email to info@viewroyal.ca.

City of Langford
www.cityoflangford.ca

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

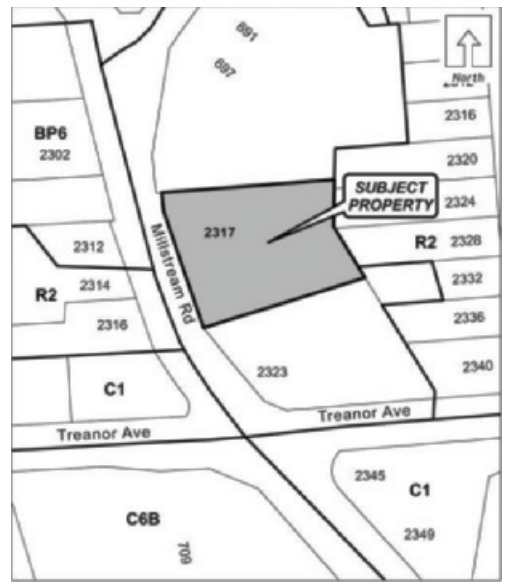
**NOTICE** is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 March 2020, at 5:30 pm.

**File:** Temporary Use Permit No. TUP19-0004

**Purpose:** The purpose of the proposed Temporary Use Permit is to allow the sale of non-medicinal use of cannabis and cannabis related products.

**Applicant:** Honeycomb Cannabis Inc.

**Location:** The land that is the subject of TEMPORARY USE PERMIT NO. TUP19-0004 is 2317 Millstream Rd.




**COPIES** of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 18 February 2020 to Monday, 2 March 2020 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Kory Elliott in the Planning Department with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services


# Pre-inventory SALE

30-80% off on hundreds of items



**Hurry In SALE ENDS**
**Saturday, February 29th**

We'd Rather Sell It
Than Count It

Our biggest sale of the year!

Mclaren Lighting

**VICTORIA**
3400 DOUGLAS ST
**250.475.2561**
1.800.300.5939

**NANAIMO**
2520 BOWEN RD
**250.758.0138**
1.800.665.4448

**HOURS**
**MONDAY - FRIDAY** 8:30 - 5:30
**SATURDAY** 9:00 - 5:00
**SUNDAY** CLOSED
**MARCH 2ND** Closed for Inventory

**mclarenlighting.com**

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** March 2, 2020

**Department:** **Fire Rescue**

**Subject:** CON19-0026 Renewal of the Victoria Fire Dispatch Co-Location Agreement

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**Background**

The existing contract between Langford and Victoria Fire to co-locate Fire Dispatch services is due for renewal. The current agreement was established on February 1, 2019, for Victoria to dispatch out of Station 1 at 2625 Peatt Rd.

**Commentary**

The transition for Victoria Fire to operate their Fire Dispatch Service out of Station 1 has been seamless and a benefit to both municipalities. Backup has been established at the BC Emergency Health Services and both organizations are better able to support one another and are more resilient than operating as independent centers.

In addition, Langford IT is working on an agreement to provide IT services to Victoria Fire Dispatch on a cost recovery model which will offset any costs Langford may incur during the terms of the agreement. The co-location also reduces the amount of infrastructure needed to transition to CREST P25 as both departments will be moving to this system in 2020.

**Financial Implications**

There are no financial implications.

**Legal Implications**

There are no legal implications.

**Options**

That Council:

1. Authorize Mayor and CAO to execute CON19-0026, the renewal agreement between the City of Langford and the City of Victoria Fire Dispatch Centers to co-locate;

OR

2. Do not sign the agreement at this time.

Respectfully submitted,

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

:'CA'

# FIRE DISPATCH SERVICES AGREEMENT

This Fire Dispatch Services Agreement is made effective as of the 1st day of March, 2020 ("Effective Date") by and

**BETWEEN**:

**CITY OF LANGFORD**
on behalf of its Fire Department
2nd Floor, 877 Goldstream Avenue
Langford, British Columbia
V9B 2X8

(herein called the "**Langford FD**")

**OF THE FIRST PART**

**AND**:

**THE CORPORATION OF THE CITY OF VICTORIA**
on behalf of its Fire Department
1 Centennial Square
Victoria, British Columbia
V8W 1P6

(herein called the "**VFD**")

**OF THE SECOND PART**

**WHEREAS**:

**A.** The Langford Fire Department operates a fire dispatch centre located in the Langford Fire Rescue Station No. 1 at 2625 Peatt Road in Langford, British Columbia (the "**CRD Fire Dispatch Centre**") on behalf of the Capital Regional District (the "**CRD**");

**B.** The Victoria Fire Department operates its own fire dispatch centre located at 1234 Yates Street in Victoria, British Columbia (the "**Victoria Fire Dispatch Centre**") on behalf of the City of Victoria; and

**C.** The parties have agreed that the Victoria Fire Department may relocate its fire dispatch services and personnel to the CRD Fire Dispatch Center, the use of which will thereafter be shared by the Victoria Fire Department and the Langford Fire Department as more particularly set forth in this Agreement.

**NOW THIS AGREEMENT WITNESSES** that for and in consideration of the terms, covenants and conditions hereinafter set out and mutually agreed to by the parties hereto and for other valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the parties), the parties agree as follows:

**SECTION 1.0 – TERM OF AGREEMENT**

**1.1** This Agreement will commence on the Effective Date first set forth above and will continue until the one-year anniversary of the Effective Date, unless earlier terminated in accordance with the provisions contained herein, or extended by mutual agreement of the parties as contemplated by Section 2.1. Either party may terminate this Agreement by providing the other party with not less than six (6) months' prior written notice.

**1.2** If either party is in breach or default of any material term or condition of this Agreement, the defaulting party will have 30 days after receiving written notice of the default from the other party to cure the default or to take steps satisfactory to the other party to remedy the default. If the defaulting party fails to remedy the default or breach to the satisfaction of the other party at the end of the 30-day notice period, the other party may terminate this Agreement by providing written notice of such termination.

**SECTION 2.0 – CHANGES TO AGREEMENT**

**2.1** Any changes to this Agreement must be agreed upon in writing by both parties. Any and all changes to this Agreement agreed to by both parties in writing will be deemed to form part of and be incorporated into this Agreement.

**SECTION 3.0 – COVENANTS OF THE PARTIES**

**3.1** The VFD will:

**a.** at its own expense, provide, install and connect all:

**i.** hardware, excluding the rack units and power and cabling infrastructure provided by the Langford Fire Department pursuant to Section 3.2 of this Agreement;

**ii.** software; and

**iii.** other technology, including, without limitation, data, telephone and radio services

(collectively, the "VFD Equipment")

that the Victoria Fire Department requires to operate their fire dispatch services at the CRD Fire Dispatch Center and, if necessary, at the BC Emergency Health Services office located at 2764 Leigh Road in Langford, which is the premises designated as the backup center for the CRD Fire Dispatch Center (the "Failover Site");

**b.** in the event of an emergency requiring the evacuation of the CRD Fire Dispatch Center, the VFD may relocate their fire dispatch services to the Failover Site, and if the Victoria Fire Department chooses to do so, they will provide all necessary equipment and infrastructure to the Failover Site they require to provide fire dispatch services from that location.

**c.** ensure that TELUS redirects all Automatic Number Identification and Automatic Location Identification data related to VFD fire dispatch calls to the appropriate VFD workstation in the CRD Fire Dispatch Center, regardless of where the call is originally answered;

**d.** use reasonable efforts to not, by any act or omission, cause disruption to the Langford Fire Departments ability to provide fire dispatch services.

**3.2** The Langford Fire Department will:

**a.** provide the Victoria Fire Department with rack units, and power and cabling infrastructure that the Victoria Fire Department reasonably requires to carry out their fire dispatch services;

**b.** allow the Victoria Fire Department personnel (the "**VFD Personnel**") to use one fire dispatch workstation within the CRD Fire Dispatch Center to provide fire dispatch services to the Victoria Fire Department, and such workstation will include a chair, stationary, and sufficient working space to allow VFD Personnel to provide fire dispatch services;

**c.** upon receipt of a written request of the Victoria Fire Department specifying the date, time and estimated duration of the installation of the VFD Equipment, provide the Victoria Fire Department with supervised access to the CRD Fire Dispatch Center, during which time the Victoria Fire Department will install the VFD Equipment.

**SECTION 4.0 – SHARED USE OF CRD FIRE DISPATCH CENTER**

**4.1** It is agreed and understood by the parties that:

**a.** The transition of VFD Personnel and services from the Victoria Fire Dispatch Centre to the CRD Fire Dispatch Center will be done so as to ensure continued integrity of the fire dispatch services to the City of Victoria.

**b.** The VFD Personnel will remain at all times employees of the Victoria Fire Department, and will be subject to supervision as such by the Victoria Fire Department, and not the Langford Fire Department. The parties will cooperate to ensure that any issues related to the VFD Personnel arising out of the matters contemplated by this Agreement, and those arising out of VFD Personnel collective employment agreements, are resolved so as to minimize any interruption to both parties' provision of fire dispatch services.

**c.** The VFD Personnel will at all times be responsible for receiving and processing calls for fire dispatch services from or about customers and residents in the City of Victoria, and the Langford Fire Department personnel will at all times be responsible for receiving and processing calls for fire support services from or about customers and residents in the CRD; provided, however, that the fire dispatch personnel of one party may also provide backup support for the fire dispatch personnel of the other party upon the other party's request.

**d.** All costs associated with the VFD Personnel and the fire dispatch services they provide at the CRD Fire Dispatch Center will be borne by the VFD. Notwithstanding the foregoing, the parties will, by June 1, 2019, enter into an agreement regarding the payment of any costs related to the parties use of the CRD Fire Dispatch Center which both parties have contributed to and will continue to contribute to throughout the term.

**e.** During the term of this Agreement the parties will investigate and assess alternate arrangements for shared or integrated fire dispatch services among themselves, and/or other CRD fire departments, with an emphasis on optimizing the efficiency and effectiveness in the provision of fire dispatch services for all CRD residents and customers.

**f.** Notwithstanding Section 3.1 of this Agreement, the Langford Fire Department may require the Victoria Fire Department to use the Langford Fire Departments monitors, keyboards, mice and other network resources in order to conserve space in the CRD Fire Dispatch Center.

**g.** Functionality of the parties' fire dispatch operations may be inhibited by technology and space limitations at the CRD Fire Dispatch Center, and both parties will use reasonable efforts to minimize such limitations.

**h.** The Langford Fire Department will try to record all calls placed and received by the Victoria Fire Department at the CRD Fire Dispatch Center on Langford Fire Department recorders (the "VFD Recordings"), however, the Langford Fire Department does not guarantee that all VFD calls placed and received by the Victoria Fire Department at the CRD Fire Dispatch Center will be recorded by the Langford Fire Department;

**i.** The Langford Fire Department will make immediate playback of the VFD Recordings available to the Victoria Fire Department at the CRD Fire Dispatch Center and the Langford Fire Department will provide the VFD with a playback ID and password that will allow them to playback the VFD Recordings.

**j.** If the Victoria Fire Department requires post-incident access to the VFD Recordings, they must submit a written request for the required VFD Recording to the Langford Fire Department. Upon receipt of the written request, the Langford Fire Department will provide copies of the VFD Recordings to the Victoria Fire Department.

**4.2** The Langford Fire Department confirms that the terms and conditions of this Agreement do not conflict with those of any agreement it has with the CRD concerning the provision of fire dispatch services to CRD customers.

**4.3** For clarity, the parties agree that neither party will provide to the other party:

**a.** business process planning for the evacuation of the CRD Fire Dispatch Center and, if such evacuation is necessary, the occupation of the Failover Site;

**b.** administrative or relief personnel; or

**c.** information technology services for equipment or networks used exclusively by the other party.

**SECTION 5.0 – COSTS**

**5.1** The Langford Fire Department will not charge the Victoria Fire Department for the VFD's use of the CRD Fire Dispatch Center under this Agreement.

**5.2** The Langford Fire Department may, in their sole discretion, provide and pay for internal data and electrical connections at the CRD Fire Dispatch Center that the Victoria Fire Department reasonably requires, but the Victoria Fire Department will be responsible for paying for such connections if the Langford Fire Department elects not to do so.

**5.3** Pursuant to Section 3.1 of this Agreement, the Victoria Fire Department will pay for all of the VFD Equipment, including CREST radios.

**5.4** Both parties acknowledge and agree that all VFD Equipment, excluding:

**a.** internal data and electrical connections paid for by the Victoria Fire Department, and

**b.** any VFD Equipment that is affixed to the CRD Fire Dispatch Center

(collectively, the "VFD Fixtures"),

will remain property of the Victoria Fire Department, and that the Victoria Fire Department may remove the VFD Equipment from the CRD Fire Dispatch Center without penalty upon the termination of this Agreement. The Langford Fire Department will not reimburse or pay the Victoria Fire Department for the VFD Fixtures.

**5.5** If the Victoria Fire Department needs to connect to any networks in the CRD Fire Dispatch Center in order to provide fired dispatch services, the Victoria Fire Department will pay for all expenses related to such connections.

**5.6** Both parties will provide, at their own cost, staff to facilitate and support the planning, setup, implementation required to for evacuation exercises as well as actual evacuations of the CRD Fire Dispatch Center.

**SECTION 6.0 – DISPUTE RESOLUTION**

**6.1** All disputes arising between the parties out of or in connection with this Agreement or in respect of any defined legal relationship associated with it or derived from it will first be referred to Victoria Fire Department and Langford Fire Department – appointed management, who shall use commercially reasonable efforts to resolve the dispute. In the event that the aforementioned representatives of the parties are not able to resolve the dispute within 30 days from the date of referral of the dispute then the dispute must, unless the parties otherwise agree, be referred to and will be finally determined by arbitration under the Rules of the British Columbia International Commercial Arbitration Centre by three arbitrators, one of whom shall be appointed by Victoria Fire Department, one of whom shall be appointed by Langford Fire Department, and the third of whom shall be appointed by the two appointees of Victoria Fire Department and Langford Fire Department. The place of arbitration is Victoria, British Columbia and the language to be used in the arbitration is English. The award rendered in any arbitration commenced hereunder is final and conclusive and judgement thereon may be entered in any court having jurisdiction for its enforcement. The parties agree that any and all proceedings to set aside, vacate, suspend or otherwise curtail or limit the effect of an award of the arbitrators appointed under this Section, but excluding any proceedings for recognition or enforcement of an award, shall be

brought in the courts of British Columbia, and each of the parties hereby irrevocably attorns to the exclusive jurisdiction of the courts of British Columbia for all such proceedings.

**SECTION 7.0 – SECURITY AND CONFIDENTIALITY**

**7.1** All information and documentation provided to, collected by, delivered to or compiled by or on behalf of the parties in the performance of their duties and responsibilities under this Agreement shall be dealt with subject to and in accordance with British Columbia provincial statutes, especially the *Freedom of Information and Protection of Privacy Act*, R.S.B.C. 1996, c. 165, and any amendments thereto.

**7.2** The parties agree that for the purposes of the *Freedom of Information and Protection of Privacy Act*, all information disclosed and received between the parties under this Agreement is disclosed and received in confidence.

**7.3** Where a party receives a request under the *Freedom of Information and Protection of Privacy Act*, or a court order, summons or subpoena for disclosure of records of the other party disclosed by such other party as a result of this Agreement, such party that has received the request shall immediately consult the other party to this Agreement before disclosing the records to the applicant.

**SECTION 8.0 – RELEASE OF LIABILITY**

**8.1** In the case of Langford Fire Department, Section 8.1 shall not apply to any claims, losses, damages, costs, expenses or causes of action which results from the gross negligence, wilful misconduct or fraud of the Victoria Fire Department, its employees, personnel or agents; and in the case of the Victoria Fire Department, Section 8.1 shall not apply to any claims, losses, damages, costs, expenses, or causes of action which results from the gross negligence, wilful misconduct or fraud of the Langford Fire Department, its employees, personnel or agents.

**8.2** If one party receives notice of a claim by a third party for damage of any kind, caused by one of the party's personnel or agents arising out of, or in connection with, the implementation of this Agreement, the receiving party will notify the other party as soon as is practicable.

**8.3** In the event of a notice of claim as described in Section 8.3, the parties will negotiate in good faith in an attempt to resolve any third party claim and any financial responsibility as between the parties in respect of such third-party claim; provided, however, that no third party claim shall be settled unless such settlement is agreed to by both parties in writing. The parties acknowledge and agree that if such third party liability results from the gross negligence, wilful misconduct or fraud on the part of one party, its employees, personnel or agents, such party shall, as between the parties, be liable for the entire claim made by such third party and any costs associated with the settlement of such claim will be the responsibility of such party alone.

**8.4** The provisions of Sections 8.1, 8.2, 8.3, 9.1 and 9.2 will survive the termination of this Agreement for any reason whatsoever.

**SECTION 9.0 – INDEMNIFICATION**

**9.1** The Langford Fire Department shall indemnify and save the Victoria Fire Department harmless from and against all liability including but not limited to claims, losses, damages, judgments, costs, expenses, actions and other proceedings made, incurred, sustained, brought, prosecuted or threatened to be brought or prosecuted against the Victoria Fire Department that are based upon, occasioned by or arising out of the gross negligence, wilful misconduct or fraud on the part of the Langford Fire Department, its employees, personnel or agents.

**9.2** The Victoria Fire Department shall indemnify and save the Langford Fire Department harmless from and against all liability including but not limited to claims, losses, damages, judgments, costs, expenses, actions and other proceedings made, incurred, sustained, brought, prosecuted or threatened to be brought or prosecuted against the Langford Fire Department that are based upon, occasioned by or arising out of the gross negligence, willful misconduct or fraud on the part of the Victoria Fire Department, its employees, personnel or agents.

**SECTION 10.0 - GENERAL**

**10.1** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be original, and all of which together shall constitute one and the same agreement. A signature delivered by facsimile shall be deemed an original signature and shall be effective upon receipt thereof by the other party.

**10.2** Each of the parties will, upon the reasonable request of the other, make, do, execute or cause to be made, done or executed all further and other lawful acts, deeds, things, devices, documents, instruments and assurances whatever for the better or more perfect and absolute performance of the terms and conditions of this Agreement.

**10.3** Neither party has any authority to, and will not, in any manner whatsoever, commit or purport to commit the other party to any obligation or liability of any kind whatsoever, including the payment of any money to any person.

**10.4** No partnership, joint venture or agency will be created or will be deemed to be created by this Agreement or any action of the parties under this Agreement.

WHEREFORE this Agreement has been duly executed as of the Effective Date.

Signed on behalf of Langford Fire Dispatch, **Langford Fire Department**, by the **City of Langford**:

| | |
|---|---|
| Stewart Young | Date |
| Mayor | |
| Darren Kiedyk | Date |
| Chief Administrative Officer | |

Signed by **The Corporation of the City of Victoria** representing the **Victoria Fire Department**:

| | |
|---|---|
| Name | Date |
| Title | |

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** March 2, 2020

**Department:** **Fire Rescue**

**Subject:** CON20-0014 Aid Agreement with Victoria Fire Department

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**Background**

Should a large scale event occur in Langford that would require additional fire rescue apparatus than what is available through our mutual aid partners, Victoria Fire Department has agreed to provide an aerial ladder truck or a water tender at Langford's request.

**Commentary**

As Langford continues to densify and the buildings get taller, there is the potential for a large scale emergency occurring that would require many aerial apparatus (ladder trucks). This agreement would allow for Langford to call upon Victoria in such an emergency for them to provide this specialized apparatus.

While the likelihood of this agreement being utilized is low, time is of the essence in a large emergency and therefore it is best practice to have prearranged mutual aid and automatic aid agreements in place. This agreement with Victoria would negate the need to obtain special approval to call upon their resources to assist us if needed.

This agreement is also another example of the two departments continuing to work together to mutually support one another, similar to the Fire Dispatch Co-location Agreement which benefits the residents of both municipalities.

**Financial Implications**

There are no financial implications associated with this contract unless a large scale emergency or disaster occurs and additional resources are deemed necessary.

**Legal Implications**

There are no legal implications.

**Options**

That Council:

1. Authorize the Mayor and CAO to execute CON20-0014, the aid agreement for aerial apparatus or water tender between the City of Langford and the City of Victoria;

OR

2. Do not sign the aid agreements at this time.

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Chris Aubrey, Fire Chief |
| Concurrence: | Adriana Proton, Manager of Legislative Services |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:CA

# Agreement for the Supply of Aerial Firefighting Apparatus and/or Water Tender with Personnel

This Fire Dispatch Services Agreement is made effective as of the 1st day of March, 2020 ("Effective Date") by and

Between:

The Corporation of the City of Victoria
("**Victoria**")

Of the first part

And

The City of Langford
("**Langford**")

Of the second part

(each also a "**Party**" and collectively the "**Parties**")

WHEREAS:

Pursuant to Sections 8 (1) and 11 (2) of the *Community Charter* (British Columbia) municipalities are empowered to enter into agreements and exercise their powers outside of their respective municipal boundaries;

Both Parties provide emergency firefighting operations to their respective municipalities and maintain their own resources for the provision of these operations when required;

Victoria owns and operates one 2010 Rosenbauer Raptor aerial apparatus (with 105' Rosenbauer aerial ladder with 1000 GPM waterway' 1250 IGPM pump and 200 US gallon water tank) and one 2006 E-One Bronto apparatus (with 100' Bronto articulating aerial device with 1250 GPM waterway, 1750 IGPM pump and 200 US gallon water tank) (together with four Victoria qualified firefighting personnel to operate it, including one senior firefighting officer, collectively each an "**Aerial Firefighting Apparatus**"), as well as one 1991 Western Star Tender (with 2500 US gallon water tank with two 8" rear dumps (water discharge), 500 US GPM pump and roll pump) (together with two Victoria qualified firefighting personnel to operate it, the "**Water Tender Truck**"); and

Langford has requested that Victoria agree to provide supplemental aerial firefighting apparatus and other firefighting equipment, support, and services, upon request in an emergency, and Victoria is prepared to offer such apparatus, equipment, support, and services on a cost recovery basis and subject to the other terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the covenants contained in the Agreement and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

**1. TERM AND TERMINATION**

a. Subject to sections 1.b and 1.c, the term of this Agreement is five years, commencing on the 1st day of the month following acceptance and execution of this Agreement by both Parties.

b. This Agreement will automatically renew for a second five year term, expiring on the fifth anniversary of the effective date of renewal, unless earlier terminated pursuant to section 1.c.

c. Either Party may terminate this Agreement, with or without cause, by delivering 60 days' written notice of termination to the other Party, with notice to be given in accordance with section 17.d.

**2. AERIAL APPARATUS FIREFIGHTING SUPPORT**

Upon a request by Langford for aerial firefighting support to supplement their own firefighting capacity, in an emergency within the area of jurisdiction of Langford, Victoria will provide one Aerial Firefighting Apparatus (collectively, "**Aerial Firefighting Support**"), and, if determined to be appropriate in the circumstances by Victoria, the Water Tender Truck, to attend the emergency; provided, however, that:

a. Assistance provided under this Agreement by Victoria shall be limited to one operational period as defined in the sole and independent discretion of Victoria's fire chief or the senior firefighting officer assigned to the Aerial Firefighting Apparatus.

b. When the fire chief or other senior firefighting officer for Langford determines that an emergency exists within the jurisdictional area of Langford that requires or potentially requires the support of supplemental aerial firefighting apparatus and qualified firefighting personnel from Victoria, a request shall be made for Victoria to attend the emergency.

c. Provision of the requested Apparatus and personnel by Victoria will be subject to section 3.

**3. AVAILABILITY OF EMERGENCY EQUIPMENT AND PERSONNEL**

a. Subject as otherwise and also elsewhere set forth in this Agreement, when Aerial Firefighting Support is requested by Langford, the fire chief of Victoria shall, in their sole and absolute discretion, determine whether or not Aerial Firefighting Support and/or the Water Tender Truck is readily available and permitted to be dispatched for the purposes requested, and in making that decision will consider:

i. the current status and state of repair of Victoria's available emergency equipment, vehicles, and apparatus, and

ii. whether any of Victoria's Aerial Firefighting Support and/or the Water Tender Truck, is/are required or anticipated to be required in Victoria's area of jurisdiction during the relevant timeframe.

The fire chief of Victoria shall communicate that decision to the fire chief or officer in charge of Langford, either verbally or in writing, as soon as is reasonably possible after the receipt of the request for Aerial Firefighting Support and/or the Water Tender Truck.

b. Nothing in this Agreement shall be interpreted or construed as requiring Victoria, or the fire chief of Victoria, to dispatch or make available firefighting apparatus and personnel support to Langford where the fire chief of Victoria reasonably considers that any of the requested assistance or firefighting apparatus is or may be required by Victoria to maintain an adequate level of service in Victoria's own area of jurisdiction.

c. Langford shall not request Aerial Firefighting Support and/or Water Tender Truck support unless its own resources are already being utilized or deployed, or otherwise unavailable, except when Langford requires specialized equipment or personnel which Langford does not possess or have available at that time.

d. If the fire chief of Victoria determines that Aerial Firefighting Support and/or Water Tender Truck support will be dispatched, Victoria shall provide a minimum of four qualified firefighting personnel, including one senior firefighting officer, for an aerial firefighting apparatus provided to Langford, except for:

   i. when the fire chief or officer in charge of Langford explicitly authorizes a Victoria vehicle, truck, or apparatus to respond to provide aid with less than the minimum number of qualified firefighting personnel onboard, with such authorization being communicated to Victoria, either verbally or in writing, at the time of the request for aid; or

   ii. any vehicle(s) provided which would normally respond with less than four qualified firefighting personnel onboard.

e. If the fire chief of Victoria determines that Aerial Firefighting Support and/or Water Tender Truck support will be dispatched, Victoria shall only provide equipment, vehicles, trucks, and apparatus to Langford that are in good working condition and otherwise meet the industry operational and maintenance standards required of such Aerial Firefighting Support.

**4. CONTROL**

Subject to this Agreement, for the duration of time that Victoria's Aerial Firefighting Support and/or Water Tender Truck support is provided to Langford under this Agreement, the officer in charge of Langford shall work with the senior firefighting officer of Victoria in charge of the provision of such support, in the direction and control of the use of Victoria's assets.

In the case of Aerial Firefighting Support supplied by Victoria, Langford's officer in charge shall, upon request and as the circumstances permit, provide the fire chief or officer in charge of Victoria with an update on the location and general status, including current assignments, of Victoria's Aerial Firefighting Support.

The officer in charge of Langford shall, as the circumstances permit, make reasonable efforts to keep and use Victoria's emergency resources only as a backup to their own resources during an

emergency response, so as to minimize to the extent reasonably possible their use of Victoria's emergency resources.

**5. AERIAL FIREFIGHTING SUPPORT RECALL**

The fire chief of Victoria may at any time, in their sole and absolute discretion, recall any and all of Victoria's Aerial Firefighting Support and/or Water Tender Truck support engaged in emergency response aid, by notifying the fire chief or officer in charge of Langford, either verbally or in writing, of the decision to recall any of such Aerial Firefighting Support and/or Water Tender Truck support.

If the fire chief of Victoria exercises their discretion to recall Aerial Firefighting Support and/or Water Tender Truck support engaged in emergency response, Langford shall immediately, upon being notified of the recall, release and return Victoria's Aerial Firefighting Support and/or Water Tender Truck support which is subject to the recall notification.

**6. SAFETY OF VICTORIA**

If in the opinion of the fire chief or officer in charge of Victoria:

a. the safety of any of Victoria's Aerial Firefighting Support engaged in aerial apparatus operations is threatened by the actions, commands, or directions of Langford or their officer in charge, or

b. best firefighting practices (including, but not limited to, applicable WorkSafe BC regulations, rules, policies, and standards) are not applied or followed by Langford during their use and possession of Victoria's Aerial Firefighting Support,

the fire chief or officer in charge of Victoria shall have the sole and absolute discretion in respect of the continued use and possession by Langford of Victoria's Aerial Firefighting Support, including, but not limited to withdrawing any or all of Victoria's Aerial Firefighting Support.

**7. COST RECOVERY**

The cost for the provision for this Aerial Firefighting Support will be assessed and charged to Langford, including, without limitation, for:

a. any consumable items or supplies (including, but not limited to fuel, foam, and medical supplies) owned by Victoria, that are used or otherwise consumed by either Party as a result of the provision of Aerial Firefighting Support by Victoria; and

b. any Victoria supplied equipment used pursuant to this Agreement that is damaged beyond repair or destroyed and must be replaced as a result, except where such damage is caused solely by Victoria's own negligence or as a result of normal wear and tear.

The costs for the provision of an aerial apparatus and the other equipment, supplies, support, and services contemplated by this Agreement shall be updated annually and provided to Langford for their review and acceptance.

The 2019 costs for the supply of firefighting apparatus with qualified firefighting personnel, and, if applicable, a Battalion Chief, are as set out below:

| **Type of Equipment/Support** | **Total Cost** (for 10 hr operational period) | **Per Hour charge** |
|---|---|---|
| **One Aerial Apparatus** (incl. 4 personnel) | $4,000 | $400 |
| **Command Vehicle with Battalion Chief** (if required) | $1,300 | $130 |
| **One Water Tender Truck** (incl. 2 personnel) | $1,900 | $190 |

The above hourly rates shall only apply after request for support and after the first hour of operation and shall continue until return of the Aerial Firefighting Support to Victoria; rounded up to the closest hour of total operational deployment.

When costs are incurred pursuant to this Agreement, Victoria shall provide Langford with an itemized invoice, in accordance with the notice provisions in section 17.d of this Agreement, setting out those costs. Within thirty (30) days of the receipt of that invoice, Langford shall pay the amount owing on that invoice.

## 8. WATER SUPPLY

Whether or not responding to an emergency, Victoria shall be permitted to connect to and use the closest and available water supply or fire hydrant within Langford's area of jurisdiction, without first obtaining permission, permit, or authorization from Langford, if the factors of time, life and safety warrant such connection and use.

## 9. FIRE CHIEF'S OR OFFICER IN CHARGE'S DETERMINATION

The Fire Chief or Officer in Charge has authority to make decisions for their respective organizations under this Agreement and those decisions shall be final.

## 10. RELEASE FROM SERVICE REQUEST

As soon as the emergency giving rise to a request pursuant to this Agreement for Aerial Firefighting Support has been brought under control and can be managed by Langford without assistance, the Aerial Firefighting Support of Victoria provided under this Agreement shall be released first to return to Victoria's area of jurisdiction before any of Langford's resources are released.

**11. INDEMNITY**

When providing Aerial Firefighting Support pursuant to this Agreement, Victoria shall indemnify and save harmless Langford and its elected officials, officers, employees, agents, volunteers, and contractors, from and against any and all actions, losses, costs, damages, claims, debts, fines, or expenses, including legal and other professional fees, caused or resulting from any error, omission or negligent act by Victoria during the provision of such Aerial Firefighting Support.

When receiving Aerial Firefighting Support pursuant to this Agreement, Langford shall indemnify and save harmless Victoria and its elected officials, officers, employees, agents, volunteers, and contractors, from and against any and all actions, losses, costs, damages, claims, debts, fines or expense, including legal and other professional fees, caused or resulting from any error, omission or negligent act by Langford during the provision of such Aerial Firefighting Support.

No Party shall bring any claim, action, suit, or demand against the other Party or its elected officials, officers, employees, agents, volunteers, or contractors , in respect of or in any way related to the decision of a fire chief or officer in charge as to the level of Aerial Firefighting Support, if any, to be provided under this Agreement, including without limitation, any decision of the fire chief or officer in charge of Victoria not to provide or to withdraw or recall Aerial Firefighting Support from Langford pursuant to this Agreement.

**12. WAIVER**

No waiver by either Party of any requirement or breach of this Agreement shall be effective unless it is in writing and specifically references the requirement or breach that it is waiving, and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement, whether similar or dissimilar.

**13. INSURANCE**

a. Each Party shall procure and maintain in force at their own cost during the entire term of this Agreement a comprehensive general liability insurance policy, policies and/or program with a limit of not less than forty million dollars ($40,000,000.00) inclusive per occurrence for bodily injury (including death), personal injury and property damage. Each Party's policy, policies and/or program shall name the other Party as an additional insured and include but not be limited to the following coverage/provisions:

   i. all premises and operations necessary or incidental to the performance of this Agreement;

   ii. products and completed operations;

   iii. "broad form" property damage; and

   iv. cross liability;

   provided; however; that it is agreed and understood that Victoria will provide its comprehensive general liability insurance through the Municipal Insurance Association Liability Protection Agreement.

b. Each Party shall procure and maintain in force at their own cost during the entire term of this Agreement public officials liability insurance that provides the Party, its officials and employees with coverage for claims made arising from an act, error, omission or breach of duty committed by the insured Party. In the case of Victoria this is included as part B: Errors and Omissions in the Municipal Insurance Association Liability Protection Agreement.

c. Each Party shall procure and maintain at its own cost during the entire term of this Agreement, automobile insurance for owned and/or leased vehicles as required by the laws of British Columbia and as required under any motor vehicle lease agreement. The minimum limit of third-party liability shall be ten million dollars ($10,000,000.00) inclusive per occurrence for bodily injury, or death of another, or loss or damage to property of another.

d. In the event that either Party proposes to withdraw or change insurance providers or lower the policy coverage limits required by this Agreement, the withdrawing Party shall provide the other Party with a minimum of one hundred and eighty (180) days' written notice, in accordance with section 17.d of this Agreement, of the proposed effective date of withdrawal from the current insurance provider so that the other Party may either satisfy itself, in its sole discretion, that appropriate insurance coverage will be in place for the remainder of the term or terminate this Agreement pursuant to section 1.c.

**14. SECURITY OF PERSONAL INFORMATION**

Each Party shall make reasonable arrangements to maintain the security of any personal information related to the other Party obtained or otherwise in its custody as a result of this Agreement, by protecting it against such risks as unauthorized access, collection, use, disclosure or disposal, and will ensure that employees, volunteers and contractors with access to any such personal information comply with the requirements of the *Freedom of Information and Protection of Privacy Act* (British Columbia) as amended or replaced from time to time, and any other applicable legislation.

**15. SERVICE OUTSIDE BOUNDARIES**

For the purposes of section 13 of the *Community Charter* (British Columbia) Langford consents to Victoria engaging in emergency operations within Langford's area of jurisdiction pursuant to this Agreement.

**16. CONFLICT WITH OTHER AGREEMENTS**

Where the terms and conditions of this Agreement conflict with those of the Capital Regional District Disaster Mutual Aid Agreement or the agreed responsibilities of Victoria as a tasked agency as a Provincial Resource (Emergency Management British Columbia), this Agreement will be superseded to the extent of such conflict, unless the Parties otherwise agree.

**17. MISCELLANEOUS PROVISIONS**

a. Subject to section 2.a, this Agreement is the entire agreement between the Parties in respect of the provision of Aerial Firefighting Support by Victoria to Langford.

b. Section and paragraph headings are inserted for identification purposes only and do not form a part of this Agreement.

c. Wherever the singular of the masculine are used in this Agreement the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate, where the context or the Parties hereto so require.

d. Unless otherwise stated in this Agreement, any notice given pursuant to this Agreement shall be in writing and be served personally on the fire chief of the other Party, or alternatively, delivered by registered mail to the following address of the Party to whom notice is given:

   i. If to Langford, addressed to the City of Langford Fire Department, 2625 Peatt Road, Victoria, BC, V9B 3T9; or

   ii. If to Victoria, addressed to The Corporation of The City of Victoria, 1 Centennial Square, Victoria, BC, V8W 1P6.

e. Neither Party may assign this Agreement without the prior written consent of the other Party.

f. This Agreement may not be modified or amended except by written agreement between the Parties.

g. This Agreement shall be governed by and interpreted in accordance with the laws of the Province of British Columbia.

h. This Agreement may be executed in any number of counterparts. Any executed counterpart shall be construed as an original. All executed counterparts together shall constitute the Agreement.

**IN WITNESS WHEREOF** the Parties hereto have set their hands and seals as of the day and year first above written.

**THE CORPORATION OF THE CITY OF VICTORIA** by its authorized signatories: )

_____ )
Mayor: )

_____ )
City Clerk: )

**CITY OF LANGFORD** by its authorized signatories: )
)
)
_____ )
Mayor: )
)
)
)
_____ )
Corporate Officer: )
)

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** 03/02/2020

**Department:** **Finance**

**Subject:** 2020 - 2024 Five-Year Financial Plan Approval

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**Background**

The *Community Charter* requires council to adopt a Five-Year Financial Plan (the Plan) each year and, after the adoption of the Plan but before May 15th, to adopt a tax rate bylaw. As the final assessment information from BC Assessment that is required for final approval of the tax rate bylaw, each of the bylaws will come forward in April and then for adoption at the first Council meeting in May. This year, the financial plan is before Council for approval earlier in the year. This additional time allows for a longer construction window for many projects and provides additional time for departments to implement work plans for the remainder of the year once the budget is approved.

**Commentary**

Each departmental budget has been presented at an open meeting of the relevant committee, which fulfills the statutory requirement for a public financial planning process.

The 2020 budget provides for the maintenance of all service levels across departments as the City continues to grow. Council's priority of public safety and parks and recreation highlight the 2020 – 2024 Financial Plan. 2020 is the third year of a five-year program to increase fire department and police resources to meet the needs of growth within the City.

The capital budget provides for spending of $61,666,169 in 2020, with 99.8% funded from non-tax sources such as contributions, grants, short-term debt financing and reserves.

Major components of the capital budget include:

- Partnership with the National Maritime Museum to build a Theatre
- Significant investment in land banking in the downtown core for the purposes of Parking, parks, wayfinding, public art and public amenity space.
- Langford Outdoor experience bike trails – Humpback Rd Multi-use trail

- Partnership with Boxing BC for construction of building at City Centre Park
- Opening of 3680 Trans Canada Highway Property – providing public access to the waterfront
- Construction of a roundabout at Peatt Rd and Hockley Ave
- Storm water improvement projects
- Completion of Westhills Stadium Seating Expansion – Phase 1
- Irwin Ponds Bike Park
- Traffic Signal computer upgrades
- Additional Park land acquisition and improvements

A summary of the Five-Year Financial Plan is attached as Exhibit "A".

**Taxation Implications**

The proposed 2020 – 2024 Five Year Financial Plan will result in a tax increase of 3.49% in 2020. Council's priority of public safety services make up 2% of the tax increase this year, the second of a five-year plan, with 1% to fire and 1% to police for additional resources to meet the requirements of growth within in the City. 2020 is also the first year of a five-year plan for 1% annual tax increase that will initially be used to fund land-banking purchases in the downtown core. These tax increases will then, in 2025, roll into Asset Replacement Reserves to provide funding for an Asset Management Plan that will be required by the Provincial and Federal Governments. The additional 0.49% is to cover increased costs of service due to inflation and growth of the City.

The City will continue to maintain some of the lowest residential taxes in the region and the province. The proposed 3.49% increase will result in the representative house seeing an increase of $52 in the municipal portion of their property tax bill. The following tables show how low Langford's residential taxes are in comparison to others in the region and similar sized municipalities throughout the province.

**General Municipal Property Taxes on a Representative House**

| CRD | 2019 |
|---|---|
| Metchosin | 1,353 |
| Sooke | 1,353 |
| **Langford** | **1,494** |
| North Saanich | 1,514 |
| View Royal | 1,756 |
| Sidney | 1,829 |
| Colwood | 1,928 |
| Highlands | 1,939 |
| Central Saanich | 2,231 |
| Esquimalt | 2,610 |
| Saanich | 2,720 |
| Victoria | 2,880 |
| Oak Bay | 3,788 |

**Total Residential Property Taxes And Charges**

| CRD | 2019 |
|---|---|
| **Langford** | **3,030** |
| Metchosin | 3,178 |
| Colwood | 3,751 |
| View Royal | 3,795 |
| Sooke | 3,818 |
| Highlands | 3,900 |
| North Saanich | 4,216 |
| Esquimalt | 4,263 |
| Sidney | 4,343 |
| Central Saanich | 4,773 |
| Victoria | 5,574 |
| Saanich | 5,608 |
| Oak Bay | 7,968 |

| Similar sized municipalities | 2019 |
|---|---|
| **Langford** | **3,030** |
| North Cowichan | 3,792 |
| Penticton | 4,126 |
| Vernon | 4,202 |
| Courtenay | 4,215 |
| Campbell River | 4,432 |
| Langley | 4,506 |
| Mission | 4,628 |
| West Kelowna | 5,244 |
| North Vancouver | 5,899 |
| Port Moody | 6,485 |
| West Vancouver | 10,416 |

**Options**

1. That Council approve the 2020 – 2024 Five Year Financial Plan and direct staff to bring forward the Five Year Financial Plan Bylaw, 2020 and the 2020 Tax Rate Bylaw;

OR

2. That Council direct staff to bring back a revised version of the 2020 – 2024 Five Year Financial Plan with the following amendments:
    a. _____
    b. _____

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Adriana Proton, Manager of Legislative Services |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence | Darren Kiedyk, Chief Administrative Officer |




# City of Langford

## 2020 to 2024 Financial Plan

# City of Langford

Five Year Financial Plan for: 2020-2024

## Revenue Summary

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Municipal Property Taxes** | 24,759,814 | 24,769,049 | 26,554,542 | 27,175,284 | 28,798,547 | 31,474,766 | 33,440,030 |
| **General Government Debt** | 976,882 | 977,700 | 1,781,728 | 3,848,210 | 4,601,573 | 5,247,314 | 5,893,055 |
| **Taxes Levied For Others** | 4,665,077 | 4,669,370 | 4,865,171 | 4,957,769 | 5,072,200 | 5,189,500 | 5,319,200 |
| **Specified Area Charges** | 1,953,824 | 1,990,500 | 1,962,500 | 2,021,500 | 2,071,000 | 2,042,300 | 1,990,300 |
| **Grant in Lieu of Taxes** | 565,121 | 537,610 | 573,480 | 585,000 | 596,700 | 608,700 | 620,900 |
| **Municipal Services** | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| **Interest Income** | 595,883 | 200,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 |
| **Penalties and Interest** | 468,192 | 410,000 | 438,000 | 448,000 | 459,000 | 470,000 | 481,000 |
| **Licences and Permits** | 3,928,672 | 2,993,400 | 2,871,500 | 2,888,585 | 2,404,668 | 2,410,753 | 2,379,246 |
| **Other Income** | 10,922,820 | 15,291,435 | 15,453,700 | 8,753,420 | 11,116,178 | 9,331,379 | 9,744,429 |
| **Surplus and Reserves** | 17,591,360 | 22,330,192 | 24,798,190 | 13,234,622 | 11,966,200 | 7,865,256 | 5,994,250 |
| **Unconditional Grants** | 323,550 | 300,000 | 320,000 | 320,000 | 320,000 | 320,000 | 320,000 |
| **Conditional Grants** | 3,095,319 | 13,828,167 | 23,580,845 | 2,834,754 | 2,823,211 | 2,886,630 | 2,943,055 |
| **Debt Financing** | 4,450,476 | 4,500,000 | 10,000,000 | 5,000,000 | 4,000,000 | 3,000,000 | 3,000,000 |
| **Total Revenues** | 74,301,990 | 92,802,423 | 113,554,656 | 72,422,144 | 74,584,277 | 71,201,598 | 72,480,465 |

| Tax Increase/Decrease | | | | | |
|---|---|---|---|---|---|
| 2020 | 2021 | 2022 | 2023 | 2024 |
| 3.49% | 3.48% | 3.45% | 5.69% | 3.91% |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Revenue Summary

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Municipal Property Taxes:** | | | | | | | |
| City Operations | 24,759,814 | 15,649,348 | 17,045,576 | 17,054,831 | 17,876,060 | 19,828,772 | 21,200,398 |
| 2014 Property tax level revenues | | | | | | | |
| Police Levy | | 9,119,701 | 9,508,966 | 10,120,453 | 10,922,487 | 11,645,994 | 12,239,632 |
| | 24,759,814 | 24,769,049 | 26,554,542 | 27,175,284 | 28,798,547 | 31,474,766 | 33,440,030 |
| **General Debt Tax Levy** | | | | | | | |
| Short Term Capital Loans | | | 1,506,728 | 3,548,210 | 4,301,573 | 4,947,314 | 5,593,055 |
| Long Term Debenture Debt | 976,882 | 977,700 | 275,000 | 300,000 | 300,000 | 300,000 | 300,000 |
| | 976,882 | 977,700 | 1,781,728 | 3,848,210 | 4,601,573 | 5,247,314 | 5,893,055 |
| **Taxes Levied For Others** | | | | | | | |
| Recreation Levy - West Shore Parks and Recreation | 2,509,697 | 2,511,736 | 2,668,592 | 2,722,000 | 2,776,500 | 2,832,100 | 2,888,800 |
| Library Levy - Greater Victoria Public Library | 2,155,380 | 2,157,634 | 2,196,579 | 2,235,769 | 2,295,700 | 2,357,400 | 2,430,400 |
| | 4,665,077 | 4,669,370 | 4,865,171 | 4,957,769 | 5,072,200 | 5,189,500 | 5,319,200 |
| **Specified Area Charges** | | | | | | | |
| Bear Mountain Parkway Extension Local Area Service Charges | 463,882 | 478,000 | 478,000 | 478,100 | 478,900 | 486,400 | 473,100 |
| Leigh Interchange Local Area Service Charges | 1,489,942 | 1,512,500 | 1,484,500 | 1,543,400 | 1,592,100 | 1,555,900 | 1,517,200 |
| | 1,953,824 | 1,990,500 | 1,962,500 | 2,021,500 | 2,071,000 | 2,042,300 | 1,990,300 |
| **Grant in Lieu of Taxes:** | | | | | | | |
| BC Hydro, Shaw Cable, BC Tel , Terasen Gas, ICBC | 565,121 | 537,610 | 573,480 | 585,000 | 596,700 | 608,700 | 620,900 |
| **Sales of Municipal Services:** | | | | | | | |
| SPL Environmental Fee | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| **Investment Income:** | | | | | | | |
| Interest income earned on surplus funds | 595,883 | 200,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 |
| **Penalties and Interest:** | | | | | | | |
| Penalty levied on all current tax balances outstanding at payment deadlines | 375,217 | 325,000 | 350,000 | 357,000 | 365,000 | 373,000 | 381,000 |
| Interest on arrears | 79,617 | 75,000 | 77,000 | 79,000 | 81,000 | 83,000 | 85,000 |
| Interest on delinquent taxes | 13,358 | 10,000 | 11,000 | 12,000 | 13,000 | 14,000 | 15,000 |
| | 468,192 | 410,000 | 438,000 | 448,000 | 459,000 | 470,000 | 481,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Revenue Summary

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Licences and Permits:** | | | | | | | |
| Subdivision Processing, Inspection and Approval Fees | 294,798 | 373,000 | 255,000 | 270,500 | 278,063 | 280,690 | 283,382 |
| Bylaw 33 Development Servicing Fees | 224,001 | 275,000 | 149,500 | 153,985 | 158,605 | 163,363 | 168,264 |
| Soil Permits | 100,000 | 135,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Building, Plumbing and Chimney Permits | 2,750,445 | 1,676,200 | 1,852,000 | 1,889,100 | 1,302,200 | 1,250,000 | 1,200,000 |
| Business Licence Fees | 29,610 | 21,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Rezoning, Development Permit and Public Hearing Fees | 529,818 | 503,200 | 490,000 | 450,000 | 540,800 | 591,700 | 602,600 |
| Commercial Vehicle Licencing | | 10,000 | | | | | |
| | 3,928,672 | 2,993,400 | 2,871,500 | 2,888,585 | 2,404,668 | 2,410,753 | 2,379,246 |
| **Other Income:** | | | | | | | |
| School tax non-residential admin fee | 20,868 | 19,000 | 21,000 | 21,420 | 21,848 | 22,285 | 22,731 |
| School Site Acquisition Admin Fee | | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| Tax certificates | 68,845 | 60,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 |
| MTI Fines | 9,296 | 5,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 |
| Fire Alarm Monitoring | 17 | 200 | 200 | 200 | 200 | 200 | 200 |
| Fire Alarm Registration | | 100 | 100 | 100 | 100 | 100 | 100 |
| Other | 1,569,820 | 882,735 | 300,000 | 306,000 | 312,120 | 318,362 | 324,729 |
| Sale of Property | | 2,000,000 | 5,000,000 | | | | |
| RCMP Criminal Record Checks/Document Service | 65,879 | 35,000 | 45,000 | 35,000 | 35,000 | 35,000 | 35,000 |
| RCMP Fingerprinting Fees | | 60,000 | 50,000 | 60,000 | 60,000 | 60,000 | 60,000 |
| Advertising | 170,150 | 58,500 | 84,500 | 73,800 | 75,300 | 76,900 | 78,500 |
| Casino Revenue | | 1,300,000 | 1,300,000 | 1,300,000 | 1,300,000 | 1,400,000 | 1,400,000 |
| Developer Contributions to Capital | 839,849 | 6,001,900 | 1,843,500 | 50,000 | 400,000 | 850,000 | 1,150,000 |
| West Shore Parks & Recreation Society Arena Debt Subsidy | 108,599 | 108,600 | 108,600 | 108,600 | 108,600 | 108,600 | 108,600 |
| Recreation Facility Rentals | 5,619,742 | 3,173,600 | 4,959,500 | 5,044,600 | 5,142,200 | 5,241,800 | 5,343,200 |
| Sewer Franchise Fees | 2,243,974 | 1,200,000 | 1,300,000 | 1,300,000 | 1,300,000 | 550,000 | 550,000 |
| SSL Franchise Fees | 50,704 | 35,000 | 35,000 | 35,700 | 36,500 | 37,300 | 34,000 |
| Fortis Franchise Fees | 119,291 | 139,000 | 120,000 | 122,400 | 124,900 | 127,400 | 130,000 |
| WSES 3% Fund | | | | | 1,900,000 | 200,000 | 200,000 |
| ISA Survey Fees | 6,475 | 10,000 | 10,000 | 20,900 | 21,400 | 21,900 | 22,400 |
| Property Rentals | 29,311 | 200,800 | 195,300 | 193,700 | 197,010 | 200,532 | 203,969 |
| | 10,922,820 | 15,291,435 | 15,453,700 | 8,753,420 | 11,116,178 | 9,331,379 | 9,744,429 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Revenue Summary

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Surplus and Reserves:** | | | | | | | | |
| Operating Surplus | | 1,300,418 | 1,502,000 | 1,357,240 | 735,000 | 960,000 | 750,000 | 790,000 |
| Capital funded by Surplus | | 534,600 | 534,600 | 4,208,738 | | | | |
| Sick Leave Reserve | | | 25,000 | 25,000 | 25,000 | | | |
| Community Works - Gas Tax Reserve | | 2,258,124 | 2,725,000 | 1,510,000 | 895,000 | 2,020,000 | 220,000 | 220,000 |
| Capital Works Reserve: | | 670,262 | 2,538,500 | 2,767,000 | 1,850,000 | 1,750,000 | 2,100,000 | 2,100,000 |
| Affordable Housing Reserve | | 9,182 | 17,600 | 9,100 | 9,300 | 9,500 | 9,700 | 9,900 |
| General Amenity Reserve Fund | | 7,337,917 | 6,572,500 | 7,866,500 | 2,241,500 | 1,336,700 | 1,132,700 | 888,400 |
| Sidewalk Reserve | | | | 48,000 | | | | |
| ERF to operating | | 10,000 | 10,000 | 10,000 | | | 75,000 | |
| Fire Department Reserve | | | | 100,000 | 150,000 | | | |
| Infrastructure Sustainability Reserve | | | 150,000 | 160,000 | 327,822 | | | |
| Police Operating Reserve | | | | 200,000 | 200,000 | | | |
| Police Building Capital Reserve | | 150,000 | 150,000 | | | | 72,400 | |
| Parking Reserve | | | | | | | 213,456 | 263,950 |
| Parkland Acquisition Reserve Fund | | 1,416,700 | 1,000,000 | | 800,000 | | | |
| Parkland Improvements Reserve Fund | | | | | | | | |
| Development Cost Charges: | Park Land | 2,573,836 | 4,600,000 | 700,000 | | 800,000 | 800,000 | 800,000 |
| | Park Improvements | | 795,000 | 2,499,534 | 1,925,000 | 1,575,000 | 375,000 | 375,000 |
| | Roads | 839,629 | 977,792 | 1,935,578 | 2,850,000 | 3,000,000 | | |
| | Storm Drainage | | 150,000 | 800,000 | | | | |
| Equipment Replacement Reserve | | 490,692 | 582,200 | 601,500 | 1,226,000 | 515,000 | 2,117,000 | 547,000 |
| | | 17,591,360 | 22,330,192 | 24,798,190 | 13,234,622 | 11,966,200 | 7,865,256 | 5,994,250 |
| **Unconditional Grants:** | | | | | | | | |
| Provincial Traffic Fine Grant | | 323,550 | 300,000 | 320,000 | 320,000 | 320,000 | 320,000 | 320,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Revenue Summary

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Conditional Grants:** | | | | | | | |
| IT Services for Other Local Government | 69,676 | 87,500 | 66,000 | 67,400 | 68,800 | 70,200 | 71,700 |
| 911 service contract - CRD | 590,560 | 590,600 | 640,100 | 656,100 | 672,503 | 689,316 | 706,549 |
| 2% Hotel Room Tax - Marketing Program | 336,021 | 168,300 | 594,345 | 519,654 | 485,308 | 530,514 | 541,274 |
| 2% Hotel Room Tax - Tourist InfoCentre | 82,802 | | | | | | |
| Sponsorships | | | 35,000 | 45,000 | 50,000 | 50,000 | 50,000 |
| Community Works - Gas Tax | 1,158,515 | 1,285,400 | 1,285,400 | 1,346,600 | 1,346,600 | 1,346,600 | 1,373,532 |
| Bike BC - Dunford Bike Lanes | | | | | | | |
| Millstream Overpass - ICBC | | | | | | | |
| Grants | 99,430 | 10,629,667 | 20,960,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| ICBC | 51,700 | | | | | | |
| Building Canada - Westshore Parkway Completion Project | 706,615 | 1,066,700 | | | | | |
| Build Canada - Rugby Canada Fitness Centre | | | | | | | |
| | 3,095,319 | 13,828,167 | 23,580,845 | 2,834,754 | 2,823,211 | 2,886,630 | 2,943,055 |
| **Short Term Borrowing/Leasing:** | | | | | | | |
| Police Building Expansion | | | | | | | |
| Westhills Stadium Expansion | 3,500,000 | 3,500,000 | | | | | |
| 3020 Glen Lake Rd building | | 1,000,000 | | | | | |
| Other | 8,053 | | | | | | |
| General Land Acquisition by Mortgage | 942,423 | | 10,000,000 | 5,000,000 | 4,000,000 | 3,000,000 | 3,000,000 |
| | 4,450,476 | 4,500,000 | 10,000,000 | 5,000,000 | 4,000,000 | 3,000,000 | 3,000,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Expense Summary

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **General Government** | 10,977,753 | 10,721,126 | 47,185,983 | 11,048,641 | 10,254,908 | 9,164,187 | 9,320,119 |
| **Business Development** | | | 864,284 | 776,822 | 743,264 | 783,763 | 806,106 |
| **Protective Services:** | | | | | | | |
| **Police** | 9,177,326 | 9,706,501 | 10,214,266 | 10,769,153 | 11,499,497 | 12,248,926 | 12,773,601 |
| **Fire** | 3,950,045 | 3,818,978 | 4,347,075 | 5,126,477 | 4,573,892 | 6,600,145 | 5,399,164 |
| **Building Inspection** | 849,146 | 865,824 | 837,981 | 852,800 | 808,600 | 831,800 | 846,400 |
| **Bylaw Enforcement** | 946,471 | 1,000,557 | 1,131,711 | 1,249,902 | 1,259,414 | 1,230,542 | 1,255,985 |
| **Public Works** | 9,762,008 | 20,871,417 | 13,169,478 | 10,851,900 | 10,916,500 | 8,005,600 | 8,151,400 |
| **Planning and Development** | 1,806,305 | 1,506,459 | 1,578,320 | 1,547,212 | 1,579,544 | 1,608,773 | 1,637,430 |
| **Parks and Recreation** | 27,893,627 | 34,344,435 | 23,464,164 | 17,367,640 | 18,620,780 | 16,474,694 | 17,227,224 |
| **Cultural Services** | 2,355,231 | 2,272,984 | 2,263,394 | 2,303,656 | 2,364,667 | 3,177,454 | 3,266,649 |
| **Fiscal Services** | 7,610,803 | 7,912,700 | 8,498,000 | 10,527,941 | 11,963,211 | 11,075,714 | 11,796,387 |
| **Total General Fund** | 75,328,715 | 93,020,981 | 113,554,656 | 72,422,144 | 74,584,277 | 71,201,598 | 72,480,465 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## General Government Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Legislative** | 660,155 | 647,730 | 606,841 | 621,315 | 674,975 | 649,639 | 656,519 |
| **Administrative** | 1,530,227 | 1,121,340 | 884,128 | 892,615 | 914,905 | 927,605 | 948,221 |
| **Records Management** | 318,745 | 375,850 | 480,623 | 478,608 | 488,073 | 497,721 | 507,556 |
| **Financial** | 693,085 | 663,960 | 689,404 | 702,606 | 719,366 | 730,089 | 743,480 |
| **Asset Management** | 15,881 | 219,800 | 280,222 | 230,358 | 233,793 | 238,516 | 243,330 |
| **Common Services** | 851,422 | 794,500 | 940,125 | 911,500 | 940,738 | 950,144 | 968,425 |
| **Information Technology** | 1,613,453 | 1,543,446 | 1,595,240 | 1,566,939 | 1,597,858 | 1,609,673 | 1,661,188 |
| **Equipment Support** | 14,868 | 33,000 | 33,800 | 34,600 | 35,400 | 36,200 | 37,000 |
| **Buildings** | 314,388 | 299,300 | 260,100 | 265,100 | 269,800 | 274,600 | 279,400 |
| **Capital** | 4,965,529 | 5,022,200 | 41,415,500 | 5,345,000 | 4,380,000 | 3,250,000 | 3,275,000 |
| **Total General Government Expenses** | 10,977,753 | 10,721,126 | 47,185,983 | 11,048,641 | 10,254,908 | 9,164,187 | 9,320,119 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## General Government Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Legislative:** | | | | | | | | |
| Mayor and Councillors Indemnity | | 229,963 | 163,830 | 241,829 | 255,175 | 267,690 | 281,192 | 286,893 |
| Travel and Expenses | | 33,647 | 40,600 | 41,412 | 42,240 | 43,085 | 43,947 | 44,826 |
| Dues and Fees | | 36,493 | 23,300 | 23,600 | 23,900 | 24,200 | 24,500 | 24,800 |
| Sundry | | 86,475 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Elections and Referenda | | | | | | 40,000 | | |
| Contingency | | 273,577 | 370,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 |
| | | 660,155 | 647,730 | 606,841 | 621,315 | 674,975 | 649,639 | 656,519 |
| **Administrative:** | | | | | | | | |
| Salary and Benefits: | General Administration | 900,571 | 686,200 | 759,328 | 774,515 | 790,005 | 805,805 | 821,921 |
| Workstation & Tablet Replacements | | 10,311 | 13,700 | 11,700 | 3,600 | 8,400 | 1,200 | 3,600 |
| Emergency | | 153,751 | | | | | | |
| Consulting | | 26,940 | 57,300 | 58,500 | 59,700 | 60,900 | 62,200 | 63,500 |
| Sundry | | 11,993 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Economic Stimulus & Promotion | | 382,020 | 323,340 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| Travel and Training | | | 12,000 | 15,300 | 15,300 | 15,700 | 16,100 | 16,500 |
| First Nations Intergovernmental Relations | | 17,555 | 21,000 | 21,000 | 21,000 | 21,000 | 23,000 | 23,000 |
| Humanitarian Projects | | 3,296 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Dues and Fees | | 3,938 | 1,800 | 2,300 | 2,300 | 2,400 | 2,500 | 2,600 |
| | | 1,530,227 | 1,121,340 | 884,128 | 892,615 | 914,905 | 927,605 | 948,221 |
| **Records Management:** | | | | | | | | |
| Salary and Benefits: | Scanning and Filing | 301,326 | 356,100 | 449,273 | 458,258 | 467,423 | 476,771 | 486,306 |
| Workstation & Tablet Replacements | | | | 7,200 | | | | |
| Records Storage & Retrieval | | 9,130 | 7,500 | 7,700 | 7,900 | 8,100 | 8,300 | 8,500 |
| Contract Scanning | | | 2,600 | 2,700 | 2,800 | 2,900 | 3,000 | 3,100 |
| Dues | | 1,305 | | | | | | |
| Publications & Subscriiptions | | | 500 | 500 | 500 | 500 | 500 | 500 |
| Travel and Training | | 6,952 | 8,450 | 12,550 | 8,450 | 8,450 | 8,450 | 8,450 |
| Supplies | | 32 | 700 | 700 | 700 | 700 | 700 | 700 |
| | | 318,745 | 375,850 | 480,623 | 478,608 | 488,073 | 497,721 | 507,556 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## General Government Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Financial:** | | | | | | | | |
| Salary and Benefits: | General Financial Services | 648,525 | 602,500 | 625,204 | 637,708 | 650,462 | 663,471 | 676,740 |
| Workstation & Tablet Replacements | | 1,689 | 2,400 | 2,500 | 2,000 | 4,800 | 1,200 | |
| Dues and Course Fees | | 2,079 | 4,800 | 4,900 | 4,998 | 5,098 | 5,200 | 5,304 |
| Travel and Training | | 7,432 | 13,260 | 15,000 | 15,300 | 15,606 | 15,918 | 16,236 |
| Sundry | | 60 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Audit Fees | | 33,300 | 38,000 | 38,800 | 39,600 | 40,400 | 41,300 | 42,200 |
| | | 693,085 | 663,960 | 689,404 | 702,606 | 719,366 | 730,089 | 743,480 |
| **Asset Management:** | | | | | | | | |
| Salary and Benefits: | Create and maintain AM database | 15,881 | 192,800 | 196,822 | 200,758 | 204,773 | 208,868 | 213,045 |
| Workstation & Tablet Replacements | | | | 1,200 | 1,200 | | | |
| Training & Travel | | | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 | 7,000 |
| Sundry | | | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Consulting | | | 20,000 | 75,000 | 21,000 | 21,420 | 21,848 | 22,285 |
| | | 15,881 | 219,800 | 280,222 | 230,358 | 233,793 | 238,516 | 243,330 |
| **Common Services:** | | | | | | | | |
| Sick & Vacation Relief - All Departments | | | 25,000 | 25,000 | | | | |
| Legal | | 325,871 | 150,000 | 250,000 | 255,000 | 260,100 | 265,302 | 270,608 |
| Advertising | | 29,238 | 25,000 | 25,500 | 26,100 | 26,622 | 27,154 | 27,697 |
| LTSA Fees | | 21,699 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| Subscriptions and Publications | | 831 | 2,300 | 2,400 | 2,500 | 2,600 | 2,700 | 2,800 |
| Claims and Settlements | | 8,919 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Telephone and Fax | | 80,997 | 70,000 | 90,650 | 92,500 | 94,350 | 96,237 | 98,162 |
| Internet Services | | | 16,500 | 16,900 | 17,300 | 17,646 | 17,999 | 18,359 |
| Postage and Courier | | 53,954 | 45,000 | 45,900 | 46,900 | 47,900 | 48,900 | 49,900 |
| Insurance (Liability, Property and Public Officials) | | 240,932 | 270,000 | 275,400 | 281,000 | 286,620 | 292,352 | 298,199 |
| Staff Training and Development | | 8,472 | 38,800 | 39,600 | 40,400 | 41,300 | 42,200 | 43,100 |
| Printing | | 5,162 | 6,500 | 6,700 | 6,900 | 7,100 | 7,300 | 7,500 |
| Stationery and Supplies | | 30,031 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 | 27,900 |
| Emergency Preparedness | | | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 | 1,500 |

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Payment to Metchosin and Beecher Bay for tax sharing | | 29,761 | 30,000 | 30,600 | 31,300 | 32,000 | 32,700 | 33,400 |
| Sundry | | 11,615 | 25,900 | 26,500 | 27,100 | 27,700 | 28,300 | 28,900 |
| Template Updates For Langford.CA | | | 6,000 | 6,000 | | | 2,500 | |
| Workstation & Tablet Replacements | | | 2,000 | 16,375 | 600 | 11,600 | | 2,000 |
| Fleet | | 3,940 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 | 4,000 |
| | | 851,422 | 794,500 | 940,125 | 911,500 | 940,738 | 950,144 | 968,425 |
| **Computer Network Support:** | | | | | | | | |
| Salary and Benefits: | Network Administration, Hardware and Software T | 372,801 | 435,886 | 436,813 | 445,549 | 454,460 | 463,549 | 472,820 |
| | Services to external clients | 143 | 15,300 | 15,700 | 16,100 | 16,500 | 16,900 | 17,300 |
| Workstation & Tablet Replacements | | 9,566 | 2,000 | 2,300 | 2,000 | 2,000 | | 8,000 |
| Network Admin - Internet | | | 4,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Network Vulnerability Testing & Monitoring | | | 8,500 | | | 5,000 | | |
| Travel and Training | | 13,901 | 16,500 | 16,500 | 16,900 | 17,300 | 17,700 | 18,100 |
| Dues | | 343 | | 1,875 | | | | |
| Call Answering - after hours | | | 300 | | | | | |
| Software Support and Maintenance Contracts | | 441,970 | 435,000 | 503,056 | 519,200 | 529,600 | 540,200 | 551,100 |
| Hardware Support and Maintenance Contracts | | 85,920 | 36,700 | 25,500 | 26,100 | 26,700 | 27,300 | 27,900 |
| Consulting | | 2,383 | 56,400 | 44,500 | 45,390 | 46,298 | 47,224 | 48,168 |
| Web & Podcast Hosting Services | | 6,268 | 12,500 | 10,800 | 11,100 | 11,400 | 11,700 | 12,000 |
| Subscriptions and manuals | | 1,558 | 500 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| Expand WiFi at City Hall and CCP | | 4,083 | 18,000 | 7,000 | | | | |
| Supplies and sundry | | 2,593 | 10,000 | 10,000 | 10,100 | 10,300 | 10,500 | 10,700 |
| | | 941,529 | 1,051,586 | 1,079,044 | 1,097,439 | 1,124,558 | 1,140,073 | 1,171,088 |
| **Computer Mapping/GIS Support:** | | | | | | | | |
| Salary and Benefits: | | 470,185 | 297,000 | 275,562 | 281,100 | 286,800 | 292,600 | 298,500 |
| Workstation & Tablet Replacements | | 512 | 2,800 | 2,000 | 6,000 | 3,600 | | |
| Orthophoto and Contour Update | | 876 | 18,000 | 50,000 | 9,000 | 18,000 | 9,000 | 18,000 |
| Consulting | | 3,854 | 12,000 | 21,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Travel and Training | | 10,472 | 14,000 | 19,000 | 19,400 | 19,800 | 20,200 | 20,700 |
| Supplies and Sundry | | 728 | 2,500 | 2,500 | 2,500 | 2500 | 2,500 | 2,500 |
| | | 486,627 | 346,300 | 370,062 | 323,000 | 335,700 | 329,300 | 344,700 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## General Government Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Internet & Database Support Services:** | | | | | | | | |
| Salary and Benefits: | | 178,511 | 108,100 | 110,274 | 114,400 | 116,700 | 119,100 | 121,500 |
| Workstation & Tablet Replacements | | | | 4,000 | 4,000 | | | 2,400 |
| Travel and Training | | 1,295 | 3,500 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 |
| Subscriptions and manuals | | | 1,460 | 2,660 | 3,600 | 3,600 | 3,600 | 3,600 |
| Cityview Maintenance | | | 5,000 | | | | | |
| Cityview Records Security | | | 12,000 | | | | | |
| Sharepoint Maintenance | | 588 | 7,500 | 10,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Graphical Workflow Conversion | | | | 7,500 | 7,500 | | | |
| Internet Services | | 4,903 | 8,000 | 8,200 | 8,400 | 8,600 | 8,800 | 9,000 |
| | | 185,297 | 145,560 | 146,134 | 146,500 | 137,600 | 140,300 | 145,400 |
| **Information Technology** | | 1,613,453 | 1,543,446 | 1,595,240 | 1,566,939 | 1,597,858 | 1,609,673 | 1,661,188 |
| **Equipment Support:** | | | | | | | | |
| Photocopier Operation | | 14,868 | 21,000 | 21,500 | 22,000 | 22,500 | 23,000 | 23,500 |
| Equipment Maintenance, Lease and Rentals | | | 12,000 | 12,300 | 12,600 | 12,900 | 13,200 | 13,500 |
| | | 14,868 | 33,000 | 33,800 | 34,600 | 35,400 | 36,200 | 37,000 |
| **Buildings:** | | | | | | | | |
| **Municipal Hall:** | Salary and Benefits: | | 1,600 | 1,700 | 1,800 | 1,900 | 2,000 | 2,100 |
| | Minor Repairs & Exterior Lights | 137,632 | 25,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| | Major Repairs | | 10,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| | | | 50,000 | | | | | |
| | | | 45,000 | | | | | |
| | Materials and Supplies | | 2,000 | 2,100 | 2,200 | 2,300 | 2,400 | 2,500 |
| | Strata Fees | 71,396 | 65,000 | 75,000 | 76,500 | 78,100 | 79,700 | 81,300 |
| | Utilities | 24,106 | 27,600 | 28,200 | 28,800 | 29,400 | 30,000 | 30,600 |
| | Custodial | 53,755 | 48,000 | 54,000 | 55,700 | 57,400 | 59,200 | 61,000 |
| | City University - Taxes (recovered through rent) | 5,791 | 7,500 | 7,700 | 7,900 | 8,100 | 8,300 | 8,500 |
| | Fitness Studio | 6,707 | 8,000 | 8,300 | 8,600 | 8,900 | 9,200 | 9,500 |
| **Other Properties:** | Westhills Stadium Box | 3,000 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 |
| | Building Maintenance and Minor Repairs | 12,001 | 6,500 | 10,000 | 10,500 | 10,600 | 10,700 | 10,800 |
| | | 314,388 | 299,300 | 260,100 | 265,100 | 269,800 | 274,600 | 279,400 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## General Government Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Capital Projects:** | | | | | | | |
| Hardware Replacements | 42,591 | 161,200 | 256,000 | 175,000 | 150,000 | 150,000 | 175,000 |
| Software Updates - Update/Upgrade Software to Stay Current & Main | 122,128 | 173,000 | 156,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | | 193,000 | 53,500 | 50,000 | 150,000 | 50,000 | 50,000 |
| Fibre Network Enhancements | 112,870 | 95,000 | 100,000 | 70,000 | 30,000 | | |
| Website Redesign | | | 50,000 | | | | |
| Citizen Portal | | | | | | | |
| Mobile office solutions for engineering | | | | | | | |
| City Hall Upgrade | 354,467 | 350,000 | 300,000 | | | | |
| Expand WiFi at CCP | 48,364 | 50,000 | | | | | |
| Tourist Information Centre | 82,802 | | | | | | |
| Theatre | | | 30,000,000 | | | | |
| Land banking - parking | | | 7,000,000 | 3,000,000 | 2,000,000 | 2,000,000 | 2,000,000 |
| Property Acquisition | 4,202,307 | 4,000,000 | 3,500,000 | 2,000,000 | 2,000,000 | 1,000,000 | 1,000,000 |
| | 4,965,529 | 5,022,200 | 41,415,500 | 5,345,000 | 4,380,000 | 3,250,000 | 3,275,000 |

# City of Langford Five Year Financial Plan for: 2020-2024

## Business Development, Tourism and Events

| | New Estimates | | | | |
|---|---|---|---|---|---|
| | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | |
| **Tourism** | 548,577 | 473,886 | 439,540 | 484,746 | 495,506 |
| **Events** | 143,600 | 149,830 | 146,484 | 147,764 | 149,069 |
| **Economic Development** | 172,107 | 153,106 | 157,240 | 151,253 | 161,531 |
| **Total Business Development, Toursim and Events Expenses** | 864,284 | 776,822 | 743,264 | 783,763 | 806,106 |
| | | | | | |
| **Tourism** | | | | | |
| Marketing | | | | | |
| Branding | 15,000 | 0 | 5,000 | 0 | 5,000 |
| Asset Development | 35,000 | 20,000 | 20,400 | 20,808 | 21,224 |
| Branded Promotional Materials | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Crodriff Subscription | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Fam Trips | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Digital Advertising | 2,400 | 3,000 | 3,500 | 3,500 | 3,500 |
| Website Development | 15,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Collateral Production | 25,000 | 10,000 | 10,000 | 15,000 | 15,000 |
| Brocuhure Distribution | 5,000 | 5,100 | 5,202 | 5,306 | 5,412 |
| Campaign Advertising | 50,000 | 50,000 | 5,000 | 50,000 | 50,000 |
| Destination BC Co-Op Marketing Programs | 15,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Sector Co-Op Marketing Programs | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Tourism Vancouver Island Co-Op Marketing | 10,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Trade Show Booth | 5,000 | 0 | | | 3,000 |
| Subtotal | 209,400 | 160,100 | 121,102 | 166,614 | 175,136 |
| | | | | | |
| Destination & Product Experience Management | | | | | |
| Awareness Training | 5,000 | 0 | 0 | 0 | 0 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Customer Service Training | 5,000 | 2,500 | 2,500 | 2,500 | 2,500 |
| Subtotal | | 10,000 | 2,500 | 2,500 | 2,500 | 2,500 |
| Mobile Visitor Centre Services | | | | | | |
| | Co-Op Students | 18,000 | 18,360 | 18,727 | 19,102 | 19,484 |
| | Supplies | 20,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| | Insurance | 1,500 | 1,530 | 1,561 | 1,592 | 1,624 |
| | Fuel | 4,000 | 4,080 | 4,162 | 4,245 | 4,330 |
| | Repairs | 1,500 | 1,530 | 1,561 | 1,592 | 1,624 |
| Subtotal | | 45,000 | 30,500 | 31,011 | 31,531 | 32,062 |
| Event and Sport Tourism | | | | | | |
| | Greater Victoria Sport Tourism Commission Membership | 26,250 | 26,250 | 26,250 | 26,250 | 26,250 |
| | Music/Art/Culture Festival Programming and Marketing | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| | Venue Guide Design and Production | 10,000 | 2,500 | 5,000 | 2,500 | 2,500 |
| | Event Bids and Marketing Sponsorships | 115,000 | 115,000 | 115,000 | 115,000 | 115,000 |
| Subtotal | | 201,250 | 193,750 | 196,250 | 193,750 | 193,750 |
| Administration | | | | | | |
| | Salary and Benefits | 80,427 | 82,036 | 83,677 | 85,351 | 87,058 |
| | Conferences and Trade Shows | 2,500 | 5,000 | 5,000 | 5,000 | 5,000 |
| Subtotal | | 82,927 | 87,036 | 88,677 | 90,351 | 92,058 |
| **Total Tourism** | | **548,577** | **473,886** | **439,540** | **484,746** | **495,506** |
| **Events** | | | | | | |
| General | | | | | | |
| | Community Events/Festivals (Show 'n Shines, Godess Run, Remei | 45,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| | Christmas in the Square | 25,000 | 25,500 | 26,010 | 26,530 | 27,061 |
| | Music In The Park | 10,500 | 10,500 | 10,500 | 10,500 | 10,500 |
| | Canada Day & Summerfest | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| | Goldstream Station Market | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 |
| | Sponsorships | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Subtotal | | 100,000 | 105,500 | 106,010 | 106,530 | 107,061 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Marketing and Advertising | | | | | | |
| | Monthly Printed Events Calendar | 5,000 | 5,100 | 5,202 | 5,306 | 5,412 |
| | Monthly Event Posters | 8,000 | 8,160 | 8,323 | 8,490 | 8,659 |
| | Radio | 7,500 | 7,650 | 7,803 | 7,959 | 8,118 |
| | Times Colonist | 5,000 | 5,100 | 5,202 | 5,306 | 5,412 |
| | Goldstream Gazette | 5,000 | 5,100 | 5,202 | 5,306 | 5,412 |
| | Digital Advertising | 6,000 | 6,120 | 6,242 | 6,367 | 6,495 |
| Subtotal | | 36,500 | 37,230 | 37,974 | 38,734 | 39,508 |
| Supplies | | | | | | |
| | Tent | 4,600 | 4,600 | 0 | 0 | 0 |
| | Misc. Event Supplies | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 |
| Subtotal | | 7,100 | 7,100 | 2,500 | 2,500 | 2,500 |
| **Total Events** | | **143,600** | **149,830** | **146,484** | **147,764** | **149,069** |
| **Economic Development** | | | | | | |
| General | | | | | | |
| | Salary and Benefits | 65,427 | 66,736 | 68,071 | 69,432 | 70,821 |
| | Campaign Development & Execution | 15,000 | 10,000 | 10,200 | 10,404 | 10,612 |
| | Asset Development | 10,000 | 5,000 | 5,000 | 1,000 | 5,000 |
| | Branded Promotional Materials | 3,000 | 2,500 | 2,550 | 2,601 | 2,653 |
| | Business Attraction Brochure | 5,000 | 2,000 | 5,100 | 2,040 | 5,202 |
| | Website Development | 3,000 | 2,500 | 2,500 | 2,500 | 2,500 |
| | Trade Show Banner Updates | 1,000 | 0 | 1,000 | 0 | 1,000 |
| Subtotal | | 102,427 | 88,736 | 94,421 | 87,977 | 97,788 |
| Business Attraction Campaign | | | | | | |
| | FAM Tours of Langford | 2,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| | MacLeans Magazine Feature | 12,000 | 12,240 | 12,485 | 12,734 | 12,989 |
| | BC Business Magazine Feature | 10,000 | 10,200 | 10,404 | 10,612 | 10,824 |
| | BC Transit Bus Wraps | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 |
| | Digital Campaign | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Times Colonist Campaign | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 |
| | Douglas Magazine Advertising Campaign | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Subtotal | | 50,200 | 49,640 | 50,089 | 50,546 | 51,013 |
| | | | | | | |
| Talent Attraction & Retention Campaign | | | | | | |
| | BC Transit Interior Advertising | 2,750 | 2,000 | 0 | 0 | 0 |
| | Digital Campaigns | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |
| Subtotal | | 3,950 | 3,200 | 1,200 | 1,200 | 1,200 |
| | | | | | | |
| Business Retention & Expansion Campaign | | | | | | |
| | Enhanced Website Business Directory Plug-in | 2,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| | Langford Website Job Bank Plug-in | 1,000 | 500 | 500 | 500 | 500 |
| | Business Awards & Retention Event | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 |
| | Business Networking Mixers & Training Workshops | 5,000 | 2,500 | 2,500 | 2,500 | 2,500 |
| Subtotal | | 12,000 | 8,000 | 8,000 | 8,000 | 8,000 |
| | | | | | | |
| Administration | | | | | | |
| | Conferences and Trade Shows | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 |
| | BCEDA Membership | 595 | 595 | 595 | 595 | 595 |
| | IEDC Membership | 435 | 435 | 435 | 435 | 435 |
| Subtotal | | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 |
| | | | | | | |
| **Total Ecenomic Development** | | **172,107** | **153,106** | **157,240** | **151,253** | **161,531** |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Police Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Administration** | 1,042,372 | 1,200,770 | 1,423,483 | 1,527,029 | 1,707,643 | 1,741,868 | 1,826,776 |
| **Police Services** | 7,260,689 | 7,775,132 | 8,320,294 | 8,888,452 | 9,480,206 | 10,128,773 | 10,625,775 |
| **Buildings** | 260,565 | 220,999 | 261,036 | 275,850 | 290,818 | 305,885 | 321,050 |
| **Capital Projects** | 613,700 | 509,600 | 209,453 | 77,822 | 20,830 | 72,400 | |
| **Total Police Services Expenses** | 9,177,326 | 9,706,501 | 10,214,266 | 10,769,153 | 11,499,497 | 12,248,926 | 12,773,601 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Police Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Administration:** | | | | | | | |
| Salaries and Benefits for Municipal Employees | 1,386,051 | 1,522,714 | 1,751,788 | 1,861,824 | 2,049,060 | 2,090,041 | 2,181,842 |
| Salary Recovery - View Royal | (302,987) | (276,434) | (281,963) | (287,602) | (293,354) | (299,221) | (305,205) |
| Salary Recovery -Colwood | (40,692) | (46,610) | (47,542) | (48,493) | (49,463) | (50,452) | (51,461) |
| Sundry (Detachment Commander Travel and Association Dues) | | 1,100 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | 1,042,372 | 1,200,770 | 1,423,483 | 1,527,029 | 1,707,643 | 1,741,868 | 1,826,776 |
| **Police Services:** | | | | | | | |
| R.C.M.P. Contract | 6,996,936 | 7,496,600 | 8,036,600 | 8,599,500 | 9,185,900 | 9,828,913 | 10,320,359 |
| R.C.M.P. Prisoners Expenses | 158,307 | 160,000 | 163,200 | 166,464 | 169,793 | 173,189 | 176,653 |
| R.C.M.P Christmas Dinner | 6,362 | 2,500 | 2,500 | 2,500 | 2,500 | 2,600 | 2,600 |
| R.C.M.P. Auxiliary | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| R.C.M.P. Business Core Foot Patrol Program. | | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| DARE Program Smart Car | 1,898 | 1,800 | 1,900 | 2,000 | 2,100 | 2,200 | 2,300 |
| Victims / Youth Services Contract (Pacific Centre Family Services | 69,100 | 71,910 | 73,348 | 74,815 | 76,311 | 77,837 | 79,394 |
| Crime Prevention - School Liaison Program & Bike Patrol | 12,100 | 12,100 | 12,100 | 12,100 | 12,100 | 12,100 | 12,100 |
| Crime Prevention - Crime Stoppers (Langford portion of shared s | 6,588 | 6,222 | 6,346 | 6,473 | 6,602 | 6,734 | 6,869 |
| NEED Crisis Line (0.15 per capita) | 6,398 | 6,000 | 6,300 | 6,600 | 6,900 | 7,200 | 7,500 |
| | 7,260,689 | 7,775,132 | 8,320,294 | 8,888,452 | 9,480,206 | 10,128,773 | 10,625,775 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Police Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Police Building** | | | | | | | |
| Equipment Repairs & Maintenance | 82,132 | 3,121 | 25,000 | 25,500 | 26,010 | 26,530 | 27,061 |
| Legal | | 1,353 | 1,380 | 1,408 | 1,436 | 1,465 | 1,494 |
| Custodial | 118,695 | 100,815 | 130,000 | 132,600 | 135,252 | 137,957 | 140,716 |
| Insurance | 35,354 | 23,305 | 23,771 | 24,246 | 24,731 | 25,226 | 25,731 |
| Grounds Maintenance | 17,562 | 12,797 | 13,053 | 13,314 | 13,580 | 13,852 | 14,129 |
| Waste Removal | | 7,907 | 8,065 | 8,226 | 8,391 | 8,559 | 8,730 |
| Building Repairs & Maintenance | 68,212 | 85,000 | 95,000 | 96,900 | 98,838 | 100,815 | 102,831 |
| HVAC ducting & misc. amendments | | 5,000 | | | | | |
| Sundry | 645 | 500 | 600 | 600 | 700 | 800 | 900 |
| Utilities | 93,784 | 89,352 | 91,139 | 92,962 | 94,821 | 96,717 | 98,651 |
| Property Management | 24,200 | 23,256 | 24,000 | 24,480 | 24,970 | 25,469 | 25,978 |
| Administration & Accounting Recovery | 3,366 | 4,488 | 4,578 | 4,670 | 4,763 | 4,858 | 4,955 |
| View Royal Share of Cost | (72,802) | (56,710) | (66,196) | (67,518) | (68,882) | (70,273) | (71,692) |
| Colwood Share of Cost | (110,583) | (93,685) | (109,354) | (111,538) | (113,792) | (116,090) | (118,434) |
| Net Langford Cost | 260,565 | 206,499 | 241,036 | 245,850 | 250,818 | 255,885 | 261,050 |
| Contribution to Police Building Capital Reserve | | 14,500 | 20,000 | 30,000 | 40,000 | 50,000 | 60,000 |
| **Capital Projects** | | | | | | | |
| HVAC DDC Control System | | | 5,000 | | | | |
| HVAC | | | 75,000 | 75,000 | | | |
| Exterior Cameras | | | 60,000 | | | | |
| Front Counter Glass | | | 18,000 | | | | |
| Cell Block/Building Cameras | | | | 20,000 | | | |
| Basement Desks and minor renovation | | | 35,000 | | | | |
| Additional exterior Lighting | | | 15,000 | | | | |
| Re-keying Office | | | 8,500 | | | | |
| Furniture/Flooring Basement Interview Room | | | 7,500 | | | | |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Police Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Hot Water Tank | | | 16,000 | | | | |
| Water Fountains/Filler Stations | | | 3,500 | 3,500 | | | |
| Kitchen Reno Upstairs | | | 4,000 | | | | |
| Fridges/Lunchrooms | | | 1,000 | 1,000 | 1,000 | | |
| Interior Lighting | | | 5,000 | | | | |
| Flooring 3rd floor tile and removal of original carpet in old building | | | 8,500 | | | | |
| Initial Stage of Blueprints/engineering for new building | | | 100,000 | | | | |
| Window replacement | | | | 35,000 | 35,000 | | |
| Roof | | | | | | 125,000 | |
| Security swipe access card system | | 17,550 | | | | | |
| DDC Control System Replacement | | 16,580 | | | | | |
| Men's lockers | | 68,000 | | | | | |
| Third Floor Reno and Fit-Out | | 400,000 | | | | | |
| HVAC Unit Replacement (5 per year) | | 65,000 | | | | | |
| 2nd Floor Upgrades | 613,616 | 350,000 | | | | | |
| View Royal Share of Cost | | (153,677) | (57,522) | (21,372) | (5,720) | (19,863) | |
| Colwood Share of Cost | | (253,872) | (95,025) | (35,306) | (9,450) | (32,813) | |
| | 613,700 | 509,600 | 209,453 | 77,822 | 20,830 | 72,400 | |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Fire and Emergency Measures Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Administration** | 2,387,288 | 2,040,878 | 2,406,624 | 2,477,945 | 2,577,876 | 2,854,597 | 3,383,067 |
| **Fire Fighting Force** | 337,781 | 368,300 | 382,700 | 397,300 | 411,216 | 426,648 | 437,297 |
| **Fleet Vehicles** | 86,903 | 94,400 | 95,800 | 97,800 | 99,800 | 101,800 | 103,800 |
| **Equipment Maintenance** | 208,752 | 321,950 | 328,700 | 319,100 | 325,200 | 331,400 | 337,700 |
| **Communications Centre** | 667,157 | 622,600 | 726,551 | 744,832 | 763,600 | 782,800 | 802,500 |
| **Emergency Measures** | 43,525 | 55,250 | 58,000 | 59,900 | 62,000 | 64,100 | 66,400 |
| **Fire Stations** | 158,639 | 169,600 | 175,200 | 179,600 | 184,200 | 188,800 | 193,400 |
| **Capital Projects:** | 60,000 | 146,000 | 173,500 | 850,000 | 150,000 | 1,850,000 | 75,000 |
| **Total Fire and Emergency Measures Expenses** | 3,950,045 | 3,818,978 | 4,347,075 | 5,126,477 | 4,573,892 | 6,600,145 | 5,399,164 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Fire and Emergency Measures Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | | |
| **Administration:** | | | | | | | | |
| Salary and Benefits: | Firefighting and Clerical Support Staff | 2,056,845 | 1,578,778 | 1,936,824 | 1,985,245 | 2,034,876 | 2,313,097 | 2,830,667 |
| | Summer Casual | | 10,000 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| | Map and Fire Pre-Planning Drawing Updates | | 33,400 | 33,400 | 34,100 | 34,800 | 35,500 | 36,300 |
| | Enhanced Fire Protection Model | | 196,800 | 201,800 | 206,900 | 260,000 | 272,000 | 278,800 |
| Reserve for Future Expansion | | 233,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Workstation & Tablet Replacements | | 8,448 | 9,800 | 10,000 | 24,000 | 7,200 | | |
| Clothing Allowance and Uniforms | | | 2,200 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| Telephone and Fax | | 28,559 | 30,500 | 31,200 | 31,900 | 32,600 | 33,300 | 34,000 |
| Postage and Courier | | 3,073 | 5,100 | 5,100 | 5,300 | 5,500 | 5,700 | 5,900 |
| Photocopier Operation | | 723 | 3,200 | 3,200 | 3,300 | 3,400 | 3,500 | 3,600 |
| Printing and Stationery | | 3,491 | 6,600 | 6,600 | 6,800 | 7,000 | 7,200 | 7,400 |
| Dues, Fees and Licensing | | 2,311 | 3,350 | 3,800 | 3,900 | 4,000 | 4,100 | 4,200 |
| Legal | | | 2,000 | 2,000 | 2,100 | 2,200 | 2,300 | 2,400 |
| Advertising | | 2,784 | 6,700 | 5,000 | 5,100 | 5,300 | 5,500 | 5,700 |
| Offsite Storage Fees | | | 3,200 | 2,500 | 2,600 | 2,700 | 2,800 | 2,900 |
| Sundry | | 10,987 | 6,200 | 9,000 | 9,200 | 9,400 | 9,600 | 9,800 |
| Training and Travel | | 1,524 | 4,500 | 4,500 | 4,600 | 4,700 | 4,800 | 4,900 |
| Special Events | | 14,980 | 12,600 | 12,900 | 13,200 | 23,500 | 13,500 | 13,800 |
| Banquet | | 18,365 | 17,250 | 17,600 | 18,000 | 18,400 | 18,800 | 19,200 |
| Fire Prevention Education | | 2,198 | 8,700 | 9,000 | 9,200 | 9,400 | 9,600 | 9,800 |
| | | 2,387,288 | 2,040,878 | 2,406,624 | 2,477,945 | 2,577,876 | 2,854,597 | 3,383,067 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Fire and Emergency Measures Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | | |
| **Fire Fighting Force:** | | | | | | | | |
| Volunteers | Training, Turnout and Service Pay Contract | 142,219 | 140,200 | 149,000 | 158,000 | 167,500 | 177,200 | 182,000 |
| | WCB | | 1,500 | 1,800 | 1,900 | 2,000 | 2,100 | 2,200 |
| | Callout Meals | 4,151 | 5,500 | 5,500 | 5,700 | 5,900 | 6,100 | 6,300 |
| | Insurance - Personal Effects | | 500 | 500 | 600 | 700 | 800 | 900 |
| | Dues, Travel, Fees and Licensing | 3,555 | 500 | 500 | 600 | 700 | 800 | 900 |
| | Benefits | 11,859 | 12,300 | 12,600 | 12,900 | 13,200 | 13,500 | 13,800 |
| | Training | 85,904 | 79,200 | 80,800 | 82,500 | 84,200 | 85,900 | 87,700 |
| | | | 35,100 | 35,900 | 36,700 | 37,500 | 38,300 | 39,100 |
| | Uniforms and Clothing Replacements | 25,356 | 19,800 | 21,000 | 21,500 | 22,000 | 22,500 | 23,000 |
| | Medicals and Incident Debriefing | 3,038 | 10,000 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| | Enhanced Response Messaging | 1,030 | 1,100 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Equipment Maintenance and Supplies | 5,572 | 6,000 | 6,200 | 6,400 | 5,200 | 5,300 | 5,400 |
| | Sundry | 9,376 | 1,800 | 2,500 | 2,600 | 2,700 | 2,800 | 2,900 |
| | Shop Supplies | 1,468 | 3,600 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 |
| | First Responder Supplies | 4,547 | 4,500 | 5,000 | 5,100 | 5,300 | 5,500 | 5,700 |
| | New Year's Eve Duty Crew | | 6,700 | 6,700 | 6,900 | 7,100 | 7,300 | 7,500 |
| | Volunteer Longevity Incentive Program | 39,706 | 40,000 | 40,000 | 40,800 | 41,616 | 42,448 | 43,297 |
| | | 337,781 | 368,300 | 382,700 | 397,300 | 411,216 | 426,648 | 437,297 |
| **Fleet Vehicles:** | | | | | | | | |
| Fleet Operating Costs | | | | | | | | |
| | All Vehicles | 86,903 | 94,400 | 95,800 | 97,800 | 99,800 | 101,800 | 103,800 |
| **Equipment Maintenance:** | | | | | | | | |
| Pagers & Radio Maintenance | | 1,216 | 3,900 | 7,800 | 8,000 | 8,200 | 8,400 | 8,600 |
| C.R.E.S.T. Levy | | 77,402 | 102,200 | 104,300 | 106,400 | 108,600 | 110,800 | 113,100 |
| Certification | | 588 | 5,000 | 5,000 | 5,100 | 5,300 | 5,500 | 5,700 |
| Materials and Supplies | | | 3,100 | 3,200 | 3,200 | 3,300 | 3,400 | 3,500 |
| | Personal Protective Equipment & Helmets, ir | 52,718 | 65,000 | 66,300 | 66,300 | 67,700 | 69,100 | 70,500 |
| | Miscellaneous Equipment Replacement | 53,130 | 60,150 | 59,500 | 45,800 | 46,100 | 46,400 | 46,700 |
| Minor Equipment Replacement Program | | 23,698 | 82,600 | 82,600 | 84,300 | 86,000 | 87,800 | 89,600 |
| | | 208,752 | 321,950 | 328,700 | 319,100 | 325,200 | 331,400 | 337,700 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Fire and Emergency Measures Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | | |
| **Communications Centre:** | | | | | | | | |
| Dispatch Salaries & Benefits | | 661,277 | 600,000 | 703,251 | 720,832 | 738,900 | 757,400 | 776,400 |
| Relief Dispatch Training | | | 4,500 | 4,600 | 4,700 | 4,800 | 4,900 | 5,000 |
| Computer support | | | 6,600 | 6,800 | 7,000 | 7,200 | 7,400 | 7,600 |
| Equipment Maintenance | | 1,736 | 2,600 | 2,700 | 2,800 | 2,900 | 3,000 | 3,100 |
| Training | | 3,543 | 5,900 | 6,100 | 6,300 | 6,500 | 6,700 | 6,900 |
| Supplies | | 601 | 3,000 | 3,100 | 3,200 | 3,300 | 3,400 | 3,500 |
| | | 667,157 | 622,600 | 726,551 | 744,832 | 763,600 | 782,800 | 802,500 |
| **Fire Stations:** | | | | | | | | |
| **Hall No.1** | **2625 Peatt Road** | 57,322 | 35,000 | 60,000 | 61,200 | 62,500 | 63,800 | 65,100 |
| | | 6,093 | 25,000 | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 |
| | | 3,919 | 16,000 | 12,000 | 12,300 | 12,600 | 12,900 | 13,200 |
| | | 2,454 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 | 2,700 |
| | | 43,365 | 43,000 | 45,000 | 45,900 | 46,900 | 47,900 | 48,900 |
| | | 2,614 | 2,000 | 2,000 | 2,100 | 2,200 | 2,300 | 2,400 |
| **Hall No. 2** | **3213 Happy Valley Road** | 9,699 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 | 11,400 |
| | | 1,486 | 4,100 | 4,000 | 4,100 | 4,200 | 4,300 | 4,400 |
| | | 438 | 1,000 | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 |
| | | 11,814 | 11,500 | 12,500 | 12,800 | 13,100 | 13,400 | 13,700 |
| | | 2,070 | 1,700 | 1,700 | 1,800 | 1,900 | 2,000 | 2,100 |
| **Hall No.3** | **2872 Sooke Lake Road** | 4,602 | 5,500 | 5,700 | 5,900 | 6,100 | 6,300 | 6,500 |
| | | 1,509 | 4,000 | 4,000 | 4,100 | 4,200 | 4,300 | 4,400 |
| | | 63 | 500 | 500 | 600 | 700 | 800 | 900 |
| | | 5,499 | 6,400 | 6,600 | 6,800 | 7,000 | 7,200 | 7,400 |
| | | 5,692 | 1,700 | 1,700 | 1,800 | 1,900 | 2,000 | 2,100 |
| | | 158,639 | 169,600 | 175,200 | 179,600 | 184,200 | 188,800 | 193,400 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Fire and Emergency Measures Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | | |
| **Capital Projects** | | | | | | | | |
| Station #2 | Station Upgrades | | 20,000 | 20,000 | | | | |
| Station #3 | Sewer connection | | 10,000 | | | | | |
| Firefighting Fleet and Equipment | Car 3 Replacment | | | | | | | |
| | Apparatus Replacement | | | 71,000 | 850,000 | 150,000 | 1,850,000 | 75,000 |
| | Utility 1 Replacement | 60,000 | 71,000 | | | | | |
| | Community Wildfire Protection Plan Grant | | 30,000 | 30,000 | | | | |
| | ESS Grant | | 10,000 | | | | | |
| | Hose Replacement | | 5,000 | 2,500 | | | | |
| | Evacuation Route Grant | | | 30,000 | | | | |
| | Fire Investigation PPE | | | 8,500 | | | | |
| | Portable Pump | | | 5,000 | | | | |
| | Battery Power Haul Device | | | 6,500 | | | | |
| | | 60,000 | 146,000 | 173,500 | 850,000 | 150,000 | 1,850,000 | 75,000 |
| **Emergency Measures:** | | | | | | | | |
| Salary and Benefits: | | | 1,000 | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 |
| Windfall Hazard Management and Prevention | | 17,648 | 25,000 | 25,000 | 25,800 | 26,600 | 27,400 | 28,300 |
| ESSD Trailer & Mobile Reception Centre Truck | | 630 | 1,450 | 1,500 | 1,600 | 1,700 | 1,800 | 1,900 |
| Storage Room @ Eagle Ridge Arena Rental | | 7,999 | 7,500 | 8,000 | 8,100 | 8,400 | 8,700 | 9,000 |
| Supplies | | 4,447 | | | | | | |
| ESS | | 9,521 | 18,000 | 18,500 | 19,100 | 19,700 | 20,300 | 21,000 |
| Amateur Radio | | 3,280 | 2,300 | 4,000 | 4,200 | 4,400 | 4,600 | 4,800 |
| | | 43,525 | 55,250 | 58,000 | 59,900 | 62,000 | 64,100 | 66,400 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Protective Services - Building Inspection Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Building Inspections** | 783,073 | 785,824 | 837,981 | 852,800 | 808,600 | 831,800 | 846,400 |
| **Capital** | 66,073 | 80,000 | | | | | |
| **Total Building Inspections Expenses** | 849,146 | 865,824 | 837,981 | 852,800 | 808,600 | 831,800 | 846,400 |
| **Building Inspection:** | | | | | | | |
| Salary and Benefits: | 724,731 | 692,674 | 745,431 | 760,400 | 711,400 | 725,700 | 740,300 |
| Workstation & Tablet Replacements | 11,766 | 7,850 | 8,650 | | 1,200 | 7,200 | 4,000 |
| Travel and Training | 8,615 | 16,500 | 17,000 | 16,400 | 16,800 | 17,200 | 17,600 |
| Dues and Fees | 3,639 | 4,000 | 4,300 | 6,000 | 6,300 | 6,600 | 6,900 |
| Legal | 6,035 | 4,000 | 7,000 | 7,200 | 7,400 | 7,600 | 7,800 |
| Board of Variance - Legal | | 500 | 500 | 500 | 600 | 600 | 600 |
| Building Codes & Reference Publications | 1,200 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 | 4,000 |
| Stationery and Supplies | 1,852 | 2,500 | 2,600 | 2,700 | 2,800 | 2,900 | 3,000 |
| Printing | | 1,300 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 |
| Small Equipment | 144 | 2,000 | 2,100 | 2,200 | 2,300 | 2,400 | 2,500 |
| Sundry | 1,286 | 3,000 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 |
| Contracted Services | 3,845 | 32,000 | 25,000 | 30,600 | 31,600 | 32,000 | 32,700 |
| Vehicle Maintenance | 19,960 | 16,000 | 17,200 | 18,400 | 19,600 | 20,800 | 22,000 |
| | 783,073 | 785,824 | 837,981 | 852,800 | 808,600 | 831,800 | 846,400 |
| **Capital:** | | | | | | | |
| Vehicle Replacement | 66,073 | 80,000 | | | | | |
| | 66,073 | 80,000 | | | | | |

## Protective Services - Bylaw Enforcement and Animal Control Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Bylaw Enforcement** | 852,363 | 910,557 | 1,039,911 | 1,156,202 | 1,163,814 | 1,132,942 | 1,156,385 |
| **Animal Control** | 94,108 | 90,000 | 91,800 | 93,700 | 95,600 | 97,600 | 99,600 |
| **Total Bylaw Enforcement Expenses** | 946,471 | 1,000,557 | 1,131,711 | 1,249,902 | 1,259,414 | 1,230,542 | 1,255,985 |
| **Bylaw Enforcement:** | | | | | | | |
| Salary and Benefits: | 329,995 | 511,107 | 525,289 | 595,800 | 607,800 | 620,000 | 632,400 |
| | 200,830 | 62,200 | 62,522 | 63,800 | 65,100 | 66,500 | 67,900 |
| Workstation & Tablet Replacements | 5,453 | 8,800 | 11,000 | | | 6,000 | 6,000 |
| Travel and Training | 8,947 | 8,000 | 8,200 | 8,400 | 8,600 | 8,800 | 9,000 |
| Legal | 1,352 | 5,000 | 5,100 | 5,202 | 5,400 | 5,600 | 5,800 |
| Advertising | 23 | 900 | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 |
| Stationery and Supplies | 1,817 | 900 | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 |
| Printing | 931 | 1,300 | 1,400 | 1,500 | 1,600 | 1,700 | 1,800 |
| Uniforms | 3,350 | 3,900 | 900 | 900 | 1,000 | 1,100 | 1,200 |
| Small Equipment | 7,289 | 17,800 | 14,700 | 11,500 | 11,800 | 12,100 | 12,400 |
| Sundry | 1,419 | 1,600 | 1,700 | 1,800 | 1,900 | 2,000 | 2,100 |
| Vehicle Maintenance | 41,430 | 27,250 | 35,000 | 35,700 | 36,414 | 37,142 | 37,885 |
| General Security Patrol Program | 161,236 | 80,000 | 121,600 | 124,100 | 126,600 | 129,200 | 131,800 |
| | | 5,500 | 5,700 | 5,900 | 6,100 | 6,300 | 6,500 |
| Speed Watch Patrol Program | 4,371 | 13,200 | 13,500 | 13,800 | 14,100 | 14,400 | 14,700 |
| Parks & Trails Security Patrol | 79,868 | 148,000 | 151,000 | 154,100 | 157,200 | 160,400 | 163,700 |
| CCTV Grant Program | | | 50,000 | 51,000 | 52,100 | 53,200 | 54,300 |
| Cleanup of Squatter Camps on Municipal Property | 4,052 | 5,100 | 5,300 | 5,500 | 5,700 | 5,900 | 6,100 |
| **Capital:** | | | | | | | |
| Vehicle Replacement | | | | 50,000 | 60,000 | | |
| Crest Radio Replacements | | 10,000 | 25,000 | 25,000 | | | |
| | 852,363 | 910,557 | 1,039,911 | 1,156,202 | 1,163,814 | 1,132,942 | 1,156,385 |
| **Animal Control:** | | | | | | | |
| Contracted Service With Capital Regional District | 94,108 | 90,000 | 91,800 | 93,700 | 95,600 | 97,600 | 99,600 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Engineering and Public Works Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Engineering** | 880,064 | 1,170,079 | 1,227,400 | 1,253,900 | 1,279,000 | 1,307,100 | 1,334,700 |
| **Roads and Streets** | 3,124,898 | 3,189,246 | 3,652,800 | 3,730,700 | 3,809,100 | 3,888,700 | 3,969,800 |
| **Beautification** | 83,401 | 70,000 | 80,000 | 81,600 | 83,400 | 85,200 | 87,000 |
| **Storm Drainage** | 815,455 | 718,000 | 864,300 | 870,600 | 891,300 | 912,300 | 933,600 |
| **Street Lighting** | 548,237 | 485,000 | 509,800 | 518,300 | 507,100 | 455,900 | 465,000 |
| **Traffic Services** | 241,122 | 238,100 | 252,100 | 256,800 | 261,600 | 266,400 | 271,300 |
| **Transportation Services** | 13,266 | | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |
| **Capital** | 4,055,565 | 15,000,992 | 6,543,078 | 4,100,000 | 4,045,000 | 1,050,000 | 1,050,000 |
| **Total Engineering and Public Works Expenses** | 9,762,008 | 20,871,417 | 13,169,478 | 10,851,900 | 10,916,500 | 8,005,600 | 8,151,400 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Engineering and Public Works Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Engineering:** | | | | | | | |
| Salary and Benefits: | 610,380 | 833,979 | 845,091 | 862,000 | 879,300 | 896,900 | 914,900 |
| | 5,113 | 3,000 | 3,100 | 3,200 | 3,300 | 3,400 | 3,500 |
| Travel and Training | 39,340 | 30,000 | 36,600 | 36,100 | 37,000 | 38,000 | 39,000 |
| Dues | 7,290 | 6,500 | 6,600 | 6,800 | 6,900 | 7,100 | 7,200 |
| Workstation & Tablet Replacements | 4,363 | 6,000 | 3,400 | 7,200 | 4,800 | 4,800 | 4,000 |
| Advertising | 2,069 | 1,500 | 2,000 | 2,100 | 2,200 | 2,300 | 2,400 |
| Legal | 26,407 | 20,000 | 23,000 | 23,500 | 24,000 | 24,500 | 25,000 |
| Courier | 133 | 300 | 300 | 400 | 500 | 600 | 700 |
| Stationery and Printing | 3,444 | 3,500 | 3,600 | 3,700 | 3,800 | 3,900 | 4,000 |
| Small Equipment | 6,230 | 7,500 | 7,700 | 7,900 | 8,100 | 8,300 | 8,500 |
| Clothing Allowance | 1,066 | 2,000 | 2,300 | 2,400 | 2,500 | 2,600 | 2,700 |
| Sundry | 4,040 | 4,000 | 4,100 | 4,200 | 4,300 | 4,400 | 4,500 |
| ISA System Maintenance | 10,040 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| Engineering Contingencies | 59,370 | 100,000 | 130,000 | 132,600 | 135,300 | 138,100 | 140,900 |
| Geotechnical Rock Stability Reviews | 27,704 | 15,000 | 15,300 | 15,700 | 16,100 | 16,500 | 16,900 |
| Salem Road | | | | | | | |
| Luxton Garage | | | | | | | |
| Engineering for Future Capital Works | 18,123 | 50,000 | 51,000 | 52,100 | 53,200 | 54,300 | 55,400 |
| Vehicle Maintenance | 54,952 | 66,800 | 72,900 | 73,100 | 76,300 | 79,500 | 82,700 |
| | 880,064 | 1,170,079 | 1,227,400 | 1,253,900 | 1,279,000 | 1,307,100 | 1,334,700 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Engineering and Public Works Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Roads and Streets:** | | | | | | | | |
| Roads: | | | | | | | | |
| Salary and Benefits: | General Maintenance | 123,001 | 150,000 | 125,000 | 130,000 | 135,000 | 140,000 | 145,000 |
| | Outside Workers | 107,471 | 183,200 | 300,000 | 306,000 | 312,200 | 318,500 | 324,900 |
| | Paving Program | 3,119 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| | Permits | 206,896 | 159,100 | 184,800 | 190,200 | 194,500 | 198,900 | 203,400 |
| Road Maintenance Contract | | 1,742,581 | 1,749,846 | 1,944,900 | 1,983,800 | 2,023,500 | 2,064,000 | 2,105,300 |
| Road Repaving Program | | 263,500 | 350,000 | 450,000 | 459,000 | 468,200 | 477,600 | 487,200 |
| Small Road Improvements | | 89,237 | 60,000 | 80,000 | 81,600 | 83,300 | 85,000 | 86,700 |
| Road Drainage Rehabilitation | | 51,205 | 50,000 | 51,000 | 52,100 | 53,200 | 54,300 | 55,400 |
| Non-Contract Road Maintenance | | 105,200 | 105,000 | 120,000 | 122,400 | 124,900 | 127,400 | 130,000 |
| Snow Clearing Contingency (operations and communications) | | 57,784 | 75,000 | 76,500 | 78,100 | 79,700 | 81,300 | 83,000 |
| Winter Salt & Sand Contingency | | 96,447 | 60,000 | 61,200 | 62,500 | 63,800 | 65,100 | 66,500 |
| Bridge Repairs & Maintenance | | 5,750 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| Misc.: | Wayfinding | 30,044 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 | 27,900 |
| Misc: | Luxton Yard, annual maintenance | 77,898 | 50,000 | 51,000 | 52,100 | 53,200 | 54,300 | 55,400 |
| Sidewalk Maintenance | | 47,409 | 40,000 | 45,000 | 45,900 | 46,900 | 47,900 | 48,900 |
| | Street Furniture | 15,312 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| Boulevards (non-landscaped): | | 44,806 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| | Fountain Maintenance | 13,364 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| | Garbage Pickup | 33,794 | 31,100 | 35,000 | 35,700 | 36,500 | 37,300 | 38,100 |
| | Dog Litter Program Maintenance | 10,080 | 11,000 | 11,300 | 11,600 | 11,900 | 12,200 | 12,500 |
| | | 3,124,898 | 3,189,246 | 3,652,800 | 3,730,700 | 3,809,100 | 3,888,700 | 3,969,800 |
| **Storm Drainage:** | | | | | | | | |
| Salary and Benefits: | | 41,855 | 40,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 |
| Storm Drainage System Maintenance | | 73,687 | 70,000 | 75,000 | 76,500 | 78,100 | 79,700 | 81,300 |
| Consultants | | 113,667 | 9,500 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| Ditch, Culvert & Catch Basin Maintenance | | 11,504 | 18,000 | 30,000 | 30,600 | 31,300 | 32,000 | 32,700 |
| Storm maintenance utilities | | 333 | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 | 7,000 |
| Groundwater Monitoring | | 23,785 | 18,000 | 20,000 | 11,500 | 11,800 | 12,100 | 12,400 |
| Flush & Video Program | | 11,581 | 10,000 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 |
| Lake & Pond Maintenance | | 83,743 | 60,000 | 61,200 | 62,500 | 63,800 | 65,100 | 66,500 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Engineering and Public Works Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Storm Drains: | Miscellaneous Service Connections | 2,322 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 | 11,400 |
| | Seepage Pits | 81,038 | 70,000 | 75,000 | 75,000 | 80,000 | 85,000 | 90,000 |
| | Misc. Culverts, Drainage - Replacements/Upgrades | 371,270 | 400,000 | 500,000 | 510,000 | 520,200 | 530,700 | 541,400 |
| | Master Storm Drainage Plan - S. Langford Study | 670 | 6,500 | 6,700 | 6,900 | 7,100 | 7,300 | 7,500 |
| Sewers - Capital Planning | | | | | | | | |
| | | 815,455 | 718,000 | 864,300 | 870,600 | 891,300 | 912,300 | 933,600 |
| **Street Lighting:** | | | | | | | | |
| Salary and Benefits: | | 12,097 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Street light maintenance and operation | | 233,621 | 150,000 | 153,000 | 156,100 | 159,300 | 162,500 | 165,800 |
| | | 60,000 | 60,000 | 70,000 | 71,400 | 72,900 | 74,400 | 75,900 |
| | | 62,379 | 65,000 | 66,300 | 67,700 | 69,100 | 70,500 | 72,000 |
| | | 4,973 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 | 27,900 |
| | | 113,693 | 90,000 | 100,000 | 102,000 | 104,100 | 106,200 | 108,400 |
| Traffic Signals: | Street Lights LED Pilot Program | 61,474 | 80,000 | 80,000 | 80,000 | 60,000 | | |
| | | 548,237 | 485,000 | 509,800 | 518,300 | 507,100 | 455,900 | 465,000 |
| **Traffic Services:** | | | | | | | | |
| Traffic Signals: | | | | | | | | |
| Salary and Benefits: | | 8,705 | 8,000 | 8,200 | 8,400 | 8,600 | 8,800 | 9,000 |
| Maintenance and operation of Municipal Signals | | 88,637 | 80,000 | 81,600 | 83,300 | 85,000 | 86,700 | 88,500 |
| Consultants | | | 2,500 | 2,600 | 2,700 | 2,800 | 2,900 | 3,000 |
| Utilities | | 7,853 | 7,500 | 7,700 | 7,900 | 8,100 | 8,300 | 8,500 |
| Shared Maintenance and operation of Provincial Signals | | 17,842 | 31,300 | 32,000 | 32,700 | 33,400 | 34,100 | 34,800 |
| Railway Crossings operation and maintenance | | 25,941 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 | 27,900 |
| Allowance for non-recoverable damage | | | 5,300 | 5,500 | 5,700 | 5,900 | 6,100 | 6,300 |
| **Traffic Signs:** | | | | | | | | |
| Salary and Benefits: | | 7,650 | 6,500 | 7,000 | 7,200 | 7,400 | 7,600 | 7,800 |
| Installation of new signs | | 42,494 | 30,000 | 40,000 | 40,800 | 41,700 | 42,600 | 43,500 |
| Other Traffic Services: | | | | | | | | |
| School Crossing Guards | | 42,000 | 42,000 | 42,000 | 42,000 | 42,000 | 42,000 | 42,000 |
| | | 241,122 | 238,100 | 252,100 | 256,800 | 261,600 | 266,400 | 271,300 |
| **Transportation Services:** | | | | | | | | |
| Transit | (Langtoria and Trolley subsidy) | 13,266 | | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Beautification** | | | | | | | |
| Banners and Festivals | 52,365 | 40,000 | 45,000 | 45,900 | 46,900 | 47,900 | 48,900 |
| Christmas Decorations | 31,036 | 30,000 | 35,000 | 35,700 | 36,500 | 37,300 | 38,100 |
| | 83,401 | 70,000 | 80,000 | 81,600 | 83,400 | 85,200 | 87,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Engineering and Public Works Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Capital** | | | | | | | | |
| Equipment: | Vehicle Replacement | 70,781 | 75,000 | 45,000 | | 45,000 | | |
| Equipment: | Computerized Message Board with Speed Reading | 30,854 | 25,000 | | | | | |
| Roads: | Green City Strategies - multi-use lanes | 1,210,869 | 1,400,000 | 700,000 | 400,000 | 400,000 | 400,000 | 400,000 |
| Roads: | Green City Strategies - Humpback Rd multi-use trail | | | 1,260,000 | | | | |
| Roads: | Peatt Rd. @ Brock Ave. Roundabout - Design and Tender | | | 45,000 | | | | |
| Roads: | Peatt Rd. @ Brock Ave. Roundabout - Construction | | | 425,000 | 850,000 | | | |
| Roads: | Peatt Rd. @ Brock Ave. Roundabout - Landscaping | | | | 100,000 | | | |
| Roads: | Peatt Rd @ Hockley Roundabout - Construction | 8,053 | 813,500 | 813,500 | | | | |
| Roads: | Peatt Rd @ Hockley Roundabout - Internal Feature Item | | 100,000 | 100,000 | | | | |
| Roads: | Salem Road Extension | | | 200,000 | | 2,500,000 | | |
| Roads: | McCallum at Reddington Road Improvements | | | | | 500,000 | | |
| Roads: | Westshore Parkway - Staff Wages | | 15,000 | | | | | |
| Roads: | Westshore Parkway - Sewer Extension/Sewer Lift Statio | 1,056,191 | 1,600,000 | 150,000 | | | | |
| Roads: | Neighbourhood Improvements | 221,813 | 200,000 | 300,000 | 250,000 | 250,000 | 250,000 | 250,000 |
| Roads: | McCallum Road Connector | 300,214 | 300,214 | | | | | |
| | Florence Lake Rd Improvements - McCallum to Setchfield Eng/Tender DCCs | | | 75,000 | | | | |
| Roads: | Florence Lake Rd Improvements - McCallum to Setchfield | | | | 2,000,000 | | | |
| Roads: | Langford Parkway Improvements Jacklin to CCP | 14,961 | 140,000 | 289,000 | | | | |
| | Langford Parkway Improvements at Peatt/Phipps Roads ( General Amenity) | | | 250,000 | | | | |
| Roads: | Carpool Parking | 69,816 | 750,000 | | | | | |
| Roads: | Jacklin Rd Improvements | 45,777 | | | | | | |
| Roads: | Bear Mtn Pkwy DCC Project | 45,777 | 390,578 | 390,578 | | | | |
| Roads: | McCallum Improvements @ Costco | 18,593 | 127,000 | 150,000 | | | | |
| | Irwin Road Infill | 23,640 | | | | | | |
| Storm Drain | Stormwater Projects Storm DCC funds | 20,235 | 800,000 | 800,000 | | | | |
| Roads: | Salem Road Sewer Extension | 200,639 | 7,313,700 | | | | | |
| Street Lights & | Traffic Signal Upgrades | | 150,000 | 200,000 | 200,000 | | | |
| S/walk & Blvd: | Sidewalk Infill | 233,383 | 250,000 | 300,000 | 300,000 | 350,000 | 400,000 | 400,000 |
| Street Lights & | Traffic Signal Upgrades | | 50,000 | | | | | |
| | Florence Lake @ McCallum | 333,915 | 351,000 | | | | | |
| Building: | Quonset Hut - Luxton Road Property | 150,054 | 150,000 | 50,000 | | | | |
| | | 4,055,565 | 15,000,992 | 6,543,078 | 4,100,000 | 4,045,000 | 1,050,000 | 1,050,000 |

# City of Langford Five Year Financial Plan for: 2020-2024

## Planning, Subdivision and Development Services Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Planning Services** | 941,557 | 917,000 | 966,861 | 975,320 | 995,662 | 1,016,317 | 1,033,785 |
| **Subdivision and Land Development** | 758,318 | 496,959 | 503,579 | 513,624 | 525,082 | 533,156 | 543,845 |
| **Boards and Commissions** | 500 | 1,000 | 1,000 | 1,000 | 1,100 | 1,100 | 1,100 |
| **Economic development:** | 19,000 | 21,500 | 21,880 | 22,268 | 22,700 | 23,200 | 23,700 |
| **Community Development** | 86,930 | 70,000 | 85,000 | 35,000 | 35,000 | 35,000 | 35,000 |
| **Capital** | | | | | | | |
| **Total Planning and Development Services Expenses** | 1,806,305 | 1,506,459 | 1,578,320 | 1,547,212 | 1,579,544 | 1,608,773 | 1,637,430 |

# City of Langford Five Year Financial Plan for: 2020-2024

## Planning, Subdivision and Development Services Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Planning Services:** | | | | | | | |
| Salary and Benefits: | 807,766 | 788,500 | 799,161 | 815,200 | 831,600 | 848,300 | 865,300 |
| Affordable Housing | | 8,900 | 9,100 | 9,300 | 9,500 | 9,700 | 9,900 |
| Workstation & Tablet Replacements | 3,272 | 3,600 | 1,500 | 3,600 | 3,600 | 3,600 | |
| Legal | 39,160 | 50,500 | 63,000 | 63,000 | 64,300 | 65,600 | 67,000 |
| Advertising | 1,488 | 3,000 | 3,100 | 3,200 | 3,300 | 3,400 | 3,500 |
| | 53,157 | 20,000 | 20,400 | 20,900 | 21,400 | 21,900 | 22,400 |
| Dues and fees | 5,725 | 3,300 | 6,000 | 6,120 | 6,242 | 6,367 | 6,494 |
| Postage and Courier | | 600 | 700 | 800 | 900 | 1,000 | 1,100 |
| Stationery, Supplies and Photography | 860 | 1,500 | 1,600 | 1,700 | 1,800 | 1,900 | 2,000 |
| Travel and Training | 15,155 | 13,800 | 26,000 | 26,000 | 26,520 | 27,050 | 27,591 |
| Printing | | 5,500 | 5,700 | 5,900 | 6,100 | 6,300 | 6,500 |
| Printing for Resale | | 3,100 | 3,200 | 3,300 | 3,400 | 3,500 | 3,600 |
| Consultants | 6,257 | 10,200 | 22,500 | 11,000 | 11,300 | 11,600 | 11,900 |
| Sundry | 6,885 | 2,300 | 2,400 | 2,500 | 2,600 | 2,700 | 2,800 |
| Vehicle maintenance | 1,832 | 2,200 | 2,500 | 2,800 | 3,100 | 3,400 | 3,700 |
| | 941,557 | 917,000 | 966,861 | 975,320 | 995,662 | 1,016,317 | 1,033,785 |
| **Subdivision and Land Development:** | | | | | | | |
| Salary and Benefits: | 746,832 | 457,559 | 464,699 | 474,000 | 483,500 | 493,200 | 503,100 |
| Workstation Replacements | | 2,400 | 1,200 | 1,200 | 2,400 | | |
| Dues | 354 | 2,500 | 2,500 | 2,550 | 2,601 | 2,653 | 2,706 |
| Sundry | | 500 | 500 | 500 | 500 | 500 | 500 |
| Training and Travel | 7,105 | 9,000 | 9,180 | 9,364 | 9,551 | 9,742 | 9,937 |
| Legal | 4,027 | 25,000 | 25,500 | 26,010 | 26,530 | 27,061 | 27,602 |
| | 758,318 | 496,959 | 503,579 | 513,624 | 525,082 | 533,156 | 543,845 |

# City of Langford Five Year Financial Plan for: 2020-2024

## Planning, Subdivision and Development Services Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Committees and Commissions:** | | | | | | | |
| Planning and Zoning Committee | | 500 | 500 | 500 | 550 | 550 | 550 |
| Inter-Municipal Disabilities Committee - Sundry | 500 | 500 | 500 | 500 | 550 | 550 | 550 |
| | 500 | 1,000 | 1,000 | 1,000 | 1,100 | 1,100 | 1,100 |
| **Economic Development:** | | | | | | | |
| Vancouver Island South Film & Media Commission | | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 |
| West Shore Chamber of Commerce | 19,000 | 19,000 | 19,380 | 19,768 | 20,200 | 20,700 | 21,200 |
| | 19,000 | 21,500 | 21,880 | 22,268 | 22,700 | 23,200 | 23,700 |
| **Community Development:** | | | | | | | |
| Beautification Grant Program | | 20,000 | | | | | |
| CEERS | | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Car Sharing | | | 35,000 | | | | |
| Affordable Housing | 86,930 | | | | | | |
| OCP Review | | 15,000 | 15,000 | | | | |
| Zoning Bylaw Rewrite | | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| | 86,930 | 70,000 | 85,000 | 35,000 | 35,000 | 35,000 | 35,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Parks Administration** | 255,129 | 233,709 | 234,451 | 234,900 | 244,600 | 251,600 | 254,300 |
| **Parks Maintenance** | 1,330,901 | 1,415,252 | 1,547,400 | 1,552,980 | 1,584,078 | 1,615,800 | 1,648,052 |
| **Landscaped Boulevards** | 2,343,717 | 2,605,720 | 2,717,614 | 2,772,780 | 2,829,002 | 2,886,394 | 2,944,972 |
| **Trails** | 193,504 | 293,650 | 305,670 | 311,879 | 318,200 | 324,800 | 331,600 |
| **Tree Maintenance** | 143,229 | 440,734 | 189,800 | 194,200 | 198,700 | 203,300 | 208,000 |
| **Environment** | 31,311 | 68,748 | 90,700 | 72,800 | 74,900 | 77,000 | 79,100 |
| **Recreation Facilities** | 5,570,318 | 2,938,386 | 4,959,118 | 4,955,101 | 5,059,800 | 5,166,700 | 5,275,400 |
| **Other Recreation** | 3,461,757 | 3,461,736 | 3,618,592 | 3,672,000 | 3,726,500 | 3,782,100 | 3,838,800 |
| **Capital Projects:** | 14,563,761 | 22,886,500 | 9,800,819 | 3,601,000 | 4,585,000 | 2,167,000 | 2,647,000 |
| **Total Parks and Recreation Expenses** | 27,893,627 | 34,344,435 | 23,464,164 | 17,367,640 | 18,620,780 | 16,474,694 | 17,227,224 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Parks Services:** | | | | | | | |
| Parks Administration | | | | | | | |
| Administration Salaries | 237,627 | 206,623 | 204,451 | 208,600 | 212,800 | 217,100 | 221,500 |
| Professional Dues | 2,021 | 2,652 | 2,800 | 2,900 | 3,000 | 3,100 | 3,200 |
| Workstation & Tablet Replacements | | 3,000 | 4,800 | | 4,400 | 6,000 | 3,200 |
| Legal | 664 | 510 | 600 | 700 | 800 | 900 | 1,000 |
| Advertising | | 816 | 900 | 1,000 | 1,100 | 1,200 | 1,300 |
| Contracts | | 816 | 900 | 1,000 | 1,100 | 1,200 | 1,300 |
| Consulting | | 1,530 | 1,600 | 1,700 | 1,800 | 1,900 | 2,000 |
| Office Expense | 2,999 | 3,162 | 3,300 | 3,400 | 3,500 | 3,600 | 3,700 |
| Training & Travel | 6,531 | 5,100 | 5,300 | 5,500 | 5,700 | 5,900 | 6,100 |
| Vehicle Maintenance | 5,287 | 9,500 | 9,800 | 10,100 | 10,400 | 10,700 | 11,000 |
| | 255,129 | 233,709 | 234,451 | 234,900 | 244,600 | 251,600 | 254,300 |
| Parks, Playgrounds and Open Space Maintenance: | | | | | | | |
| Park Maintenance Staff Time | 122,300 | 68,646 | 70,100 | 71,600 | 73,100 | 74,600 | 76,100 |
| Design & Development Staff Time | | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 |
| Needs Assessment | | | 25,000 | | | | |
| Maintenance Contracts | 674,920 | 772,734 | 866,900 | 884,280 | 901,978 | 920,100 | 938,552 |
| Park Maintenance Consultants (water testing) | | 1,020 | 1,100 | 1,200 | 1,300 | 1,400 | 1,500 |
| Site Furnishings (benches, garbage cans, dog bag dispensers) | 5,597 | 4,182 | 4,300 | 4,400 | 4,500 | 4,600 | 4,700 |
| Park Maintenance Sundry | 512 | 1,326 | 1,400 | 1,500 | 1,600 | 1,700 | 1,800 |
| Park Maintenance Special Events | 768 | 2,958 | 3,100 | 3,200 | 3,300 | 3,400 | 3,500 |
| Park Maintenance Irrigation Repairs | 3,210 | 5,610 | 5,800 | 6,000 | 6,200 | 6,400 | 6,600 |
| Park Maintenance Vandalism Repairs | 5,122 | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| Playground Maintenance Contingency | 3,739 | 8,162 | 8,400 | 8,600 | 8,800 | 9,000 | 9,200 |
| Minor Parks Improvements | | 25,404 | 26,000 | 26,600 | 27,200 | 27,800 | 28,400 |
| Foreshore Lease Fees | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| Park Utilities | 514,733 | 493,476 | 503,400 | 513,500 | 523,800 | 534,300 | 545,000 |
| | 1,330,901 | 1,415,252 | 1,547,400 | 1,552,980 | 1,584,078 | 1,615,800 | 1,648,052 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Landscaped Boulevards | | | | | | | |
| Salary and Benefits: | 56,302 | 245,514 | 250,500 | 255,600 | 260,800 | 266,100 | 271,500 |
| Sundry Materials | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| Site Furnishings (benches, garbage cans, dog bag dispensers) | 5,134 | 9,384 | 9,600 | 9,800 | 10,000 | 10,200 | 10,500 |
| Well Pump Tests and Registrations | 3,959 | 15,000 | | | | | |
| Small Equipment | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| Maintenance Contracts | 1,834,347 | 1,860,116 | 1,971,614 | 2,011,080 | 2,051,302 | 2,092,394 | 2,134,272 |
| Seasonal Plantings - Contract | 45,280 | 52,020 | 53,100 | 54,200 | 55,300 | 56,500 | 57,700 |
| Hanging Baskets | 80,692 | 52,224 | 53,400 | 54,600 | 55,800 | 57,000 | 58,200 |
| Boulevard Irrigation - Repairs & Maintenance | 32,957 | 34,374 | 35,100 | 35,900 | 36,700 | 37,500 | 38,300 |
| Boulevard Irrigation - Contract | 7,800 | 5,814 | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 |
| Artificial Turf Installation | 156,028 | 200,000 | 204,000 | 208,100 | 212,300 | 216,600 | 221,000 |
| Greening the Downtown Core | 121,218 | 130,050 | 132,900 | 135,700 | 138,600 | 141,500 | 144,500 |
| | 2,343,717 | 2,605,720 | 2,717,614 | 2,772,780 | 2,829,002 | 2,886,394 | 2,944,972 |
| Trails: | | | | | | | |
| Staff Time | 970 | 38,352 | 39,200 | 40,000 | 40,800 | 41,700 | 42,600 |
| Maintenance Contracts | 192,534 | 248,872 | 259,870 | 265,079 | 270,400 | 275,900 | 281,500 |
| Site Furnishings (benches, garbage cans, dog bag dispensers) | | 4,692 | 4,800 | 4,900 | 5,000 | 5,100 | 5,300 |
| Sundry | | 1,734 | 1,800 | 1,900 | 2,000 | 2,100 | 2,200 |
| | 193,504 | 293,650 | 305,670 | 311,879 | 318,200 | 324,800 | 331,600 |
| Tree Maintenance | | | | | | | |
| Staff Time | 1,936 | 20,706 | 21,200 | 21,700 | 22,200 | 22,700 | 23,200 |
| Parks Tree Management | 19,532 | 20,808 | 21,400 | 22,000 | 22,600 | 23,200 | 23,900 |
| Ornamental Boulevard Trees | 104,623 | 108,528 | 110,800 | 113,200 | 115,700 | 118,300 | 120,900 |
| Non-Ornamental Boulevard Trees | 17,138 | 35,394 | 36,400 | 37,300 | 38,200 | 39,100 | 40,000 |
| | 143,229 | 440,734 | 189,800 | 194,200 | 198,700 | 203,300 | 208,000 |
| Natural Areas Management | | | | | | | |
| Integrated Pest Management | 6,860 | 14,382 | 14,900 | 15,500 | 16,100 | 16,700 | 17,300 |
| Control of Invasive Species | 13,451 | 40,698 | 61,800 | 43,000 | 44,200 | 45,400 | 46,600 |
| Bullfrog Eradication Program (CRD Water partnership) | 11,000 | 13,668 | 14,000 | 14,300 | 14,600 | 14,900 | 15,200 |
| | 31,311 | 68,748 | 90,700 | 72,800 | 74,900 | 77,000 | 79,100 |
| **Total Parks Services** | 4,297,791 | 4,802,515 | 5,085,635 | 5,139,539 | 5,249,480 | 5,358,894 | 5,466,024 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Recreation Facilities:** | | | | | | | | |
| Dry Floor Arena: | Wages | 29 | 1,836 | 1,900 | 2,000 | 2,100 | 2,200 | 2,300 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | General Repairs & Maintenance | 21,581 | 12,750 | 19,150 | 13,260 | 13,600 | 13,900 | 14,200 |
| | Air Conditioning Replacement | | 7,500 | | | | | |
| | Sound System Replacement | | 2,600 | | | | | |
| | Contracts | 383,740 | 9,400 | 385,000 | 392,700 | 400,600 | 408,700 | 416,900 |
| | Insurance | 5,993 | | | | | | |
| | Supplies | | 714 | 800 | 900 | 1,000 | 1,100 | 1,200 |
| | Utilities | 138,663 | 114,000 | 116,300 | 118,700 | 121,100 | 123,600 | 126,100 |
| | Small Equipment | 921 | 1,632 | 8,032 | 8,200 | 8,400 | 8,600 | 8,800 |
| | Sundry | | 714 | 800 | 900 | 1,000 | 1,100 | 1,200 |
| | | 550,927 | 151,758 | 532,682 | 537,460 | 548,700 | 560,200 | 571,800 |
| Artificial Field #1: | Wages | 1,897 | 1,836 | 1,900 | 2,000 | 2,100 | 2,200 | 2,300 |
| | Legal | | 714 | 800 | 900 | 1,000 | 1,100 | 1,200 |
| | General Repairs & Maintenance | 1,250 | 6,018 | 6,200 | 6,400 | 6,600 | 6,800 | 7,000 |
| | Contracts | 158,432 | 1,632 | 155,000 | 158,100 | 161,300 | 164,600 | 167,900 |
| | Insurance | 2,097 | 1,836 | 1,900 | 2,000 | 2,100 | 2,200 | 2,300 |
| | Supplies | | 612 | 3,125 | 3,200 | 3,300 | 3,400 | 3,500 |
| | Utilities | | 11,934 | 12,200 | 12,500 | 12,800 | 13,100 | 13,400 |
| | Small Equipment | | 2,142 | 6,000 | 2,244 | 2,300 | 2,400 | 2,500 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 163,676 | 27,336 | 187,825 | 188,144 | 192,400 | 196,800 | 201,200 |
| Playzone: | Wages | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | General Repairs & Maintenance | 675 | 4,692 | 15,000 | 5,000 | 5,100 | 5,300 | 5,500 |
| | Contracts | 204,451 | 1,122 | 204,000 | 208,100 | 212,300 | 216,600 | 221,000 |
| | Insurance | 2,397 | 4,896 | 5,000 | 5,100 | 5,300 | 5,500 | 5,700 |
| | Supplies | | 2,142 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| | Utilities | | 9,792 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| | Small Equipment | | 2,142 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 207,523 | 26,622 | 240,500 | 235,400 | 240,700 | 246,200 | 251,800 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Artificial Field #2: | Wages | 2,109 | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | General Repairs & Maintenance | 3,822 | 2,142 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| | Contracts | 43,577 | 1,632 | 43,000 | 43,900 | 44,800 | 45,700 | 46,700 |
| | Insurance | | 1,836 | 1,900 | 2,000 | 2,100 | 2,200 | 2,300 |
| | Supplies | | 2,142 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| | Utilities | 11,094 | 11,730 | 12,000 | 12,300 | 12,600 | 12,900 | 13,200 |
| | Small Equipment | | 2,142 | 6,000 | 2,227 | 2,300 | 2,400 | 2,500 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 60,602 | 23,970 | 69,900 | 67,927 | 69,800 | 71,700 | 73,700 |
| Bowling: | Wages | | 2,244 | 2,300 | 2,400 | 2,500 | 2,600 | 2,700 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Operating Contract | 2,737,539 | 2,181,500 | 2,525,200 | 2,575,800 | 2,627,400 | 2,680,000 | 2,733,600 |
| | Utilities | | | | | | | |
| | General Repairs & Maintenance | 9,654 | 11,526 | 11,800 | 12,100 | 12,400 | 12,700 | 13,000 |
| | Contingency | 25,000 | | | | | | |
| | Supplies | | 3,060 | 3,200 | 3,300 | 3,400 | 3,500 | 3,600 |
| | Sundry | 1,400 | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | | 2,773,593 | 2,200,064 | 2,544,400 | 2,595,700 | 2,648,000 | 2,701,300 | 2,755,600 |
| Water Park & Skating Rink: | Wages | | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | General Repairs & Maintenance | 409 | 5,814 | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 |
| | Contracts | 10,434 | 5,814 | 10,000 | 10,200 | 10,500 | 10,800 | 11,100 |
| | Supplies | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Utilities | | 12,036 | 12,300 | 12,600 | 12,900 | 13,200 | 13,500 |
| | Small Equipment | | 612 | 10,450 | 720 | 800 | 900 | 1,000 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 10,843 | 27,234 | 42,050 | 33,420 | 34,700 | 36,000 | 37,300 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Ice Arena: | Wages | | 5,814 | 6,000 | 6,200 | 6,400 | 6,600 | 6,800 |
| | Legal | | 7,854 | 8,100 | 8,300 | 8,500 | 8,700 | 8,900 |
| | General Repairs & Maintenance | 50,905 | 89,526 | 25,000 | 25,500 | 26,100 | 26,700 | 27,300 |
| | Contracts | 667,898 | 5,814 | 670,000 | 683,400 | 697,100 | 711,100 | 725,400 |
| | Insurance | 4,494 | 12,648 | 13,000 | 13,300 | 13,600 | 13,900 | 14,200 |
| | Supplies | 1,840 | 6,834 | 7,000 | 7,200 | 7,400 | 7,600 | 7,800 |
| | Utilities | 175,819 | 135,000 | 137,700 | 140,500 | 143,400 | 146,300 | 149,300 |
| | Small Equipment | | 6,834 | 13,470 | 13,800 | 14,100 | 14,400 | 14,700 |
| | Sundry | | 3,672 | 3,800 | 3,900 | 4,000 | 4,100 | 4,200 |
| | | 900,956 | 273,996 | 884,070 | 902,100 | 920,600 | 939,400 | 958,600 |
| Miniature Golf: | Wages | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Legal | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | General Repairs & Maintenance | | 1,400 | 1,500 | 1,600 | 1,700 | 1,800 | 1,900 |
| | Contracts | 42,544 | 1,632 | 42,500 | 43,400 | 44,300 | 45,200 | 46,200 |
| | Supplies | | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Utilities | | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Small Equipment | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 42,544 | 7,724 | 49,200 | 50,800 | 52,400 | 54,000 | 55,700 |
| Facility Rentals | | | | | | | | |
| - Other: | Legal | | 408 | 500 | 600 | 700 | 800 | 900 |
| | General Repairs & Maintenance | | 1,122 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 |
| | Contract | 268,910 | | | | | | |
| | Supplies | | 510 | 600 | 700 | 800 | 900 | 1,000 |
| | Utilities | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | Sundry | | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 268,910 | 3,264 | 3,700 | 4,200 | 4,700 | 5,200 | 5,700 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Stadium: | Wages | 15,180 | 2,142 | 8,642 | 8,900 | 9,100 | 9,300 | 9,500 |
| | Legal | | 714 | 800 | 900 | 1,000 | 1,100 | 1,200 |
| | General Repairs & Maintenance | 103,924 | 11,526 | 54,000 | 26,750 | 27,300 | 27,900 | 28,500 |
| | Contracts | 130,987 | 5,814 | 130,000 | 132,600 | 135,300 | 138,100 | 140,900 |
| | Special Events | 57,134 | | 28,000 | 28,600 | 29,200 | 29,800 | 30,400 |
| | Insurance | 945 | 714 | 800 | 900 | 1,000 | 1,100 | 1,200 |
| | Supplies | 49,071 | 612 | 1,325 | 1,400 | 1,500 | 1,600 | 1,700 |
| | Utilities | 10,389 | 11,730 | 12,000 | 12,300 | 12,600 | 12,900 | 13,200 |
| | Small Equipment | 9,701 | 612 | 25,524 | 7,100 | 7,300 | 7,500 | 7,700 |
| | Sundry | 2,573 | 612 | 700 | 800 | 900 | 1,000 | 1,100 |
| | | 379,904 | 34,476 | 261,791 | 220,250 | 225,200 | 230,300 | 235,400 |
| Rental Storage | Wages | | | | | | | |
| | General Repairs & Maintenance | 5,810 | 3,060 | 3,200 | 3,300 | 3,400 | 3,500 | 3,600 |
| | Contracts | 1,367 | 5,100 | 5,300 | 5,500 | 5,700 | 5,900 | 6,100 |
| | Utilities | 8,342 | 9,200 | 9,400 | 9,600 | 9,800 | 10,000 | 10,200 |
| | | 15,519 | 17,360 | 17,900 | 18,400 | 18,900 | 19,400 | 19,900 |
| North Langford Recreation Centre: | Wages | | 2,142 | 2,200 | 2,300 | 2,400 | 2,500 | 2,600 |
| | Contracts | 1,624 | 15,300 | 15,700 | 16,100 | 16,500 | 16,900 | 17,300 |
| | General Repairs & Maintenance | 66,511 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| | Utilities | 4,376 | 2,040 | 2,100 | 2,200 | 2,300 | 2,400 | 2,500 |
| | Sundry | | 5,100 | 5,300 | 5,500 | 5,700 | 5,900 | 6,100 |
| | | 72,511 | 44,582 | 45,300 | 46,100 | 46,900 | 47,700 | 48,500 |
| RC National Training Centre | | | | | | | | |
| | Property Taxes | 78,195 | 85,000 | | | | | |
| | General Repairs & Maintenance | 1,321 | 5,000 | 5,100 | 5,100 | 5,300 | 5,500 | 5,700 |
| | Contract | 2,141 | 5,000 | 5,100 | 5,100 | 5,300 | 5,500 | 5,700 |
| | Utilities | | 5,000 | 5,100 | 5,100 | 5,300 | 5,500 | 5,700 |
| | | | | 15,300 | 15,300 | 15,900 | 16,500 | 17,100 |
| 3680 Trans Canada Highway | | | | | | | | |
| | Wages | | | 6,500 | 6,700 | 6,900 | 7,100 | 7,300 |
| | General Repairs and Maintenance | 22,202 | | 50,000 | 25,000 | 25,500 | 26,100 | 26,700 |
| | Utilities | 1,277 | | 3,000 | 3,100 | 3,200 | 3,300 | 3,400 |

## Parks and Recreation Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Contracts | 17,674 | | 5,000 | 5,100 | 5,300 | 5,500 | 5,700 |
| | | | 64,500 | 39,900 | 40,900 | 42,000 | 43,100 |
| **Total Recreation Facilities** | 5,570,318 | 2,938,386 | 4,959,118 | 4,955,101 | 5,059,800 | 5,166,700 | 5,275,400 |
| **Other Recreation** | | | | | | | |
| Aquatic Centre Fee For Service | 950,021 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 |
| Tennis Centre Fee For Service | | | | | | | |
| West Shore Parks and Recreation Society Contract | 2,511,736 | 2,511,736 | 2,668,592 | 2,722,000 | 2,776,500 | 2,832,100 | 2,888,800 |
| | 3,461,757 | 3,461,736 | 3,618,592 | 3,672,000 | 3,726,500 | 3,782,100 | 3,838,800 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Capital Projects:** | | | | | | | | |
| **Recreation:** | | | | | | | | |
| City Centre Park: | | | | | | | | |
| | Field # 2 Turf Replacement | 796,341 | 850,000 | | | | | |
| | Belmont High School Artificial Turf Field | 189,440 | 375,000 | | | | | |
| | Goudy Field Lower Parking Lot | 117,824 | 100,000 | | | | | |
| | Westhills Stadium Seating Expansion | 8,994,789 | 9,000,000 | | | | | |
| | Phase 2 Stadium Expansion | 2,519,168 | | 3,723,819 | | | | |
| | Kettle Creek Indoor Training Facility | | 1,300,000 | 175,000 | | | | |
| | Equipment Purchase for Stadium Site | 221,465 | 145,500 | | | | | |
| | Landscape and Pathways | | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| | Ball netting for Field 1 & 2 | | 100,000 | | | | | |
| | Equipment Replacement | 129,296 | 100,000 | 60,000 | 60,000 | 60,000 | 75,000 | 75,000 |
| | Digital Sign on Bowling Alley | | 80,000 | | | | | |
| | New Playing Surface for Eagle Ridge Centre | | 90,000 | 70,000 | | | | |
| | Water Park Upgrade | | | | 50,000 | | | |
| | Building at 3020 Glen Lake Rd | 399,990 | 1,000,000 | 1,000,000 | | | | |
| | Improvements to 3020 Glen Lake Road | 718,377 | 450,000 | | | | | |
| | Dry Floor Replacement Eagle Ridge Centre | | 80,000 | | | | | |
| | 6 sets of temporary bleachers for Stadium Site | 200,515 | 431,000 | 210,000 | | | | |
| | Zamboni Replacement - Westhills Arena | | | | | | | 180,000 |
| **Langford Outdoor Recreation Experience Phase 1** | | | | | | | | |
| Shared Use Paths: | | | | | | | | |
| | Humpback Road Lane Closure | | 500,000 | | | | | |
| | The Great Trail Through Irwin Park to Irwin Road | | 525,000 | | | | | |
| | The Great Trail - Irwin Road to Humpback | | 450,000 | | | | | |
| | Irwin Road to Train Tracks on Humpback | | 450,000 | | | | | |
| | Goldstream Meadows Parking | | | | 75,000 | | | |
| | Irwin Ponds Bike Park | | | 1,300,000 | | | | |
| Beaches & Waterfront Facilities: | | | | | | | | |
| | 3680 Trans Canada Highway | | | 300,000 | | | | |
| | Goldstream Meadows Washroom | | | | 250,000 | | | |
| | Florence Lake Boardwalk | | | | 250,000 | 250,000 | | |
| | Langford Lake - Scouts Point Wharf Replacement | | 20,000 | 20,000 | | | | |
| | Langford Lake Beach Improvements | | 25,000 | 150,000 | | | 25,000 | 25,000 |
| | Flute Lane Fishing Wharf and Ramp | | 30,000 | 30,000 | | | | |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| | Glen Cove Beach Wharf Improvements | | 20,000 | 25,000 | | | | |
| Fishing/Observation Platforms: | | | | | | | | |
| | Langford Lake Boat Ramp | | | 10,000 | | | | |
| | Weed Harvester Replacement | 121,951 | 35,000 | | | | | |
| Bicycle Paths: | Bellamy Park - Millstream Trail Extension | | | | 300,000 | | | |
| | Glen Lake Slough Trail | | | | 100,000 | 500,000 | | |
| | TCH Trail - Phelps to Bellamy | | | | 175,000 | | | |
| Hiking Trails: | | | 100,000 | 100,000 | 100,000 | 100,000 | 150,000 | 150,000 |
| Running/Walking Paths: | | | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| | Ed Nixon Trail Retention/Upgrade | | 100,000 | 100,000 | 100,000 | | | |
| Partnerships: | | | | | | | | |
| | Disability and Access Improvements | 91,129 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| | Artificial Turf Fields with SD62 | | | | | 1,200,000 | | |
| Washroom | Centennial Park Washroom Building Sewer Connection | | 25,000 | | | | | |
| North Langford Recreation Centre: | | | | | | | | |
| | Equipment Replacement | 63,476 | 105,000 | 77,000 | 66,000 | 50,000 | 42,000 | 42,000 |
| **Total Recreation** | | 14,563,761 | 16,711,500 | 7,575,819 | 1,751,000 | 2,385,000 | 517,000 | 697,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Parks and Recreation Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Parks/Greening** | | | | | | | | |
| | Half-ton Pickup Truck | | 45,000 | 45,000 | | | | |
| | Parkland Acquisition | | 2,500,000 | 700,000 | 800,000 | 800,000 | 800,000 | 800,000 |
| | Goldie Park Upgrade | | | 250,000 | | | | |
| | South Langford Area Park Development | | | | 500,000 | 500,000 | | |
| | Piper Park Playground and Improvemnets | | 130,000 | 130,000 | | | | |
| | McCormick Meadows Playground and Park Improvement | | 250,000 | | | | | |
| | Kettle Creek Park and Payground | | 150,000 | 150,000 | | | | |
| | North Langford Area Park Development | | 250,000 | | 500,000 | | | |
| | Southpoint Park and Playground | | 350,000 | 350,000 | | | | |
| | Willing Park | | | 50,000 | | 500,000 | | |
| | Gade Road Park Improvements | | 2,000,000 | | | | | |
| Westhills | Future Phases - Trails & Landscaping | | | 150,000 | 50,000 | 50,000 | | |
| | Parks | | 150,000 | | | 150,000 | 250,000 | 250,000 |
| Bear Mountain: | Future Phases - Trails & Landscaping | | 100,000 | 100,000 | | | 100,000 | 100,000 |
| | Parks | | 250,000 | 250,000 | | | 500,000 | 500,000 |
| Skirt Mountain: | Future Phases - Trails & Landscaping | | | 50,000 | | 100,000 | | |
| | Parks | | | | | 100,000 | | 300,000 |
| **Total Parks/Greening** | | | 6,175,000 | 2,225,000 | 1,850,000 | 2,200,000 | 1,650,000 | 1,950,000 |
| **Total Parks Capital** | | 14,563,761 | 22,886,500 | 9,800,819 | 3,601,000 | 4,585,000 | 2,167,000 | 2,647,000 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Festivals and Other Culture Expenditures

| | | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | | |
| **Beautification and Festivals** | | 79,160 | 49,600 | | | | | |
| **Arts and Culture** | | 2,276,071 | 2,223,384 | 2,263,394 | 2,303,656 | 2,364,667 | 3,177,454 | 3,266,649 |
| | | 2,355,231 | 2,272,984 | 2,263,394 | 2,303,656 | 2,364,667 | 3,177,454 | 3,266,649 |
| **Festivals:** | | | | | | | | |
| Wages | | 14,931 | | | | | | |
| Music In The Park | | 10,397 | 10,200 | Moved all of these to Business Development | | | | |
| Canada Day & Summerfest | | | 2,000 | | | | | |
| Beautification funding program | | 17,750 | | | | | | |
| Belmont Safe Grad | | 10,000 | 10,000 | | | | | |
| Christmas in the Square | | 7,720 | 2,500 | | | | | |
| Community Events/Festivals (Show 'n Shines, Godess Run, Remembrance D | | 15,962 | 20,000 | | | | | |
| Goldstream Station Market | | | 2,500 | | | | | |
| Langford Pipe Band | | 2,400 | 2,400 | | | | | |
| | | 79,160 | 49,600 | | | | | |
| **Arts and Culture:** | | | | | | | | |
| Greater Victoria Public Library | | | | | | | | |
| | Shared Operating Costs | 1,862,234 | 1,862,234 | 1,899,479 | 1,937,469 | 1,995,600 | 2,055,500 | 2,117,200 |
| | Goudy Library | 99,163 | 105,400 | 105,400 | 105,400 | 105,400 | 105,400 | 105,400 |
| | YM/YWCA Library | 134,071 | 132,000 | 132,500 | 132,500 | 133,000 | 133,500 | 143,500 |
| | JDF Building Costs | 99,927 | 58,000 | 59,200 | 60,400 | 61,700 | 63,000 | 64,300 |
| | | 2,195,395 | 2,157,634 | 2,196,579 | 2,235,769 | 2,295,700 | 2,357,400 | 2,430,400 |
| Other Culture | | | | | | | | |
| | Public Internet Access | 20,839 | | | | | | |
| | Community Funding Progran | 20,000 | 18,250 | 18,615 | 18,987 | 19,367 | 19,754 | 20,149 |
| | Theatre | | | | | | 750,000 | 765,000 |
| | Public Art (Statues) | 7,337 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| | Arts and Culture Fee for Ser | 32,500 | 32,500 | 33,200 | 33,900 | 34,600 | 35,300 | 36,100 |
| | | 2,276,071 | 2,223,384 | 2,263,394 | 2,303,656 | 2,364,667 | 3,177,454 | 3,266,649 |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Fiscal Services Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| **Expenses:** | | | | | | | |
| **Debt Charges** | 2,830,454 | 2,985,700 | 3,761,728 | 5,886,210 | 6,689,073 | 7,306,114 | 7,899,855 |
| **Transfers** | 4,780,349 | 4,927,000 | 4,736,272 | 4,641,731 | 5,274,138 | 3,769,600 | 3,896,532 |
| | 7,610,803 | 7,912,700 | 8,498,000 | 10,527,941 | 11,963,211 | 11,075,714 | 11,796,387 |
| **Debt Charges:** | | | | | | | |
| Banks Loans, Overdrafts, tax sale interest | 11,021 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Interest on temporary borrowing - property tax prepayment discounts | 534 | 2,500 | 2,500 | 2,000 | 2,000 | 2,000 | 2,000 |
| Interest on temporary borrowing - municipal operations | 5,791 | 5,000 | 5,000 | 4,500 | 4,500 | 4,500 | 4,500 |
| **Short Term Capital Loan Servicing Cost** | | | | | | | |
| Westhills Stadium | | | | 750,000 | 750,000 | 750,000 | 750,000 |
| Landbanking - parking | | | 1,506,728 | 2,152,469 | 2,582,962 | 3,013,456 | 3,443,950 |
| Property Acquisition mortgage | | | | 645,741 | 968,611 | 1,183,858 | 1,399,105 |
| | | | 1,506,728 | 3,548,210 | 4,301,573 | 4,947,314 | 5,593,055 |
| **Long Term Debenture Debt** | | | | | | | |
| Bear Mountain Parkway Extension (Local Area Service Parcel Tax) | 468,678 | 478,000 | 478,000 | 478,100 | 478,900 | 486,400 | 473,100 |
| Leigh Interchange/Bear Mountain Parkway (Local Area Service Parcel Tax) | 2,077,072 | 1,512,500 | 1,484,500 | 1,543,400 | 1,592,100 | 1,555,900 | 1,517,200 |
| Bear Mtn. Arena(General Debt Tax Levy and Subsidies) | | 325,600 | | | | | |
| City Centre Park Fields, Ponds, Trails (General Debt Tax Levy) | | 377,100 | | | | | |
| Sportsplex (Operating revenue from Sportsplex) | 267,358 | 275,000 | 275,000 | 300,000 | 300,000 | 300,000 | 300,000 |
| | 2,813,108 | 2,968,200 | 2,237,500 | 2,321,500 | 2,371,000 | 2,342,300 | 2,290,300 |
| **Transfers:** | | | | | | | |
| Capital Fund - Rugby Canada Rent | 208,000 | 118,000 | 118,000 | 118,000 | 118,000 | 118,000 | 118,000 |
| Transfers to Capital Fund | | | | | | | |
| Equipment Replacement Reserve | 650,000 | 650,000 | 769,000 | 900,000 | 1,000,000 | 900,000 | 1,000,000 |
| Gas Tax Reserve | 1,158,515 | 1,285,400 | 1,285,400 | 1,346,600 | 1,346,600 | 1,346,600 | 1,373,532 |
| Tsf to Police Operating Reserve | 500,000 | | | | | | |
| Future expenditures $100,000 on fire statement | 33,174 | | | | | | |
| Emergency operations reserve | | | 400,000 | | | | |
| Parking Reserve | | | 348,272 | 147,531 | 17,038 | | |

# City of Langford

Five Year Financial Plan for: 2020-2024

## Fiscal Services Expenditures

| | History | | New Estimates | | | | |
|---|---|---|---|---|---|---|---|
| | 2019 YTD | 2019 Budget | 2020 Budget | 2021 Budget | 2022 Budget | 2023 Budget | 2024 Budget |
| Capital Works | 1,200,000 | 1,200,000 | 300,000 | | | | |
| Fire Operating Reserve - on fire statement | | 133,000 | | 54,000 | 77,500 | | |
| Infrastructure Sustainability Reserve | 375,000 | 375,000 | 350,000 | 910,000 | 1,410,000 | | |
| Capital Works & Equipment Reserve - net Casino revenue plus annual cont | 655,660 | 1,165,600 | 1,165,600 | 1,165,600 | 1,305,000 | 1,405,000 | 1,405,000 |
| | 4,780,349 | 4,927,000 | 4,736,272 | 4,641,731 | 5,274,138 | 3,769,600 | 3,896,532 |

# City of Langford
## Schedule of Capital Funding

| 2020 | | Budget | Taxes | Donated & Other | Accumulated Surplus | Contr. By Developer | Gas Tax | Grants | Reserve Funds: Equip Replace. | Capital Works | Police Building | Sidewalk | Infrastructure Sustainability Reserve | Park Land | General Amenity | Road DCC | Drain DCC | Parkland DCC (OLD) | Pk. Land DCC | Pk. Impr. DCC | Debt | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **General Government** | | | | | | | | | | | | | | | | | | | | | | |
| Hardware Replacements | FA06 | 256,000 | | | | | | | 256,000 | | | | | | | | | | | | | 256,000 |
| Software Updates - | FA18 | 156,000 | | | | | | | | 156,000 | | | | | | | | | | | | 156,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | FA18 | 53,500 | 53,500 | | | | | | | | | | | | | | | | | | | 53,500 |
| Fibre Network Enhancements | FA25 | 100,000 | | | | | | | | | | | | | 100,000 | | | | | | | 100,000 |
| Website Redesign | | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| City Hall Upgrade | | 300,000 | | | 300,000 | | | | | | | | | | | | | | | | | 300,000 |
| Theatre | | 30,000,000 | | 5,000,000 | | | | 20,000,000 | | | | | | | 5,000,000 | | | | | | | 30,000,000 |
| Land banking - parking | | 7,000,000 | | | | | | | | | | | | | | | | | | | 7,000,000 | 7,000,000 |
| Property Acquisition | FA08 | 3,500,000 | | | | | | | | | | | | | | 500,000 | | | | | 3,000,000 | 3,500,000 |
| | Total | 41,415,500 | 103,500 | 5,000,000 | 300,000 | | | 20,000,000 | 256,000 | 156,000 | | | | | 5,100,000 | 500,000 | | | | | ########## | 41,415,500 |
| **Police Services** | | | | | | | | | | | | | | | | | | | | | | |
| Police Building Renovations and capital maintenance | | 209,453 | | | 209,453 | | | | | | | | | | | | | | | | | 209,453 |
| | Total | 209,453 | | | 209,453 | | | | | | | | | | | | | | | | | 209,453 |
| **Fire Services** | | | | | | | | | | | | | | | | | | | | | | |
| Station #2 - Upgrades | | 20,000 | 20,000 | | | | | | | | | | | | | | | | | | | 20,000 |
| Apparatus Replacement | | 71,000 | | | | | | | 71,000 | | | | | | | | | | | | | 71,000 |
| Community Wildfire Protection Plan Grant | | 30,000 | | | | | | 30,000 | | | | | | | | | | | | | | 30,000 |
| Hose Replacement | | 2,500 | | | | | | | 2,500 | | | | | | | | | | | | | 2,500 |
| Evacuation Route Grant | | 30,000 | | | | | | 30,000 | | | | | | | | | | | | | | 30,000 |
| Fire Investigation PPE | | 8,500 | | | | | | | 8,500 | | | | | | | | | | | | | 8,500 |
| Portable Pump | | 5,000 | | | | | | | 5,000 | | | | | | | | | | | | | 5,000 |
| Battery Power Haul Device | | 6,500 | | | | | | | 6,500 | | | | | | | | | | | | | 6,500 |
| | Total | 173,500 | 20,000 | | | | | 60,000 | 93,500 | | | | | | | | | | | | | 173,500 |
| **Bylaw Enforcement** | | | | | | | | | | | | | | | | | | | | | | |
| Vehicle Replacement | | | | | | | | | | | | | | | | | | | | | | |
| Crest Radio Replacements | | 25,000 | | | | | | | 25,000 | | | | | | | | | | | | | 25,000 |
| | Total | 25,000 | | | | | | | 25,000 | | | | | | | | | | | | | 25,000 |
| **Public Works** | | | | | | | | | | | | | | | | | | | | | | |
| Equipment: Vehicle Replacement | | 45,000 | | | | | | | 45,000 | | | | | | | | | | | | | 45,000 |
| Roads: Green City Strategies - multi-use lanes | | 700,000 | | | | | 350,000 | 350,000 | | | | | | | | | | | | | | 700,000 |
| Roads: Green City Strategies - Humpback Rd multi-use trail | | 1,260,000 | | | | | 760,000 | 500,000 | | | | | | | | | | | | | | 1,260,000 |
| Roads: Peatt Rd. @ Brock Ave. Roundabout - Design and Tender | | 45,000 | | | | | | | | | | | | | | 45,000 | | | | | | 45,000 |
| Roads: Peatt Rd. @ Brock Ave. Roundabout - Construction | | 425,000 | | | | | | | | | | | | | | 425,000 | | | | | | 425,000 |
| Roads: Peatt Rd @ Hockley Roundabout - Construction | | 813,500 | | | | 813,500 | | | | | | | | | | | | | | | | 813,500 |
| Roads: Peatt Rd @ Hockley Roundabout - Internal Feature Item | | 100,000 | | | | | | | | | | | | | 100,000 | | | | | | | 100,000 |
| Roads: Salem Road Extension | | 200,000 | | | | | | | | | | | | | | 200,000 | | | | | | 200,000 |
| Roads: Westshore Parkway - Sewer Extension/Sewer Lift Station | | 150,000 | | | | | | | | | | | | | | 150,000 | | | | | | 150,000 |
| Roads: Neighbourhood Improvements | | 300,000 | | | | | | | | 300,000 | | | | | | | | | | | | 300,000 |
| Roads: Florence Lake Rd Improvements - McCallum to Setchfield Eng/Tender DCCs | | 75,000 | | | | | | | | | | | | | | 75,000 | | | | | | 75,000 |
| Roads: Langford Parkway Improvements Jacklin to CCP | | 289,000 | | | | | | | | 289,000 | | | | | | | | | | | | 289,000 |
| Roads: Langford Parkway Improvements at Peatt/Phipps Roads ( General Amenity) | | 250,000 | | | | | | | | | | | | | 250,000 | | | | | | | 250,000 |
| Roads: Bear Mtn Pkwy DCC Project | | 390,578 | | | | | | | | | | | | | | 390,578 | | | | | | 390,578 |
| Roads: McCallum Improvements @ Costco | | 150,000 | | | | | | | | | | | | | | 150,000 | | | | | | 150,000 |
| Storm Drain Stormwater Projects Storm DCC funds | | 800,000 | | | | | | | | | | | | | | | 800,000 | | | | | 800,000 |
| Street Lights & Traffic Signal Upgrades | | 200,000 | | | | | | 50,000 | | | | | 150,000 | | | | | | | | | 200,000 |
| S/walk & Blvd: Sidewalk Infill | | 300,000 | | | | | | | | 2,000 | | 48,000 | | | 250,000 | | | | | | | 300,000 |
| Building: Quonset Hut - Luxton Road Property | | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| | Total | 6,543,078 | 50,000 | | | 813,500 | 1,110,000 | 900,000 | 45,000 | 591,000 | | 48,000 | 150,000 | | 600,000 | 1,435,578 | 800,000 | | | | | 6,543,078 |
| **Parks** | | | | | | | | | | | | | | | | | | | | | | |
| CCP - Landscape and Pathways | | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| CCP - Westhills Stadium Seating Expansion | | 3,723,819 | | | 2,699,285 | | | | | | | | | | 400,000 | | | | | 624,534 | | 3,723,819 |
| CCP - Kettle Creek Indoor Training Facility | | 175,000 | | | | | | | | 175,000 | | | | | | | | | | | | 175,000 |
| CCP - Equipment Replacement | | 60,000 | | | | | | | 60,000 | | | | | | | | | | | | | 60,000 |
| CCP - New Playing Surface for Eagle Ridge Centre | | 70,000 | | | | | | | | 70,000 | | | | | | | | | | | | 70,000 |
| CCP - Building at 3020 Glen Lake Rd | | 1,000,000 | | | 1,000,000 | | | | | | | | | | | | | | | | | 1,000,000 |
| CCP - 6 sets of temporary bleachers for Stadium Site | | 210,000 | | | | | | | | | | | | | 210,000 | | | | | | | 210,000 |
| Shared Use Paths - Irwin Ponds Bike Park | | 1,300,000 | | | | | 300,000 | | | | | | | | | | | | | 1,000,000 | | 1,300,000 |
| Beaches & Waterfront Facilities - 3680 Trans Canada Highway | | 300,000 | | | | | | | | 300,000 | | | | | | | | | | | | 300,000 |
| Beaches & Waterfront Facilities - Langford Lake - Scouts Point Wharf Replacement | | 20,000 | | | | | | | | 20,000 | | | | | | | | | | | | 20,000 |
| Beaches & Waterfront Facilities - Langford Lake Beach Improvements | | 150,000 | | | | | | | | | | | | | 150,000 | | | | | | | 150,000 |
| Beaches & Waterfront Facilities - Flute Lane Fishing Wharf and Ramp | | 30,000 | | | | | | | | 30,000 | | | | | | | | | | | | 30,000 |
| Beaches & Waterfront Facilities - Glen Cove Beach Wharf Improvements | | 25,000 | | | | | | | | 25,000 | | | | | | | | | | | | 25,000 |
| Fishing/Observation Platforms: - Langford Lake Boat Ramp | | 10,000 | | | | | | | | | | | 10,000 | | | | | | | | | 10,000 |
| Hiking Trails: - | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Running/Walking Paths: - | | 75,000 | | | | | | | | | | | | | | | | | | 75,000 | | 75,000 |
| Running/Walking Paths: - Ed Nixon Trail Retention/Upgrade | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Partnerships: - Disability and Access Improvements | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| North Langford Recreation Centre: - Equipment Replacement | | 77,000 | | | | | | | 77,000 | | | | | | | | | | | | | 77,000 |
| Parks/Greening: - Half-ton Pickup Truck | | 45,000 | | | | | | | 45,000 | | | | | | | | | | | | | 45,000 |
| Parks/Greening: - Parkland Acquisition | | 700,000 | | | | | | | | | | | | | | | | 700,000 | | | | 700,000 |
| Parks/Greening: - Goldie Park Upgrade | | 250,000 | | | | | | | | | | | | | | | | | | 250,000 | | 250,000 |
| Parks/Greening: - Piper Park Playground and Improvemnets | | 130,000 | | | | 130,000 | | | | | | | | | | | | | | | | 130,000 |
| Parks/Greening: - Kettle Creek Park and Pavground | | 150,000 | | | | 150,000 | | | | | | | | | | | | | | | | 150,000 |
| Parks/Greening: - Southpoint Park and Playground | | 350,000 | | | | 200,000 | | | | | | | | | | | | | | 150,000 | | 350,000 |
| Parks/Greening: - Willing Park | | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| Westhills: - Future Phases - Trails & Landscaping | | 150,000 | | | | 150,000 | | | | | | | | | | | | | | | | 150,000 |
| Bear Mtn: - Future Phases - Trails & Landscaping | | 100,000 | | | | 100,000 | | | | | | | | | | | | | | | | 100,000 |
| Bear Mtn: - Parks | | 250,000 | | | | 250,000 | | | | | | | | | | | | | | | | 250,000 |
| Skirt Mtn: - Future Phases - Trails & Landscaping | | 50,000 | | | | 50,000 | | | | | | | | | | | | | | | | 50,000 |
| Total | Total | 9,800,819 | | | 3,699,285 | 1,030,000 | 300,000 | | 182,000 | 620,000 | | | | | 760,000 | | | 700,000 | | 2,499,534 | | 9,800,819 |
| **Total General Fund** | | 58,167,350 | 173,500 | 5,000,000 | 4,208,738 | 1,843,500 | 1,410,000 | 20,960,000 | 601,500 | 1,367,000 | | 48,000 | 160,000 | | 6,460,000 | 1,935,578 | 800,000 | 700,000 | | 2,499,534 | ########## | 58,167,350 |
| **Total Capital** | | 58,167,350 | 173,500 | 5,000,000 | 4,208,738 | 1,843,500 | 1,410,000 | 20,960,000 | 601,500 | 1,367,000 | | 48,000 | 160,000 | | 6,460,000 | 1,935,578 | 800,000 | 700,000 | | 2,499,534 | ########## | 58,167,350 |

# City of Langford
## Schedule of Capital Funding

| | | Budget | Taxes | Donated & Other | Accumulated Surplus | Contr. By Developer | Gas Tax | Grants | Reserve Funds: Equip Replace. | Capital Works | Police Building | Sidewalk | Infrastructure Sustainability Reserve | Park Land | General Amenity | Road DCC | Drain DCC | Parkland DCC (OLD) | Pk. Land DCC | Pk. Impr. DCC | Debt | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2021** | | | | | | | | | | | | | | | | | | | | | | |
| **General Government** | | | | | | | | | | | | | | | | | | | | | | |
| Hardware Replacements | | 175,000 | | | | | | | 175,000 | | | | | | | | | | | | | 175,000 |
| Software Updates - | | 50,000 | | | | | | | | 50,000 | | | | | | | | | | | | 50,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| Fibre Network Enhancements | | 70,000 | | | | | | | | | | | | | 70,000 | | | | | | | 70,000 |
| Land banking - parking | | 3,000,000 | | | | | | | | | | | | | | | | | | | 3,000,000 | 3,000,000 |
| Property Acquisition | | 2,000,000 | | | | | | | | | | | | | | | | | | | 2,000,000 | 2,000,000 |
| Total | Total | 5,345,000 | 50,000 | | | | | | 175,000 | 50,000 | | | | | 70,000 | | | | | | 5,000,000 | 5,345,000 |
| **Police Services** | | | | | | | | | | | | | | | | | | | | | | |
| Building improvements | | 77,822 | | | | | | | | | | | 77,822 | | | | | | | | | 77,822 |
| Total | Total | 77,822 | | | | | | | | | | | 77,822 | | | | | | | | | 77,822 |
| **Fire Services** | | | | | | | | | | | | | | | | | | | | | | |
| Apparatus Replacement | | 850,000 | | | | | | | 850,000 | | | | | | | | | | | | | 850,000 |
| Total | Total | 850,000 | | | | | | | 850,000 | | | | | | | | | | | | | 850,000 |
| **Bylaw Enforcement** | | | | | | | | | | | | | | | | | | | | | | |
| Vehicle Replacement | | 50,000 | | | | | | | 50,000 | | | | | | | | | | | | | 50,000 |
| Crest Radio Replacements | | 25,000 | | | | | | | 25,000 | | | | | | | | | | | | | 25,000 |
| Total | Total | 75,000 | | | | | | | 75,000 | | | | | | | | | | | | | 75,000 |
| **Public Works** | | | | | | | | | | | | | | | | | | | | | | |
| Roads: Green City Strategies - multi-use lanes | | 400,000 | | | | | 200,000 | 200,000 | | | | | | | | | | | | | | 400,000 |
| Roads: Peatt Rd. @ Brock Ave. Roundabout - Construction | | 850,000 | | | | | | | | | | | | | | 850,000 | | | | | | 850,000 |
| Roads: Peatt Rd. @ Brock Ave. Roundabout - Landscaping | | 100,000 | | | | | | | | 100,000 | | | | | | | | | | | | 100,000 |
| Roads: Neighbourhood Improvements | | 250,000 | | | | | | | | | | | | | 250,000 | | | | | | | 250,000 |
| Roads: Florence Lake Rd Improvements - McCallum to Setchfield | | 2,000,000 | | | | | | | | | | | | | | 2,000,000 | | | | | | 2,000,000 |
| Street Lights & Traffic Signal Upgrades | | 200,000 | | | | | | | | | | | 200,000 | | | | | | | | | 200,000 |
| S/walk & Blvd: Sidewalk Infill | | 300,000 | | | | | | | | 300,000 | | | | | | | | | | | | 300,000 |
| Total | Total | 4,100,000 | | | | | 200,000 | 200,000 | | 400,000 | | | 200,000 | | 250,000 | 2,850,000 | | | | | | 4,100,000 |
| **Parks** | | | | | | | | | | | | | | | | | | | | | | |
| CCP - Landscape and Pathways | | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| CCP - Equipment Replacement | | 60,000 | | | | | | | 60,000 | | | | | | | | | | | | | 60,000 |
| CCP - Water Park Upgrade | | 50,000 | | | | | | | | | | | 50,000 | | | | | | | | | 50,000 |
| Shared Use Paths - Goldstream Meadows Parking | | 75,000 | | | | | | | | | | | | | 75,000 | | | | | | | 75,000 |
| Beaches & Waterfront Facilities - Goldstream Meadows Washroom | | 250,000 | | | | | | | | | | | | | | | | | | 250,000 | | 250,000 |
| Beaches & Waterfront Facilities - Florence Lake Boardwalk | | 250,000 | | | | | | | | | | | | | | | | | | 250,000 | | 250,000 |
| Bicycle Paths: - Bellamy Park - Millstream Trail Extension | | 300,000 | | | | | 300,000 | | | | | | | | | | | | | | | 300,000 |
| Bicycle Paths: - Glen Lake Slough Trail | | 100,000 | | | | | 100,000 | | | | | | | | | | | | | | | 100,000 |
| Bicycle Paths: - TCH Trail - Phelps to Bellamy | | 175,000 | | | | | 175,000 | | | | | | | | | | | | | | | 175,000 |
| Hiking Trails: - | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Running/Walking Paths: - | | 75,000 | | | | | | | | | | | | | | | | | | 75,000 | | 75,000 |
| Running/Walking Paths: - Ed Nixon Trail Retention/Upgrade | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Partnerships: - Disability and Access Improvements | | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| North Langford Recreation Centre: - Equipment Replacement | | 66,000 | | | | | | | 66,000 | | | | | | | | | | | | | 66,000 |
| Parks/Greening: - Parkland Acquisition | | 800,000 | | | | | | | | | | | | 800,000 | | | | | | | | 800,000 |
| Parks/Greening: - South Langford Area Park Development | | 500,000 | | | | | | | | | | | | | | | | | | 500,000 | | 500,000 |
| Parks/Greening: - North Langford Area Park Development | | 500,000 | | | | | | | | | | | | | | | | | | 500,000 | | 500,000 |
| Westhills: - Future Phases - Trails & Landscaping | | 50,000 | | | | 50,000 | | | | | | | | | | | | | | | | 50,000 |
| Total | Total | 3,601,000 | | | | 50,000 | 575,000 | | 126,000 | | | | 50,000 | 800,000 | 75,000 | | | | | 1,925,000 | | 3,601,000 |
| **Total General Fund** | | 14,048,822 | 50,000 | | | 50,000 | 775,000 | 200,000 | 1,226,000 | 450,000 | | | 327,822 | 800,000 | 395,000 | 2,850,000 | | | | 1,925,000 | 5,000,000 | 14,048,822 |

# City of Langford
## Schedule of Capital Funding

| | Budget | Taxes | Donated & Other | Accumulated Surplus | Contr. By Developer | Gas Tax | Grants | Reserve Funds: Equip Replace. | Capital Works | Police Building | Sidewalk | Infrastructure Sustainability Reserve | Park Land | General Amenity | Road DCC | Drain DCC | Parkland DCC (OLD) | Pk. Land DCC | Pk. Impr. DCC | Debt | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2022** | | | | | | | | | | | | | | | | | | | | | |
| **General Government** | | | | | | | | | | | | | | | | | | | | | |
| Hardware Replacements | 150,000 | | | | | | | 150,000 | | | | | | | | | | | | | 150,000 |
| Software Updates - | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | 150,000 | 150,000 | | | | | | | | | | | | | | | | | | | 150,000 |
| Fibre Network Enhancements | 30,000 | | | | | | | | | | | | | 30,000 | | | | | | | 30,000 |
| Land banking - parking | 2,000,000 | | | | | | | | | | | | | | | | | | | 2,000,000 | 2,000,000 |
| Property Acquisition | 2,000,000 | | | | | | | | | | | | | | | | | | | 2,000,000 | 2,000,000 |
| Total | 4,380,000 | 200,000 | | | | | | 150,000 | | | | | | 30,000 | | | | | | 4,000,000 | 4,380,000 |
| **Police Services** | | | | | | | | | | | | | | | | | | | | | |
| Police Building | 20,830 | 20,830 | | | | | | | | | | | | | | | | | | | 20,830 |
| Total | 20,830 | 20,830 | | | | | | | | | | | | | | | | | | | 20,830 |
| **Fire Services** | | | | | | | | | | | | | | | | | | | | | |
| Apparatus Replacement | 150,000 | | | | | | | 150,000 | | | | | | | | | | | | | 150,000 |
| Total | 150,000 | | | | | | | 150,000 | | | | | | | | | | | | | 150,000 |
| **Bylaw Enforcement** | | | | | | | | | | | | | | | | | | | | | |
| Vehicle Replacement | 60,000 | | | | | | | 60,000 | | | | | | | | | | | | | 60,000 |
| Crest Radio Replacements | | | | | | | | | | | | | | | | | | | | | |
| Total | 60,000 | | | | | | | 60,000 | | | | | | | | | | | | | 60,000 |
| **Public Works** | | | | | | | | | | | | | | | | | | | | | |
| Equipment: Vehicle Replacement | 45,000 | | | | | | | 45,000 | | | | | | | | | | | | | 45,000 |
| Roads: Green City Strategies - multi-use lanes | 400,000 | | | | | 200,000 | 200,000 | | | | | | | | | | | | | | 400,000 |
| Roads: Salem Road Extension | 2,500,000 | | | | | | | | | | | | | | 2,500,000 | | | | | | 2,500,000 |
| Roads: McCallum at Reddington Road Improvements | 500,000 | | | | | | | | | | | | | | 500,000 | | | | | | 500,000 |
| Roads: Neighbourhood Improvements | 250,000 | | | | | | | | | | | | | 250,000 | | | | | | | 250,000 |
| S/walk & Blvd: Sidewalk Infill | 350,000 | | | | | | | | 350,000 | | | | | | | | | | | | 350,000 |
| Total | 4,045,000 | | | | | 200,000 | 200,000 | 45,000 | 350,000 | | | | | 250,000 | 3,000,000 | | | | | | 4,045,000 |
| **Parks** | | | | | | | | | | | | | | | | | | | | | |
| CCP - Landscape and Pathways | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| CCP - Equipment Replacement | 60,000 | | | | | | | 60,000 | | | | | | | | | | | | | 60,000 |
| Beaches & Waterfront Facilities - Florence Lake Boardwalk | 250,000 | | | | | | | | | | | | | | | | | | 250,000 | | 250,000 |
| Bicycle Paths: - Glen Lake Slough Trail | 500,000 | | | | | 500,000 | | | | | | | | | | | | | | | 500,000 |
| Hiking Trails: - | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Running/Walking Paths: - | 75,000 | | | | | | | | | | | | | | | | | | 75,000 | | 75,000 |
| Partnerships: - Disability and Access Improvements | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| Partnerships: - Artificial Turf Fields with SD62 | 1,200,000 | | | | | 1,200,000 | | | | | | | | | | | | | | | 1,200,000 |
| North Langford Recreation Centre: - Equipment Replacement | 50,000 | | | | | | | 50,000 | | | | | | | | | | | | | 50,000 |
| Parks/Greening: - Parkland Acquisition | 800,000 | | | | | | | | | | | | | | | | 800,000 | | | | 800,000 |
| Parks/Greening: - South Langford Area Park Development | 500,000 | | | | | | | | | | | | | | | | | | 500,000 | | 500,000 |
| Parks/Greening: - Willing Park | 500,000 | | | | | | | | | | | | | | | | | | 500,000 | | 500,000 |
| Westhills: - Future Phases - Trails & Landscaping | 50,000 | | | | 50,000 | | | | | | | | | | | | | | | | 50,000 |
| Westhills: - Parks | 150,000 | | | | 150,000 | | | | | | | | | | | | | | | | 150,000 |
| Skirt Mtn: - Future Phases - Trails & Landscaping | 100,000 | | | | 100,000 | | | | | | | | | | | | | | | | 100,000 |
| Skirt Mtn: - Parks | 100,000 | | | | 100,000 | | | | | | | | | | | | | | | | 100,000 |
| Total | 4,585,000 | | | | 400,000 | 1,700,000 | | 110,000 | | | | | | | | | 800,000 | | 1,575,000 | | 4,585,000 |
| **Total General Fund** | 13,240,830 | 220,830 | | | 400,000 | 1,900,000 | 200,000 | 515,000 | 350,000 | | | | | 280,000 | 3,000,000 | | 800,000 | | 1,575,000 | 4,000,000 | 13,240,830 |

# City of Langford
## Schedule of Capital Funding

| | Budget | Taxes | Donated & Other | Accumulated Surplus | Contr. By Developer | Gas Tax | Grants | Reserve Funds: Equip Replace. | Capital Works | Police Building | Sidewalk | Infrastructure Sustainability Reserve | Park Land | General Amenity | Road DCC | Drain DCC | Parkland DCC (OLD) | Pk. Land DCC | Pk. Impr. DCC | Debt | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2023** | | | | | | | | | | | | | | | | | | | | | |
| **General Government** | | | | | | | | | | | | | | | | | | | | | |
| Hardware Replacements | 150,000 | | | | | | | 150,000 | | | | | | | | | | | | | 150,000 |
| Software Updates - | 50,000 | | | | | | | | 50,000 | | | | | | | | | | | | 50,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| Land banking - parking | 2,000,000 | | | | | | | | | | | | | | | | | | | 2,000,000 | 2,000,000 |
| Property Acquisition | 1,000,000 | | | | | | | | | | | | | | | | | | | 1,000,000 | 1,000,000 |
| Total | 3,250,000 | 50,000 | | | | | | 150,000 | 50,000 | | | | | | | | | | | 3,000,000 | 3,250,000 |
| **Police Services** | | | | | | | | | | | | | | | | | | | | | |
| | 72,400 | | | | | | | | | 72,400 | | | | | | | | | | | 72,400 |
| Total | 72,400 | | | | | | | | | 72,400 | | | | | | | | | | | 72,400 |
| **Fire Services** | | | | | | | | | | | | | | | | | | | | | |
| Apparatus Replacement | 1,850,000 | | | | | | | 1,850,000 | | | | | | | | | | | | | 1,850,000 |
| Total | 1,850,000 | | | | | | | 1,850,000 | | | | | | | | | | | | | 1,850,000 |
| **Public Works** | | | | | | | | | | | | | | | | | | | | | |
| Roads: Green City Strategies - multi-use lanes | 400,000 | | | | | 200,000 | 200,000 | | | | | | | | | | | | | | 400,000 |
| Roads: Neighbourhood Improvements | 250,000 | | | | | | | | 250,000 | | | | | | | | | | | | 250,000 |
| S/walk & Blvd: Sidewalk Infill | 400,000 | | | | | | | | 400,000 | | | | | | | | | | | | 400,000 |
| Total | 1,050,000 | | | | | 200,000 | 200,000 | | 650,000 | | | | | | | | | | | | 1,050,000 |
| **Parks** | | | | | | | | | | | | | | | | | | | | | |
| CCP - Landscape and Pathways | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| CCP - Equipment Replacement | 75,000 | | | | | | | 75,000 | | | | | | | | | | | | | 75,000 |
| Beaches & Waterfront Facilities - Langford Lake Beach Improvements | 25,000 | 25,000 | | | | | | | | | | | | | | | | | | | 25,000 |
| Hiking Trails: - | 150,000 | | | | | | | | | | | | | | | | | | 150,000 | | 150,000 |
| Running/Walking Paths: - | 75,000 | | | | | | | | | | | | | | | | | | 75,000 | | 75,000 |
| Partnerships: - Disability and Access Improvements | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| North Langford Recreation Centre: - Equipment Replacement | 42,000 | | | | | | | 42,000 | | | | | | | | | | | | | 42,000 |
| Parks/Greening: - Parkland Acquisition | 800,000 | | | | | | | | | | | | | | | | 800,000 | | | | 800,000 |
| Westhills: - Parks | 250,000 | | | | 250,000 | | | | | | | | | | | | | | | | 250,000 |
| Bear Mtn: - Future Phases - Trails & Landscaping | 100,000 | | | | 100,000 | | | | | | | | | | | | | | | | 100,000 |
| Bear Mtn: - Parks | 500,000 | | | | 500,000 | | | | | | | | | | | | | | | | 500,000 |
| Total | 2,167,000 | 25,000 | | | 850,000 | | | 117,000 | | | | | | | | | 800,000 | | 375,000 | | 2,167,000 |
| **Total General Fund** | 8,389,400 | 75,000 | | | 850,000 | 200,000 | 200,000 | 2,117,000 | 700,000 | 72,400 | | | | | | | 800,000 | | 375,000 | 3,000,000 | 8,389,400 |

# City of Langford
## Schedule of Capital Funding

| | Budget | Taxes | Donated & Other | Accumulated Surplus | Contr. By Developer | Gas Tax | Grants | Reserve Funds: Equip Replace. | Capital Works | Police Building | Sidewalk | Infrastructure Sustainability Reserve | Park Land | General Amenity | Road DCC | Drain DCC | Parkland DCC (OLD) | Pk. Land DCC | Pk. Impr. DCC | Debt | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2024** | | | | | | | | | | | | | | | | | | | | | |
| **General Government** | | | | | | | | | | | | | | | | | | | | | |
| Hardware Replacements | 175,000 | | | | | | | 175,000 | | | | | | | | | | | | | 175,000 |
| Software Updates - | 50,000 | | | | | | | | 50,000 | | | | | | | | | | | | 50,000 |
| Software Licences - CityView, Sharepoint & Dynamics Enhancements; Antivirus | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | 50,000 |
| Land banking - parking | 2,000,000 | | | | | | | | | | | | | | | | | | | 2,000,000 | 2,000,000 |
| Property Acquisition | 1,000,000 | | | | | | | | | | | | | | | | | | | 1,000,000 | 1,000,000 |
| Total | 3,275,000 | 50,000 | | | | | | 175,000 | 50,000 | | | | | | | | | | | 3,000,000 | 3,275,000 |
| **Fire Services** | | | | | | | | | | | | | | | | | | | | | |
| Apparatus Replacement | 75,000 | | | | | | | 75,000 | | | | | | | | | | | | | 75,000 |
| Total | 75,000 | | | | | | | 75,000 | | | | | | | | | | | | | 75,000 |
| **Public Works** | | | | | | | | | | | | | | | | | | | | | |
| Roads: Green City Strategies - multi-use lanes | 400,000 | | | | | 200,000 | 200,000 | | | | | | | | | | | | | | 400,000 |
| Roads: Neighbourhood Improvements | 250,000 | | | | | | | | 250,000 | | | | | | | | | | | | 250,000 |
| S/walk & Blvd: Sidewalk Infill | 400,000 | | | | | | | | 400,000 | | | | | | | | | | | | 400,000 |
| Total | 1,050,000 | | | | | 200,000 | 200,000 | | 650,000 | | | | | | | | | | | | 1,050,000 |
| **Planning** | | | | | | | | | | | | | | | | | | | | | |
| Vehicle Replacement | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | |
| **Parks** | | | | | | | | | | | | | | | | | | | | | |
| CCP - Landscape and Pathways | 50,000 | | | | | | | | | | | | | | | | | | 50,000 | | 50,000 |
| CCP - Equipment Replacement | 75,000 | | | | | | | 75,000 | | | | | | | | | | | | | 75,000 |
| CCP - Zamboni Replacement - Westhills Arena | 180,000 | | | | | | | 180,000 | | | | | | | | | | | | | 180,000 |
| Beaches & Waterfront Facilities - Langford Lake Beach Improvements | 25,000 | 25,000 | | | | | | | | | | | | | | | | | | | 25,000 |
| Hiking Trails: - | 150,000 | | | | | | | | | | | | | | | | | | 150,000 | | 150,000 |
| Running/Walking Paths: - | 75,000 | | | | | | | | | | | | | | | | | | 75,000 | | 75,000 |
| Partnerships: - Disability and Access Improvements | 100,000 | | | | | | | | | | | | | | | | | | 100,000 | | 100,000 |
| North Langford Recreation Centre: - Equipment Replacement | 42,000 | | | | | | | 42,000 | | | | | | | | | | | | | 42,000 |
| Parks/Greening: - Parkland Acquisition | 800,000 | | | | | | | | | | | | | | | | 800,000 | | | | 800,000 |
| Westhills: - Parks | 250,000 | | | | 250,000 | | | | | | | | | | | | | | | | 250,000 |
| Bear Mtn: - Future Phases - Trails & Landscaping | 100,000 | | | | 100,000 | | | | | | | | | | | | | | | | 100,000 |
| Bear Mtn: - Parks | 500,000 | | | | 500,000 | | | | | | | | | | | | | | | | 500,000 |
| Skirt Mtn: - Parks | 300,000 | | | | 300,000 | | | | | | | | | | | | | | | | 300,000 |
| Total | 2,647,000 | 25,000 | | | 1,150,000 | | | 297,000 | | | | | | | | | 800,000 | | 375,000 | | 2,647,000 |
| **Total General Fund** | 7,047,000 | 75,000 | | | 1,150,000 | 200,000 | 200,000 | 547,000 | 700,000 | | | | | | | | 800,000 | | 375,000 | 3,000,000 | 7,047,000 |

# City of Langford

## Impact of 2020 Budget on Reserve Funds

| | Equipment Replacem't (C) | Capital Works and Equipment (C) | Sidewalk (C) | Infrastructure Sustainability Reserve | Parks and Open Space (C) | Parkland Improvem't (C) | General Amenity | Afford. Housing | Community Works (Gas Tax) | Firehall #4 (C) | Police Building Capital (C) | Roads DCC (C) | Storm Drain DCC (C) | Park Land DCC (OLD) (C) | Park Land DCC (NEW) (C) | Park Impr. DCC (C) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Balance, beginning of year** | 881,700 | 4,166,876 | 49,234 | 1,208,946 | 1,157,991 | 3,029 | 3,738,423 | 2,598,091 | 3,607,840 | 1,400,559 | 0 | 3,060,735 | 1,007,377 | 4,451,834 | 6,200,294 | 4,684,516 | 38,217,445 |
| **Plus:** | | | | | | | | | | | | | | | | | |
| Contributions from revenue | 769,000 | 300,000 | | 350,000 | | | | | | | 20,000 | | | | | | 1,439,000 |
| Interest earned | 8,817 | 41,669 | 800 | 12,089 | 11,580 | 30 | 37,384 | 25,981 | 36,078 | 14,006 | 0 | 30,607 | 10,074 | 44,518 | 62,003 | 46,845 | 382,481 |
| Sale of property | | | | | | | | | | | | | | | | | 0 |
| Developers' contributions | | | | | | | 6,000,000 | 125,000 | | 100,000 | | 1,600,000 | 225,000 | | 600,000 | 1,000,000 | 9,650,000 |
| Other Contributions | | 1,165,600 | | | | | | | 1,285,400 | | | | | | | | 2,451,000 |
| **Less:** | | | | | | | | | | | | | | | | | |
| Contibution to Operating | 0 | (1,400,000) | | | | | (1,406,500) | (9,100) | (100,000) | | | | | | | | (2,915,600) |
| Capital Expenditures | (601,500) | (1,367,000) | (48,000) | (160,000) | 0 | 0 | (6,460,000) | | (1,410,000) | 0 | 0 | (1,935,578) | (800,000) | (700,000) | 0 | (2,499,534) | (16,029,612) |
| **Balance, end of year** | **1,058,017** | **2,907,145** | **2,034** | **1,411,035** | **1,169,571** | **3,059** | **1,909,307** | **2,739,972** | **3,419,318** | **1,514,565** | **20,000** | **2,755,764** | **442,451** | **3,796,352** | **6,862,297** | **3,231,827** | **33,194,714** |

# City of Langford

## Impact of 2021 Budget on Reserve Funds

| | Equipment Replacem't (C) | Capital Works and Equipment (C) | Sidewalk (C) | Infrastructure Sustainability Reserve | Parks and Open Space (C) | Parkland Improvem't (C) | General Amenity | Afford. Housing | Community Works (Gas Tax) | Firehall #4 (C) | Police Building Capital (C) | Roads DCC (C) | Storm Drain DCC (C) | Park Land DCC (OLD) (C) | Park Land DCC (NEW) (C) | Park Impr. DCC (C) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Balance, beginning of year** | 1,058,017 | 2,907,145 | 2,034 | 1,411,035 | 1,169,571 | 3,059 | 1,909,307 | 2,739,972 | 3,419,318 | 1,514,565 | 20,000 | 2,755,764 | 442,451 | 3,796,352 | 6,862,297 | 3,231,827 | 33,194,714 |
| **Plus:** | | | | | | | | | | | | | | | | | |
| Contributions from revenue | 900,000 | 0 | | 910,000 | | | | | | | 30,000 | | | | | | 1,840,000 |
| Interest earned | 25,392 | 69,771 | 49 | 33,865 | 28,070 | 73 | 45,823 | 65,759 | 82,064 | 36,350 | 480 | 66,138 | 10,619 | 91,112 | 164,695 | 77,564 | 797,824 |
| Sale of property | | | | | | | | | | | | | | | | | 0 |
| Developers' contributions | | | 10,000 | | 100,000 | 50,000 | 1,000,000 | 50,000 | | 100,000 | | 1,500,000 | 225,000 | | 600,000 | 1,000,000 | 4,635,000 |
| Other Contributions | | 1,165,600 | | | | | | | 1,346,600 | | | | | | | | 2,512,200 |
| **Less:** | | | | | | | | | | | | | | | | | |
| Contibution to Operating | 0 | (1,400,000) | | | | | (1,846,500) | (9,300) | (120,000) | | | | | | | | (3,375,800) |
| Capital Expenditures | (1,226,000) | (450,000) | 0 | (327,822) | (800,000) | 0 | (395,000) | | (775,000) | 0 | 0 | (2,850,000) | 0 | 0 | 0 | (1,925,000) | (8,748,822) |
| **Balance, end of year** | **757,409** | **2,292,516** | **12,083** | **2,027,078** | **497,641** | **53,132** | **713,630** | **2,846,431** | **3,952,982** | **1,650,915** | **50,480** | **1,471,902** | **678,070** | **3,887,464** | **7,626,992** | **2,384,391** | **30,855,116** |

# City of Langford

## Impact of 2022 Budget on Reserve Funds

| | Equipment Replacem't (C) | Capital Works and Equipment (C) | Sidewalk (C) | Infrastructure Sustainability Reserve | Parks and Open Space (C) | Parkland Improvem't (C) | General Amenity | Afford. Housing | Community Works (Gas Tax) | Firehall #4 (C) | Police Building Capital (C) | Roads DCC (C) | Storm Drain DCC (C) | Park Land DCC (OLD) (C) | Park Land DCC (NEW) (C) | Park Impr. DCC (C) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Balance, beginning of year** | 757,409 | 2,292,516 | 12,083 | 2,027,078 | 497,641 | 53,132 | 713,630 | 2,846,431 | 3,952,982 | 1,650,915 | 50,480 | 1,471,902 | 678,070 | 3,887,464 | 7,626,992 | 2,384,391 | 30,855,116 |
| **Plus:** | | | | | | | | | | | | | | | | | |
| Contributions from revenue | 1,000,000 | 0 | | 1,410,000 | | | | | | | 40,000 | | | | | | 2,450,000 |
| Interest earned | 18,178 | 55,020 | 290 | 48,650 | 11,943 | 1,275 | 17,127 | 68,314 | 94,872 | 39,622 | 1,212 | 35,326 | 16,274 | 93,299 | 183,048 | 57,225 | 741,675 |
| Sale of property | | | | | | | | | | | | | | | | | 0 |
| Developers' contributions | | | 10,000 | | 50,000 | 50,000 | 1,000,000 | 70,000 | | 75,000 | | 1,500,000 | 225,000 | | 600,000 | 1,000,000 | 4,580,000 |
| Other Contributions | | 1,305,000 | | | | | | | 1,346,600 | | | | | | | | 2,651,600 |
| **Less:** | | | | | | | | | | | | | | | | | |
| Contibution to Operating | 0 | (1,400,000) | | | | | (1,056,700) | (9,500) | (120,000) | | | | | | | | (2,586,200) |
| Capital Expenditures | (515,000) | (350,000) | 0 | 0 | 0 | 0 | (280,000) | | (1,900,000) | 0 | 0 | (3,000,000) | 0 | (800,000) | 0 | (1,575,000) | (8,420,000) |
| **Balance, end of year** | **1,260,587** | **1,902,536** | **22,373** | **3,485,728** | **559,584** | **104,407** | **394,057** | **2,975,245** | **3,374,454** | **1,765,537** | **91,692** | **7,228** | **919,344** | **3,180,763** | **8,410,040** | **1,866,616** | **30,272,191** |

# City of Langford

## Impact of 2023 Budget on Reserve Funds

| | Equipment Replacem't (C) | Capital Works and Equipment (C) | Sidewalk (C) | Infrastructure Sustainability Reserve | Parks and Open Space (C) | Parkland Improvem't (C) | General Amenity | Afford. Housing | Community Works (Gas Tax) | Firehall #4 (C) | Police Building Capital (C) | Roads DCC (C) | Storm Drain DCC (C) | Park Land DCC (OLD) (C) | Park Land DCC (NEW) (C) | Park Impr. DCC (C) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Balance, beginning of year** | 1,260,587 | 1,902,536 | 22,373 | 3,485,728 | 559,584 | 104,407 | 394,057 | 2,975,245 | 3,374,454 | 1,765,537 | 91,692 | 7,228 | 919,344 | 3,180,763 | 8,410,040 | 1,866,616 | 30,272,191 |
| **Plus:** | | | | | | | | | | | | | | | | | |
| Contributions from revenue | 900,000 | 0 | | 0 | | | | | | | 50,000 | | | | | | 950,000 |
| Interest earned | 30,254 | 45,661 | 537 | 83,657 | 13,430 | 2,506 | 9,457 | 71,406 | 80,987 | 42,373 | 2,201 | 173 | 22,064 | 76,338 | 201,841 | 44,799 | 726,532 |
| Sale of property | | | | | | | | | | | | | | | | | 0 |
| Developers' contributions | | | 10,000 | | 50,000 | 50,000 | 1,000,000 | 70,000 | | 50,000 | | 1,400,000 | 225,000 | | 600,000 | 1,000,000 | 4,455,000 |
| Other Contributions | | 1,405,000 | | | | | | | 1,346,600 | | | | | | | | 2,751,600 |
| **Less:** | | | | | | | | | | | | | | | | | |
| Contibution to Operating | 0 | (1,400,000) | | | | | (1,132,700) | (9,700) | (20,000) | | | | | | | | (2,562,400) |
| Capital Expenditures | (2,117,000) | (700,000) | 0 | 0 | 0 | 0 | 0 | | (200,000) | 0 | (72,400) | 0 | 0 | (800,000) | 0 | (375,000) | (4,264,400) |
| **Balance, end of year** | **73,841** | **1,253,197** | **32,910** | **3,569,385** | **623,014** | **156,913** | **270,814** | **3,106,951** | **4,582,041** | **1,857,910** | **71,493** | **1,407,401** | **1,166,408** | **2,457,101** | **9,211,881** | **2,536,415** | **32,328,523** |

# City of Langford

## Impact of 2024 Budget on Reserve Funds

| | Equipment Replacem't (C) | Capital Works and Equipment (C) | Sidewalk (C) | Infrastructure Sustainability Reserve | Parks and Open Space (C) | Parkland Improvem't (C) | General Amenity | Afford. Housing | Community Works (Gas Tax) | Firehall #4 (C) | Police Building Capital (C) | Roads DCC (C) | Storm Drain DCC (C) | Park Land DCC (OLD) (C) | Park Land DCC (NEW) (C) | Park Impr. DCC (C) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Balance, beginning of year** | 73,841 | 1,253,197 | 32,910 | 3,569,385 | 623,014 | 156,913 | 270,814 | 3,106,951 | 4,582,041 | 1,857,910 | 71,493 | 1,407,401 | 1,166,408 | 2,457,101 | 9,211,881 | 2,536,415 | 32,328,523 |
| **Plus:** | | | | | | | | | | | | | | | | | |
| Contributions from revenue | 1,000,000 | 0 | | 0 | | | | | | | 60,000 | | | | | | 1,060,000 |
| Interest earned | 1,772 | 30,077 | 790 | 85,665 | 14,952 | 3,766 | 6,500 | 74,567 | 109,969 | 44,590 | 1,859 | | 27,994 | 58,970 | 221,085 | 60,874 | 742,250 |
| Sale of property | | | | | | | | | | | | | | | | | 0 |
| Developers' contributions | | | 10,000 | | 50,000 | 50,000 | 1,000,000 | 75,000 | | 30,000 | | 1,400,000 | 225,000 | | 600,000 | 1,000,000 | 4,440,000 |
| Other Contributions | | 1,405,000 | | | | | | | 1,373,532 | | | | | | | | 2,778,532 |
| **Less:** | | | | | | | | | | | | | | | | | |
| Contibution to Operating | 0 | (1,400,000) | | | | | (888,400) | (9,900) | (20,000) | | | | | | | | (2,318,300) |
| Capital Expenditures | (547,000) | (700,000) | 0 | 0 | 0 | 0 | 0 | | (200,000) | 0 | 0 | 0 | 0 | (800,000) | 0 | (375,000) | (2,622,000) |
| **Balance, end of year** | **528,613** | **588,274** | **43,700** | **3,655,050** | **687,966** | **210,679** | **388,914** | **3,246,618** | **5,845,542** | **1,932,500** | **133,352** | **2,807,401** | **1,419,402** | **1,716,071** | **10,032,966** | **3,222,289** | **36,409,005** |

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

| | |
|---|---|
| **Date:** | **March 2, 2020** |
| **Department:** | **Land Development** |
| **Subject:** | **Expropriation – 709 and 789 McCallum Road and 2430 Millstream Road** |

---

**Background**

This report relates to the planned widening of McCallum Road. As part of the improvements, land and rights over land are required along McCallum and Millstream roads. In 2019, the City's Council authorized the expropriation of two statutory rights of way and a portion of land to be dedicated as highway. Expropriation notices have been filed in the Land Title Office and served on all registered owners and chargeholders. A sign has been erected on the Property and the next step is for the expropriations to be approved by the City's Council as the approving authority.

**Commentary**

In addition to being the governing body of the expropriating authority, the City of Langford, the City's Council is also the "approving authority" as defined under section 1 of the *Expropriation Act*. As the approving authority for these "linear" expropriations, the City's Council must approve the expropriation and notify the owners and chargeholders of the affected parcel of the approval. This step triggers the requirement imposed on the City to serve the advance payment and to thereafter file the vesting notice to complete the expropriation.

**Options**

That Council:

1. Approve each of the three expropriations as described in the attached expropriation notices by adopting the attached draft resolutions;

OR

2. Do nothing at this time.

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Daryl Minifie, Land Development Technologist |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Michael Dillabaugh, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

Attachments

- Draft Resolution re Expropriation Notice CA7988919
- Draft Resolution re Expropriation Notice CA7988778
- Draft Resolution re Expropriation Notice CA7995937
- Expropriation Notice CA7988919
- Expropriation Notice CA7988778
- Expropriation Notice CA7995937
- Copy of the *Expropriation Act*

:mm

**CORPORATION OF THE CITY OF LANGFORD**

BE IT RESOLVED that pursuant to section 18 of the *Expropriation Act*, R.S.B.C. 1996, c. 125 the Council of the Corporation of the City of Langford, as the approving authority for the expropriation contemplated in the Expropriation Notice dated January 17, 2020 and filed in the Victoria Land Title Office under number CA7988778, does:

(a) acknowledge that it has been served with the Expropriation Notice and a copy of the *Expropriation Act*; and
(b) approve that expropriation.

BE IT FURTHER RESOLVED that the Corporate Officer is authorized and directed to:

(a) sign and seal the Certificate of Approval in the form prescribed under the Expropriation Act General Regulation;

(b) notify or cause to be notified the expropriating authority and each owner (as defined in the *Expropriation Act*) of the Council's approval of the expropriation;

(c) make the advance payment or payments as required under section 20(1)(d) of the *Expropriation Act* and serve the Notice of Advance Payment in the form prescribed under the Expropriation Act General Regulation with a copy of all appraisal and other reports on which the advance payment is based;

(d) file or cause to be filed in the Land Title Office a Vesting Notice under section 23 of the *Expropriation Act* in the form prescribed under the Expropriation Act General Regulation and then serve a copy of the Vesting Notice on each owner (as defined in the Expropriation Act); and

(e) sign and seal the Notice of Advance Payment and the Vesting Notice.

**CORPORATION OF THE CITY OF LANGFORD**

BE IT RESOLVED that pursuant to section 18 of the *Expropriation Act*, R.S.B.C. 1996, c. 125 the Council of the Corporation of the City of Langford, as the approving authority for the expropriation contemplated in the Expropriation Notice dated January 17, 2020 and filed in the Victoria Land Title Office under number CA7988919, does:

(a) acknowledge that it has been served with the Expropriation Notice and a copy of the *Expropriation Act*; and
(b) approve that expropriation.

BE IT FURTHER RESOLVED that the Corporate Officer is authorized and directed to:

(a) sign and seal the Certificate of Approval in the form prescribed under the Expropriation Act General Regulation;

(b) notify or cause to be notified the expropriating authority and each owner (as defined in the *Expropriation Act*) of the Council's approval of the expropriation;

(c) make the advance payment or payments as required under section 20(1)(d) of the *Expropriation Act* and serve the Notice of Advance Payment in the form prescribed under the Expropriation Act General Regulation with a copy of all appraisal and other reports on which the advance payment is based;

(d) file or cause to be filed in the Land Title Office a Vesting Notice under section 23 of the *Expropriation Act* in the form prescribed under the Expropriation Act General Regulation and then serve a copy of the Vesting Notice on each owner (as defined in the Expropriation Act); and

(e) sign and seal the Notice of Advance Payment and the Vesting Notice.

**CORPORATION OF THE CITY OF LANGFORD**

BE IT RESOLVED that pursuant to section 18 of the *Expropriation Act*, R.S.B.C. 1996, c. 125 the Council of the Corporation of the City of Langford, as the approving authority for the expropriation contemplated in the Expropriation Notice dated January 17, 2020 and filed in the Victoria Land Title Office under number CA7995937, does:

(a) acknowledge that it has been served with the Expropriation Notice and a copy of the *Expropriation Act*; and
(b) approve that expropriation.

BE IT FURTHER RESOLVED that the Corporate Officer is authorized and directed to:

(a) sign and seal the Certificate of Approval in the form prescribed under the Expropriation Act General Regulation;

(b) notify or cause to be notified the expropriating authority and each owner (as defined in the *Expropriation Act*) of the Council's approval of the expropriation;

(c) make the advance payment or payments as required under section 20(1)(d) of the *Expropriation Act* and serve the Notice of Advance Payment in the form prescribed under the Expropriation Act General Regulation with a copy of all appraisal and other reports on which the advance payment is based;

(d) file or cause to be filed in the Land Title Office a Vesting Notice under section 23 of the *Expropriation Act* in the form prescribed under the Expropriation Act General Regulation and then serve a copy of the Vesting Notice on each owner (as defined in the Expropriation Act); and

(e) sign and seal the Notice of Advance Payment and the Vesting Notice.

VICTORIA LAND TITLE OFFICE

**LAND TITLE ACT BRITISH COLUMBIA**
**FORM 17 CHARGE, NOTATION OR FILING**
**LAND TITLE AND SURVEY AUTHORITY**

Jan-20-2020 10:34:10.003

CA7988919



Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act,* RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act,* RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Michael William Moll J6L3QP

Digitally signed by Michael William Moll J6L3QP
Date: 2020.01.17 16:15:33 -08'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Michael Moll, Barrister & Solicitor
YOUNG ANDERSON
1616 - 808 Nelson Street
Vancouver BC V6Z 2H2

Phone: (604) 689-7400
File: 149-840
709 McCallum Road - Plan EPP98214

Document Fees: $29.66

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [legal description]

**025-035-444** **LOT A SECTIONS 111 AND 112 ESQUIMALT DISTRICT PLAN VIP72332, EXCEPT PART IN PLAN VIP73339**

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

**EXPROPRIATION ACT NOTICE (PROVINCIAL)**

ADDITIONAL INFORMATION:

See attached Form 1 Expropriation Notice

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

**CITY OF LANGFORD**

2ND FLOOR, 877 GOLDSTREAM AVENUE
LANGFORD BRITISH COLUMBIA
V9B 2X8 CANADA

***Expropriation Act***

**Form 1**

(Section 6(1))

***Expropriation Notice***

Expropriation Notice No. .....
(to be filled in by Land Title Office)

TO: 574387 B.C. Ltd.
1200-1066 West Hastings Street
Vancouver, BC, V6E 2L3

AND: British Columbia Hydro and Power Authority
333 Dunsmuir Street, Vancouver, BC, V6B 5R3

AND: Telus Communications Inc.
3777 Kingsway, Burnaby, BC, V5H 3Z7

AND: City of Langford
2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8

AND: Shaw Cablesystems Company
Suite 900, 630 – 3Rd Avenue SW, Calgary, AB, T2P 4L4

AND: BCIMC Fixed Term Fund Corporation
750 Pandora Avenue, Victoria, BC, V8W 0E4

AND: Best Buy Canada Ltd.
8800 Glenlyon Parkway, Burnaby, BC, V5J 5K3

AND: Registrar
Victoria Land Title Office

TAKE NOTICE that:

1. The City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882 (the "expropriating authority") intends to expropriate land of which 574387 B.C. Ltd. is the registered owner, the particulars of which are as follows:

   That portion of the land legally described as Parcel Identifier: 025-035-444, Lot A Sections 111 and 112 Esquimalt District Plan VIP72332, Except Part In Plan VIP73339, and having a civic address of 709 McCallum Road,

Langford, BC, shown outlined in heavy black and marked as Area 1 on plan EPP98214 prepared by prepared by James Worton, B.C.L.S. and certified correct on the 12th day of December, 2019, a copy of which is attached hereto as Schedule A.

2. The nature of the interest in the land intended to be expropriated is the fee simple estate.

NOTE: Where an interest less than the fee simple is indicated, the Expropriation Notice must be accompanied by a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

3. The work or purpose for which the land is required is for the establishment, operation, maintenance, alteration, construction, improvement and using of the land as a highway.

4. The approving authority for this expropriation is the City of Langford, City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882.

5. Where less than an entire parcel is affected by the expropriation and an interest less than the fee simple is intended to be expropriated, a copy of a reference or explanatory plan must be attached to this Expropriation Notice and the application to file the notice in the Land Title Office must be accompanied by a plan package that complies with section 67(s) of the *Land Title Act* unless a description, satisfactory to the Registrar, of the area to be affected by the expropriation is contained in a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

Dated at Langford, BC this 17th day of January, 2020.

**City of Langford**

by_____

Title: Braden Hutchins, Director of Corporate Services

Braden Hutchins, Corporate Officer
A Commissioner for taking Affidavits
within British Columbia
2nd Floor, 877 Goldstream Ave.
Langford BC, V9B 2X8

Reference Plan of Part of
Lot A, Sections 111 and 112, Esquimalt District,
Plan VIP72332, Except Part in Plan VIP73339

Pursuant to Section 6 of the Expropriation Act
and Section 107 of the Land Title Act
BCGS 92B.043

Plan EPP98214

# SCHEDULE A

0 2 10 20
All distances are shown in metres.
The intended plot size of this plan is 1125mm in width by 864mm in height (E size) when plotted at a scale of 1:250.

LEGEND

Integrated Survey Area No. 31, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2520 and 03H2519 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the NAD2027 published coordinates and standard deviations for the geodetic control monuments 03H2520 and 03H2519.

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996073 which has been derived from geodetic control monuments 03H2520 and 03H2519.

| Found | Set | Denotes |
|---|---|---|
| ● | ○ | Standard Iron Post |
| × | ○ | Short Iron Post drilled in Rock |
| ■ | □ | Standard Lead Plug |
| ⊕ | | Control Monument |

This plan shows one or more witness posts which are not set on the true corner(s).

03H2520
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,934.874
UTM Easting 463,120.318
Absolute accuracy 0.01

03H2519
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,017.302
UTM Easting 463,214.201
Absolute accuracy 0.01

1
Plan VIP88436

2
Plan VIP88436

Rem G
Plan VIP67382

H
Plan EPP88774

1
Plan VIP68719

Rem A
Plan VIP72332

1
Plan VIP73275

Millstream Road

McCallum Road

Road 333.8 m² Part Rem A

Section 112
Section 111

SRW Plan VIP71659

SRW Plan VIP68607

SRW EM168603 BCLS by James Worton,

unregistered Plan EPP91676 by James Worton, BCLS

Area 1 Plan VIP73100

Area 2 Plan VIP73100

EM58231

Compost

Curve intersects tangent before lot corner.

| File | File : 12751 |
|---|---|
| Drawing | CHECKED EXPROPRIATION |

POWELL & ASSOCIATES
B C Land Surveyors
250-3900 Douglas Street
Victoria, BC V8Z 4H4
phone (250) 382-8858

This plan lies within the jurisdiction of the Approving Officer for the City of Langford

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 4th day of December, 2019

ECR #231411 December 12, 2019

*Expropriation Act*

**Form 2**

(Section 10(3))

***Notice of Request for Inquiry***

TO: The Attorney General and Minister Responsible for Treaty Negotiations

AND TO: [Name and address of expropriating authority]

TAKE NOTICE that [Name, Address], being an owner whose land is included in an Expropriation Notice dated [month, day and year], hereby requests that the court appoint an inquiry officer to conduct an inquiry under section 10 of the *Expropriation Act*.

AND FURTHER TAKE NOTICE that the particulars in support of this request are as follows:

1. [Legal description of land to be expropriated.]

2. [Describe interest owner has in land to be expropriated.]

3. [State reasons for requesting inquiry.]

NOTE: This notice must be served on the court and the expropriating authority within 30 days after the date the Expropriation Notice was served on the owner.

DATED at _____ this _____ day of _____, 20___

[Name of Owner or Agent]
[Address]
[Telephone Number]

By: _____
(Authorized Signatory)

VICTORIA LAND TITLE OFFICE

**LAND TITLE ACT BRITISH COLUMBIA**
**FORM 17 CHARGE, NOTATION OR FILING** Jan-20-2020 09:56:56.003
**LAND TITLE AND SURVEY AUTHORITY**

CA7988778



Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act,* RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act,* RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Michael William Moll J6L3QP

Digitally signed by Michael William Moll J6L3QP
Date: 2020.01.17 16:16:49 -08'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Michael Moll, Barrister & Solicitor
YOUNG ANDERSON
1616 - 808 Nelson Street
Vancouver BC V6Z 2H2

Phone: (604) 689-7400
File: 149-840
789 McCallum Road - Plan EPP91726

Document Fees: $29.66

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [legal description]

**024-464-457** **LOT 1 SECTION 112 ESQUIMALT DISTRICT PLAN VIP68719**

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

**EXPROPRIATION ACT NOTICE (PROVINCIAL)**

ADDITIONAL INFORMATION:

See attached Form 1 Expropriation Notice

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

**CITY OF LANGFORD**

2ND FLOOR, 877 GOLDSTREAM AVENUE
LANGFORD BRITISH COLUMBIA
V9B 2X8 CANADA

***Expropriation Act***

**Form 1**

(Section 6(1))

***Expropriation Notice***

Expropriation Notice No. .....
(to be filled in by Land Title Office)

TO: 318219 British Columbia Ltd.
1200 – 1066 West Hastings Street, Vancouver, BC V6E 3X1

AND: City of Langford
2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8

AND: Costco Wholesale Canada Ltd.
270-10711 Cambie Road, Richmond, BC, V6X 3C9

AND: Registrar
Victoria Land Title Office

TAKE NOTICE that:

1. The City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882 (the "expropriating authority") intends to expropriate an interest in land of which 318219 British Columbia Ltd. is the registered owner, the particulars of which are as follows:

   That portion of the land legally described as Parcel Identifier: 024-464-457, Lot 1 Section 112 Esquimalt District Plan VIP68719, and having a civic address of 789 McCallum Road, Langford, BC, shown outlined in heavy black on statutory right of way plan 91726 prepared by James Worton, B.C.L.S. and certified correct on the 25th day of June, 2019, a copy of which is attached hereto as Schedule A.

2. The nature of the interest in the land intended to be expropriated is a statutory right of way under section 218 of the *Land Title Act* in the form attached hereto as Schedule B.

   NOTE: Where an interest less than the fee simple is indicated, the Expropriation Notice must be accompanied by a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

3. The work or purpose for which the interest in the land is required is for constructing, installing, removing, altering, repairing, maintaining, operating, replacing and using trails, walkways, pathways, bike paths, sidewalks, roadways, lighting, benches, planters, signage, waste containers, landscaping, wires, transmission lines, cables, conduits, transformers, switches, pipes, culverts, retaining walls, wing walls, manholes, metres, pumps, valves, fittings, hydrants, poles, casings, lines, appliances and all other related equipment and fixtures of the purpose of providing a roadway for the passage of the public and the placement of utilities.

4. The approving authority for this expropriation is the City of Langford, City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882.

5. Where less than an entire parcel is affected by the expropriation and an interest less than the fee simple is intended to be expropriated, a copy of a reference or explanatory plan must be attached to this Expropriation Notice and the application to file the notice in the Land Title Office must be accompanied by a plan package that complies with section 67(s) of the *Land Title Act* unless a description, satisfactory to the Registrar, of the area to be affected by the expropriation is contained in a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

Dated at Langford, BC this 17th day of January, 2020.

**City of Langford**

by _____

Title: Braden Hutchins, Director of Corporate Services

Braden Hutchins, Corporate Officer
A Commissioner for taking Affidavits
within British Columbia
2nd Floor, 877 Goldstream Ave.
Langford BC, V9B 2X8

# Statutory Right of Way Plan over Part of Lot 1, Section 112, Esquimalt District, Plan VIP68719

Pursuant to Section 113 of the Land Title Act
and Section 6 of the Expropriation Act
BCGS 92B.043

SCHEDULE A

Plan EPP91726

0 5 25 50

All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432 mm in height (C size) when plotted at a scale of 1:500.

LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2520 and 95H2060 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2520 and 95H2060.

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996076 which has been derived from geodetic control monuments 03H2520 and 95H2060.

| Found | Set | Denotes |
|---|---|---|
| ● | ○ | Standard Iron Post |
| ■ | □ | Standard Lead Plug |
| ◬ | | Control Monument |

This plan shows one or more witness posts which are not set on the true corner(s).

95H2060
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,368,056.130
UTM Easting 463,026.526
Absolute accuracy 0.01

03H2520
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,934.874
UTM Easting 463,120.318
Absolute accuracy 0.01

322°16'40" 153.357

588.992 113°36'22"

424.393 164°48'44"

McCallum Road

61°07'38" 65.009

151°07'38" 1.00

61°07'38" 27.665

9.126

See Detail

61°07'38" 9.617

11.200

1.00 151°07'38"

Easement EN25920 Plan VIP68720

62.798 151°07'23"

14.515 137°03'38"

Easement EM58228 Plan VIP67384

SRW EP17968 Plan VIP70357

Rem A
Plan VIP72332

1
Plan VIP68719

Section 112
Esquimalt District

1
Plan VIP73275

Rem C
Plan VIP67382

Detail
Scale 1:100

McCallum Road

61°07'38" 9.126

151°07'15" 0.25

61°07'38" 7.339

2.778 61°07'38"

2.316 191°17'40"

3.687 99°37'16"

61°07'38" 11.200

SRW Area
Part Lot 1
8.0 m2

Easement EN25920 Plan VIP68720

| | |
|---|---|
| File | 12751 |
| Drawing | CRESSEY 02 SRW |

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 19th day of June, 2019.
James Worton, BCLS 757

June 25, 2019 ECR #225875

## SCHEDULE B

## STATUTORY RIGHT OF WAY – ROAD AND UTILITIES

THIS AGREEMENT dated for reference June 30, 2019, is

BETWEEN:

**318219 BRITISH COLUMBIA LTD.**
1200 – 1066 West Hastings Street, Vancouver, BC V6E 3X1

(the "**Owner**")

AND:

**CITY OF LANGFORD**
2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8

(the "**City**")

GIVEN THAT:

A. The Owner is the registered owner of the land legally described as Parcel Identifier: 024-464-457, Lot 1 Section 112 Esquimalt District Plan VIP68719 (the "**Land**"),

B. The City wishes to obtain from the Owner a statutory right of way under section 218 of the *Land Title Act* (British Columbia) in respect of the Land for the construction, installation, removal, alteration, repair, maintenance, operation, replacement and use of the following:

(a) wires, transmission lines, cables, conduits, transformers, switches, pipes, culverts, retaining walls, wing walls, manholes, metres, pumps, valves, fittings, hydrants, poles, casings, lines, appliances and all other equipment, facilities, attachments and devices, and to cover the same with soil and road surfaces, including gravel, paving or other materials, for the purposes of conveying, draining, containing, protecting, metering or disposing of water, gas, sewage, storm water, liquid waste, electrical energy, telephone and other telecommunications services, or any other utility purpose, (the "**Utility Works**"); and

(b) roadworks, including but not limited to curbs and gutters, street paving, sidewalks and boulevards, with gravel, concrete, asphalt, bark-mulch, stone, brick or other surface of any kind, landscaping, street lighting, retaining walls, railings, benches, signs, waste receptacles, catch basins, drainage pipes and

other facilities and appurtenances necessary or convenient for the passage of the public (the "**Roadworks**")

(the Utility Works and the Roadworks are hereinafter collectively referred to as the "**Works**"), and

C. The statutory right of way granted under this Agreement is necessary for the operation and maintenance of the City's undertaking,

THIS AGREEMENT is evidence that in consideration of $10.00 paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which the Owner acknowledges), the Owner covenants and agrees with the City as follows:

1. **Grant of Statutory Right of Way** – Pursuant to section 218 of the *Land Title Act*, the Owner hereby grants, conveys and confirms to the City in perpetuity the full, free and uninterrupted right, liberty, easement and statutory right of way for the City, its officers, employees, contractors, licensees (including utility operators and, without the need for specific invitation or authorization, the public), agents, invitees and others of the City, in common with the Owner, at all times and from time to time, at their will and pleasure to enter, go, be on, pass and repass, with or without vehicles, personal property and equipment, upon, over, under and across that part of the Land shown on the Explanatory Plan of Statutory Right of Way deposited with the Land Title Office under number EPP91726, a reduced copy of which is attached as Appendix A, (the "**Right of Way Area**") to:

   (a) construct, install, remove, replace, repair, alter, maintain, clean, inspect, operate and use the Works, or any of them, within the Right of Way Area;

   (b) use the Right of Way Area and the Roadworks as if the Right of Way Area were a public highway;

   (c) have unobstructed access over the Right of Way Area at any and all times;

   (d) make surveys and tests and establish grades and levels within the Right of Way Area;

   (e) store personal property (including equipment) within the Right of Way Area as may be necessary to exercise any of the other rights under this section;

   (f) remove from the Right of Way Area any structures, improvements or other thing (including paving, walls, gates, fences, vehicles and mobile homes) that constitutes or may constitute a danger, impairment or obstruction to those using the Right of Way Area or to any of the Works or may interfere with the exercise of any of the rights granted under this section;

(g) trim or cut down any tree, shrub, plant or other growth within the Right of Way Area that constitutes or may constitute a danger, impairment or obstruction to those using the Right of Way Area or to any of the Works or may interfere with the exercise of any of the rights granted under this section; and

(h) do all other things within the Right of Way Area as may be incidental to or reasonably necessary or desirable in connection with the foregoing.

2. **Additional City Rights** - The City:

(a) is entitled to peaceably hold and enjoy the rights, liberties and statutory right of way hereby granted without hindrance, molestation or interruption by the Owner or any person, firm or corporation claiming by, through, under or in trust for the Owner; and

(b) if the City releases or discharges this Agreement, the City shall not be responsible or obligated in any way to remove or pay for the cost of removal of any Works from the Right of Way Area.

3. **Agreement Runs with Land** – This Agreement shall burden and run with, and bind the successors in title to, the Land and each and every part into which the Land may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)).

4. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or assignee.

5. **Interpretation** - In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;

(c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;

(f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;

(g) all Schedules to this Agreement form an integral part of this Agreement;

(h) time is of the essence; and

(i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".

6. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.

7. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.

# Statutory Right of Way Plan over Part of Lot 1, Section 112, Esquimalt District, Plan VIP68719

Schedule A to Statutory Right of Way

# Plan EPP91726

Pursuant to Section 113 of the Land Title Act
and Section 6 of the Expropriation Act
BCGS 92B.043

0 5 25 50

All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432 mm in height (C size) when plotted at a scale of 1:500.

LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2520 and 95H2060 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2520 and 95H2060.

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996076 which has been derived from geodetic control monuments 03H2520 and 95H2060.

| Found | Set | Denotes |
|---|---|---|
| ● | ○ | Standard Iron Post |
| ■ | □ | Standard Lead Plug |
| ◬ | | Control Monument |

This plan shows one or more witness posts which are not set on the true corner(s).

95H2060
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,368,056.130
UTM Easting 463,026.526
Absolute accuracy 0.01

03H2520
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,934.874
UTM Easting 463,120.318
Absolute accuracy 0.01

322°16'40" 153.357
588.992 11°36'22"
424.393 16°48'44"
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61°07'38" 65.009
McCallum Road
61°07'38" 27.665
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61°07'38" 9.617
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Easement EM25920 Plan VIP68720
62.799 151°07'25"
14.515 137°03'39"
SRW EP17968 Plan VIP70357
Easement EM58228 Plan VIP67384

1
Plan VIP68719

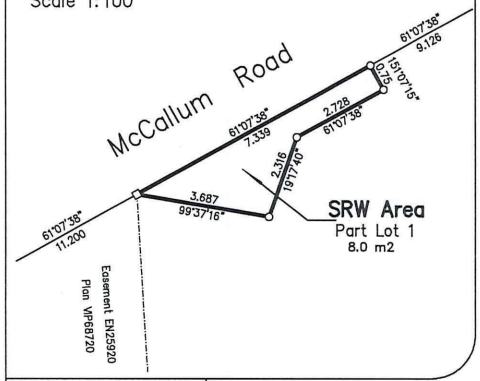
Section 112
Esquimalt District

Rem A
Plan VIP72332

1
Plan VIP73275

Rem C
Plan VIP67382

## Detail
Scale 1:100




| | |
|---|---|
| File | 12751 |
| Drawing | CRESSEY 02 SRW |

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 19th day of June, 2019.
James Worton, BCLS 757

June 28, 2019 ECR #225875

*Expropriation Act*

**Form 2**

(Section 10(3))

***Notice of Request for Inquiry***

TO: The Attorney General and Minister Responsible for Treaty Negotiations

AND TO: [Name and address of expropriating authority]

TAKE NOTICE that [Name, Address], being an owner whose land is included in an Expropriation Notice dated [month, day and year], hereby requests that the court appoint an inquiry officer to conduct an inquiry under section 10 of the *Expropriation Act*.

AND FURTHER TAKE NOTICE that the particulars in support of this request are as follows:

1. [Legal description of land to be expropriated.]

2. [Describe interest owner has in land to be expropriated.]

3. [State reasons for requesting inquiry.]

NOTE: This notice must be served on the court and the expropriating authority within 30 days after the date the Expropriation Notice was served on the owner.

DATED at _____ this _____ day of _____, 20___

[Name of Owner or Agent]
[Address]
[Telephone Number]

By: _____
(Authorized Signatory)

VICTORIA LAND TITLE OFFICE

**LAND TITLE ACT BRITISH COLUMBIA**
**FORM 17 CHARGE, NOTATION OR FILING** Jan-23-2020 10:28:54.003
**LAND TITLE AND SURVEY AUTHORITY**

CA7995937



Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act,* RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act,* RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Michael William Moll J6L3QP

Digitally signed by Michael William Moll J6L3QP
Date: 2020.01.23 10:02:08 -08'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Michael Moll, Barrister & Solicitor
YOUNG ANDERSON
1616 - 808 Nelson Street
Vancouver BC V6Z 2H2

Phone: (604) 689-7400
File: 149-840
2430 Millstream Road - Plan EPP91676

Document Fees: $29.66

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [legal description]

**024-188-204** **LOT G SECTIONS 111 AND 112 ESQUIMALT DISTRICT PLAN VIP67382 EXCEPT PLAN VIP67385 AND VIP73338**

STC? YES ☐

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

**EXPROPRIATION ACT NOTICE (PROVINCIAL)**

ADDITIONAL INFORMATION:

See attached Form 1 Expropriation Notice

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

**CITY OF LANGFORD**

2ND FLOOR, 877 GOLDSTREAM AVENUE
LANGFORD BRITISH COLUMBIA
V9B 2X8 CANADA

***Expropriation Act***

**Form 1**

(Section 6(1))

***Expropriation Notice***

Expropriation Notice No. .....
(to be filled in by Land Title Office)

TO: 318219 British Columbia Ltd.
301 – 3701 East Hastings Street, Burnaby, BC, V6C 2H6

AND: Capital Regional District
625 Fisgard Street, Victoria, BC V8W 1R7

AND: City of Langford
2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8

AND: Registrar
Victoria Land Title Office

TAKE NOTICE that:

1. The City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882 (the "expropriating authority") intends to expropriate an interest in land of which 318219 British Columbia Ltd. is the registered owner, the particulars of which are as follows:

   That portion of the land legally described as Parcel Identifier: 024-188-204, Lot G Sections 111 and 112 Esquimalt District Plan VIP67382 Except Plan VIP67385 and VIP73338, and having a civic address of 2430 Millstream Road, Langford, BC, shown outlined in heavy black outlined in heavy black and marked as Area 2 on statutory right of way plan EPP91676 prepared by James Worton, B.C.L.S. and certified correct on the 12th day of December, 2019, a copy of which is attached hereto as Schedule A.

2. The nature of the interest in the land intended to be expropriated is a statutory right of way under section 218 of the *Land Title Act* in the form attached hereto as Schedule B.

   NOTE: Where an interest less than the fee simple is indicated, the Expropriation Notice must be accompanied by a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

3. The work or purpose for which the interest in the land is required is for constructing, installing, removing, altering, repairing, maintaining, operating, replacing and using trails, walkways, pathways, bike paths, sidewalks, roadways, lighting, benches, planters, signage, waste containers, landscaping, wires, transmission lines, cables, conduits, transformers, switches, pipes, culverts, retaining walls, wing walls, manholes, metres, pumps, valves, fittings, hydrants, poles, casings, lines, appliances and all other related equipment and fixtures of the purpose of providing a roadway for the passage of the public and the placement of utilities.

4. The approving authority for this expropriation is the City of Langford, City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8, 250-478-7882.

5. Where less than an entire parcel is affected by the expropriation and an interest less than the fee simple is intended to be expropriated, a copy of a reference or explanatory plan must be attached to this Expropriation Notice and the application to file the notice in the Land Title Office must be accompanied by a plan package that complies with section 67(s) of the *Land Title Act* unless a description, satisfactory to the Registrar, of the area to be affected by the expropriation is contained in a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.

Dated at Langford, BC this 17th day of January, 2020.

**City of Langford**

by _____

Title: Braden Hutchins, Director of Corporate Services

Braden Hutchins, Corporate Officer
A Commissioner for taking Affidavits
within British Columbia
2nd Floor, 877 Goldstream Ave.
Langford BC, V9B 2X8

Statutory Right of Way Plan over Part of
Lot G, Sections 111 and 112, Esquimalt District,
Plan VIP67382, Except Plan VIP67385 and VIP73338

Plan EPP91676

Pursuant to Section 113 of the Land Title Act
and Section 6 of the Expropriation Act
BCGS 92B.043

# SCHEDULE A

All distances are shown in metres.
The intended plot size of this plan is 1120mm in width by 864mm in height (E size) when plotted at a scale of 1:250.

LEGEND

Integrated Survey Area No. 31, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2520 and 03H2515 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2520 and 03H2515.

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996273 which has been derived from geodetic control monuments 03H2520 and 03H2515.

| Found | Set | Denotes |
|---|---|---|
| ● | ○ | Standard Iron Post |
| ⊕ | ○ | Short Iron Post drilled in Rock |
| ■ | □ | Standard Lead Plug |
| ◎ | | Control Monument |

This plan shows one or more witness posts which are not set on the true corner(s).

03H2520
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,934.874
UTM Easting 483,120.318
Absolute accuracy 0.01

Detail
not to scale

Rem G
Plan VIP67382

SRW Area
Part Rem G

1
Plan VIP88436

2
Plan VIP88436

H
Plan EPP88774

Rem G
Plan VIP67382

Millstream Road

Section 112
Section 111

SRW Area
Part Rem G
985.9 m2

SRW EM16603

SRW Plan VIP68607

McCallum Road

see unregistered Plan EPP98214 by James Warton, BCLS

Area 1 Plan VIP73100
SRW EM129715

Area 2 Plan VIP73100

EM58231

Creekbed

Rem A
Plan VIP72332

1
Plan VIP68719

1
Plan VIP73275

03H2519
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,017.322
UTM Easting 483,314.221
Absolute accuracy 0.01

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 4th day of June, 2019
James Warton, BCLS

ESR #231417 December 12, 2019

File: File : 12751
Drawing: CRESSEY 03 SRW

POWELL & ASSOCIATES
B C Land Surveyors
250-2900 Douglas Street
Victoria, BC V8T 4M4
phone (250) 360-1868

FORM_C_V25 (Charge)

**LAND TITLE ACT**
**FORM C (Section 233) CHARGE**
**GENERAL INSTRUMENT - PART 1 Province of British Columbia**



Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Michael Moll, Barrister & Solicitor
YOUNG ANDERSON
1616 - 808 Nelson Street
Vancouver BC V6Z 2H2
Phone: (604) 689-7400
File: 149-840
2840 Millstream Road - SRW

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

**024-188-204 LOT G SECTIONS 111 AND 112 ESQUIMALT DISTRICT PLAN VIP67382 EXCEPT PLAN VIP67385 AND VIP73338**

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

**Statutory Right of Way** | over part in Plan EPP91676

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**318219 BRITISH COLUMBIA LTD. (INC. NO. BC0327786)**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**CITY OF LANGFORD**

2ND FLOOR, 877 GOLDSTREAM AVENUE
LANGFORD BRITISH COLUMBIA
V9B 2X8 CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

| Officer Signature(s) | Execution Date Y | M | D | Transferor(s) Signature(s) |
|---|---|---|---|---|
| | | | | 318219 BRITISH COLUMBIA LTD. by its authorized signatory(ies): |
| | | | | Name: |
| | | | | Name: |

(as to all signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT**
**FORM D**

**EXECUTIONS CONTINUED** 

| Officer Signature(s) | Execution Date Y | M | D | Transferor / Borrower / Party Signature(s) |
|---|---|---|---|---|
| | | | | CITY OF LANGFORD by its authorized signatory(ies): |
| | | | | Name: |
| | | | | Name: |
| (as to all signatures) | | | | |
| | | | | |
| | | | | |
| | | | | |

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

**STATUTORY RIGHT OF WAY– ROAD AND UTILITIES**

THIS AGREEMENT dated for reference June 30, 2019, is

BETWEEN:

**318219 BRITISH COLUMBIA LTD.**
1200 – 1066 West Hastings Street, Vancouver, BC V6E 3X1

(the "**Owner**")

AND:

**CITY OF LANGFORD**
2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8

(the "**City**")

GIVEN THAT:

A. The Owner is the registered owner of the land legally described as Parcel Identifier: 024-188-204, Lot G Sections 111 and 112 Esquimalt District Plan VIP67382 Except Plan VIP67385 and VIP73338 (the "**Land**"),

B. The City wishes to obtain from the Owner a statutory right of way under section 218 of the *Land Title Act* (British Columbia) in respect of the Land for the construction, installation, removal, alteration, repair, maintenance, operation, replacement and use of the following:

(a) wires, transmission lines, cables, conduits, transformers, switches, pipes, culverts, retaining walls, wing walls, manholes, metres, pumps, valves, fittings, hydrants, poles, casings, lines, appliances and all other equipment, facilities, attachments and devices, and to cover the same with soil and road surfaces, including gravel, paving or other materials, for the purposes of conveying, draining, containing, protecting, metering or disposing of water, gas, sewage, storm water, liquid waste, electrical energy, telephone and other telecommunications services, or any other utility purpose, (the "**Utility Works**"); and

(b) roadworks, including but not limited to curbs and gutters, street paving, sidewalks and boulevards, with gravel, concrete, asphalt, bark-mulch, stone, brick or other surface of any kind, landscaping, street lighting, retaining walls, railings, benches, signs, waste receptacles, catch basins, drainage pipes and

other facilities and appurtenances necessary or convenient for the passage of the public (the "**Roadworks**")

(the Utility Works and the Roadworks are hereinafter collectively referred to as the "**Works**"), and

C. The statutory right of way granted under this Agreement is necessary for the operation and maintenance of the City's undertaking,

THIS AGREEMENT is evidence that in consideration of $10.00 paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which the Owner acknowledges), the Owner covenants and agrees with the City as follows:

1. **Grant of Statutory Right of Way** – Pursuant to section 218 of the *Land Title Act*, the Owner hereby grants, conveys and confirms to the City in perpetuity the full, free and uninterrupted right, liberty, easement and statutory right of way for the City, its officers, employees, contractors, licensees (including utility operators and, without the need for specific invitation or authorization, the public), agents, invitees and others of the City, in common with the Owner, at all times and from time to time, at their will and pleasure to enter, go, be on, pass and repass, with or without vehicles, personal property and equipment, upon, over, under and across that part of the Land shown on the Explanatory Plan of Statutory Right of Way deposited with the Land Title Office under number EPP91676, a reduced copy of which is attached as Schedule A, (the "**Right of Way Area**") to:

   (a) construct, install, remove, replace, repair, alter, maintain, clean, inspect, operate and use the Works, or any of them, within the Right of Way Area;

   (b) use the Right of Way Area and the Roadworks as if the Right of Way Area were a public highway;

   (c) have unobstructed access over the Right of Way Area at any and all times;

   (d) make surveys and tests and establish grades and levels within the Right of Way Area;

   (e) store personal property (including equipment) within the Right of Way Area as may be necessary to exercise any of the other rights under this section;

   (f) remove from the Right of Way Area any structures, improvements or other thing (including paving, walls, gates, fences, vehicles and mobile homes) that constitutes or may constitute a danger, impairment or obstruction to those using the Right of Way Area or to any of the Works or may interfere with the exercise of any of the rights granted under this section;

(g) trim or cut down any tree, shrub, plant or other growth within the Right of Way Area that constitutes or may constitute a danger, impairment or obstruction to those using the Right of Way Area or to any of the Works or may interfere with the exercise of any of the rights granted under this section; and

(h) do all other things within the Right of Way Area as may be incidental to or reasonably necessary or desirable in connection with the foregoing.

2. **Additional City Rights** - The City:

(a) is entitled to peaceably hold and enjoy the rights, liberties and statutory right of way hereby granted without hindrance, molestation or interruption by the Owner or any person, firm or corporation claiming by, through, under or in trust for the Owner; and

(b) if the City releases or discharges this Agreement, the City shall not be responsible or obligated in any way to remove or pay for the cost of removal of any Works from the Right of Way Area.

3. **Agreement Runs with Land** – This Agreement shall burden and run with, and bind the successors in title to, the Land and each and every part into which the Land may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)).

4. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or assignee.

5. **Interpretation** - In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;

(c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;

(f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;

(g) all Schedules to this Agreement form an integral part of this Agreement;

(h) time is of the essence; and

(i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".

6. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.

7. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.

Statutory Right of Way Plan over Part of
Lot G, Sections 111 and 112, Esquimalt District,
Plan VIP67382, Except Plan VIP67385 and VIP73338

Schedule A to Statutory Right of Way

Plan EPP91676

Pursuant to Section 113 of the Land Title Act
and Section 6 of the Expropriation Act
BCGS 92B.043

0 2 10 20
All distances are shown in metres.
The intended plot size of this plan is 1120mm in width by 864mm in height (E size) when plotted at a scale of 1:250.

LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2520 and 03H2515 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2520 and 03H2515.

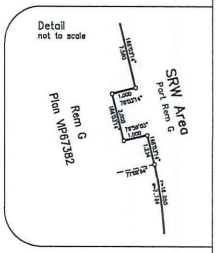
This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996073 which has been derived from geodetic control monuments 03H2520 and 03H2515.

| Found | Set | Denotes |
|---|---|---|
| ● | ○ | Standard Iron Post |
| ⊕ | ○ | Short Iron Post drilled in Rock |
| ■ | □ | Standard Lead Plug |
| ◎ | | Control Monument |

This plan shows one or more witness posts which are not set on the true corner(s).

03H2520
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,934.874
UTM Easting 463,121.318
Absolute accuracy 0.01

Detail
not to scale




1
Plan VIP88436

2
Plan VIP88436

H
Plan EPP88774

Rem G
Plan VIP67382

SRW Area
Part Rem G
965.9 m2

Section 112
Section 111

Millstream Road

McCallum Road

SRW DH18603

SRW Plan VIP88507

SRW ES11273

Area 1 Plan VIP73100

Area 2 Plan VIP73100

EM30231

Rem A
Plan VIP72332

1
Plan VIP68719

1
Plan VIP73275

03H2515
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,017.302
UTM Easting 463,314.201
Absolute accuracy 0.01

File: File # 12751
Drawing: CRESSEY 03 SRW
POWELL & ASSOCIATES
B C Land Surveyors
250-3900 Douglas Street
Victoria, BC V8Z 4H4
phone (250) 382-9855

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 4th day of December, 2019

EOR #631417 December 12, 2019

*Expropriation Act*

**Form 2**

(Section 10(3))

***Notice of Request for Inquiry***

TO: The Attorney General and Minister Responsible for Treaty Negotiations

AND TO: [Name and address of expropriating authority]

TAKE NOTICE that [Name, Address], being an owner whose land is included in an Expropriation Notice dated [month, day and year], hereby requests that the court appoint an inquiry officer to conduct an inquiry under section 10 of the *Expropriation Act*.

AND FURTHER TAKE NOTICE that the particulars in support of this request are as follows:

1. [Legal description of land to be expropriated.]

2. [Describe interest owner has in land to be expropriated.]

3. [State reasons for requesting inquiry.]

NOTE: This notice must be served on the court and the expropriating authority within 30 days after the date the Expropriation Notice was served on the owner.

DATED at _____ this _____ day of _____, 20___

[Name of Owner or Agent]
[Address]
[Telephone Number]

By: _____
(Authorized Signatory)

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This Act is current to February 12, 2020

See the Tables of Legislative Changes for this Act's legislative history, including any changes not in force.

# EXPROPRIATION ACT

## [RSBC 1996] CHAPTER 125

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## Part 1 — Definitions and Application

### Definitions

**1** In this Act:

**"approving authority"**, in relation to an expropriation, means

(a) the minister charged with the administration of the Act under which the expropriating authority is given the power to expropriate, unless, in respect of any particular

expropriation, the Lieutenant Governor in Council has designated another member of the executive council as the approving authority for that expropriation,

(b) for an expropriation by a council under the *Community Charter*, the council, unless the Lieutenant Governor in Council designates the minister responsible for the administration of that Act as the approving authority for the purpose of

(i) expropriations under that Act, or

(ii) any particular expropriation under that Act,

(b.1) for an expropriation by a regional district board under the *Local Government Act*, the board, unless the Lieutenant Governor in Council designates the minister responsible for the administration of that Act as the approving authority for the purpose of

(i) expropriations under that Act, or

(ii) any particular expropriation under that Act,

(c) for an expropriation under the *Vancouver Charter*, the Vancouver City Council, unless the Lieutenant Governor in Council designates the minister responsible for the administration of that Act as the approving authority for the purpose of

(i) expropriations under that Act, or

(ii) any particular expropriation under that Act,

(d) for an expropriation under the *School Act*, the board of school trustees, unless the Lieutenant Governor in Council designates the minister responsible for the administration of the *School Act* as the approving authority for the purpose of

(i) expropriations under that Act, or

(ii) any particular expropriation under that Act,

(e) for an expropriation under the *Greater Vancouver Sewerage and Drainage District Act*, S.B.C. 1956, c. 59, or the *Greater Vancouver Water District Act*, S.B.C. 1924, c. 22, the Corporation constituted and incorporated, respectively, under those Acts, unless the Lieutenant Governor in Council designates the minister responsible for the administration of those Acts as the approving authority for the purpose of

(i) expropriations under either or both of those Acts, or

(ii) any particular expropriation under either of those Acts, or

(f) for an expropriation by the South Coast British Columbia Transportation Authority under the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority, unless the Lieutenant Governor in Council designates the Minister of Finance as the approving authority for the purpose of

(i) expropriations under that Act, or

(ii) any particular expropriation under that Act;

**"court"** means

(a) subject to paragraph (b), the Supreme Court, or

(b) in sections 7 (2) (a) (i) and 33 (b), any court;

**"expropriate"** means the taking of land by an expropriating authority under an enactment without the consent of the owner, but does not include the exercise by the government of any interest, right, privilege or title referred to in section 50 of the *Land Act*;

**"expropriating authority"** means a person, including the government, empowered under an enactment to expropriate land;

**"highway"** means a highway as defined in the *Land Title Act* and includes a forest service road under section 121 of the *Forest Act*;

**"inquiry officer"** means an inquiry officer appointed under section 12;

**"owner"**, in relation to land, means

(a) a person who has an estate, interest, right or title in or to the land including a person who holds a subsisting judgment or builder's lien,

(b) a committee under the *Patients Property Act*,

(b.1) an attorney under Part 2 of the *Power of Attorney Act*,

(b.2) a guardian, executor, administrator or trustee in whom land is vested, or

(c) a person who is in legal possession or occupation of land, other than a person who leases residential premises under an agreement that has a term of less than one year;

**"plan"** means an explanatory plan as defined in the *Land Title Act* or a reference plan under that Act;

**"registrar"**, except in reference to a registrar of the court, means a registrar as defined in the *Land Title Act*;

**"security interest"** means a charge on land, including a claim of lien filed under the *Builders Lien Act*, which charge is owned or held by a person as security for the payment of money.

**Application**

**2** (1) If an expropriating authority proposes to expropriate land, this Act applies to the expropriation, and, if there is an inconsistency between any of the provisions of this Act and any other enactment respecting the expropriation, the provisions of this Act apply.

(1.1) Despite subsection (1), if there is an inconsistency between any of the provisions of this Act and the Nisga'a Final Agreement, as defined in the *Nisga'a Final Agreement Act*, the Nisga'a Final Agreement applies.

(1.2) Despite subsection (1), if there is an inconsistency between a provision of this Act and a provision of a final agreement, the provision of the final agreement applies.

(1.3) Despite subsection (1), if there is an inconsistency between a provision of this Act and a provision of either a regulation under section 99 (1) (m.1) of the *Oil and Gas Activities Act* or an order under section 76 (6) of that Act, the provision of the regulation or order prevails.

(2) This Act does not apply in respect of

(a) an entry on land for the purpose of exercising a power of inspection, investigation or enforcement in the course of administering an enactment,

(b) an entry on land under the authority of an enactment by a land surveyor or a person employed by a land surveyor for the purpose of conducting a survey, soil test or other examination, other than a survey, soil test or other examination conducted for the purpose of an expropriation,

(c) a right exercisable, without payment of compensation, under an exception or reservation to which the title to land is subject, or

(d) an entry on land under section 20 of the *Hydro and Power Authority Act* or section 8 of the *Transportation Act*.

(3) This Act does not apply to expropriations under the *British Columbia Railway Act*, the *Emergency Program Act*, the *Railway Act* and the *Water Sustainability Act*, except to the extent provided for in those Acts.

(3.1) After the coming into force of this subsection, this Act does not apply to an expropriation under section 11 (2) of the *Park Act* of an interest in land in the form of

(a) rights under a lease, as defined in the *Mineral Tenure Act*, of the recorded holder of the lease,

(b) rights under a lease, as defined in the *Coal Act*, of the lessee, or

(c) rights under a Crown granted 2 post claim of its owner.

(4) This Act does not apply to replotting under the *Municipal Replotting Act*.

(5) [Repealed 2001-41-2.]

(6) This Act does not apply to an expropriation under the *Musqueam Reconciliation, Settlement and Benefits Agreement Implementation Act*.

(7) This Act does not apply in respect of the *Canadian Pacific Railway (Stone and Timber) Settlement Act*.

**If the owner agrees to transfer or dedicate land**

**3** (1) If an owner or, if there is more than one owner, all owners agree to transfer or dedicate land to an expropriating authority without expropriation, but cannot agree with the expropriating authority on the compensation to be paid,

(a) Parts 2 to 4, other than section 20, do not apply,

(b) the court must determine the compensation to be paid to the owner as if the land had been expropriated under this Act, and

(c) unless the parties to the agreement otherwise agree, compensation must be determined effective the date the owner agreed to transfer or dedicate the land to the expropriating authority.

(2) An agreement under subsection (1) must be in writing and must state

(a) that the owner consents to the transfer or dedication,

(b) that compensation must be determined by the court,

(c) the date set for possession of the land,

(d) that the owner must take the necessary steps to transfer or dedicate the land to the expropriating authority, and

(e) that the expropriating authority must make an advance payment under section 20.

(3) If the agreement under subsection (1) is made so that the expropriating authority can construct, extend, widen or alter a highway, the owner must dedicate the land covered by the agreement, and

(a) section 107 of the *Land Title Act* applies,

(b) if the agreement is with the minister responsible for the administration of the *Ministry of Forests and Range Act*, section 121 (8) of the *Forest Act* applies, or

(c) if the agreement is with the minister responsible for the administration of the *Transportation Act*, section 43 of the *Transportation Act* applies.

(4) If, in respect of a partial taking of a fee simple interest in land,

(a) all owners have agreed to transfer the land to the expropriating authority and have agreed to the consideration to be paid for it, or

(b) an agreement has been made under subsection (1),

section 99 (1) (g) of the *Land Title Act* applies in respect of the transfer of the land to the expropriating authority.

## Part 2 — Approval

### Approval of expropriation

**4** (1) Subject to section 5, an expropriating authority must not expropriate land unless

(a) an expropriation notice is served under section 6 (1) (a), and

(b) the expropriation is approved by the approving authority under section 18.

(2) A person may not, in any proceedings under this Act, dispute the right of an expropriating authority to have recourse to expropriation.

**Dispensing with approval and inquiry**

**5** (1) The Lieutenant Governor in Council may, on the application of the expropriating authority, order that an expropriation proceed without the approval and inquiry procedures if the Lieutenant Governor in Council considers that an emergency exists or undue delay in the project would result.

(2) If an order is made under subsection (1), the Attorney General must report that fact to the Legislative Assembly at the earliest practicable opportunity.

(3) If an order is made under subsection (1), sections 4, 6 and 10 to 18 do not apply to the expropriation.

(4) If an order is made under subsection (1), the minister charged with the administration of this Act must promptly inform the expropriating authority, and on being informed, the expropriating authority must, within 30 days of the making of the order,

(a) serve the order on each registered owner of the land to be expropriated, and

(b) file the order in the land title office.

(5) An order under subsection (1) must contain

(a) the name and address of the expropriating authority, and

(b) the matters referred to in section 6 (4) (b) to (g).

## Part 3 — Pre-expropriation Procedures

**Expropriation notice**

**6** (1) An expropriating authority that intends to expropriate land must

(a) serve an expropriation notice on the approving authority and on each owner

(i) whose land is to be expropriated, and

(ii) whose interest in that land is recorded in the land title office, other than persons having an interest referred to in section 23 (2) (b) or (c),

(b) serve on each owner referred to in paragraph (a) a copy of this Act,

post or erect, on the land to be expropriated, a sign containing a copy of the expropriation notice or a summary of its contents, and

(c) (d) file a copy of the expropriation notice in the land title office.

(2) If the land to be expropriated is located outside of a municipality, the expropriating authority may, instead of posting or erecting the sign, publish a copy of the expropriation notice or a summary of its contents in a newspaper circulating in the area of the land affected.

(3) If the owner is an individual, the expropriation notice must be served personally or by registered mail.

(4) The expropriation notice must contain

(a) the name and address of the expropriating authority and the approving authority,

(b) subject to paragraph (c), a plan of the land to be expropriated that is sufficient, in the opinion of the registrar, to identify the land in the records of the land title office,

(c) if the fee simple interest in the whole of a parcel is being expropriated, a legal description of the parcel,

(d) the purpose for which the expropriation is required,

(e) if

(i) the land being expropriated is required for a limited time, or

(ii) a limited estate, right, title or interest in the land is required,

the time period, or the nature of the limited estate, right, title or interest that is being taken,

(f) a description of any charge in respect of which the expropriating authority intends to make a directive under section 23 (2) (c), and

(g) other prescribed information.

(5) If a person on whom a notice is required to be served under subsection (1) cannot be located, the expropriating authority may apply to the court for an order for substituted service.

(6) The expropriating authority must serve a copy of the expropriation notice on all persons who have, at the time the expropriation notice is filed under subsection (1) (d), registered a caveat or a certificate of

pending litigation against the land to which the expropriation notice relates.

**Land title office filing and registration**

**7** (1) On the filing of

(a) an order under section 5,

(b) an expropriation notice under section 6, or

(c) an amended expropriation notice under section 16 (2) or 18 (5),

the registrar must, without proof of the signature on or the authority of the order or notice, file the order or notice and make a note of it in the records of registered land and endorse it in the proper register.

(2) After the filing of an order or notice under subsection (1), the registrar must not

(a) register another instrument affecting the land covered by the order or notice other than

(i) a court order affecting the land,

(ii) a judgment for the payment of money,

(iii) a notice filed under section 99 of the *Family Law Act*,

(iv) an entry under section 2 (1) of the *Land (Spouse Protection) Act*,

(v) a caveat or a certificate of pending litigation,

(vi) a builder's lien or other instrument the application for registration of which was made before the order or notice was filed,

(vii) an easement, restrictive covenant or statutory right of way that does not affect any part of the land being expropriated, or

(viii) any other instrument that may be prescribed, or

(b) deposit a plan of subdivision or otherwise allow any change in the boundaries affecting the land covered by the order or notice.

**Procedures — expropriation on Crown land**

**8** (1) If an expropriating authority has the power to expropriate the interest of a person on land

(a) that is owned by the government, and

(b) the title to which is not registered under the *Land Title Act*,

the Lieutenant Governor in Council may make regulations that are considered necessary or advisable specifying the procedures that are to be followed in carrying out the expropriation in place of the procedures contained in this Part.

(2) Without limiting subsection (1), the regulations may

(a) specify the form of the expropriation notice and the persons on whom it must be served,

(b) specify what provisions of this Part apply to the expropriation, and

(c) modify provisions of this Part as they relate to the expropriation.

**Entry for limited purposes**

**9** (1) In addition to any other powers under an enactment, a person authorized by the expropriating authority may, before or after serving an order under section 5 (4) (a) or an expropriation notice under section 6 (1) (a),

(a) during daylight hours, and

(b) after making reasonable efforts to notify the owner or occupier of the land,

enter any land for the purposes of

(c) making surveys, inspections, examinations, soil tests or doing other things that are necessary to determine

(i) the location of proposed works, or

(ii) the description of the land that the expropriating authority intends to expropriate, and

(d) completing an appraisal of the value of the land or any interest in it.

(2) The person authorized may, on entering the land, cut down any trees or brush that obstructs the running of survey lines.

(3) The expropriating authority must pay compensation for damages that it causes by the exercise of its rights under this section.

(4) When the land entered on is not expropriated, an action does not lie against the expropriating authority for damage caused by the

exercise of a right of entry under this section unless notice in writing, signed by the claimant, is given to the expropriating authority who exercised the right of entry, within 6 months after the entry occurred.

**Request for inquiry**

**10** (1) In this section, **"linear development"** includes a highway, a railway, a hydro or other electric transmission or distribution line, a pipeline or a sewer, water or drainage line or main.

(2) An owner whose land is included in an expropriation notice, other than an expropriation notice in respect of an expropriation for the construction, extension or alteration of a linear development, may request an inquiry by serving the minister with a notice of request for an inquiry.

(3) A notice of request for an inquiry must

(a) be in writing,

(b) contain the name and address of the person making the request, his or her interest in the land to be expropriated and his or her reasons for requesting an inquiry, and

(c) be served on the minister and the expropriating authority within 30 days after the date the expropriation notice is served under section 6 (1) (a).

**Power to refuse to hold public inquiry**

**11** (1) The inquiry officer may, by order, refuse to hold a public inquiry if, on the application of the expropriating authority and after granting both parties the opportunity to be heard, the inquiry officer considers that

(a) the request for an inquiry is

(i) frivolous, vexatious or not made in good faith, or

(ii) based solely on a claim for compensation, or

(b) the person who requested the inquiry has, at a previous hearing or otherwise, already had substantially the same opportunity to object to the expropriation that he or she would have at an inquiry under this Act.

(2) If the inquiry officer makes an order under subsection (1), the inquiry officer must promptly serve a copy of the order, together with the reasons for making it, on the person who requested the inquiry and on the expropriating authority.

**Setting down the inquiry**

**12** (1) If the minister receives a request under section 10, the minister must, within 21 days after service under section 10 (3) (c), appoint an inquiry officer who, subject to section 11, must hold a public inquiry.

(2) The inquiry officer must set a date, that is not more than 21 days after the date of his or her appointment, a time and a place for the inquiry and must serve notice of the date, time and place on

(a) the persons served under section 6 (1) (a),

(b) the expropriating authority, and

(c) every person who served a notice of request under section 10 whose request was not refused under section 11.

(3) The participants in the inquiry are

(a) the expropriating authority or its authorized representative,

(b) all persons referred to in subsection (2) (c), and

(c) all persons who are added under section 15 (a).

**Speedy inquiry procedure**

**13** (1) Despite section 12, before an expropriation notice is served by an expropriating authority, the minister may,

(a) on the application of the expropriating authority, and

(b) on being satisfied that a request for an inquiry will be made,

appoint an inquiry officer who must set a date, time and place for an inquiry sufficiently in advance to enable the expropriating authority to comply with subsection (2).

(2) The expropriating authority must

(a) include in the expropriation notice a statement of the date, time and place set for an inquiry under subsection (1), and

(b) comply with section 6 (1) in sufficient time to provide not more than 21 days between the date that section is complied with and the date set for the inquiry.

(3) Subject to section 11, if a notice has been given under this section, any person referred to in section 10 (2) may become a participant in the inquiry.

**Inquiry**

**14** (1) Subject to section 11, the inquiry officer must hold a public hearing for the purpose of inquiring into whether the proposed expropriation of the land is necessary to achieve the objectives of the expropriating authority with respect to the proposed project or work, or whether those objectives could be better achieved by

(a) an alternative site, or

(b) varying the amount of land to be taken or the nature of the interest in the land to be taken.

(2) The necessity for the project or work for which the expropriation is sought must not be considered at the inquiry.

(3) The inquiry officer may combine 2 or more inquiries that are related and conduct them for all purposes as one inquiry.

(4) A participant in the inquiry may

(a) be represented by counsel or agent,

(b) present evidence and argument, and

(c) examine and cross examine witnesses and other participants in the inquiry.

**Powers and duties of inquiry officer**

**15** An inquiry officer may

(a) add as a participant in the inquiry any person who the inquiry officer considers would be entitled to request an inquiry under section 10 (2), and

(b) inspect any land.

**Modification of expropriation**

**16** (1) Before the conclusion of the inquiry, the expropriating authority may alter the expropriation by adding or deleting land from it.

(2) If the expropriation is altered, the expropriating authority must file in the land title office an amended expropriation notice in accordance with section 6 (4) and serve it on

(a) the inquiry officer,

(b) every participant in the inquiry,

(c) each owner of land added or deleted by the amendment, and

(d) the approving authority.

(3) A person served under subsection (2) (c) may become a participant in the inquiry, and the inquiry officer may adjourn the inquiry for a period not exceeding 30 days from the time the person was served.

**Report of inquiry officer**

**17** Subject to an adjournment under section 16 (3), unless the time is extended by the minister, an inquiry officer must, within 30 days after the first day of the inquiry, submit to the approving authority and every participant in the inquiry, a written report of the inquiry officer's findings of fact and recommendations with respect to the proposed expropriation.

## Part 4 — Expropriation

**Decision of approving authority**

**18** (1) After considering the report submitted under section 17, the approving authority must approve, approve with modifications or reject the expropriation, but an expropriation must not be modified so as to affect land of a person who was not a participant in the inquiry.

(2) If

(a) an inquiry is not requested or has been refused, or

(b) an owner is not, under section 10 (2), entitled to request an inquiry,

the approving authority must

(c) approve the expropriation, and

(d) notify the expropriating authority and each owner of the approval in writing.

(3) If an inquiry was held, the approving authority must, not later than 30 days after receiving the report submitted under section 17, serve his or her decision, with written reasons, on every participant and every owner of the land expropriated.

(4) If a request for an inquiry is withdrawn, the approving authority may proceed as though the request had not been made.

(5) If the approving authority modifies the expropriation under subsection (1), the expropriating authority must

file in the land title office an amended expropriation notice in accordance with the modification, and section 6 (4) applies, and

(a)

(b) notify each owner of the modified approval in writing and accompany the notice with a copy of the amended expropriation notice.

(6) If the approving authority rejects the expropriation,

(a) the expropriating authority must file in the land title office a notice of cancellation in the prescribed form, and

(b) on receiving the notice of cancellation, the registrar must cancel the expropriation notice filed and endorsed under section 7 (1).

**Abandonment**

**19** (1) After the conclusion of the inquiry, or if an inquiry is not held, the expropriating authority may, before the advance payment is made under section 20, abandon all or part of the intended expropriation.

(2) If an abandonment occurs under this section, the expropriating authority must file in the land title office a notice of abandonment in the prescribed form and serve a copy of it on

(a) the approving authority, and

(b) each owner who was served with an expropriation notice under sections 6 (1) (a), 16 (2) (c) and 18 (5) (b).

(3) On receiving a notice of abandonment under subsection (2), the registrar must cancel or amend the endorsement made under section 7 (1).

(4) If the expropriation is abandoned under subsection (1), the expropriating authority must pay

(a) compensation consisting of the damages suffered by an owner as a result of the initiation of the expropriation, and

(b) the reasonable legal, appraisal and other costs incurred by the owner up to the time of the abandonment, in an amount to be agreed on or determined by a registrar of the court.

**Advance payment**

**20** (1) Within 30 days after

(a) an order is filed under section 5 (4) (b),

(b) the approving authority complies with section 18 (2) or (3), or

(c) an agreement is made under section 3 (1),

the expropriating authority must

(d) pay to the owner the amount the expropriating authority estimates is or will be payable to that owner as compensation, other than for business loss referred to in section 34 (3), and

(e) serve on the owner a copy of all appraisal and other reports on which the payment is based.

(2) A payment is deemed to be made under subsection (1) (d) at the time that the expropriating authority tenders the amount of the payment to or to the order of the owner in cash or by cheque, draft, telegraphic or electronic transfer or any other prescribed method.

(3) The appraisal report must be prepared by a person who has been accredited by an institute or body prescribed by the Lieutenant Governor in Council, must be reasonably detailed and must include

(a) a description of the land,

(b) the date of the valuation, which date must be within 6 months of the date of the endorsement by the registrar under section 7 (1),

(c) factual data necessary for the value estimate and the reasoning on which the estimate is based,

(d) the zoning, the highest and best use of the land and any provisions of an official community plan under the *Local Government Act* that are relevant to a determination of the highest and best use, and

(e) the final estimate of the value of the land.

(4) If, before taking action under subsection (1), the expropriating authority is in doubt as to whether a person is an owner or, if an owner, as to the nature and extent of his or her interest, it may apply to the court for

(a) a determination respecting the state of title to the land, and

(b) an order respecting the nature and extent of the interest of any owner of the land

for the purpose of determining to whom and in what amounts the payment proposed to be made by the authority under subsection (1) is to be distributed.

(5) The expropriating authority must serve a copy of the application on all persons who it considers would be affected by the application.

(6) After hearing an application under subsection (4), the court may, in respect of the payment that the expropriating authority proposes to pay to an owner to comply with this section, order

(a) to whom and in what amounts payment must be made, or

(b) that money be paid into court to be paid out as the court may subsequently direct.

(7) On complying with an order made under subsection (6), the expropriating authority is deemed to have complied with subsection (1).

(8) To assist the expropriating authority in making payment under this section, an owner must, on the authority's request, provide the authority with any information relevant to estimate the compensation to which the owner is or will be entitled.

(9) An owner who withholds relevant information may be penalized by the court in costs and interest to which he or she would otherwise be entitled.

(10) Payment and receipt of compensation under this section is without prejudice to the right of the owner who receives the compensation to have the amount determined in the manner provided for in this Act.

(11) The court may, on application by the expropriating authority and on being satisfied that the authority cannot practicably comply with subsection (1), extend, subject to conditions the court considers appropriate, the period within which the payment is required to be made under that subsection.

(12) The expropriating authority may, at any time before 10 days before the beginning of a hearing to determine compensation, increase the amount of its advance payment made under subsection (1).

**Divesting after expropriation**

**21** (1) If, within 2 years after filing the vesting notice under section 23, the expropriating authority determines that the land is no longer required for its purposes, the authority must not, without the approval of the

approving authority, dispose of the land without first offering it to the owner from whom the land was taken, or his or her successor.

(2) If an owner referred to in subsection (1) wishes to re-acquire the land expropriated, but cannot agree with the expropriating authority on the purchase price, the court must summarily determine the market value of the land as at the time of making the summary determination, and that amount is the purchase price.

(3) The costs of proceedings under this section must be borne by the parties, unless the court, in special circumstances, orders the expropriating authority or the owner to bear the costs of the other.

(4) Part 7 of the *Land Title Act* applies to a re-acquisition under this section.

**Injunction for harmful activity**

**22** If, on the application of the expropriating authority, the court determines that an owner or tenant of land that is to be expropriated, or any other person acting on behalf of the owner or tenant, is doing anything on or to the land that the court considers will harm the condition of the land or anything on it with respect to the purposes for which the expropriating authority is expropriating it, the court may grant an injunction restraining the harmful activity.

**Vesting and possession**

**23** (1) The expropriating authority must, within 30 days after it has complied with section 20 (1) or an order under section 20 (6), file in the land title office, in accordance with the requirements of the *Land Title Act*, a vesting notice in the prescribed form, and, on filing the notice, the authority must serve a copy of it on the owner.

(2) If a fee simple interest is expropriated, the registrar must file the vesting notice, and, on filing, the land expropriated vests in the expropriating authority free and clear of all charges, as defined in the *Land Title Act*, that are registered or endorsed against the lands covered by the order or notice filed under section 7 (1) other than

(a) the subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the government,

(b) a registered charge in respect of an interest in

(i) minerals, as defined in the *Mineral Tenure Act*,

(ii) coal,

(iii) petroleum, as defined in the *Petroleum and Natural Gas Act*, and

(iv) gas or gases, and

(c) a charge, specified in the vesting notice, that the expropriating authority directs the registrar not to cancel.

(3) If an estate, right, title or interest less than the fee simple is expropriated,

(a) the estate, right, title or interest in the land covered by the order or notice filed under section 7 (1) vests in the expropriating authority with priority over all charges, as defined in the *Land Title Act*, that are registered or endorsed against the land, and

(b) the registrar must register the estate, right, title or interest of the expropriating authority against the land that is affected by it.

(4) If the order or notice filed under section 7 (1) refers to land that is intended to become a highway, an indefeasible title must not be registered for the land covered by the order or notice, and the title to that land ceases to be registered under the *Land Title Act*.

(5) If the order or notice filed under section 7 (1) refers to land that is intended to become a park or a public square, subsection (4) applies unless the expropriating authority requests subsection (2) to apply.

(6) Subject to an agreement between the owner and the authority, if subsection (2) or (3) has been complied with, the expropriating authority is entitled to possession of the land, whether or not it has served a copy of the vesting notice on the owner.

(7) Despite subsection (6), the court may,

(a) on application by the expropriating authority made after it has complied with section 6 (1), or

(b) on the application of an owner made at any time after he or she is notified under section 5 (4) or 18 but before the 30 day period in subsection (1) has expired,

grant possession of land expropriated to the authority at a time and subject to the conditions that the court considers appropriate.

(8) If the expropriating authority is entitled to possession under this section and the owner of the land denies possession to the

expropriating authority, the authority may apply to the court for an order for possession.

**Correction of errors**

**24** If an omission, misstatement or error has occurred in a plan contained in the order or notice filed under section 7 (1), the expropriating authority may

(a) register in the land title office a plan replacing or amending the original, or

(b) have the plan corrected under section 106 of the *Land Title Act*.

## Part 5 — Compensation Procedures

**Owner deemed to have accepted payment**

**25** If an application is not made to the court to determine compensation within one year after payment is made under section 20, the owner whose land was expropriated is deemed to have accepted that payment in full settlement of his or her claim for compensation, and proceedings to determine compensation must not be brought by that owner.

**Jurisdiction and decision**

**26** (1) The court must determine

(a) compensation to be paid in respect of every agreement under section 3 (1),

(b) compensation to be paid under sections 9 (3), 19 (4), 30 and 40, and

(c) [Repealed 2004-61-13.]

(d) compensation payable in respect of applications under section 41 (3).

(2) [Repealed 2004-61-13.]

(3) The court must make an order for the amount payable, together with interest, if the court determines that an owner is entitled to compensation in excess of

(a) the amount paid under section 20, or

(b) any other amount paid by the expropriating authority on account of compensation.

(4) to (7) [Repealed 2004-61-13.]

**Practice and procedure**

**27** (1) The Lieutenant Governor in Council may, by regulation, make rules governing the court's practice and procedure in a proceeding under this Act.

(2) If there is any inconsistency or conflict between a rule made under subsection (1) and a rule made under the *Court Rules Act*, the rule made under subsection (1) prevails.

**Repealed**

**28** [Repealed 2004-61-15.]

## Part 6 — Basis For Compensation

**Definition**

**29** In this Part, **"date of expropriation"** means the date the vesting notice is filed in the land title office under section 23.

**Right to compensation**

**30** (1) Every owner of land that is expropriated is entitled to compensation, to be determined in accordance with this Act.

(2) If the amount of compensation determined under this Act is less than

(a) the amount paid under section 20, or

(b) any other amount paid by the expropriating authority on account of compensation,

the court must order the amount of the difference as payable to the expropriating authority by the owner to whom the overpayment was made.

(3) Nothing in this Part affects the limitations on compensation provided for by section 121 of the *Forest Act*.

**Basic formula**

**31** (1) The court must award as compensation to an owner the market value of the owner's estate or interest in the expropriated land plus reasonable damages for disturbance but, if the market value is based on a use of the land other than its use at the date of expropriation, the compensation payable is the greater of

(a) the market value of the land based on its use at the date of expropriation plus reasonable damages under section 34, and

(b) the market value of the land based on its highest and best use at the date of expropriation.

(2) If not included in the market value of land determined in accordance with section 32, the following must be added to that market value:

(a) the value of a special economic advantage to the owner arising out of his or her occupation or use of the land;

(b) the value of improvements made by an owner occupying a residence located on the land.

(3) If there is more than one separate interest in the land expropriated, the value of each interest must, if practical, be established separately.

**Definition of market value**

**32** The market value of an estate or interest in land is the amount that would have been paid for it if it had been sold at the date of expropriation in the open market by a willing seller to a willing buyer.

**Exclusions from market value**

**33** In determining the market value of land, account must not be taken of

(a) the anticipated or actual purpose for which the expropriating authority intends to use the land,

(b) an increase in the value of the land resulting from a use that, at the date of expropriation, was capable of being restrained by a court,

(c) an increase in the value of the land resulting from improvements made to the land after the expropriation notice under section 6 (1) (a) or order under section 5 (4) (a) has been served, but not including improvements that are necessary to preserve the value or state of the land,

(d) an increase or decrease in the value of the land resulting from the development or prospect of the development in respect of which the expropriation is made,

(e) an increase or decrease in the value of the land resulting from any expropriation or prospect of expropriation,

(f) an increase or decrease in the value of the land due to development of other land that forms part of the development for which the expropriated land is taken, or

(g) any increase or decrease in value of the land that results from the enactment or amendment of a zoning bylaw, official community plan or analogous enactment made with a view to the development in respect of which the expropriation is made.

**Disturbance damages generally**

**34** (1) An owner whose land is expropriated is entitled to disturbance damages consisting of the following:

(a) reasonable costs, expenses and financial losses that are directly attributable to the disturbance caused to the owner by the expropriation;

(b) reasonable costs of relocating on other land, including reasonable moving, legal and survey costs that are necessarily incurred in acquiring a similar interest or estate in the other land.

(2) If a cost, expense or loss is claimed as a disturbance damage and that cost, expense or loss has not yet been incurred, either the claimant or the expropriating authority may, with the consent of the court, elect to have the cost, expense or loss determined at the time, not more than 6 months after the date of expropriation, that the cost, expense or loss is incurred.

(3) If an owner whose land is expropriated carried on a business on that land at the date of expropriation and, after the date of expropriation, relocates the business to and operates it from other land, reasonable business losses directly attributable to the expropriation must not, unless that person and the expropriating authority otherwise agree, be determined until the earlier of

(a) 6 months after the owner has operated the business from the other land, and

(b) one year after the date of the expropriation.

(4) If the court determines that it is not feasible for an owner to relocate his or her business, there may be included in the compensation that is otherwise payable, an additional amount not exceeding the value of the goodwill of the business.

**Limited market — churches, hospitals, schools, etc.**

**35** (1) Unless an owner elects to be paid compensation in accordance with the other provisions of this Part, the market value of the owner's estate or interest in the land is deemed to be the reasonable cost of equivalent reinstatement if, at the date of expropriation,

(a) the land is used for a church, hospital, school or similar use for which there is no general demand or market, and

(b) the owner undertakes with the expropriating authority that it will relocate and continue the same use on other land.

(2) In determining the reasonable cost of equivalent reinstatement under subsection (1), depreciation of a building on the expropriated land must not be taken into account if the building was being used for the particular use referred to in subsection (1) on the date the expropriation notice under section 6 (1) (a) or order under section 5 (4) (a) was served.

(3) For the purposes of this section, the reasonable cost of equivalent reinstatement must be determined as of the date that the owner obtains, through purchase or construction, reasonably equivalent lands and improvements, but in no case later than one year after the date of expropriation.

**Frustration of leases**

**36** (1) A lease is deemed to be frustrated if, at the date of expropriation,

(a) the entire interest or estate of a lessee in land is expropriated, or

(b) part of the interest or estate of a lessee in land is expropriated, and the expropriation renders the remaining interest or estate of the lessee unfit for the purposes of the lease.

(2) Subject to subsection (1), if part of the interest or estate in land of a lessee is expropriated, the obligation of the lessee to pay rent under the lease is, to the extent of the interest or estate expropriated, abated.

(3) If there is an inconsistency between a provision of a lease and subsection (1) or (2), that subsection prevails.

**Market value of security interests**

If land subject to a security interest is expropriated, compensation must be determined in the manner and amounts prescribed.

**37**

**Occupiers and lessees**

**38** (1) If expropriated land includes a residence that is

(a) occupied by a person who, in respect of that residence, would be entitled to a grant under the *Home Owner Grant Act*, and

(b) not being offered for sale by him or her on the date the expropriation notice under section 6 (1) (a) or order under section 5 (4) (a) was served on him or her,

the person is entitled to be paid, in addition to the amount required to be paid to him or her under section 34, an amount equivalent to 5% of the market value of his or her estate or interest in that part of the land, not exceeding 0.5 ha, that is used personally by him or her for residential purposes.

(2) If expropriated land includes a rental unit as defined in the *Residential Tenancy Act* or a manufactured home site as defined in the *Manufactured Home Park Tenancy Act*, a person who leases or occupies the unit or site under an agreement that has a term of less than one year is entitled to be paid

(a) an amount that is equivalent to 3 months' rent for the rental unit or manufactured home site, and

(b) reasonable moving costs.

**Disturbance damages for lessees**

**39** If land that is subject to a lease having a term greater than one year is expropriated, the lessee, whether or not he or she is an occupant of the land, is entitled to reasonable disturbance damages in an amount to be determined by the court by having regard to

(a) the length of the term of the lease,

(b) the length of the unexpired term of the lease,

(c) any rights to renew or the reasonable prospect of renewal,

(d) the nature of the business, if any, carried out on the land under the lease, and

(e) the extent of the lessee's investment in the land that the lessee cannot reasonably recover.

**Partial takings**

**40** (1) Subject to section 44, if part of the land of an owner is expropriated, he or she is entitled to compensation for

(a) the market value of the owner's estate or interest in the expropriated land, and

(b) the following if and to the extent they are directly attributable to the taking or result from the construction or use of the works for which the land is acquired:

(i) the reduction in the market value of the remaining land;

(ii) reasonable personal and business losses.

(2) If a person claims business losses under subsection (1), the losses must not, unless the person and the expropriating authority otherwise agree, be determined until at least 6 months after the loss was sustained.

(3) If part of the land is expropriated, the amount of compensation payable in respect of the matters referred to in subsection (1) (a) and (b) (i) may be established by determining the market value of the area of all of the land before the date of expropriation and subtracting from it the market value of the land remaining after the expropriation occurs, but in no case, subject to section 44, must compensation be less than the amount determined by multiplying the ratio of the area of the land taken to the area of all of the land before it was taken, times the value of the land before it was taken with the appropriate reduction if the interest expropriated is an easement, right of way or similar interest less than the fee simple interest.

(4) For the purposes of the second calculation referred to in subsection (3), the value of the land before it was taken is the value of the land only, having no regard to improvements on the land.

(5) If, in the case of a partial taking, the character and use, or potential use, of the land before it was taken varies such that the land that was taken was, before the taking, more valuable or less valuable than the average value of the land that was not taken, the court may, after making a determination under subsection (3), make an adjustment to reflect that value accordingly.

(6) For the purposes of this section, expropriation of part of the land of an owner occurs only if

he or she retains land contiguous to the expropriated land, or

(a)

(b) he or she owns land close to the land that was expropriated, the value of which was enhanced by unified ownership with the land expropriated.

**Injurious affection if no land taken**

**41** (1) In this section, **"injurious affection"** means injurious affection caused by an expropriating authority in respect of a work or project for which the expropriating authority had the power to expropriate land.

(2) The repeal of the *Expropriation Act*, R.S.B.C. 1979, c. 117, and the amendments and repeals in sections 56 to 128 of the *Expropriation Act*, S.B.C. 1987, c. 23, are deemed not to change the law respecting injurious affection if no land of an owner is expropriated, and an owner whose land is not taken or acquired is, despite those amendments or repeals, entitled to compensation to the same extent, if any, that the owner would have been entitled to had those enactments not been amended or repealed.

(3) An owner referred to in subsection (2) who wishes to make a claim for compensation for injurious affection must make his or her claim by applying to the court, and the court must hear the claim and determine

(a) whether the claimant is entitled to compensation, and

(b) if entitled to compensation, the amount of the compensation.

(4) Without limiting any other provision of this section, the BC Transportation Financing Authority has no greater liability to compensate an owner for injurious affection than does the minister responsible for the administration of the *Transportation Act*.

**Limitation**

**42** (1) A claim for compensation under section 41 (3) must be made in writing to the court by the person suffering the damage, with particulars of the claim, within one year after the damage

(a) was sustained, or

(b) became known to the person.

If a claim referred to in subsection (1) is not made in accordance with that subsection, the right to compensation is forever barred.

(2)

**Substituted land**

**43** If an expropriating authority and an owner whose land is expropriated agree, the expropriating authority may grant to that owner, in complete or partial satisfaction of the owner's claim for compensation,

(a) other land, or

(b) an interest or estate in the expropriated land or other land.

**Work or use benefiting claimant**

**44** (1) If part of the land of an owner is expropriated, and the expropriation or the construction or use of works by the expropriating authority are of special benefit to that owner or to his or her remaining land beyond any general benefit to any other owner benefited by the expropriation or the construction or use, there must be deducted from the amount of compensation payable to that owner the estimated value of the benefit.

(1.1) If part of the land of an owner is expropriated, and the expropriation or the construction or use of the works for which the expropriated land was acquired are of any benefit to that owner, the estimated value of the benefit must be deducted from the amount of compensation otherwise payable to that owner, under section 40 (1) (b) (i), for the reduction in the market value of the remaining land, whether or not any other owner is benefited by the expropriation of the expropriated land or by the construction or use of the works.

(2) If works are not constructed or used within a reasonable period of time, the owner may apply to the court for an appropriate adjustment of compensation.

**Legal and appraisal costs**

**45** (1) If there is an inquiry, the inquiry officer may order the expropriating authority to pay a participant the reasonable costs, to be set by the inquiry officer, incurred by the participant for the purpose of participating in the inquiry.

(2) An appeal lies to the court from an order under subsection (1).

(3) Subject to subsections (4) to (6), a person whose interest or estate in land is expropriated is entitled to be paid costs necessarily incurred

by the person for the purpose of asserting his or her claim for compensation or damages.

(4) If the compensation awarded to an owner, other than for business losses, is greater than 115% of the amount paid by the expropriating authority under section 20 (1) and (12) or otherwise, the authority must pay the owner his or her costs.

(5) If the compensation awarded to an owner is 115% or less of the amount paid by the expropriating authority under section 20 (1) and (12) or otherwise, the court may award the owner all or part of his or her costs.

(6) On a claim under section 41 (3), the court may award, in its discretion, costs to the claimant or the expropriation authority.

(7) The costs payable under subsection (3), (4), (5) or (6) are

(a) the actual reasonable legal, appraisal and other costs, or

(b) if the Lieutenant Governor in Council prescribes a tariff of costs, the amounts prescribed in the tariff and not the costs referred to in paragraph (a).

(8) If an expropriating authority and a person referred to in subsection (3) agree on the amount of compensation or damages, but do not agree on the amount of costs to be paid, the costs must be determined by a registrar of the court.

(9) If the court determines the amount of compensation or damages to which a person is entitled, the amount of costs must be determined by a registrar of the court.

(10) In a determination of costs under subsection (8) or (9), the following considerations must be taken into account:

(a) the number and complexity of the issues;

(b) the degree of success, taking into account

(i) the determination of the issues, and

(ii) the difference between the amount awarded and the advance payment under section 20 (1) and (12) or otherwise;

(c) the manner in which the case was prepared and conducted.

(11) and (12) [Repealed 2004-61-17.]

**Interest**

**46** (1) The expropriating authority must pay interest on any amount awarded in excess of any amount paid by the expropriating authority under section 20 (1) or (12) or otherwise, to be calculated annually,

(a) on the market value portion of compensation, from the date that the owner gave up possession, and

(b) on any other amount, from

(i) the date the loss or damages were incurred, or

(ii) any other date that the court considers reasonable.

(2) Interest is payable at an annual rate that is equal to the prime lending rate of the banker to the government.

(3) During the first 6 months of a year, interest must be calculated at the interest rate under subsection (2) as at January 1, and during the last 6 months, interest must be calculated at the interest rate under subsection (2) as at July 1.

(4) If the amount of the payment under section 20 (1) or (12) or otherwise is less than 90% of the compensation awarded, excluding interest and business loss, the court must order the expropriating authority to pay additional interest, at an annual rate of 5%, on the amount of the difference, calculated from the date that the payment is made to the date of the determination of compensation.

**Interest penalties for delay**

**47** If, in the opinion of the court, an unreasonable delay in proceedings under this Act has been caused by an owner or the expropriating authority, the court may penalize

(a) the owner, by depriving the owner, in whole or in part, of the interest to which he or she is entitled, or

(b) the expropriating authority, by increasing, by not more than double, the interest it is required to pay.

**Advance payment of costs**

**48** (1) An owner may, from time to time after an expropriation notice or an order under section 5 (4) (a) has been served on the owner but before the hearing has begun, submit a written bill to the expropriating authority consisting of the reasonable legal, appraisal and other costs that have been incurred by the owner up to the time the bill is submitted.

(2) On receiving a bill under subsection (1), the expropriating authority must either promptly pay the bill or apply to have the bill reviewed by a registrar of the court.

(3) If the expropriating authority fails to comply with subsection (2), the owner who submitted the bill may apply to a registrar of the court to have the bill reviewed.

(4) [Repealed 2004-61-18.]

(5) At a review under subsection (2) or (3), the person conducting the review must, after taking into account all relevant circumstances, assess the reasonableness of the bill and may make an order with respect to its payment, accordingly.

(6) Section 45 (7) applies to reviews under this section.

(7) If the amount of costs paid under this section exceeds the amount of costs awarded under section 45, the expropriating authority may

(a) deduct the amount of the difference from any amounts of compensation then outstanding, and

(b) if all compensation has been paid, recover the excess by action against the owner.

## Part 7 — General

### Service

**49** (1) Subject to section 6 (5), if a notice or other document is required to be served under this Act, a copy of the notice or other document may be served personally or by registered mail addressed to the person to be served at the person's last known address, or if the person or his or her address is unknown, by publication once in a newspaper having general circulation in the area in which the land is located.

(2) Service is deemed to have been effected

(a) on the date a person is served personally,

(b) if a notice or document is sent to a person by registered mail, on the 14th day after it is sent, or

(c) if a notice or document is published, on the seventh day after the date it is published.

### Extension and abridgment of time

**50** (1) The court may, on the application of an interested party, extend or abridge the time periods referred to in sections 9 (4), 10 (3) (c), 12 (1) and (2), 16 (3), 17, 18 (3), 20 (1), 23 (1), 34 (2) and (3) and 35 (3), subject to conditions the court considers just.

(2) The court may make an order under subsection (1) even though the application for the extension or the order granting the extension is made after the expiry of the period of time in respect of which the application to extend is made.

**Limitation**

**51** (1) Legal proceedings to challenge the validity of an expropriation must not be brought after land vests under section 23.

(2) Subject to subsection (1), an application under the *Judicial Review Procedure Act* must be brought within 30 days after the order or determination subject to review is made.

**Liability for taxes**

**52** The owner of land that is expropriated is liable, to the same extent as if he or she had continued to be the owner, to pay all taxes levied against the land in respect of the period he or she remains in possession of the land, whether possession is under an express agreement or otherwise, and an appropriate adjustment with respect to those taxes must be made between the owner and the expropriating authority.

**Inquiry officer compensation**

**53** Inquiry officers must be reimbursed for reasonable travelling and out of pocket expenses necessarily incurred in the discharge of their duties under this Act and may be paid remuneration for their services and serve in accordance with other terms and conditions as the minister may order.

**Repealed**

**53.1** [Repealed 2004-61-20.]

**Power to make regulations**

**54** (1) The Lieutenant Governor in Council may make regulations referred to in section 41 of the *Interpretation Act*.

(2) Without limiting subsection (1), the Lieutenant Governor in Council may make regulations

(a) respecting the practice, procedure or any other similar matters, that the Lieutenant Governor in Council considers

necessary or advisable for the better carrying out of Parts 3 and 4, and

(b) prescribing a tariff of costs for the purposes of sections 45 and 48.

**Repealed**

**55** [Repealed 2004-61-20.]

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City of Langford
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# Staff Report to Council

| | |
|---|---|
| **Date:** | **March 2, 2020** |
| **Department:** | **Planning** |
| **Application No.:** | **Z19-0011** |
| **Subject:** | **Bylaw No. 1858 - Application to Rezone 582 Goldstream from C5 (Office Commercial) to MU2 (Mixed-Use Residential Commercial) to Allow a Commercial-Medical Building and a Multi-Family Residential Building** |

---

At their Regular Meeting of September 3rd 2019, Council passed the following resolution with respect to the property at 582 Goldstream Avenue:

*That Council:*

1. *Give 1st reading to the attached Bylaw No. 1858 to amend the zoning designation of the property located at 582 Goldstream Avenue from C5 (Office Commercial) to MU2 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:*

    a) *That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:*

        i. *$750 towards the Affordable Housing Fund; and*
        ii. *$2,850 towards the General Amenity Reserve Fund.*

    *subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.*

    b) *That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:*

        i. *$10.75 towards the General Amenity Reserve Fund.*

    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 traffic impact assessment to the satisfaction of the Director of Engineering;*

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

   i. *That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;*
   ii. *That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and*
   iii. *That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.*
   iv. *That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.*

e) *That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:*

   i. *By deleting the text of Section 6.56.06(1) and replacing it with, "No building or structure may have a height less than two storeys or exceed a height of fifteen storeys."*

**COMMENTS**

The applicant has registered a section 219 covenant against the title of the subject property that agrees to items i. through iv. of section d) in Council's resolution of September 3, 2019.

Bylaw No. 1858 was signed by the Minister of Transportation on November 4, 2019.

**OPTIONS**

That Council:

1. Adopt Bylaw No. 1858.

   **OR**

2. Take no action at this time with respect to Bylaw No. 1858.

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Robert Dykstra, MCIP, RPP Land Development Planner |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Adriana Proton, Manager of Legislative Services |
| Concurrence: | George Henshall, Acting/Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:rd

# CITY OF LANGFORD
# BYLAW NO. 1858

## 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 the text of Section 6.56.06(1) and replacing it with, "No building or structure may have a height less than two storeys or exceed a height of fifteen storeys."

2. By deleting from the C5 (Office Commercial) Zone and adding to MU2 (Mixed-Use Residential Commercial) Zone the property legally described as LOT B SECTION 1 AND 72 ESQUIMALT DISTRICT PLAN VIP78662, PID No. 026-266-881 (582 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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) |
|---|---|---|---|---|
| MU2 | 1858 | LOT B SECTION 1 AND 72 ESQUIMALT DISTRICT PLAN VIP78662, PID No. 026-266-881 (582 Goldstream Ave) | a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and<br>b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and<br>c) $712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and<br>d) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and<br>e) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and | No |

| | | | | |
|---|---|---|---|---|
| | | | f) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and<br>g) $10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund. | |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2020".

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

PUBLIC HEARING held this 21st day of October, 2019.

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

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

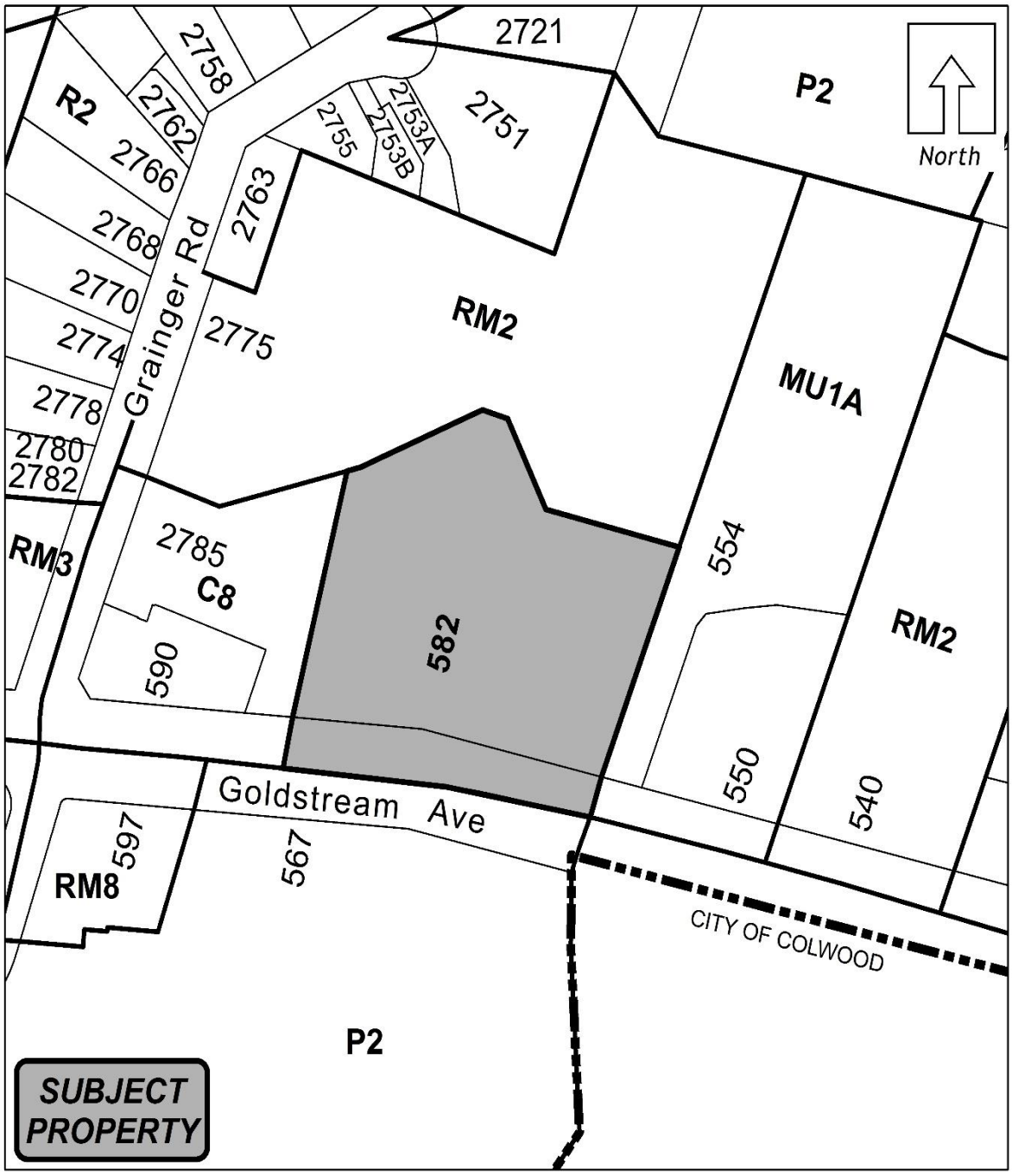
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 4th day of November, 2019.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1858

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1858

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/30/2019

# CITY OF LANGFORD
# BYLAW NO. 1873

## 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 HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the properties legally described as LOT 1, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2929 Sooke Rd); LOT 2, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2995 Sooke Rd); LOT 3, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3201 Loledo Pl); LOT 4, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3211 Loledo Pl) 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. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".

READ A FIRST TIME this 20th day of January, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

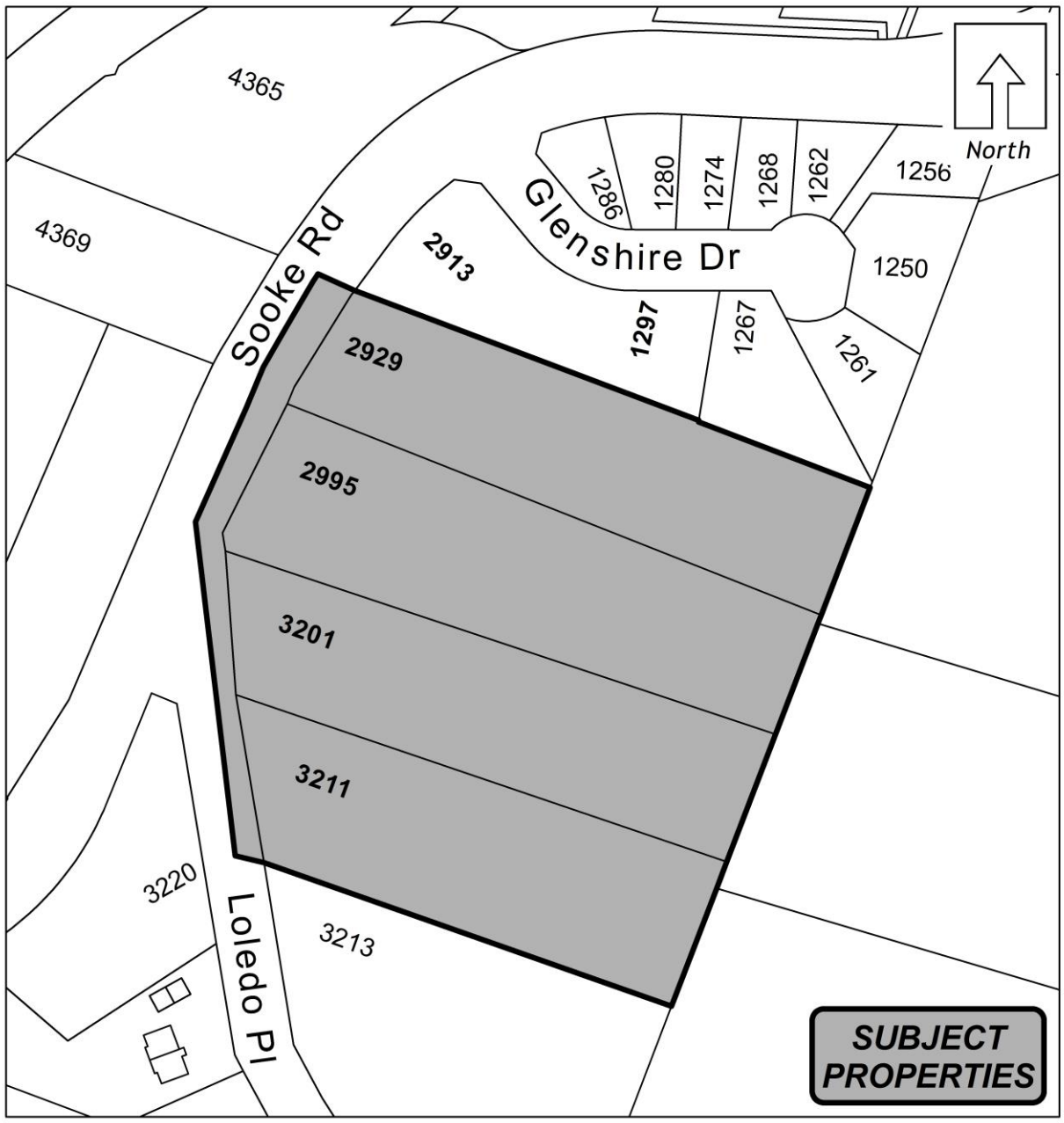
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1873

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1873

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/28/2019

# CITY OF LANGFORD
# BYLAW NO. 1878

## 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 amending the text of the R2 (One- and Two-Family Residential) Zone for the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting from the R2 (ONE- AND TWO-FAMILY RESIDENTIAL) ZONE and adding to RS4 (RESIDENTIAL SMALL LOT 4) ZONE the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw; and

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

| Zone | Bylaw No. | Legal Description | Amenity Contributions/Lot | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| R2, RS4 | 1878 | LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370 PID No. 006-162-100 (991 Loch Glen Pl) | a) $6,000 General Amenity Reserve Fund; and<br>b) $1,000 Affordable Housing Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".

READ A FIRST TIME this 6th day of January, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

READ A THIRD TIME this day of , 2020.

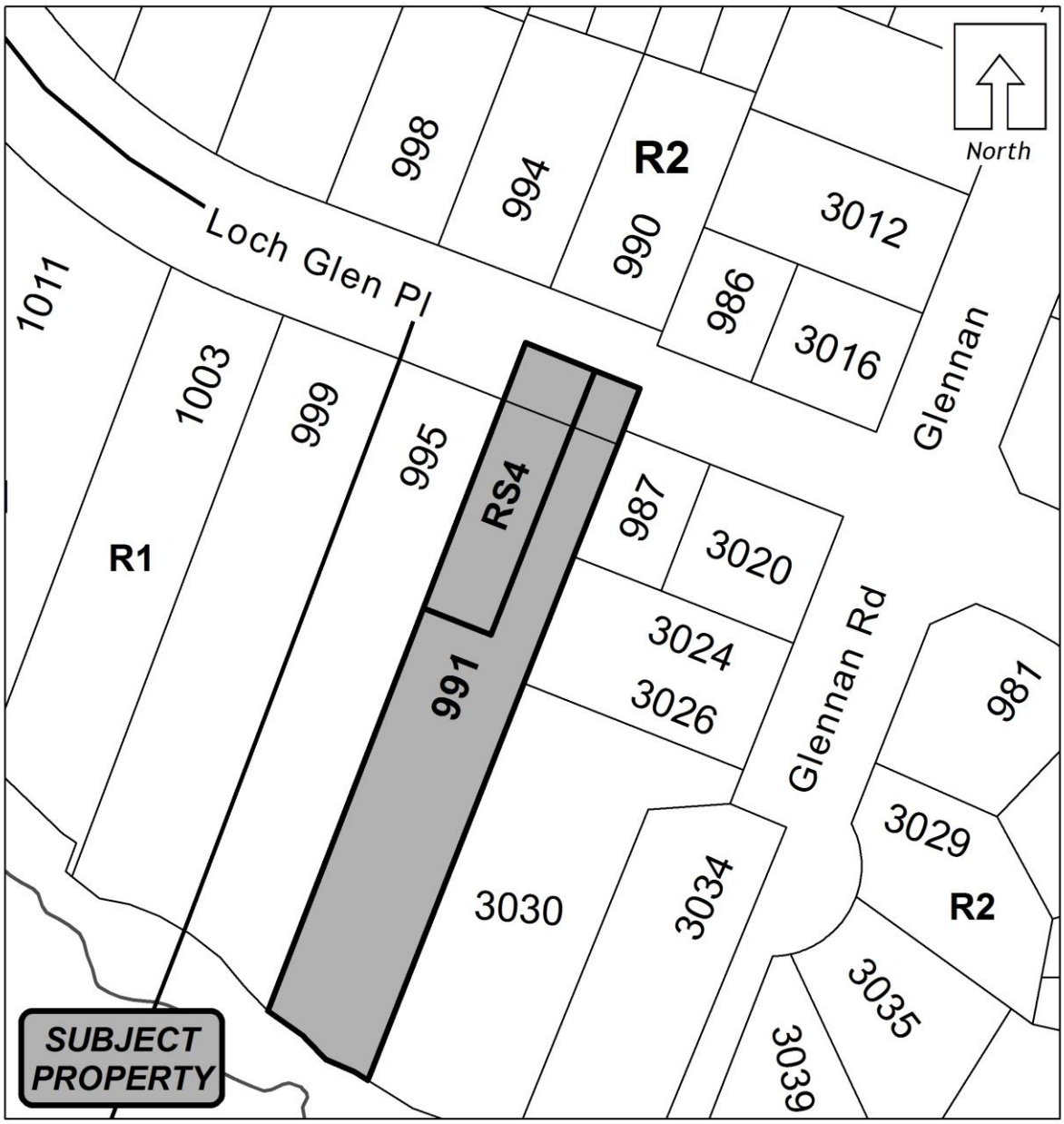
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**Schedule A**




Document Name: Bylaw_1878

I HEREBY CERTIFY THIS TO BE A TRUE COPY
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IN SECTION A1 OF BYLAW No.

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/24/2019

# CITY OF LANGFORD
# BYLAW NO. 1887

## 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 Hillsdie or Shoreline designation and adding to the Business or Light Industrial Centre designation the property legally described as Lot 3 SECTION 87 Metchosin District Plan In Part EPP74393, PID 001-138-146 (1324 Langshire Road) and Lot 1 Section 87 Metchosin District Plan EPP74393, PID 030-643-236 (4342 West Shore Parkway) 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. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".

READ A FIRST TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

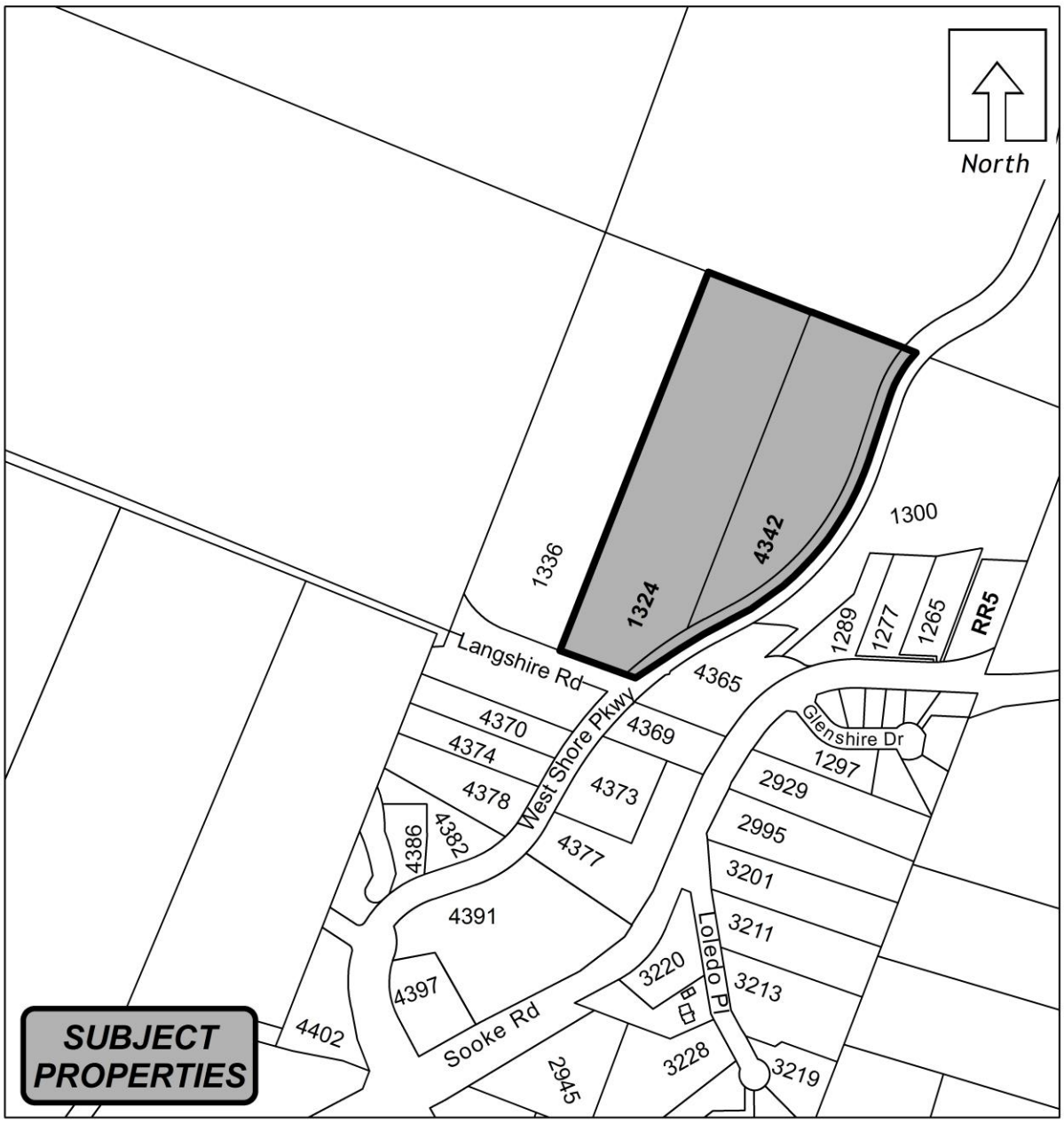
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A




Document Name: Bylaw_1887

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MAYOR

ADOPTION: _____

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CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

# CITY OF LANGFORD
# BYLAW NO. 1888

## 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 RS4 (Residential Small Lot 4) Zone and adding to the BP2A (Business Park 2A) Zone the property legally described as Lot 1, Section 87, Metchosin District Plan EPP77125, PID No. 030-643-236 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting from the RR4 (Rural Residential 4) Zone and adding to the BP2A (Business Park 2A) Zone, the property legally described as LOT 3 Section 87 Metchosin District Plan EPP74393, PID No. 001-138-146 (1324 Langshire Road)

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

READ A FIRST TIME this day of, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

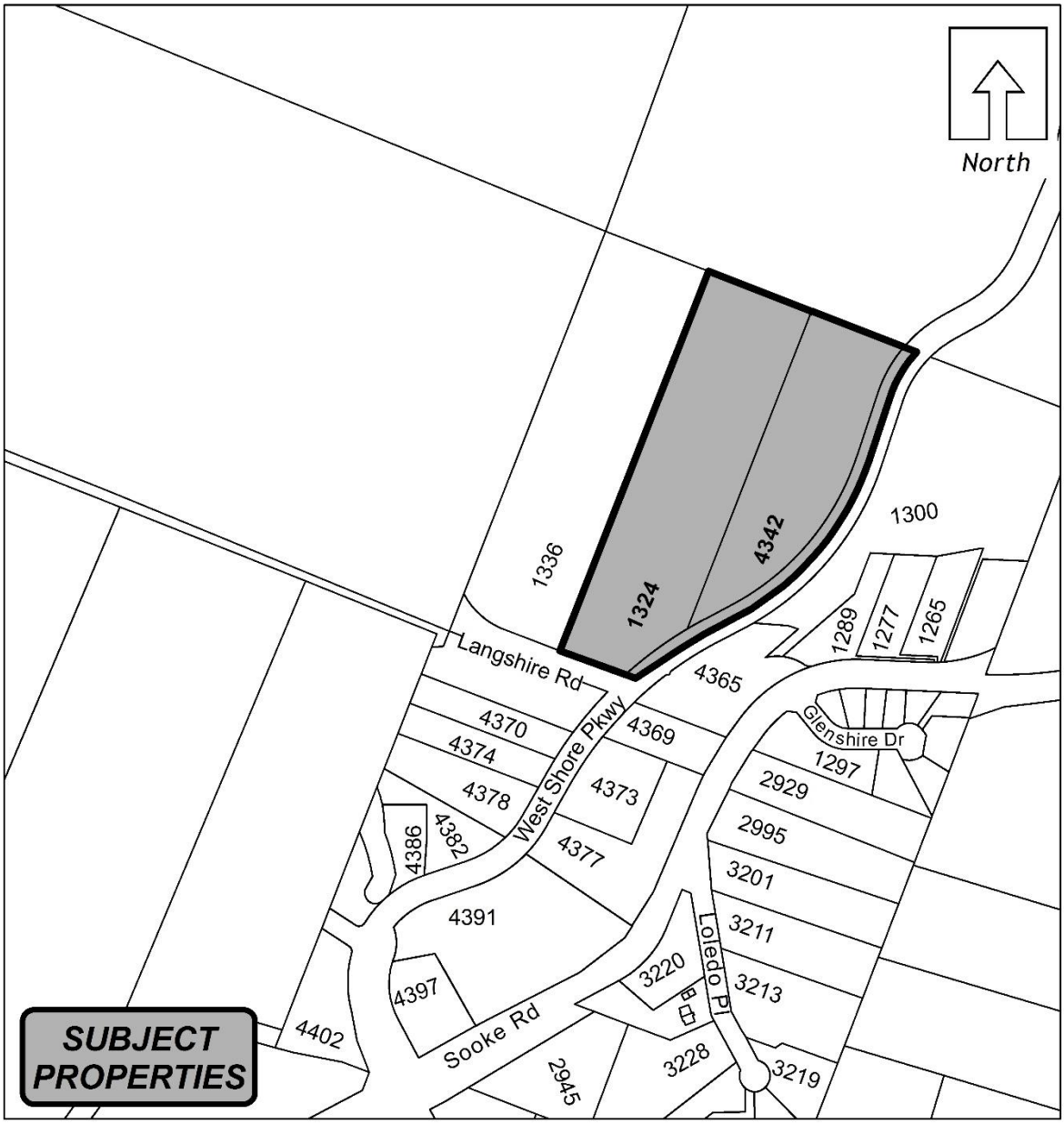
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1888

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MAYOR

ADOPTION: _____

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CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

# CITY OF LANGFORD
# BYLAW NO. 1889

## 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 HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the property legally described as LOT 4 SECTION 87 METCHOSIN DISTRICT PLAN 31715 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. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".

READ A FIRST TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

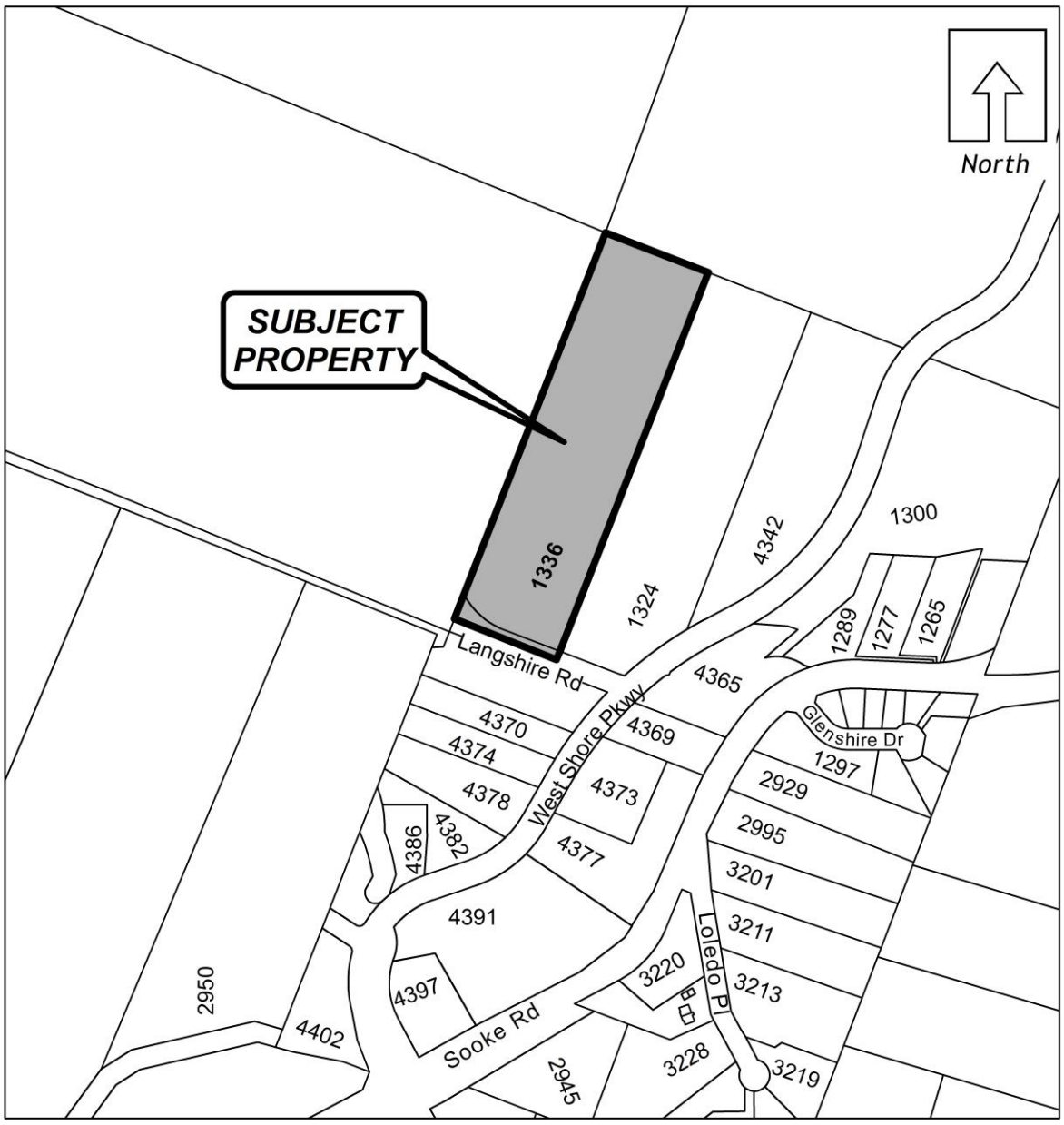
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A




Document Name: Bylaw_1889

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

# CITY OF LANGFORD
# BYLAW NO. 1890

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

---

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

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

1. By deleting from the RR4 (RURAL RESIDENTIAL 4) Zone and adding to BP2A (BUISNESS PARK 2 A) Zone the property legally described as Lot 4, Section 87 Metchosin District Plan 31715, PID No. 001-138-154 (1336 Langshire Rd) in the portions as 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 Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

READ A FIRST TIME this day of, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

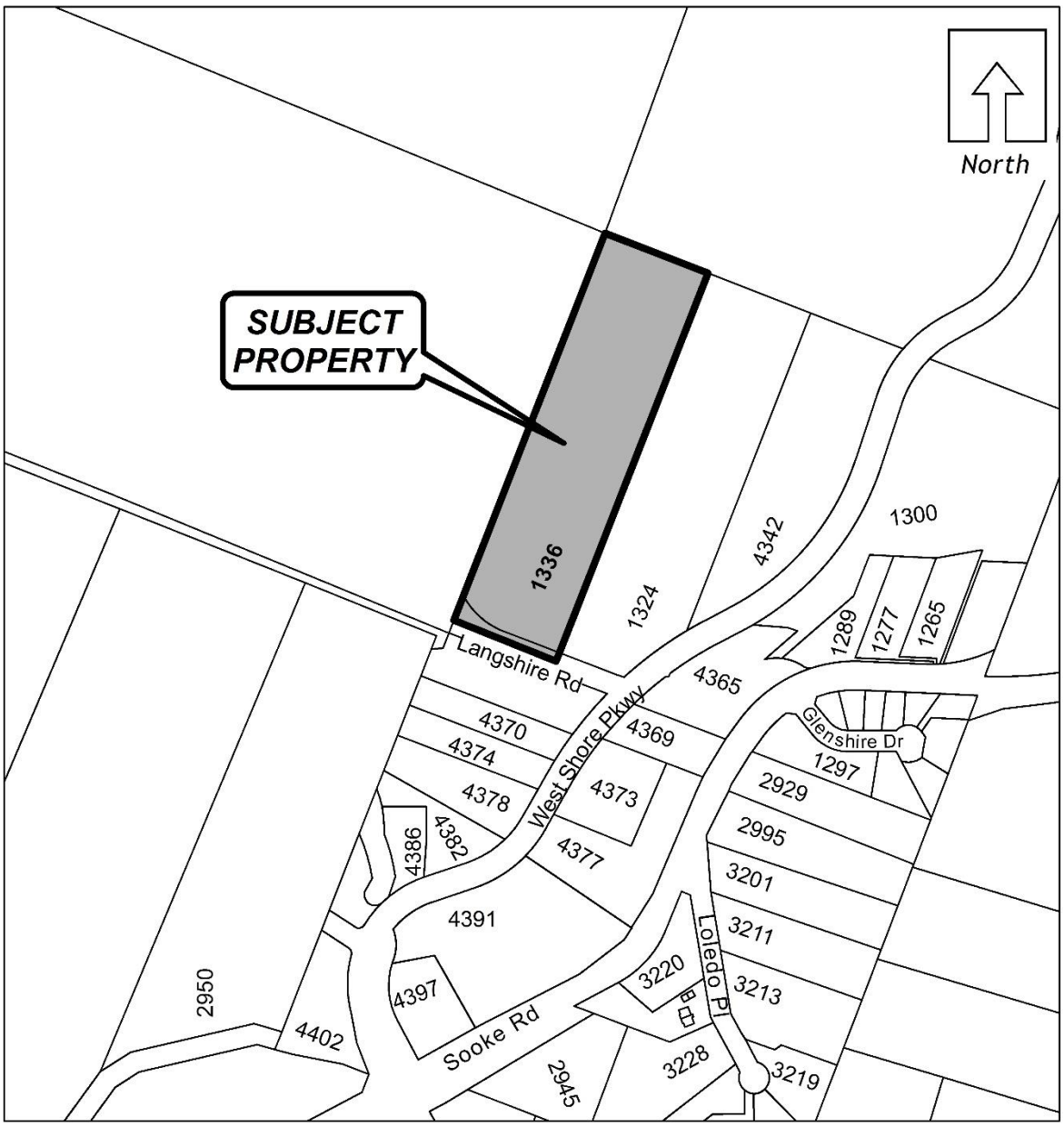
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1890

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1890

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020