



Council Agenda

Monday, April 15, 2024, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 897 0956 7061

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 897 0956 7061

To Participate: During the public participation period, press **Star (*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press *6 to unmute the phone from your side as well.

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Public Dial-In Details are also posted at www.langford.ca

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13. ADJOURNMENT



City of Langford

Council Minutes

April 2, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Mayor S. Goodmanson	Councillor L. Szpak
	Councillor K. Guiry	Councillor M. Wagner
	Councillor C. Harder	Councillor K. Yacucha
	Councillor M. Morley	
ATTENDING:	D. Kiedyk, Chief Administrative Officer	K. Balzer, Director of Engineering and
	B. Hutchins, Deputy Chief Administrative Officer	Public Works
	M. Watmough, Director of Legislative & Protective Services	Y. Nielsen, Director of Parks, Recreation and Facilities
	M. Baldwin, Director of Planning and Subdivision	K. Dube, Senior Manager of Information Technology and GIS
	L. Stohmann, Director of Community Planning & Climate Change	D. Petrie, Senior Manager of Business Development and Events
	M. Dillabaugh, Director of Finance	T. Booth, GIS Lead
		N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:02 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Guiry read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Director of Legislative & Protective Services, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the agenda as presented.

Motion CARRIED.**5. PRESENTATIONS****5.1 Ukraine Delegation Update - Bob Beckett & Bruce Brown**

B. Beckett and B. Brown provided a brief overview of their video presentation and updated the City regarding their humanitarian efforts within the Ukraine. B. Beckett noted the delegation will be returning to Horokhiv, Ukraine in September 2024.

Mayor Goodmanson opened the floor to questions and comments from Council.
B. Beckett responded.

5.2 Westshore Primary Care Society - Alyssa Andres, Executive Director, & Dr. Spencer Cleave

A. Andres, Executive Director & Dr. Spencer Cleave provided an overview of the work undertaken by the Westshore Primary Care Society.

Mayor Goodmanson opened the floor to questions and comments from Council.
Dr. Cleave and A. Andres responded.

6. PUBLIC HEARINGS**6.1 BYLAW NO. 2082**

"Langford Zoning Bylaw, Amendment No. 679, (Omnibus No. 60 – Various Housekeeping Items), Bylaw No. 2082, 2023".

The Mayor opened the Public Hearing for Bylaw No. 2082 at 7:52 pm.

Director of Planning & Subdivision, Matthew Baldwin advised The City of Langford is proposing to amend Zoning Bylaw No. 300 in the following ways:

- By introducing "accessory dormitories which may include a kitchenette" as a permitted use in the CD2 (Hull's Field) zone;
- By removing restrictions on where apartments may occur in the City Centre Pedestrian (CCP) Zone excluding Peatt Road, Claude Road, Bryn Maur Avenue, Jacklin Road and Veterans Memorial Parkway;
- By consolidating all daycare capacity exemptions from each zone into Part 3 of the Zoning bylaw.
- By allowing two-family dwellings within the R2 (One-and Two-family Residential) zones on lots less than 600m² but not less than 500m² if the lot width is 17m.
- By introducing requirements for accessible parking in all types of multi-family residential development.

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

Mayor Goodmanson called a first time for presentations.

M. Wignall, Selwyn Road - Speaker inquired if the changes to the R2 zone are independent of new housing legislation.

M. Baldwin, Director of Planning and Subdivision responded - amendment is independent of the new Provincial legislation.

Mayor Goodmanson called a second time for presentations.

None presented.

Mayor Goodmanson called a third time for presentations.

None presented.

Mayor Goodmanson declared the Public Hearing for Bylaw No. 2082 closed at 7:56 pm.

7. PUBLIC PARTICIPATION

P. Hamilton, Langford Resident - re: item 11.1 - Speaker expressed support for Bill C-277. Speaker expressed a need for accessibility changes within the City. Speaker expressed a need for the Capital West Accessibility Advisory Committee to expand membership to include the public and allow public participation at meetings.

W. Bowers, Langford Resident - re: item 5.2 - Speaker expressed support for the presentation. re: item 10.4 and 10.5 - Speakers comments were not on topic.

C. Foxall, Players Drive re: item 5.1 - Speaker expressed support for the Ukraine presentation. Speaker expressed a need for support and fundraising from residents and the City of Langford to support these initiatives. re: item 5.2 - Speaker expressed support for the Westshore Primary Care Society and encouraged Council to review options to support.

M. Wignall, Selwyn Road - re: item 5.1 - Speaker expressed support for the presentations noting the importance of coming together to solve these large issues and assist globally. re: item 5.2 - Speaker expressed a need for more doctors and supports the work being undertaken by the Society. re: item 10.4 - Speaker expressed support for the Transportation Master Plan noting there is still an OCP refresh coming. Speaker wished to see Council finish the OCP refresh before completing the Transportation Master Plan.

L. Foxall, Langford Resident - re: item 10.4 and 10.5 - Speaker expressed concern with the consultant costs proposed for the Transportation Master Plan & Active Transportation Plan and the Parks Master Plan. re: 12.5 - Speaker expressed support for the alternative taxation scheme. re: item 5.1 - Speaker expressed support for the Ukraine delegation. re: item 5.2 - Speaker expressed support for the work undertaken by the Westshore Primary Care Society.

W. Hobbs, Luxton Road - re: item 5.1 - Speaker expressed a need for balance with support locally as well as globally. re: item 10.4 - Speaker expressed a need to refresh the OCP. Speaker expressed concern for the use of consultants wishing to see work undertaken by staff instead. re: item 5.2 - Speaker expressed a need for Council to advocate to the Provincial government regarding health care in our community and beyond.

S. Sifert, Langford Resident - re: item 10.4 and 10.5 - Speaker noted that the OCP is a Strategic Plan. Speaker wished to see amendments done by staff and not consultants. Speaker expressed

a need to refresh the OCP and not continue producing plans. re: item 12.5 - Speaker expressed support for the alternate taxation scheme as presented.

Mayor Goodmanson closed Public Participation at 8:19pm

8. CONSENT AGENDA

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting - February 8, 2024 (RECEIVE)

Minutes of the Council Meeting - March 18, 2024 (ADOPT)

Minutes of the Community Advisory Committee Meeting - March 26, 2024 (RECEIVE)

MOVED BY: SZPAK

SECONDED: GUIRY

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

Motion CARRIED.

9. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

There were no items removed from the Consent Agenda for consideration.

10. REPORTS

10.1 TUP21-0003 - Station Road - Request for Extension

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

Mayor Goodmanson opened the floor to questions and comments from Council. D. Petrie, Senior Manager of Communications and Economic Development and M. Baldwin, Director of Planning and Subdivision responded.

MOVED BY: HARDER

SECONDED: SZPAK

THAT Council:

Direct staff to provide notice that Council will consider renewing Temporary Use Permit TUP21-0003 for a period of three years for the lands identified on the site map attached as Appendix A, to allow for the following uses:

- a) Artist or craftsperson studio
- b) Cultural facility
- c) Licensed premises
- d) Office
- e) Parking facility
- f) Public assembly and entertainment uses

- g) Recreation facility, outdoor
- h) Restaurant
- i) Retail store
- j) Tourist information centre
- k) Transportation terminal
- l) Food trucks

Subject to the following conditions:

1. Waive the requirement for a Form and Character Development Permit provided that site remains in substantial accordance with form and character previously approved by Council.

AND

2. Direct staff to prepare the amendment to Zoning Bylaw No. 300 to include a definition of "food truck".

Motion CARRIED.

10.2 Provincial Electric Kick Scooter Pilot Project

K. Balzer, Director of Engineering and Public Works provided an overview of the report.

Mayor Goodmanson opened the floor to questions and comments from Council. K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: SZPAK

SECONDED: WAGNER

THAT Council consents to the Provincial Electric Kick Scooter Pilot Project taking place within the City of Langford starting on April 5, 2024.

Motion CARRIED.

10.3 Award of Construction Contract for Westwind Retaining Wall

K. Balzer, Director of Engineering and Public Works provided an overview of the report.

Mayor Goodmanson opened the floor to questions and comments from Council. M. Dillabaugh, Director of Finance responded.

MOVED BY: MORLEY

SECONDED: YACUCHA

THAT Council award the construction contract for the Westwind Drive Retaining Wall Replacement to Don Mann Excavating Ltd. at an amount of \$615,958.00 plus GST to be funded from the General Amenity Reserve Fund;

AND

THAT Council authorize Mayor and CAO, or Corporate Officer, to execute this construction contract.

Motion CARRIED.

10.4 Scope of Transportation Master Plan & Active Transportation Plan RFP

K. Balzer, Director of Engineering and Public Works provided an overview of the report.

Mayor Goodmanson opened the floor to questions and comments from Council. K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Council endorse the Transportation Master Plan and Active Transportation Plan RFP scope of work as presented.

Motion CARRIED.

10.5 Scope of Parks Master Plan RFP

Y. Nielsen, Director of Parks, Recreation, and Facilities provided an overview of the report.

Mayor Goodmanson opened the floor to questions and comments from Council. Y. Nielsen, Director of Parks, Recreation, and Facilities and L. Stohmann, Director of Community Planning and Climate Change responded.

MOVED BY: WAGNER
SECONDED: YACUCHA

THAT Council endorse the Parks, Recreation and Trails RFP scope of work as presented.

Motion CARRIED.

11. CORRESPONDENCE

11.1 Request for Support of Bill C-277

Mayor Goodmanson opened the floor to questions and comments from Council. M. Watmough, Director of Protective and Legislative Services responded.

MOVED BY: YACUCHA
SECONDED: SZPAK

THAT Council endorse the content of, and supports, the federal private member's Bill C-277 – National Strategy on Brain Injuries Act.

AND

THAT Council requests the Mayor to write to other municipalities in BC urging them to endorse the content of, and support, the federal private member's Bill C-277 – National

Strategy on Brain Injuries Act, and express that support to their local Members of Parliament, provincial MLAs, and municipal council members.

AND

THAT Council request the Mayor to write to MP Alistair MacGregor, Prime Minister Justin Trudeau, federal Minister of Health Mark Holland, and Victoria MP Laurel Collins, noting the City of Langford's support for Bill C-277 – National Strategy on Brain Injuries Act.

Motion CARRIED.

12. BYLAWS

12.1 BYLAW NO. 2082

"Langford Zoning Bylaw, Amendment No. 679, (Omnibus No. 60 – Various Housekeeping Items), Bylaw No. 2082, 2023". (SECOND AND THIRD READINGS)

MOVED BY: SZPAK

SECONDED: GUIRY

THAT Council give Bylaw No. 2082 second and third readings.

Motion CARRIED.

12.2 BYLAW NO. 2151 (Background Report Attached)

"Langford Zoning Bylaw, Amendment No. 709 (2832, 2834, 2836, and 2838 Knotty Pine Road), Bylaw No. 2151, 2024". (ADOPTION)

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council adopt Bylaw No. 2151.

Motion CARRIED.

12.3 BYLAW NO. 2170 (Background Report Attached)

"Langford Zoning Bylaw, Amendment No. 720, (798 Gwendolynn Drive), Bylaw No. 2170, 2024". (ADOPTION)

MOVED BY: YACUCHA

SECONDED: GUIRY

THAT Council adopt Bylaw No. 2170.

Motion CARRIED.

OPPOSED: Councillor Morley

12.4 BYLAW NO. 2177 (Background Report Attached)

"Revenue Anticipation Borrowing Bylaw No. 2177, 2024". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: SZPAK
SECONDED: MORLEY

THAT Council give first, second and third readings to Revenue Anticipation Borrowing Bylaw No. 2177, 2024.

Motion CARRIED.

12.5 BYLAW NO. 2178 (Background Report Attached)

"City of Langford Alternative Municipal Tax Collection Scheme Bylaw, No. 2178, 2024".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: WAGNER
SECONDED: YACUCHA

THAT Council give first, second and third readings to Bylaw No. 2178, City of Langford Alternative Municipal Tax Collection Scheme Bylaw, No. 2178, 2024.

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council adjourn the meeting at 9:03 p.m.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Special Council Minutes

April 8, 2024, 2:30 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Mayor S. Goodmanson Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha
ABSENT:	Councillor K. Guiry
ATTENDING:	D. Kiedyk, Chief Administrative Officer B. Hutchins, Deputy Chief Administrative Officer M. Watmough, Director of Legislative & Protective Services M. Baldwin, Director of Planning and Subdivision L. Stohmann, Director of Community Planning & Climate Change M. Dillabaugh, Director of Finance K. Balzer, Director of Engineering and Public Works Y. Nielsen, Director of Parks, Recreation and Facilities K. Dube, Senior Manager of Information Technology and GIS D. Petrie, Senior Manager of Business Development and Events W. Robinson, Manager of Building Services B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 2:36 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Morley read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council approve the agenda as presented with the amendment of adding item #7 In Camera Resolution, THAT Council close the meeting to the public pursuant to section 90 (1) (k) of the *Community Charter*.

Motion CARRIED.

4. PUBLIC PARTICIPATION

M. Watmough, Director of Legislative & Protective Services, read the City of Langford's meeting conduct rules.

No members of public presented.

5. BYLAWS**5.1 BYLAW NO. 2154 (Background Report Attached)**

"Langford Zoning Bylaw, Amendment No. 710 (Text Amendment to Increase Daycare Capacity), Bylaw No. 2154, 2024". (ADOPTION)

MOVED BY: SZPAK

SECONDED: YACUCHA

THAT Council adopt Bylaw No. 2154.

Motion CARRIED.

6. NOTICES OF INTENT**6.1 DVP23-0013 - 1331 Westhills Dr**

MOVED BY: SZPAK

SECONDED: HARDER

That Development Variance Permit No. DVP23-0013 be issued by Council for the City of Langford to Plexxis 595 Cityview Inc. to vary the number of parking stalls for the group daycare at 1331 Westhills

Drive; subject to the following terms and conditions:

1. Appendix

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

2. Variance

The following regulation of Zoning Bylaw No. 300 be varied pursuant to section 498 of the *Local*

Government Act:

a) That section 4.01.01 be varied by reducing the required parking from 208 to 118 parking stalls

Motion CARRIED.**7. IN CAMERA RESOLUTION**

MOVED BY: YACUCHA

SECONDED: HARDER

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.

Motion CARRIED.**8. RISE AND REPORT****8.1 Chamber of Commerce**

MOVED BY: GUIRY

SECONDED: MORLEY

THAT Council:

1. Approve the West Shore Chamber of Commerce funding request of \$19,000.00 for a one-year term;

AND

2. Direct staff to work in collaboration with the Westshore Chamber of Commerce to identify projects of mutual benefit to the City of Langford businesses and the Chamber to collaborate on;

AND

3. Direct staff to request the Chamber provide a report to the City by January 15, 2025, including a summary of Langford specific initiatives, outcomes, and applicable metrics to measure success.

Motion CARRIED.**9. ADJOURNMENT**

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT Council adjourn the meeting.

Mayor Goodman adjourned the meeting at 4:34 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



Sustainable Development Advisory Committee Minutes

April 8, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor L. Szpak - Chair	J. Keefer
	Councillor M. Wagner - Vice-Chair	M. McNaughton
	Councillor K. Guiry	K. Nentwig
	B. Gordon - Remote	M. Turner
ABSENT:	V. Dumitru	
ATTENDING:	M. Baldwin, Director of Planning and Subdivision	C. Lowe, IT Support Specialist
	K. Balzer, Director of Engineering and Public Works	B. Boisvert, Legislative Services
		Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee member M. Turner read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: KEEFER

SECONDED: NENTWIG

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Minutes of the Sustainable Development Advisory Committee Meeting - March 11, 2024

MOVED BY: MCNAUGHTON

SECONDED: TURNER

THAT the Sustainable Development Advisory Committee adopt the minutes of the meeting held on March 11, 2024.

Motion CARRIED.

5. REPORTS

5.1 Leigh Road Text Amendments

Joel Lioudakis representing the applicant Keycorp Consulting, presented an information package regarding the application on Leigh Road.

Committee member M. Mc Naughton left the meeting at 7:03 pm. due to a perceived conflict with the application on Leigh Road.

MOVED BY: WAGNER

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee directs staff to assist the applicant to return to the Committee with a more comprehensive plan for intended use of the site with landscaping opportunities.

Motion CARRIED.

Committee member M. Mc Naughton returned to the meeting at 7:51 pm.

5.2 824-838 Goldstream Ave Rezoning

presented an information package to the Committee

MOVED BY: WAGNER

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2166 to amend the zoning designation of the properties located at 824, 832, and 838 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) Zone, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial gross floor area, **prior to the issuance of a building permit**:
 - i. \$10.75 towards the General Amenity Reserve Fund;
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for approximately 5.25m (17.2 feet) along the frontage of 838 Goldstream Avenue, to the satisfaction of the Director of Engineering;
 - c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:

- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 - 1. Full frontage improvements; and
 - 2. A storm water management plan;
- ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to land alteration:
 - 1. A construction parking management plan; and
 - 2. Mitigation plans per Section 2.5 of Bylaw 1000.
- iii. That the frontage improvements are designed to maximize tree retention within the road right-of-way and completed to the satisfaction of the Director of Parks, Recreation, and Facilities, which may include cash-in-lieu of any trees not planted in accordance with the tree replanting ratio and compensation for the removal of any existing City trees.
- iv. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- v. That the building is designed to include commercial retail/restaurant space and associated patio on the ground floor facing Goldstream Ave to the satisfaction of the Director of Planning;
- vi. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
- vii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- viii. That the applicant agree by Covenant to develop the site substantially as shown at Council as a hotel with ground floor commercial.
- d. That Council authorize the Director of Planning to issue the following variances within the Form and Character Development Permit for this proposal:

- i. That Table 1 of Section 4.01.01 be varied by reducing the number of parking spaces required for a commercial retail unit from 1 per 35m² of gross floor area to nil.
- ii. That Section 6.58.06 be varied by reducing the front yard setback for the pool room from the required 2.0m (6.6 feet) to 0.1m (4 inches).
- e. That Council waive a Public Hearing for this application.

Motion CARRIED.

Committee member M. McNaughton opposed.

6. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: KEEFER

The Chair adjourned the meeting at 8:49 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 8, 2024

DEPARTMENT: Planning

APPLICATION NO.: Z23-0016

SUBJECT: Bylaw No. 2166 – Application to Rezone 824-838 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) Zone to allow for a Hotel

EXECUTIVE SUMMARY:

Lovick Scott Architects Ltd. has applied on behalf of Ho Goon Holdings Inc. to rezone 824, 832, and 838 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) Zone to allow for a 103-room hotel that would include a commercial unit on the ground floor level.

BACKGROUND:

PREVIOUS APPLICATIONS

In 2009, the City received a Development Permit application (DP09-0023) on 832 Goldstream Avenue to allow for the renovation of the building to facilitate a restaurant.

Table 1: Site Data

<i>Applicant</i>	Lovick Scott Architects Ltd.
<i>Owner</i>	Ho Goon Holdings Inc.
<i>Civic Addresses</i>	824, 832, and 838 Goldstream Avenue
<i>Legal Descriptions</i>	Lot 33, Section 5, Esquimalt District, Plan 24870 Lot 32, Section 5, Esquimalt District, Plan 24870 Lot 1, Section 5, Esquimalt District, Plan 3652 Except Part in Plan VIP70787
<i>Size of Properties</i>	3,715m ² (0.92 acres)

<i>DP Areas</i>	City Centre	
<i>Zoning</i>	Existing: One- and Two-Family Residential (R2) and District Commercial (C3)	Proposed: City Centre Pedestrian (CCP)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The centre lot (832 Goldstream) of the three subject properties contains an operating restaurant and the two other lots each contain a single-family dwelling.

The centre lot has been cleared to accommodate the existing restaurant and associated parking lot. The two other lots have larger evergreens located on them, none of which are proposed to be retained. Along the southern boundary and within the City boulevard, there are approximately 13 trees, 7 of which are proposed to be retained including the tallest fir tree. Additional details on tree removal and retention are provided further on in this report.

To the north are single-family residential lots on Scafe Road. To the east is an office building that contains several businesses including a real estate office, a professional eye care business, and learning centres. Across Goldstream Avenue to the south are two 4-storey residential buildings with commercial units along the ground floor, and a stand-alone coffee shop (Tim Hortons) next to these buildings. Immediately to the west is a 4-storey residential building that includes commercial units on the ground floor.

Figure 1: Current Condition of the Subject Properties



Table 2: Surrounding Land Uses

	Zoning	Use
North	R2 (One- and Two-Family Residential)	Residential
East	C3 (District Commercial)	Offices
South	C3 (District Commercial) C8 (Community Town Centre Pedestrian)	Commercial Mixed-Use
West	C8 (Community Town Centre Pedestrian)	Mixed-Use

Figure 2: Subject Properties

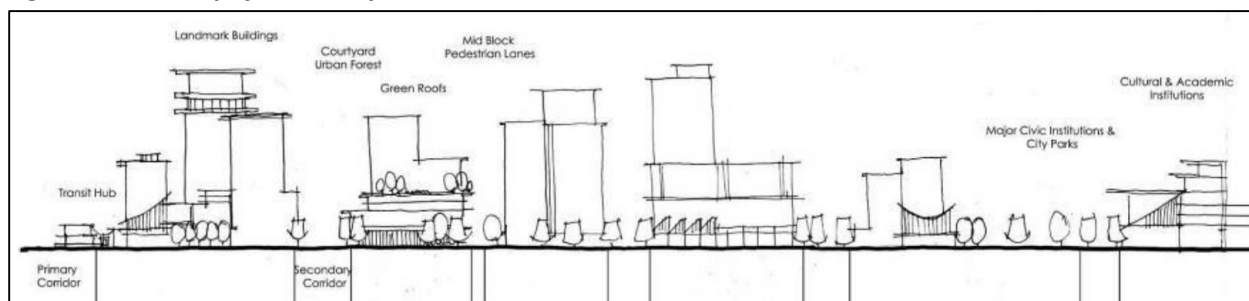
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as 'City Centre', which is defined by the following text:

- A major regional growth centre that supports a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 3: A Concept for the City Centre

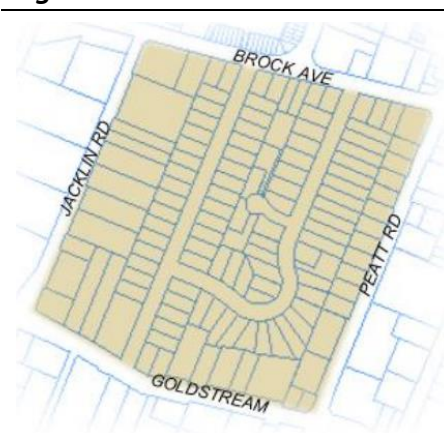


DESIGN GUIDELINES

The subject properties are located within the 'N2 Strathmore' neighbourhood of the City Centre Design Guidelines as outlined in Figure 4. For this region of the City Centre, the design intent is as follows:

The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west. This neighbourhood is a very suitable location for medium and high-density

Figure 4: N2 Strathmore



residential development due to the variety of existing building types. Development along Peatt Road and Goldstream Avenue, Jacklin Road shall contain commercial and heavily pedestrian-oriented ground floors. These areas can be supported by medium density multi-family development in the central portion of the neighbourhood. A development emphasis should be on creating an animated street level for the public.

Further to these Neighborhood Guidelines, the subject properties were identified as being appropriate for consideration of the 'City Centre Pedestrian – Area 1' (CCP) Zone on the City Centre Concept Map forming part of the City Centre design guidelines. The CCP Zone allows for a hotel, but also requires an active business on the ground floor. As such, this proposal is consistent with the City Centre Concept Map.

DEVELOPMENT PERMIT AREAS

The subject properties are not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, these properties are located within the City Centre Development Permit Area and therefore, a Development Permit for Form and Character will be required. This Development Permit will be needed prior to the alteration of any land or issuance of a building permit to ensure the design is consistent with the City's Design Guidelines.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-POLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

COMMENTARY:

DEVELOPMENT PROPOSAL

As previously noted, the proposal is to rezone the subject properties to City Centre Pedestrian (CCP) in order to allow for a 6-storey, 103-room hotel that includes a commercial retail unit on the ground floor that would be accessible by the general public. The three properties would be consolidated prior to issuance of a Development Permit. Appendix A provides a rendering of what the building is intended to look like, while Appendix B illustrates the site plan.

The driveway that provides access to the off-street parking area is located along the east side of the proposed development site. The proposed parking includes 41 stalls on the surface behind the hotel, and 62 stalls in the lower parkade. The number of stalls provided meets the requirements for the hotel but falls 2 short for the commercial retail unit, and as such requires a variance. Since the commercial retail unit is intended to service pedestrian traffic as opposed to vehicular traffic, Council may wish to authorize the Director of Planning to grant the parking variance associated with the commercial retail unit in the Development Permit.

Along the west side of the site, the proposed building footprint has situated the pool room against the front property line, which would require a variance to the front yard setback. Appendix B illustrates how the pool room would be located in relation to the rest of the building and its proximity to the front lot line. If Council has no objection to the location of this pool room, they may wish to grant a variance to reduce the front yard setback to 0.10m (4 inches) for the proposed pool room.

The commercial retail unit is located in the southeastern corner of the building, and includes access to a patio area that would be shared with the hotel guests. The site plan (Appendix B) illustrates how this layout would work.

TREE RETENTION

The applicant has submitted an Arborist Report that examined the existing trees, both onsite and offsite. The report notes there are 20 onsite trees, all of which are proposed to be removed. It further states that there are 12 nearby trees located on neighbouring properties, 2 of which are proposed to be removed. This of course would require approval from those property owners, and without their approval the applicant would need to adjust their onsite design to ensure the health and safety of those trees.

Offsite, along Goldstream Avenue, there are 13 existing trees. Of these 13 trees, 7 are proposed to be retained while 6 others are proposed to be removed. The Parks Department has noted that several of the trees are proposed to be removed to accommodate the proposed frontage works, which have not been approved. Council may wish to require the applicant to work with both the Engineering and Parks Departments to achieve a frontage design that maximizes tree retention, to the satisfaction of both departments.

Appendix C illustrates all the above noted trees. The ones circled in blue are proposed to be removed, while the ones circled in red are proposed to be retained. As per City policies, any tree replacement plan that does not meet the intended replacement ratio would require cash-in-lieu. The final outcome of this is not anticipated to be known until the civil and boulevard designs have been approved.

Table 3: Proposal Data

	Permitted by Current Zoning		Permitted by Proposed Zoning
	R2	C3	CCP
<i>Permitted Uses</i>	One- and Two-Family Dwellings Group Daycare Townhouses	Automobile Repair Office Medical Clinic Restaurant	Hotel Restaurant Retail store Office
<i>Density (FAR / min. lot size)</i>	400m ² (4,305 ft ²)	4.5 FAR	6.0 FAR
<i>Height</i>	9m (29.5 ft)	6-storeys	n/a
<i>Site Coverage</i>	40%	75%	n/a
<i>Front Yard Setback</i>	3m (9.8 ft)	7.5m (24.6 ft)	2.0m (1-2 storeys)* 4.0m (3+ storeys)
<i>Interior Side Yard Setback</i>	1.5m (4.9 ft)	6.0m (19.7 ft)	3.0m (9.8 ft)
<i>Exterior Side Yard Setback</i>	3.0m (9.8 ft)	7.5m (24.6 ft)	2.0m (1-2 storeys) 4.0m (3+ storeys)
<i>Rear Yard Setback</i>	5.5m (18 ft)	3.0m (9.8 ft)	3.0m (9.8 ft)
<i>Vehicle Parking Requirement</i>	2 per dwelling	1 per 35m ²	1 per room 1 per 35m² *
<i>Bicycle Parking Requirement</i>	0 per dwelling	1 per 250m ²	1 per 15 rooms

*** VARIANCES**

As previously mentioned in this report, variances are requested for onsite parking and the front yard setback for the pool room. In total, the site would be short 2 parking stalls for the commercial retail unit. The requested front yard setback variance would be for the location of the pool room only. If Council is supportive of the requested variances, they may wish to direct staff to include these within the Development Permit for Form & Character.

MULTI-MODAL NETWORK**ROAD DEDICATION**

Road dedication is required from 838 Goldstream Avenue in order to obtain line up the road right-of-way with the adjacent properties. The amount of dedication would be a depth of approximately 5.3m (17.4

ft). Given that the City's sidewalk and boulevard trees already existing within this area, Council may wish to request to receive this road dedication prior to bylaw adoption.

FRONTAGE IMPROVEMENTS

Goldstream Avenue

The applicant will be required to provide frontage improvements along Goldstream Avenue in accordance with Bylaw No. 1000 prior to issuance of a building permit. While the required improvements will be confirmed when a formal frontage design is submitted, the applicant intends to include an on-street parking stall for team buses, relocate the existing sidewalk, and convert two existing driveways to landscaping areas. Overall, the ultimate design of the frontage will need to be approved by both the Engineering and Parks Department to ensure City standards and Council's requirements have been met.

ALTERNATIVE TRANSPORTATION

Goldstream Avenue is an active bus route for the number 39, 46, 52, 53, and 95 buses. The closest bus stop would be on the south side of Goldstream, approximately 40m (130 feet) away. The closest bus stop on the north side of Goldstream is approximately 140m (460 feet) west of the subject site.

There are bike lanes in both directions along Goldstream Avenue and the sidewalks are wider (2.2m) since this area is within the City's downtown pedestrian zone. There is a recently installed crosswalk on Goldstream, approximately 70m (230 feet) to the west. There are also four MODO carshare locations in the vicinity, the furthest being approximately 340m (1,115 feet) away.

INFRASTRUCTURE

SEWERS

There is a sewer main within Goldstream Avenue fronting this site. A connection from the development to a main would be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

CRD WATER

There is also a water main within Goldstream Avenue fronting the development site. A connection to the main would be required and all improvements would be completed by the applicant as specified by CRD Water.

BC HYDRO AND TELECOM

There are overhead hydro and telecommunication lines fronting these properties. These lines are expected to remain overhead, but connections to the proposed building would be installed underground.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw No. 1000. The applicant has submitted a storm water management plan that examines how stormwater will be managed on-site through infiltration. The plan outlines how this is achievable and has been approved by the Director of Engineering.

CONSTRUCTION IMPACT MITIGATION

To sufficiently address impacts stemming from the future construction, Council may wish to require the applicant provide mitigation plans for various components of the construction phase. These would include, but are not limited to, a Construction Parking and Traffic Management Plan as well as a dust and noise mitigation plan, all to the satisfaction of the Director of Engineering prior to issuance of a building permit.

NEIGHBOURHOOD CONSULTATION

On February 16, 2023, an open house was hosted by Metropolitan Hospitality Management. The invitation was sent electronically to 5 surrounding property managers of condominium buildings and hand delivered to the remaining properties within a 100m radius of the site. Thirteen individuals attended the open house and details of their comments are included in Appendix D.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit the proposed change in use will increase the assessed value of lands and eventually will increase municipal revenue. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based on the current floor plans that illustrate approximately 6,547m² (70,471 ft²) of commercial gross floor area.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Area contribution Rate	Total
<i>Affordable Housing Fund</i>	n/a	\$0.00
<i>General Amenity Fund</i>	\$10.75 per m ² of commercial gfa	\$70,380.25
TOTAL		\$70,380.25

DEVELOPMENT COST CHARGES

The development cost charges that would apply to this development are summarized in Table 5 below and is based on 6,547m² (70,471 ft²) of commercial gross floor area (gfa).

Table 5 - Development Cost Charges

Development Cost Charge	Area Contribution Rate	Total
<i>Roads</i>	\$54.12 per m ² of gfa	\$354,323.64
<i>Storm Drainage</i>	n/a	\$0.00
<i>Park Improvement</i>	n/a	\$0.00
<i>Park Acquisition</i>	n/a	\$0.00
<i>ISIF</i>	\$198 per hotel room \$140/1000 ft ² commercial GFA	\$20,394 \$74.90
<i>ISA</i>	n/a	\$0.00
Subtotal (DCC's to Langford)		\$374,792.54
<i>CRD Water</i>	\$10.74 per m ² of gfa	\$70,314.78
<i>School Site Acquisition</i>	n/a	\$0.00
TOTAL DCC's (estimated)		\$445,107.32

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2166, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2166 and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2166 to amend the zoning designation of the properties located at 824, 832, and 838 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) Zone, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial gross floor area, **prior to the issuance of a building permit**:
 - i. \$10.75 towards the General Amenity Reserve Fund;
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for approximately 5.25m (17.2 feet) along the frontage of 838 Goldstream Avenue, to the satisfaction of the Director of Engineering;
 - c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements; and
 2. A storm water management plan;
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to land alteration:
 1. A construction parking management plan; and
 2. Mitigation plans per Section 2.5 of Bylaw 1000.
 - iii. That the frontage improvements are designed to maximize tree retention within the road right-of-way and completed to the satisfaction of the Director of Parks, Recreation, and Facilities, which may include cash-in-lieu of any trees not planted in accordance with the tree replanting ratio and compensation for the removal of any existing City trees.

- iv. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - v. That the building is designed to include commercial retail/restaurant space and associated patio on the ground floor facing Goldstream Ave to the satisfaction of the Director of Planning;
 - vi. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
 - vii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- d. That Council authorize the Director of Planning to issue the following variances within the Form and Character Development Permit for this proposal:
- i. That Table 1 of Section 4.01.01 be varied by reducing the number of parking spaces required for a commercial retail unit from 1 per 35m² of gross floor area to nil.
 - ii. That Section 6.58.06 be varied by reducing the front yard setback for the pool room from the required 2.0m (6.6 feet) to 0.1m (4 inches).

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 824, 832, and 838 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) Zone under Bylaw 2166 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____;

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment: DRAFT Bylaw No. 2166

Appendix A – Rendering



PROP LN 94.36' (28.76 M)

PROP LN 43.77' (13.34 M)

PROP LN 21.69' (6.61 M)

PROP LN 174.74' (53.26 M)

PROP LN 172.57' (52.60 M)

PROP LN 71.33' (21.74 M)

6 STORY BUILDING

PRINCIPLE ENTRANCE

SERVICE ENTRANCE

POOL

LANDSCAPE

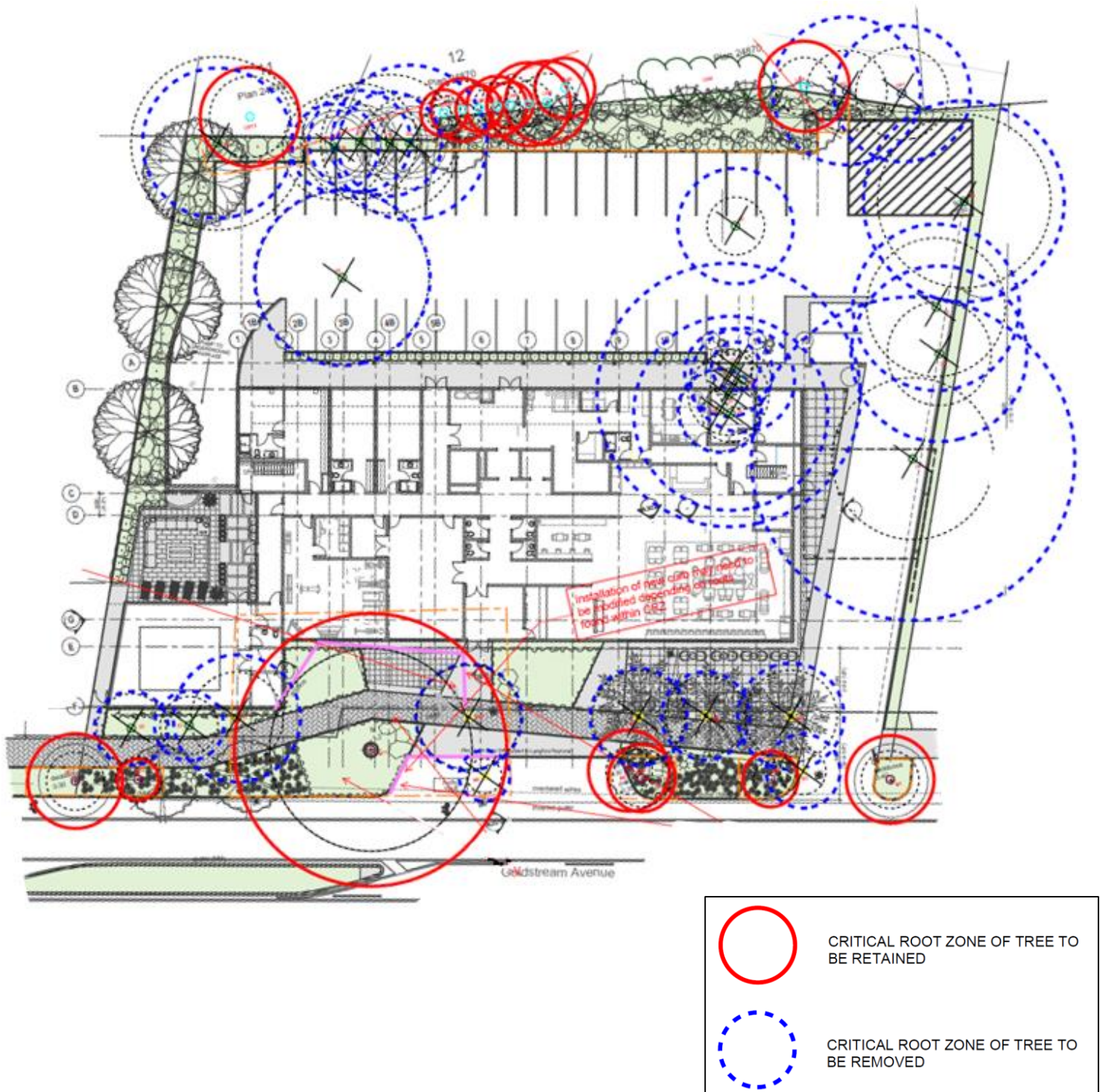
OUTLINE OF BUILDING ABOVE

OUTLINE OF PORT COOLERS ABOVE

See Act. the Dep. Of. subject to L.A. County Approval

GOLDSTREAM AVE

Appendix C – Tree Retention and Removal Plan



Appendix D – Open House Summary



STRONGITHARM CONSULTING LTD.

February 23, 2023

Memo: To File

On February 16, 2023 Metropolitan Hospitality Management held an open house from 4:30pm to 7:30pm to residents surrounding the potential development of properties 824, 832, and 838 Goldstream Ave in Langford. The open house was held at the Langford Business Centre (211-2840 Peatt Rd.). Invitations were handed out electronically through property managers to 5 of the surrounding condominiums and hand delivered to single family housing and commercial properties within an approximate 100m radius around the three properties. It is estimated that a total of 350-400 invitations were delivered for the open house.

Attendance

Attendance for the open house totaled 13 visitors, 4 of which were the property owners. Majority of attendees were from the adjacent condo building at 844 Goldstream Ave and 829 Goldstream Ave, located to the South of the development properties.

Comments

Comments received were generally favourable with the only concerns from east facing condo owners at 844 Goldstream who had concerns regarding the proximity to their units to the development. Comments were received verbally and/or provided in writing on comment cards. Below are the collective comments received:

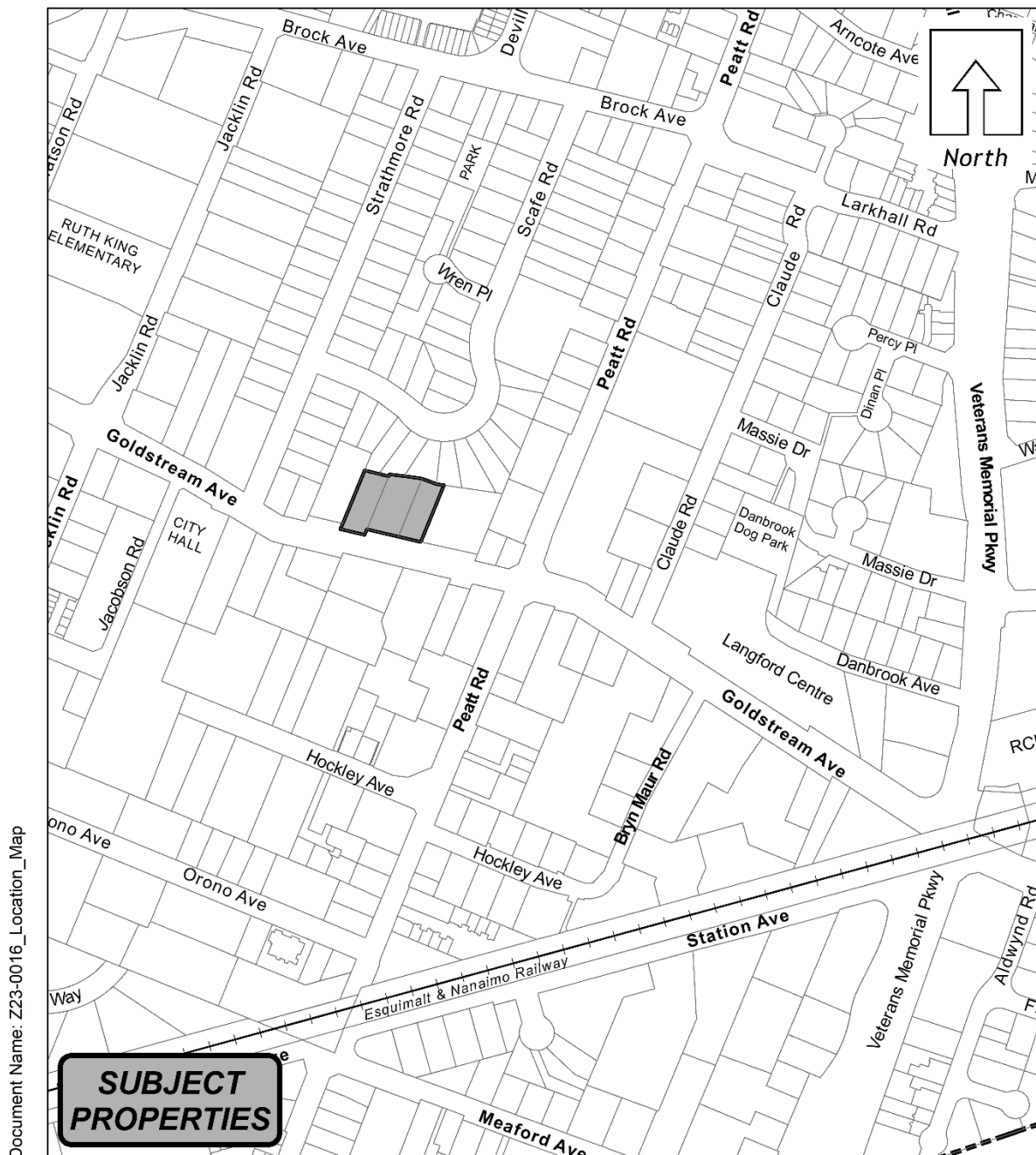
- Ensuring the restaurant/lounge area will be open to neighbours as well as accessible to wheelchairs and walkers.
- Possibility for locals to get access to the pool (as an additional fee to them).
- Ensuring nice landscaping around the building.
- Happy about the possible facilities in the hotel, including the meeting room (possibly for residents use).
- Concerns about parking and the street driveway access.
- Concerns that windows of condo units will be facing the outdoor hotel amenity areas.
- Concerns over the height: "not a high rise (6 storeys max)".
- Concerns that many trees will be removed, and hope as many trees will be kept and maintained as possible.
- Concerns over setbacks of the building.
- Some concerns over traffic, but "parking seems to be ok".
- Some concerns about air conditioning unit noise and restaurant smells directed toward the east facing condos at 844 Goldstream Ave.

Suite 302, 821 Burdett Street, Victoria BC V8W 1B3
 250.889.1862 | dstrongitharm@cityspaces.ca

Langford
 where it all happens.

Appendix E – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0016)
824, 832 & 838 Goldstream Ave**



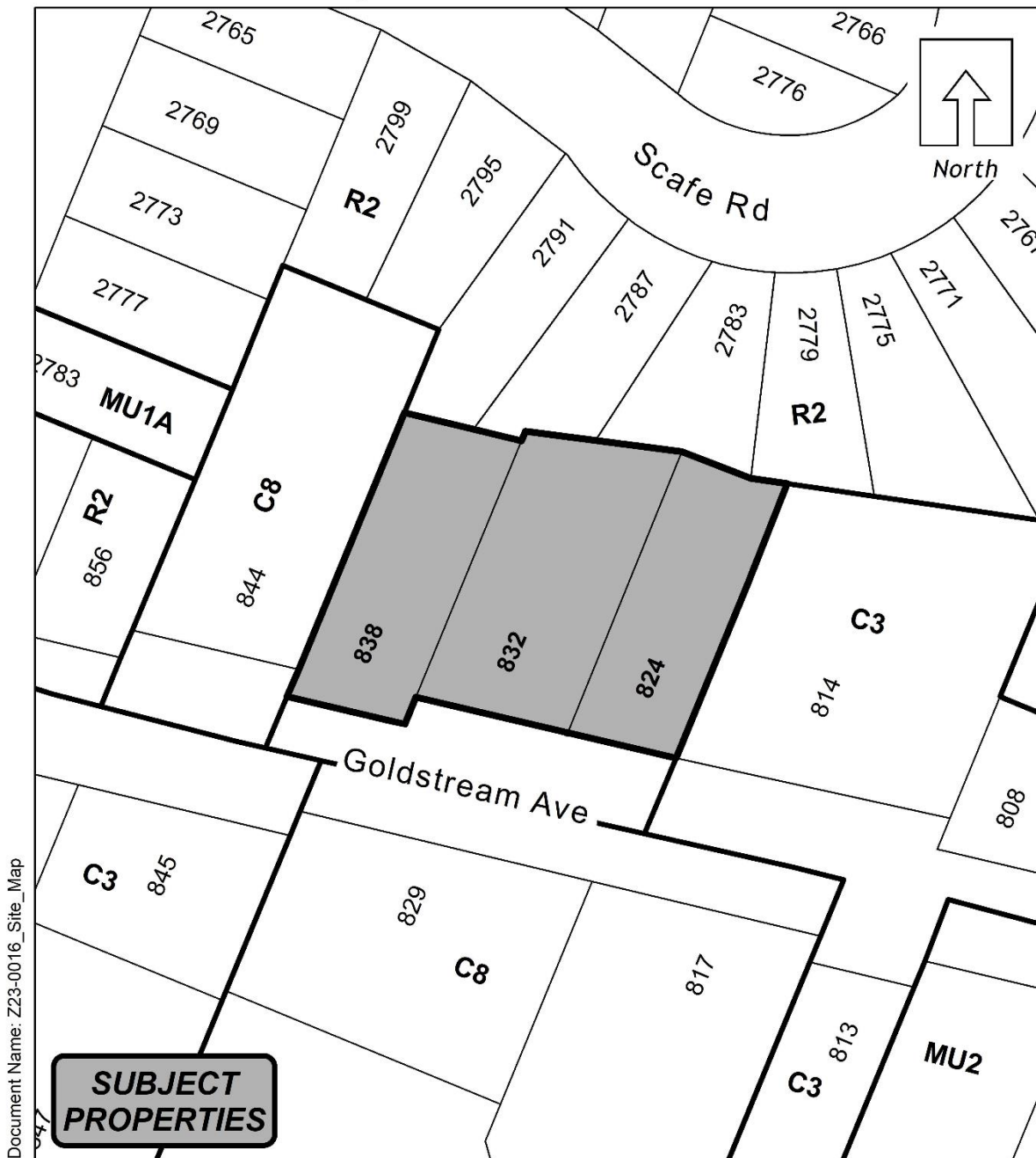
Document Name: Z23-0016_Location_Map

Scale: N.T.S.

Last Revised: 2023-08-30

Appendix F – Site Map

**REZONING BYLAW AMENDMENT
 (Z23-0016)
 824, 832 & 838 Goldstream Ave**



Scale: N.T.S.

Last Revised: 2023-08-30

CITY OF LANGFORD BYLAW NO. 2166

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 One-and Two-Family Residential (R2) Zone and District Commercial (C3) Zone and adding to the City Centre Pedestrian (CCP) Zone the properties legally described as:

- a) Lot 33, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-707 (824 Goldstream Ave);
- b) Lot 32, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-693 (832 Goldstream Ave);
- c) Lot 1, Section 5, Esquimalt District, Plan 3652 (Except Part in Plan VIP70787), PID No. 006-180-647 (838 Goldstream Ave)

as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
R2 & C3	2166	a) Lot 33, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-707 (824 Goldstream Ave); b) Lot 32, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-693 (832 Goldstream Ave); c) Lot 1, Section 5, Esquimalt District, Plan 3652 (Except part in plan VIP70787), PID No. 006-180-647 (838 Goldstream Ave)	a) \$10.75 per square metre of commercial gross floor area created towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 718 (824, 832, 838 Goldstream Avenue), Bylaw No. 2166, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

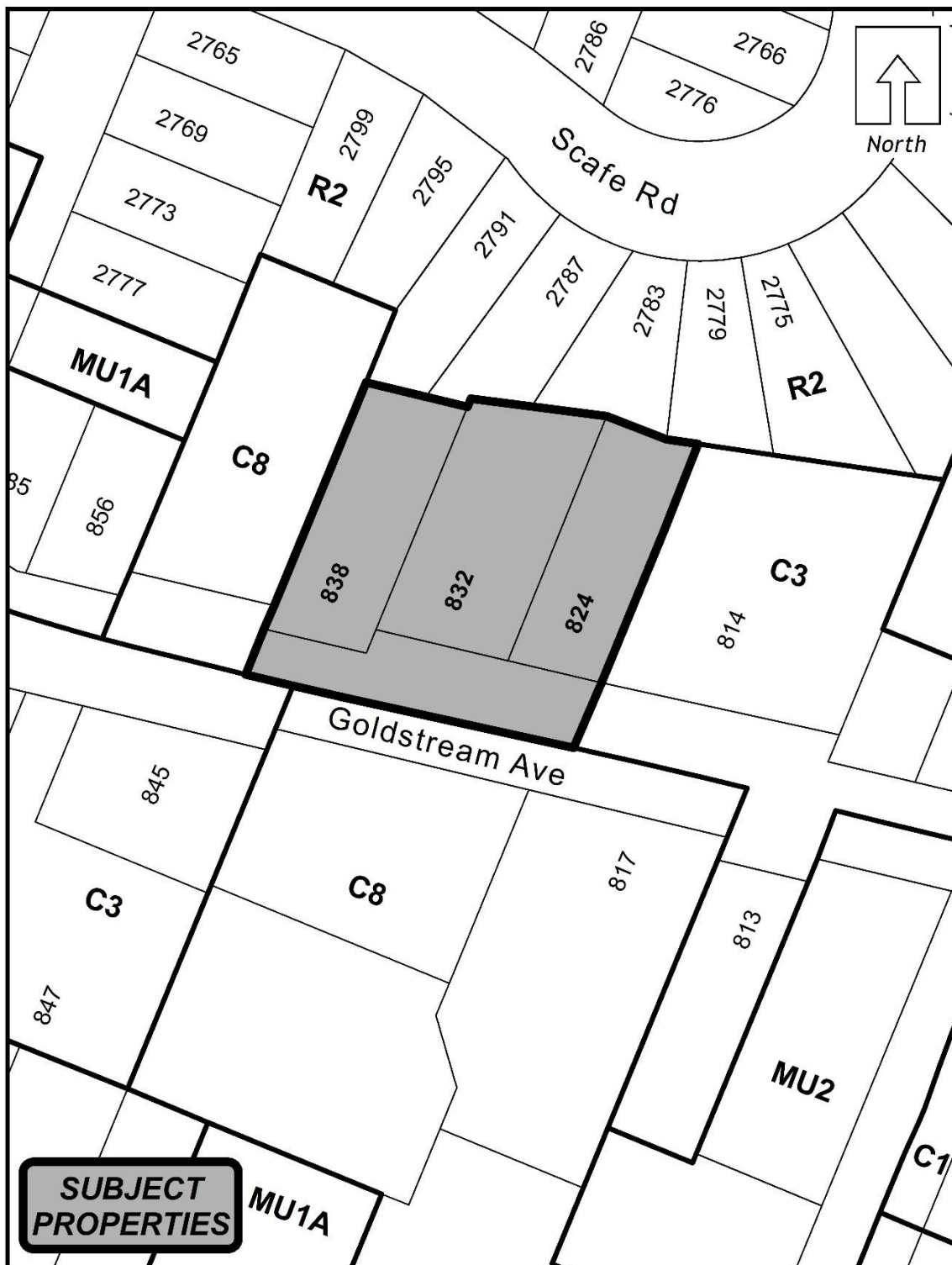
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2024.

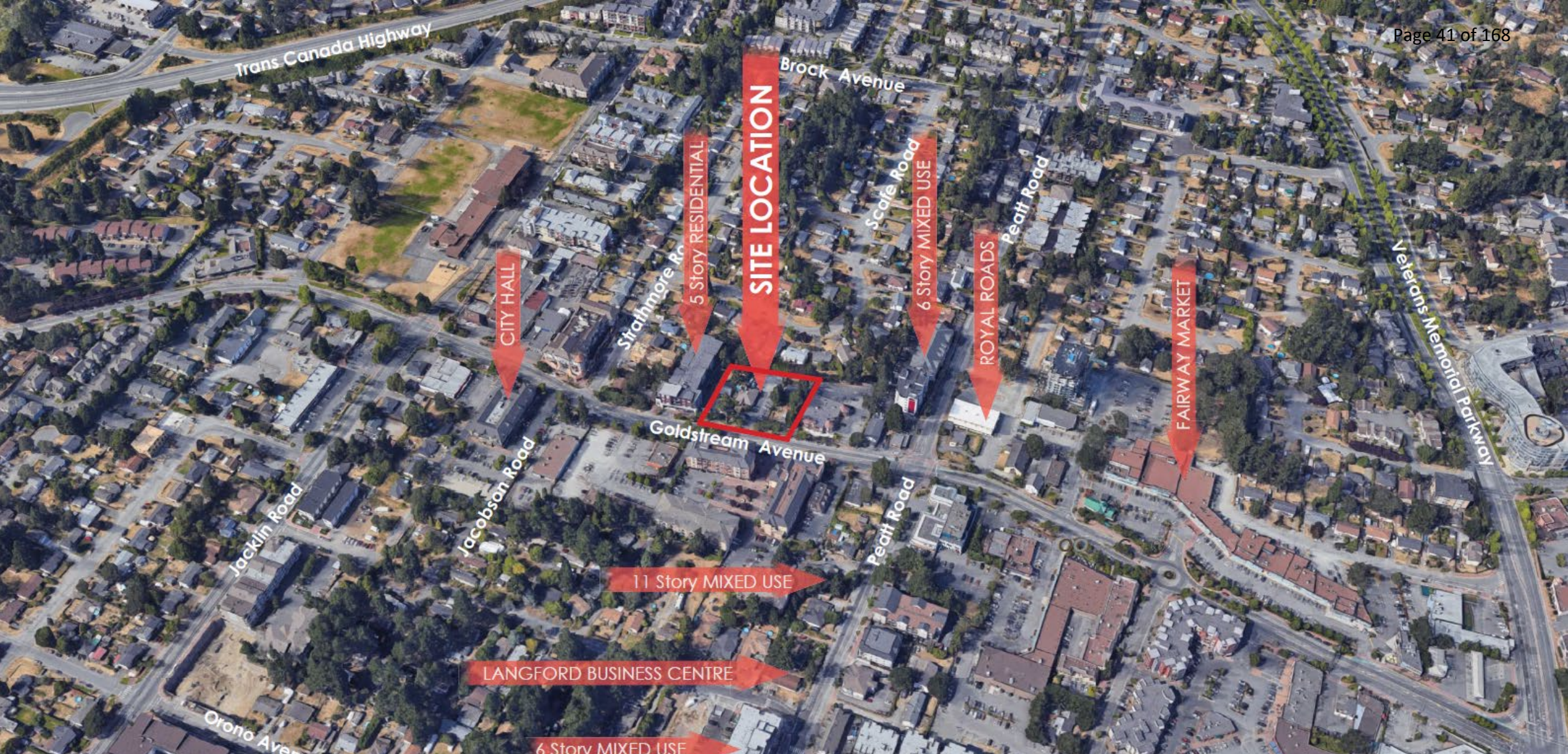
ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





HOTEL DEVELOPMENT ON GOLDSTREAM AVENUE

April 8, 2024



Metropolitan
CAPITAL PARTNERS



Introduction

Metropolitan Hospitality is proposing a new TownePlace by Marriott Hotel in heart of Langford's City Centre

838, 832 & 824
Goldstream Ave.

Ownership and Management Group

Holden Chu – Partner

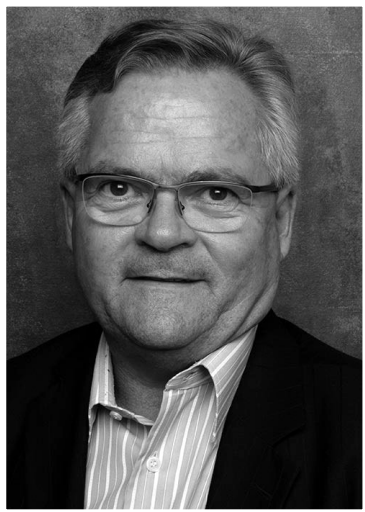
The Chu family has owned and operated business in Langford since 1968. They originally started their restaurant in a building that was renovated from a butcher shop to a restaurant in 1968. The original restaurant Stan's Langford Restaurant was located at 728 Goldstream which was the 1st Asian Restaurant in Langford before relocating to 832 Goldstream (Greenleaf) in 1980 where the Restaurant stands today with the adjacent properties. Holden's father Stan, now 89 years old is eager to have the hotel built and opened to extend his families legacy in Langford.

Metropolitan Hospitality are local experienced hotelier professionals with an earned reputation as trusted advisors. With over 120-years of combined management experience. Metropolitan manages several hospitality businesses on Vancouver Island. Their offices are located in Colwood.



Ownership and Management Group

Metropolitan Hospitality Management, Partner

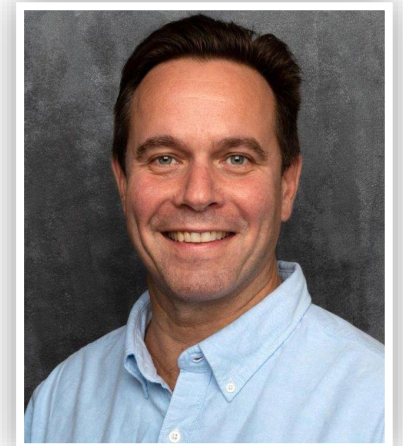


Len Wansbrough, President

Len's family has owned and operated businesses in Colwood since 1976. Len has extensive experience, particularly in the project development and management of hotels, restaurants, seniors housing (Langford Legion). Len is community minded and lends himself to several community and industry organizations. He was recently on the Board of Director on the Victoria Hospice Society, past President of Westshore Chamber of Commerce, Board of Governor with Royal Roads University and recipient of an Alumni of Distinction from Camosun College.

Phil Leedham, Project Director

Phil has 25 years + experience in project financing and commercial lending. He specializes in residential, commercial and mixed-use development real estate transactions and has extensive experience analyzing and evaluating business plans to determine key risk and success factors. Phil is an effective communicator who possesses the ability to speak plainly through complex issues and draw conclusions or frame problems succinctly.

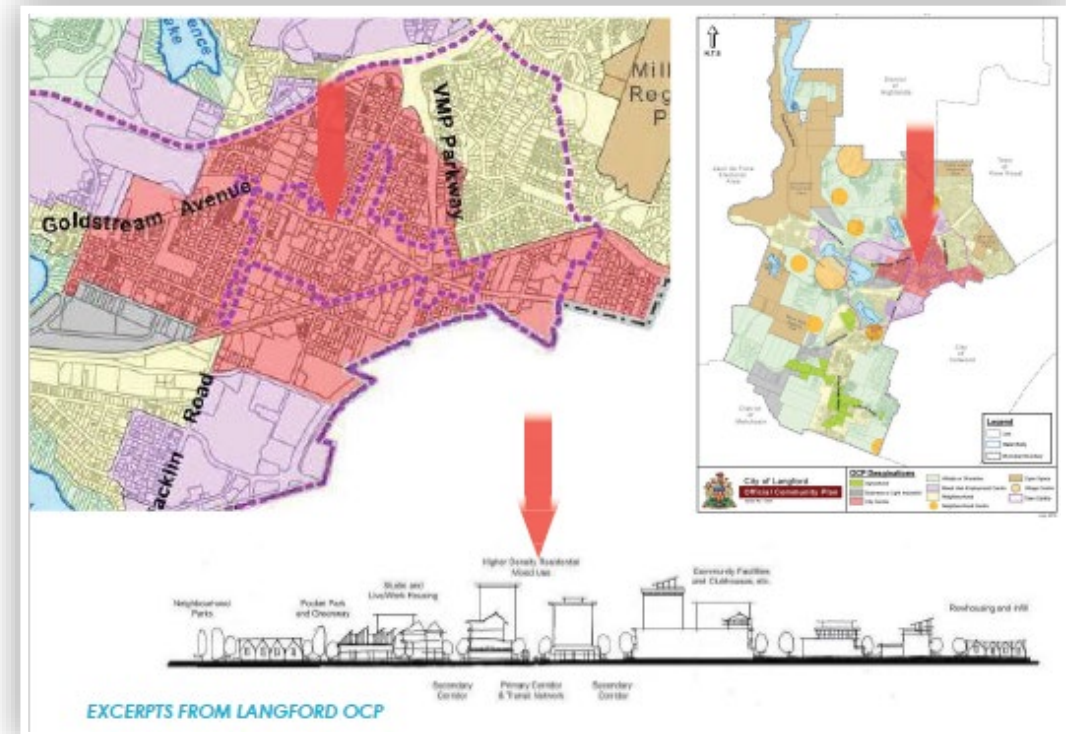


Zoning - City Centre (CC1) Zone

Langford Official Community Plan Policy

An OCP is a land use plan and policy document which integrates land use, economy, environment, transportation, community facilities and services, and creates a broad strategy to direct growth and development .

- The project is in Langford's downtown area and has a "City Centre" designation.
- The City Centre envisions an area of high-density that is "vibrant" and "walkable" with transportation connectivity throughout the Capital Regional District.
- Supports **infill development** near and in the City Centre through improvements to scale, character, or connections.
- Supports raising the local economy and increased jobs through growing existing businesses and attracting new business opportunities.
- Promotes economic activity such developing tourism, regional sport tourism, and recreation destination.
- Encourages developments along existing nodes and corridors, including Goldstream Avenue and Peatt Road, to support the walkability in the City Centre for residents and visitors, further establishing a complete community.



Zoning - City Centre (CC1) Zone

Langford Official Community Plan Policy

Intended Use and zoning

- The Langford Official Community Plan (OCP) designates Goldstream avenue as one of the key arteries of the Langford City Centre, as such this proposal is a fitting development to densify the downtown core with a landmark building while animating the pedestrian streetscape.
- In order to realize this, we will be applying to combine and rezone the aforementioned sites to “City Centre (CC1) Zone”

Current Use and Zoning

- The sites are currently zoned as “Residential Small Lot (RS1)Zone” and “District Commercial (C3) Zone” for residential and in use as single family homes and a restaurant.



STREETVIEW LOOKING EAST ALONG GOLDSTREAM AVENUE



STREETVIEW LOOKING WEST ALONG GOLDSTREAM AVENUE

Site Analysis

- This is a small one acre **in-fill** development site
- The site is aligned on a North -South axis and bordered by a multi family residential building to the west and the Westshore Centre for Learning and Training to the east
- The North borders the rear lot of a cluster of R2 residential one and two -family home
- We have engaged in community meetings with the neighborhood



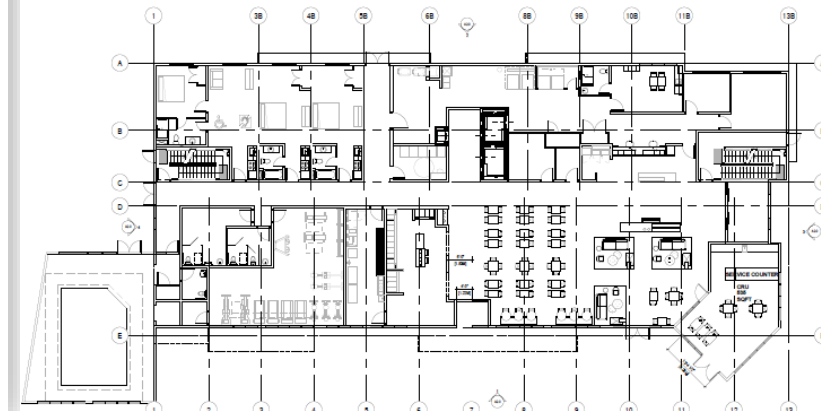
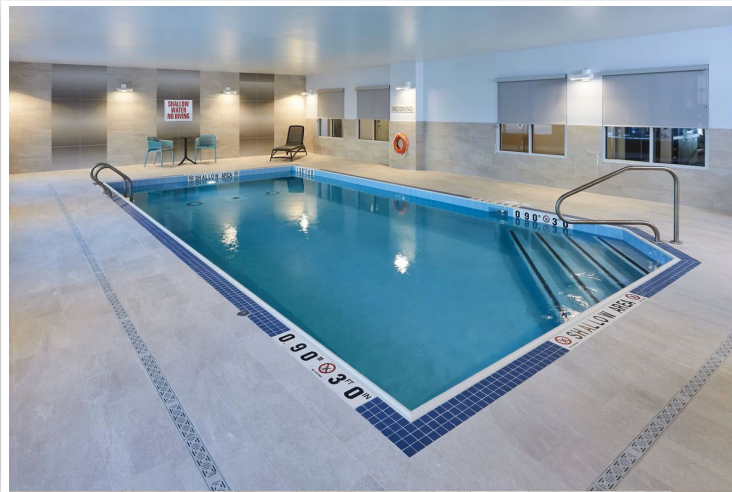
Development Principles for Proposed Hotel

- The hotel design is being guided with consultation with City of Langford and Marriott Hotels
- Making efforts to limit the building footprint and impacts on the site and where possible conserve existing mature vegetation including protection and preservation of **the large fir tree** at front of the property.
- The design and operation of the hotel to promotes walkability and, economic sustainability in the City of Langford.
- Bring the building closer to the street that brings street activation , interest, and vitality to the street
- OCP policies, site conditions, and existing neighbourhood context.
- Ensure the development of the hotel will contribute to the goal of achieving a complete and safe neighbourhood.
- Be respectful of neighbours in the siting planning, including making the entrance to the site on the east side of the development.
- Comply with form and character guidelines for Goldstream Avenue.
- Create a landscape plan that provides a buffer to neighbours and supports and encourages water permeability to reduce water runoff and help support green initiatives.
- Adhere to arborist management and protection plans during development of the site .



TownePlace by Marriott

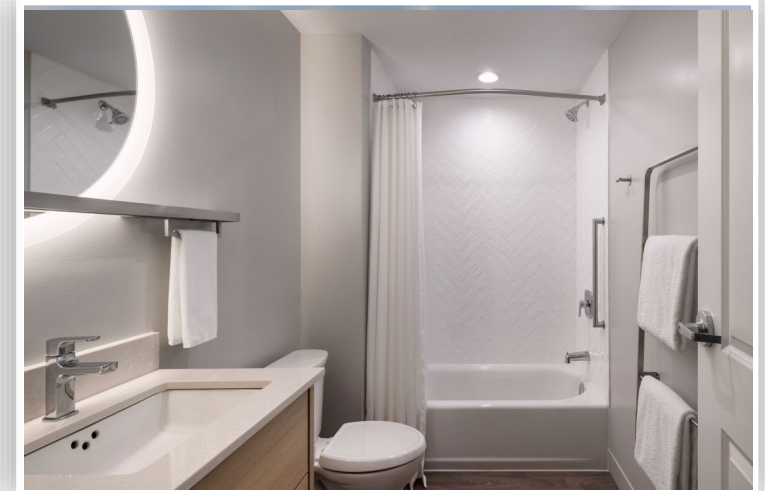
- Ground Floor Public Café
- Guest Amenities
 - Free breakfast Restaurant
 - Fitness & Pool
 - Guest Laundry
 - Patio with BBQ's
 - Convenience Shop & Lounge
 - Meeting Space



Settle in and make yourself at Home

All Suites Extended Stay

- Live for a Day, a Week, or Month
- Spacious Suites with Full Kitchens & Workspace
- Free High -speed Internet Access
- Guest Laundry on -site



City Towne Map

Bringing the world to Langford

- 140 Million Loyal Members
- 8,000 Marriott Locations Worldwide
- Local Events and Business profiled

Supporting Local Business

- Restaurants
- Recreational Facilities
- Attractions & Entertainment
- Sports Tourism & Entertainment
- Parks & Outdoor Trails
- Arts & Culture
- Langford's Post Secondary Campus
- Royal Roads & Camosun College, UVIC, Justice Institute



Environmental Sustainability

- Quality exterior materials on the building including a mixture of concrete, stucco, and metal claddings
- Electric Car Charging stations,
- BC Building Code Step 3 energy guidelines
- Recycling and waste management during construction
- Energy Efficient Heating, Heat Recovery Ventilation, and Cooling systems
- Energy Efficient Appliances & Equipment
- Energy Efficient LED lighting
- High Efficiency Low E windows
- Low flush toilets and faucets
- Recycled content gypsum board, and insulation.
- R40 Roofing insulation
- Landscaping
 - Use of natural vegetation in landscape for low water consumption
 - Use of micro water landscape irrigation systems
- On site storm water management system including rain gardens
- Green roof



Economic Statistics

See economic right up

\$3.0M contribution to property tax and development tax revenue (10 years)

\$3.0M

Langford MRDT Tourism initiates +/- \$ 140,000 per annum

\$140,000

40+ new jobs in Langford

40+

120+ new jobs during construction

120+

34,000
guests a year

- 25% attending from Royal Roads, Justice Institute Training
- Support local businesses and sports teams

The site plan illustrates the proposed development at 1000 West 1st Avenue. The central feature is a 6-story building with a footprint of 10,000 sq. ft. The building is surrounded by a parking lot and landscaped areas. Key features include:

- Building Footprint:** A 6-story building with a footprint of 10,000 sq. ft., featuring a concrete walkway, outdoor furniture, and a large planter pot.
- Parking Lot:** A parking lot with 100 spaces, including a designated area for a 6-story building.
- Landscaping:** The plan includes various landscaping elements such as trees, shrubs, and planters. Specific trees mentioned include a large deciduous tree, a palm tree, and a large planter pot.
- Streets:** The building is situated on West 1st Avenue, with a proposed 6-story building footprint. The plan also shows the intersection with Goldstream Avenue.
- Other Features:** The plan includes a concrete walkway, outdoor furniture, and a large planter pot. It also shows a 6-story building footprint and a parking lot.



Thank you!

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP23-0006 – 3405 Happy Valley Road

That Development Variance Permit No. DVP23-0006 be issued by Council for the City of Langford to Teckloch Homes Ltd. on behalf of Patrick Stephenson to vary the minimum length of road requiring two access routes available to emergency vehicles for a 13-lot subdivision at 3405 Happy Valley Road; subject to the following terms and conditions:

1. Appendix

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

2. Variances

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 be varied pursuant to section 498 of the *Local Government Act*:

- a) That section 4.17.1 be varied by increasing the minimum length of road requiring two access routes available to emergency vehicles from 305 m to 370 m, subject to:
 - (i) That a temporary turnaround is constructed and secured to the satisfaction of the Fire Chief, prior to subdivision approval.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address.
Information on how to participate in this meeting is listed below.

MEETING DATE:

15 April 2024

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP23-0006

Location:

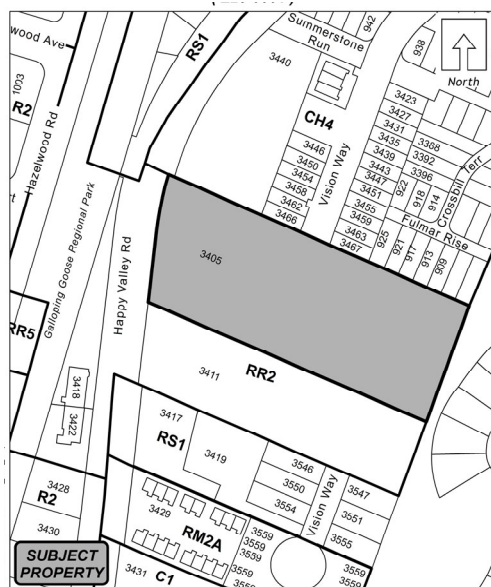
3405 Happy Valley Road, as shown shaded on the attached map

Zoning:

Residential Small Lot (RS1) [Rezoned March 18th, 2024]

Purpose:

To vary the Subdivision and Development Servicing Bylaw No. 1000 by increasing the minimum length of road requiring two access routes available to emergency vehicles from 305m to 370m subject to a temporary turnaround being constructed and secured prior to subdivision approval.



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

[Langford.ca/city-hall/public-notice](https://langford.ca/city-hall/public-notice) or contact City Hall to make an appointment to view the report in person (8:30am-4:30pm Monday to Friday, excluding holidays).

Ask Questions or Submit Questions:

Email: planning@langford.ca

Mail: City of Langford

You must include your name and civic address. Submissions must be received by noon on the Tuesday prior to the council meeting to be included in the agenda. Correspondence received after that date will be circulated to Council the day of the meeting and uploaded to the website as an "Addendum Package" the day after the meeting.

«File»

«Recipients» «Current»

«MailingAddress»

«City», «Prov» «PostalCode»

Speak at the Meeting: Participate by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting: View in the Zoom app, or watch the recording at [Langford.ca](https://langford.ca)

Personal Information: All submissions will be published, including your name and address. For more information on this collection and disclosure, go to [Langford.ca/privacy](https://langford.ca/privacy).

Langford.ca

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City of Langford



City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Planning

SUBJECT: Update on the Urban Forest Management Plan AND Temporary Extension of Tree Protection Bylaw (Bylaw No. 2179)

EXECUTIVE SUMMARY:

The purpose of this report is to update Council on the first phase of the City's Urban Forest Management Plan (UFMP) and seek Council direction with respect to extending the Interim Tree Protection Bylaw No. 2136 until the UFMP is adopted. Tree Protection Bylaw No. 2136 was written with a repeal date of 300 days from the date of adoption (adopted July 17, 2023, expiring May 12, 2024), as staff was hopeful at that time that the UFMP would be completed by then.

Significant progress has been made on the UFMP since the project commenced last summer. Since this time, the City's Consultant, Diamond Head Consulting, has completed their background review, data analysis, and Phase 1 public engagement, and are currently preparing the draft UFMP based on this information. Staff expect to launch Phase 2 engagement on the draft plan in May and submit the final plan for Council's consideration in June. Should the final UFMP recommend a permanent tree protection bylaw, work on that could commence following the approval of the UFMP.

As the timeline for approval of the UFMP and, if recommended, the permanent tree protection bylaw, extends past the expiry date of Bylaw No. 2136, Council may wish to proceed with consideration of Bylaw No. 2179. This new Bylaw will establish an expiry date of December 31, 2024 but otherwise includes all of the same terms as the current temporary tree protection bylaw, Bylaw No. 2136.

COMMENTARY:

Council Update: Urban Forest Management Plan (presentation by Diamond Head Consulting)

To date, the following key deliverables of the UFMP have been completed:

- 1) Background research and review of existing policies, management strategies, and operational procedures;
- 2) Public engagement and visioning through a workshop, open-house, and online surveys;

- 3) Inventory mapping, analysis and benchmarking of the City's urban forest canopy cover; and
- 4) Production of a State of the Urban Forest Report (attached as Appendix A).

Work on the UFMP completed to date is summarized in the attached reports, "State of the Urban Forest (SOUF)", and "Phase I Engagement Summary".

Report contents will be presented by the consultant, Diamond Head Consulting, during the Council meeting.

Next Steps

Following this meeting, staff will work with the consultant to prepare the draft UFMP for the next round of public engagement.

The timeline for remaining UFMP work items are as follows:

Phase #2 engagement (review of the draft UFMP)

- Online public survey – **May**
- Public presentation and workshop (in-person) – **May**
- Council UFMP presentation – **June**

The UFMP will contain a number of recommendations to create new or amended policies and bylaws to implement the UFMP and meet the specified goals, objectives, and targets. As a component of this, the consultant will examine if a permanent tree protection bylaw is warranted. If it is recommended and Council wishes to proceed with establishing such a bylaw, work could commence over the summer and be ready for Council consideration in the fall.

As such, Council may wish to proceed with consideration of Bylaw No. 2179. This Bylaw has been drafted to establish a new repeal date of December 31, 2024 in order to allow time for the UFMP to be completed and for a permanent tree protection bylaw to be considered by Council if it is a recommendation of the UFMP. If a permanent tree protection bylaw is not recommended, Council could repeal Bylaw No. 2179 prior to the new automatic repeal date. Other than the updated repeal date, the other terms of Bylaw No. 2136 are carried forward into Bylaw No. 2179.

FINANCIAL IMPLICATIONS:

All costs for the Urban Forest Management Plan have been secured through the Province's Local Government Climate Action Program ("LGCAP").

LEGAL IMPLICATIONS:

There are no legal implications for the proposed Bylaw amendment.

OPTIONS:**Option 1**

THAT Council:

1. Receive the State of the Urban Forest Report and Phase I Engagement Summary for information;
- AND
2. Consider giving first, second and third readings to *City of Langford Tree Protection Bylaw No. 2179, 2024*;

OR Option 2

THAT Council receive the State of the Urban Forest Report and Phase I Engagement Summary for information.

SUBMITTED BY: David Sametz, RPP, MCIP, Senior Planner – Long Range Planning

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Bylaw No. 2179

Langford State of the Urban Forest report

UFMP Phase 1 Engagement Summary

CITY OF LANGFORD BYLAW NO. 2179

A Bylaw to Prohibit the Cutting of Trees

WHEREAS Section 8(3)(c) of the *Community Charter* allows a local government to prohibit and/or regulate the cutting of trees;

AND WHEREAS the Council for the City of Langford wish to regulate the cutting of Trees in the City;

NOW THEREFORE the Council of the City of Langford in open meeting assembled enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as “City of Langford Tree Protection Bylaw No. 2179, 2024”.

2. DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“**City**” means the City of Langford and includes, where the context requires, persons employed by or acting as agents of the City;

“**Cut Down or Cutting**” means to remove a Tree or Trees by any means or the undertaking of any action which results in the death of a Tree or Trees or could reasonably be expected to result in the death of a Tree or Trees, and includes, without limitation pulling up, pushing up, pulling over, or otherwise felling a Tree;

“**Damage**” means (a) poisoning, burning, or pruning in a manner not in accordance with arboricultural best practice, including removal of more than 25% of the tree’s total live foliage or bud bearing branches or limbs, (b) topping, unless the tree in question has been previously topped and regenerative growth has a high likelihood of failure due to weak branch attachment, excessive branch elongation and end weight, or the formation of extensive decay or cavities that cannot be mitigated other than by re-topping the tree, (c) shearing, harming or undermining the roots of the tree, (d) denting, gouging, drilling, harming, or affixing anything to the branches or the trunk of a tree, (e) removing bark from a tree, or (f) doing anything that would cause the tree to die.

“**Dangerous Tree**” means a Tree, identified by a certified arborist who has training in tree risk assessment, which could reasonably be expected to present an imminent hazard to the safety of persons or to the public or to private property;

“**City**” means the City of Langford and includes, where the context requires, persons employed by or acting as agents of the City; and

“**Tree**” means a woody perennial plant of any size with a trunk diameter greater than 20 centimeters measured at a height of 1.4 meters above the undisturbed grade of the land where the Tree is located.

3. APPLICATION OF BYLAW

Subject only to the exceptions set out in Section 4, no person shall:

- a) Cut Down or Damage, or permit the Cutting Down or Damage of any Tree on a parcel or parcels of land in the Municipality; or
- b) Fail to comply with the requirements of this Bylaw.

4. EXCEPTIONS

This Bylaw does not apply to:

- a) Dangerous Trees;
- b) Trees required to be Cut Down pursuant to the *Railway Safety Act*, S.B.C. 2004, c. 8, the *Hydro and Power Authority Act*, R.S.B.C. 1996, c. 212, the *Oil and Gas Activities Act*, S.B.C. 2008 c. 36, the *Workers Compensation Act*, R.S.B.C. 2019, c. 1, or any regulation under these acts or under section 50 of the *Community Charter*, S.B.C. 2003, c.26;
- c) Trees Cut Down by City employees, or their agents, during the discharge of duties that involve maintenance, surveying of the creation and upkeep of walkways and trails;
- d) Trees Cut Down by British Columbia land surveyors during the discharge of their duties;
- e) Trees authorized to be Cut Down in accordance with a Development Permit, Building Permit, or any other permit issued by the City;

5. POWER TO ENTER ONTO PROPERTY

Pursuant to Subsection 16(6)(d) of the *Community Charter* the City has the authority to enter onto property for the purpose of inspecting and assessing trees.

6. GENERAL PROVISIONS

Should any provision of this Bylaw be declared by any Court to be invalid the outcome shall not affect the validity of this Bylaw, as a whole or parts thereof, other than the provision or provisions declared to be invalid.

7. CONTRAVENTION AND PENALTIES

- a) Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects or refrains from doing anything required to be done by any of the provisions of this bylaw shall be deemed to be guilty of an infraction hereof and shall be subject to fines as prescribed under the *Offence Act* R.S.B.C., 1996 c. 338 or as set out in the Municipal Ticket Information Bylaw No. 34, 1993, as amended from time to time.
- b) Upon being convicted of an offence under this bylaw, a person shall be liable to pay a fine of not less than \$5,000.
- c) Each Tree that is Cut Down contrary to this Bylaw constitutes a separate offence.

8. REPEAL

Bylaw No. 2136, Bylaw to Prohibit the Cutting of Trees is hereby repealed.

This bylaw shall be automatically repealed on December 31, 2024.

READ A FIRST TIME this day of, 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of 2024.

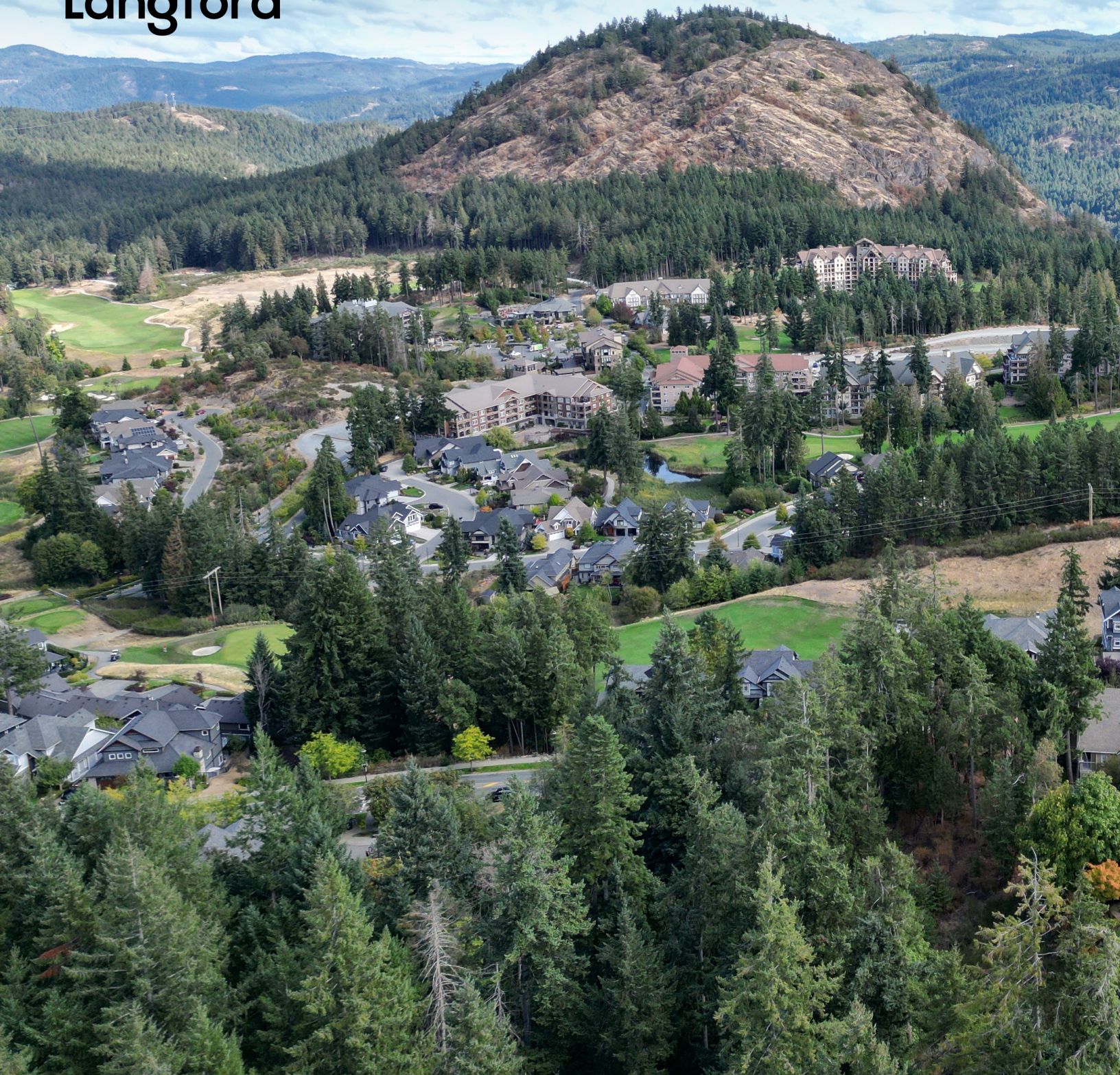
PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

State of the Urban Forest Report

March 2024

CITY OF
Langford



Land acknowledgment

The City of Langford acknowledges and honours the traditional territories of the Coast Salish, specifically Xwsepsum (Esquimalt), Lekwungen (Songhees), Sc'ianew (Beecher Bay), and the WSÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations

Project team acknowledgment

Diamond Head Consulting Ltd. (DHC) prepared this State of the Urban Forest Report for the City of Langford. DHC acknowledges the participation and support of City of Langford departments and staff in preparing this document.

Prepared by:



Date:
March 2024

Consultant Team:

- Marco Sanelli
- Amelia Needoba
- Tyler Searls
- Camille Lefrançois
- Cindy Cheng
- Nguyet-Anh Nguyen
- Vlad Romanescu



Credit: BC Big Tree Registry

Part 1 introduction

The City of Langford is a fast-growing city of 52,000 people on southeast Vancouver Island, in Greater Victoria’s West Shore subregion. Langford borders the City of Colwood, the Town of View Royal, the District of Highlands, the Juan de Fuca Electoral Area of the CRD, and the District of Metchosin. Spanning 4,120 hectares, Langford features a diverse landscape that includes urban, suburban, rural, and naturalized areas. The city’s urban forest canopy, covering 1,983 hectares, supports rich recreational opportunities and contributes to the city’s unique identity. Trees, valued by the community, play a crucial role in defining Langford’s character and enhancing quality of life in urban areas.

Relationship between the State of the Urban Forest Report and the Urban Forest Management Plan

The City of Langford is developing an Urban Forest Management Plan (UFMP) to provide a clear direction for urban forest management over the coming 25 years. This State of the Urban Forest Report provides a snapshot of Langford’s urban forest, including a summary of its current extent, composition, and value. The insights derived from this Report will be a foundational reference for developing Langford’s first UFMP. These findings will inform the forthcoming recommendations in the UFMP and set benchmarks for measuring progress in the decades to come.

Structure of the State of the Urban Forest Report

- Part 1 introduction** – describes the purpose of the report.
- Part 2 state of the urban forest** – benchmarking of the current state of the urban forest in Langford.
- Part 3 community values: what we heard** – describes key community values gathered through engagement for this project.
- Part 4 report card** – assesses the City’s urban forest management program against a set of criteria developed for sustainable urban forests.



Natural	Rural	Single family	Urban Core	Industrial/ Commercial
---------	-------	---------------	------------	------------------------

Box 1. quick facts

Langford has a **city-wide canopy cover of 48%** (30% when excluding parks)

Parks contribute to 37% of the total canopy cover, with provincial parks accounting for 19%, regional parks 11%, and municipal parks 7%

The neighbourhoods with the **highest canopy cover** include **South Langford, Bear Mountain, and Westhills**

The **City Centre, Langford Lake and Glen Lake, and North Langford** feature the **lowest canopy cover** alongside the lowest Tree Equity Scores

Over half of Langford’s canopy cover, 52%, is on private land, while 40% is found in parks, 5% is in road rights-of-way, and 3% is in schools/other lands

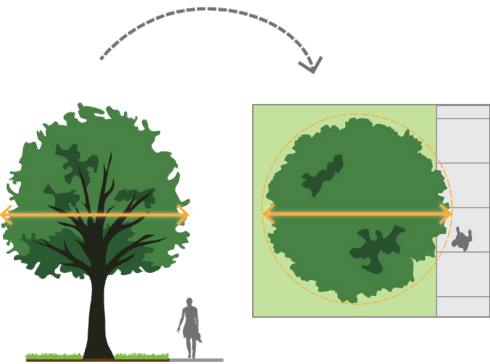
Of Langford’s OCP land uses, **mixed use employment centres (15%), business or light industrial (19%), and City centre (20%) have lowest canopy cover**

The **tallest trees** in Langford, reaching over **80 meters**, are primarily found in Goldstream Provincial Park

Forested natural areas in parks and on private land constitute **1,739 hectares**, or **88%**, of the city’s **overall urban forest canopy**

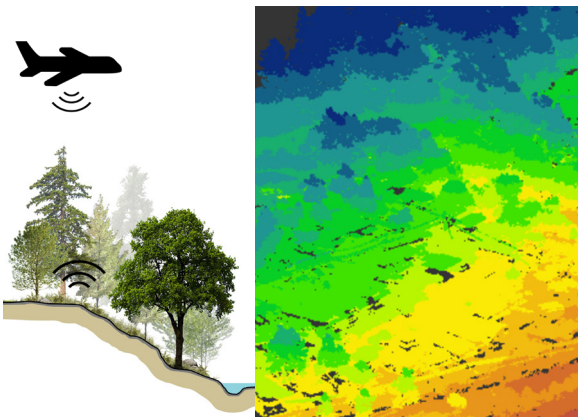
Most natural forests in Langford are mature (61%) with just 4% classified as old forests more than 250 years old

Maples (15%) and cherries (14%) are the most abundant trees in the municipal inventory



What is Tree ‘Canopy’?

A tree’s canopy refers to the leafed area sitting atop the trunk. Canopy area is often used area covered by a trees canopy as viewed from above, and is a common metric used in strategic initiatives such as this, as it is a relatively accessible indicator which generally corresponds to the scale, standards, and level of resources available to a management program.



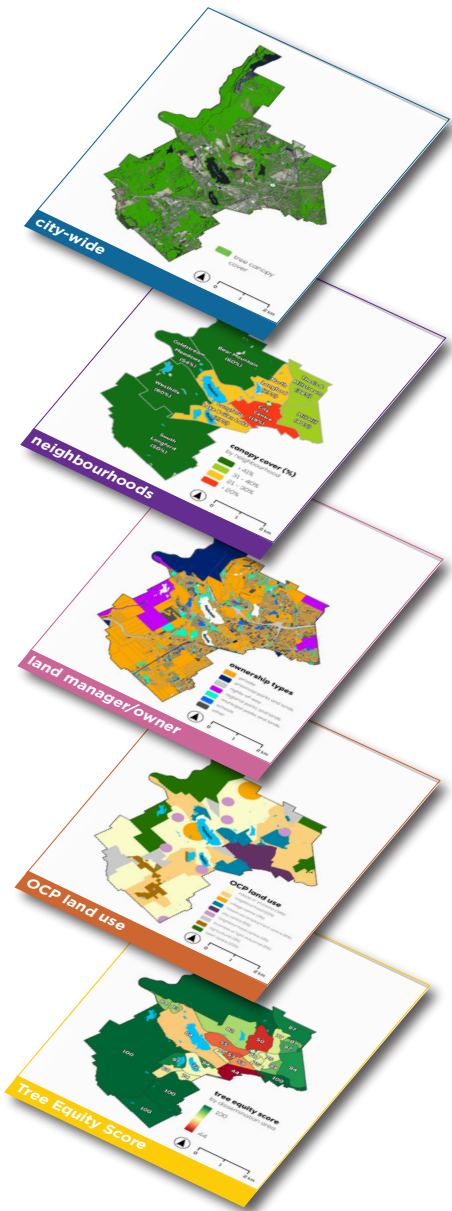
LiDAR is a 3D laser scanning technology used to create a digital surface model of the land below. LiDAR is the gold standard used worldwide for urban tree canopy assessments.

Part 2 state of the urban forest

This section provides a brief overview of Langford’s urban forest canopy cover, how its various components are managed, and its value.

2.1 Langford’s canopy cover

Canopy cover can be summarised based on different geographies.



City-wide canopy
Purpose: summarize city-wide canopy cover

Neighbourhoods
Purpose: summarize canopy cover by neighbourhood

Land manager/owner
Purpose: summarize canopy cover by manager

OCP land use
Purpose: summarize canopy cover by land use

Tree Equity Score
Purpose: prioritize tree planting

2.1.1 Citywide canopy cover

In 2023, tree canopy cover was estimated to cover 48%, or 1,983 hectares, of Langford’s land area (Figure 2-1). Langford’s canopy cover is relatively high compared to peer municipalities on Vancouver Island and in the Lower Mainland. Among neighbouring communities in the Capital Regional District, canopy cover varies, with Victoria at 29%, the District of Oak Bay at 33%, and the District of Saanich at 43%.

Langford’s relatively high canopy cover is largely due to the area of second-growth native forests and parkland found within the city limits. Of Langford’s 1,983 ha of tree canopy, 737 ha is protected in parks, and the remaining 1,246 ha is on other land uses (Figure 2-2). If the tree canopy in parks were excluded from a canopy coverage calculation, the City’s canopy cover would be reduced to 30%.

Parks contain 737 ha (37%) of Langford’s total canopy cover. Of this 737 ha of tree canopy, 19% is in provincial parks (Goldstream Provincial Park), 11% is in regional parks (Mount Wells Regional Park, Mill Hill Regional Park, and Thetis Lake Regional Park), and 7% is in municipal parks (Figure 2-3).

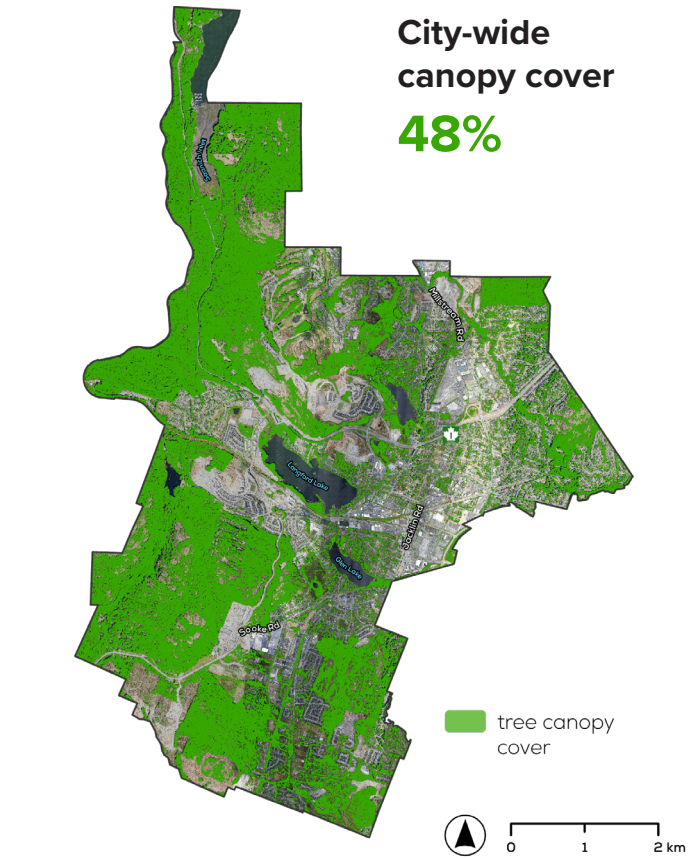


Figure 2-1. Canopy cover in Langford.



Figure 2-2. Canopy cover in Langford inside and outside of parks.

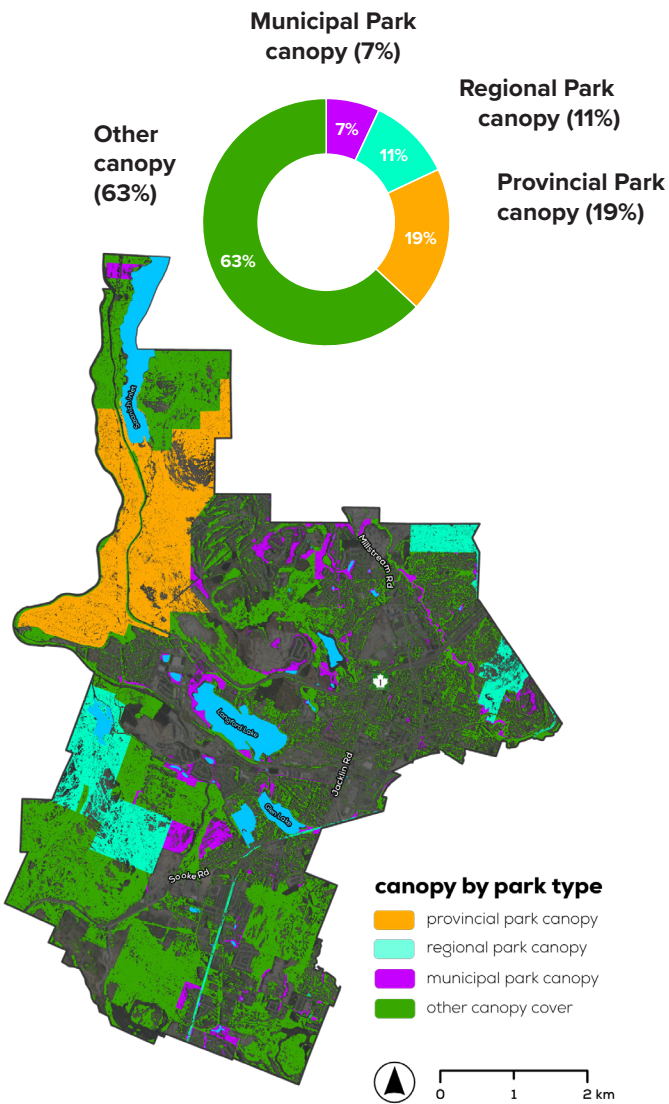


Figure 2-3. City-wide canopy cover by park type.

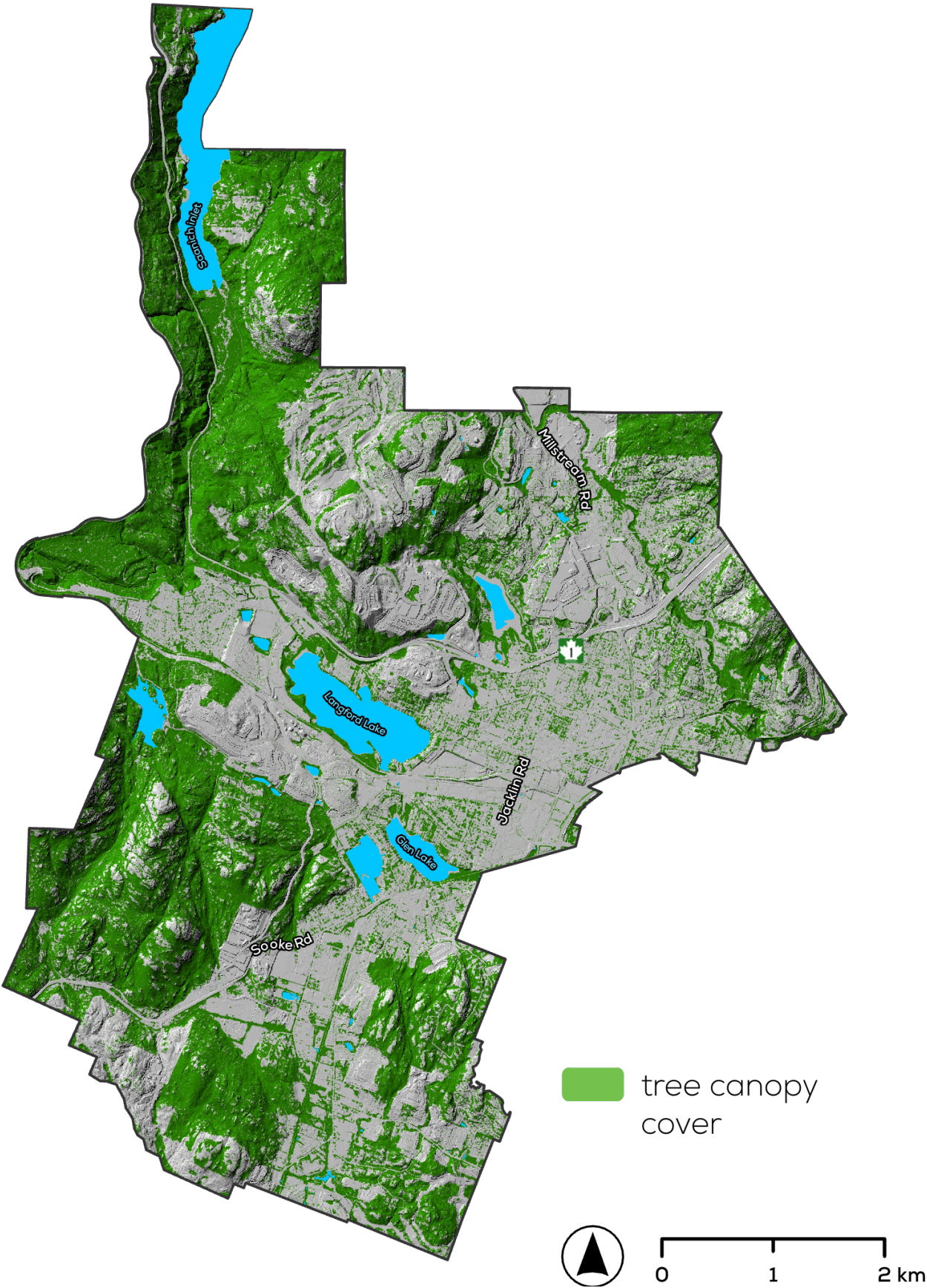


Figure 2-4. Langford’s canopy cover draped over a hillshade model generated using 2023 LiDAR data.

2.1.2 canopy by neighbourhood

The distribution of canopy cover across Langford’s neighbourhoods varies, ranging from 19% to 60% (Figure 2-6). The City Centre has the lowest canopy cover at 19%. In contrast, Westhills, Bear Mountain, and Goldstream Meadows have the highest canopy cover, at 60%, 60% and 54% respectively, largely due to a significant amount of parklands within these areas.

In neighbourhoods with high canopy cover, parks tend to contribute a significant proportion of canopy area (Figure 2-6). Canopy cover in Westhills, Bear Mountain, and Goldstream Meadows drops to 23%, 28% and 19% respectively when parks are excluded (Figure 2-6). The South Langford neighbourhood contains minimal parkland and is largely unchanged at a high canopy cover of 48%.

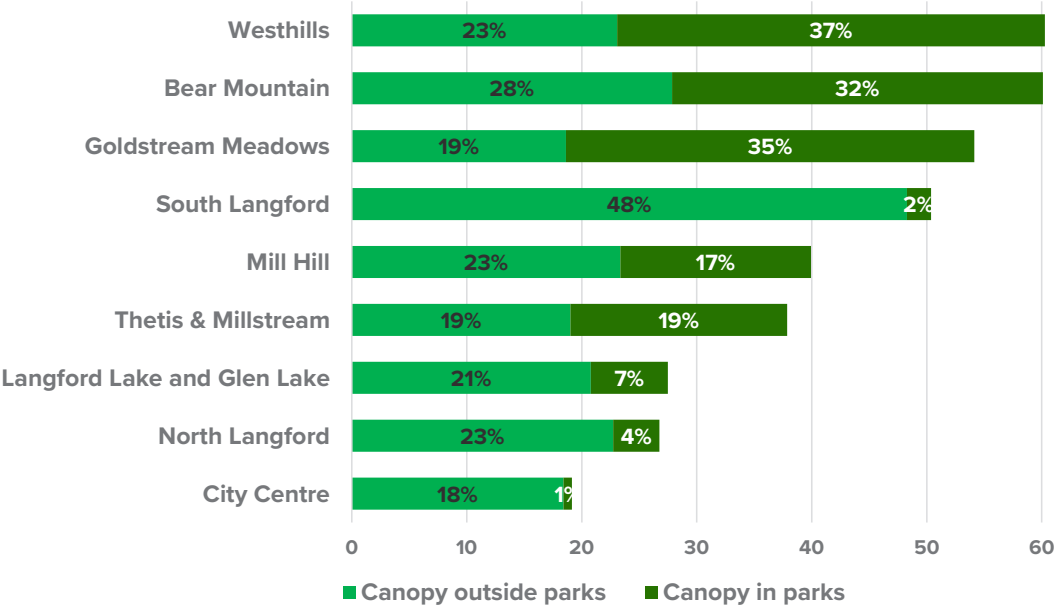


Figure 2-5. Langford’s canopy cover by neighbourhood with percent canopy in parks in dark green.

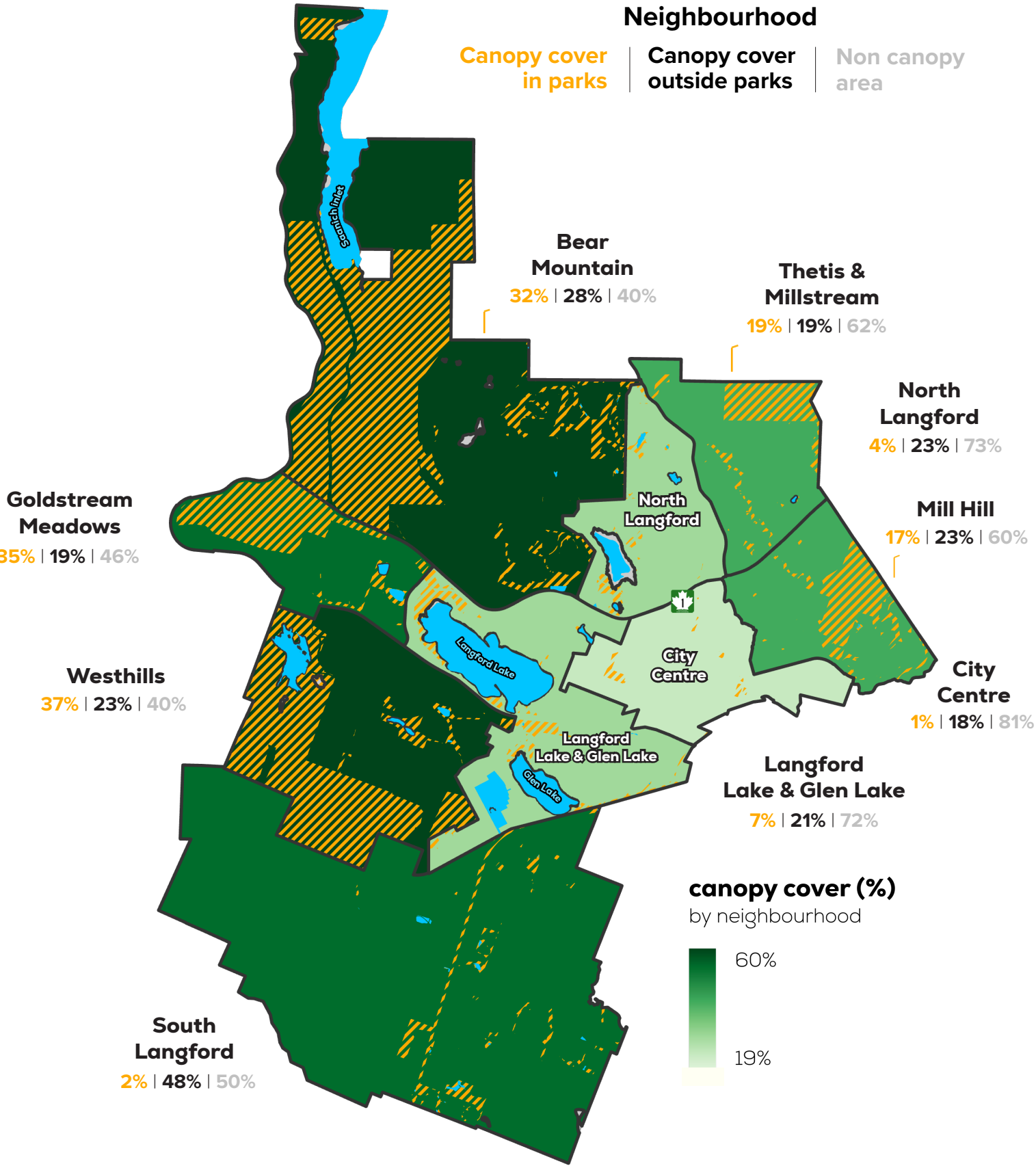


Figure 2-6. Langford’s canopy cover by neighbourhood.



2.1.3 canopy by land manager/owner

To identify the relationship between the land manager and the tree canopy, a consolidated land management/ownership layer was created based on the City’s parcel information (Figure 2-8).

Approximately 57% of Langford’s land base is privately managed, with the remaining 43% made up of provincial parks (13%), rights-of-way (i.e., streets; 11%), regional parks (7%), municipal parks (5%), schools (1%) and other lands (6%) (Figure 2-8).

Over half of Langford’s canopy cover is on private land (52%, 1,025 ha) (Figure 2-7). The remaining 949 ha of tree canopy lies within provincial parks (21%, 423 ha), regional parks (12%, 235 ha), municipal parks (7%, 132 ha), on rights-of-way (5%, 96 ha), and other public land (3%, 63 ha).

Canopy cover is highest on provincial parks and lands (82%), regional parks and lands (79%) and municipal parks and lands (61%). Private land averages 43% canopy cover, while rights-of-way and schools average the lowest canopy cover at 22% and 12% respectively.

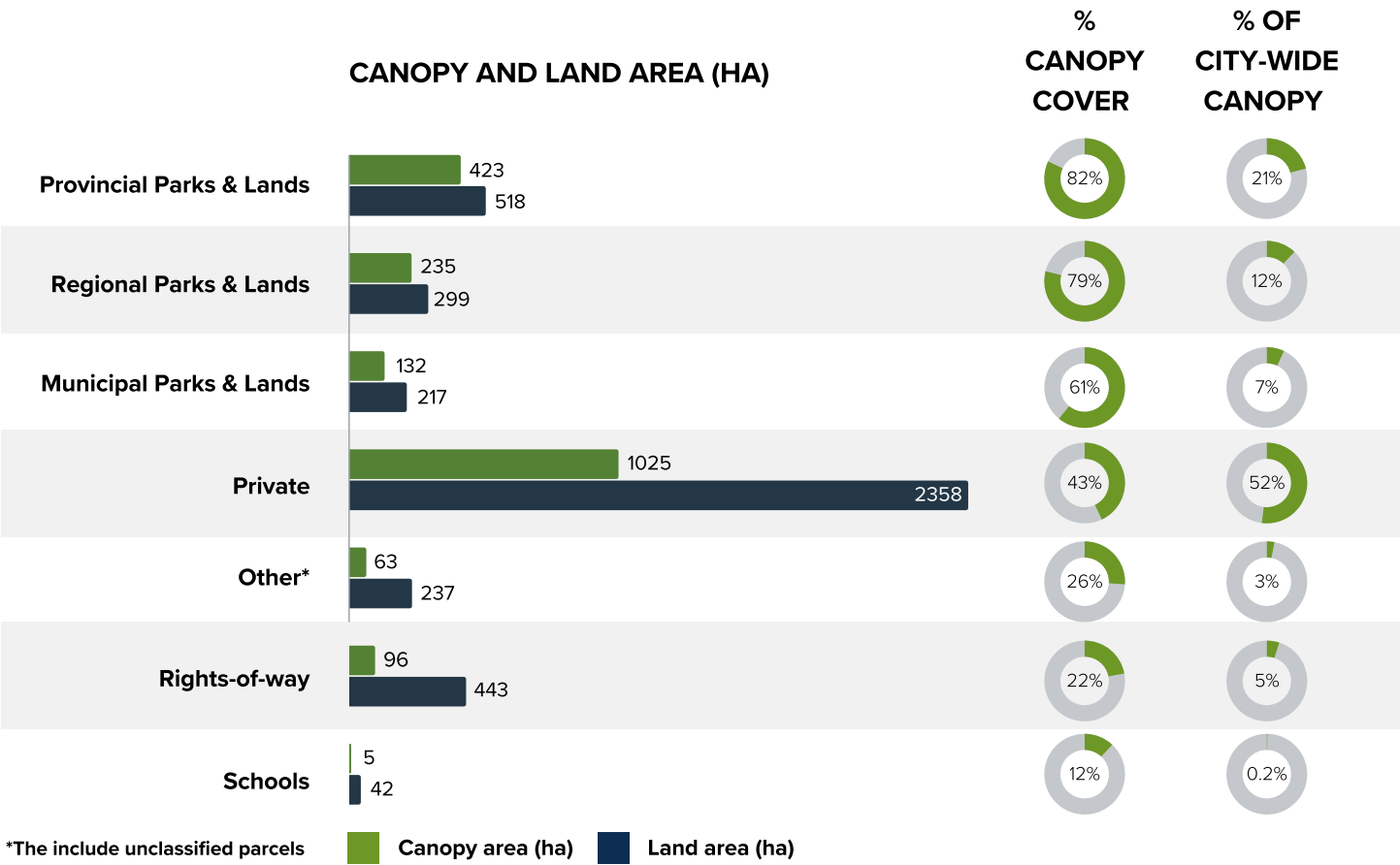


Figure 2-7. Langford’s canopy cover by neighbourhood with percent canopy in parks in dark green.

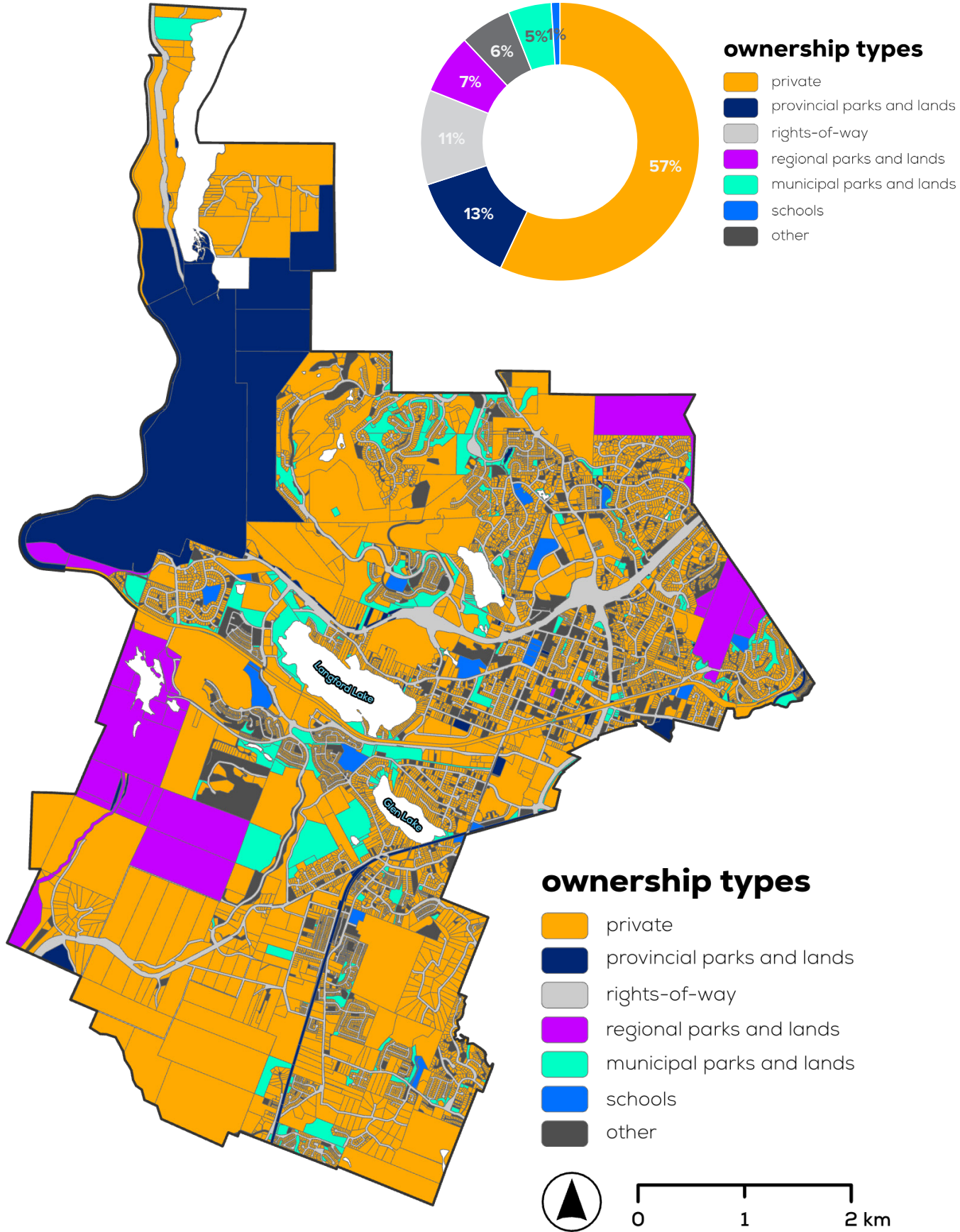


Figure 2-8. Consolidated land manager/ownership types in Langford (map) and proportion of land manager/ownership types in Langford (chart).

2.1.4 canopy by OCP land use

In Langford, the two largest land uses also feature the highest canopy cover: open spaces lead with 82% canopy cover, followed by hillside/shoreline land uses at 55% (Figure 2-10). Both neighbourhoods and agricultural lands have a canopy cover of 32%, while neighbourhood centres have 31% cover. **The more densely populated village centres and city centre have lower canopy covers of 21% and 20%, respectively.** The business/light industrial and mixed-use employment centre land uses have the lowest canopy cover in Langford, at 19% and 15%, respectively. This trend is consistent with many communities in BC, where more densely populated land uses or industrial and employment land uses typically have higher impervious surface cover and lower tree canopy cover.

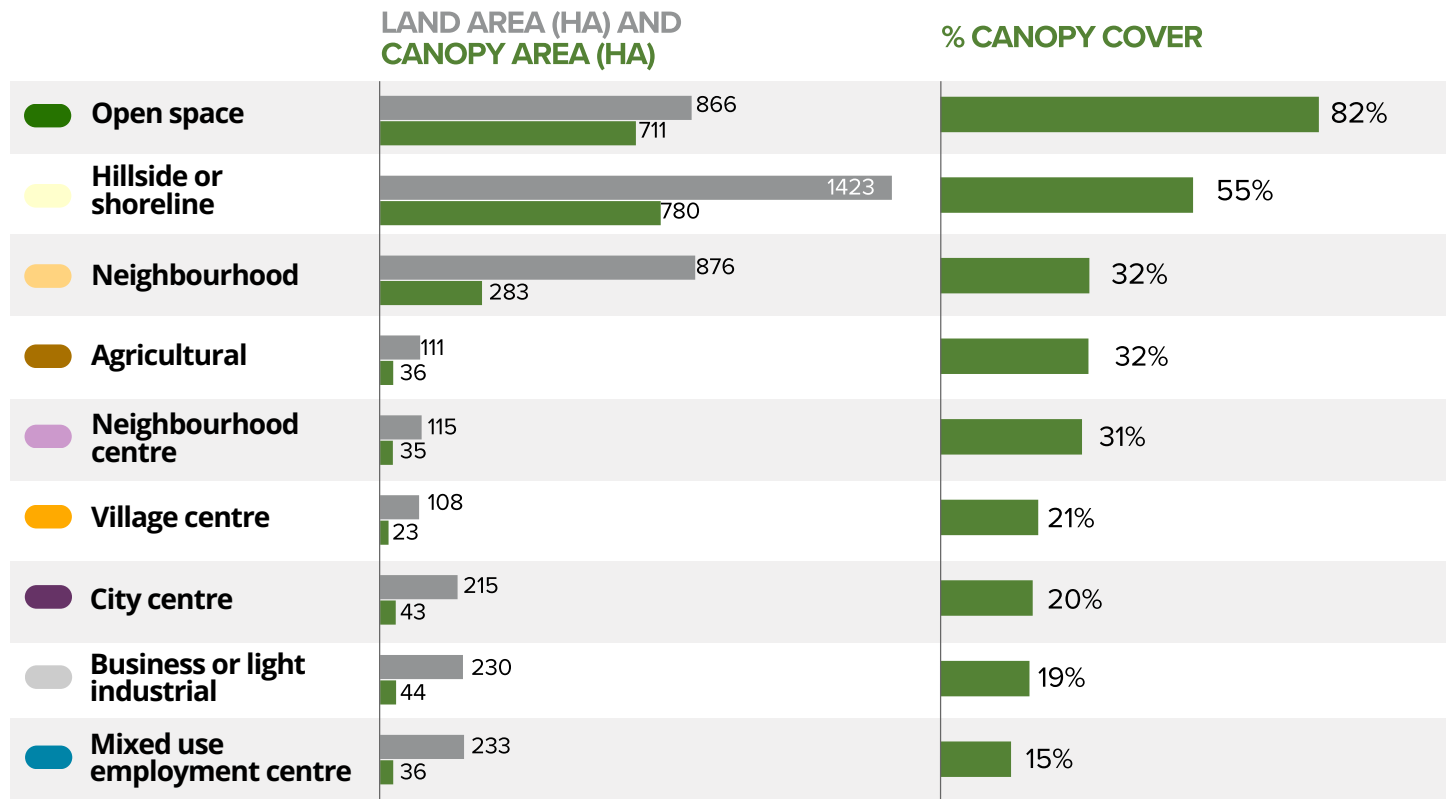


Figure 2-9. OCP land uses summarized by land area (ha), canopy area (ha), and canopy percentages (%).

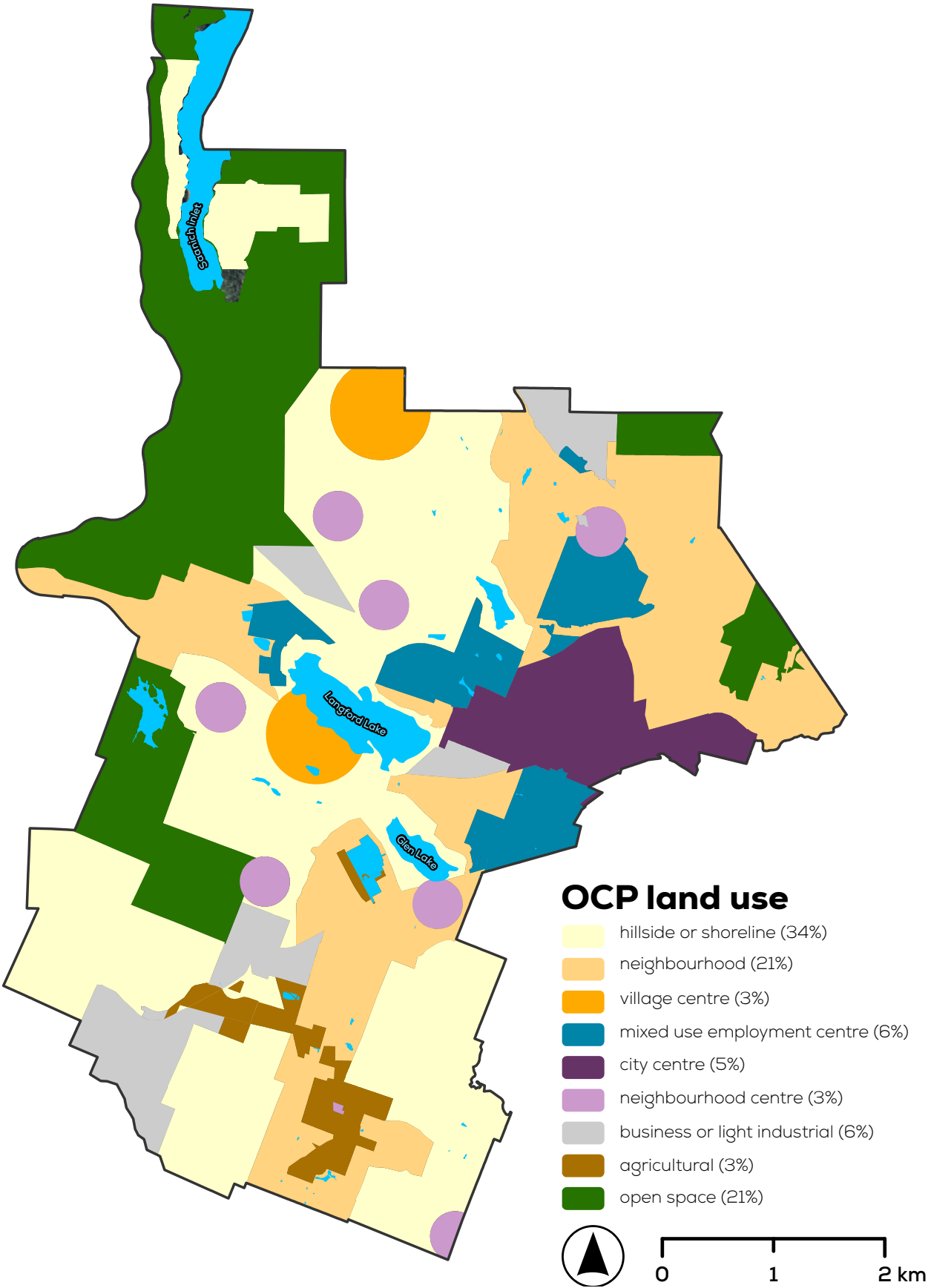


Figure 2-10. Langford OCP land uses.

Box 2. heat and canopy cover

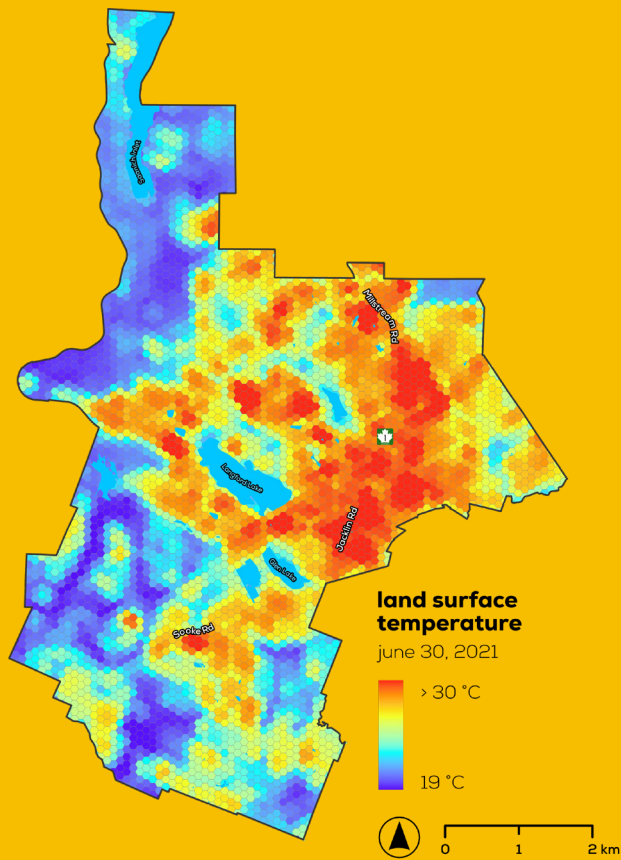


Figure 2-11. Land surface temperature in Langford by one hectare hexagonal grid.

The urban heat island effect, an extensively studied and explained phenomenon, highlights the relationship between impermeable surfaces like buildings and roads, and high temperatures. **Figure 2-11** shows the land surface temperature in Langford on June 30th, 2021, during the heat dome event.

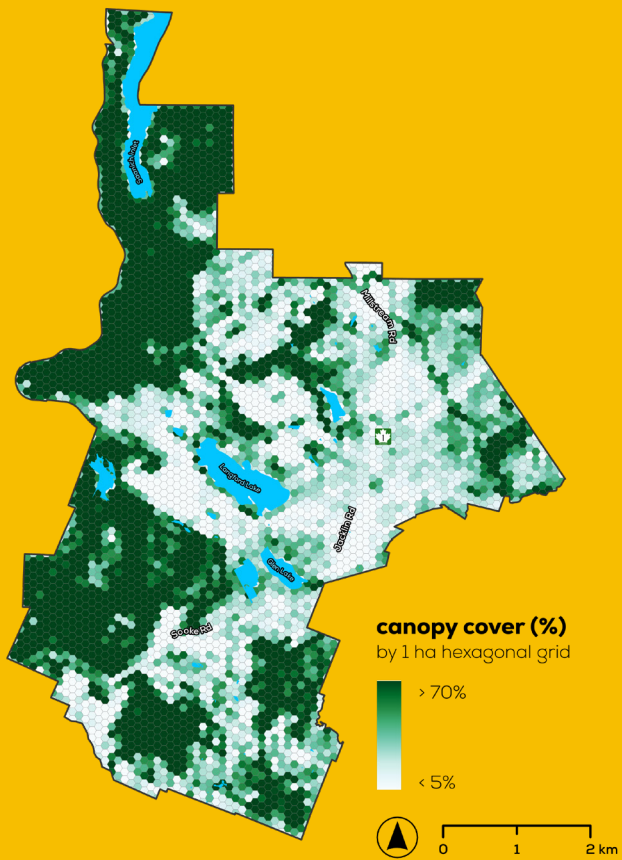


Figure 2-12. Canopy cover in Langford by one hectare hexagonal grid.

The map on the right (**Figure 2-12**) reveals that forested parks throughout the City were up to 12 °C cooler compared to the warmer built-up City Centre and surrounding neighbourhoods.



2.1.5 equity & access

The distribution of canopy cover across Langford is uneven. In some cases, this can mean that not all residents enjoy the same level of access to urban trees and their benefits (including improved air quality, reduced heat island effect, and enhanced mental health). These disparities, sometimes called canopy inequity, can be problematic because some societal issues, such as the impacts of climate change, are experienced differently across demographic, social, and economic profiles. Older adults, for example, are often more vulnerable to extreme heat, and lower income households may not be able to afford cooling systems. To quantify the extent of these disparities in a community, the nonprofit American Forests has previously developed a Tree Equity Score (TES).

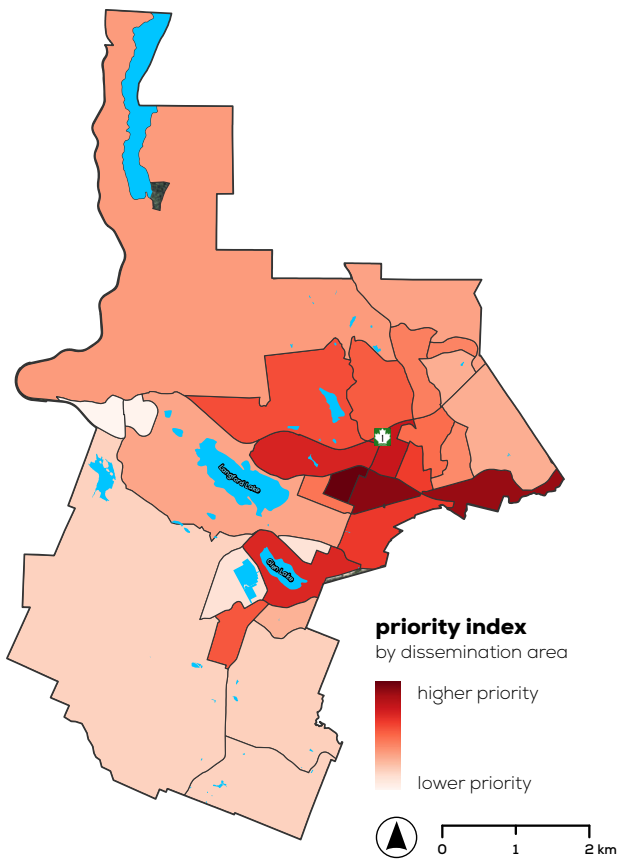


Figure 2-13. Priority index by dissemination areas. Higher priority areas (deep red) have the highest concentration of vulnerable members of the community.

The TES is an index value that considers both tree canopy cover and key socio-economic indicators that are generally associated with priority groups. The purpose of the index is to identify areas where the enhancement of tree canopy is needed to support the well-being of Langford’s most vulnerable community members. **The TES combines a priority index made up of five socio-economic indicators and combines it with tree canopy gaps (Table 2-1).**

Table 2-1. The five socio-economic indicators used in the priority index.	
indicator	description
climate	land surface temperature, as measured from remote sensing data.
income	percentage of people living on incomes below 200% of the federally designated poverty line (less than \$40,000 per annum).
age	seniors (age 65+) and children (0-14) as a proportion of working age adults (15-64).
ethnicity	percentage of people who belong to visible minority groups, as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs.
employment	percentage of the labour force.

The application of the TES methodology to the 2022 Canada Census dissemination areas and the 2023 tree canopy data results in the creation of a priority index illustrated in **Figure 2-13**.

The TES in Langford averages 80, and ranges from 44 to 100 (**Figure 2-14**). The lowest scores, indicating the highest need for increased tree equity, are concentrated in the City Centre, North Langford, and the Langford Lake & Glen Lake neighbourhoods. This approach to TES mapping could be used to prioritize future tree planting efforts in the areas with the most significant needs in Langford.

The TES in this report is an interim product which may be refined through subsequent analyses. A final mapping of TES within the City of Langford will be presented through the forthcoming UFMP.

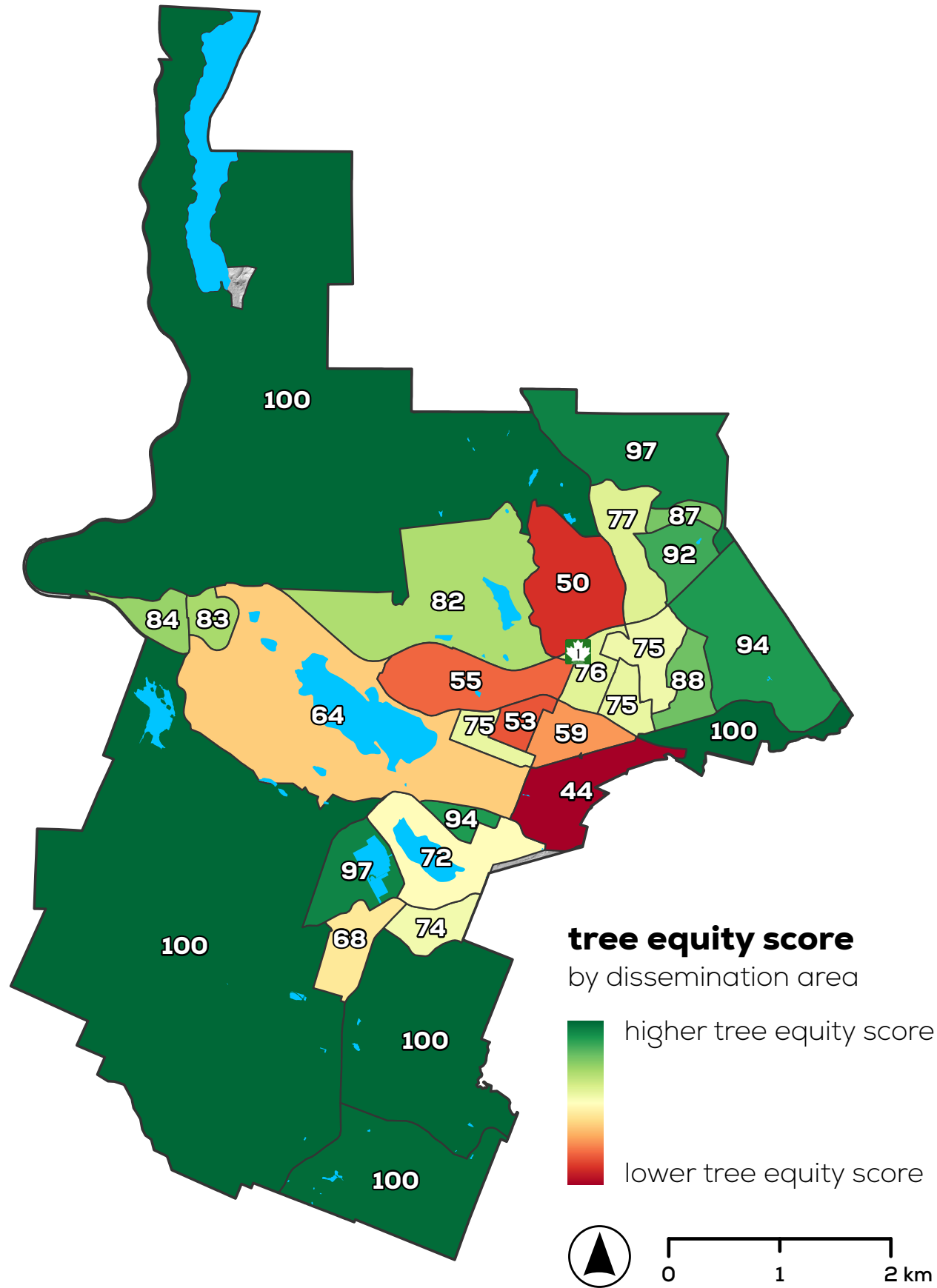


Figure 2-14. Tree Equity Score by dissemination areas.

2.2 canopy change

Since 2000, the University of Maryland has tracked global forest cover change¹. Although the satellite imagery used to generate the dataset cannot identify individual trees, it effectively captures large-scale changes in forest cover. In Langford, significant canopy cover loss has taken place over the past two decades, largely owed to the conversion of forested areas into subdivisions, as depicted in **Figure 2-15**.

Signs of clearing on Bear Mountain are visible in the early 2000s with subsequent clearing extending downslope towards Highway 1. Canopy loss from the Westhills development has been more gradual over the years progressing westward towards Mount Wells Regional Park. In South Langford, the conversion of land for new housing developments, as outlined in the South Langford Neighbourhood Plan, has led to canopy loss. Conversely, areas of canopy growth in Langford are notable on Bear Mountain and the northern tip of Humpback Reservoir where revegetation has occurred.

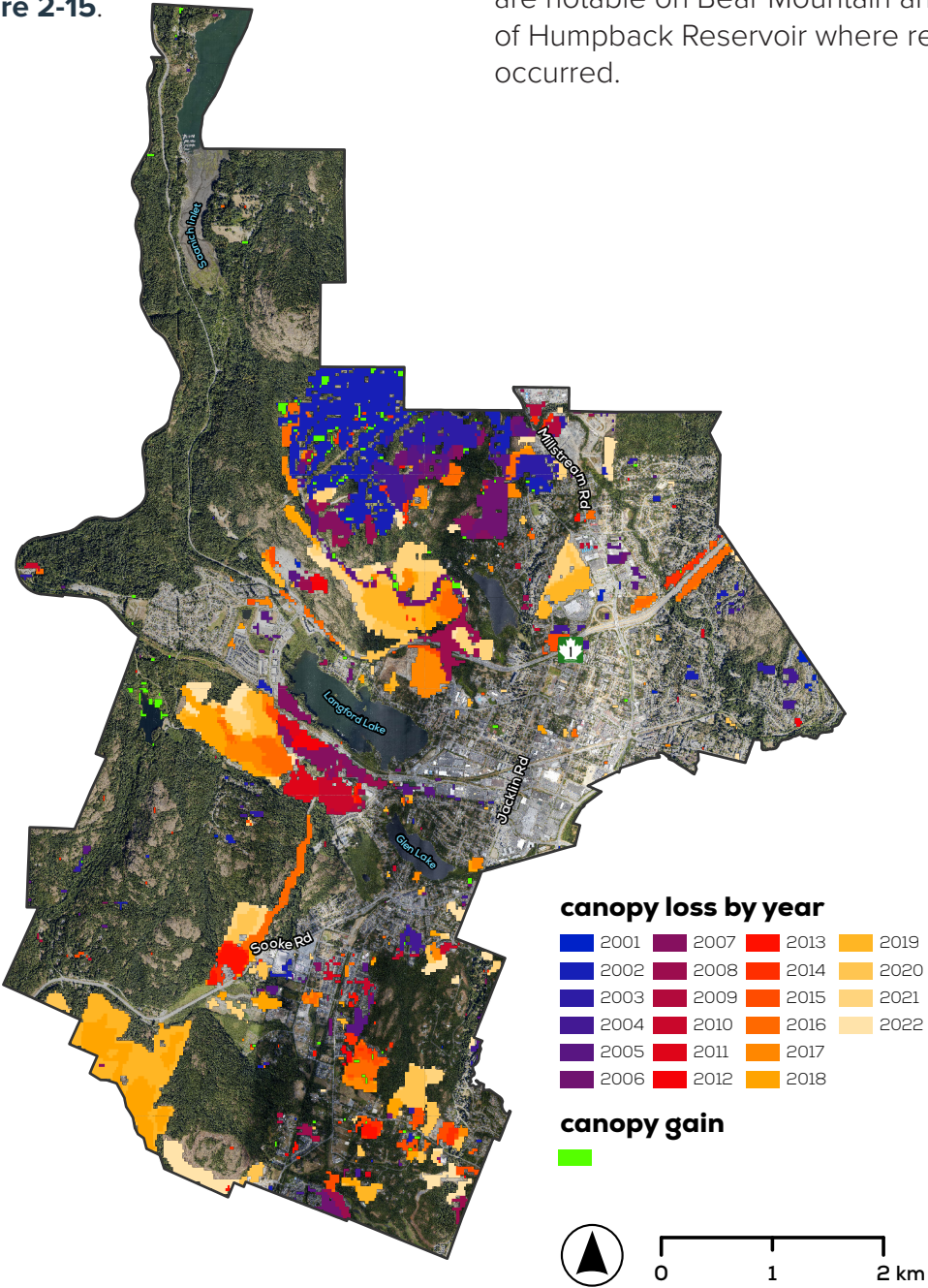


Figure 2-15. Canopy cover loss and gain in Langford between 2001 and 2022.

2.3 natural forests

Trees in natural or semi-natural forest areas make up a large proportion of Langford’s urban forest. **Forested areas make up 88% of Langford’s urban forest canopy (1,739 hectares, or 42% of Langford).** These natural forest areas are located both on private and public lands in Langford. They can range in size from an isolated forest patch of less than 1 hectare in size in an urban area to a 275-hectare intact forest in a park or rural area.

Forest types

The LiDAR analysis used to create the canopy cover dataset can also be used to classify trees into forests in various “successional stages” based on their height and approximate age distribution. In Langford, forests were classified into five classes listed in **Table 2-2. Mature forests and old forests make up two thirds of Langford’s total forests, making up 61% (1065 ha) and 4% (66 ha) of total forest types respectively.** There is also a significant proportion of young forest tall forests which make up 31% of forests (541 ha). Old forests are characterized by trees over 60 meters in height and are present exclusively in Goldstream Provincial Park and Mount Wells Regional Park (**Figure 2-16**).

The data used to map Langford’s canopy (Light Detection and Ranging data, or LiDAR) can also be used to distinguish coniferous from deciduous trees to identify where each type is more common in the city’s natural forests. Coniferous, deciduous, and mixed forests have different species compositions, lifecycles, habitat attributes, and



other features. Only 75 hectares of Langford’s forested areas (4%) are predominantly deciduous. **The majority of forested natural areas are coniferous (90%) making up 1,559 hectares of forest, while 105 hectares are mixed forests (6%).**

Table 2-2. Forest type distribution in Langford.

successional stage	area (ha)	% of forested natural area	% of Langford
old forest (>60 m)*	65	4%	1.6%
mature forest (30 – 60 m)	1,065	61%	25.8%
young forest tall (20 – 30 m)	541	31%	13.1%
young forest short (10 – 20 m)	50	3%	1.2%
sapling (1 – 10 m)	18	1%	0.4%
Total	1,739	100%	42.1%

*the old forest class is biased towards coniferous stands since forest heights were used as a proxy for forest age. Old forests on low productivity sites may be less represented in this class.

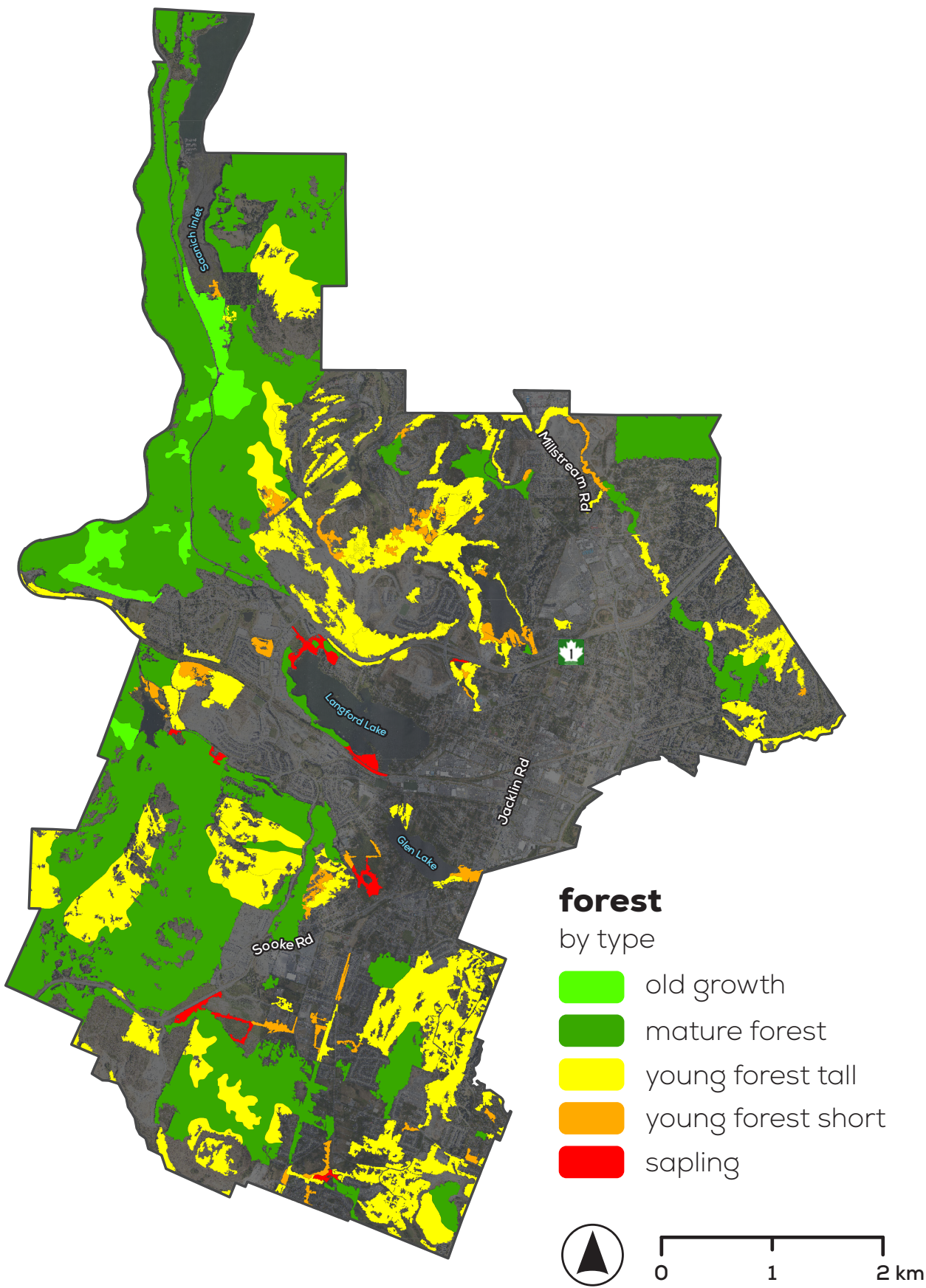


Figure 2-16. Forest structures distribution in Langford.

Box 3. Langford's tallest trees

The City of Langford has some exceptionally tall trees reaching upwards of 80 meters tall, an equivalent of a 19-storey building. Langford's tallest trees are confined to Goldstream Provincial Park (Figure 2-17). These tall trees play a crucial role in providing habitat for wildlife, contributing structural diversity to the forest, and preserving cultural values. These tall trees tend to indicate older forests with high habitat value and are highly valued and priorities to preserve.

The Forestry Department at the University of British Columbia maintains the BC Big Tree Registry with a mandate to “identify, describe, monitor, and conserve the largest trees of each species within British Columbia”. The registry includes a coastal Douglas-fir reaching a height of 80.6 m and a DBH of 2.36 meters last measured in June of 2023.

“Tree is located on a moderately steep slope just at the edge of a small gully. The bark is deeply furrowed with an incredible, almost geometric appearance. The crown, visible from across the road, is prominent and healthy.”

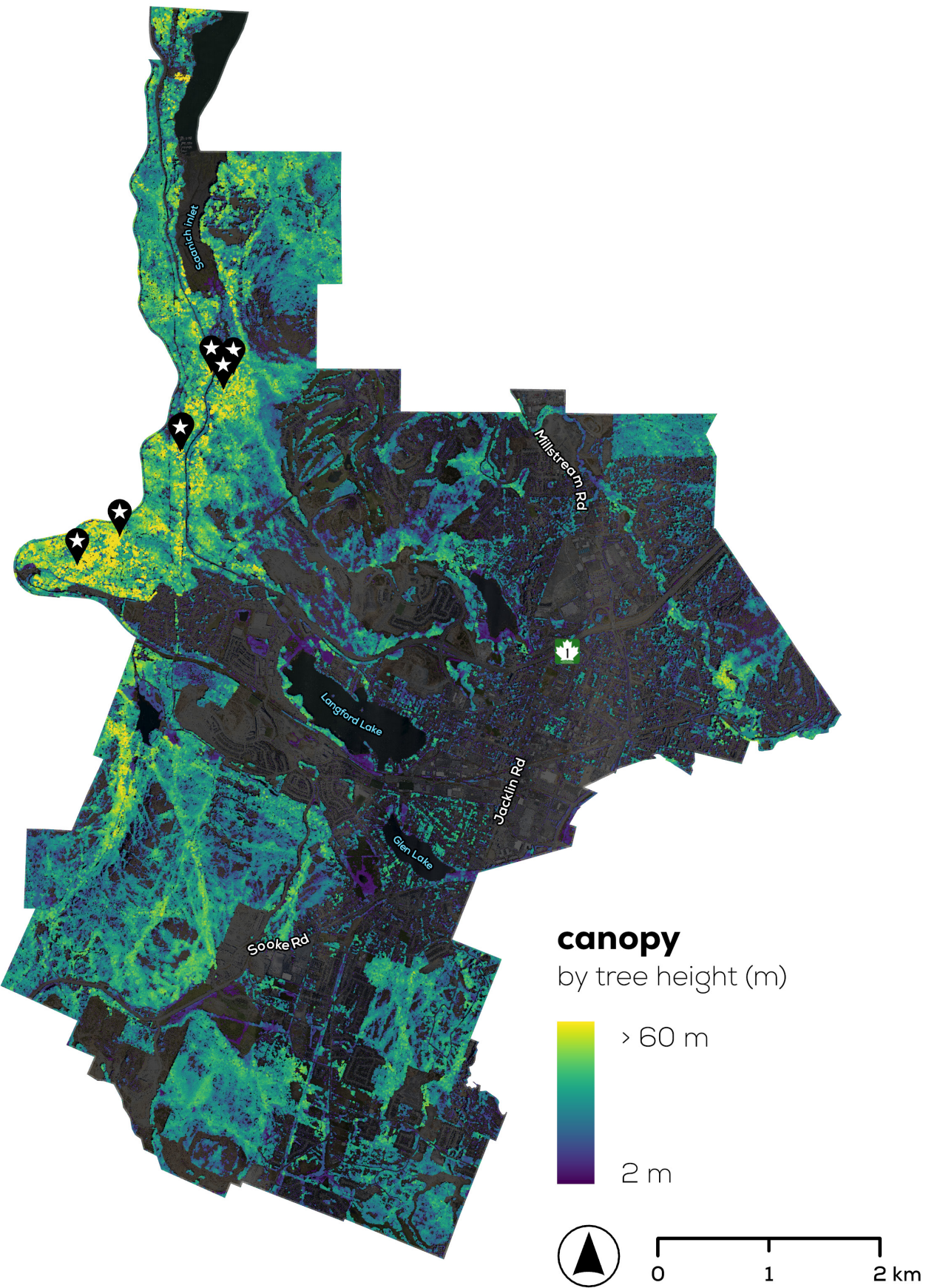


Figure 2-17. Tree height in Langford with tallest trees in black placemarks.

Tree in decline

Dead and declining trees reflect light differently compared to healthy trees. This difference can be exploited to identify and map unhealthy trees and trees in decline (Figure 2-18). In Langford, approximately 8,000 trees in poor health were detected, with three hotspots identified east of Highway 1 in Goldstream Provincial Park, in Mill Hill Regional Park, and in South Langford. These observations should be considered coarse estimates based on remotely sensed LiDAR and orthoimagery data, and have not been validated in the field.

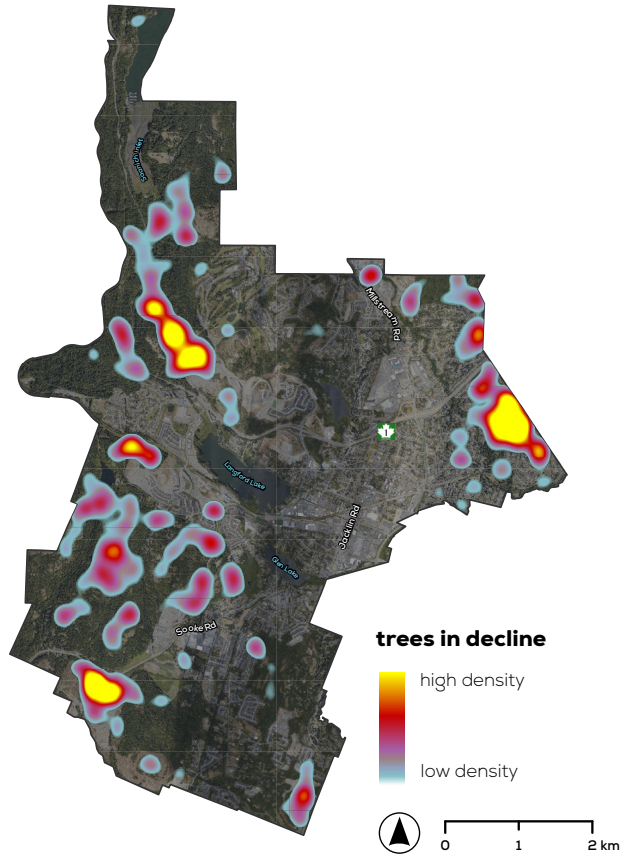


Figure 2-18. Trees showing signs of decline from remote sensing observations.

Box 4. western redcedar decline

Extended periods of drought and rising temperatures over several years are believed to contribute to the decline of western redcedar in regions extending from southern British Columbia to Oregon². Extreme heat can surpass tree tolerances impairing tree function and causing leaf damage. These challenging environmental conditions also pose obstacles for the successful development of root systems in young trees. In the absence of successful root establishment, the survival of these trees becomes challenging during the hot and dry summer months.



2.4 municipal tree inventory

The City of Langford manages an inventory of 6,730 street and planted park trees (Figure 2-19). The inventory includes information about each tree’s location, genus, irrigation type, and ownership. Of the 6,730 trees in Langford’s municipal tree inventory, 6,453 trees are City-owned property and the rest on private property. Of the City-owned trees, 116 trees are temporary greenery installed in decorative containers.

While the inventory offers valuable information regarding the urban trees under the City’s management, there are certain constraints and limitations associated with the data. The inventory lacks information about tree diameter at breast height (DBH), tree age, and tree condition ratings. There are also gaps in the species identification of the trees, as most trees in the inventory are only identified at the genus level with no species information.

The City’s current inventory consists of around 37 genera of trees. **Maples and cherries are the most abundant genera making up 15% and 14% of the inventory respectively (Figure 2-19).** Magnolias make up 5% of the inventory while oaks and tulip trees represent 4% of the inventory.

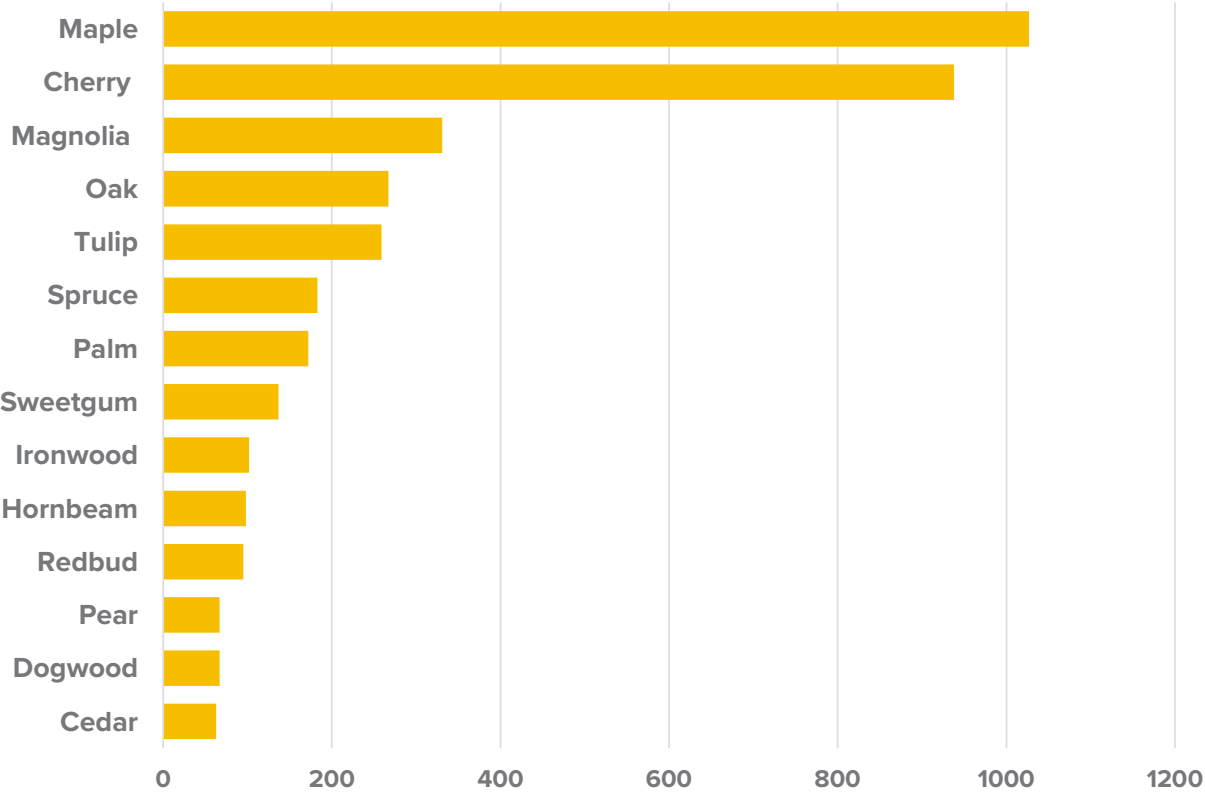
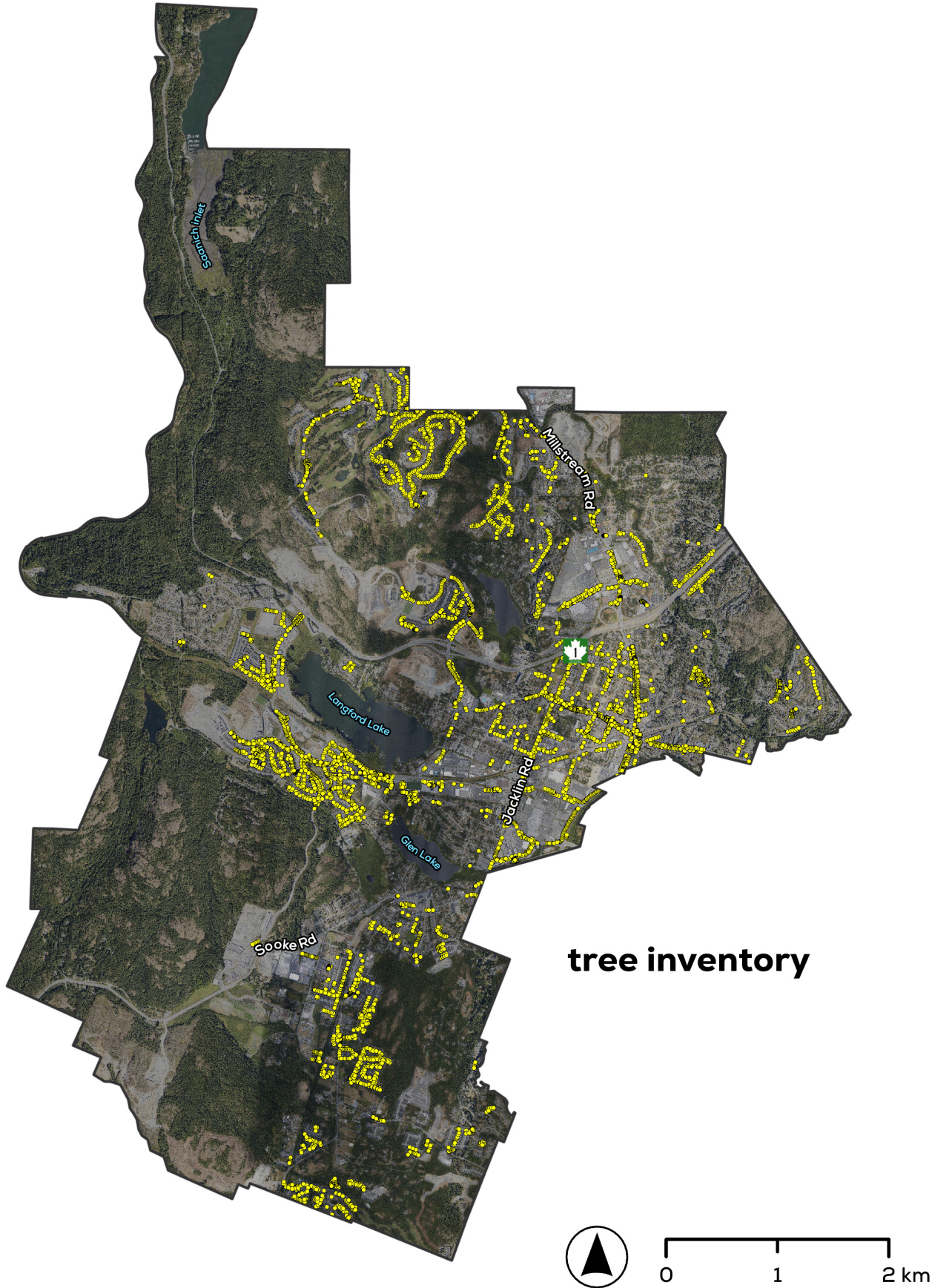


Figure 2-19. Most abundant genera in the Langford tree inventory.



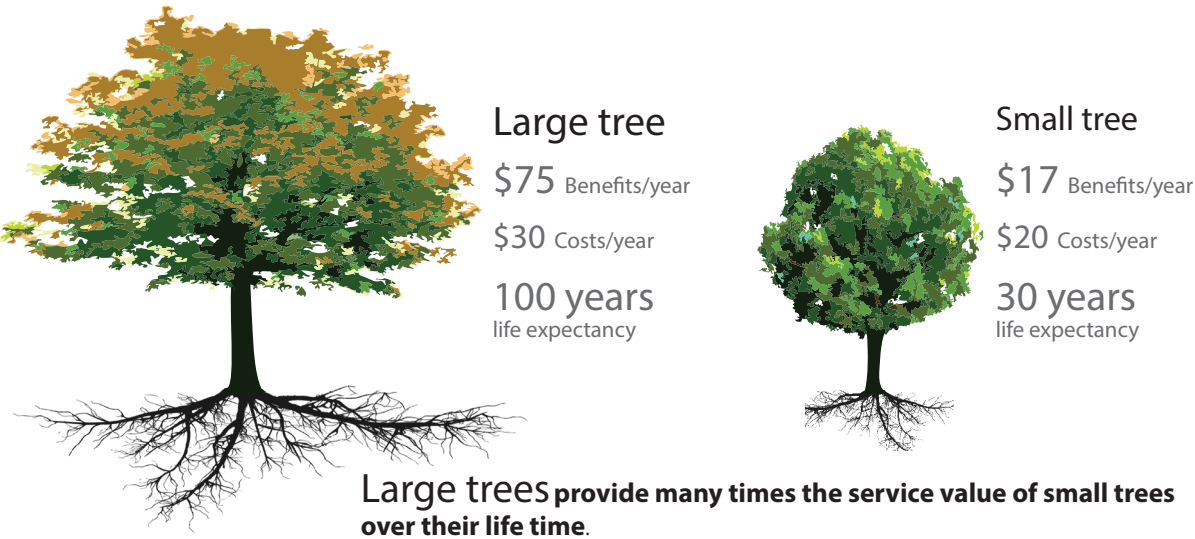
tree inventory

2.5 ecosystem services

Valuing the benefits provided by urban forests is one way to recognize the contribution of nature to the quality of urban environments. Valuations can capture a range of ecosystem services, such as carbon storage and air quality improvement, that can be quantified using tools such as the USDA Forest Service’s i-Tree Canopy (<https://canopy.itreetools.org/>) and i-Tree Eco tools (<https://www.itreetools.org/tools/i-treeeco>). i-Tree Canopy estimates the value of ecosystem services based on canopy coverage area, while i-Tree Eco utilizes detailed data from individual tree inventories to calculate benefits.

In Langford, the tree canopy stores an estimated 152,000 tons of carbon, valued at \$36 million, and captures an additional 5,100 tons of carbon annually, with a yearly value of \$1.2 million (**Table 2-3**). Langford’s urban forest also delivers over \$2.5 million worth of services related to air quality each year, in addition to its carbon storage and sequestration benefits.

Though smaller in scope, Langford’s street tree inventory still delivers considerable ecosystem services, storing around 1,000 tons of carbon (valued at \$117,000) and sequestering an extra 40 tons of carbon annually. According to i-Tree Eco estimates, the structural replacement value of Langford’s tree inventory is an estimated \$6.1 million. This structural value represents the hypothetical cost of replacing the entire inventory with trees of similar condition and size.



Note: the i-Tree Eco values for street trees are expected to be an underestimate because the inventory did not contain diameter measurements for trees. The ecosystem service benefit values used estimated diameters from an allometric equation based on tree height, yielding a maximum diameter of 90 cm. The structural replacement value is based on a replacement cost of \$750 per tree (planting and establishment costs), and i-Tree’s fitted values relating tree measures to the valuation procedures of the Council of Tree and Landscape Appraisers.

Figure 2-20. Langford’s public tree inventory.

Table 2-3. City of Langford ecosystem services generated by all canopy cover within Langford (i-Tree Canopy).

i-Tree canopy		
ecosystem service	service estimates	dollar value
carbon & stormwater		
C Sequestered annually in trees (t)	5,115	\$1,220,200
C Stored in trees (t)	152,361	\$36,345,800
avoided runoff (L)	552,223,051	\$1,678,800
air quality		
CO removed annually (kg)	1,546	\$2,900
NO ₂ removed annually (kg)	15,603	\$6,100
O ₃ removed annually (kg)	110,433	\$421,500
PM10 (kg)	32,614	\$290,100
PM2.5 (kg)	8,525	\$1,858,900
SO ₂ (kg)	5,988	\$900
total air pollution removed (kg)	174,710	\$2,580,400
total annual service value		\$5,479,400
total non-repeating service value		\$41,825,200



The runoff intercepted by Langford’s urban forest could fill 220 Olympic swimming pools, every year.



The carbon sequestered by Langford’s urban forest offsets the CO₂ emissions from more than 4,000 average passenger vehicles, every year.



Part 3 community values: what we heard

Public engagement for the UFMP will occur in two phases. Phase 1 of engagement occurred in November 2023. Engagement focused on shaping the vision, principles, and objectives surrounding Langford's urban forest. This phase sought to gather community feedback for activities such as planting, protecting, managing, and stewarding of the urban forest in Langford.

Phase 1 engagement included:

- online survey (337 respondents)
- mapping tool (440 locations)
- community open house (57 attendants)
- youth engagement events at Belmont Secondary School (2 classes)

Phase 2 of engagement is planned for the spring of 2024 and will seek opinions on the draft plan.



Figure 3-1. Word cloud generated from the survey respondents to vision question (respondents = 337).

Protecting

A significant number of respondents were in favour of protecting and retaining trees in the city. In fact, most respondents felt strongly concerned about the loss of trees across the city (**Figure 3-2**). Respondents pointed to room for development and safety concerns as the main reasons why trees on private property were removed. Over half of respondents felt that trees were not sufficiently protected on private property and that tree retention should be an important outcome of tree regulation. A smaller percent (11%) of respondents felt that regulation should not extend to trees on private property.

Planting

The majority of public respondents supported increasing or maintaining canopy cover in Langford (90% of respondents) (**Figure 3-3**). Respondents also had interest in the City planting more trees and larger caliper trees specifically in parks and local residential streets.

Managing

When asked about their satisfaction with the City's urban forest services, respondents were most satisfied with tree pruning and maintenance (**Figure 3-4**). The service with the most dissatisfaction was overwhelmingly protecting trees during development. Public education and tree planting were also ranked as services the public was dissatisfied with. Respondents



were unaware the City provided services around pest and disease control. The public was mostly supportive of increasing the funding for urban forest management (62% of respondents). Respondents were also in favour of the City moving to a more proactive approach to risk management.

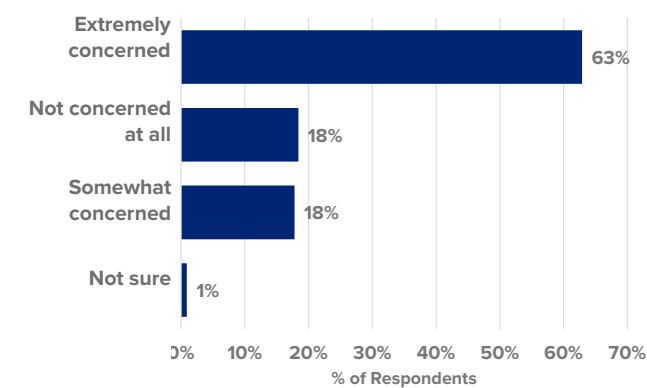


Figure 3-2. *Respondents' concerns with respect to tree loss in the City (respondents = 337).*

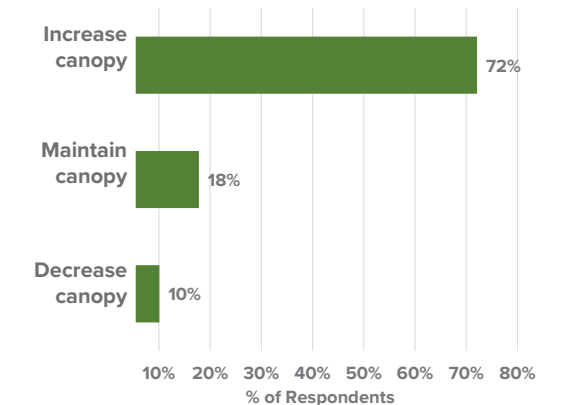


Figure 3-3. *Respondents' opinion on canopy cover changes in Langford (respondents = 337).*



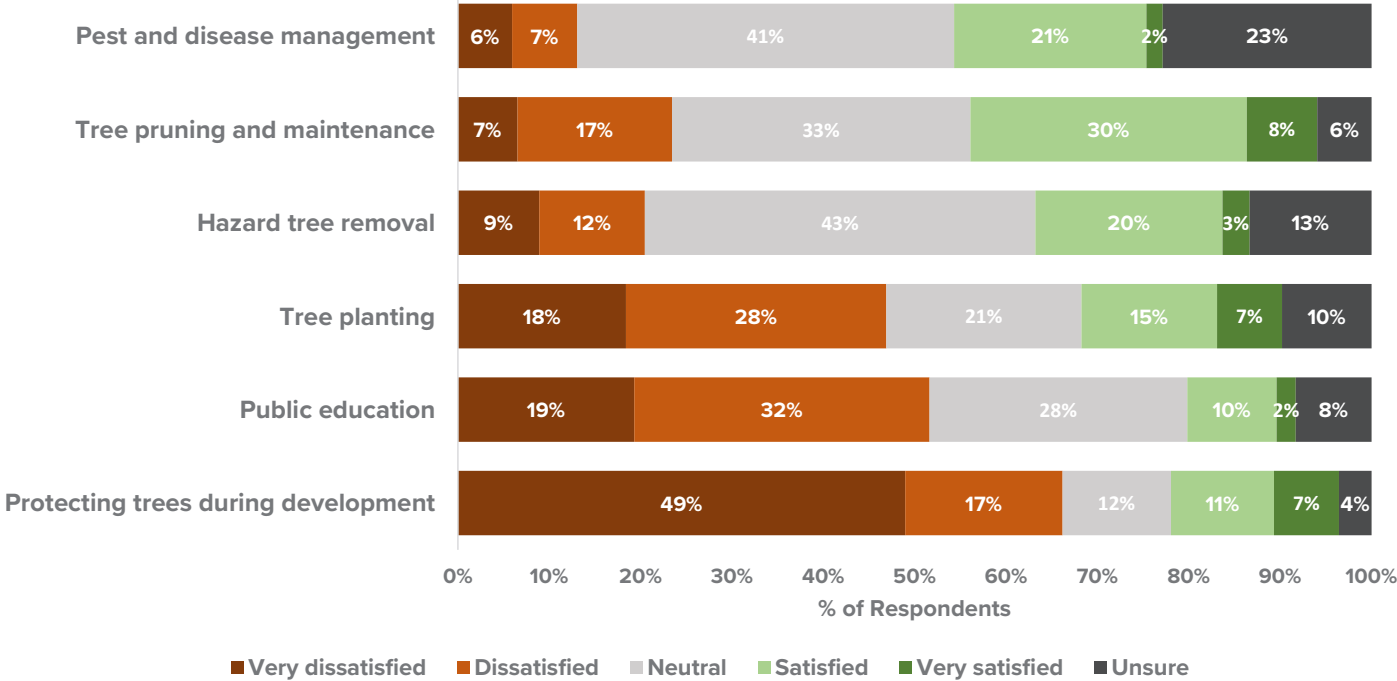


Figure 3-4. Satisfaction levels with current urban forest management service levels in Langford (total respondents = 337).



Figure 3-5. Secondary school student notes on improvements of the Langford downtown area.

Places tool

Places that are highly valued through the mapping tool were found throughout Langford, with concentrations in the downtown municipal parks and along Glen Lake Road for the mature trees and shading effects (**Figure 3-6**). Respondents also valued the stormwater management system at Glen Lake and the western extent of Langford Lake for its habitat value.

Places that need improvements were concentrated around highly impervious areas of Langford like the mixed-use employment centre as well as recently cleared forested areas in the Westhills neighbourhood and at the foot of Bear Mountain (**Figure 3-7**).

“The canopy in residential streets around Glen Lake provide excellent shade, cooling in summer, and habitat for so many birds including eagles, hawks, and owls. Please protect and where possible, enhance this canopy with native species.”

- Survey respondent

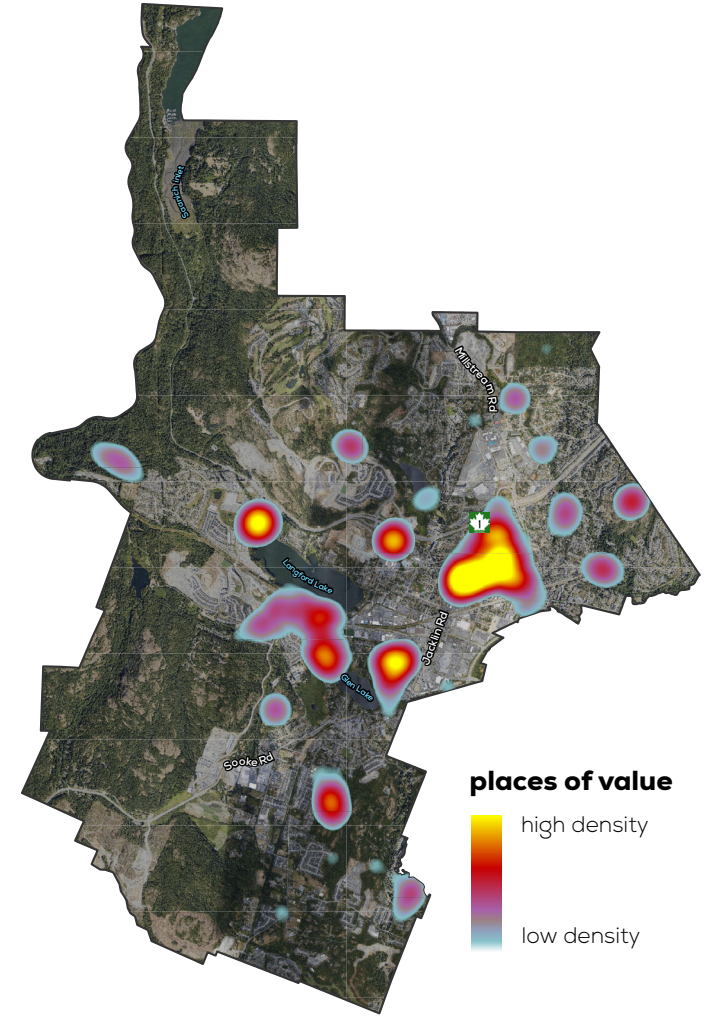


Figure 3-6. Urban forest places valued by respondents (points = 161).

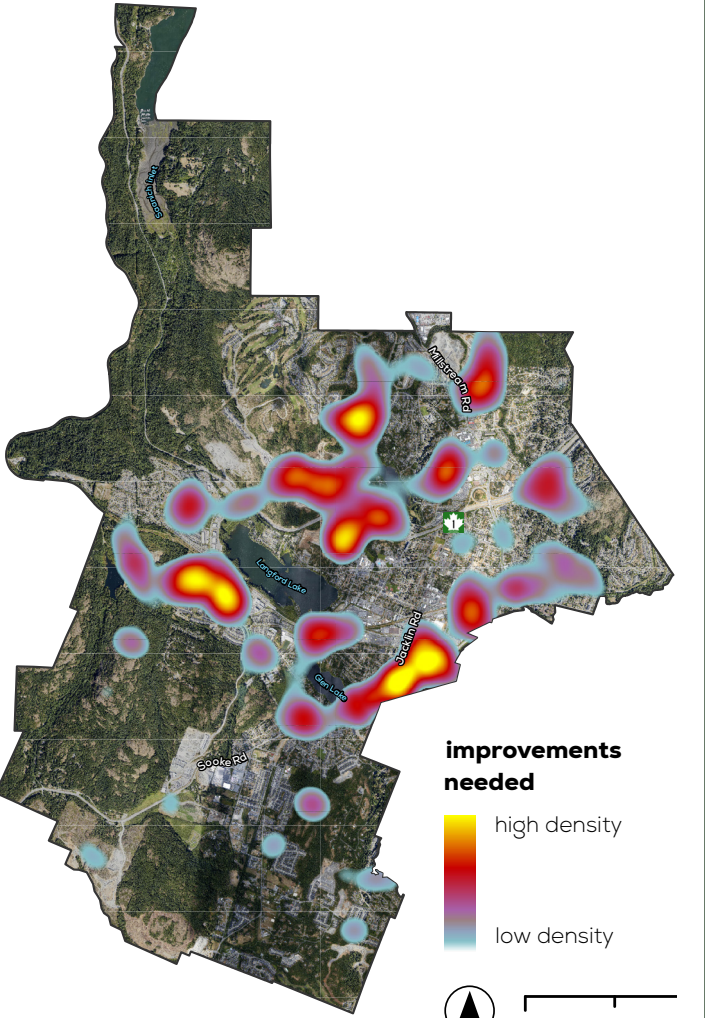


Figure 3-7. Urban forest places needing improvements (points = 279).

Part 4 report card

The urban forest report card uses a “criteria and indicators” approach to evaluate the City’s urban forest program. The approach used is based on the framework for sustainable urban forest management prepared by Leff³ and adapted to suit Langford’s context^{4,5,6,7}. Criteria are areas of performance (just like math, science, or language

arts on a school report card). The indicators are performance assessments that describe urban forest program components as “poor”, “fair”, “good”, or “optimal”. To review the detailed criteria and indicator statements, see **Appendix A**.



THEME: PLANNING & INTEGRATION

Awareness of the urban forest as a community resource	
Tree canopy cover relative to established canopy cover goals	
Clear and defensible urban forest canopy canopy cover	
Interdepartmental/municipal agency cooperation in urban forest strategy implem.	
Municipality-wide urban forest management plan	
Municipal green infrastructure management	
Municipal-wide biodiversity or green infrastructure strategy	
Municipal urban forestry program capacity	
Urban forest funding to implement a strategy	

THEME: COMMUNITY ENGAGEMENT & STEWARDSHIP

Citizen involvement	
Involvement of large private land and institutional land holders	
Urban forest research	
Regional collaboration	

THEME: PROTECTING TREES

Policy/regulations for the protection and replacement of private and municipal trees	
Policy/reg. for sensitive ecosystems, soils, or permeability through private development	
Internal protocols guide municipal tree or sensitive ecosystem protection	
Standards and specifications supporting tree protection during development	
Cooperation with utilities on protection and pruning of municipal trees	
Knowledge of trees on private property	

THEME: PLANTING TREES AND CREATING SPACE

Municipal tree planting and replacement program design, planning, and implementation	
Species diversity	
Age diversity (size class distribution)	
Development requirements to plant trees on private land	
Streetscape and servicing specifications and standards for planting trees	
Equity in planting program delivery	
Native species planting	
Selection and procurement of stock	

THEME: TREE HEALTH & RISK MANAGEMENT

Tree inventory	
Natural areas inventory	
Maintenance of intensively managed trees	
Publicly owned tree species condition assessment	
Tree risk management	
Emergency response planning	
Pest and disease management	

THEME: CLIMATE CHANGE ADAPTATION & MITIGATION

Species suitability	
Tracking of operational carbon footprints and urban forest carbon-cycle balance	
Ecosystem services targeted in tree planting projects and landscaping	
Waste biomass utilization	

references

1 M. Hansen, P. Popapov, and Moore, “High-Resolution Global Maps of 21st-Century Forest Cover Change,” science, vol. 342, no. 6160, pp. 850–853, 2013.

2 J. Hulbert, M. Elliot, and G. Chastagner, “Forest Health Watch: community science to accelerate research about the dieback of western redcedar in the Pacific Northwest,” 2021.

3 M. Leff, “The sustainable urban forest: a step-by-step approach,” U.S. Department of Agriculture, Forest Service, Northern Research Station, Philadelphia Urbn Field Station, Philadelphia, PA, Frwk, 2016. [Online]. Available: <https://urbanforestrysouth.org/resources/library/ttresources/the-sustainable-urban-forest-guide-a-step-by-step-approach>

4 S. Barron, S. Sheppard, and P. Condon, “Urban Forest Indicators for Planning and Designing Future Forests,” Forests, vol. 7, no. 12, p. 208, Sep. 2016, doi: 10.3390/f7090208.

5 W. A. Kenney, P. van Wassenauer, and A. Satel, “Criteria and Indicators for Strategic Urban Forest Planning and Management,” Arboric. Urban For., vol. 37, no. 3, pp. 108–117, May 2011, doi: 10.48044/jauf.2011.015.

6 J. Clark and N. Matheny, “A Model of Urban Forest Sustainability: Application to Cities in the United States,” Arboric. Urban For., vol. 24, no. 2, pp. 112–120, Mar. 1998, doi: 10.48044/jauf.1998.014.

7 Sustainable Forestry Initiative, “SFI Urban and Community Forest Sustainability Standard.” May 16, 2023. [Online]. Available: <https://forests.org/wp-content/uploads/SFIUrbanCommunityForestStandard.pdf>

appendices

Appendix A: Urban Forestry ‘Report Card’

The criteria and indicators table is based on the following sources:

- Davey Institute / USDA Forest Service: The Sustainable Urban Forest a Step-by-Step Approach (2016). Available online at www.itreetools.org/resources/content/Sustainable_Urban_Forest_Guide_14Nov2016.pdf
- Barron, S., Sheppard, S.R.J. and P.M. Condon: Urban Forest Indicators for Planning and Designing Future Forests (2016). Available online at: www.mdpi.com/1999-4907/7/9/208/htm
- Kenney, W.A., van Wassenauer, P.J.E. and A.L. Satel: Criteria and Indicators for Strategic Urban Forest Planning and Management (2011). Available online at: https://joa.isa-arbor.com/article_detail.asp?JournalID=1&VolumeID=37&IssueID=3&ArticleID=3192
- Clark, J.R., Matheny, N.P., Cross, G. and V. Wake: A model of Urban Forest Sustainability (1997). Available online at: fufc.org/soap/clark_sustainability_model.pdf

The Sustainable Forestry Initiative has released a draft of its upcoming certification standard for urban forests. Once adopted, this standard is expected to become widely adopted in North America and may be useful for future comparison or progress reporting:

- Sustainable Forestry Initiative: SFI Urban and Community Forest Sustainability Standard (2021). Available online at: <https://www.forests.org/wp-content/uploads/SFI-Urban-and-Community-Forest-Sustainability-Standard-%E2%80%93November-1-2021.pdf>

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
PLANNING AND INTEGRATION					
Awareness of the urban forest as a community resource. <i>Note: Langford's OCP contains policy supportive of the urban forest.</i>	The urban forest is recognized as vital to the community's environmental, social, and economic well-being.	General ambivalence or negative attitudes about trees, which are perceived as neutral at best or as the source of problems. Actions harmful to trees may be taken deliberately.	Trees are widely acknowledged as providing environmental, social, and economic services but are not widely integrated in corporate strategies and policies.	Trees are widely acknowledged as providing environmental, social, and economic services and urban forest objectives are integrated into other corporate strategies and policies.	Urban forest recognized as vital to the community's environmental, social, and economic well-being. Widespread public and political support and advocacy for trees, resulting in strong policies and plans that advance the viability and sustainability of the entire urban forest.
Relative tree canopy cover. <i>Note: desired canopy cover not yet identified.</i>	Achieve desired degree of tree cover, based on potential or according to goals set for entire municipality and for each neighbourhood or land use.	The existing canopy cover, as measured across the municipality, is <50% of desired.	The existing canopy cover, as measured across the municipality, is 50%-75% of desired.	The existing canopy cover, as measured across the municipality, is >75%-100% of desired.	The existing canopy cover, as measured both across the municipality and at the neighbourhood level, is >75%-100% of desired.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Clear and defensible community forest canopy assessment and goal. <i>Note: development of program goals underway.</i>	Urban forest policy and practice is driven by comprehensive goals municipality-wide and at the neighbourhood or land use scale informed by accurate, high-resolution assessments of existing and potential canopy cover.	No assessment or goals.	Low-resolution and/or point-based sampling of canopy cover using aerial photographs or satellite imagery – and limited or no goal setting.	Complete, detailed, and spatially explicit, high-resolution Urban Tree Canopy (UTC) assessment based on enhanced data (such as LiDAR) – accompanied by comprehensive set of goals by land use and other parameters.	The Municipality has a complete, detailed, and spatially explicit high-resolution Urban Tree Canopy (UTC) assessment accompanied by a comprehensive set of goals, all utilized effectively to drive urban forest policy and practice municipality-wide and at neighbourhood or smaller management level.
Inter-departmental and inter-agency cooperation on community forest canopy Assessment. <i>Note: Internal referrals occurring but capacity issues and competition for off-site space resulting in mixed outcomes for trees.</i>	Ensure all relevant municipal departments and agencies cooperate to advance goals related to urban forest issues and opportunities.	Little cooperation and conflicting among departments and/or agencies often leading to poor outcomes for trees.	Common goals but limited cooperation among departments and/or agencies and mixed outcomes for trees.	Municipal departments, affected agencies and urban forest managers recognize potential conflicts and reach out to each other on an informal but regular basis.	Formal inter-departmental working agreements or protocols for all projects that could impact municipal trees.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Municipality-wide urban forest management plan. <i>Note: development of the plan is underway.</i>	Develop and implement a comprehensive urban forest management plan for public and private property.	No plan.	Existing plan limited in scope and implementation.	Recent comprehensive plan developed and implemented for publicly owned forest resources, including trees managed intensively (or individually) and those managed extensively, as a population (e.g., trees in natural areas).	Strategic, multi-tiered plan with built-in adaptive management mechanisms developed and implemented for public and private resources.
Municipal green infrastructure management.	Integrate green infrastructure assets into the municipal asset management system to support accounting for them in the Municipality's financial planning to build climate resilient infrastructure.	No recognition of value of natural or human-made elements that provide ecological and hydrological functions (green infrastructure).	Local government recognizes the value of green infrastructure but does not yet have information to support their inclusion in an asset management system.	Green infrastructure assets have been partially or fully inventoried and some assets are included in an asset management system, with the intent to ultimately capture all assets in the consolidated financial statements of the municipality.	Green infrastructure assets are inventoried and included in an asset management system and on the consolidated financial statements of the municipality.
Municipal-wide biodiversity or green infrastructure strategy. <i>Note: OCP encourages interconnected network to support biodiversity but no plan supporting this outcome.</i>	Acquire and restore publicly-owned natural areas in pursuit of meeting municipal-wide biodiversity and connectivity goals.	No or very limited planning and stewardship of natural areas.	Area specific management plans focused on management, restoration, and protection of natural areas.	Natural areas management strategy guiding management, restoration, and protection of the existing natural areas network.	Biodiversity strategy or equivalent in effect to manage, restore and existing and acquire future natural areas network throughout the municipality.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Municipal community forestry program capacity. <i>Note: Budget is dedicated and adjusted with new subdivisions but plan will require added budget.</i>	Maintain sufficient well-trained personnel and equipment – whether in-house or through contracted or volunteer services – to implement municipality-wide urban forest management plan.	Team severely limited by lack of personnel and/or access to adequate equipment. Unable to perform adequate maintenance, let alone implement new goals.	Team limited by lack of staff and/or access to adequate equipment to implement new goals.	Team able to implement many of the goals and objectives of the urban forest management plan.	Team able to implement all of the goals and objectives of the urban forest management plan.
Urban forest funding to implement a strategy. <i>Note: Budget is dedicated and adjusted with new subdivisions but plan will require added budget.</i>	Maintain adequate funding to implement the urban forest strategy.	Little or no dedicated funding.	Dedicated funding but insufficient to implement the urban forest strategy or maintain new assets as they are added to the inventory.	Dedicated funding sufficient to significantly implement the urban forest strategy and maintain new assets as they are added to the inventory.	Sustained funding to fully implement the urban forest strategy and maintain new assets as they are added to the inventory.
COMMUNITY ENGAGEMENT AND STEWARDSHIP					
Citizen involvement and neighbourhood action. <i>Note: Community or corporate volunteer planting and invasive removal does occur annually in general.</i>	Citizens and groups participate and collaborate at the neighbourhood level with the municipality and/or its partnering NGOs in urban forest management activities to advance municipality-wide plans.	Little or no citizen involvement or neighborhood action.	Community groups are active and willing to partner in urban forest management, but involvement and opportunities are ad hoc.	Several active neighborhood groups engaged across the community, with actions coordinated or led by municipality and/or its partnering NGOs.	Proactive outreach and coordination efforts by the Municipality and NGO partners result in widespread citizen involvement and collaboration among active neighbourhood groups engaged in urban forest management.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Involvement of large private land and institutional land holders (e.g., schools). <i>Note: Variable involvement of large landholders in tree management on their properties.</i>	Large private landholders to embrace and advance municipality-wide urban forest goals and objectives by implementing specific resource management plans.	Large private landholders are generally uninformed about urban forest issues and opportunities.	Landholders manage their tree resource but are not engaged in meeting municipality-wide urban forest goals.	Landholders develop comprehensive tree management plans (including funding strategies) that advance municipality-wide urban forest goals.	As described in "Good" rating, plus active community engagement and access to the property's forest resource.
Urban forest research.	Research is active and ongoing towards improving our understanding of the urban forest resource, the benefits it produces, and the impacts of planning, policy, design and management initiatives.	No academic research occurs in the municipality's urban forest.	Isolated academic research occurs in the municipality's urban forest.	The municipality supports and has input on academic research occurring in its urban forest and knowledge transfer occurs.	The urban forest is a living laboratory - in collaboration with public, private, NGO and academic institutions - integrating research and innovation into managing urban forest health, distribution, and abundance.
Regional collaboration. <i>Note: Region and municipalities engaged in data collection, information sharing.</i>	There is cooperation and interaction on urban forest plans among neighbouring municipalities within the region, and/or within regional agencies.	Municipalities have no interaction with each other or the broader region for planning or coordination on urban forestry.	Some neighboring municipalities and regional agencies share similar policies and plans related to trees and urban forest.	Some urban forest planning and cooperation across municipalities and regional agencies.	Widespread regional cooperation resulting in development and implementation of regional urban forest strategy.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
PROTECTING TREES					
Policy or regulations regulating the protection and replacement of private and municipal trees. <i>Note: Current tree protection bylaw is temporary. development permit area guidelines have addressed tree retention historically but better integration is wanted.</i>	Secure the benefits derived from trees on public and private land by enforcement of municipality-wide policies and practices including tree protection.	No or very limited tree protection policy.	Policies in place to protect public trees or limited private trees but often lack integration with other municipal policy to enable effective tree retention.	Policies in place to protect public and private trees with enforcement but lack integration with other municipal policy to enable effective tree retention.	Urban forest strategy and integrated municipal-wide policies that guide the protection of trees on public and private land, and ensure they are consistently applied and enforced.
Policy or regulations for conservation of sensitive ecosystems, soils, or permeability on private property through development. <i>Note: Current tree protection bylaw is temporary. Development permit area guidelines have addressed tree retention historically but better integration is wanted.</i>	Secure the benefits derived from environmentally sensitive areas by enforcement of municipality-wide policies in pursuit of meeting biodiversity and connectivity goals.	No or very limited natural areas protection policy.	Permit requirements or policy in place to protect at least one of sensitive ecosystems, soils or permeability on private property with enforcement but lack integration with other municipal policy to enable effective tree retention.	Permit requirements or policy in place to protect sensitive ecosystems, soils and permeability on private property with enforcement but lack integration with other municipal policy to enable effective tree retention.	Permit requirements or policy in place to protect sensitive ecosystems, soils and permeability on private property with enforcement and integration with other municipal policy that is effectively enabling tree retention.
Internal protocols guide public tree or sensitive ecosystem protection. <i>Note: No formal processes but staff do consult on tree and ecosystem protection for capital projects.</i>	Ensure all relevant municipal departments follow consistent tree or ecosystem protection protocols for capital design and construction activities.	No protocols guiding public tree or ecosystem protection for capital design and construction activities.	Informal and inconsistent processes followed for public tree or ecosystem protection for capital design and construction activities.	Established protocols for public tree or ecosystem protection for capital design and construction activities but outcomes are inconsistent or sometimes unachievable.	Established protocols for public tree or ecosystem protection for capital design and construction activities are consistently followed and outcomes are successful.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Standards and specifications supporting tree protection during development.	Consulting arborists and tree care companies understand municipality-wide urban forest goals and objectives and adhere to high professional standards.	Limited municipal oversight or support for tree protection requirements during development.	General understanding or support for tree protection requirements but large variation in the quality of information and services provided.	General understanding or support for tree protection requirements and generally consistent quality of information and services provided.	Advocacy for tree protection requirements, engagement with municipal staff on improving processes and standards, and generally consistent quality of information and services provided to high professional standards.
Cooperation with utilities on protection (and pruning) of public trees. <i>Note: Utilities not generally coordinated to ensure tree planting or protection is considered.</i>	All 3rd party utilities employ best management practices and cooperate with the municipality to advance goals and objectives related to urban forest issues and opportunities.	Utilities take actions impacting urban forest with no municipal coordination or consideration of the urban forest resource.	Utilities inconsistently employ best management practices, sometimes recognizing potential municipal conflicts or reaching out to urban forest managers and vice versa.	Utilities employ best management practices, recognize potential municipal conflicts, and reach out to urban forest managers on an ad hoc basis – and vice versa.	Utilities employ best management practices, recognize potential municipal conflicts, and consistently reach out to urban forest managers and vice versa.
Knowledge of trees on private property. <i>Note: Recent tree canopy study covers private land.</i>	Understand the extent, location, and general condition of privately-owned trees.	No information about privately owned trees.	Aerial, point-based or low-resolution assessment of tree canopy on private property, capturing broad extent.	Detailed Urban Tree Canopy analysis of the urban forest on private land, including extent and location, integrated into a municipality-wide GIS system.	The municipality has an i-Tree Eco analysis of private trees as well as detailed Urban Tree Canopy analysis of the entire urban forest integrated into a municipality-wide GIS system.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
PLANTING TREES AND CREATING SPACE					
Municipal tree planting and replacement program design, planning, and implement planning and implementation. <i>Note: Most planting occurs through development rather than through a municipal program.</i>	Comprehensive and effective tree selection, planting and establishment program that is coordinated, and driven by canopy cover goals and other considerations according to the UFS.	Tree replacement and establishment can occur, but is ad hoc or not guided by a coordinated direction.	Some tree planting and replacement occurs, but with limited overall municipality-wide planning and insufficient to meet replacement requirements.	Tree replacement and establishment is directed by needs derived from an opportunities assessment and species selection is guided by site conditions, tree health and climate adaptation considerations.	Tree planting and replacement is guided by strategic priorities and is planned out to make progress towards targets set for canopy cover, diversity, tree health and climate adaptation within the timeframe of the strategy.
Species diversity. <i>Note: Only genus level inventoried.</i>	Establish a genetically diverse population of intensively managed trees across the municipality as well as at the neighbourhood scale.	Five or fewer species dominate the entire tree population across municipality.	No single species represents more than 10% of the total tree population; no genus more than 20%, and no family more than 30%.	No single species represents more than 5% of total tree population; no genus more than 10%; and no family more than 15%.	At least as diverse as “Good” rating (5/10/15) municipality-wide - and at least as diverse as “fair” (10/20/30) at the neighborhood level.
Age diversity (size class distribution). <i>Note: Inventory is insufficient to evaluate this criteria for urban trees at this time.</i>	Provide for ideal uneven age distribution of all “intensively” (or individually) managed trees – municipality-wide as well as at neighbourhood level.	Even-age distribution, or highly skewed toward a single age class (maturity stage) across entire population.	Some uneven distribution, but most of the tree population falls into a single age class.	Total tree population across municipality approaches an ideal age distribution of 40% juvenile, 30% semi-mature, 20% mature, and 10% senescent.	Total population approaches that ideal distribution municipality-wide as well as at the neighborhood level.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Development requirements to plant trees on private land. <i>Note: Bylaws require tree planting with development.</i>	Ensure that new trees are required in landscaping for new development or, where space is lacking, there is an equivalent contribution to tree planting in the public realm.	Landscaping requirements do not address trees on private land.	Developments are generally required to provide replacement but the outcomes are often in conflict with public trees and other infrastructure due to space limitations and are not connected to meeting canopy cover targets.	Developments are required to provide replacement trees or, where space is not adequate according to soil volume available, provide cash-in-lieu for equivalent tree planting on public land. The requirement is not connected to meeting canopy cover targets.	Developments are required to provide a minimum density of trees per unit measure or, where space is not adequate according to soil volume available, provide adequate cash-in-lieu for equivalent tree planting on public land. Planting density is determined based on meeting a municipal-wide canopy cover target.
Streetscape and servicing specifications and standards for planting trees. <i>Note: Bylaws require tree planting with development.</i>	Ensure all publicly owned trees are planted into conditions that meet requirements for survival and maximize current and future tree benefits.	No or very few specifications and standards for growing sites.	Specifications and standards for growing sites exist but are inadequate to meet urban forest goals.	Specifications and standards exist and are adequate to meet urban forest goals but are not always achieved.	All trees planted are in sites with adequate soil quality and quantity, and with sufficient growing space to achieve their genetic potential and life expectancy, and thus provide maximum ecosystem services.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Equity in planting program delivery.	Ensure that the benefits of urban forests are made available to all, especially to those in greatest need of tree benefits.	Tree planting and outreach are not determined equitably by canopy cover or need for benefits. No policy or direction exists to support focusing on equity in planting programs.	Planting and outreach includes attention to low canopy neighborhoods or areas.	Planting and outreach targets neighborhoods with low canopy and a high need for tree benefits.	Equitable planting and outreach at the neighbourhood level are guided by strong citizen engagement in identified low-canopy/high-need areas.
Native species planting. <i>Note: Native species required in Environmental Development Permit areas and encouraged in green development checklist</i>	Encourage the appreciation of climate suitable native vegetation by the community and ensure native species are planted where appropriate to enhance native biodiversity and connectivity.	Voluntary use of climate suitable native species on publicly and privately-owned lands.	The use of climate suitable native species is encouraged on a site-appropriate basis in public and private land development projects.	Policies require the use of climate suitable native species and management of invasive species on a site-appropriate basis in public and private land development projects but are not integrated across all policy or guided by a connectivity analysis.	Policies require the use of climate suitable native species and management of invasive species on a site-appropriate basis in public and private land development projects and through tree bylaw.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Selection and procurement of stock. <i>Note: Species identified on landscape plans and approved by City .</i>	Diversity targets and climate adaptation/ mitigation objectives guide tree species selection and nurseries proactively grow stock based on municipal requirements.	Species selection is not guided by diversity targets or climate adaptation/ mitigation objectives.	Species selection is guided by diversity and climate adaptation/ mitigation but required stock is rarely available from nurseries and acceptable substitutes reduce diversity.	Species selection is guided by targets for diversity and climate adaptation/ mitigation and required stock or acceptable substitutes are usually available from nurseries.	Species selection is guided by targets for diversity and climate adaptation/ mitigation and required stock is secured ahead of the planned planting year from contract or in-house nurseries.
TREE HEALTH AND RISK MANAGEMENT					
Tree inventory. <i>Note: Inventory contains gaps in terms of having species, diameter, and condition information.</i>	A current and comprehensive inventory of intensively managed trees to guide management, including data such as age distribution, species mix, tree condition and risk assessment.	No inventory.	Partial inventory of publicly-owned trees in GIS.	Complete inventory of street trees and intensively managed park trees in GIS but inconsistently updated.	The municipal tree inventory is complete, is GIS-based, supported by mapping, and is continuously updated to record growth, work history and tree condition.
Natural areas inventory. <i>Note: OCP Map 15 includes areas with potential habitat and biodiversity value but few attributes.</i>	A current and comprehensive inventory of sensitive and modified natural ecosystems and their quality mapped to Provincial standards to provide standardized ecological information to support decision-making.	No inventory of natural areas.	Natural areas inventoried in GIS but not recently updated and attribute information not to a standard that can support decision-making.	Natural areas inventoried in GIS and with standard and complete attribute information to support decision-making but not updated in the last 5 years.	Natural areas inventoried in GIS and with standard and complete attribute information to support decision-making and updated in the last 5 years.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Maintenance of intensively managed trees. <i>Note: Maintenance primarily reactive, though have initiated some proactive maintenance in a limited area.</i>	Maintain all publicly owned intensively managed trees for optimal health and condition in order to extend longevity and maximize current and future benefits.	Intensively managed trees are maintained on a request/ reactive basis.	Intensively managed trees are maintained on a request/ reactive basis or on a grid cycle but targets are not being met. Program includes immature tree structural pruning.	All intensively managed trees are systematically maintained on a cycle determined by workload and resource limitations. All immature trees are structurally pruned.	All mature intensively managed trees are maintained on an optimal pruning cycle. All immature trees are structurally pruned.
Publicly owned tree species condition assessment.	Current and detailed understanding of condition and risk potential of all publicly owned trees that are managed intensively (or individually).	Condition of urban forest is unknown.	Sample-based tree inventory indicating tree condition and risk level.	Complete tree inventory that includes detailed tree condition ratings.	Complete tree inventory that is GIS-based and includes detailed tree condition as well as risk ratings.
Tree risk management.	Comprehensive tree risk management program fully implemented, according to ANSI A300 (Part 9) "Tree Risk Assessment" standards, and supporting industry best management practices.	No coordinated tree risk assessment. Response is on a reactive basis only.	Some areas within the municipality are prioritized for risk assessment and management. Little annual budget is available to develop a more proactive inspection program.	Priority areas of the municipality are inspected on a regular schedule and operational standards and budgets are in place for responding to and managing tree risks within an appropriate timeframe.	A comprehensive risk management program is in place, with all public lands inspected on defined schedules and operational standards and budgets in place for responding to and managing tree risks within an appropriate timeframe.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Emergency response planning.	A response plan guides call-out procedures, resources available and the clean-up response for extreme weather and earthquake.	Response plan not documented or not current.	Response plan is documented and includes call-out procedures, roles and responsibilities but lacks details to prioritize hazards and clean-up.	Response plan includes call-out procedure, roles and responsibilities, and criteria for prioritizing tree hazards and removing debris is in place.	A comprehensive response plan is in place and a response drill occurs annually.
Pest and Disease Management.	An Integrated Pest Management (IPM) plan guides treatment responses to existing and potential pest, disease and invasive species threats to the urban forest.	No integrated pest management plan and no pest management as part of the urban forest management program.	No integrated pest management plan and reactive pest management as part of the urban forest management program.	An integrated pest management plan is in place and implemented and applies to urban tree assets.	A comprehensive pest management program is in place, with detection, communication, rapid response and IPM practiced.
CLIMATE CHANGE ADAPTATION AND MITIGATION					
Species suitability. <i>Note: Not yet assessed, insufficient data. Suitability assessments depend on tree species data from inventory (not available at present) and a locally calibrated assessment of climate risk by species.</i>	Establish a tree population suited to the urban environment and adapted to the overall region.	Fewer than 50% of all trees are from species considered suitable for the area.	>50%-75% of trees are from species suitable for the area.	More than 75% of trees are suitable for the area.	Virtually all trees are suitable for the area.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Tracking of operational carbon footprints and urban forest carbon-cycle balance. <i>Note: Climate action plan forthcoming - updates to the Development Permit Area process are being considered that would shift this towards good or optimal.</i>	Organization will actively track their operational carbon footprints and their community-wide urban forest carbon-cycle balance and work with community partners to minimize greenhouse gas emissions (GHG) emissions while maximizing carbon sequestration and avoided GHG emissions.	Carbon footprint not considered in program operations.	Basic CO ₂ /GHG accounting and carbon cycle assessment and climate action plan undertaken for urban forestry operations and for the entire community with specific goals and objectives for urban forestry.	Basic CO ₂ /GHG accounting and carbon cycle assessment and climate action plan undertaken for urban forestry operations and for the entire community with specific goals and objectives for urban forestry and formal policies in place to encourage use of trees and green infrastructure for carbon sequestration and energy conservation in buildings.	Basic CO ₂ /GHG accounting and carbon cycle assessment and climate action plan undertaken for urban forestry operations and for the entire community with specific goals and objectives for urban forestry and formal policies in place to encourage use of trees and green infrastructure for carbon sequestration and energy conservation in buildings, and to maximize urban wood and woody biomass utilization.
Ecosystem services targeted in tree planting projects and landscaping.	Incorporate ecosystem services objectives into public and private tree planting projects to improve urban tree health and resilience, carbon sequestration, stormwater management and cooling.	Ecosystem services not considered in planting projects or infrequently designed into vegetated landscapes.	Ecosystem services, such as stormwater interception, occasionally incorporated into public or private land planting projects and landscape designs with intention.	Guidelines in place for planting projects and landscape designs on public and private land to deliver specific ecosystem services.	Ecosystem services targets are defined for the urban forest and policy requires planting project and landscape designs on public and private land to contribute to meeting targets.

Assessment criteria	Objective	Indicator for community forestry performance			
		Langford's 2024 Rating:			
		Poor	Fair	Good	Optimal
Waste biomass utilization. <i>Note: Wood waste may be utilized by contractors.</i>	A closed system diverts all urban wood and green waste through reuse and recycling.	Wood waste from the urban forest is not utilized.	Wood waste from the urban forest is utilized as mulch, coarse woody debris in restoration areas or biofuel.	Wood waste from the urban forest is utilized as mulch, woody debris in restoration areas or biofuel and sometimes high value pieces are milled and stored for later use or sold on to local value-added industries.	Low value wood waste from the urban forest is utilized as mulch or biofuel and all high value pieces are milled and stored for later use or sold on to local value-added industries.

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Next Steps

The Urban Forest Report Card is a performance baseline that can be re-assessed each time a new State of the Urban Forest Report is prepared. Recommendations considered for Langford’s Urban Forest Management Plan will aim to shift the City’s urban forest management program towards good and optimal ratings.

This Report comes at the end of the first round of engagement on the UFMP. A second round of engagement is set to take place in the Spring of 2024, and will provide for residents and the public an additional opportunity to engage on the UFMP.

Visit letschatlangford.ca/ufmp for the latest information.



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City of Langford
Urban Forest Management Plan
**Phase 1 Engagement
Summary**

February 2024



Submitted to:
City of Langford
877 Goldstream Ave
Langford BC V9B 2X8

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1.0 Scope of the engagement

The City of Langford is developing an Urban Forest Management Plan (UFMP) to manage and grow the urban forest over the next 25 years and beyond. Langford's urban forest faces complex challenges including ongoing urban development, the expansion of invasive species, and climate change impacts. The UFMP will establish guidelines for Langford's urban forest and provide strategies and actions to protect and enhance the City's urban forest. The UFMP will align with the community's vision for the urban forest by integrating the outcomes of community engagement into the Plan.

The UFMP will involve two stages of public consultation. The first stage was completed in November 2023 to collect community ideas on a long-term strategic vision and goals for urban forestry. These ideas will help to direct the protection, enhancement and management of the urban forest. The second stage is planned for the spring of 2024 and will ask for input on the draft plan.

Objectives for public engagement

- To inform the public about:
 - The status of Langford's urban forest
 - The role of the urban forest in the community, including the unique environmental, economic, and social value of Langford's urban forest
 - The opportunities and challenges for urban forest management, particularly due to ongoing development and climate change
- To consult the community in developing a long-term urban forest vision and goals that captures the community's perspective on Langford's urban forest
- To consult the community to identify challenges and opportunities to preserve and protect, grow, and maintain the urban forest
- To obtain feedback on the draft Urban Forest Management Plan, the Bylaw Update, and the prioritization of recommendations
- To build community awareness, support, and advocacy for the urban forest, the Urban Forest Management Plan, and the Tree Protection Bylaw

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Engagement activities

The public was invited to provide input through an online survey and an in-person open house. The team informed Open House participants through a presentation and were available to answer questions from the community. Youth at Belmont Secondary School were engaged through a presentation and visioning poster activity, where students could make urban forest enhancements across the City of Langford and present their outcomes to the classroom ([Appendix 1](#)). Details on engagement opportunities for Phase 1 are outlined in **Table 1**.

Table 1. Summary of engagement opportunities in Phase 1 Engagement

Date	Engagement Activity	Participants
November, 2023	<i>Survey</i>	337 respondents
November, 2023	<i>In-person Open House</i>	57 participants
November, 2023	<i>Belmont Secondary School (2 classes)</i>	48 participants



Public Open House at City Hall

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Communication tactics used

Langford residents will be invited to participate in each phase of the public engagement process. Information on engagement opportunities will be communicated using via several available online platforms to reach as many people as possible.

The platforms and email lists that will be used include:

Platforms:

- City of Langford website
- Dedicated UFMP project page on Let's Chat Langford
- City of Langford social media accounts (Instagram, Vid)
- City's online calendar (to include UFMP engagement event details)
- Project mailing lists
- Newsletters
- Press releases for the launch of the public open houses and online engagement tools

2.0 Who we heard from

More than 442 people participated in Phase 1 Engagement, including 337 survey respondents, 440 online mapping submissions, 57 people who attended the in-person open house, and 48 students.

Survey demographics

Of the 337 survey respondents:

- 95% reside in the City of Langford
- 83% are homeowners, 12% are renters
- Most respondents live in South Langford (18%) and City Centre (16%) (**Figure 1**)
- 66% are 35-64 years old (**Figure 2**)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

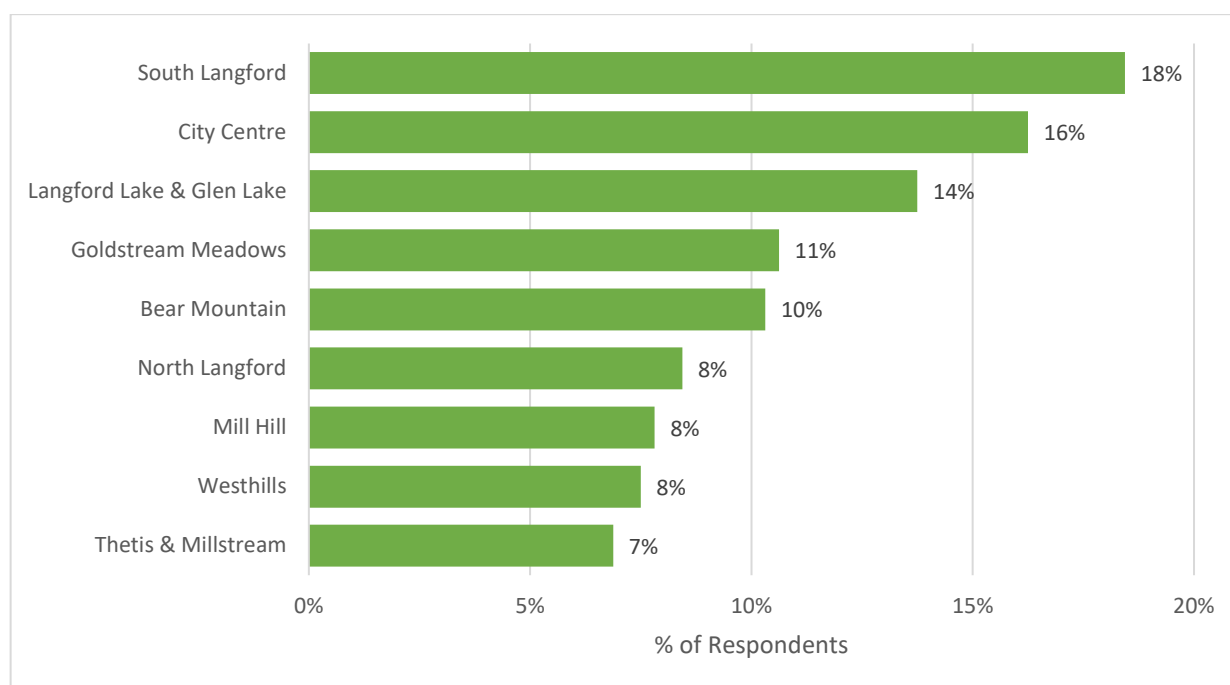


Figure 1. Where survey respondents reside (total respondents = 320)

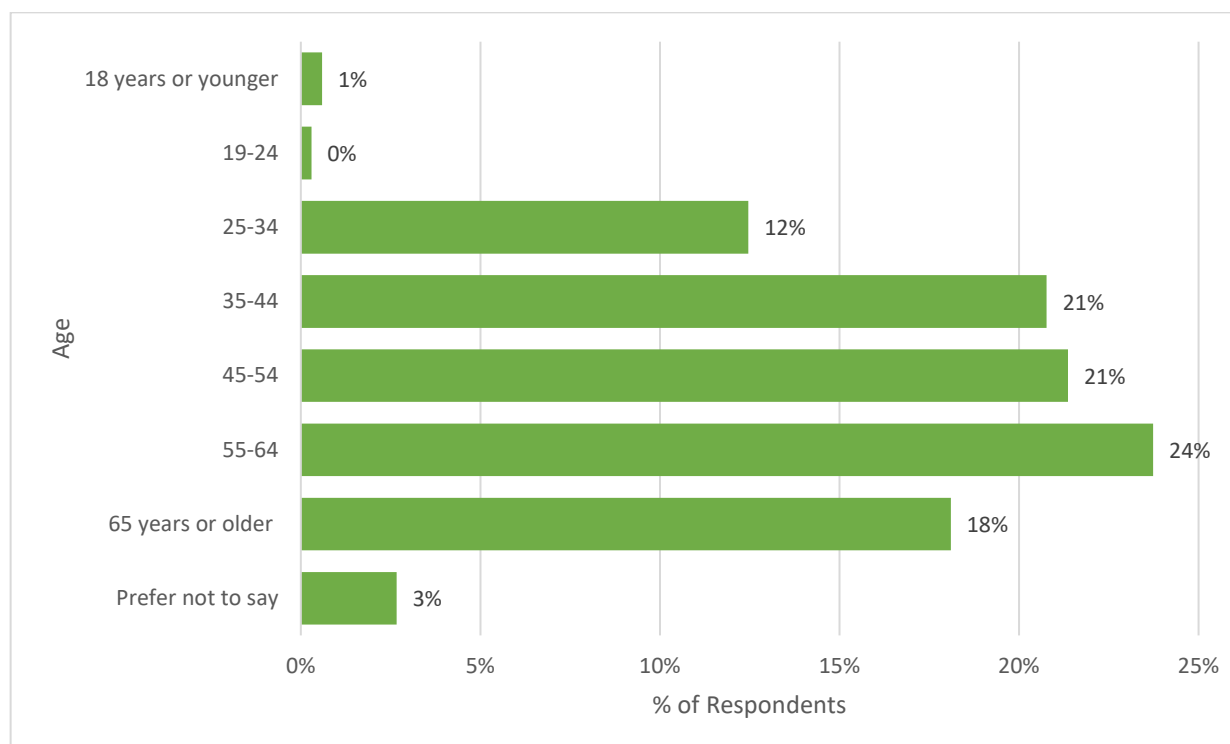


Figure 2. Age of survey respondents (total respondents = 337)

Results from the first phase of public engagement are summarized in this section and organized under the following engagement topics:

- Understanding how the urban forest is valued and vision for 2050
- Important urban forest places
- Preference for street trees (size and distribution)
- Priorities for urban forest management on City-owned land and private land
- Satisfaction with and preferred urban forest service levels
- Community stewardship of the urban forest.

[illegible]

Figure 3. Word cloud showing the most common words used by respondents to describe their vision of the urban forest by 2050 (total respondents = 337)



Figure 4. Word cloud from the Open House presentation of participants describing Langford's urban forest.

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Survey respondents were asked to imagine what they would like Langford’s urban forest to look like in 2050 (**Figure 3**). The most common theme in the responses involved preserving existing mature trees in Langford as well as growing the urban forest (113 mentions). Respondents called for responsible development that protects existing trees, ensuring that trees are not seen as obstacles but as essential components of the cityscape (80 mentions). Respondents emphasized the importance of growing a diverse urban forest composed of native species and species that are adapted to climate change (70 mentions). Another key theme was equitable access to green spaces by way of tree lined streets, green neighbourhoods, and interconnected public green spaces (80 mentions). Respondents raised the importance of community involvement and stewardship of the urban forest (50 mentions). Some respondents stressed that residents should have a say in the management of trees, especially on private property (39 mentions).

Survey respondents were asked to rank the benefits they valued in an urban forest (**Figure 5**). Respondents ranked **ecological** (e.g., providing habitat and food for native plants and animals), **climate change resilience** (e.g., shading streets and buildings, carbon storage) and **environmental services** (e.g., rainwater management, air purification, wind protection) as the most important urban forest benefits to them and their community. Survey respondents ranked **health and social benefits, cultural, and economic**, as lower importance.

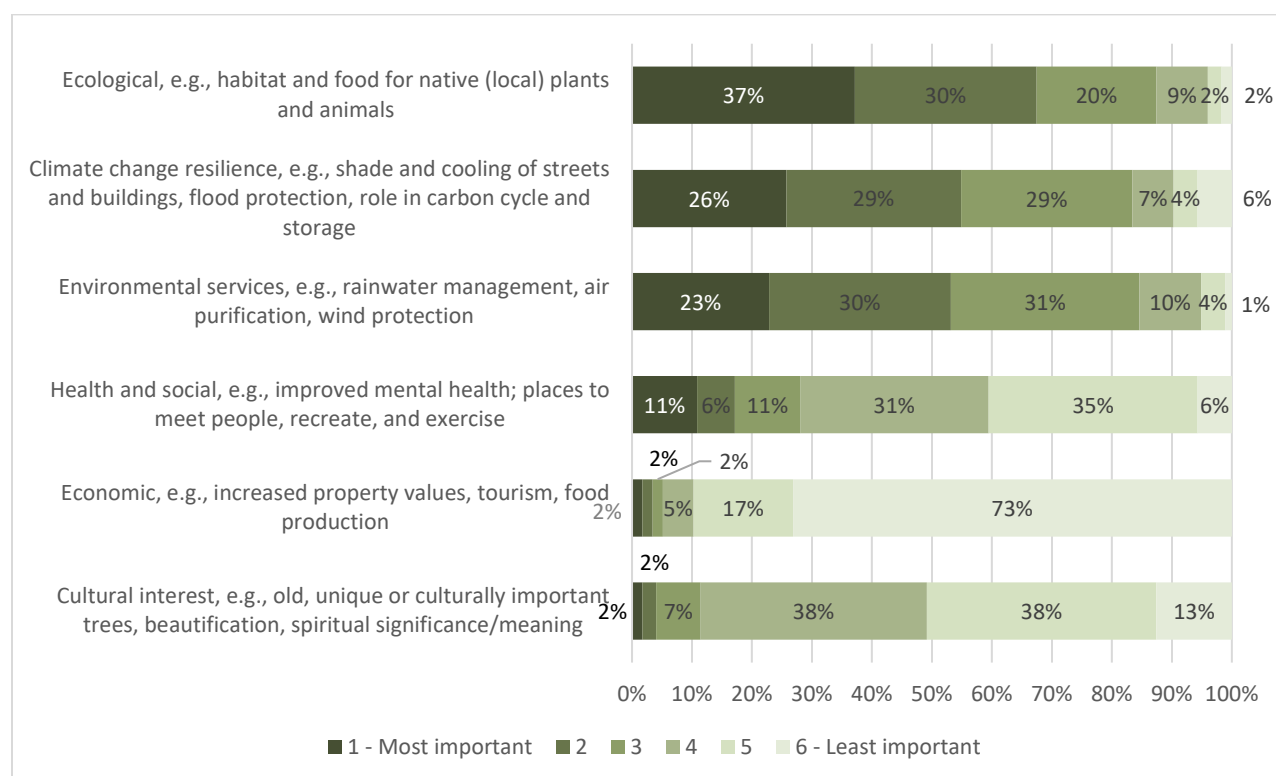


Figure 5. Respondents ranking of urban forest benefits (total respondents = 175)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

3.1.2 Important urban forest places

Community members used the mapping tool, through the online platform or in-person during the Open House, to identify important urban forest places that they value or need improvement. A total of 440 locations were identified, including 161 (37%) places of value and 279 (63%) places needing improvements. Most locations were submitted for areas in the Langford Lake and Glen Lake neighbourhood (20%, 87 locations), and South Langford (13%, 59 locations).

Places of value

Places of value were distributed across Langford but were mostly concentrated within the Langford Lake and Glen Lake neighbourhood (36 submissions), City Centre (28 submissions), and South Langford (24 submissions) (**Figure 6**). Specifically, respondents valued municipal parks in the Downtown area for their cooling effects and aesthetic value. There was a strong emphasis on preserving existing natural spaces, particularly in Happy Hill, Mt Wells Park, and Langford Lake for their role in maintaining biodiversity, providing habitat for wildlife, and offering recreational opportunities for the community.

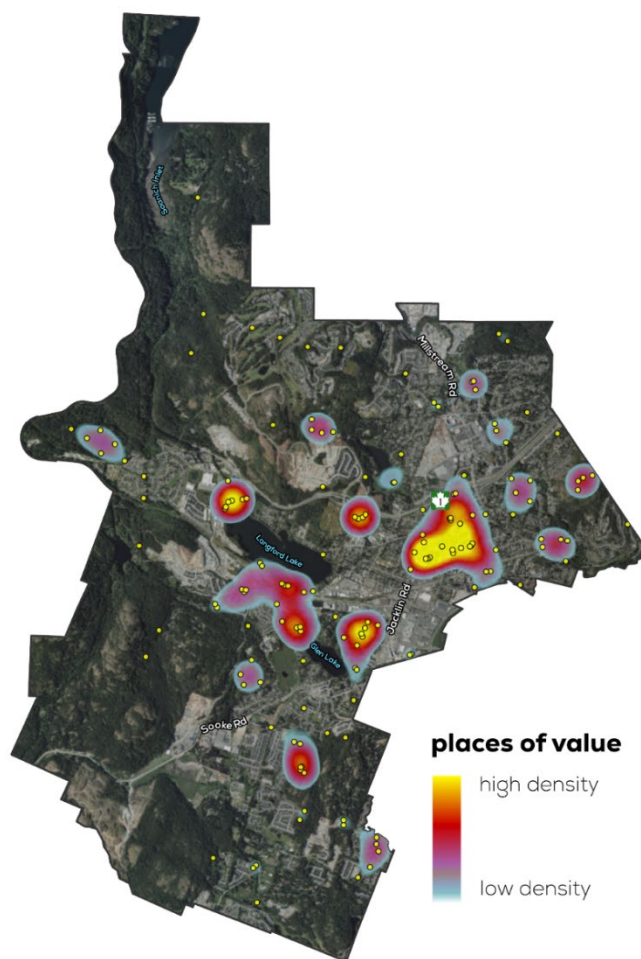


Figure 6. Places of value identified in urban forest using the online mapping tool (161 submissions)

“Rain garden park with diverse trees, great example of integrated stormwater management.”

- Respondent on valuing a point near Glen Lake Park.

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Places needing improvement

Urban forest places needing improvement are summarized in **Figure 7**. Out of the total 279 submissions, most submitted places were in the Langford Lake and Glen Lake neighbourhood (51 location; 20% of submissions), on Bear Mountain (40 locations, 14% of submissions) and in the Westhills neighbourhood (39 locations, 14% of submissions). Lots of emphasis was put on protecting existing forested areas and parks across the city, with particular focus on protecting native species like arbutus (*arbutus menziesii*) and Garry oak (*Quercus garryana*) (52 locations). A significant portion of points were placed in areas where development has replaced previously forested land, such as in the Westhills neighbourhood and at the foot of Bear Mountain (46 locations). Places that need improvements were also concentrated around highly impervious areas of Langford like the mixed-use employment centre. Invasive species concerns were concentrated in the Westhills neighbourhood surrounding Glen Lake (22 locations).

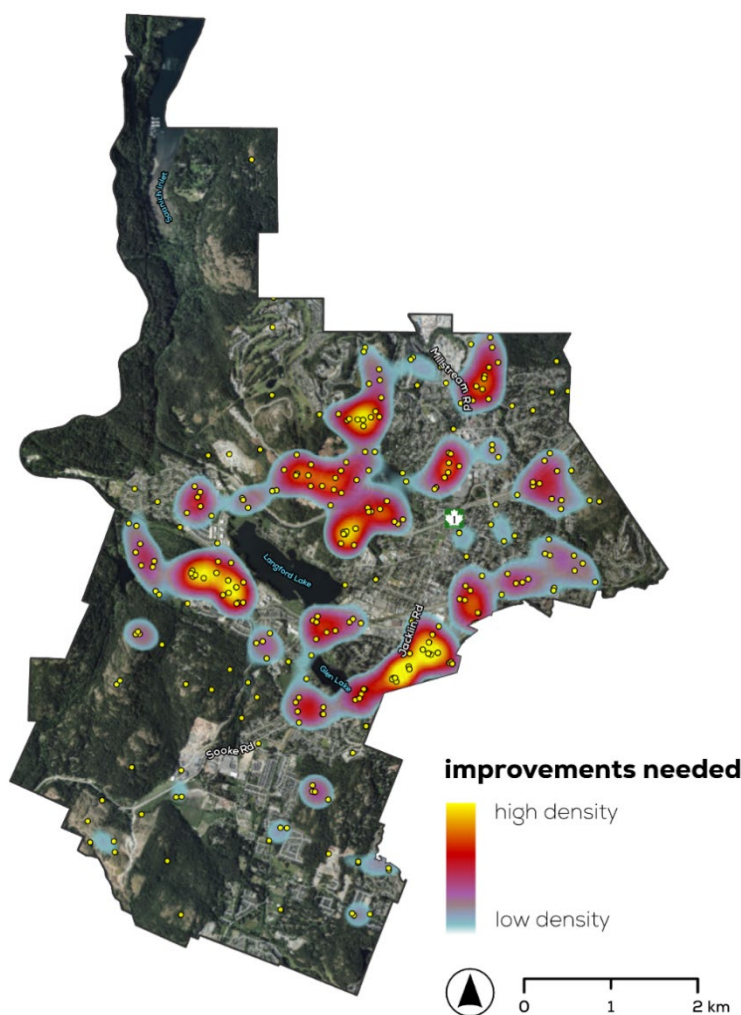


Figure 7. Place needing improvement identified in urban forest using the online mapping tool (279 submissions)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Survey respondents were asked how they would like canopy cover to change in Langford. In total, 72% of respondents were supportive of increasing canopy cover (**Figure 8**) and 18% of respondents wanted to maintain canopy cover at the current level, while 10% of respondents supported decreasing canopy cover in Langford.

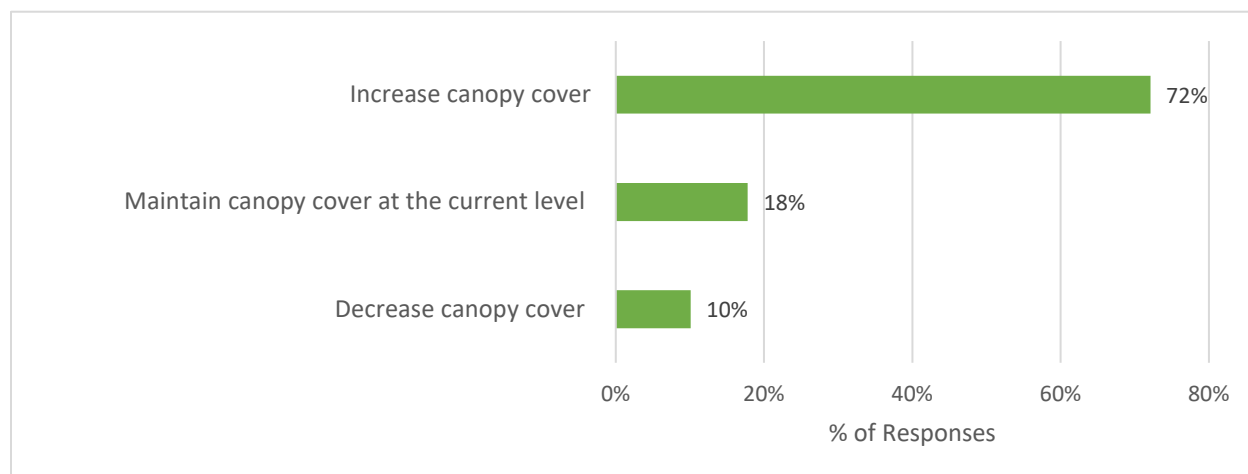


Figure 8. Respondents' preference for canopy cover change (total respondents = 337)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

The urban forest on your street

Survey respondents were asked to identify the photo that most resembled their street and a preference for what they would like their street to resemble (**Figure 9**). Most respondents currently live on a street resembling **Option D – mixed spacing and sizes of trees** (30%), **Option B – Regularly spaced, small trees** (25%), and **Option A – Few or no trees** (19%). Only 18% of respondents live on a street with large trees present (option E or F): 15% of respondents live on a street with mixed spacing, large-sized trees (Option F) and 3% of respondents live on a street with regularly spaced, large trees (Option E).



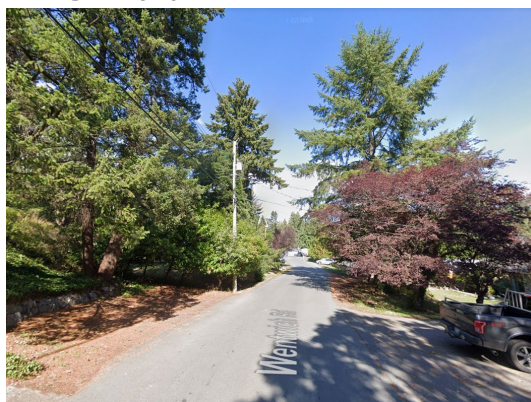
A. Few or no trees



B. Regularly spaced small trees



C. Regularly spaced, medium-sized trees



D. Mixed spacing and size of trees



E. Regularly spaced, large trees



F. Mixed spacing, large trees

Figure 9. Types of street tree planting presented to survey respondents (total respondents = 329)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

When asked if they were satisfied with the current canopy and number of trees in their neighborhood, 49% of respondents indicated that they would like to have more trees and tree canopy (**Figure 10**). 38% of respondents indicated that they would like to keep the same number of trees and the same level of tree canopy. Only 10% of respondents indicated that they would like fewer trees and a lower tree canopy.

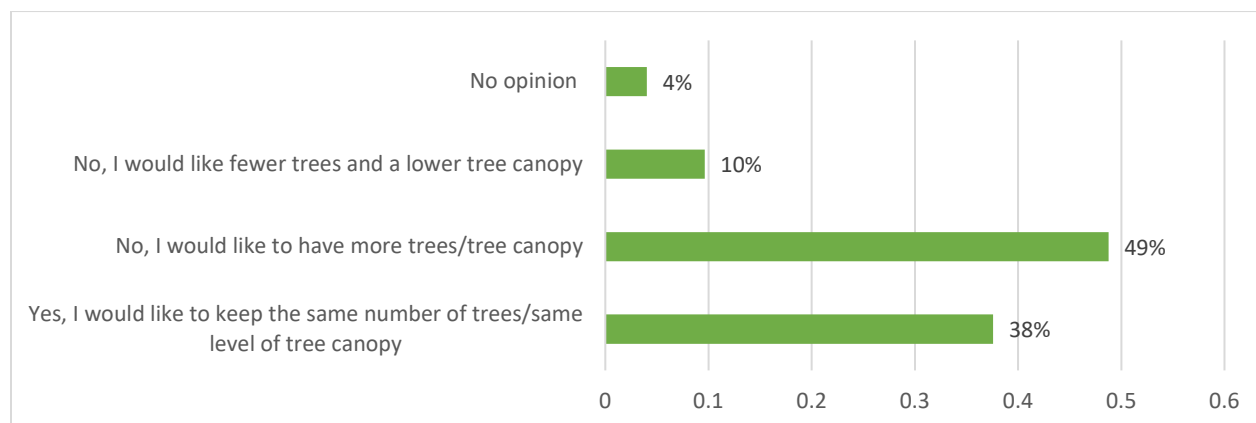


Figure 10. Respondents' opinions on whether they were satisfied with the number of trees in their neighbourhood (total respondents = 322)

3.1.3 Priorities for urban forest management

Survey respondents were asked to select up to four of the highest priority areas to plant trees in Langford (**Figure 11**). The most selected locations were parks (23%), local residential streets (22%), greenways (19%), natural areas (16%), and major arterial roads (e.g. Millstream Road or Leigh Road). Private land was the least selected area for tree planting (6%).

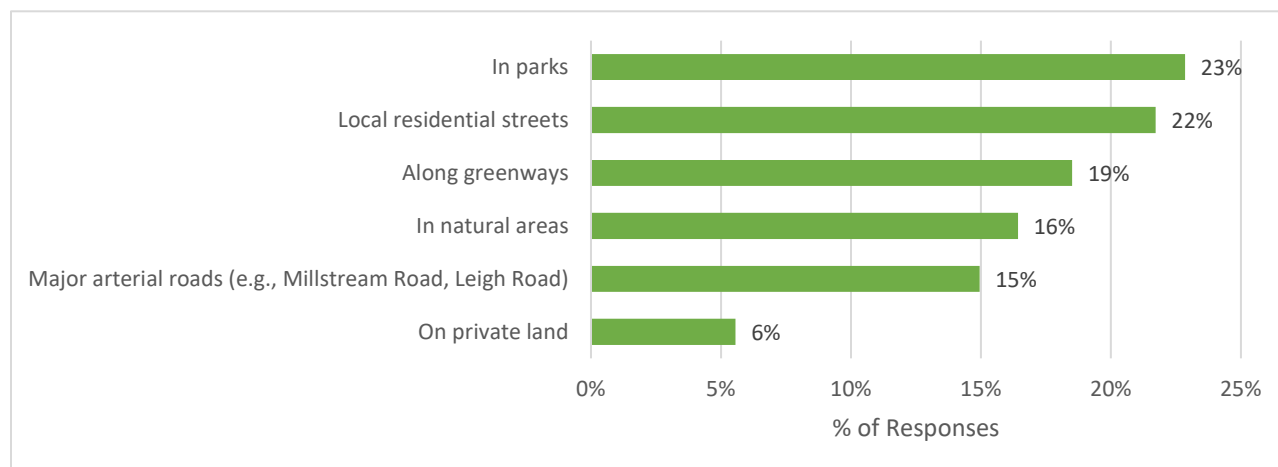


Figure 11. Highest priority areas for tree planting (1151 responses)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Concerns with tree loss in the city

Respondents were asked about their level of concern for tree loss in Langford (**Figure 12**). In total, 63% of survey respondents were extremely concerned about tree loss, 18% of respondents were somewhat concerned, and 18% were not concerned at all.

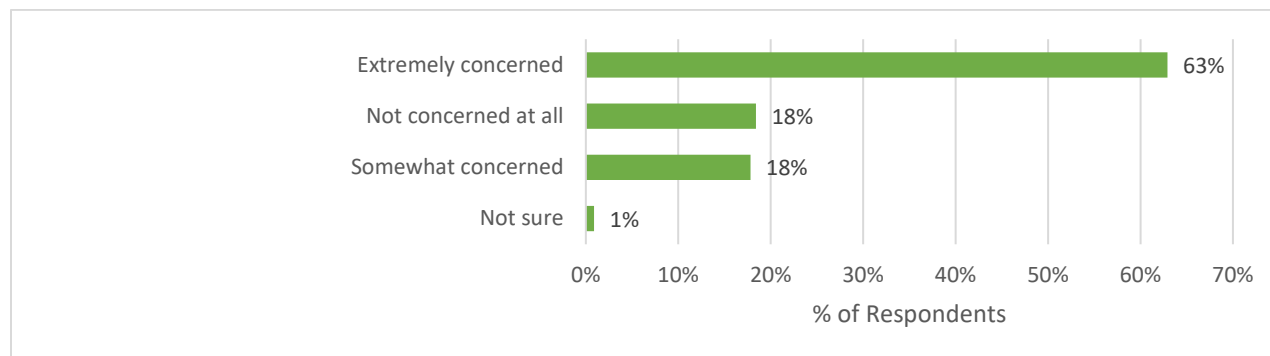


Figure 12. Respondents' concerns with respect to tree loss in the city (total respondents = 337)

Priorities for tree regulation in Langford

Survey respondents were asked to select all the objectives they believed should be the top priority of the Langford UFMP (**Figure 13**). There was a fairly even number of responses for each objective that was listed in the survey (all ranging from 7 – 12%). The most selected objectives were providing benefits like shade, slope stabilization, and climate mitigate and adaptation (12%) as well as protecting native trees, habitats, and biodiversity (12%). The third most selected objective was ensuring that new trees are planted to replace those that are removed (11%). Minimizing clearcutting, maintaining a treed or forested community character, planting more trees with development, protecting old or large trees, and increasing tree protection with development were each selected by 10% of survey respondents.

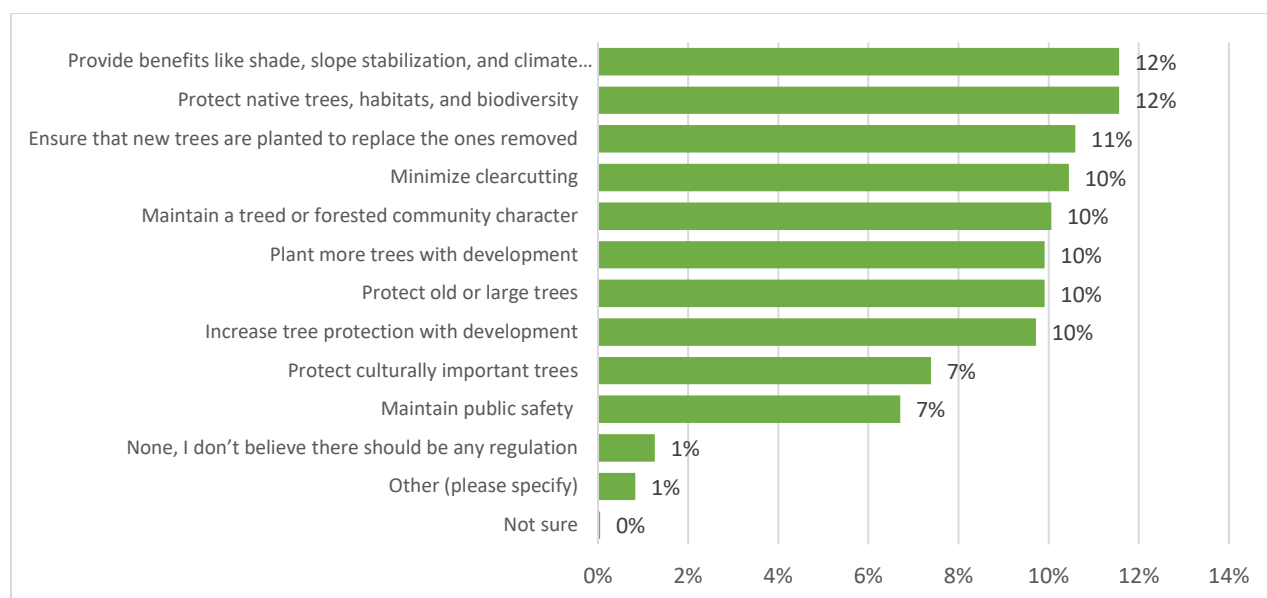


Figure 13. The primary objectives for the UFMP in Langford, according to survey respondents (2058 responses)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Survey respondents also selected what they believed to be the single most important outcome for tree regulation in Langford to achieve (**Figure 14**). A total of 48% of respondents believe that retaining as many of the existing trees as possible within the city is the most important objective, followed by allowing tree removals but replacing them with new trees (27%), and not regulating trees on private property at all (16%). Of the 9% of survey respondents that listed other objectives, 33 provided open-ended comments that addressed themes of balancing development and tree retention (16 comments), differentiated regulations for private and developer-owned lands (10 comments) and the importance of community engagement and education for managing trees in Langford (7 comments).

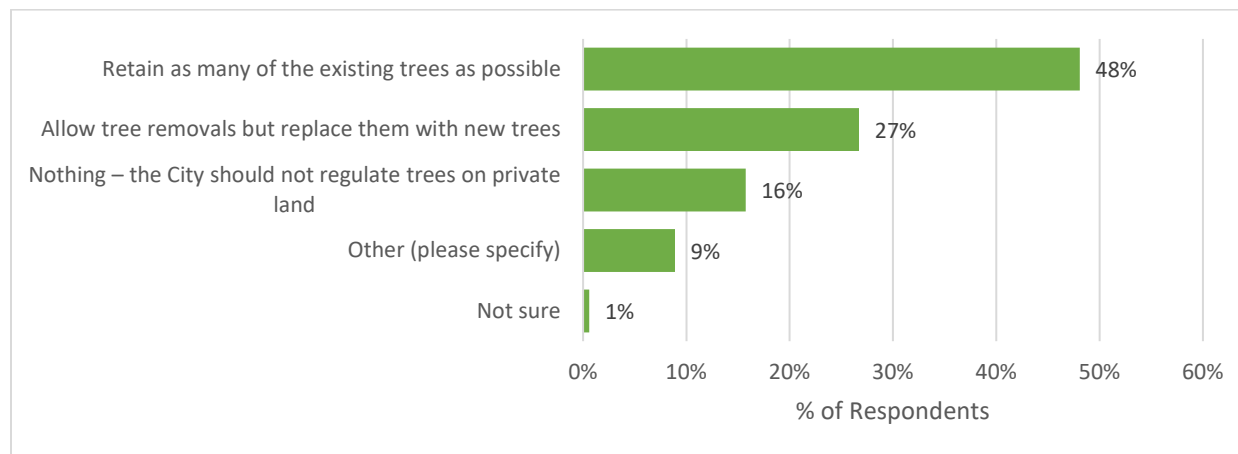


Figure 14. The most important outcomes for tree regulation to achieve (total respondents = 337)

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Priority actions on private property

Langford residents were asked what they believe are the main reasons for the removal of trees on private property (**Figure 15**):

- 46% of respondents answered that the main reason trees are removed is to make room for development.
- 25% selected safety reasons.
- 11% selected limited space on site.
- 9% selected that trees were removed because they are too expensive to maintain.
- 9% say other reasons are the main factors, including aesthetic and practical considerations such as unwanted shade and concerns about views, and conflicts with underground services and overall safety and liability.

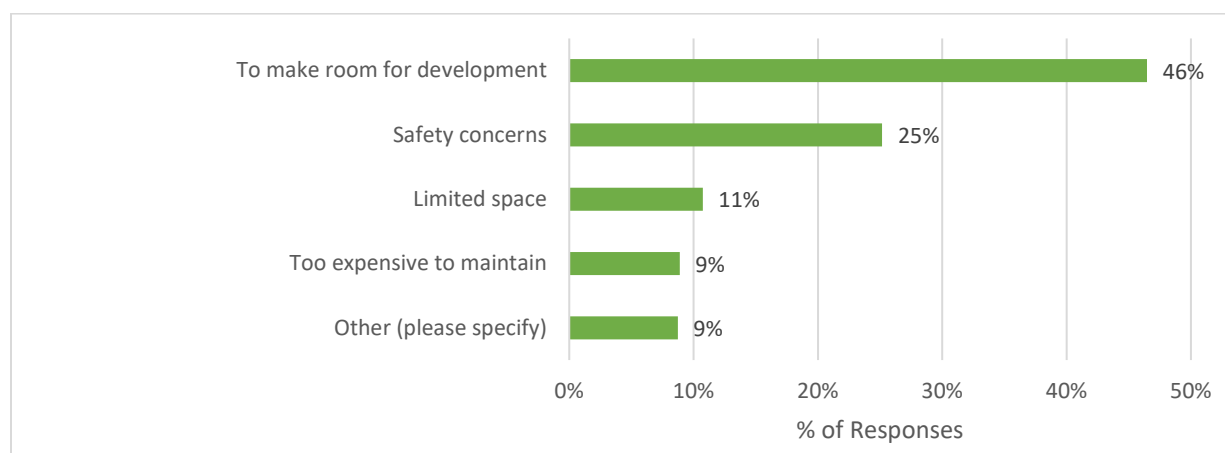


Figure 15. Respondents' opinions on the main reasons why trees on private property are removed in Langford (596 responses)

Survey respondents were asked how well they think private trees are currently protected in Langford (**Figure 16**). In total, 53% of respondents think that private tree protection is currently insufficient. Other perspectives were similar in terms of their level of representation – 13% think private trees are adequately protected, 12% are unsure or have no opinion, 11% do not think private trees should be regulated, and 10% think current regulations are too restrictive.

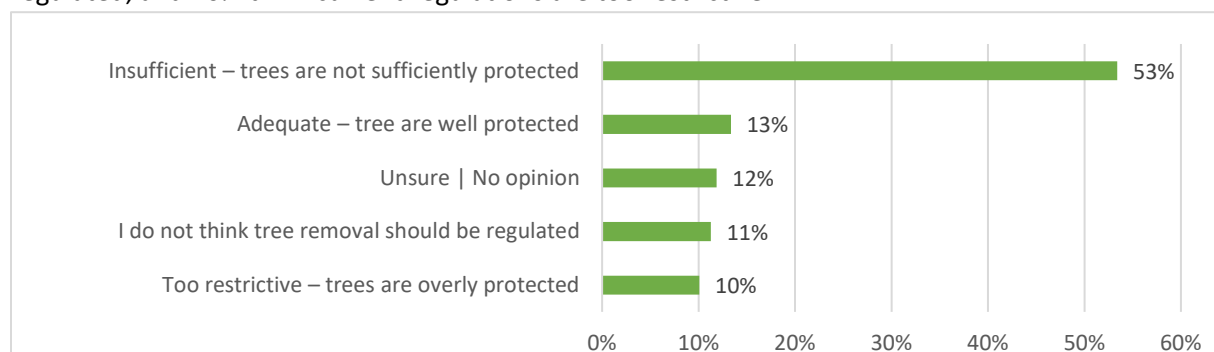


Figure 16. Respondents' opinions on the level of tree protection on private property (total respondents = 337)

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Regulating private tree removals

Survey respondents were asked whether they think replacement trees should be required for every tree removed from private property (**Figure 17**):

- 38% of respondents answered that replacement trees be required for all removals.
- 28% say they should be required only for properties that have few trees left.
- 18% of respondents say replacement trees should be required when very large trees or those important to the community are removed.
- 12% of respondents don't believe any replacement trees should be required on private property.
- 4% of respondents are unsure.

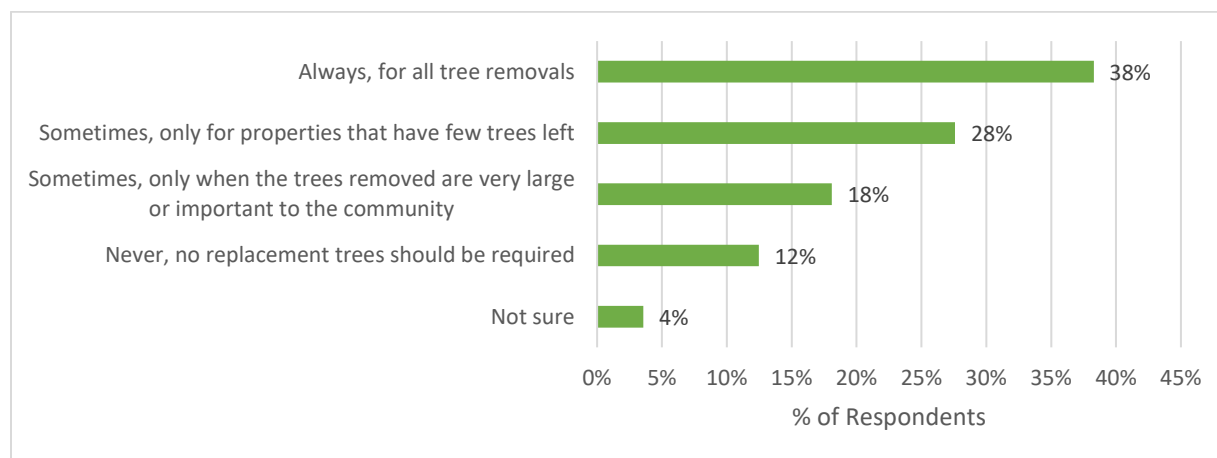


Figure 17. Respondents' opinions on requiring a replacement tree for every tree removed from private property (total respondents = 337)

Survey respondents were asked how many replacement trees should be required for every tree removed from private property (**Figure 18**). In total, 55% of respondents answered that trees should be replaced 1:1, 27% answered that trees should be replaced at a ratio of 2:1, 9% answered that they should be replaced at a ratio greater than 2:1, and 9% don't think any replacement trees should be required.

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

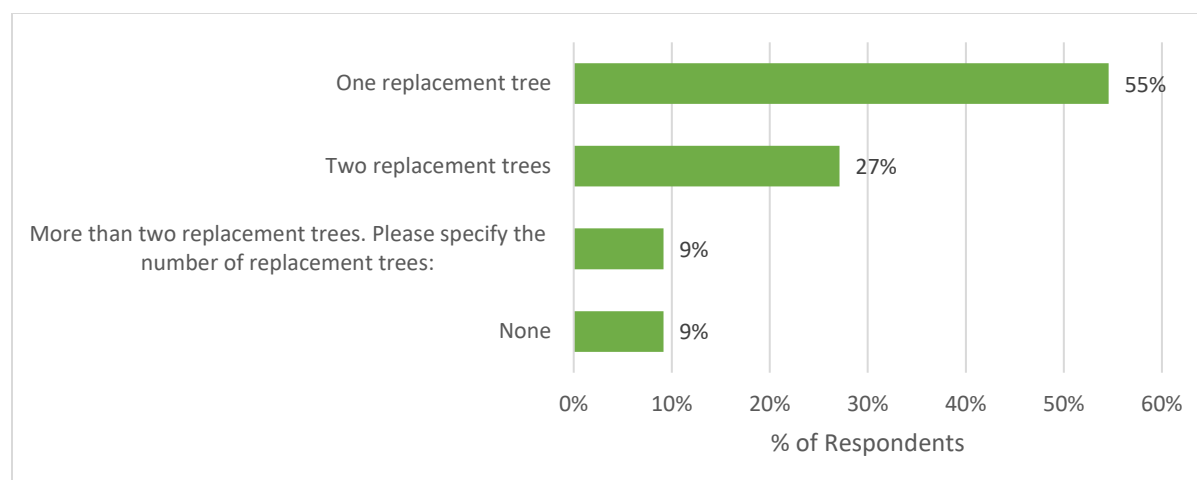


Figure 18. Respondents' opinions on the number of replacement trees that should be planted for every tree removed from private property (total respondents = 295)

Survey respondents were asked how they think tree regulation and protection should be funded in Langford (**Figure 19**). Of the 337 respondents, 44% believe this should be funded through a combination of both permit fees and through general revenue, 25% of respondents believe protection should only be funded through permit fees, and 5% believe this funding should come from general revenue. A total of 23% respondents don't think private trees should be regulated and therefore shouldn't require funding. Another 3% of respondents to this question are unsure of how the regulation of private trees should be funded.

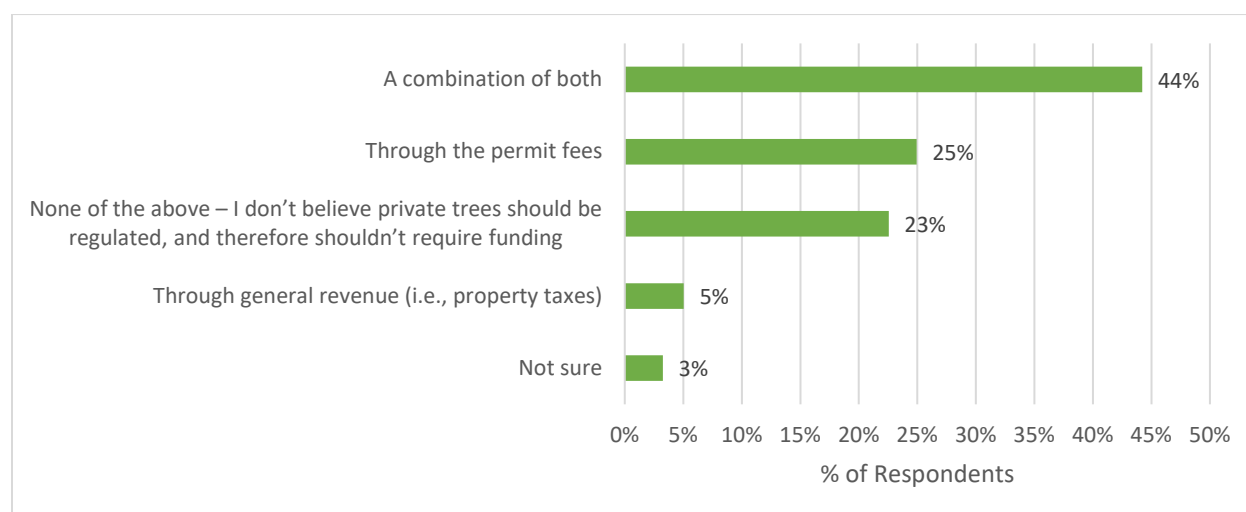


Figure 19. Responses to how tree regulation and protections should be funded in Langford (total respondents = 337)

Tree regulations on private property

When asked about potential private tree regulations on private property (**Figure 20**), the largest proportion of respondents (36%) preferred regulations that require property owners to keep most trees on their land. The next most preferred alternatives were regulations requiring property owners to retain certain trees to uphold the community's character (24%) followed by the option for property owners to

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

remove trees but replace any larger trees they removed (22%). Only 18% of respondents favored complete freedom without constraints on tree cutting and management decisions.

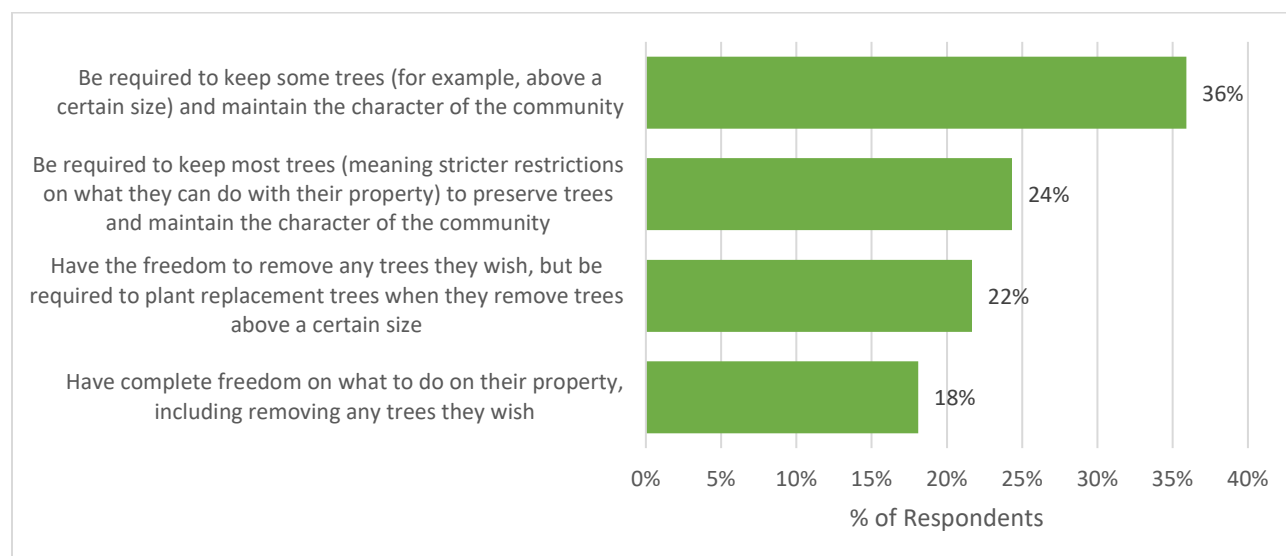


Figure 20. Respondents' preferences for tree management regulations on private property for property owners (total respondents = 158)

Respondents were asked how large a tree should be before it is regulated on private property (**Figure 21**). Of the 337 respondents, 38% think trees greater than 20 cm in diameter should be regulated, while 31% think this should be increased to trees above 60 cm in diameter. A total of 24% of respondents don't think any private trees should be regulated.

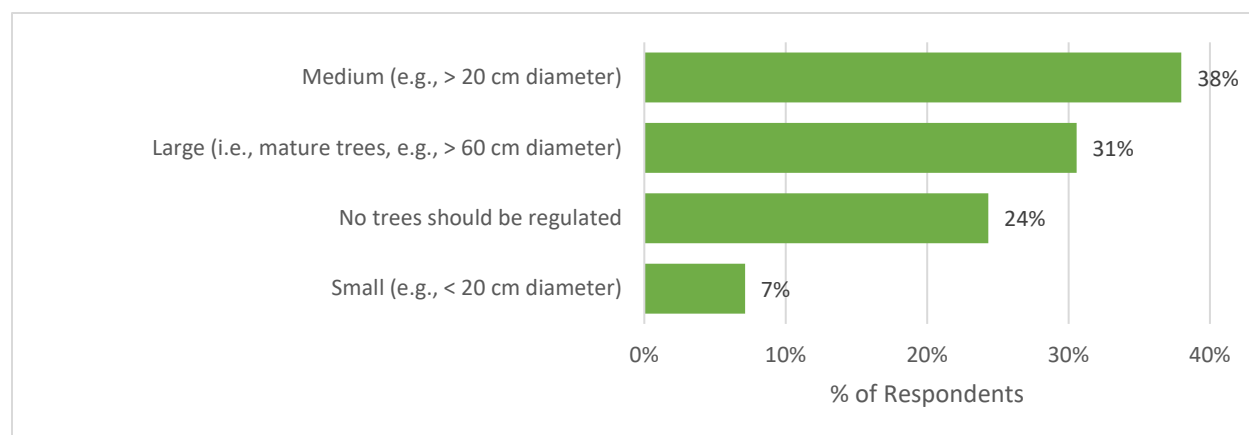


Figure 21. Responses to how large a tree should be before it is regulated on private property (total respondents = 337)

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3.1.4 Urban forest service levels

Service levels describe how the City of Langford maintains City-owned tree assets. Survey respondents were asked to rank satisfaction levels with current service levels for trees in parks and along streets. Overall, respondents had mixed levels of satisfaction with the urban forest services provided by the City (**Figure 22**). The urban forest service respondents were most satisfied with was tree pruning and maintenance (38%), while both pest and disease management and hazard tree removal saw 23% satisfaction each. Satisfaction with tree planting is just behind at 22%.

Residents were most dissatisfied with the protection of City-owned trees during development, with 66% expressing dissatisfaction. In total, 52% of respondents were dissatisfied with the level of public education about City-owned tree assets, and 46% were dissatisfied with tree planting.

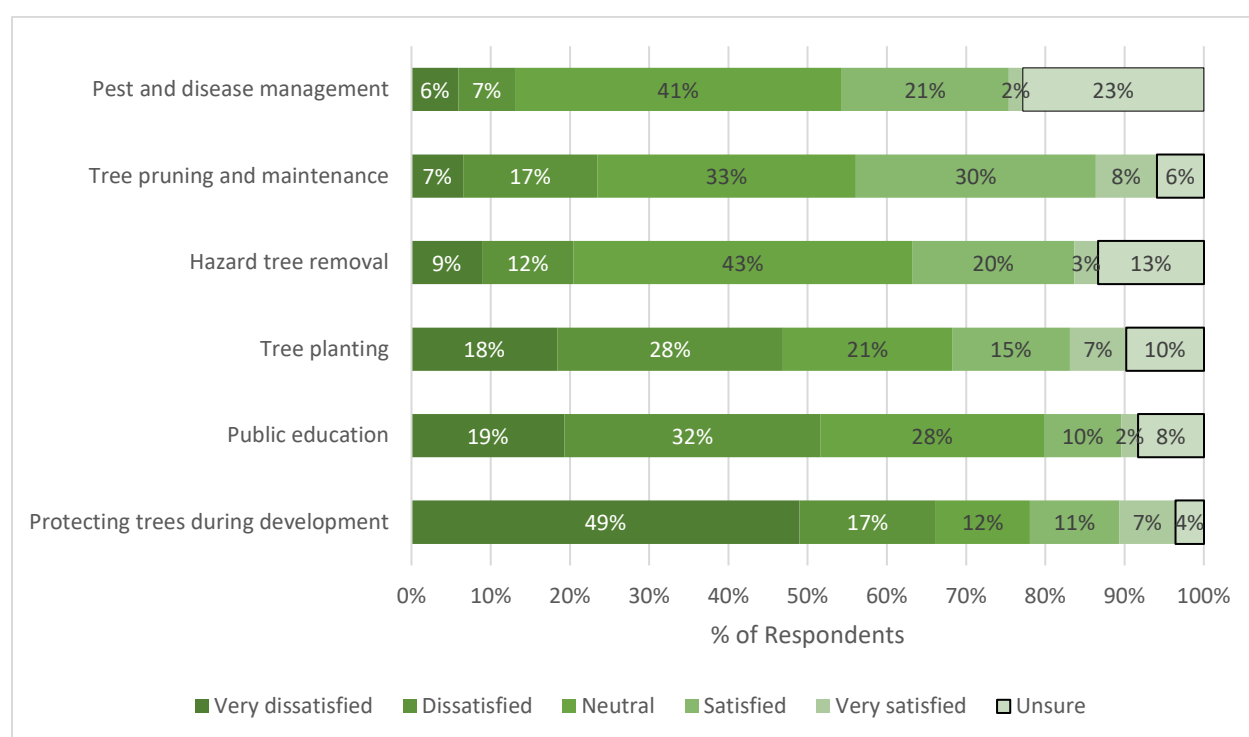


Figure 22. Satisfaction levels with current urban forest management service levels in Langford (total respondents = 337)

Most respondents were supportive of increasing the amount of funding for the management of the urban forest on City lands (**Figure 23**). In total, 62% of respondents think the City should increase the amount of funding to these services, 19% think there should be no change the current amount of funding, 8% say there should be a decrease, and 11% are not sure.

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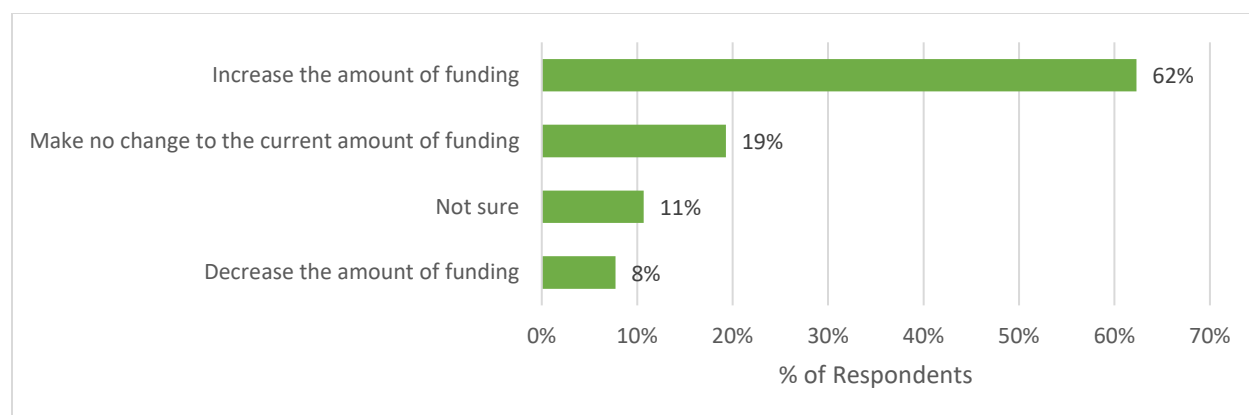


Figure 23. Respondents' opinions on increasing funding for services related to management of the urban forest on City lands (total respondents = 337)

3.1.5 Community stewardship

Community stewardship refers to activities that the community participates in to care for or contribute to urban forestry on public and private land. A total of 95% of respondents had participated in at least one urban forest stewardship activity (**Figure 24**). A total of 31% had maintained trees on their property, 21% had planted trees on personal property, 12% had assisted others, and 11% had removed hazardous or sick trees on their properties. Other activities that respondents have participated in include watering a boulevard or park tree (8%), planting trees in a park as part of a volunteer program (5%), reporting a tree for inspection (2%), and removing invasive species in a park (1%).

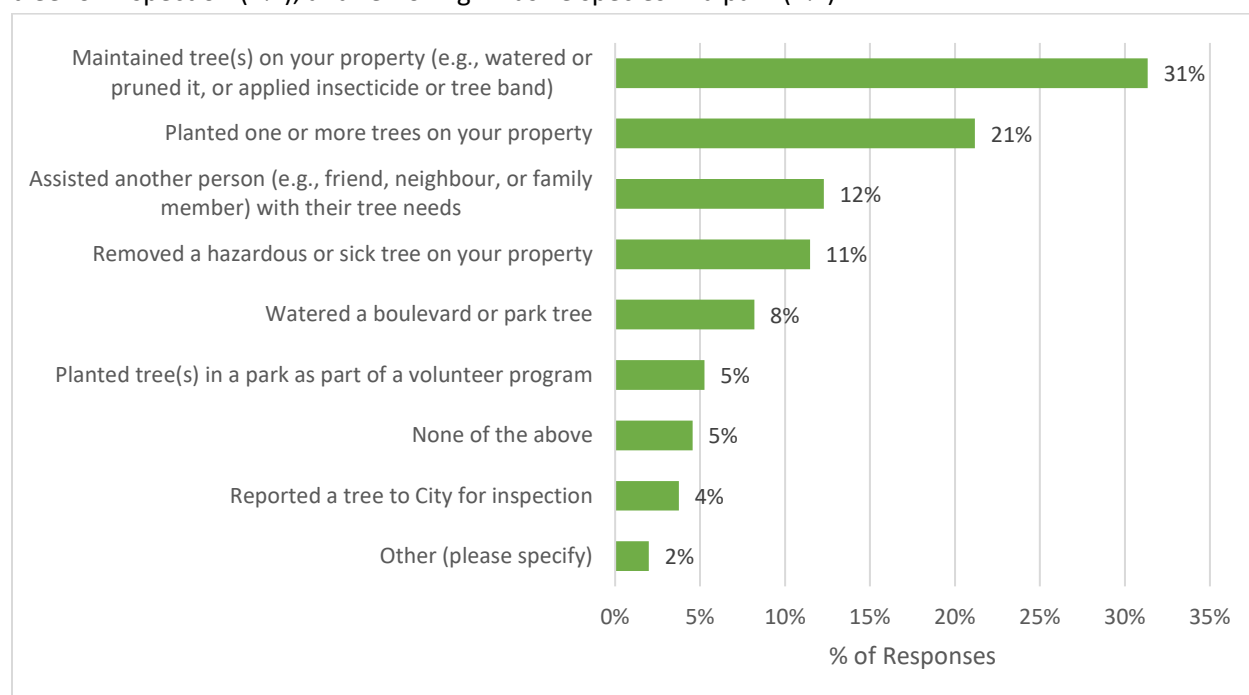


Figure 24. Stewardship activities that respondents have participated in the past 5 years (total responses = 855)

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Barriers to participating in stewardship activities

Respondents cited a range of barriers to participating in stewardship activities (**Figure 25**). While 20% noted they did not have any barrier, 80% had a reason why they would not participate. Barriers that residents face included not having enough information about stewardship activities (14%), already having enough trees on their property (12%), not having enough space for more trees (11%) and needing permission from their strata or landlord (8%), among others.

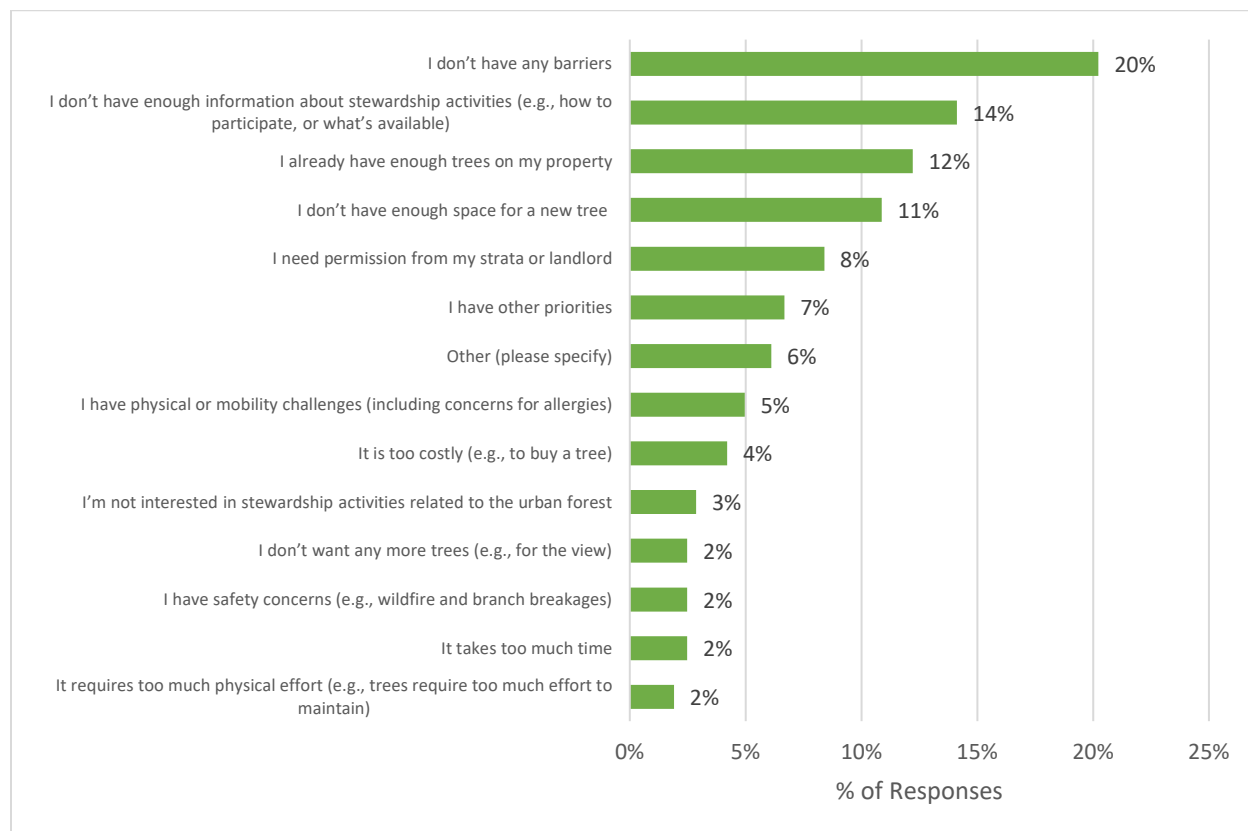


Figure 25. Barriers preventing respondents from participating in stewardship activities (total respondents = 524)

Survey respondents were asked about their willingness to support the urban forest in a variety of ways (**Figure 26**), and 92% of residents are willing to water trees on their property, followed by 76% who indicated they would be willing to participate in stewardship activities like removing invasive species. There is also a high level of support for tree planting on their own property (70%) and participating in citizen science projects like collecting information on trees (66%). Finally, 64% of respondents said they would be at least somewhat willing to water trees along streets or parks.

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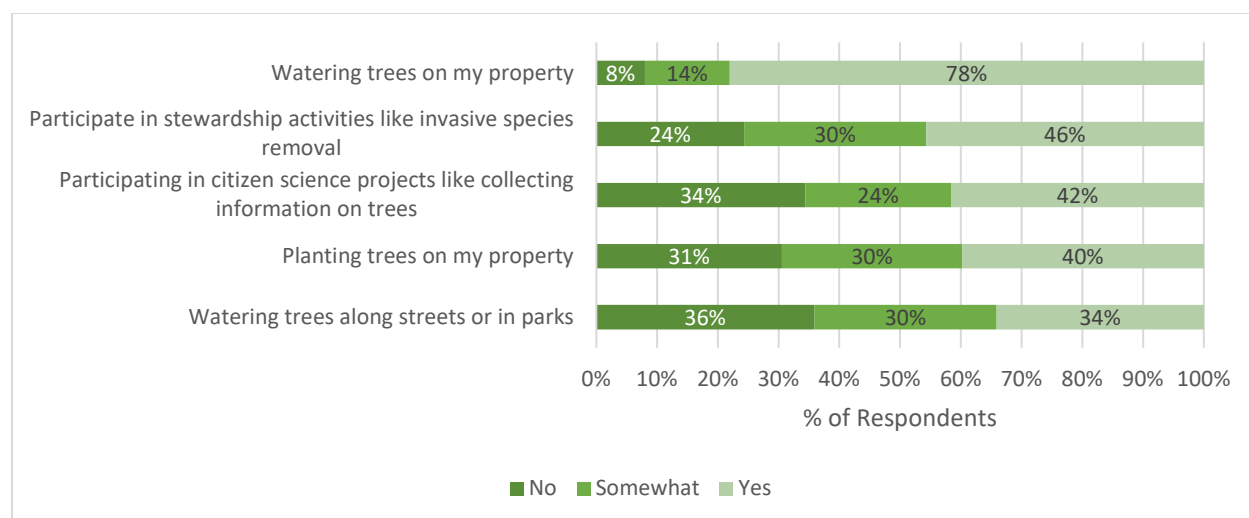


Figure 26. Willingness to perform certain activities to support the urban forest (total respondents = 337)

4.0 Synthesis of feedback

The feedback received from the survey, mapping tool, and Committee presentation has been synthesized into key statements in the tables below. Each key statement (“What we heard”) is followed by a statement on how the feedback will be considered in relation to the ongoing development of the UFMP for the following urban forest themes:

- Planning and vision
- Protecting
- Managing
- Growing
- Stewarding

Summary of feedback for the urban forest planning and long-term vision

What we heard	How it will be considered
• Survey respondents highly valued ecological, climate change-related, and environmental benefits provided by the urban forest. • Respondents envisioned the City of Langford’s 2050 urban forest as expanding, with equal access to healthy trees of diverse native species that are climate suitable. • Respondents valued responsible development patterns that protect existing mature forested areas. • People want to see lusher and larger tree-lined streets, pathways, and trails connecting different parts of the city.	The project team will incorporate this input when drafting the UFMP vision and goals to emphasize the benefits most valued by the community.

Key themes for protecting the urban forest

What we heard	How it will be considered
More respondents were concerned about tree loss in the city and dissatisfied by the current urban forest service levels for tree protection and preservation. On private properties, most survey respondents were in favor of prioritizing tree retention, while some respondents valued the freedom to remove trees on their property.	The draft UFMP will consider strategies aimed at enhancing tree protection and preservation.
Tree loss concerns in the city are closely linked to the removal of big mature trees in areas under development, both on private properties and City land, to make space for the city's expansion.	The draft UFMP will explore strategies aimed at retaining existing mature trees during development and, when that is not possible, ensuring replacement or compensation for the loss of trees.

City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary

Key themes for managing the urban forest

What we heard	How it will be considered
Respondents had mixed levels of satisfaction with current urban forest service levels: • Respondents were satisfied with tree pruning and pest and disease management. • Respondents expressed dissatisfaction with tree protection, public education, and tree planting. • Respondents were mostly neutral about hazard tree removal.	The draft UFMP will share information about services provided by the City and consider recommendations to improve service levels with the greatest dissatisfaction levels.

Key themes for growing the urban forest

What we heard	How it will be considered
• Survey respondents were mostly in favor of increasing canopy cover and number of trees in their neighbourhoods. • Survey respondents prioritized tree planting in parks, along residential streets, along greenways, in natural areas, and along major arterial roads.	The draft UFMP will make recommendations about tree planting based on the respondents' value and preferences.

Key themes for engaging with the urban forest

What we heard	How it will be considered
• Up to 265 respondents have maintained trees on private property and 180 respondents had planted at least one tree on their property in the past five years. • The largest barriers to participating in stewardship activities was not having enough information about the activities. Most respondents were willing to water trees on their property and participate in invasive species removal activities.	The draft UFMP will consider ways for the City to encourage urban forest stewardship, including education and volunteer activities.

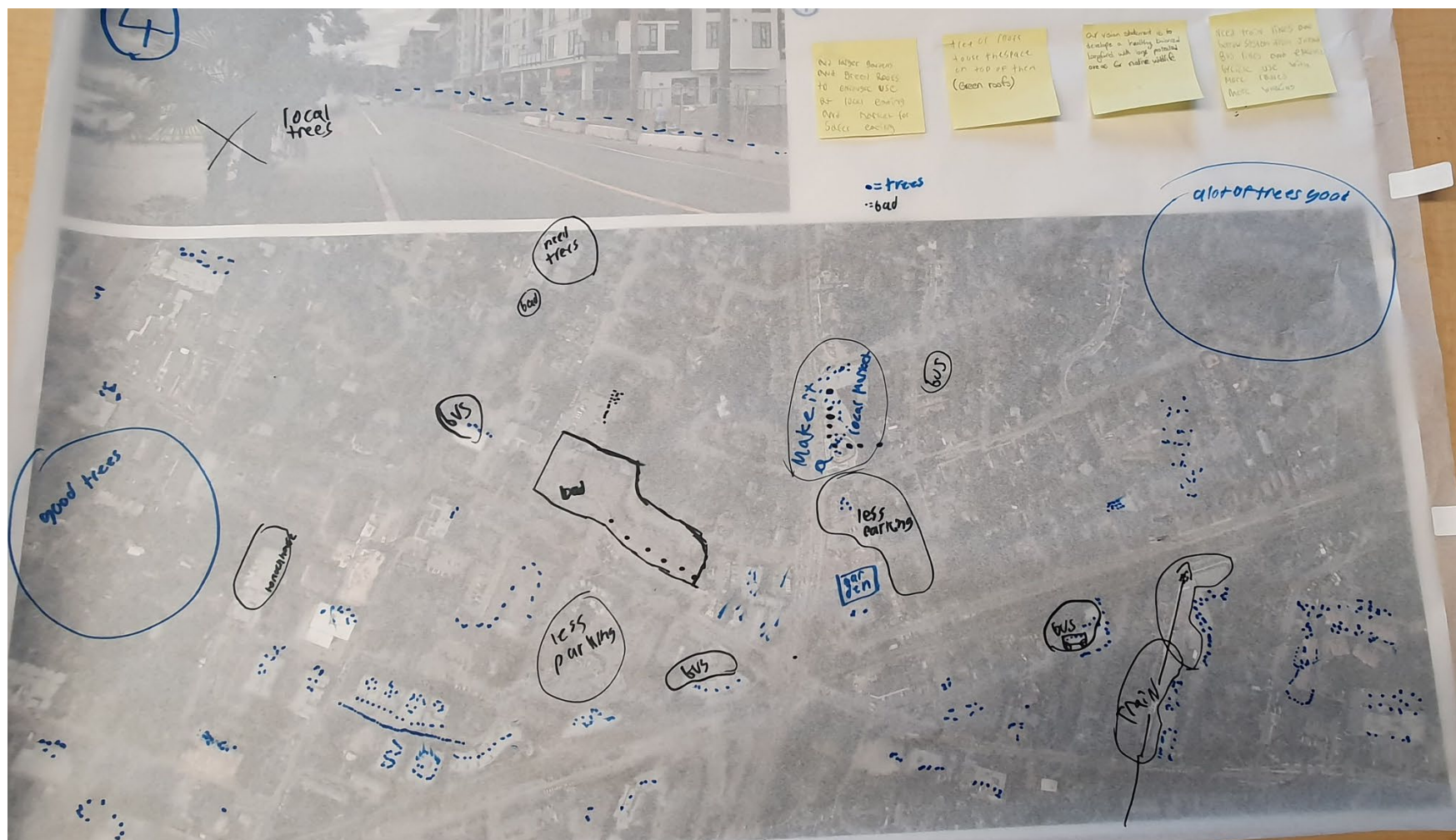
5.0 Next Steps

The findings from the first phase of community engagement will inform the development of the draft UFMP, including a long-term vision and priorities for implementation. Phase 2 of public engagement is expected to occur in the spring of 2024 to gather feedback on the draft UFMP.

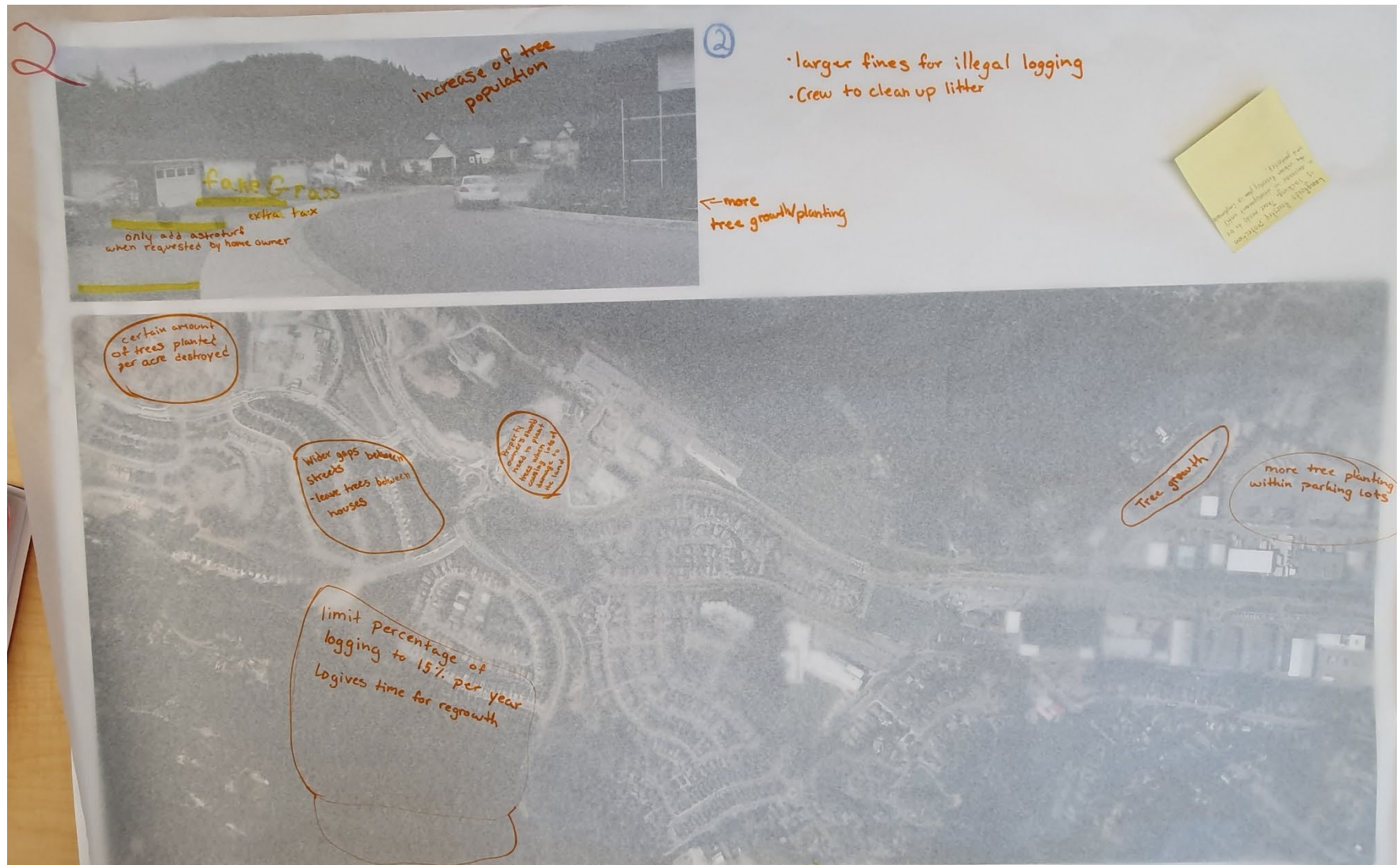
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Appendix 1 Belmont Secondary School Posters





City of Langford Urban Forest Management Plan – Phase 1 Engagement Summary







City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Planning

SUBJECT: Attainable Home Ownership Program Policy Updates

EXECUTIVE SUMMARY:

Over the past several years, staff have established and implemented the Attainable Home Ownership Program. Over this time, the City has secured two Housing Agreements for partner projects, one for thirty-one (31) attainable units in the Trailside at the Lake project at 1361/1371 Goldstream Ave and one for ten (10) attainable units in the Scene project at 2748 Peatt Rd. Applications for qualified buyers under the Program criteria are open for both projects now, although staff have been primarily focused on the Trailside at the Lake, as the first building containing seven (7) Attainable Units received an Occupancy Permit in November 2023. Five (5) out of these seven (7) Attainable Units have been sold to qualified buyers (an additional unit is under contract), and the developer anticipates launching pre-sales for their second building containing twenty-four (24) Attainable Units this coming spring/summer.

As the City does not currently have a sufficient number of approved applicants to purchase all of the Attainable Units that are either currently for sale or will be for sale within the next several months, staff conducted a survey targeting prospective applicants through the Let's Chat Langford platform to help identify any barriers that may be impacting the ability of people to qualify for the Program. Survey results indicate that approximately 50% of respondents don't qualify for the Program as they don't meet the household income threshold, either due to their household income being too low to qualify for a mortgage at the Program purchase prices, or due to exceeding the maximum permitted income. Additionally, respondents are primarily interested in the larger, family-sized units. Staff have also received feedback that the residency criteria limiting applicants to being Langford residents or employed within Langford is restrictive, as many potential applicants live or work just over the border in one of the nearby municipalities.

The main factor that has changed since the conception of the Program is the interest rate and stress test applied to people obtaining new mortgages. Since the time the Program was introduced, the Bank of Canada interest rate has increased from 0.25% to 5%, which significantly increases the household income required to qualify for a mortgage at the same purchase price, causing the gap between the minimum income required to qualify for a mortgage and the maximum income threshold of the Program to become quite narrow. While it is anticipated that interest rates may start to come down

again later this year, this is not guaranteed and may not occur before the second Trailside at the Lake Building is launched for sales.

In order to increase the pool of applicants that could qualify for the Program, Council may wish to consider adjusting some of the qualifying criteria. As laid out in more detail below, initial suggestions for criteria that could be adjusted in the short term are to increase the maximum household income and to expand the residency criteria of where applicants may live and/or work. Options in both of these categories have been provided, and staff are seeking Council direction as to which options, if any, they would like to have formalized into the Policy for adoption at a subsequent Council meeting.

In addition to this short-term matter, Council may also wish to direct staff to explore options to potentially restructure the Program more significantly in the longer term to improve the resiliency of the Program to market conditions and potentially take into account recently announced legislation pertaining to inclusionary zoning regulations and changes to how local governments can utilize density bonussing.

BACKGROUND:

At the Regular Council Meeting held October 18th, 2021, staff made a presentation to introduce a new Attainable Home Ownership Program (the “Program”), which was designed to provide a down payment assistance grant to qualified Langford residents to help them purchase a new 2-bedroom condo at a set purchase price in a participating development. This presentation included information regarding the structure of the Program, the qualifying criteria for applicants, the proportion of down payment assistance that would be provided to applicants based on their household income, and specifications for the units to be sold through the Program.

At the Regular Council Meeting held January 10th, 2022, Council directed staff to prepare Attainable Home Ownership Policy POL-0166-Plan with an expanded range of unit types (1-bedroom, 1-bedroom and den and 3-bedroom units) and to prepare an amendment to the Affordable Housing and Amenity Contribution Policy to formalize Amenity Contribution refund incentives for developments participating in the Attainable Home Ownership Program. At this same meeting, Council gave the first three readings to Bylaw No. 2013, a Housing Agreement Bylaw for the first partner project (1365 Goldstream Avenue, since readdressed as 1361/1371 Goldstream Ave).

At the Regular Council Meeting held February 7th, 2022, Council approved Attainable Home Ownership Program Policy POL-0166-Plan, which was subsequently signed by the Chief Administrative Officer on February 7th, 2022.

Following the initial implementation of this Policy, Council considered and adopted several amendments at the Regular Council Meeting held May 2nd, 2022. These amendments included adding a new two-bedroom plus den unit type and making participation in the program a mandatory condition of rezoning approval for new buildings with four or more residential storeys.

At the Regular Council Meeting held February 21st, 2023, Council considered and approved several amendments. These amendments included: increasing the household income levels, expanding the residency criteria, and adding a rental option to the Policy. The Attainable Home Ownership Program Policy POL-0166-Plan was subsequently signed by the Corporate Officer on February 21st, 2023.

COMMENTARY:

The intent of POL-0166-Plan was to establish a pilot program to create attainable home ownership opportunities for middle-income households in the City of Langford. The program has now been in place for approximately two years and this report provides a status update so that Council may consider next steps.

To date, Council has approved two Housing Agreements for partner projects, securing a total of forty-one (41) units for the Program. Thirty-one (31) of these units are located in the Trailside at the Lake project at 1361 and 1371 Goldstream Ave and ten (10) of these units are located in the Scene project at 2748 Peatt Rd. While the Scene has only recently commenced site excavation works, Trailside at the Lake is well underway. The first building containing seven (7) attainable units (in addition to fifty-two (52) market units) received Occupancy Permit in November 2023. The second building containing twenty-four (24) attainable units (in addition to forty-one (41) market units) is under construction with Occupancy expected to be issued later this spring/summer.

Five (5) out of the seven (7) attainable units in the first Trailside at the Lake building have been sold to qualified buyers (with an additional unit under contract), and City staff expect that sales will be launched for the twenty-four (24) attainable units in the second building this spring/summer.

In addition to these active projects, approximately five other projects have been granted zoning approval with a commitment to participate in the Program but have not yet proceeded to the Housing Agreement stage. Several other future projects have applied for rezoning and will be subject to the mandatory requirement set out in the Policy but are either in-stream or have not yet been considered by Council.

The program has a mailing list of interested individuals of over nine hundred (900) people, but only twelve (12) approved applicants. Recently, staff conducted a survey through the Let's Chat Engagement Platform on the City's website to gather information on key areas of the program. The survey was created to determine if further amendments need to be made to the program or if a different direction with the pilot program is required. The following key statistics have emerged:

- 43.1% of all respondents have a gross household income of less than \$85,000, meaning they may not qualify for a mortgage for the purchase price of the units in the Program, particularly due to the 5% downpayment maximum.
- 7.7% of all respondents have a gross household income of more than \$150,000 meaning they do not qualify for the program.

- This translates into a combined 50.8% of all respondents that do not qualify for the program as they do not meet the gross household income threshold (i.e. income is either too low to qualify for a mortgage or exceeds the maximum permitted income).
- 50.7% of all respondents would apply for a 3-bedroom unit. The program does not currently have those unit types available.
- 38.5% of all respondents have a household composition of three (3) people or more with at least one person being a dependent.
- 66.2% of all respondents have less than \$50,000 in assets (which is the maximum amount of assets permitted).
- 53.8% of all respondents believe one or more of the qualifying criteria provide a barrier to them entering the program.

In addition, actual and prospective applicants have either formally or informally been deemed ineligible due to the residency criteria (i.e. working or living in Langford).

The interest rate increases of the last several years, from an initial 0.25% to the current 5%, have also significantly affected the ability of applicants to qualify for the Program. At conception, the income levels required to qualify for a mortgage to purchase the different unit types at their specified purchase prices were hitting the right mark to be achievable for the middle-income household, and translated into a mortgage payment that was about the same or slightly more than the average rent. Under today's interest rate, the maximum qualifying income of the Program is very close to the minimum income required to meet the stress test requirements to qualify for a mortgage with a 5% down payment (the maximum down payment permitted under the Program) at the various purchase prices. In particular for the 1-bedroom units, the mortgage payments required by the current interest rates also translate into a much higher monthly payment than the average rent, making the transition from renter to homeowner more difficult.

Over the same time period that interest rates have increased, so has the market value of condo units. In the Trailside at the Lake, for example, an Attainable 2-bedroom unit is being sold for \$450,000 including GST, whereas a market 2-bedroom unit is listed for between \$555,500 - \$630,000 excluding GST.

At the time the Program was created, the Attainable Unit purchase price was ~10% below market value, and now is ~20-32% below market value. Due to this, the affordability level generated by the Program is much more significant today, despite the factors that make it more difficult for buyers to qualify for the mortgage.

In the short term, the City is responsible for selling twenty-six (26) units this year in the Trailside at the Lake project, including two (2) additional units in the occupied building and twenty-four (24) units in the building to be completed this spring/summer. Due to the lack of qualified buyers currently being generated by the Program, Council may wish to consider adjusting the qualifying criteria in order to increase the pool of applicants that could qualify.

Firstly, Council may wish to consider adjusting the maximum income threshold. This could be done by increasing each income category by the Victoria area Consumer Price Index for 2023 (3.7%). Alternatively, Council could consider aligning with the BC Housing middle income limits for their rental programs or specifying a different threshold.

Table 1: Income Threshold Comparison

	Current Income Threshold	3.7% Increase to Current Thresholds (rounded to the nearest \$1,000)	BC Housing Income Thresholds
1-bedroom	\$125,000	\$130,000	\$131,950
1-bedroom plus den	\$130,000	\$135,000	\$131,950
2-bedroom	\$140,000	\$145,000	\$191,910
2-bedroom plus den	\$145,000	\$150,000	\$191,910
3-bedroom	\$150,000	\$156,000	\$191,910

Middle Income Limits:

- a. *For residential units with less than two (2) bedrooms, a gross household income that does not exceed the 75th income percentile for couples without children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$131,950 (compared to \$126,050 last year)*
- b. *For residential units with two (2) or more bedrooms, a gross household income that does not exceed the 75th income percentile for families with children in BC, as determined by BC Housing from time to time. For 2024, this figure is \$191,910 (compared to \$182,870 last year)*

Source: [BCHousing.org](https://www.bchousing.org)

As demonstrated above, the BC Housing income limits are either roughly in line or slightly less than those determined through an inflationary increase for the 1-bedroom and 1-bedroom plus den unit sizes, whereas the income limits for 2+bedroom units are much higher. Alternatively, staff understand that it is more challenging for applicants to qualify for a mortgage for the smaller units than it is for them to qualify for the larger units.

Council may wish to provide direction to staff as to their preference for increasing the income thresholds, either in line with the 3.7% inflation rate for 2023, the BC Housing middle income limits, or an alternative as directed.

Secondly, Council may wish to consider adjusting the residency criteria. Applicants currently must meet at least one of the following criteria:

- Be a resident of Langford for at least the past 6 months;
- Work in Langford for at least the past 6 months;

- Be a Member of the Canadian Armed Forces posted in Victoria; or
- Be a Member of the RCMP posted in the Westshore.

Council could consider amending the residency and employment criteria to increase the potential pool of applicants. Two options to consider on this front are: to allow applicants that live or work in Langford or one of the adjoining/nearby municipalities (View Royal, Colwood, Sooke, Highlands, Metchosin); or alternatively, expand this further to include applicants that live or work in the CRD.

Should Council wish to move forward with this amendment, they may also wish to consider whether applicants that do not live or work in Langford (or meet the other current residency criteria noted above) should be eligible for the down payment grant. The grant funding is provided via the Affordable Housing Reserve Fund and is secured as a bonus for increased density through the rezoning process and paid by developers at the time of Building Permit issuance or Subdivision Approval, as applicable. Under the Bylaw establishing the reserve fund, moneys collected must be utilized to support the creation of affordable housing in Langford but does not speak to the users of that affordable housing. For example, in the past, the fund has been used to provide grants to non-profit housing providers to support the construction of new affordable housing on their lands, but the housing can be occupied by tenants as determined by the housing provider (i.e. not limited to renters already living in Langford).

As outlined, the set purchase price specified in the Policy is providing a significant reduction to the current market value of the units, and as such Council could opt to allow these additional buyers access to the Program while reserving the grant for those already contributing in some way to the Langford community (either by way of living or working here). Alternatively, all buyers will become residents of Langford, and will be contributing to the community by paying property taxes as well as shopping, recreating etc. in the community to a greater degree than they did before. This new category of buyers are certainly facing the same challenges as the current pool of applicants in terms of being able to afford to purchase a home and save for a downpayment due to the high cost of rent.

Adjusting the income and residency qualifying criteria in the short term could expand the pool of potential applicants for the Trailside at the Lake units that are currently for sale and those that will be listed in the coming months within the second building.

Council may also wish to note that recent reports indicate that inflation rates are stabilizing into a more acceptable range, and as such, the industry expects that interest rates may start falling later this year. It is anticipated that real estate sales in the region could start to increase if/when this occurs, and it is likely that the number of buyers applying to the Program will also increase, as buyers will qualify for mortgages at the purchase prices more easily with reduced interest rates and stress test levels.

Despite the potentially lower interest rates on the horizon, the last few years have demonstrated that the Program as currently structured is not as resilient to changing market and financial conditions as may be desired. As such, Council may also wish to direct staff to explore potential options to adjust the Program more significantly moving forward. This may include establishing a different structure for the Program, and/or a partnership with the CRD, wherein the CRD would manage the Housing Agreements secured by the City.

Additionally, the Province has just announced a new Bill that will (among other changes) amend the *Local Government Act* by establishing formalized Inclusionary Zoning regulations, wherein local governments can embed requirements for affordable housing in new developments into their Zoning Bylaws such that the requirements apply to projects that do not require rezoning, and by altering the way in which municipalities can establish density bonus provisions (i.e. requiring financial contributions or constructed amenities in exchange for increased density). While details are still pending, this new legislation is intended to work in conjunction with the previously announced Amenity Cost Charge legislation to create a predictable and transparent framework of requirements for new development that are embedded in Bylaws as opposed to negotiated and applied as a condition of rezoning. Council may wish to direct staff to further explore these options over the coming months and present any viable options to Council for further consideration in a separate report, likely in the fall.

LEGAL IMPLICATIONS:

As per the Housing Agreement registered for the Trailside at the Lake project, in the event that the City cannot find a sufficient number of qualified buyers for the Attainable Units, the owner may apply to the City for a release of the housing agreement if the following criteria have been met:

- That at least 6 months have passed since the issuance of an occupancy permit for the building; and
- The owner has sold at least 90% of the market units in the building.

When these conditions are met, the City has an additional 120 days following the receipt of a discharge request to sell the units before agreeing to discharge of agreement to release the attainable units into the market.

The developer is not yet in a position to request a discharge of the Housing Agreement as it pertains to Building 1.

FINANCIAL IMPLICATIONS:

The City currently has approximately \$4,500,000 in the affordable housing reserve fund (which, as noted, has been paid by developers as a condition of rezoning at the time of Building Permit issuance or Subdivision Approval, as applicable).

As previous staff reports have stated, this reserve fund, not including any future contributions from future developments, would allow for approximately 250 down payment assistance grants to be given out should the whole amount be dedicated to the Program.

To date, for the five sales that have completed, \$78,750 in grant funding has been paid out, and staff have included \$445,000, funded by the reserve fund, in the 2024 budget for grants anticipated to be paid out this year.

OPTIONS:

Option 1

THAT Council:

1. Direct staff to prepare an amendment to Policy POL-0166 -PLAN (Attainable Home Ownership Program Policy) with the following amendments:
 - a. Adjust the maximum household income threshold by:
 - i. Increasing the current amounts by 3.7%; **OR**
 - ii. Increasing the current amounts to align with the BC Housing middle income thresholds; **OR**
 - iii. Increasing the current amounts as follows:
_____.
 - b. Adjust the residency criteria by:
 - i. Permitting applicants to qualify if they have lived or worked in Langford or within Sooke, Metchosin, Colwood, View Royal or Highlands for at least the past 6 months; **OR**
 - ii. Permitting applications to qualify if they have lived or worked in the Capital Regional District for at least the past 6 months.
 - c. Specify that the down payment grant:
 - i. Is only provided to qualified applicants that meet the current residency criteria; **OR**
 - ii. Is provided to all qualified applicants.
2. Direct staff to explore options to adjust the structure of the Attainable Home Ownership Program and prepare a report to outline any viable options for Council's consideration.

OR Option 2

THAT Council direct staff to take no action at this time with respect to the Attainable Home Ownership Program Policy.

SUBMITTED BY: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative and Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Finance

SUBJECT: RCMP Facilities Expansion Project – IPD Advisory Services contract award

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's approval to award the contract for IPD (Integrated Project Delivery) Advisory management services for the RCMP Facilities Expansion Project contract. The validation budget presented in the Spring of 2023 projected a total budget of \$1,200,000 to advance the RCMP Facilities Expansion Project to the end of the project validation stage. The selected IPD Advisory services company's budget is within that amount. Projects costs will be prorated amongst the owner municipalities at approximately View Royal 16%, Colwood 24%, and Langford 60%.

Staff recommends that Council approve the contract award to Colliers Project Leaders for the IPD Advisory services for the RCMP Facilities Expansion project. Colliers Project Leaders, chosen after a thorough review by the selection committee, aligns with the City's objectives and has the expertise required for the project. Awarding these services will progress the project toward the successful construction of the RCMP Detachment Expansion. The Colliers proposal is based on hourly rates to a total proposed budget of \$296,940.

BACKGROUND:

The City of Langford, on behalf of the three owner municipalities (City of Langford, City of Colwood and the Town of View Royal), released a public invitation Request for Qualifications (RFQ) to provide IPD Advisory services for the design and construction of the RCMP Facilities Expansion Project. The City's have selected an IPD approach for the design and construction and now require an IPD team to oversee the project delivery from contract preparation through construction.

Two proponents submitted RFQ's, and a selection committee comprised of Chief Administrative Officers from the three municipalities reviewed the RFQ submissions to establish a successful proponent. The selected proponent for IPD Advisory services is Colliers Project Leaders.

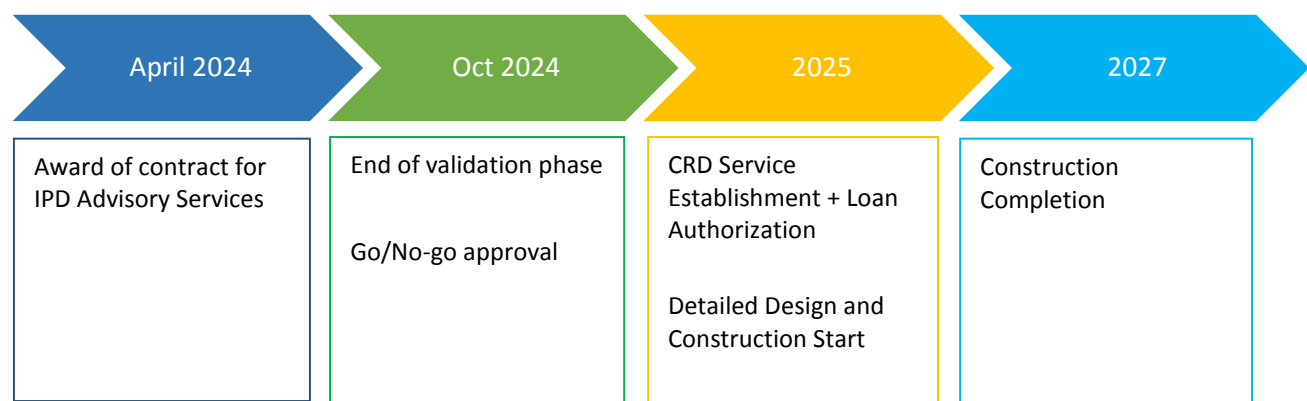
The weighted objectives table for scoring the bid proponents included proponent experience/expertise/project team (60%), methodology (30%), thought innovation/value-add (10%). This criterion was outlined in the RFQ for proponents to follow in crafting their submissions. Following

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individual review and scoring, the selection committee met to perform a group review of the selected proponents, discuss each of the RFQs proposed services and strengths in the given criteria, and objectively weigh the scoring of each proponent under the RFQ evaluation criteria. The result of this evaluation selected Colliers Project Leaders proposal as the top ranked qualified proponent for the IPD Advisory services for the RCMP Detachment Expansion.

COMMENTARY:

The IPD process, as outlined below, results in a detailed validation report that captures output for ‘Go/No Go’ approval by the owners. The design and content of the validation report is developed by the IPD team and contains sufficient detail to validate this specific project to proceed. This report will reflect at a minimum, the base target cost, contingency, risk, schedule, and all related details that reflects the team’s commitment to successfully meeting all targets identified. The validation report will potentially form part of future contract documents.



FINANCIAL IMPLICATIONS:

The validation budget presented in the Spring of 2023 projected a total budget of \$1,200,000 to advance the RCMP Facilities Expansion Project to the end of the project validation stage. The successful IPD Advisory services company’s budget is within that amount. Projects/costs will be prorated amongst the cities with View Royal at 16%, Colwood at 24%, and Langford at 60%.

The overall target budget for the RCMP Facilities Expansion Project is estimated at approximately \$82,000,000. This approval only supports the project validation stage. The project validation report will determine the adequacy of the target budget to achieve the desired scope. Council will receive the project validation report in the 3rd quarter of 2024, and together with View Royal and Colwood, will determine “go” or “no go” on this project.

If the decision by the three Councils is “go”, this will be followed by a borrowing approval process through the Capital Regional District, which is expected to be complete at the end of March 2025. If the project successfully completes the validation stage, together with borrowing approval, then construction will begin April 2025, with occupancy in 2027.

OPTIONS:

Option 1

THAT Council award the Integrated Project Delivery (IPD) Advisory Management Services contract for the RCMP Facilities Expansion Project to Colliers Project Leaders;

AND

THAT Council authorize the Mayor and the Chief Administrative Officer, or designate, to sign the Agreement for Services contract with the proponent for this work.

OR Option 2

THAT Council not award the Integrated Project Delivery (IPD) Advisory Management Services contract for the RCMP Facilities Expansion Project.

SUBMITTED BY: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Leah Stohmann, RPP, MCIP Director of Community Planning and Climate Change
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Marie Watmough, Director of Legislative and Protective Services
Concurrence: Braden Hutchins, Deputy CAO
Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Planning

APPLICATION NO.: Z22-0025

SUBJECT: Adoption of Bylaw No. 2019 – Application to Rezone 982, 984, 986, and 988 Bray Avenue from One-and Two-Family Residential (R2) to City Centre 1 (CC1) to Allow for a 6-storey Apartment.

BACKGROUND:

Note: This application has been the subject of a Public Hearing.

On November 20th, 2023, Council passed the following resolution with respect to this application:

That Council:

1. *Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions: **(Secured in bylaw)***
 - a. *That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:*
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.
 - b. *That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following: **(Completed)***
 - i. *That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:*
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and

4. *A construction parking management plan.*
- ii. *That the properties be consolidated prior to issuance of a Development Permit for Form and Character;*
 - iii. *That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;*
 - iv. *That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;*
 - v. *That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;*
 - vi. *That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.*
 - vii. *That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer.*
- c. *Authorize the Director of Planning and Subdivision to issue the following variance in the Form and Character Development Permit for 982-988 Bray Avenue:*
- i. *That Section 6.57.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the interior lot line setback of a building or structure from the required 3 m to 2 m.*

- d. *Prior to public hearing, the applicant provide the following changes: **(Completed)***
 - i. *More prominent street presence for ground floor units*
 - ii. *Design considerations for accessibility and universal design including washer and dryer machines.*
- e. *That the proposed car share program and electric heat pumps be provided as a condition of rezoning to the satisfaction of the Director of Engineering and Chief Building Inspector. **(Heat pumps secured in covenant, carshare removed as per revised Council resolution noted below)***
- f. *That the foyer panel is designed to accommodate visual challenges, to the satisfaction of the Chief Building Inspector. **(Secured in covenant)***

At their regular meeting on January 15th, 2024, Council revised their resolution from November 20th, 2023, to remove the requirement for carshare.

COMMENTARY:

The Public Hearing for Bylaw No. 2019 was held on February 20th, 2024. Following the close of the Public Hearing, Council passed 2nd and 3rd readings of the Bylaw. The information considered as part of the Public Hearing as well as the video recording of the Public Hearing can be found at the following link on the City's website: [Council Meeting - February 20, 2024 \(escribemeetings.com\)](https://www.langford.ca/council-meeting-february-20-2024)

The applicant has registered a Section 219 Covenant against the title of the subject properties that agrees to item 1(b), 1(e), and 1(f), in Council's resolution dated November 20th, 2023 and as revised on January 15th, 2024.

Bylaw No. 2019 was signed by the Minister of Transportation and Infrastructure on February 22, 2024.

As there are no outstanding conditions required at this time, Council may wish to proceed with bylaw adoption.

OPTIONS:

Option 1

That Council adopt Bylaw No. 2019

OR Option 2

That Council reject the application associated with Bylaw No. 2019

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Deputy Director of Corporate Services
Concurrence: Braden Hutchins, Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Office

CITY OF LANGFORD BYLAW NO. 2019

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 One- and Two-Family Residential (R2) Zone and adding to City Centre (CC1) Zone the properties legally described as:

- Lot 3, Section 79, Esquimalt District, Plan 10124, PID No. 000-059-803 (986 and 988 Bray Avenue) and
- Lot 4, Section 79, Esquimalt District, Plan 10124, PID No. 000-138-088 (982 and 984 Bray Avenue)

in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
CC1	2019	Lot 3, Section 79, Esquimalt District, Plan 10124, PID NO. 000-059-803, 986 and 988 Bray Avenue); Lot 4, Section 79, Esquimalt District, Plan 10124, PID NO. 000-138-088 (982 and 984 Bray Avenue).	a) \$2,850 per new residential unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new residential unit created on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; and c) \$750 per new residential unit created on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund; and d) \$375 per new residential unit created on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund.	No

A. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 706 (982, 984, 986, 988 Bray Avenue), Bylaw No. 2019, 2022".

READ A FIRST TIME this 10th day of January, 2022.

PUBLIC HEARING held this 20th day of February, 2024.

READ A SECOND TIME this 20th day of February, 2024.

READ A THIRD TIME this 20th day of February, 2024.

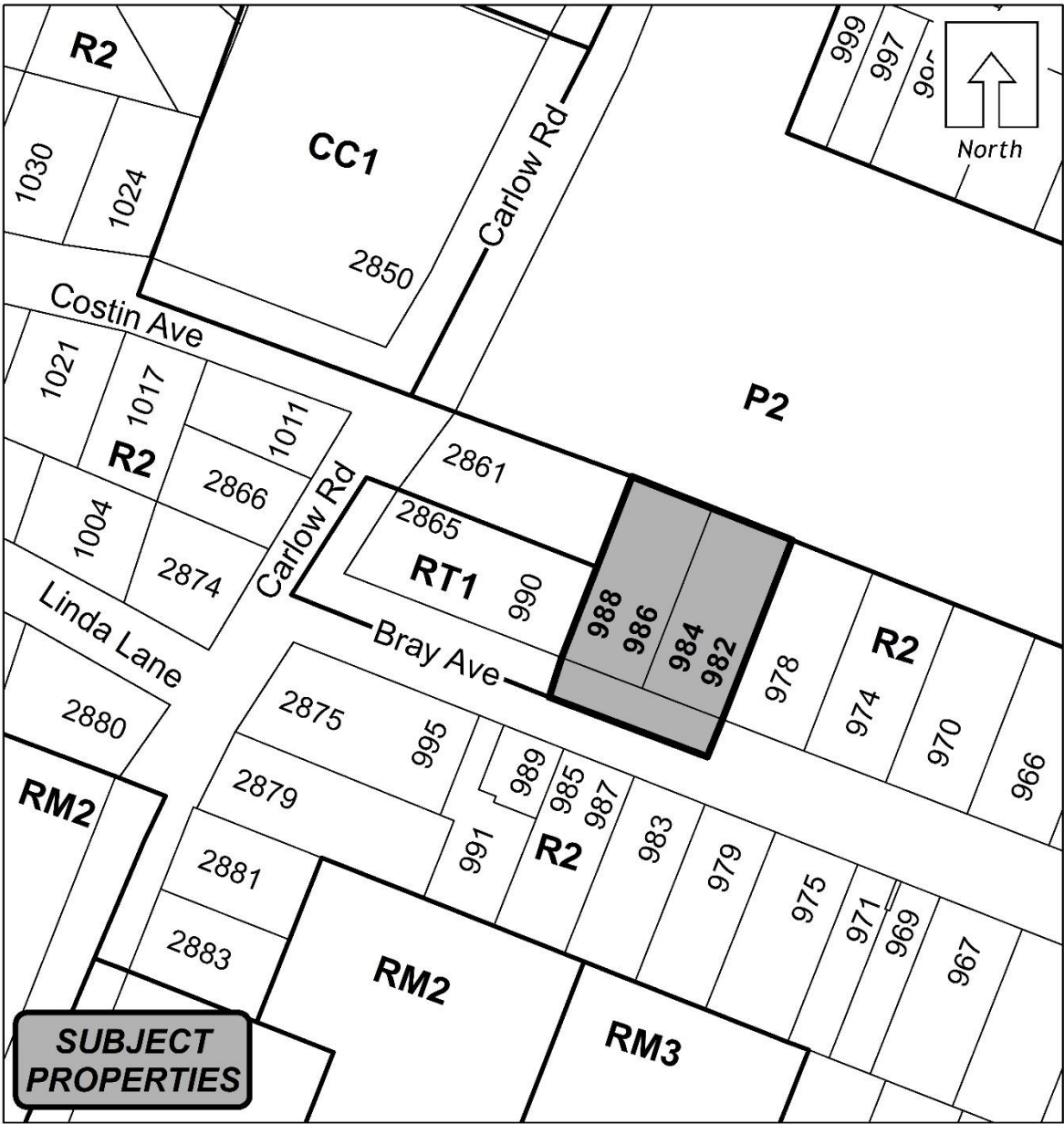
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 22nd day of February, 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



CITY OF LANGFORD BYLAW NO. 2082

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 following sections and renumbering subsequent sections accordingly:

- (a) 3.26.02(9)
- (b) 3.26.02(11)
- (c) 3.26.02(12)
- (d) 6.35.01(5)
- (e) 6.40.01(10)

2. By deleting 6.40.01(13)(a) and replacing it with the following:

(a) "Group daycare in accordance with Section 3.26.02"

3. By deleting 6.41.01(24) and replacing it with the following:

(24) "Group daycare on the lot legally described as Lot 1, Section 72, Esquimalt District, Plan EPP24286 (2780 Veterans Memorial Parkway) in accordance with Section 3.26.02;"

4. By deleting 6.54.01(17) and replacing it with the following:

(17) "Group daycare on the lot legally described as Lot 1, Section 75, Esquimalt District, Plan EPP75724, PID No. 030-357-951, (3030 Merchant Way) in accordance with Section 3.26.02;"

5. By adding the following as 3.26.02(10):

(10) "Despite Article 3.26.02(4) and (5), a group daycare with a capacity indicated in Column 2 below is permitted on the lot legally described in the associated Column 1:

Legal Description	Maximum Capacity
<i>Lot 11, Section 5, Esquimalt District, Plan 7165 (2758 Peatt Road)</i>	<i>28 children</i>
<i>Lot A, Section 115, Esquimalt District, Plan EPP106119 (2200 Bear Mountain Parkway)</i>	<i>255 children</i>

<i>Strata Lot E, Section 83, Esquimalt District, Strata Plan VIS2240, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V, PID No. 028-468-864 (2619 Sooke Road)</i>	<i>44 children</i>
<i>Lot 1, Section 80, Metchosin District, Plan VIP70354 (1028 Lomalinda Drive)</i>	<i>76 children</i>
<i>Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 (2285 Bellamy Rd)</i>	<i>41 children</i>
<i>Lots 1 and 2, Section 79, Metchosin District, Plan 7510, Except Part in Plan 26418 (3553 and 3559 Happy Valley Rd)</i>	<i>50 children</i>
<i>Lot 1, Section 72, Esquimalt District, Plan EPP24286 (2780 Veterans Memorial Parkway)</i>	<i>90 children</i>
<i>Lot 1, Section 75, Esquimalt District, Plan EPP75724, PID No. 030-357-951, (3030 Merchant Way)</i>	<i>100 children</i>

6. By deleting 6.22.03(2) and replacing it with the following:

(2) *"A **two-family dwelling** use is permitted on **lots** with a **lot area** of no less than 600 m² (6,459 ft²) AND a **lot width** of no less than 15m."*

7. By inserting as Section 6.22.03(3) and renumbering subsequent sections accordingly:

(3) *"Despite subsection 6.22.03(2), the **lot area** for a **two-family dwelling** use may be less than 600 m² provided that the **lot area** is not less than 500 m² and the **lot width** is not less than 17m."*

8. By deleting Section 6.22.03(5) and (7) as renumbered by this Bylaw and renumbering subsequent section accordingly;

9. By adding the following as Section 6.58.01 (1)(a)(ii) and renumbering subsequent sections accordingly:

(ii) *"**Apartments**, when located on a **corner lot** and facing the secondary street which may not include Peatt Road, Claude Road, Goldstream Avenue, Veterans Memorial Parkway, or Jacklin Road."*

10. By adding the following as Section 6.91.01(3)(b) and renumbering subsequent sections accordingly:

(b) *"Accessory **Dormitories** which may include a kitchenette"*

11. By deleting section 4.01.07(1) and (2) and replacing them with the following:

(1) *“Accessible parking must be provided as follows for **residential** uses:*

No. of Required Parking Spaces	Minimum number of accessible parking spaces
<i>1-10</i>	<i>0</i>
<i>11-20</i>	<i>1</i>
<i>21-100</i>	<i>2</i>
<i>101-1000</i>	<i>2 per 100 or part thereof</i>
<i>1001+</i>	<i>1 per 100 or part thereof</i>
<i>Plus 1 for each residential unit designed as an accessible housing unit (included in the overall parking spaces count)</i>	

(2) *“Accessible parking must be provided as follows for **commercial** uses:*

(a) *A minimum of 1 accessible parking space shall be provided where Table 1 of Section 4.01.01 requires the provision of more than 10 and fewer than 30 off-street parking spaces, excluding those required for dwelling units, and for every 50 spaces or part thereof in excess of 30”.*

(3) *“Accessible parking stalls must be sized and located as follows:*

(a) *With minimum width of 3.9 m and a minimum depth of 5.8 m or a minimum width of 2.75 m, provided an additional 1.2 m wide loading zone or access isle is included and is shared with an adjacent accessible parking space.*

(b) *The minimum functional width of each accessible space must be 3.9 m;*

(c) *Be clearly identified as accessible parking only; and*

(d) *Be connected to the building entrance by a marked access route that avoids travel behind parked vehicles.”*

11. By deleting section 3.03(2) and replacing it with the following:

(a) Except where specifically permitted, no **lot** with a **lot area** less than 550m² (5,920.2 ft²) may be used for the keeping of any **recreation vehicle** or **unlicensed vehicle** which is not completely enclosed in a **building** or **structure**;

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 679, (Omnibus No. 60 – Various Housekeeping Items), Bylaw No. 2082, 2023”.

READ A FIRST TIME this 4th day of March, 2024.

PUBLIC HEARING held this 2nd day of April, 2024

READ A SECOND TIME this 2nd day of April, 2024.

READ A THIRD TIME this 2nd day of April, 2024.

ADOPTED this day of April, 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER



City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Finance

SUBJECT: Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1, Bylaw No. 2157, 2024

EXECUTIVE SUMMARY:

Bylaw No. 2157 is being brought forward for Council to consider amending the parcel tax rate for the Bear Mountain Parkway Extension Local Area Service to account for the increases in interest rates, additional costs associated with the first phase of the project, as well as additional costs allocated to the LSA associated with the completion of the project, estimated to be fully complete in 2024. Properties within the Local Service Area are responsible for covering the costs associated with the initial construction and the corresponding debt financing. In 2019, Council adopted *Bear Mountain Parkway Extension Cost Recovery Bylaw No. 1845, 2019* to establish the Parcel Tax for this project and set the initial parcel tax. As interest rates have increased over the last couple years the debt financing costs to the City that must be recovered through the parcel tax rate have also increased and it is now imperative that the parcel tax rate be adjusted accordingly.

BACKGROUND:

On May 2, 2016 Council adopted *Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016* and on May 16, 2016 Council then adopted *Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016* as part of the process to allow the City to borrow the funds required to fund the project. Council subsequently adopted *City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016* to allow the City to borrow the money to pay for the LSA portion of the first phase of the project. The first phase of the project was opened in 2018 and Council then adopted *Bear Mountain Parkway Extension Cost Recovery Bylaw No. 1845, 2019* to allow the City to levy the necessary parcel tax to recover the costs associated with the financing of the project.

Phase 2 of the project is due to be completed in 2024, with a portion of this phase being funded by the LSA and the remaining (majority) funded directly by the adjacent property owners.

Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1
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COMMENTARY:

Bylaw No. 2157 is being brought forward for Council to consider amending the parcel tax rate for the Bear Mountain Parkway Extension Local Area Service to account for the increases in interest rates, additional costs associated with the first phase of the project, as well as additional costs allocated to the LSA associated with the completion of the project (Phase 2), estimated to be fully complete in 2024.

The parcel tax rate for 2019-2023 was \$0.334 per sq m of taxable area and the adjusted rate, if the bylaw amendment is approved, will be \$0.4662 per sq m of taxable area. The debt will be fully paid off in 2033 and is the responsibility of the properties located within the Local Service Area.

FINANCIAL IMPLICATIONS:

The total cost of a Local Area Service is to be paid according to the LAS Establishment Bylaw, typically entirely through parcel tax. In this instance the full cost of the project is to be paid by the properties located within the Local Service Area, thus the requirement to increase the parcel tax rate to account for the additional debt servicing costs and additional project costs.

LEGAL IMPLICATIONS:

Community Charter Section 220 permits the City to impose a parcel tax to provide all or part of the funding for a service. As the cost of the service may change from year to year the parcel tax bylaw may need to be updated to adjust the parcel tax rate to ensure the City is collecting the adequate amount to pay for the service.

OPTIONS:**Option 1**

THAT Council give first, second and third readings to Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1, Bylaw No. 2157, 2024.

OR Option 2

THAT Council not proceed Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1, Bylaw No. 2157, 2024.

SUBMITTED BY: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1

20240415 Council Report

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Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment: DRAFT Bylaw No. 2157

CITY OF LANGFORD
BYLAW NO. 2157

**A BYLAW TO AMEND BEAR MOUNTAIN PARKWAY EXTENSION COST RECOVERY BYLAW NO. 1845,
2019**

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

1. City of Langford Bear Mountain Parkway Extension Cost Recovery Bylaw No. 1845, 2019 is amended as follows:
 - i) By replacing Section 7 with:
 7. A parcel tax is imposed on the Taxable Area of the lands in the Local Service Area at the rate of \$0.4662 per square metre.
2. This Bylaw may be cited as “Bear Mountain Parkway Extension Cost Recovery Bylaw Amendment No. 1, Bylaw No. 2157, 2024”.

READ a first time this day of April, 2024.

READ a second time this day of April, 2024.

READ a third time this day of April, 2024.

ADOPTED this day of May, 2024.

Presiding Council Member

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD BYLAW NO. 2161

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 One- and Two-Family Residential (R2) Zone and adding to the Residential Townhouse (RT1) Zone the property legally described as:

a) Lot 35, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-267 (960 Jenkins Avenue);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
RT1	2161	Lot 35, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-267 (960 Jenkins Avenue)	a) \$3,660 per residential unit towards the General Amenity Reserve Fund; and b) \$610 per residential unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 713), (960 Jenkins Avenue), Bylaw No. 2161, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

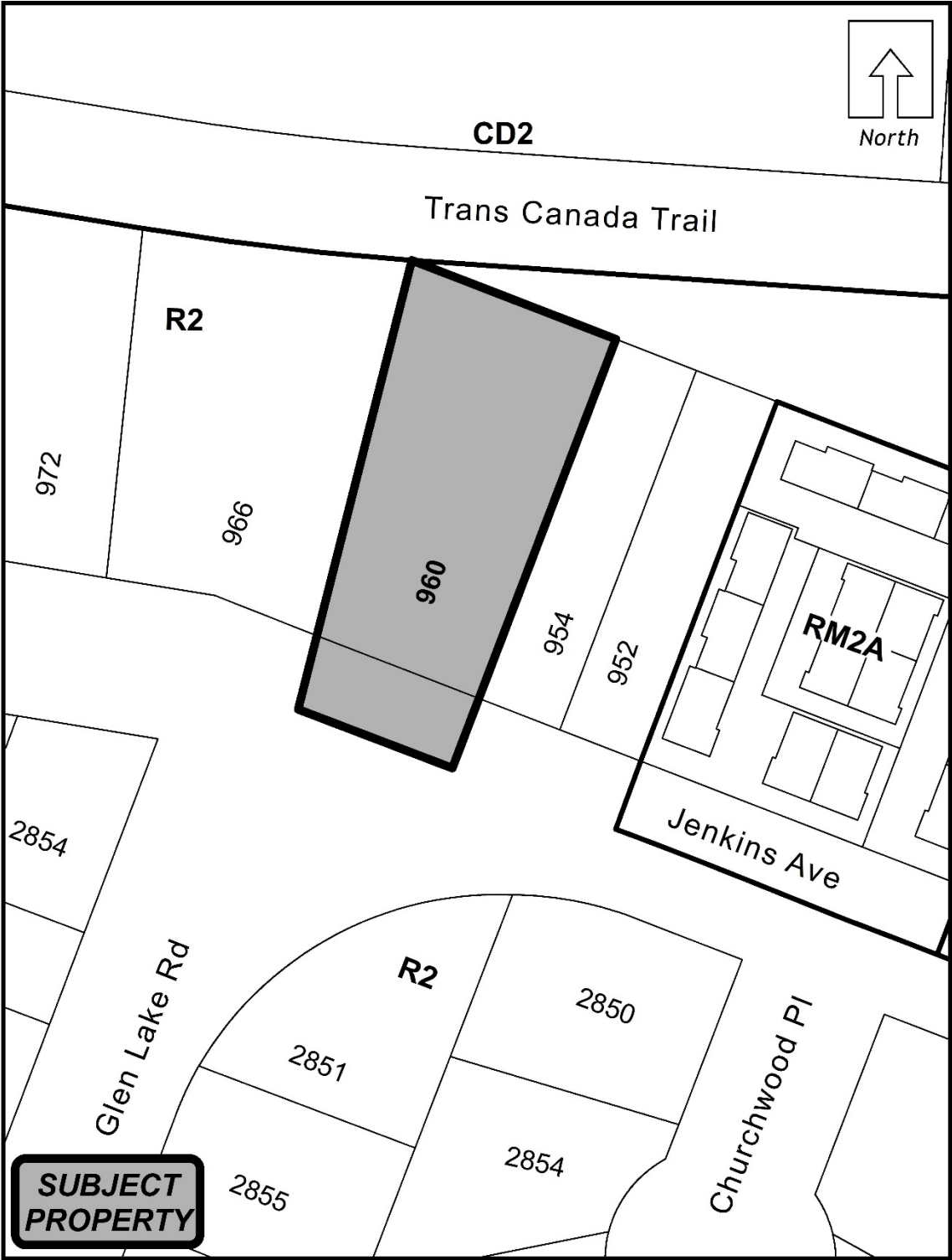
READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



CITY OF LANGFORD BYLAW NO. 2162

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 Residential Small Lot (RS1) Zone and adding to the Residential Townhouse (RT1) Zone the property legally described as:

a) Lot 1, Section 78, Esquimalt District, Plan 22056, PID No. 003-297-411 (902 Walfred Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
RT1	2162	Lot 1, Section 78, Esquimalt District, Plan 22056, PID No. 003-297-411 (902 Walfred Road)	a) \$3,660 per residential unit towards the General Amenity Reserve Fund; and b) \$610 per residential unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 714, (902 Walfred Road), Bylaw No. 2162, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

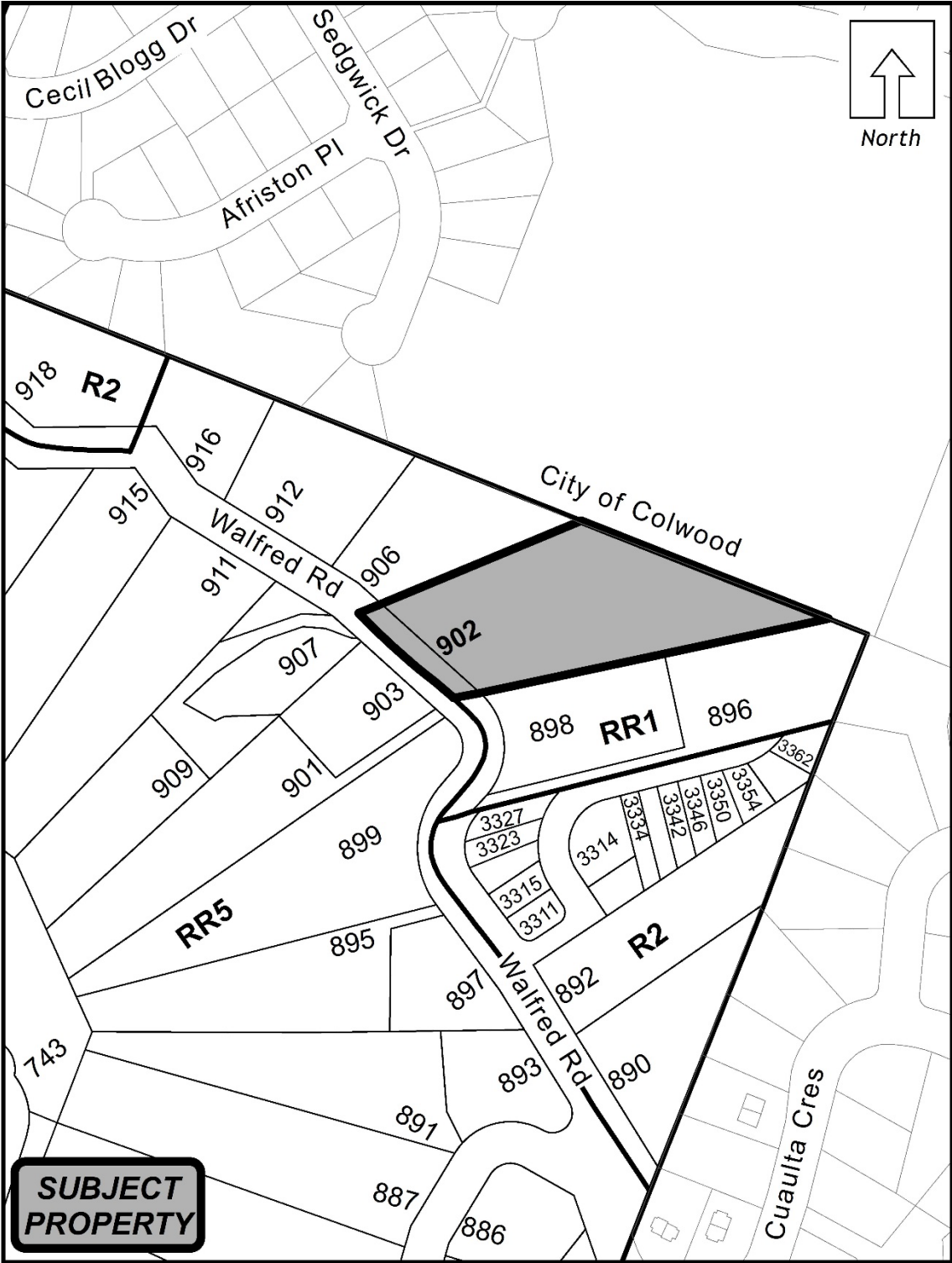
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





City of Langford

Staff Report to Council

DATE: Monday, April 15, 2024

DEPARTMENT: Finance

SUBJECT: Bylaw No. 2167 and Bylaw No. 2168 – 2024-2028 Five Year Financial Plan and 2024 Tax Rates

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt a Five-Year Financial Plan each year and, after the adoption of the Plan and before May 15, to adopt a Tax Rates Bylaw. Bylaws No. 2167 and No. 2168 satisfy these requirements. Copies of these bylaws are attached.

COMMENTARY:

At the Regular Council Meeting on March 4, 2024, Council approved the 2024-2028 Five Year Financial Plan and directed staff to bring forward the 2024-2028 Five Year Financial Plan Bylaw and the 2024 Tax Rates Bylaw.

Once approved by Council, *City of Langford 2024-2028 Financial Plan Bylaw No. 2167, 2024* gives authority for the City to spend for operating and capital purposes in 2024.

City of Langford Tax Rates Bylaw No. 2168, 2024 gives authority for the City to levy taxes for Municipal, Regional District and Regional Hospital District purposes in 2024.

Council also considers the distribution of taxes among property classes with the objective of maintaining a stable and equitable burden. As per direction received in 2023, staff have calculated the tax rates in a manner that adjusts all property tax multiples to evenly spread the tax increase across property classes for the 2024 tax year. The tax rates calculated in Bylaw No. 2131 reflects this direction.

OPTIONS:

Option 1

THAT Council:

- a. Give City of Langford 2024-2028 Financial Plan Bylaw No. 2167, 2024 first, second and third readings; and
- b. Give City of Langford Tax Rates Bylaw No. 2168, 2024 first, second and third readings.

OR Option 2

THAT Council not proceed with Bylaw No. 2030 and Bylaw No. 2031 and direct staff to bring forward these bylaws with the following adjustments:

- a.
- b.
- c.

SUBMITTED BY: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

**CITY OF LANGFORD
BYLAW NO. 2167**

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2024 – 2028

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

1. Schedule “A” attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2024 – 2028.
2. Schedule “B” attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
3. This bylaw may be cited for all purposes as “City of Langford 2024-2028 Financial Plan Bylaw No. 2167, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

MAYOR

(Certified Correct)
CORPORATE OFFICER

								Schedule "A"
Bylaw No. 2167								
Consolidated Financial Plan 2024-2028								

Schedule "B"										
Bylaw No. 2167										
Revenue and Property Tax Policy Disclosure										
REVENUE DISCLOSURE										
Revenue Proportions										
	2024		2025		2026		2027		2028	
	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%
Property Taxes	53,922	30%	61,573	70%	67,393	74%	73,585	74%	78,129	77%
Parcel Taxes	4,313	2%	4,313	5%	4,313	5%	4,313	4%	4,313	4%
Fees	3,844	2%	3,707	4%	3,620	4%	3,633	4%	3,645	4%
Other Sources	27,695	16%	13,297	15%	13,208	14%	13,144	15%	13,181	13%
Proceeds From Borrowing	88,518	50%	5,500	6%	2,700	3%	2,000	2%	2,000	2%
	178,292	100%	88,391	100%	91,234	100%	96,676	99%	101,269	100%

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

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Schedule “B” Continued Revenue and Property Tax Disclosure

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

The table below presents tax revenue and tax rates based on the 2024 Revised Assessment Roll:

Property Tax Distribution							
Property Class	Taxation Revenue		Net Taxable Assessed Value		Tax Rate	Multiple	
	(\$'000s)	%	(\$'000s)	%		(\$/1000)	(Rate/Res. Rate)
1. Residential	38,973	72.3%	16,164,203	87.73%	2.4111	1.00	
2. Utility	188	0.3%	10,326	0.06%	18.1911	7.54	
4. Heavy Industry	-	0.0%	-	0.00%	7.7394	3.21	
5. Light Industry	489	0.9%	69,812	0.38%	7.0013	2.90	
6. Business/Other	14,214	26.4%	2,162,482	11.73%	6.5736	2.73	
7. Managed Forest	1	0.0%	346	0.00%	2.6849	1.11	
8. Rec./Non-Profit	57	0.1%	20,503	0.11%	2.7799	1.15	
9. Farm	0	0.0%	154	0.00%	2.4110	1.00	
	53,922		18,427,826				

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes.

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants an exemption for eligible buildings for up to 10 years. An exemption certificate was issued for one property in 2021 for which the exemption expires in 2028.

CITY OF LANGFORD**BYLAW NO. 2168****A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2024.**

WHEREAS, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2024:
 - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
 - b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
 - c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 2168, 2024."

READ A FIRST time on this day of , 2024.

READ A SECOND time on this day of , 2024.

READ A THIRD time on this day of , 2024.

ADOPTED this day of , 2024.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule 'A' to Bylaw 2168

2024 Tax Rates (Dollars of Tax Per \$1000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.41101	0.49841	0.12503
Utilities	2	18.19110	3.76047	0.43761
Major Industry	4	7.73936	1.59988	0.42511
Light Industry	5	7.00134	1.44732	0.42511
Business/Other	6	6.57363	1.35890	0.30633
Managed Forest	7	2.68491	0.55502	0.37510
Recreational/Non Profit	8	2.77990	0.57466	0.12503
Farm	9	2.41101	0.49841	0.12503

CITY OF LANGFORD**BYLAW NO. 2177**

A BYLAW TO PROVIDE FOR THE BORROWING OF MONEY IN ANTICIPATION OF REVENUE.

WHEREAS the municipality may not have sufficient money to meet current lawful expenditures of the municipality before receipt of current year tax revenues;

AND WHEREAS it is provided by Section 177 of the Community Charter, that Council may, by bylaw, provide for the borrowing of money that may be necessary to meet current lawful expenditures;

AND WHEREAS the debt outstanding shall not exceed the total of the unpaid taxes for all purposes imposed during the current year and the money remaining due from other governments.

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, ENACTS AS FOLLOWS:

1. The Council is hereby empowered and authorized to borrow upon the credit of the municipality, an amount or amounts not exceeding the sum of Twenty Million dollars (\$20,000,000) as the same may be required and to pay interest thereon at current market rates.
2. All taxes of the current year when levied or so much thereof as may be necessary, shall, when collected, be used to repay the money so borrowed.
3. This Bylaw may be cited as "Revenue Anticipation Borrowing Bylaw No. 2177, 2024".

READ A FIRST TIME this 2nd day of April, 2024.

READ A SECOND TIME this 2nd day of April, 2024.

READ A THIRD TIME this 2nd day of April, 2024.

ADOPTED this day of April, 2024.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD**BYLAW NO. 2178****A BYLAW TO ESTABLISH AN ALTERNATIVE MUNICIPAL TAX COLLECTION SCHEME**

WHEREAS section 235 of the *Community Charter* authorizes the Council of the City of Langford to establish an alternative municipal tax collection scheme;

WHEREAS the Council of the City of Langford may set due dates for property taxes under an alternative municipal tax collection scheme;

NOW THEREFORE, Council of the City of Langford, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That this bylaw may be cited as “City of Langford Alternative Municipal Tax Collection Scheme Bylaw, No. 2178, 2024”.

Definitions

2. In this bylaw:
 - (a) “due date” means the due date for property taxes established in section 4; and
 - (b) “property taxes” has the same meaning as in the *Community Charter*.

Establishment

3. The Council hereby establishes an alternative municipal tax collection scheme for the taxpayers of the City of Langford.

Property Tax Due Date

4. Property taxes payable under the alternative municipal tax collection scheme are due on July 2, or the first business day thereafter, of the year in which the property taxes are levied.

Property Tax Penalty

5. For property Class 1 (Residential), Class 2 (Utilities), Class 3 (Supportive Housing), Class 4 (Major Industry), Class 5 (Light Industry), Class 6 (Business and Other), Class 7 (Managed Forest Land), Class 8 (Rec/Non profit), Class 9 (Farm), if all or part of property taxes referred to in Section 4 for a parcel of land and its improvements on the assessment roll remain unpaid the collector must add to the unpaid property taxes for the parcel and improvements for the current year a penalty equal to:
 - (a) 5% of the amount unpaid by the due date that remains unpaid at midnight on the day after the due date; plus,
 - (b) 5% of the amount unpaid by the due date that remains unpaid at midnight on the first business day in September.

Bylaw No. 2178, 2024

Choice of Tax Scheme Election

6. An owner may elect to pay property taxes under either the alternative municipal tax collection scheme or the general tax scheme by giving written notice to the City of Langford between May 15 and July 2 of the year in which the property taxes are levied.

Effective Date

7. This bylaw shall take effect upon adoption.

READ A FIRST TIME this 2nd day of April, 2024.

READ A SECOND TIME this 2nd day of April, 2024.

READ A THIRD TIME this 2nd day of April, 2024.

ADOPTED this day of April, 2024.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD BYLAW NO. 2179

A Bylaw to Prohibit the Cutting of Trees

WHEREAS Section 8(3)(c) of the *Community Charter* allows a local government to prohibit and/or regulate the cutting of trees;

AND WHEREAS the Council for the City of Langford wish to regulate the cutting of Trees in the City;

NOW THEREFORE the Council of the City of Langford in open meeting assembled enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as “City of Langford Tree Protection Bylaw No. 2179, 2024”.

2. DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“**City**” means the City of Langford and includes, where the context requires, persons employed by or acting as agents of the City;

“**Cut Down or Cutting**” means to remove a Tree or Trees by any means or the undertaking of any action which results in the death of a Tree or Trees or could reasonably be expected to result in the death of a Tree or Trees, and includes, without limitation pulling up, pushing up, pulling over, or otherwise felling a Tree;

“**Damage**” means (a) poisoning, burning, or pruning in a manner not in accordance with arboricultural best practice, including removal of more than 25% of the tree’s total live foliage or bud bearing branches or limbs, (b) topping, unless the tree in question has been previously topped and regenerative growth has a high likelihood of failure due to weak branch attachment, excessive branch elongation and end weight, or the formation of extensive decay or cavities that cannot be mitigated other than by re-topping the tree, (c) shearing, harming or undermining the roots of the tree, (d) denting, gouging, drilling, harming, or affixing anything to the branches or the trunk of a tree, (e) removing bark from a tree, or (f) doing anything that would cause the tree to die.

“**Dangerous Tree**” means a Tree, identified by a certified arborist who has training in tree risk assessment, which could reasonably be expected to present an imminent hazard to the safety of persons or to the public or to private property;

“**City**” means the City of Langford and includes, where the context requires, persons employed by or acting as agents of the City; and

“**Tree**” means a woody perennial plant of any size with a trunk diameter greater than 20 centimeters measured at a height of 1.4 meters above the undisturbed grade of the land where the Tree is located.

3. APPLICATION OF BYLAW

Subject only to the exceptions set out in Section 4, no person shall:

a) Cut Down or Damage, or permit the Cutting Down or Damage of any Tree on a parcel or parcels of land in the Municipality; or

b) Fail to comply with the requirements of this Bylaw.

4. EXCEPTIONS

This Bylaw does not apply to:

a) Dangerous Trees;

b) Trees required to be Cut Down pursuant to the *Railway Safety Act*, S.B.C. 2004, c. 8, the *Hydro and Power Authority Act*, R.S.B.C. 1996, c. 212, the *Oil and Gas Activities Act*, S.B.C. 2008 c. 36, the *Workers Compensation Act*, R.S.B.C. 2019, c. 1, or any regulation under these acts or under section 50 of the *Community Charter*, S.B.C. 2003, c.26;

c) Trees Cut Down by City employees, or their agents, during the discharge of duties that involve maintenance, surveying of the creation and upkeep of walkways and trails;

d) Trees Cut Down by British Columbia land surveyors during the discharge of their duties;

e) Trees authorized to be Cut Down in accordance with a Development Permit, Building Permit, or any other permit issued by the City;

5. POWER TO ENTER ONTO PROPERTY

Pursuant to Subsection 16(6)(d) of the *Community Charter* the City has the authority to enter onto property for the purpose of inspecting and assessing trees.

6. GENERAL PROVISIONS

Should any provision of this Bylaw be declared by any Court to be invalid the outcome shall not affect the validity of this Bylaw, as a whole or parts thereof, other than the provision or provisions declared to be invalid.

7. CONTRAVENTION AND PENALTIES

a) Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects or refrains from doing anything required to be done by any of the provisions of this bylaw shall be deemed to be guilty of an infraction hereof and shall be subject to fines as prescribed under the *Offence Act* R.S.B.C., 1996 c. 338 or as set out in the Municipal Ticket Information Bylaw No. 34, 1993, as amended from time to time.

b) Upon being convicted of an offence under this bylaw, a person shall be liable to pay a fine of not less than \$5,000.

c) Each Tree that is Cut Down contrary to this Bylaw constitutes a separate offence.

8. REPEAL

Bylaw No. 2136, Bylaw to Prohibit the Cutting of Trees is hereby repealed.

This bylaw shall be automatically repealed on December 31, 2024.

READ A FIRST TIME this day of, 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER