The City of Langford is proud to announce the opening of the West Shore Parkway.

OCTOBER 4, 2017

Infrastructure: on budget and on time.

Opening up the economic region of Langford and the west side of Vancouver Island.

Web Courtesy Edition

THANK YOU TO OUR PARTNERS & SUPPORTERS

Government of Canada
Government of BC
City of Langford

With special mention to the late Victor Chen, manager engineering construction, City of Langford.

Several local contractors were instrumental in the completion of this project for the City: namely: Scansa Construction, Windley Contracting Ltd., Lakewood Construction, Scho's Line Painting, Raylec Electrical, Capital City Paving, BC Hydro, Victoria Contracting and Municipal Maintenance Corporation (VCMMC). Numerous local consulting firms were responsible for the design and implementation: Associated Engineering, WSP Canada Inc., On Point, WATT Consulting, Tetra Tech, Applied Ecological Solutions, Powell and Associates.

From Highway 14 to the Trans Canada Highway
Shifting the approach to affordable housing

One of the most innovative and de
clarative documents to come out of
the Canada Mortgage and Housing Corporation
in a long time is a research brief on
Inclusionary Zoning (dated August, 2017, and
re-launched this week).

It’s an expansion of planning and de
velopment regulations to engage private de
velopers in providing affordable housing in
their market housing projects.

Langford is listed among municipalities
that have formally enacted inclusionary hous
ing policies, in good company with Montreal,
Toronto, Vancouver, and Richmond.

Inclusionary zoning often creates mixed
income developments with affordable hous
ing blended with a market or upper market.
It typically includes below-market housing (own
ership and rental) for moderate-income households left out of the marketplace, the CMHC report

Most if not all municipalities in Canada
rely on rezonings -- particularly density in
creases granted under these rezonings -- to
secure the voluntary contribution of affordable
housing from developers.

Municipalities have generally lacked the authority to require pri
tive developers to include affordable housing in their market developments, so they are left to encourage or incentivize.

More: https://www.cmhc-schl.gc.ca/gad/pdf/
69138.pdf

Duality in Greater Victoria real estate

There’s been a stone-cold drop in activity 
and a significant cooling in prices in many aver
age price areas of Greater Victoria.

Langford, which is considered that population growth is ‘west-heavy’ into Langford, Colwood, and Sooke. About 500 to 650 housing units per year are built in Langford, and as many of those attract young families now even the schools in SD62 are overflowing their students into portable classrooms and teacher shortages are looming, and even that is apparently not enough to keep up with demand.

Long the pitch and hope of Stew Young that provincial government offices won’t come until population density increases and is proximal to the core area. Build it and they will come. As one resident summarized it… development is necessary for a growing city but it has to be done right. One suggestion was building townhomes instead of high rise apart
ments.

The costs are shifted along by developers into the cost of housing. The October 2 meeting had that quick

Qualifications and variance approvals. The October 2 meeting had that quick

press conference.

While there was a lot of interest in our coverage, it’s formally brief, Langford council meetings are often winding up in 15 to 20 minutes, with rapid
debate. A null vote was committed to the subject of rezoning and variance approvals. The October 2 meeting had that quick

The Victoria Real Estate Board says the
market is ‘trending slowly towards more balanced conditions and overall price increases are level
ling out’. However, for the sake of anyone looking for a trend, they’re not prices. Housing prices are ‘acting out’, and the overall trend is not slow. prices are ‘acting out’, and the overall trend is not slow. prices are ‘acting out’, and the overall trend is not slow.

Prices in high-end Oak Bay notably dropped by almost $94,000 (only post-peak stock may have
clinical), Saanich is normally the bellweather of pricing trends.

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press conference.
the McKenzie Interchange is action required now, not to be delayed with further
noted how traffic growth in the region is increasing by about 2% to 3% per year,
close how federal infrastructure dollars are being spent.
ment is committed to solving broader transportation challenges in our region”.
procession in motion. Also taking part was Mitzi Dean, MLA (Esquimalt-Metchosin)
then with his trademark showmanship: “Let’s get this thing open!”

business, working with government. And that’s how we’re going to continue doing

some support, and fix that highway for people living in the west shore.”

on Highway 1, to improve commuter travel times. “Let’s get some pressure and

Langford portion,” said Mayor Stew Young as part of his remarks. “Opening this

City of Langford who passed away suddenly in August. Victor’s widow Joyce

Young was proud to proclaim today that the major engineering feat was achieved

of Engineering

City of Langford Director of Engineering Michelle Mahovlich set the vehicle

Under bright

of Engineering

www.drivebc.ca

Winter tires

roadway was for the
city in the west shore.

City of Langford Director of Engineering Michelle Mahovich set the vehicle

in last year’s more severe winter driving conditions, there was a

Drivers without proper winter tires on their vehicles on designated routes

in elevation. In the south island area that includes the Malahat and on West Coast

Commercial vehicles are to carry chains on highways requiring winter tires.

in the past couple of years have included adding meridians to separate northbound and southbound traffic. In July, 2016, $34 million was committed to Malahat Safety Improvements ($20,000 from BC, and $14,000 federal). A contract for $18.5-

BC roads: winter tires on designated highways

Winter tires are labelled with a Mountain Snowflake symbol or the Mud & Snow (M+S) symbol found on the tire’s side. Clay or mud harder tires are called winter tires in BC. Winter tires must be in good condition with a 3.5 mm minimum tread depth. Commercial vehicles are to carry chains on highways requiring winter tires.

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Drivers without proper winter tires on their vehicles on designated routes can be fined $121 (and $109 for not having the minimum tread).

Jim Cambridge retiring: 36 years in education

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it is not a law. The City will maintain

is the snowfall during Oct-Dec each year.

Jim Cambridge retiring: 36 years in education

Behind the scenes over the past few years, the board has engaged in various areas of discussion with the BC Government to help morph the understand-

of school budgets and funding requirements.


Jim Cambridge retired and highly regarded both within SD62 and in the broader community. He’s in his element at the board table and always enjoys getting back into schools for visits. Cambridge has always seemed to enjoy the job despite its many challenges. In this role at chief administrator, Cambridge has worked with various stakeholders including teacher strikes, the construction timeline for high school buildings in two years, and several years of budget cut. Even the decision required to call a ‘snow day’ is also significant, as many sectors are impacted.

Keven Eldridge Consulting Services will recruit and select the next SD62 Super-

intendent and CEO. That process will begin with stakeholders this fall; the new posting for the position is expected in December.

Malahat traffic: single lane into 2018

Traffic Recovery on the Malahat after the Thanksgiving long weekend through to the May long weekend in 2018, as more improve-

ments are being made that stretch of the Trans Canada between Aspen Road and Shawnigan Lake Road.

This is to help ensure that blasting

activities can be completed safely, says the BC Ministry of Transportation & Infrastructure (MOTI), Clear and constant

traffic stoppages will be for blasting outside peak periods (6-9 am south-

bound and 3-6 pm northbound). Expect delays of up to 20 minutes during construction, be attentive for workers, and obey the 60 kph construction speed.

Use both lanes up to the merge point and then alternate when merging (like a zipper) for best efficiency.

with his trademark showmanship: “Let’s get this thing open!”

The official parkway opening was held by the inac-

tive E&N Railway line where it crosses the parkway. There

Young reiterated a view he’s held for some time, that shifting trans-

portation issues from the non-

profit area (presently E&N Rail-

way) to the Island Corridor Foundation to the provincial level is the right

way to go to now. BC Transit could get some trains or buses on that

route, he proposed. “The federal government has funding for this,” he

added. “Getting the business community on side to address the

importance of improved transporta-

tion” is important now.

Malahat improvements in phases

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Thanksgiving Sunday & Monday, 8-2. Supremely the entrepreneur, Evans is launching a Cyal Baugh. The New Branch in the Prestige hotel and SpeedStick will be open only until Thanksgiving Monday. "Closing it is not a failure, it's about cutting costs and making a change."

Thanksgiving Day Special

Full $20.95
Lite $18.95
Add slice of pumpkin pie for $3.95 with dinner

4pm to close

Contact: 250-642-3314

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Free courses for adult high school grads

If you've graduated from high school in BC but you need more courses or to upgrade a previous grade in a course, you can do that online. The NDP BC Government supports this free access to an adult education program, especially for upgrading a previous grade in a course.

Tuition Free Courses include courses in Information & Communications Technology, Math, Science, and Social Studies. Upgrading courses include courses like First Peoples, Communications, English, Sociology, and math courses in both English and French.

The full list of courses is at: https://www2.gov.bc.ca/gov/content/education-training/adult-education/adult-upgrading/already-graduated

In the west shore area (Langford, Highlands, Colwood, Sooke, Juan de Fuca) you can find out more and register with the WestShore Centre for Learning & Training. Their main office is at 101-614 Goldstream Ave. Their website is www.westshorecentre.com.

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Sooke Legion, Thanksgiving weekend

Open Saturday and Sunday on Thanksgiving weekend

10-3.

Phone: 250-642-2266

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Sooke Legion, Thanksgiving weekend

Best of the West Shore Awards Gala. By West Shore Chamber at Bear Mountain Resort. Thurs Oct 26, 10:19 am. Drop, Cover & Hold On.

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Sooke Legion

Shakeout BC Earthquake Drill. Thurs Oct 19, 10:19 am.

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Sooke Legion

Pilgrim Coffee House, Sooke

Open Daily and Sunday 7:30am to 5pm

West Shore Voice News

Teen events