

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, March 7th, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARING</u>	
a) BYLAW NO. 1612	001
"Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".	
b) BYLAW NO. 1613	
"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".	
c) BYLAW NO. 1614	031
"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".	
d) BYLAW NO. 1615	
"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".	
e) BYLAW NO. 1552	070
"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".	
f) BYLAW NO. 1616	109
"Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".	
g) BYLAW NO. 1619	141
"Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".	
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – February 15 th , 2016	154
5. <u>PUBLIC PARTICIPATION</u>	

6. COMMITTEE RESOLUTIONS

- a) **Protective Services Committee – February 23rd, 2016** **163**
1. Building Department Five-Year Financial Plan for 2016-2020 (Building)
 2. Fire Department Five Year Financial Plan for 2016-2020 (Fire Rescue)
 3. Police Department Five Year Financial Plan for 2016-2020 (Finance)
 4. Open Burning Schedule (Fire Rescue)
 5. West Shore RCMP Detachment Mayor's Report, January 2016(RCMP)

7. REPORTS

- a) **Application to vary the rear yard setback for the proposed 4 storey 14 unit apartment building located at 2781 Strathmore Road**
- Staff Report (Planning) **164**
- b) **Application for Brewery Lounge Endorsement - Axe and Barrel Brewing Company – 2323 Millstream Road**
- Staff Report (Planning) **172**
- c) **Leigh Road Closure Bylaw No. 1621,** **175**
- Staff Report (Land Development)
- d) **Bike BC Grant Applications 2016-17 – Bellamy and Dunford** **178**
- Staff Report (Engineering)
- e) **Goldstream Avenue and Leigh Road Intersection Pre-Approval** **182**
- Staff Report (Planning)
- f) **Greater Victoria Public Library 2016 Final Budget** **184**
- Staff Report (Finance)
- g) **Request for Street Name – Randall Place** **197**
- Staff Report (Fire)

8. BYLAWS

- a) **BYLAW NO. 1602** **198**
- "Langford Speed Limit Bylaw, Amendment No. 4, Bylaw No. 1602, 2016".**
- (FIRST, SECOND AND THIRD READING)**
- b) **BYLAW NO. 1612** **200**
- "Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".**
- (SECOND AND THIRD READING)**

- c) **BYLAW NO. 1613** **202**
"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".
(SECOND AND THIRD READING)
- d) **BYLAW NO. 1614** **205**
"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".
(SECOND AND THIRD READING)
- e) **BYLAW NO. 1615** **210**
"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".
(SECOND AND THIRD READING)
- f) **BYLAW NO. 1552** **213**
"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".
(SECOND AND THIRD READING)
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(ADOPTION)
- i) **BYLAW NO. 1619** **221**
"Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".
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Leigh Road Closure Bylaw No.1621".
(FIRST, SECOND AND THIRD READING)
- 10. **IN CAMERA RESOLUTION** **226**
- 11. **ADJOURNMENT**

PUBLIC HEARING
Monday, 7 March 2016

**OCP Bylaw No. 1612 &
ZONING BYLAW NO. 1613**

**File Nos. OCP15-0003 &
Z15-0024**

Bylaw to amend the Official Community Plan designation of the land that is the subject of Bylaw Number 1612 from “Agricultural” to “Neighbourhood”. The purpose of Bylaw Number 1613 is to amend City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1613 from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow a townhouse development consisting of approximately 28 units

**CITY OF LANGFORD
BYLAW NO. 1612**

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

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

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

1. By deleting from the AGRICULTURAL designation and adding to the NEIGHBOURHOOD designation the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 PID No. 024-144-592 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

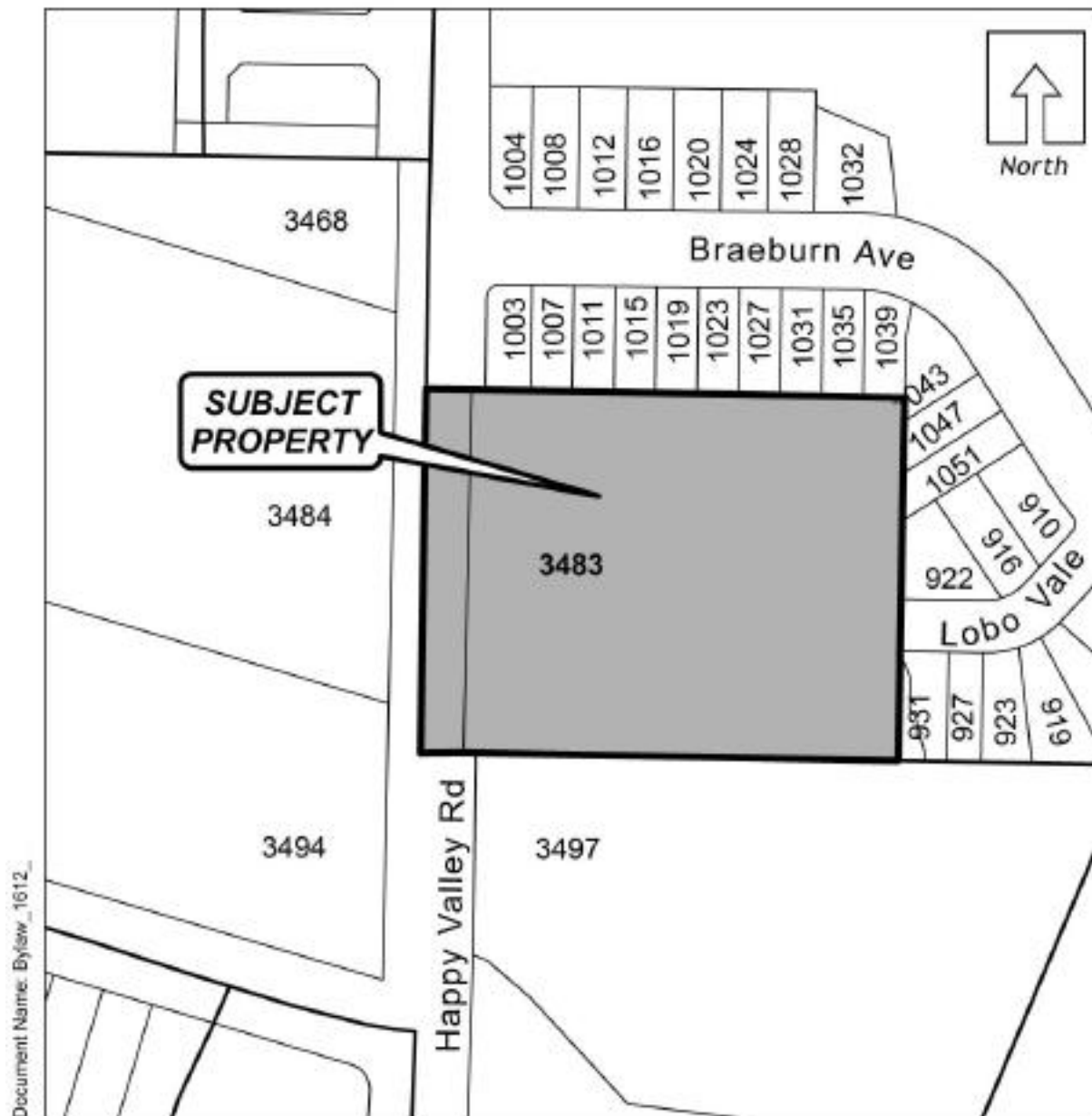
READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1612

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD
BYLAW NO. 1613**

**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 **RR2 (Rural Residential 2) Zone** and adding to the **RT1 (Residential Townhouse 1) Zone** the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as Section 6.28.01(3) and renumbering subsequent subsections accordingly:

“(3) On the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd), one one-family dwelling;”

3. By adding the following as Section 6.28.04 and renumbering subsequent subsections accordingly:

“6.28.04 Regulations of Use for a One-Family Dwelling

(1) A one-family dwelling use will be subject to the regulations of the One- and Two-Family Residential (R2) Zone and not the regulations of this Zone.”

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1613	LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 (3483 Happy Valley Rd)	a) \$661 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$3,660 per dwelling unit towards the General Amenity Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

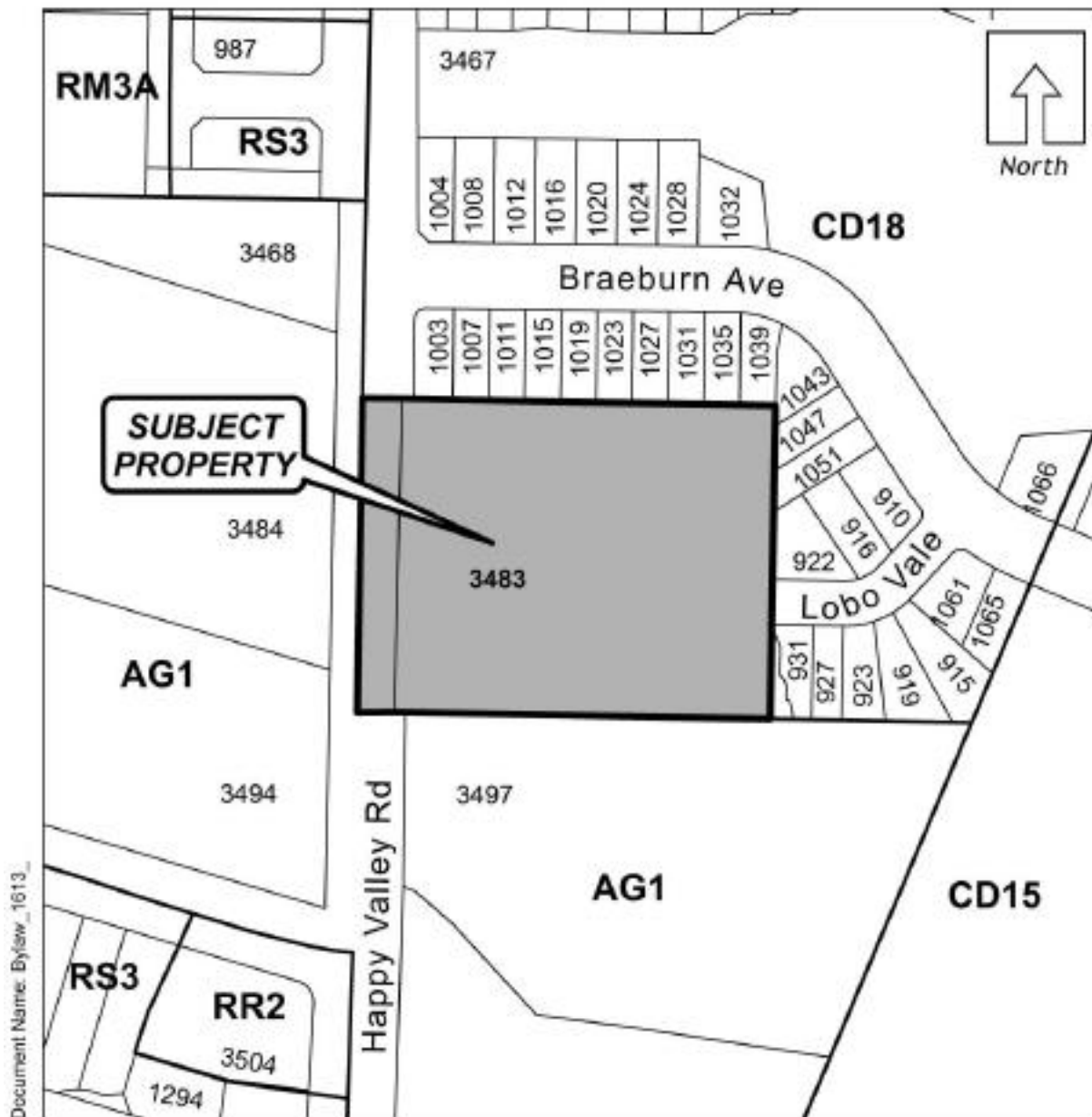
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1613

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 12/16/2015



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1612 & 1613. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 7 March 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3483 Happy Valley Rd	
File	OCP15-0003 & Z15-0024	Bylaw Numbers: 1612 & 1613
Official Community Plan	Current: Agricultural	Proposed: Neighbourhood
Zoning	Current: RR2 (Rural Residential 2)	Proposed: RT1 (Residential Townhouse)
Proposal	To permit a townhouse development consisting of approximately 28 units.	

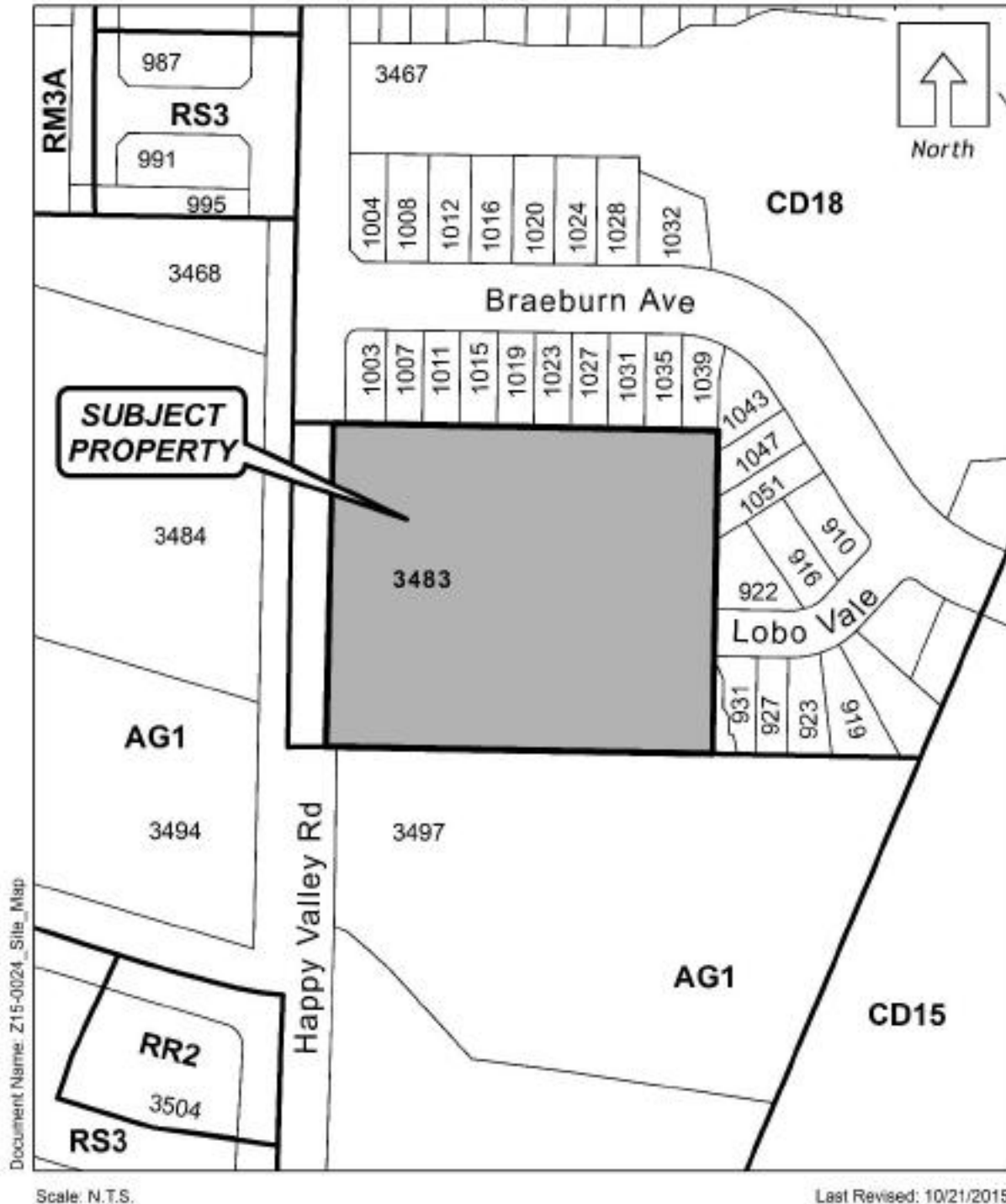
COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator

2016-02-23

**REZONING BYLAW AMENDMENT
(Z15-0024)**

3483 Happy Valley Rd





City of Langford
www.citylangford.ca

NOTICE OF PUBLIC HEARING

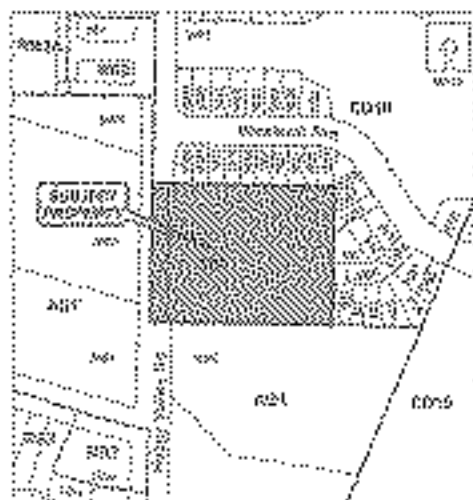
The City of Langford has received an application to amend Official Community Plan Bylaw No. 1209 and Zoning Bylaw No. 305 by means of proposed Bylaw Nos. 1512 & 1513. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters covered in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1512 is to amend Official Community Plan Bylaw No. 1209 by amending the OCP designation of the land that is the subject of Bylaw No. 1512 from Agricultural to Neighbourhood. The purpose of Bylaw No. 1513 is to amend City of Langford Zoning Bylaw No. 305 by amending the zoning designation of the land that is the subject of Bylaw No. 1513 from R82 (Rural Residential 2) to R71 (Residential Townhouse-1) to allow a townhouse development consisting of approximately 20 units.

Applicant: Duncan Magee, Kopyco Group of Companies
Location: The land that is the subject of Bylaw Nos. 1512 & 1513 is 3453 Happy Valley Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 2:30 pm to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9S 2X5. Please contact Leah Stelmars in the Planning Department at 250-478-7802 with any questions on these Bylaws.

Shirley Davidson
Administrator



Council calls for finance and governance review of the ICF

Continued from Page A1

"It may mean a few more people sitting around the table, but that's okay because right now it's not working," Young said of the ICF board.

"We have to monitor the expenses ... and the fee structure has to be revised."

The City also wants the review to include the consideration of alternative transportation methods, if the cost of resurfacing rail travel proves too expensive.

"Everything we are doing ... is in support of running the train, because Langford has been a supporter and an initiator all along," said Councillor Lillian Szpak.

The ICF was established in 2003 to oversee management and operation of the E&N rail line.

However, Langford council members are questioning the costs of continuing to support the ICF.

"They seem to be managing land use more than running a train," Young said.

Coun. Larry Seaton said "something that bothers me, too, is they charge us for maintenance of the railway crossings and I have never been a fan of when that's done or who has done it."

On Monday council approved paying the \$50,000 to enable the

trail connection project to proceed.

But they also voted to review the community benefit of providing a permissive easement to the ICF on a yearly basis until the rail line is operating again.

According to a staff report, tax records indicate that taxes assessed for the entire length of the ICF's corridor within Langford were just over \$47,500. These taxes were outstanding at the time of the report and have incurred a 10 per cent late fee of roughly \$4,750 as well as an interest charge of \$8.14 a day, totaling \$333.53 as of Feb. 10.

lillian@goldstreamgazette.com



Estherne Duggan/News Gazette staff

One Colwood resident is frustrated with her daughter being regularly late to school because, as she said, there are not enough full-sized buses, like the one pictured traveling on Sooke Road in Colwood.

Full-sized buses not available

Continued from Page A1

He explained that every additional trip or route used to service the new schools means reduced service hours on another route.

That is what's causing challenges with route 54, which services Happy Valley, Sooke and Glen Lake roads. At this point, he said, they do not have the ability to take from another route to increase service in this area.

There are a few different bus routes that travel Sooke Road en route to the Langford Exchange, which McGregor's daughter could take, but she said a number of them use smaller buses, which have lower capacity and are also often full.

Russell said BC Transit puts subsize buses, when available, on select trips to meet demand and that some have been added to route 52 since January. That route is one of the most popular in the area for children traveling to area schools.

With a seven year old in elementary school and

a four year old in preschool, McGregor said it's difficult to drive all three of her children because their start times vary. As for the option of having her daughter ride a school bus to Belmont in the morning, she said it wasn't much cheaper than taking Transit. She added that a BC Transit pass, for which she pays \$65 a month, also offers her daughter more travel flexibility after school and on weekends.

McGregor would like to see that money used to add more or bigger buses to routes before and after school.

BC Transit has been monitoring concerns from parents since the start of the school year, Russell said, and has addressed a considerable number.

When asked if students being chronically late due to bus delays was a problem for the District, a spokesperson said it was not and may only be impacting a handful of students at the two local high schools.

lillian@goldstreamgazette.com

HOCKEY FOR HOSPITALS

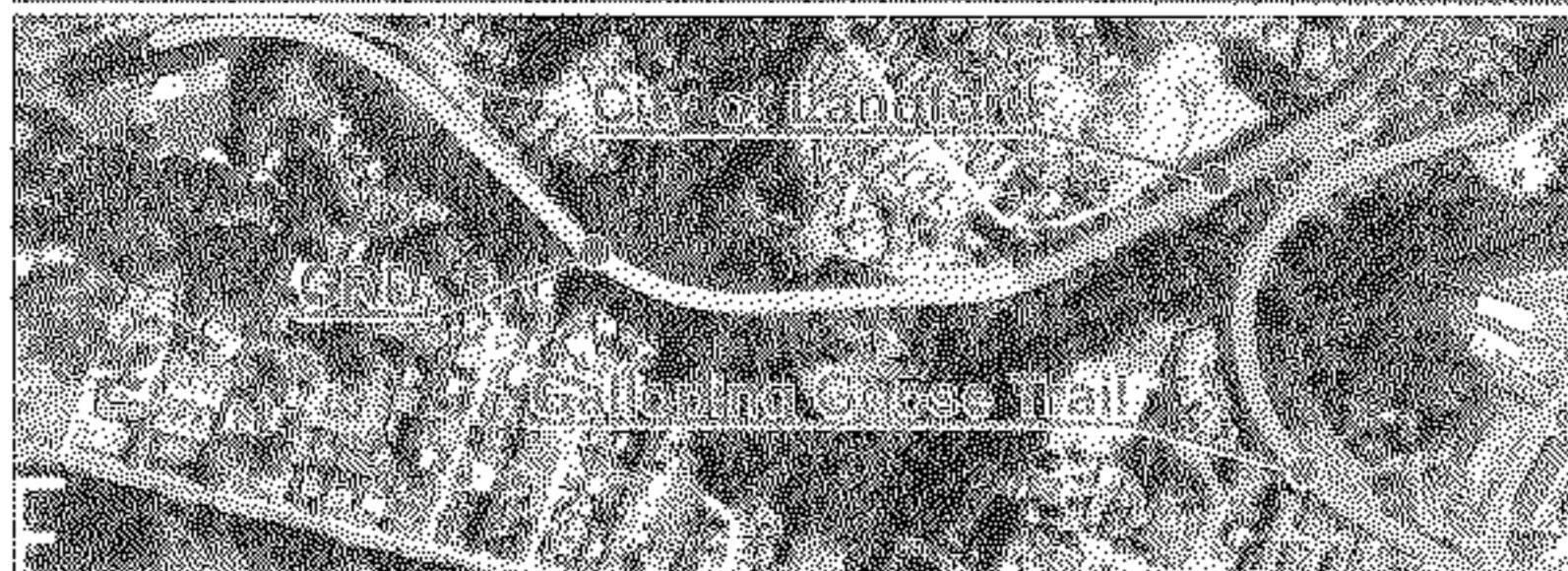
Purchase tickets with the promo code by March 2 for a chance to win dinner for six at Fox & Burger Lounge, luxury transport from L.A. Limousines to and from the game, and a box suite for six on game night. \$2 from every dinner suite sold will be donated to the Victoria Hospitals Foundation.

THE VICTORIA HOSPITALS FOUNDATION

There will be a 50/50 draw, a prize raffle and the popular twelve-pick contest. Every game night at the arena will support new electric stretchers for the Victoria General and Royal Jubilee Hospital Emergency Departments.



LETTERS



The plan for the route of a dual direction bike path along the existing Atkins Road in Langford is shown in purple. The City is installing a connection that will eventually link the Galloping Goose Trail (green) with future CRD improvements along the E&N Rail Trail (orange).

Photo courtesy of the City of Langford

Vehicle improvements also needed

With all the bureaucracy surrounding the addition of bike paths along Atkins Avenue attempting to connect the Galloping Goose trail to the E&N Rail Trail, I'm shocked at the lack of opinions for the vehicle traffic along this street.

There isn't enough space for cars and cyclists.

I've witnessed harassment towards cyclists (for going too slow) when make their way along, even though the road from whichever end you start on it is (and always has been) 30 km/h.

Ironically that up further near Savory elementary school the municipality spent

money adding a digital speed sign for a road that is at all times 30 km/h.

Having lived on this stretch of road in the same house for nearly 25 years (as a child myself and now as an adult with my own children) I have been witness to the explosion of vehicle traffic using Atkins Avenue as a bypass or simply accessing the tremendous pockets of new construction invading our once rural area.

Unfortunately our widening, narrow road hasn't had any upgrades since I moved here in the late 80s to accompany the masses and I should apologize that our speed limit hasn't been raised to

match your hurry.

I apologize that we do not have sidewalks for myself and my children to walk to and from school and to ensure we are well out of your way as you speed past us on the blind corners and as we dodge around the finite amount of parked cars on the hills of boulevard that do exist.

Bring on the bike paths, bring on the construction, maybe I'll save my voice (even temporarily) from yelling at all of you to slow down.

Tanya Brown
Langford

Kudos to teamwork

We are very grateful for our two weekly editions of the Gazette. You do a wonderful job not only of reporting news stories but in celebrating life stories as well.

We like the tone of your written work, it is professional and presents the information without telling your audience how to think about it.

The fact that you continue to include humour in your editorial cartoons is part of that delightful balance.

Kudos to your reporters, photographers, editors and layout staff.

Kathy & Selby Salcher
Metcalvin

Letters to the Editor

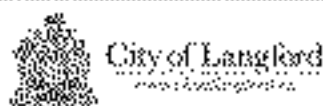
The Goldstream News Gazette welcomes your opinions and comments. Letters should discuss issues in the Gazette.

The Gazette reserves the right to edit letters for style, legality, length and taste. The Gazette will not print anonymous letters. Please enclose your phone number for verification of your letter's authenticity and your municipality of residence.

✉ Email: editors@goldstreamgazette.com

✉ Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V8B 2X3

✉ Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at @goldstreamnews.



NOTICE OF PUBLIC HEARING

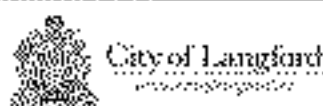
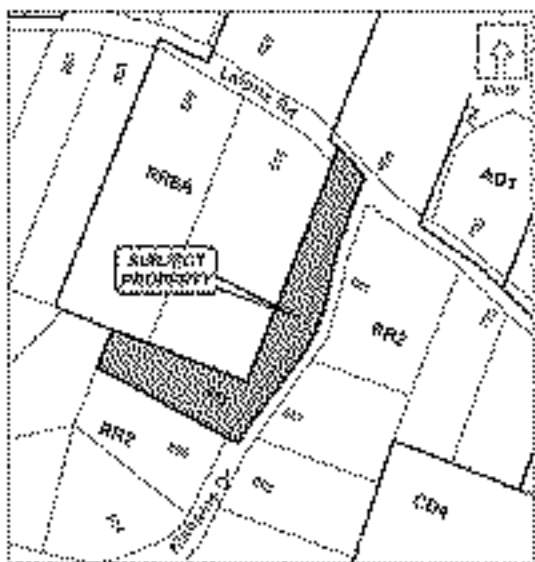
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1616. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1616 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1616 from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow for a subdivision of approximately six (6) lots.

Applicant: Denise Kors, Kors Development Services
Location: The land that is the subject of Bylaw No. 1616 is 892 Klabanie Dr as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V8B 2X3. Please contact Grant Webster in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



NOTICE OF PUBLIC HEARING

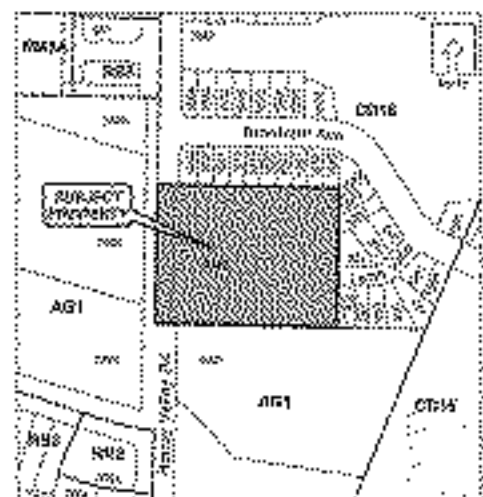
The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1612 & 1613. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1612 is to amend Official Community Plan Bylaw No. 1200 by amending the OCP designation of the land that is the subject of Bylaw No. 1612 from Agricultural to Neighbourhood. The purpose of Bylaw No. 1613 is to amend City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1613 from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow a townhouse development consisting of approximately 28 units.

Applicant: Duncan Magee, Keycorp Group of Companies
Location: The land that is the subject of Bylaw Nos. 1612 & 1613 is 3483 Happy Valley Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V8B 2X3. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator



4. REPORTS

- a) **Application to Amend the Official Community Plan Designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to Rezone the same property from RR@ (Rural Residential 2) to RM7A (Medium Density Apartment 7A) to allow a townhouse development of approximately 28 units**
- Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3483 Happy Valley Road from Agriculture to Neighbourhood;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3483 Happy Valley Road from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 per new SFE created towards the General Amenity Reserve Fund;
 - ii. \$1,000 per new SFE created towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That future owners of the development shall be notified of the presence of the SVI Rangers station and the potential noise nuisance created by that use; and
 - ii. That full frontage improvements shall be provided by the owner as per Bylaw 1000 to the satisfaction of the Director of Engineering;
 - c) That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering; and
 - d) Authorize the Director of Planning to issue a the following variances within the required Development Permit:
 - i. Reduce the visitor parking required for a strata townhouse development by two spaces;
 - ii. Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.
 - iii. Reduce exterior side setbacks as outlined in Table 3 of this report.

CARRIED.

3. 2016 Engineering Department Capital and Operations Budgets (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. Approve in principle the Capital and Maintenance & Operations budgets and the five year financial plans for 2016-2020 at the figures shown for 2016 in Appendix A of the report dated December 15th, 2015 and refer them to the Treasurer for inclusion in the budget; and
2. Direct staff to prepare a budget for 2017 to start an Infrastructure Replacement Fund.

CARRIED.

c) Planning Zoning and Affordable Housing Committee – January 11th, 2016

1. Application to Amend the Official Community Plan Designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to Rezone the same property from RR@ (Rural Residential 2) to RM7A (Medium Density Apartment 7A) to allow a townhouse development of approximately 28 units (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3483 Happy Valley Road from Agriculture to Neighbourhood;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3483 Happy Valley Road from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 per new SFE created towards the General Amenity Reserve Fund;
 - ii. \$1,000 per new SFE created towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That future owners of the development shall be notified of the presence of the SVI Rangers station and the potential noise nuisance created by that use; and
 - ii. That full frontage improvements shall be provided by the owner as per Bylaw 2000 to the satisfaction of the Director of Engineering;
 - c) That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering; and
 - d) Authorize the Director of Planning to issue a the following variances within the required Development Permit:
 - i. Reduce the visitor parking required for a strata townhouse development by two spaces;

- ii. Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.
- iii. Reduce exterior side setbacks as outlined in Table 3 of this report.

CARRIED.

2. Application for Development Variance Permit to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2376 Setchfield Avenue:

- a) That Section 6.21.02 (3) of Zoning Bylaw No. 300 be varied to reduce the minimum lot width from the required 16m to 9.7m for proposed Strata Lot 1.

CARRIED.

3. Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:

- a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
- b) That prior to Public Hearing, the applicant agrees to:
 - i. Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that effect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering;
- c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a covenant shall placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
 - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the satisfaction of the Director of Planning;
 - iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and

f) BYLAW NO. 1609

**"Vista Dawn Road Closure Bylaw No.1609".
(ADOPTION)**

**MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE**

That Council adopt Bylaw No. 1609.

CARRIED.

g) BYLAW NO. 1610

**"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".
(ADOPTION)**

**MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE**

That Council adopt Bylaw No. 1610.

CARRIED.

h) BYLAW NO. 1612

**"Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd),
2015".
(FIRST READING)**

**MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE**

That Council give Bylaw No. 1612 First Reading.

CARRIED.

i) BYLAW NO. 1613

**"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".
(FIRST READING)**

**MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE**

That Council give Bylaw No. 1613 First Reading.

CARRIED.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: January 11, 2016

Department: Planning

Application No.: Z15-0024 and OC15-0003

Subject: Application to Amend the Official Community Plan Designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to Rezone the same property from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow a townhouse development of approximately 28 units.

PURPOSE

Duncan Magee has applied on behalf of John and Frances Ellerton to amend the Official Community Plan designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to rezone the same property from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow a townhouse development of approximately 28 units.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous Planning applications with respect to the subject property.

Table 1: Site Data

<i>Applicant</i>	Duncan Magee	
<i>Owner</i>	John and Frances Ellerton	
<i>Civic Address</i>	3483 Happy Valley Road	
<i>Legal Description</i>	Lot 1, Section 84, Metchosin District, Plan VIP67043, PID No. 024-144-592	
<i>Size of Property</i>	2 acres (80238m ²)	
<i>DP Areas</i>	High Interface Fire Hazard, Potential Wildlife Habitat and Biodiversity, Riparian	
<i>Zoning</i>	Existing: RR2 (Rural Residential 2)	Proposed: RT1 (Residential Townhouse 1)
<i>OCP Designation</i>	Existing: Agricultural	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located in South Langford near the corner of Happy Valley and Luxton Roads. It is a mostly flat, rectangular parcel approximately two acres in area. There is a rocky slope in the south east corner of the subject property which contains a stand of mature native trees, while the rest of the site is fairly flat and grassy. The site has been developed with a single family dwelling and a large detached garage.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	CD18 (Comprehensive Development 18 – Katies's Pond)	Single Family Residential
<i>East</i>	CD18 (Comprehensive Development 18 – Katies's Pond)	Single Family Residential
<i>South</i>	AG1 (Agriculture 1)	Single Family Residential
<i>West</i>	AG1 (Agriculture 1)	Single Family Residential

Figure 1: Orthophoto of Subject Property

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is currently located within the Agriculture designation of Official Community Plan Bylaw No. 1200, which is not specifically defined in the OCP, but mostly corresponds with properties that are located within the Agricultural Land Reserve (ALR). The subject property is not in the ALR and is not being used for agricultural purposes. The proposed residential development is not consistent with an Agricultural designation, as it is anticipated to consist of townhouses and a single family dwelling. If Council is supportive of this concept, they may wish to amend the OCP designation of the subject property to Neighbourhood, which better suits the proposed development concept and is consistent with the OCP designation applicable to the surrounding properties that are not located within the ALR. The Neighbourhood designation is defined by the OCP as:

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

Additionally, Council may wish to note that the proposed development is consistent with several OCP Neighbourhood objectives and policies:

Policy 3.8.1 Encourage intensification of transportation corridors in and out of centres as a means to further increase the viability of transit services.

Objective 3.9 Permit sensitive infill development.

Policy 3.9.1 Encourage alternative housing types such as coach housing, row housing, live/work units and townhouses that diversify the housing stock.

Policy 3.9.2 Permit small lot subdivision and clustered densification in established areas.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject property is designated as Suburban Residential in the South Langford Neighbourhood Plan (SLNP). The SLNP defines Suburban Residential as:

Areas where the availability of municipal services allows for one- and two-family residential dwellings at densities that are similar to areas of existing, conventional (not small lot) residential development in Langford. A minimum lot size of 550 m² (5920 ft²) is applicable.

Council may wish to note that the current proposal is not consistent with the SLNP designation guideline, but that it is consistent with the density of development in the Happy Valley area, including townhouses being built in the adjacent Katie's Pond neighbourhood. As Council is contemplating an OCP amendment in the present application, Council may wish to further consider rezoning the subject property as requested despite the SLNP designation.

DEVELOPMENT PERMIT AREAS

The subject property is located within the Potential Habitat and Biodiversity, Riparian, and High Interface Fire Hazard development permit areas designated pursuant to Official Community Plan Bylaw No. 1200. Therefore, the applicant will be required to obtain a development permit to address the applicable guidelines contained in Appendix A of Zoning Bylaw No. 300 prior to the commencement of any works on-site. As part of this application, an environmental overview and impact assessment prepared by a registered professional biologist will be required. If Council supports this application, the site layout, landscaping, off-street parking and architectural design will also be subject to the form and character development permit process.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to develop the subject property into 27 townhouse units (a mix of strata and fee-simple) and maintain the existing single family dwelling on a new location in the lot. The applicant proposes to dedicate road through the subject property such that Lobo Vale will extend from its present temporary terminus through to Happy Valley Rd. This will create an alternate access to Happy Valley Rd for Lobo Vale residents. This extension of Lobo Vale will be of a similar design to the existing portion, with a sidewalk and parking on the north side of the street. The proposed site plan, attached as Appendix A, includes 10 fee-simple townhouses on the south side Lobo Vale, the existing house shifted to a fee-simple lot north of Lobo Vale at Happy Valley, and 17 strata townhouses north of Lobo Vale.

In addition to the two off-street parking spaces required per unit for residential use, the applicant will be required to provide 5 on-street vehicle parking spaces for the fee-simple townhouses in accordance with Subdivision and Development Servicing Bylaw No. 1000 and 4 off-street visitor parking spaces for the strata townhouses in accordance with Zoning Bylaw No. 300.

The proposed site plan demonstrates that 12 townhouse units will accommodate 4 off-street parking spaces each (in double wide garages and double wide driveways) and 15 townhouse units will include two off-street parking spaces in double wide garages. The retained single-family dwelling lot includes two dedicated off-street parking spaces accessed via a driveway from Happy Valley Rd. This driveway is subject to approval by the Director of Engineering, and if not approved, will be relocated to an approved location prior as part of the Development Permit/Subdivision process. Overall, the off-street parking provided exceeds the Zoning Bylaw No. 300 requirement by 24 parking spaces.

With respect to public and visitor parking, the proposed site plan indicates 7 parking spaces within the road right-of-way. As noted above, 5 on-street parking spaces and 4 off-street strata visitor parking spaces are required by Bylaw Nos 1000 and 300, respectively. Overall the public/visitor parking is deficient by two spaces. Furthermore, the applicant proposes to locate the required off-street strata visitor parking spaces in the road right-of-way, which, if supported by Council, would mean that any member of the public would have access to those spaces, and not just visitors to the strata. Both the two space deficiency and on-street location of the visitor parking require a variance to Zoning Bylaw No. 300. If Council feels that the proposed amount of public parking is appropriate, when viewed in conjunction with the 25 private off-street parking spaces provided above and beyond the Bylaw requirements, they may wish to authorize the Director of Planning to issue the variance in the required Development Permit.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	Permitted by RT1 (Proposed Zoning)	Proposed by Rezoning Application
<i>Permitted Use</i>	One- or two-family dwelling	Townhouses	Townhouses
<i>Height</i>	10.5m	10m	[not specified in application]
<i>Site Coverage</i>	N/A	60%	[not specified in application]
<i>Front Yard Setback</i>	7.5m	3m	Various, to a minimum of 1.2m**
<i>Interior Side Yard Setback</i>	3m	0-1.2m	1.2m
<i>Exterior Side Yard Setback</i>	3m	3.5m	1.5m**
<i>Rear Yard Setback</i>	10m	5.5m	Various, to a minimum of 4.5m**
<i>Off-street Parking Requirement</i>	Two spaces	Two spaces per dwelling unit, in addition to four visitor spaces.	Two or more spaces per unit in addition to three visitor spaces within the road right of way**

****Requires Variance**

VARIANCES REQUIRED

As shown in Table 3 above, the current proposal will necessitate several setback variances to the RT1 zone. Council may wish to consider authorizing the Director of Planning to issue the required variances in a Form a Character development permit.

INFRASTRUCTURE, PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is served by BC Transit bus service on Happy Valley Road, and the City's network of bike lanes provides additional active transit options nearby. Full frontage improvements will be required as per Subdivision and Development Servicing Bylaw No. 1000 for the Lobo Vale extension and Happy

Valley Road frontage. The Engineering Department notes that this will include road dedication along Happy Valley Road, bike lane, sidewalk, curb and gutter, streetlights, and a boulevard.

FIRE REFERRAL AREA

Langford Fire Department is undertaking a review of the 10 minute response time area map, and there is a likelihood that the subject property will be deemed to be outside of the 10 minute service area. Consequently, Council may wish to note that lot and/or building designs may need to accommodate the extra Building Code requirements related to spatial separations.

NUISANCE EASEMENTS

Given the proximity of the subject property to the South Vancouver Island Rangers Station, Council may wish to require, as a condition of bylaw adoption, that the applicant register a Section 219 Covenant on title of the subject property noting the presence of this potential noise nuisance in order to highlight this situation for future owners.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Charges required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total
<i>General Amenity Reserve Fund</i>	\$6000 @ .61 SFE for 27 townhouses	\$98,820
<i>Affordable Housing Reserve Fund</i>	\$1000 @ .61 SFE for 27 townhouses	\$16,470
TOTAL POLICY CONTRIBUTIONS		\$115,290

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total
<i>Roads</i>	\$3,917	\$105,759
<i>Storm Drainage</i>	\$1,638	\$44,226
<i>Park Improvement</i>	\$1,890	\$51,030
<i>Park Acquisition</i>	\$1,100	\$29,700
<i>Incremental Storage Improvement Fees</i>	\$331.65	\$8,954.55
<i>Integrated Survey Area</i>	\$35	\$945
Subtotal (DCCs paid to City of Langford)		\$240,614.55

<i>CRD Water</i>	\$2,323.43	\$62,732.61
<i>School Site Acquisition</i>	\$628	\$16,956
TOTAL (estimate) DCCs		\$320,303.16

OPTIONS**Option 1**

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

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3483 Happy Valley Road from Agriculture to Neighbourhood;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3483 Happy Valley Road from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 per new SFE created towards the General Amenity Reserve Fund;
 - ii. \$1,000 per new SFE created towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That future owners of the development shall be notified of the presence of the SVI Rangers station and the potential noise nuisance created by that use; and
 - ii. That full frontage improvements shall be provided by the owner as per Bylaw 1000 to the satisfaction of the Director of Engineering.
 - c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering;
 - d) Authorize the Director of Planning to issue a the following variances within the required Development Permit:
 - i. Reduce the visitor parking required for a strata townhouse development by two spaces;
 - ii. Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.
 - iii. Reduce front, rear and exterior side setbacks as outlined in Table 3 of this report;

OR Option 2

3. Reject this application for rezoning.

Respectfully Submitted,

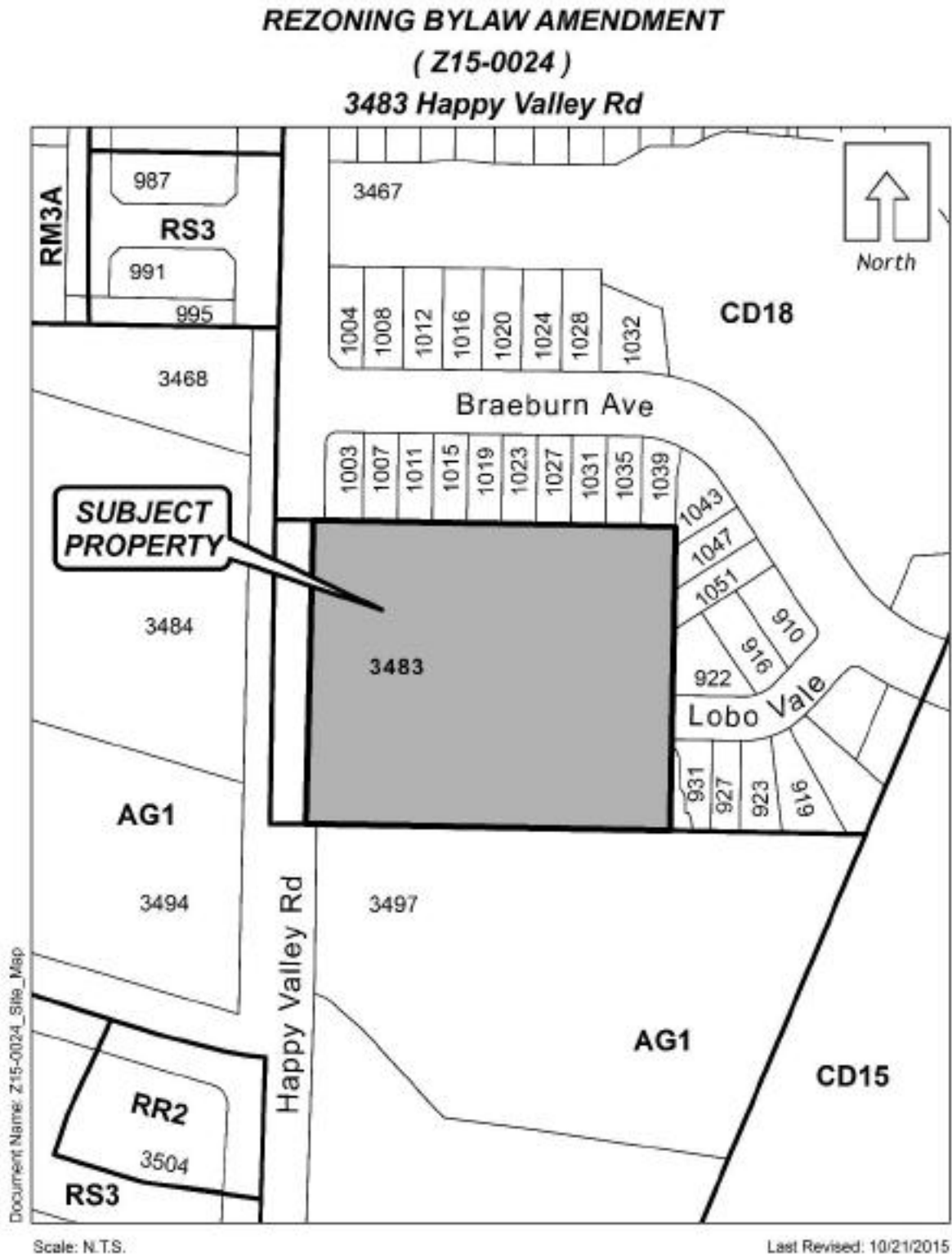
Submitted by:	Leah Stohmann, Deputy Director of Planning
Concurrence:	Matthew Baldwin, Director of Planning
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Michelle Mahovlich, Director of Engineering, P.Eng P.Geo
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Mike Leskiw, Parks Manager
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Administrator

LS:sc

Appendix A – Proposed Site Plan

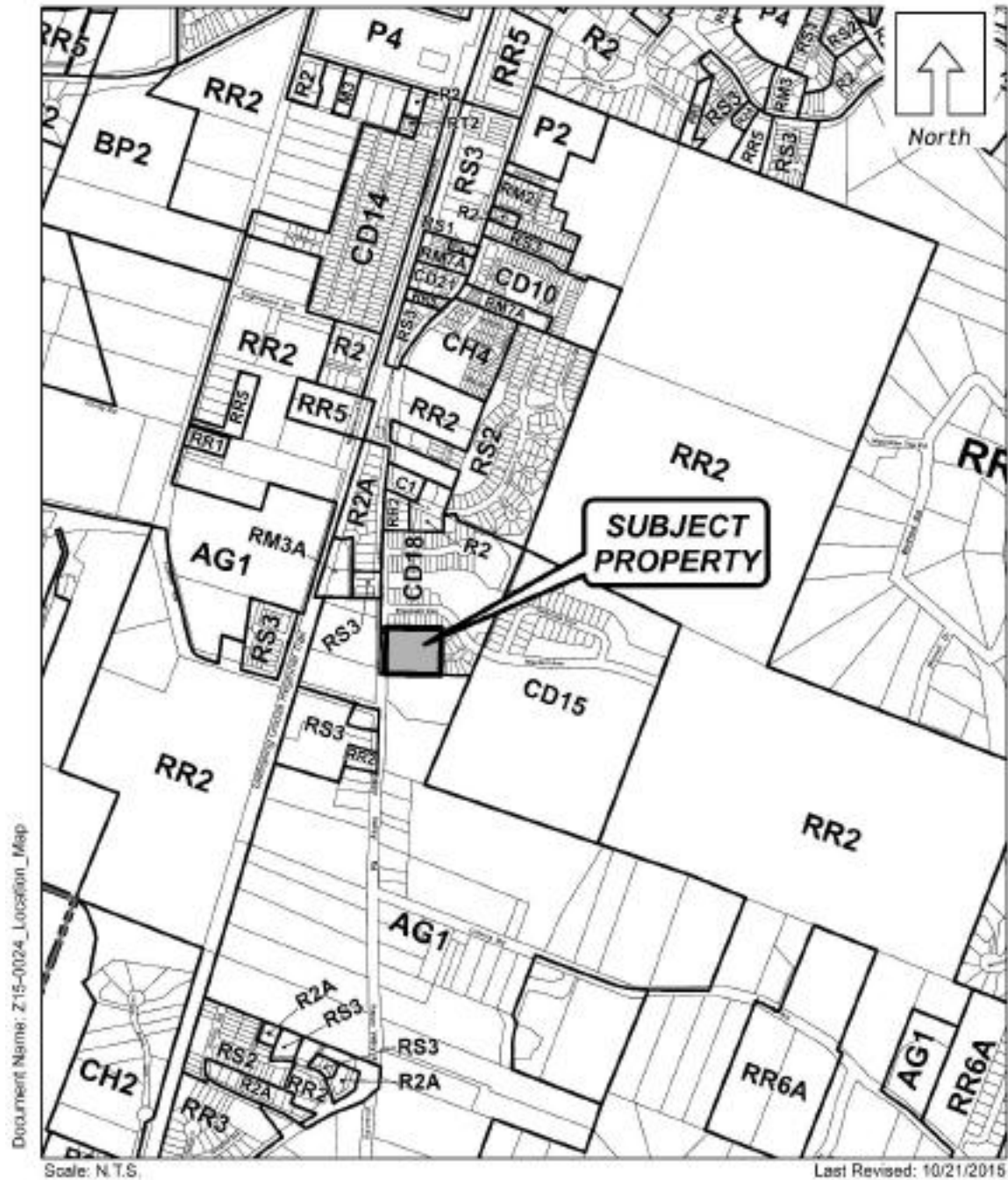


Appendix B



Appendix C

**REZONING BYLAW AMENDMENT
(Z15-0024)
3483 Happy Valley Rd**



From: [George Burr](#)
To: [Leah Stohmann](#)
Cc: rohan@keycorp.ca
Subject: Rezoning - Z15-0024 - 3483 Happy Valley road
Date: January 18, 2016 9:47:06 AM

To whom it may concern

I oppose the proposal to rezone the RR2 property at 3483 Happy Valley Rd to RT-1 (Townhomes) as presented , and would like to suggest an alternative.

I would support a revised development plan for the property with a mix of about 8 Single Family dwellings on the east side of the property and approximately 16 Townhomes to the west side nearest Happy Valley Road. My reasoning for mixed SFD and Townhomes is that the current surrounding development called Katies Pond reflect that land use as do others. Townhomes are most often placed near Happy Valley Road.

I also suggest that the large home on the property be moved to another location. It will no longer fit the character of the neighbourhood. Having It surrounded by townhomes is not appropriate. This would also result in the addition of about 4 townhomes, helping the economic viability of the development.

Thank you in advance for considering this revised proposal.

George Burr
919 Lobo Vale
Victoria BC V9C 0H8
Cell:778 677 2063
Email: George_burr@telus.net

From: [Matthew Baldwin](#)
To: Mrdry@telus.net
Cc: [Suzette Chapman](#)
Subject: RE: Community Planning, Land Use and Affordable Housing
Date: January 4, 2016 8:22:09 AM
Attachments: [image001.gif](#)

Good morning Jim,

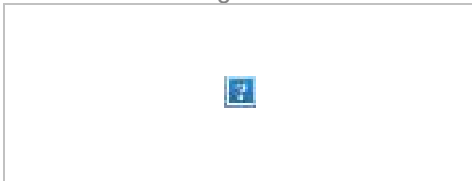
Thank you for your email in regards to the rezoning application for 3483 Happy Valley Road. Although you have likely by now received a notice from our office indicating that this application will be reviewed by Council's Planning Zoning and Affordable Housing Committee on January 18th, I expect that this application will be held over to a future committee meeting as the applicant continues to refine the plan of development.

I am forwarding your concerns regarding traffic, and signalization to the City's Engineer, and I am forwarding your concerns about engine brakes to the City's Manager of Community Safety and Municipal Enforcement.

If you have any further questions, comments or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning



CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca



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From: Mrdry@telus.net [mailto:Mrdry@telus.net]
Sent: Friday, January 01, 2016 11:03 AM

To: Langford Planning General Mailbox <planning@cityoflangford.ca>

Subject: Community Planning, Land Use and Affordable Housing

You have received an email from Jim via the Langford website contact us form

Name: Jim

Email: Mrdry@telus.net

Phone: 250 915 9290

Address: 1024 Braeburn ave

Message:

Why would you access new town house project off lobo and not happy valley road you should put light at Braeburn and happy valley road you should inforfoce gravel trucks using jake brakes when stopping at Braeburn and happy valley road

From: [Sharon Martin](#) on behalf of [Langford Administration General Mailbox](#)
To: csheppt@gmail.com
Cc: [Langford Planning General Mailbox](#)
Subject: RE: Department Directory - Planning - Zoning Z15-0024 and OCP15-0003
Date: January 4, 2016 3:46:55 PM

Good afternoon Todd,

This is to acknowledge receipt of your email and to advise that it has been forwarded to the Planning Department for their review and response.

Sharon Martin
Administration

From: csheppt@gmail.com [mailto:csheppt@gmail.com]
Sent: Monday, January 04, 2016 1:04 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - Zoning Z15-0024 and OCP15-0003

You have received an email from Todd Sheppard via the Langford website:

Department: Planning

Name: Todd Sheppard
Phone: 250-415-2784
Address: 1061 Braeburn ave.
Topic: Zoning Z15-0024 and OCP15-0003

Message:

In reference to the re-zoning application for 3483 Happy valley road. I am against this application. We purchased 1061 Braeburn in July 2014. We were mislead by the developer that ours was the last house in Katie's pond. In Sept of 2014 McCormick meadows started. Ever since there has been a steady flow of speeders, construction trucks driving over my lawn. (Rohan Rupf stated they would fix lawn. Never happened.). This developer is constantly misleading perspective home purchasers in order to grow their business. The last thing we need is another 28 town home units jammed into an area that should have 15 maximum. Can the City of Langford think of the future and slow down the development and concentrate on traffic congestion and ensuring builders such as Key Corp and their subs to build proper housing. I am unable to attend this meeting and I am also certain they will be approved as this is just a formality. Very disappointed I moved to Langford.

PUBLIC HEARING
Monday, 7 March 2016

Bylaw Nos. 1614 & 1615
File No. Z15-0025

A Bylaw to Rezone 772 Hockley Ave; 777 Hockley Ave; 778 Hockley Ave; 784 Goldstream Ave. The purpose of Bylaw No. 1614 is to amend the City of Langford Zoning Bylaw No. 300 by creating a new MU2 (Mixed Use Residential Commercial) Zone and the purpose of Bylaw No. 1615 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1615 from the R1 (One Family Residential) and C9A (Community Town Centre Pedestrian A) Zones to the new MU2 (Mixed Use Residential Commercial) Zone to allow for the development of apartment or mixed-use buildings.

**CITY OF LANGFORD
BYLAW NO. 1614**

**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 adding as Section 6.56 the text set out in Schedule A;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.56 – Mixed-Use Residential Commercial Zone (MU2) Zone

The intent of the Mixed Use Residential Commercial zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.56.01 Permitted Uses

(1) The following uses and no others are permitted in the Mixed-Use Residential Commercial Zone (MU2) Zone:

- (a) accessory buildings and uses;
- (b) apartments;
- (c) civic uses;
- (d) community garden;
- (e) film production studios;
- (f) financial institutions, explicitly excluding drive-in and drive-thru financial institutions;
- (g) food catering facilities;
- (h) group day care in accordance with Section 3.26.02;
- (i) health clubs;
- (j) home occupation in accordance with Section 3.09;
- (k) hotels;
- (l) liquor store;
- (m) offices;
- (n) parks;
- (o) personal service establishments;
- (p) premises licensed pursuant to the *Liquor Control and Licencing Act*;
- (q) preschool;
- (r) private club and fraternal lodges;
- (s) public assembly and entertainment uses;
- (t) restaurants and cafes, explicitly excluding drive-in and drive-thru restaurants;
- (u) retail stores;
- (v) schools, and not in conjunction with any other residential use;

- (w) shopping centres;
- (x) temporary construction and real estate marketing offices;
- (y) theatres, excluding drive-ins;
- (z) universities;
- (aa) veterinary practices; and
- (bb) uses permitted by section 3.01 of this Bylaw.

6.56.02 Subdivision Lot Requirements

- (1) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision in the Mixed-Use Residential Commercial (MU2) Zone, except that lots abutting Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4 000 m² (1 acre) in area.
- (2) No lot may be created having a lot width less than 15.2 m (50 ft).
- (3) No lot may be created having a lot depth less than 34 m (112 ft).

6.56.03 Regulations for use

- (1) All principal uses must be oriented to pedestrian needs and be located and designed as to avoid vehicular interference with pedestrian movement.
- (2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.
- (3) Except for the ground floor, no floor may contain a mix of residential and non-residential uses.
- (4) All above-ground level dwelling units must be provided with a separate entrance at ground level.
- (5) All accessory buildings and uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.56.04 Density of Development

- (1) Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 4.5.
- (2) The floor area ratio may exceed 0.3 and in no case may it exceed 4.5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below.
- (3) Notwithstanding section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 4.5 if the owner of the land proposed to be developed:

- (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to

the issuance of a building permit.

6.56.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%.
- (2) Where a rooftop garden or terrace is provided, the lot coverage of all buildings and structures may be increased to 100%.

6.56.06 Height and Size of Principal Use Buildings

- (1) No building or structure may have a height less than two storeys or exceed a height of ten storeys.
- (2) No buildings or structures within 30 m (98 ft) of Goldstream Avenue may exceed a height of six storeys.

6.56.07 Setbacks

- (1) No building or structure may be located:
 - (i) Within 1.2 m (4 ft) of any front lot line;
 - (ii) Within 6 m (20 ft) of any interior side lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan;
 - (iii) Within 1.2 m (4 ft) of an exterior side lot line; or
 - (iv) Within 7.5 m (25 ft) of any rear lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan.

6.56.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone; and
 - (b) Notwithstanding Article (1)(a) above, the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins a lot from any Mixed-Use Residential Commercial (MU2).

6.56.09 Parking

- (1) In addition to and despite the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) Seventy-five percent (75%) of all required residential parking spaces shall be provided as underground parking or enclosed within the building envelope; and

- (b) Other than access to a parking structure, parking is only permitted on the ground level of any building provided that building area extends along the length of the front and exterior side yard setbacks and the parking is set behind these portions of the building.

6.56.10 General

- (a) The relevant regulations of Part 3 of this Bylaw shall apply.

CITY OF LANGFORD

BYLAW NO. 1615

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R1 (One Family Residential) and C9A (Community Town Centre Pedestrian A) Zones** and adding to the **MU2 (Mixed Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP51751, PID No. 029-580-749 (772 Hockley Ave); LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434, PID No. 005-832-110 (777 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965, PID No. 005-504-988 (778 Hockley Ave); LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313, PID No. 002-621-134 (784 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1615	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434 (777 Hockley Ave); LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN EPP51751 (772 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965 (778 Hockley Ave); and LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313 (784 Hockley Ave)	a) \$1,525 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund.	Yes

3. By deleting Section 6.53A Community Town Centre Pedestrian 9 (C9A) Zone and renumbering accordingly.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

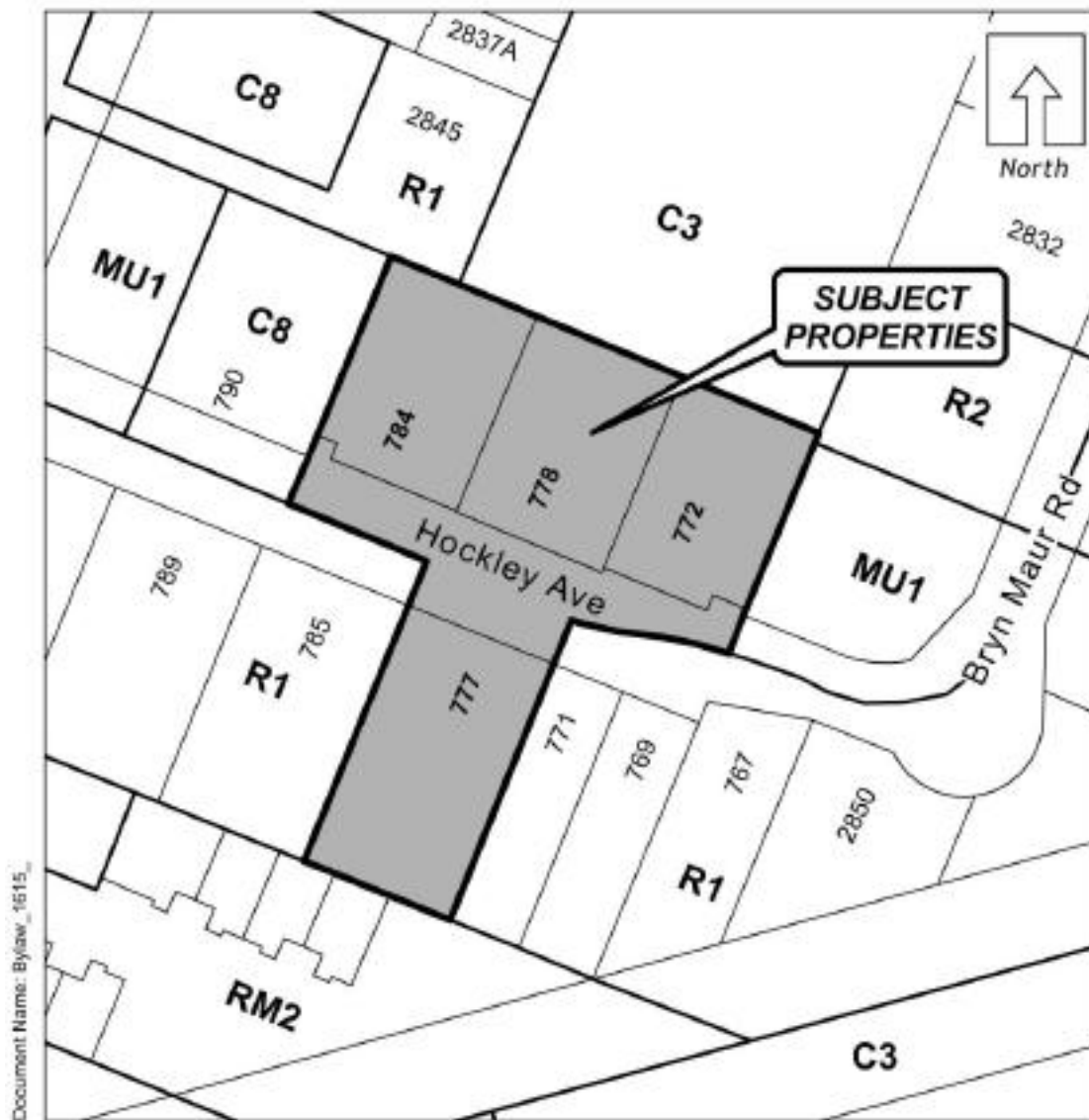
READ A THIRD TIME this day of , 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/13/2016



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1614 and 1615. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 7 March 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	772 Hockley Ave; 777 Hockley Ave; 778 Hockley Ave; 784 Hockley Ave	
File	Z15-0025	Bylaw Numbers: 1614 and 1615
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R1 (One Family Residential) and C9A (Community Town Centre Pedestrian A)	Proposed: New MU2 (Mixed Use Residential Commercial)
Proposal	To create a new MU2 Zone and to allow the development of apartment or mixed-use buildings on the subject properties.	

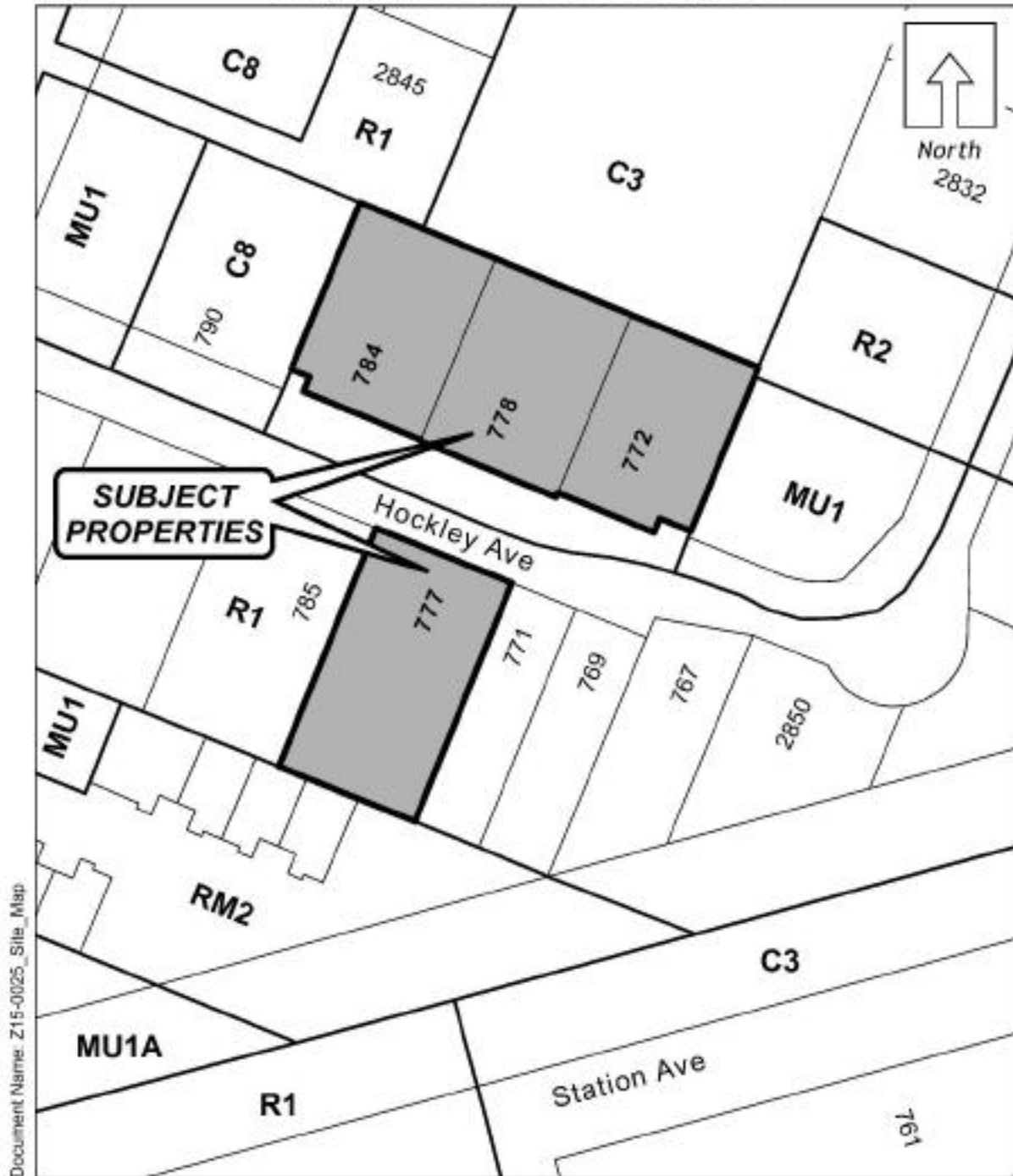
COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator

2016-02-23

**REZONING BYLAW AMENDMENT
(Z15-0025)**

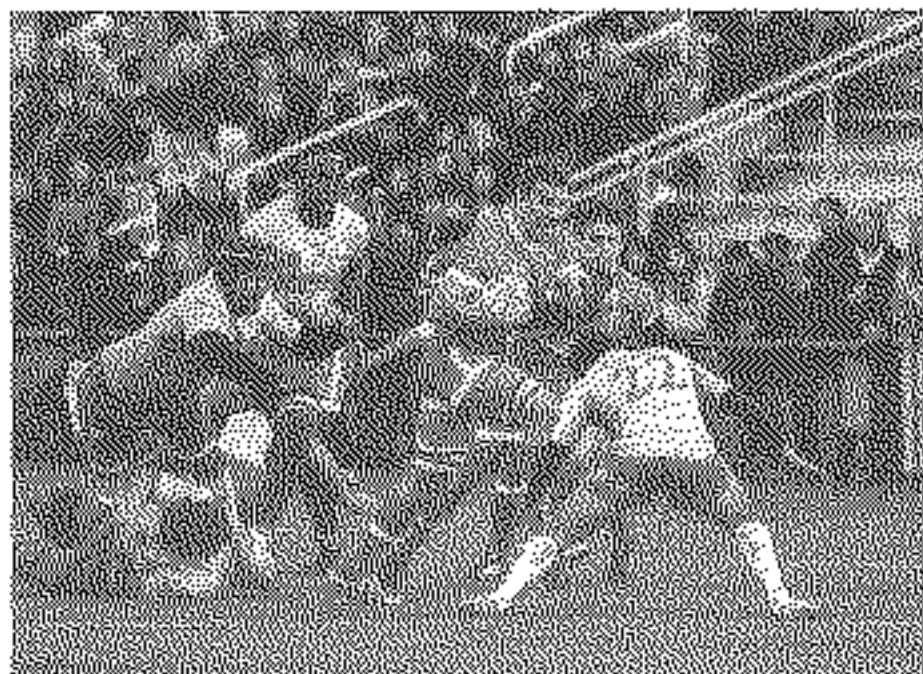
772, 777, 778 and 784 Hockley Ave



Document Name: Z15-0025_Site_Map

Scale: N.T.S.

Last Revised: 1/12/2016



Canada's men's rugby team gave fans quite a show during Saturday's Americas Rugby Championship game at Westhills Stadium in Langford. The team led 31-10 at the break and ended the game with a 52-25 win over Brazil.

Photo courtesy of LGear Publishing

Quick out of the gate, Canada trumps Brazil

Team Canada looks ahead to final two tournament games in South America

Rick Stiebel

News Gazette staff

Close to 1,900 rugby fans packed the stands at Westhills Stadium Saturday for an Americas Rugby Championship game. Canada's men's rugby

team earned its second win of the tournament with a 52-25 win over Brazil.

Canada ran in seven tries, with Lucas Kunzham and Clay Pang converting two each, while Michael Hanson, Paul Clifton and team captain Ray Barrowall accounted for the others. Andrew Ferguson rounded out the scoring by kicking 13 points.

Canada built a comfortable 31-10 lead at the break, while Daniel Sancerre, Moises Duque and Juan Luis de Ros were in on the scoring for Brazil.

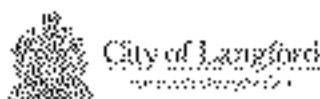
Canada's attack coach Graeme

Moffat credited the team's forwards for the fast start right out of the gate. "They took it to Brazil and scored all seven tries," Moffat said in a release. "That will definitely ride the backs up and hopefully make training interesting next week."

Canada now heads to South America for the final two games of the ARC tournament, facing Argentina XV next week and Chile on March 5.

Canada sits at 2-1, after a 35-22 loss to the U.S.A. and an opening match win over Uruguay earlier in the month.

reporter@goldstreamgazette.com



NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 530 by means of proposed Bylaw Nos. 1614 and 1615. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposed: The purpose of Bylaw No. 1614 is to amend the City of Langford Zoning Bylaw No. 530 by creating a new MUE (Mixed Use Residential Commercial) Zone and the purpose of Bylaw No. 1615 is to amend the City of Langford Zoning Bylaw No. 530 by amending the zoning designation of the land that is the subject of Bylaw No. 1615 from the R1 (One Family Residential) and C8A (Community Town Centre Pedestrian At) Zones to the new MUE (Mixed Use Residential Commercial) Zone to allow for the development of apartment or mixed-use buildings.

Applicant: Matthew McKay, DB Services of Victoria Inc.
Location: The lands that are the subject of Bylaw Nos. 1614 and 1615 are 772, 777, 778 and 784 Hockley Ave as shown shaded on the plan.

COPES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 9:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2N5. Please contact Gunt Lebesch in the Planning Department at 250-478-7822 with any questions on these Bylaws.



Jim Bowden
Administrator



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Celebrating 100 years and all she has seen

A positive perspective
key to a long,
happy life

Rick Stiebel
News Gazette staff

The key to longevity is to "take it one day at a time," said Bessie Ash. And if anyone is qualified to share that opinion it's Ash, who celebrated her 100th birthday on Feb. 24.

Long life is a family trait for the Ash family, noted her son, Reg. Ash's mother was 107 when she passed away, one of her sisters lived to the centennial mark as well, and both brothers persevered well into their 90s.

"Her mom had 11 kids and they moved from Saskatchewan to B.C. in a

covered wagon," Reg recalled at a celebration for his mother at the West Shore Lodge in Colwood last week. Reg said his mother made the decision to move there less than two years ago, after living independently in her condominium. "She said it was time, and everyone felt it was the right decision."

Although Ash said her 100th birthday was just like any other day, she was impressed by a letter of congratulations from Colwood Mayor Carol Hamilton. Coun. Terry Trice, who presented the letter and a gift basket on behalf of Colwood Council, said she felt really honoured to take part in the celebration.

Ash also appreciated a huge birthday card the residents put together for her during an arts and crafts session.

Her son mentioned gardening, camping and fishing as a few of the pursuits

his mother thoroughly enjoyed during her long and fruitful life.

When asked what she thought was the biggest change she had experienced in her life, Ash said it was the fast-paced life that people live nowadays. "People used to be content to stay at home," she said. "Now everyone's out all the time in a hurry and they don't even look at each other."

West Shore Lodge general manager Catherine Henderson said all of the residents and staff were thrilled to be able to celebrate Ash's birthday with her. "She's been a delight since the day she arrived, always happy, positive and enthusiastic. It's a real pleasure to have her here," Henderson added. "It seems like folks that make it to 100 all share a positive outlook towards life."

rspones@goldstreamgazette.com



Rick Stiebel/News Gazette staff

Colwood Coun. Terry Trice shares a special moment with Bessie Ash at Ash's 100th birthday on Feb. 24 at West Shore Lodge.

Gang life isn't glamorous, says former member

Part two of a
series on gang
recruitment in the
region

Pamela Roth
Black Press

At the age of 16, Doug was at a party when he met some guys he thought were cool. They had

a tough attitude and nobody messed with them — qualities that Doug could relate to, being a tough kid himself.

Pointing at the biggest guy in the room, the guys told Doug to beat him up, then he could be their friend. A fighter since Grade 3, Doug did as he was told and punched the guy hard in the face, knocking him down to the ground.

Shortly after that night, Doug's new friends started getting him to

sell a little bit of marijuana. Seeing he was good at it, he soon graduated into other drugs like crystal meth. Until then Doug had never worked a day in his life. Suddenly, the teen was making between \$8,000 to \$9,000 a month, blowing it on whatever fun he could find.

"Party buses, bottles for all of my friends, clothes, haircuts every couple of days. I would buy cars just to crash them," said Doug, who did not want to use his real name to protect his identity.

Before he realized what was happening, Doug had been recruited into one of Victoria's gangs. The money was more than he could ever dream of, but life for Doug

wasn't exactly glamorous.

Aside from selling drugs, Doug was also known as an enforcer, using violence he didn't even know he was capable of doing. Fearing for his safety, Doug began to carry weapons, such as mace, wrenches and hammers whenever he was out in public. At one point, he had a gun and wondered when he would have to use it.

On one occasion, Doug was about to make a drug deal on a random country road when a vehicle rolled up with four guys armed with powerful guns. Doug and his friends were robbed of their drugs. The unexpected encounter left him shaken.

"There's lots of times where I'd

be walking down the road and there would be like six dudes that would say, 'oh there you are,'" said Doug. "I never really thought about what I was doing. Every single day I did this — just stand on the corner with my buddies, make the money selling drugs...I've ever saw anyone in our territory they were dealt with."

Doug's violent gang life lasted for more than a year before he found himself in youth court, facing charges of assault with a weapon and uttering death threats for beating someone up. During his time behind bars, Doug received a visit from his mother, who he hadn't spoken to for almost a year. He was ashamed to face her.

Facing a minimum sentence of three years behind bars, Doug decided it was time to cut ties with the gang. But leaving wasn't easy and Doug had to pay thousands of dollars in order to get out.

"It just wasn't worth it. It might seem cool at the time, but they are just using you. They just want your money and want you to do their dirty work," said Doug, who's now on a better path, holding down a job and pursuing a post-secondary education.

Looking back at his life with the gang, he views it as a big waste of time.

"I made a lot of enemies that's for sure. I still have to be cautious of where I go and who I'm with. It's a little scary," he said. "People still associate you with that gang...I caused it, now I've got to deal with it."

If you missed part one of this series on gang life, find it online at goldstreamgazette.com/news/3658623651.html or editor@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1814 and 1815. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1814 is to amend the City of Langford Zoning Bylaw No. 300 by creating a new MU2 (Mixed Use Residential Commercial) Zone and the purpose of Bylaw No. 1815 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1815 from the R1 (One Family Residential) and CBA (Community Town Centre Pedestrian Access) Zones to the new MU2 (Mixed Use Residential Commercial) Zone to allow for the development of apartment or mixed-use buildings.

Applicant: Matthew McKay, DB Services of Victoria Inc.

Location: The lands that are the subject of Bylaw Nos. 1814 and 1815 are 772, 777, 778 and 784 Hockley Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 9:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X0. Please contact Grant Linbecker in the Planning Department at 250-478-7582 with any questions on these Bylaws.

Jim Bowden
Administrator



City of Langford
www.cityoflangford.ca

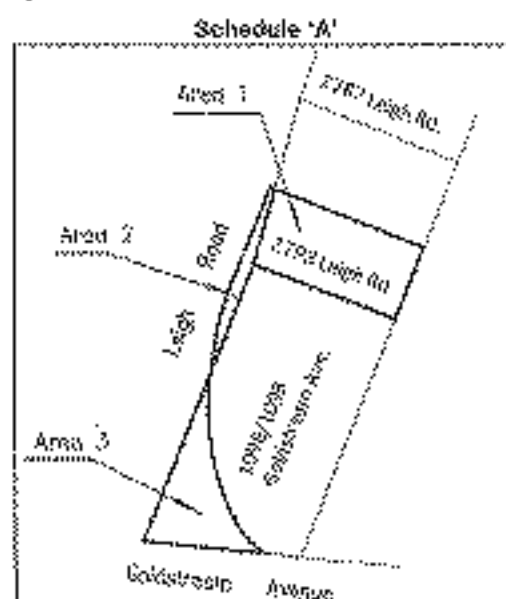
NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close a portion of Leigh Road, identified as Area 2 in Schedule 'A' below.

The 47m² (508R²) portion of Leigh Road intended to be closed and removed as highway dedication will be considered for disposition, along with the disposition of 345m² (3,714R²) from 2793 Leigh Road (identified as Area 1 in Schedule 'A' below) by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, March 7th, 2016 at 7:00 pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 4:00 pm on that date.

The City of Langford intends to transfer the closed portion of Leigh Road and the 345m² from 2793 Leigh Road to Koenraad Praxing, owner of 1098/90 Goldstream Avenue, in exchange for 208m² (2,217R²) from 1696/90 Goldstream Avenue, identified as Area 3 in Schedule 'A' below.

Jim Bowden
Corporate Officer



Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and

- iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;

- d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and

- e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

CARRIED.

- d) Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units**

- Staff Report (Planning)

MOVED BY: K. SHELDRAKE

SECONDED: A. CREUZOT

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

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy);
 - b. That the applicant provide the following items prior to First Reading:

- i. A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;
 - ii. An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;
 - iii. A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;
 - iv. A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;
 - c. That the applicant dedicate any required road from the subject property to the satisfaction of the Director of Engineering prior to bylaw adoption;
 - d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. The owner will provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000 or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iii. The frontage design plan for the Hockley Avenue one-way shall be completed, at the applicant's expense, or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit; and
4. Authorize the Director of Planning to issue the setback variances in the Development Permit.

CARRIED.

**e) Planning Department 2016 to 2020 Five Year Financial Plan
- Staff Report (Planning)**

MOVED BY: N. STEWART
SECONDED: COUNCILLOR SEATON

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

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects; and

Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and

- iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and
- e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

CARRIED.

- 4. Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$3,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy;
 - b. That the applicant provide the following items prior to First Reading:
 - i. A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;
 - ii. An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;
 - iii. A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;

- iv. A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;
- c. That the applicant dedicate any required road from the subject property to the satisfaction of the Director of Engineering prior to bylaw adoption;
- d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. The owner will provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000 or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iii. The frontage design plan for the Hockley Avenue one-way shall be completed, at the applicant's expense, or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit; and
- a. Authorize the Director of Planning to issue the setback variances in the Development Permit.

CARRIED.

5. Planning Department 2016 to 2020 Five Year Financial Plan (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

- 1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects; and

Item	Estimated Cost	Priority
Community Energy and Emissions Reduction	\$20,000	1
Zoning Bylaw Re-Write	\$15,000	3
Official Community Plan (OCP) review	\$15,000	4
Film Commission Funding	\$2,500	2
Beautification Grant Program	\$20,000	

j) **BYLAW NO. 1614**

"Langford Zoning Bylaw, Amendment No. 448, {Creates MU2 {Mixed Use Residential Commercial Zone}, 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1614 First Reading.

CARRIED.

k) **BYLAW NO. 1615**

"Langford Zoning Bylaw, Amendment No. 449, {772, 777, 778 & 784 Hockley Ave}, 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1615 First Reading.

CARRIED.

l) **BYLAW NO. 1616**

"Langford Zoning Bylaw, Amendment No. 450, {892 Klahanie Dr}, 2016".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1616 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Matters and Personnel, under 90 (1) (a) and (e) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: May 25, 2015
Department: Planning
Application No.: Z15-0004
Subject: Application to amend the zoning designation of the property at 778 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 33 residential dwelling units

PURPOSE

Matt McKay of DB Services of Victoria Inc. has applied on behalf of Loco Investments Inc. to rezone the property at 778 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey building consisting of approximately 33 residential dwelling units.

BACKGROUND

There have been no previous development applications on the subject property.

APPLICATION DATA

Table 1: Site Data

Applicant	Matt McKay	
Owner	Loco Investments	
Location	778 Hockley Avenue	
Legal	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 9002 PID 005-504-988	
Size of Property	809 m ²	
DP Areas	Downtown Pedestrian Commercial and Multi-Family Areas	
Zoning	Existing: R1 (One-Family Residential)	Proposed: C9A (Community Town Centre Pedestrian 9A)
OCP Designation	City Centre	

SITE AND SURROUNDING AREA

The subject property is flat and occupied by a one-family dwelling. The site has a few large Douglas fir trees on the site which are proposed to be removed.

Directly north of the subject site is the commercially zoned parking lot which serves 777 Goldstream Avenue (the site of the old Caprice Theater). To the south are single-family dwelling units. Immediately to the west is a six-storey mixed-use residential commercial building. To the east is a six-storey residential building currently under construction.

Table 2: Surrounding Land Uses

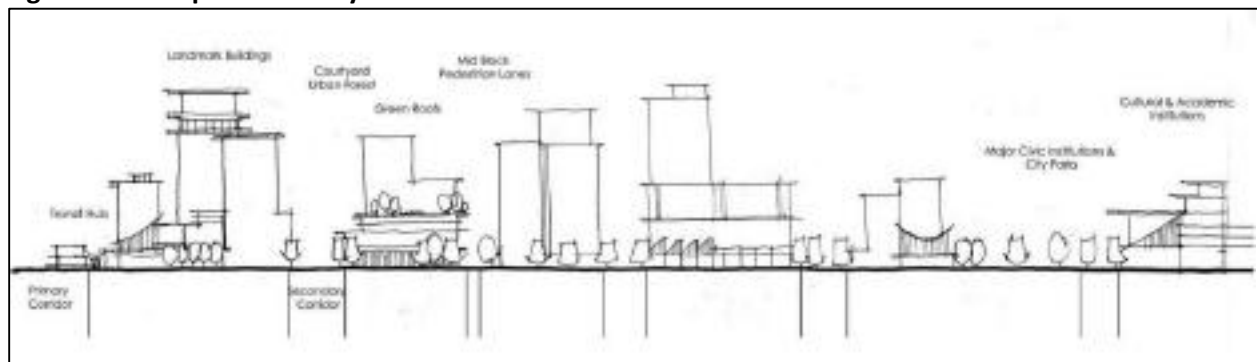
	Zoning	Use
<i>North</i>	C3 (District Commercial)	Commercial
<i>East</i>	C9A (Community Town Centre Pedestrian)	Residential
<i>South</i>	R1 (One-Family Residential)	Residential
<i>West</i>	C9A (Community Town Centre Pedestrian)	Residential/Commercial

COUNCIL POLICY

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as *City Centre*, as defined by the following text:

- *A major regional growth centre that support a wide range of high density housing, including affordable and rental housing;*
- *A major employment area for institutional, office, commercial and light industrial;*
- *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 connects residents.*

Figure 1. Concept for the City Centre



Policy 5.1.3 Relate all neighbourhood development and infill to the nearest centre through direct and/or improved connections, scale and character.

Policy 5.4.1 Encourage street-orientation of buildings along all roads and corridors where topographical conditions allow.

Policy 5.5.2 Ensure residential densities and the location of dense development increases viability and frequency of transit service.

COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN

The proposal is consistent with the OCP's "City Centre" designation as it fits in with the growth management and land use strategy in an existing developed area. This designation supports a mix of residential and commercial uses, including medium density housing.

DEVELOPMENT PERMIT AREAS

The subject property is designated within both the Downtown Pedestrian Commercial and Multi-Family Development Permit Areas, and therefore subject to a form and character development permit. The subject property is not designated as an environmentally sensitive or hazardous development permit area.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant wishes to rezone the subject property to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey building with approximately 33 residential dwellings. Table 3 provides a summary of the project proposal. Council may wish to note that the applicant is intending to operate this building as a rental apartment building (the fourth rental apartment building on Hockley Ave.).

Table 3: Proposal Data

	Permitted/Required by C9A Zone	Proposed by Rezoning Application
<i>Density (max floor space ratio)</i>	4.0	3.18
<i>Height</i>	10 storeys	6 storey
<i>Lot Coverage</i>	90% or up to 100% if a rooftop patio is provided	75%
<i>Front Yard Setback</i>	1.2 m (4ft)	A range of 0 - 2m is being proposed*
<i>Interior Side Yard Setback</i>	0 m (0ft) when in the City Centre OCP Designation	0m at ground level and 2.4m for the residential portions of the building*
<i>Rear Yard Setback</i>	0 m (0ft) when in the City Centre OCP Designation	4m (13ft)
<i>Parking Requirement</i>	33 + 5 visitor parking spaces	33 + 1 visitor parking spaces *

*Variances to setbacks and parking discussed further on Page 4

SHARED PARKING/ACCESS DRIVEWAY AND PHASED STRATA

The applicant is proposing to integrate the existing two buildings to the west (784 and 790 Hockley Ave) by sharing a common internal driveway and parking area that would serve all three buildings.

The Zoning Bylaw requires 5 visitor parking spaces for a development that has greater than 21 residential units so the subject proposal is required to provide 38 parking spaces (1 space for every residential unit (33) and 5 visitor parking spaces). However, as the applicant is proposing operate all three buildings as a single strata corporation, the applicant is proposing to share 6 visitor parking spaces for all three buildings (86 units). This parking proposal would be compliant if the project was one building, but as the buildings are being phased in, the proposal is deficient by 4 stalls. Notwithstanding, an additional 6 parking stalls are proposed on the City Boulevard which would be open to all members of the public and not restricted to any particular property. It should also be noted that the applicant was supposed to provide 2 parking stalls at 778 Hockley for the benefit of the development at 772 Hockley (immediately east). However, as the building's design has been modified to integrate with the two buildings to the west, this option no longer seems viable. As such, the applicant is proposing to pay Council \$5,000 in lieu of each stall, towards the City's Downtown Parking Structure Reserve Fund. This amount is consistent with recent examples of cash in lieu of deficient parking stalls. If Council finds this appropriate, they may wish to secure the \$10,000 in the amending bylaw for the subject property as a condition of zoning.

If Council finds it appropriate to apply the visitor parking requirement as one building project they may wish to consider directing the Director of Planning to approve the parking plan (by way of a variance) in the Development Permit. Conversely, should Council find the proposal inadequate, they may wish to require the applicant to submit a redesign to either provide more parking or decrease the number of dwellings. Furthermore, as the access and visitor parking is proposed to be shared, Council may wish to secure in a 219 Covenant that a Form P strata plan be registered prior to occupancy permit to the satisfaction of the City's Approving Officer and Chief Building Inspector. This will provide certainty that shared visitor parking access and proper legal access is secured so future owners are not unfairly encumbered by the proposal. Should Council not wish to require this in a Section 219 covenant, staff have no other ability to require this matter be addressed.

The applicant is aware that if he (or a subsequent owner) does not strata title all individual units prior to occupancy and wishes to strata title the buildings into individual units in the future, the City's approving authority can only permit this if the building substantially conforms to the building code of the day. As the Building Code evolves and changes over time, the applicant would be required to consider any changes to the Building Code and upgrade the building accordingly.

BUILDING AND SITE DESIGN

Multi-Family developments are subject to a form and character development permit in accordance with Langford's Official Community Plan Bylaw No. 1200, prior to building permit. Building, site design, and landscaping for the development will be addressed through the Development Permit process after the rezoning process is complete.

VARIANCES

Council has delegated to the Director of Planning the authority to approve variances for reductions to front, side, and rear lot lines as part of a Development Permit where such variances are an improvement to the relationship and orientation between a building and an access route or public road, reducing any impact of development on surrounding lands, and where a reduction in a setback does not have significant impacts on adjacent properties. Unless the proposed variances (see Page 3) are seen as inappropriate, Council may wish to direct the Director of Planning to issue the variances at the time of Development Permit.

TRAFFIC AND PUBLIC SAFETY

Council may wish to have the applicant provide a construction management parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering, and have this condition secured in a Section 219 Covenant registered on title prior to bylaw adoption. This should address any concerns around employee parking during construction.

FRONTAGE IMPROVEMENTS

Council may wish to require as a condition of rezoning that full frontage improvements to the standards of Bylaw No. 1000 be provided and that this be secured in a S.219 Covenant to be provided at the time of Building Permit.

ROAD DEDICATION

The applicant will be required to dedicate land for road. As such, Council may wish to require that the amount road dedication be demonstrated prior to Public Hearing (to ensure the project is feasible) and can be provided to the City as a condition of rezoning and be dedicated to the City prior to bylaw adoption.

SEWERS

The City's Sewer system has been installed along Hockley Ave. The applicant will be required to connect all units to the municipal sewer system and the applicant will be responsible for the costs of installing the sewers.

DRAINAGE AND STORMWATER MANAGEMENT

Prior to issuance of a building permit, the applicant must demonstrate that storm water can be managed on-site. To ensure future owners are apprised of the maintenance obligations, Council may wish to require a Section 219 Covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning.

NEIGHBOURHOOD CONSULTATION

The developer will be commencing door-to-door canvassing to apprise and consult the neighbours in the immediate vicinity regarding the development proposal. The Planning Department has not yet received any feedback directly from the neighbours.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the property to permit a multi-family residential development will contribute more to municipal revenue than by redeveloping it under its present zoning. Considering that the applicant will

be required to provide full frontage improvements the proposal should not represent an increased cost burden to the City. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution (33 units)	Total
<i>General Amenity Reserve Fund</i>	\$1,525 per unit	\$50,325
<i>Affordable Housing Reserve Fund</i>	\$610 per unit	\$20,130
TOTAL POLICY CONTRIBUTIONS	\$2,135 per unit	\$70,455*

*The applicant is eligible for a 35% reduction in Amenity Fees in accordance with Council's recent amendment to the Amenity Policy.

Table 5 – Development Cost Charges (based on 33 units)

Development Cost Charge	Per residential unit	Total
<i>Roads</i>	\$3,917	\$129,261
<i>Storm Drainage</i>	n/a	
<i>Park Improvement</i>	\$1,890	\$62,370
<i>Park Acquisition</i>	\$1,100	\$33,000
Subtotal (DCCs paid to City of Langford)		\$224,631
<i>CRD Water</i>	\$2,323.43	\$76,673.19
<i>School Site Acquisition</i>	\$628	\$20,724
TOTAL (estimate) DCCs		\$322,028.19*

*The applicant is also eligible for a 30% reduction in the total DCC's (excluding CRD Water) as per Council's DCC Bylaw should they adhere to the necessary requirements.

OPTIONS**Option 1**

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 778 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund;
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund; and
 - iii. \$10,000 towards the Downtown Parking Structure Reserve Fund.
(The applicant is eligible for a further 35% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy)
 - b. That the applicant provide the following items prior to Public Hearing:
 - i. A road dedication plan to the satisfaction of the Director of Engineering;
 - c. That the applicant provide the road dedication to the City prior to bylaw adoption.
 - d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
 - iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
 - iv. That prior to issuance of an occupancy permit, a registered strata plan shall be provided to the satisfaction of the City's Approving Officer and Chief Building Inspector to secure reciprocal access for the common driveway and visitor parking areas which guarantees all 86 units get the ability to access the visitor parking stalls and use common driveway area for 778, 784 & 790 Hockley Ave; and

2. Direct the Director of Planning to accept the proposed parking plan (and parking variance to be formalized in the Development Permit) which would allow 6 visitor parking stalls to be acceptable for all 86 residential units in the proposed three building strata.
-

OR Option 2

1. Reject this application for rezoning.
-

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development/
Approving Officer

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

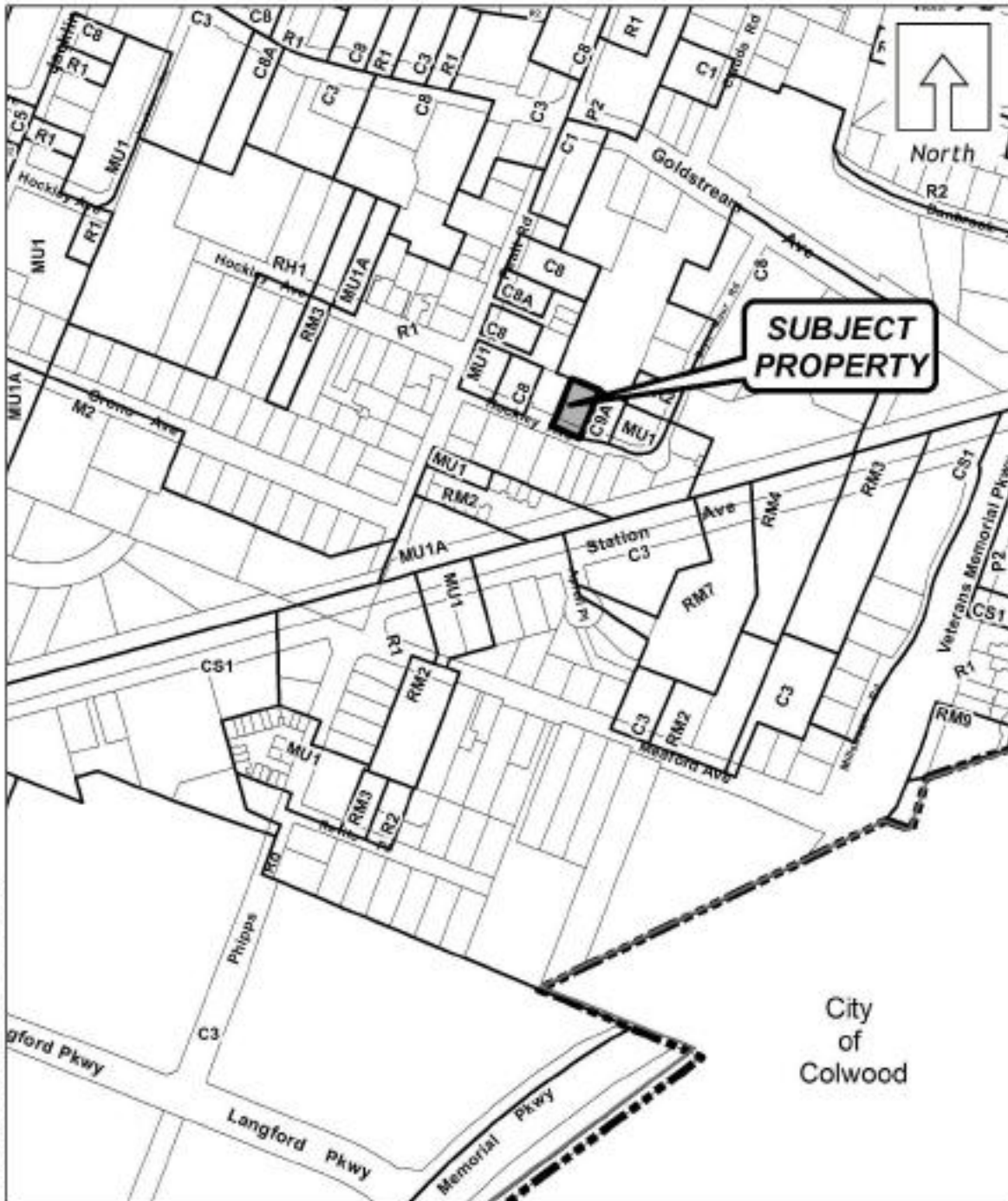
Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:gl

**REZONING BYLAW AMENDMENT
(Z15-0004)
778 Hockley Ave**

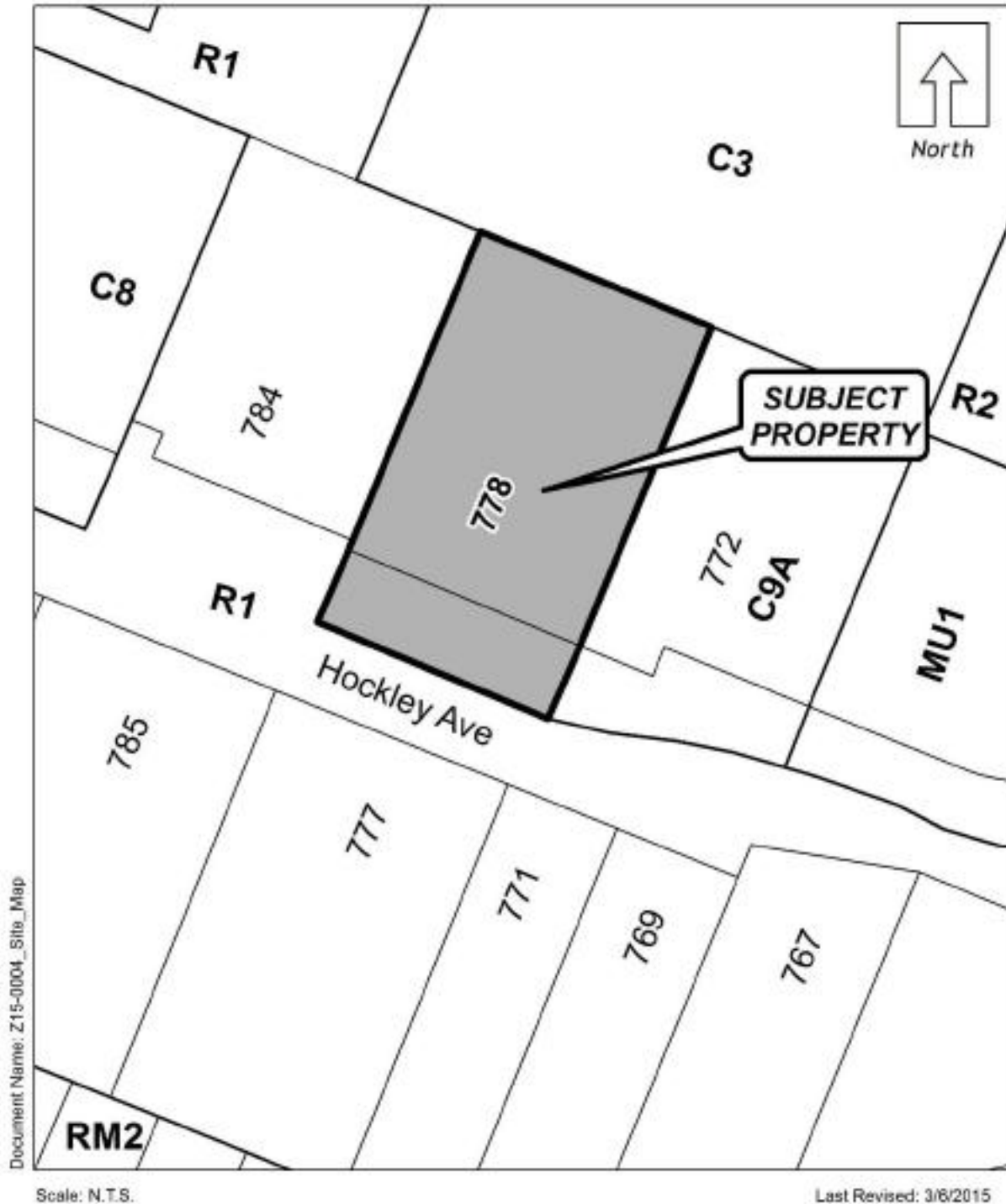


Document Name: Z15-0004_Location_Map

Scale: N.T.S.

Last Revised: 3/6/2015

**REZONING BYLAW AMENDMENT
(Z15-0004)
778 Hockley Ave**



Appendix A - Plans

Figure 1 - Parking Plan

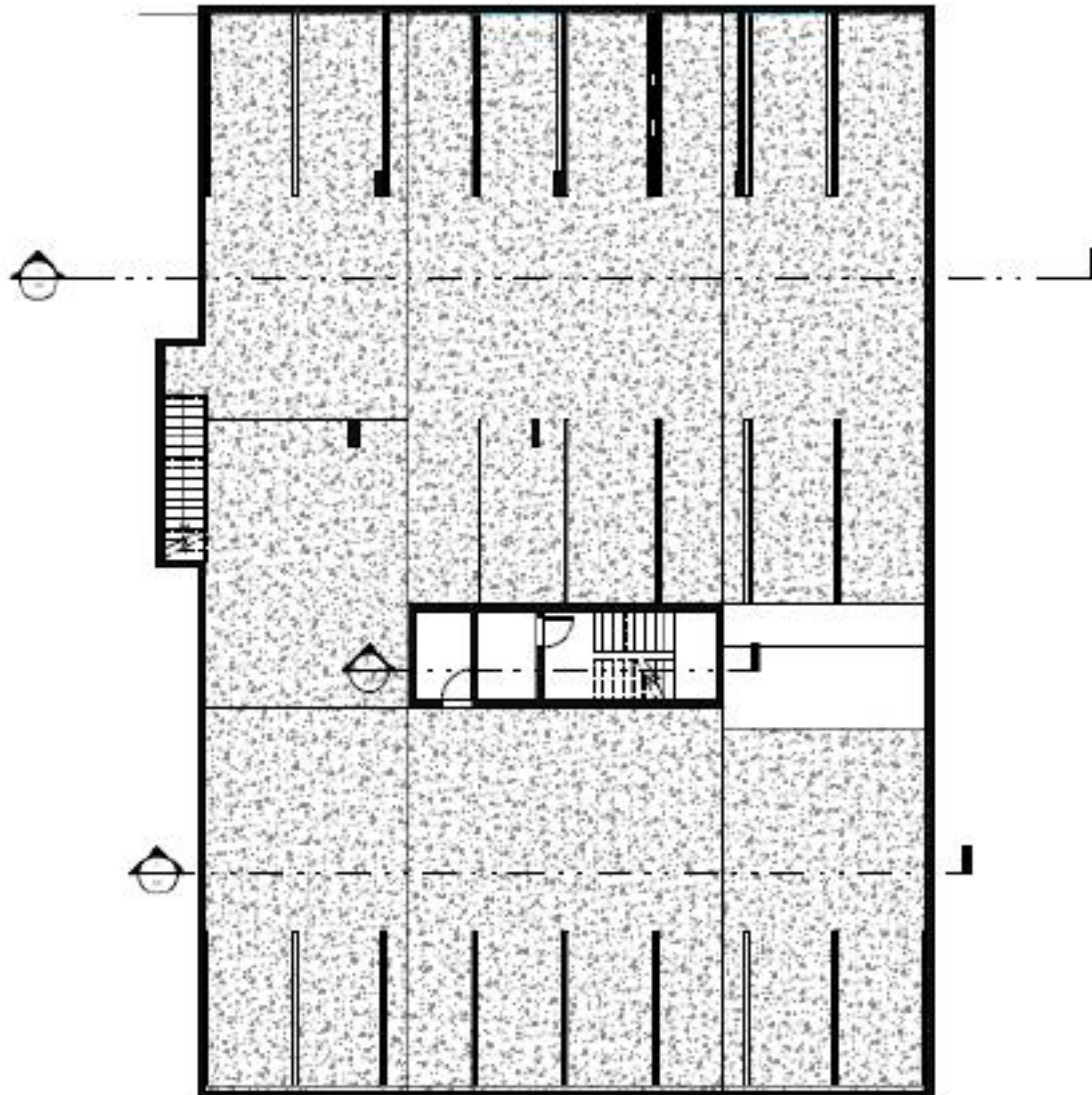


Figure 2 – Ground Level



Figure 3 – Street View (South Elevation) - Form and Character still conceptual at this time)





Staff Report to Council

Date: September 8, 2015

Department: Planning

Application No.: Z15-0004

Subject: Bylaw No. 1575 - Application to amend the zoning designation of the property at 778 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 33 residential dwelling units

At their Regular Meeting of June 1st, 2015, Council passed the following resolution with respect to the property at 778 Hockley Avenue:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 778 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) subject to the following terms and conditions:*
 - a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
 - i. *\$1,525 per unit towards the General Amenity Reserve Fund;*
 - ii. *\$610 per unit towards the Affordable Housing Reserve Fund; and*
 - iii. *\$10,000 towards the Downtown Parking Structure Reserve Fund.*
(The applicant is eligible for a further 35% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy)
(Secured in Bylaw 1575)
 - b. *That the applicant provide the following items prior to Public Hearing:*
 - i. *A road dedication plan to the satisfaction of the Director of Engineering;*
(At the Public Hearing, this was deferred until final adoption)
 - c. *That the applicant provide the road dedication to the City prior to bylaw adoption.*
 - d. *That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:*
 - i. *The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;*
 - ii. *Frontage improvements, works and services shall be completed to the*

-
- iii. *standards of Subdivision and Development Servicing Bylaw No. 1000; and*
 - iii. *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and*
 - iv. *That prior to issuance of an occupancy permit, a registered strata plan shall be provided to the satisfaction of the City's Approving Officer and Chief Building Inspector to secure reciprocal access for the common driveway and visitor parking areas which guarantees all 86 units get the ability to access the visitor parking stalls and use common driveway area for 778, 784 & 790 Hockley Ave; and*
(The covenant is signed and secured in an unrestricted Letter of Undertaking)
2. *Direct the Director of Planning to accept the proposed parking plan (and parking variance to be formalized in the Development Permit) which would allow 6 visitor parking stalls to be acceptable for all 86 residential units in the proposed three building strata.*

COMMENTS

The required road dedication and the Section 219 covenant are secured with an unrestricted letter of undertaking that both documents will be registered immediately after bylaw adoption.

Bylaw No. 1575 was signed by the Minister of Transportation on August 5th, 2015.

OPTIONS

That Council:

1. Adopt Bylaw No. 1575;

OR

2. Take no action at this time with respect to Bylaw No. 1575.
-

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:gl



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: January 11, 2016
Department: Planning
Application No.: Z15-0025
Subject: Addendum Report - Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units

COMMENTS

While the C9A (Community Town Centre Pedestrian 9A) zone is intended to permit a mix of residential and commercial uses, due to variables of location and market conditions, some applicants have and continue to request the C9A zone for its density and height provisions, but for the development of a wholly residential building. The Zoning Bylaw defines a "Commercial Zone" as any zone with a short form starting with "C", CS, CR", "CT" etc. As such, an entirely residential building in the C9A zone would technically be defined as a "Commercial Zone" and thereby has the potential to impact taxation is can be seen as generally confusing.

To eliminate this problem, Council may wish to direct staff to eliminate the C9A zone and replace it with a new zone titled MU2 (Mixed Use Residential Commercial) which would provide the same parameters as the C9A zone and would allow for a mix of commercial and residential on the ground floor, or a choice of entirely residential building or commercial uses only on the ground floor with residential above.

If Council considers this to be appropriate, it would require the following changes to several properties recently rezoned and to several properties which are either at the start or in the middle of the rezoning process as described below:

1. Amend the zoning designation of the three properties that are already zoned C9A (772, 778 and 790 Hockley Avenue);
2. To consider rezoning 777 Hockley Avenue, (currently in-stream) to MU2 from R1 (this project is proposed to be a six storey entirely residential building of approximately 30 units); and
3. To consider rezoning 2856, 2854 Peatt Road and 815, 819, and 823 Hockley Avenue to MU2 as this in-stream application has a new applicant (and some new ownership) and this project is

proposed to consist of 6,000ft² of commercial floor space along the Peatt Road frontage and several residential units on the Hockley Avenue frontage.

The owners of 772, 778 and 790 Hockley have no objection to the rezoning, nor does the City require their consent as nothing is being taken away so there is no injuries effect of the rezoning.

For the other two projects, which are in near proximity to each other, Council may wish to have them go to a Public Hearing on the same evening for the convenience of all attendants. Both projects could have first reading on February 1st, and both could have Public Hearings on February 15th, 2016.

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778, 784 Hockley Avenue from C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial) zone;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Dwelling) to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to rescind the bylaw and give new first reading to amend the zoning designation of the properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone; and
4. To prepare the bylaws for first reading on February 1st and to hold the Public Hearing on February 15th, 2016.

OR Option 2

1. Take no action of this matter.
-

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:gl



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: January 11, 2016

Department: Planning

Application No.: Z15-0025

Subject: Addendum Report - Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (now being proposed to be approximately 30 units)

COMMENTS

While the C9A (Community Town Centre Pedestrian 9A) zone is intended to permit a mix of residential and commercial uses, due to variables of location and market conditions, some applicants have and continue to request the C9A zone for its density and height provisions, but for the development of a wholly residential building. The Zoning Bylaw defines a “Commercial Zone” as any zone with a short form starting with “C”, CS, CR”, “CT” etc. As such, an entirely residential building in the C9A zone would technically be defined as a “Commercial Zone” and thereby has the potential to impact taxation and could lead to confusion.

To eliminate this problem, Council may wish to direct staff to eliminate the C9A zone and replace it with a new zone titled MU2 (Mixed-Use Residential Commercial) which would provide the same parameters as the C9A zone and would allow for a mix of commercial and residential on the ground floor, or a choice of developing an entirely residential building.

If Council considers this to be appropriate, it would require the following changes to several properties recently rezoned to C9A and to several properties which are either at the start, or in the middle of the rezoning process as described below:

1. Amend the zoning designation of the three properties that are already zoned C9A (772, 778 and 784 Hockley Avenue) to the new MU2 zone;
2. To consider rezoning 777 Hockley Avenue, (currently in-stream) to MU2 from R1 (this project is proposed to be a six storey residential building of approximately 30 units); and
3. To consider rezoning 2856, 2854 Peatt Road and 815, 819, and 823 Hockley Avenue to MU2 as this in-stream application has a new applicant (and some new ownership) and this project is

proposed to be a six storey building with 6,000ft² of ground floor commercial floor space along the Peatt Road frontage and several residential units on the ground floor of the Hockley Avenue frontage (conceptual plans and total units to be determined prior to Public Hearing).

The owners of 772, 778 and 784 Hockley have no objection to the rezoning, nor does the City require their consent as there are no zoning provisions being removed so there is no injurious effect from rezoning to MU2.

For the other two projects, which are in near proximity to each other, Council may wish to have them go to a Public Hearing on the same evening for the convenience of all attendants. Both projects could be scheduled for consideration of first reading on February 1st, and both projects could have Public Hearings on February 15th, 2016.

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 777, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone; and
3. To schedule the above projects for consideration of first reading on February 1st and to schedule their Public Hearings on March 7th, 2016.

OR Option 2

1. Take no action of this matter.
-

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Michelle Mahovlich, P.Eng
Director of Engineering
:gl

Jim Bowden
Administrator

PUBLIC HEARING
Monday, 7 March 2016

Bylaw No. 1552
File No. Z14-0018

A Bylaw to Rezone 2854 Peatt Rd; 2856 Peatt Rd; 815 Hockley Ave; 819 Hockley Ave; 823 Hockley Ave from R1 (One-Family Residential) to the MU2 (Mixed Use Residential Commercial) Zone to allow for the construction of a mixed use building

CITY OF LANGFORD BYLAW NO. 1552

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R1 (ONE-FAMILY RESIDENTIAL) Zone** and adding to the **MU2 (Mixed Use Residential Commercial) ZONE** the properties legally described as STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) and LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for reduction in Section 2 of Schedule AD
MU2	1552	STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley Ave)	a) \$1,525 per dwelling unit towards the General Amenity Reserve Fund; b) \$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund; c) \$610 per dwelling unit towards the Affordable Housing Reserve Fund;	Yes

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

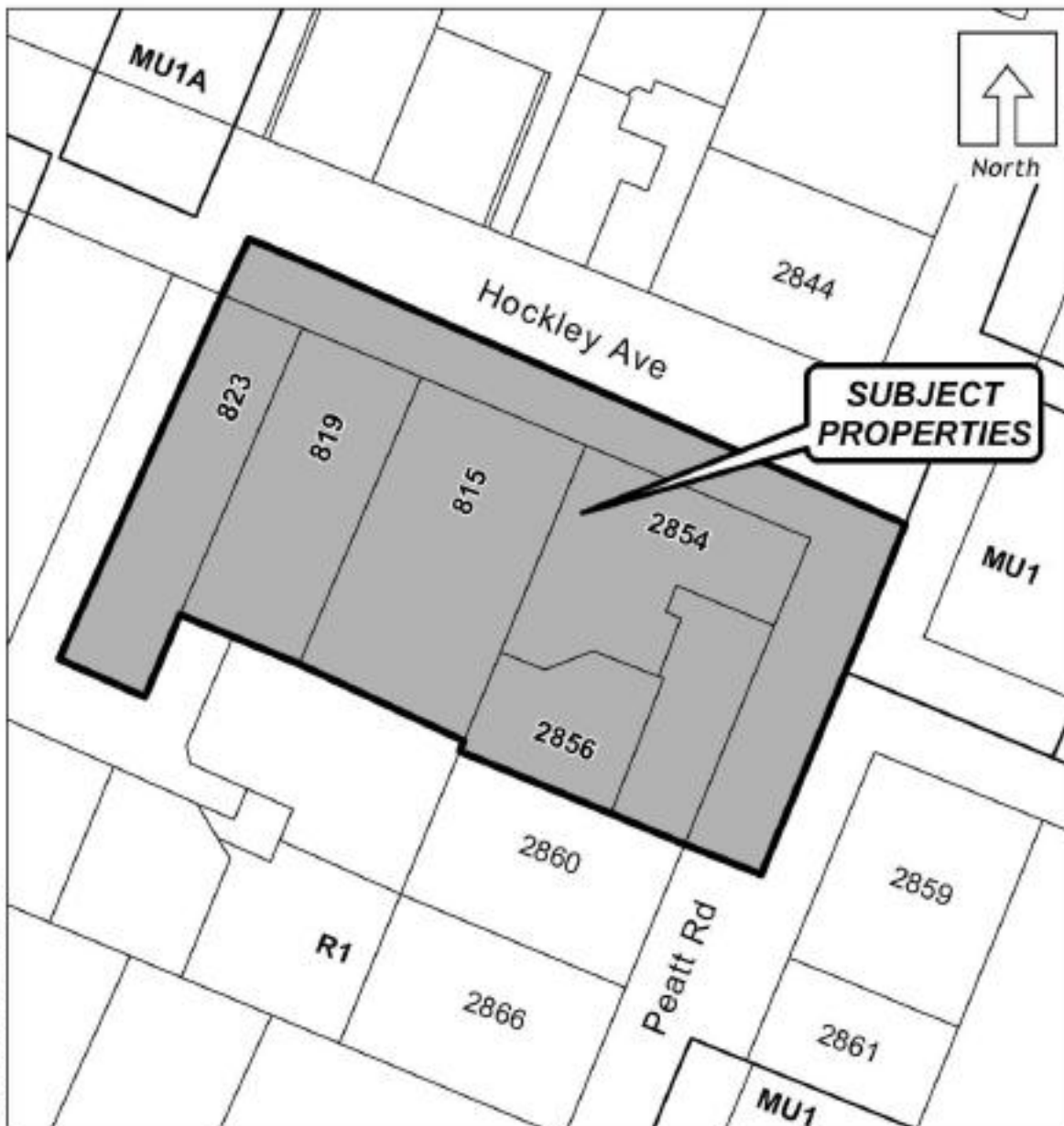
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1552



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1552

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 2/8/2015



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1552. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 7 March 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2854 Peatt Rd; 2856 Peatt Rd; 815 Hockley Ave; 819 Hockley Ave; 823 Hockley Ave	
File	Z14-0018	Bylaw Number: 1552
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: MU2 (Mixed Use Residential Commercial)
Proposal	To permit the construction of a mixed use building.	

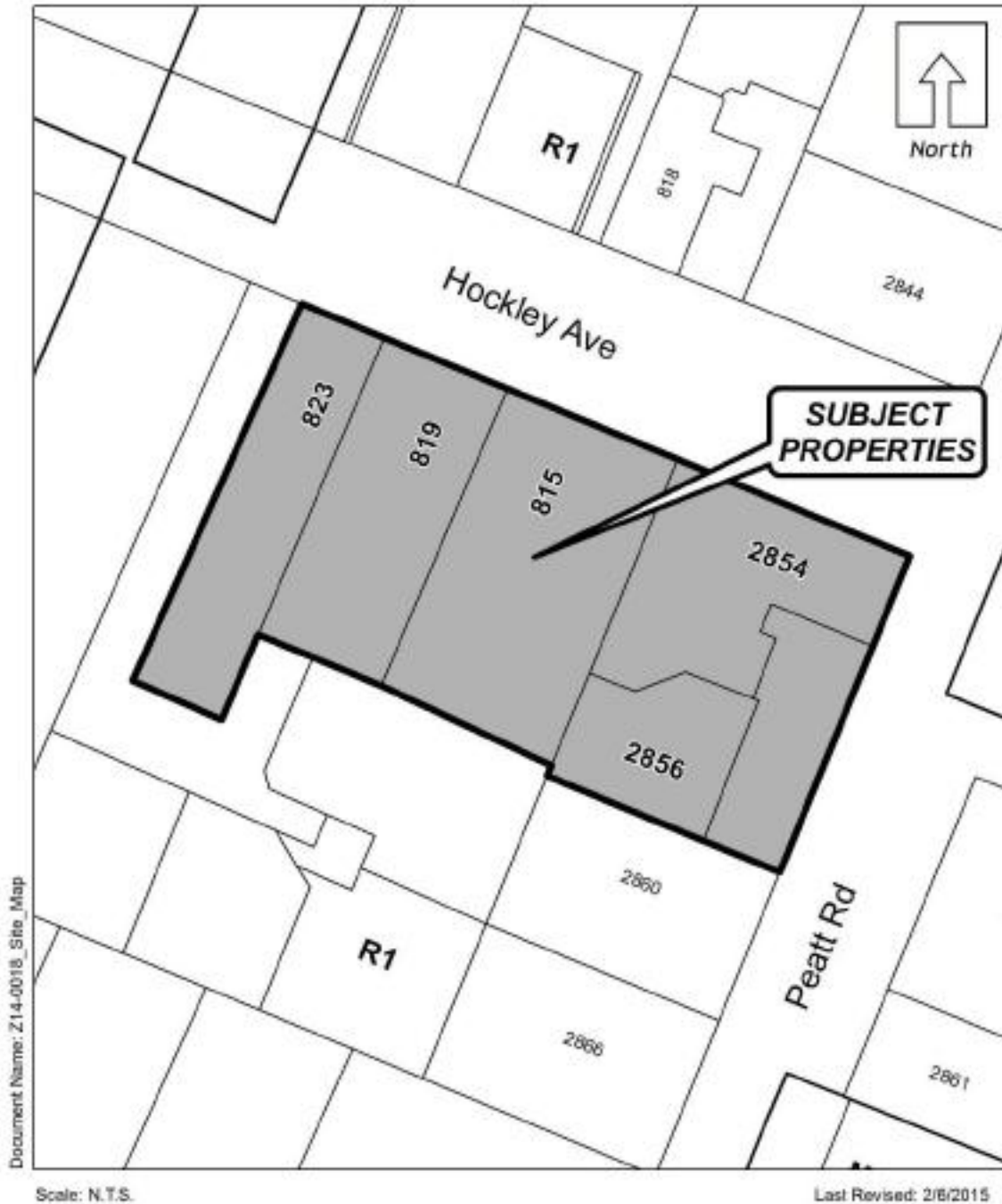
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2015-03-03

**REZONING BYLAW AMENDMENT
(Z14-0018)**

2854 & 2856 Peatt Rd & 815, 819, 823 Hockley Ave



LETTERS

Minister misleading on debt

It's a leonine position for Minister Williamson to set the facts straight about post-secondary funding when he relies on the results of a voluntary survey rather than a comprehensive set of data. And therein lies the real problem in assessing the true picture of student debt in B.C. and in Canada – neither the provincial nor federal governments are collecting reliable, consistent and rigorous data on student debt.

The last time that we had a clear picture of student debt was when the Canadian Millennium Scholarship Foundation released a report in 2009 that pegged student debt in B.C. at \$26,738. With the annual increases in tuition and major cuts to post-secondary funding we have seen in B.C. since 2009, this amount has not decreased. It is more likely close to the \$34,886 that the 2013 Bank of Montreal Student Survey put forward in 2013 – the highest expected debt of all the provinces. Not surprising considering that B.C. is the only province in Canada without non-repayable needs-

based grants for students.

In Canada, tuition fees have increased by 137 per cent from an average of \$1,706 in 1991-1992 to \$6,191 in 2015-2016. Claiming that tuition in B.C. has only increased by 12 per cent since 2004 completely ignores the fact that tuition more than doubled across the province between 2002-2004 when the B.C. government deregulated tuition.

A post-secondary education in B.C. is no longer affordable for students from middle and lower income families. Also, the minister's claim that the average undergraduate tuition in B.C. is the fourth lowest in Canada does not mean that it is affordable. Until the B.C. government starts to collect accurate data on student debt not based on voluntary surveys, the minister's 'facts' may as well be from the Ministry of Magic rather than Advanced Education.

*Kanya Rogers, director of external relations
University of Victoria
Students' Society*

B.C. faces the forces of no

The 'Forces of No' originate in the Premier's office.

No to a diverse economy. No to well funded and responsible industries. No to transparency in government. No to a responsible mining industry. No to strict laws governing the mining and resource industry. No to the expectation our premier would choose business partners who obeyed the law.

No to allowing the BCUC to rule on behalf of citizens. No to honest and meaningful discussions with First Nations. No to any concerns whatsoever over the guaranteed damage being done to our environment by fracking.

No to concerns that the premier leads the most corrupt government in the history of B.C. No to eliminating BC Hydro and ICBC as cash cows for general revenues. No to admitting that broke areas' balanced with no increases to our taxes (taxes and fees are one and the same).

No to becoming an honest and trustworthy government. No to listening to the wishes of the B.C. citizen ahead of listening to the demands by Liberal cronies and corporate sponsors.

You've got your work cut out for you premier.
*David Waterhouse
Saanich*

Letters
to the Editor

The Goldstream News Gazette welcomes your opinions and comments.

Letters to the editor should discuss issues and stories that have been covered in the pages of the Gazette. Please keep letters to less than 300 words.

The Gazette reserves the right to edit letters for style, legality, length and taste. The Gazette will not print anonymous letters.

Please enclose your phone number for verification of your letter's authenticity and your municipality of residence. Phone numbers are not printed.

Send your letters to:

✉ Email: editor@goldstreamgazette.com

✉ Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V8B 2K3

✉ Fax: 250-478-6545

Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at www.twitter.com/goldstreamnews.

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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1552. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

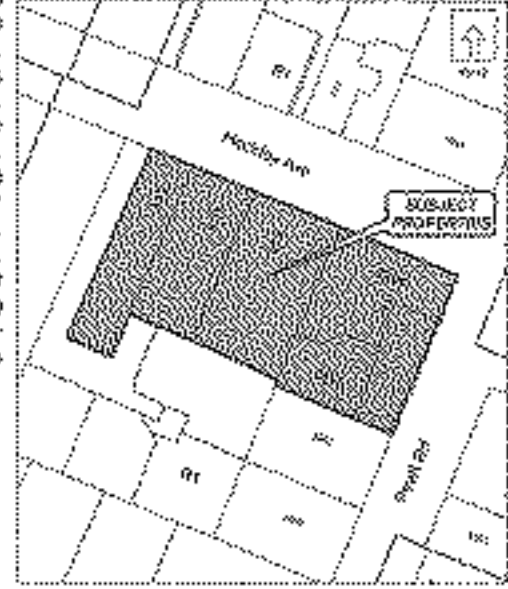
Proposal: The purpose of Bylaw No. 1552 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1552 from R1 (One-Family Residential) to the MU2 (Mixed Use Residential Commercial) Zone to allow for the construction of a mixed use building.

Applicant: Matthew McKay, DB Services of Victoria Inc.

Location: The land that is the subject of Bylaw No. 1552 is 2854 and 2856 Pent Rd and R15, R19 and R28 Ronkley Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 6:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd floor, 877 Goldstream Avenue, Langford, BC, V8B 2K6. Please contact Grant Labbecher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jm Bowden
Administrator



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Participating Businesses: Butchart Gardens, Inner Harbour, Metchosin, Nanaimo, Parkland, Saanich, Victoria, Westside, YVR, etc.

Participating Restaurants: Butchart Gardens, Inner Harbour, Metchosin, Nanaimo, Parkland, Saanich, Victoria, Westside, YVR, etc.

Participating Hotels: Butchart Gardens, Inner Harbour, Metchosin, Nanaimo, Parkland, Saanich, Victoria, Westside, YVR, etc.

Participating Retailers: Butchart Gardens, Inner Harbour, Metchosin, Nanaimo, Parkland, Saanich, Victoria, Westside, YVR, etc.

Participating Entertainment: Butchart Gardens, Inner Harbour, Metchosin, Nanaimo, Parkland, Saanich, Victoria, Westside, YVR, etc.

West Shore artists look to aid those in need

Artists partner with the Didi Society to help women globally and locally

Arnold Lim
News Gazette staff

Two West Shore artists are featured in an important global initiative.

Local Greater Victoria artists, the Didi Society and the Belfry Theatre make up the who, the what, and the where of Create Local: Tackle Global, an exhibition of local artists and non-profits partnering to help women. The theme for the art is empowerment.

"The strength of the piece (is) because of the form and the glaze. It's very strong," said Judi Dyelle of her ceramic piece, *Confabulate Vessel*. "Some of my other glazes are very delicate and this is incredibly strong, (an) almost architectural type of surface, giving the strength and empowerment of the artist (to the art)."

Dyelle, a potter of more than five decades with select works in collections around the world, operates 'Chosin Pottery' out of Metchosin and alongside Wendy Skog, represents the two West Shore artists in the exhibition.

After getting a phone call to get involved, Dyelle said it only took her the time to learn about the Didi Society, their co-operatives and their campaigns, to decide she wanted to be a part of the show.

"We are so fortunate in Canada, I can

do anything I want, I have no restrictions," she said.

"In those countries (like India and Guatemala), they are more a patriarchal society, these women try so much harder to be able to do things."

The word 'didi' means older, respected sister in the Hindi language, and is a word chosen to represent the society's relationships with global and local co-operatives and partners.

They help sell co-op products through local markets and businesses under a fair-trade model, also offering capacity-building opportunities.

Dyelle said she hopes a good turnout supports local artists, women overseas, and the Belfry Theatre where more than two dozen Greater Victoria artists, including University of Victoria instructor Sandra Meigs, Wendy Welch and Carole Sabiston join forces for the cause.

Paintings, sculpture, ceramics and jewelry are all priced at \$1,000 or less with 75 per cent going to artists and the other 25 per cent to Didi Society projects.

"I hope there is a good turnout to support artists and the society," Dyelle said. "We are empowering these women to be able to do things whether it is providing for their family or whole community."

The exhibit and sale is two days, March 5 to 6, at the Belfry Theatre and admission is free. A reception is also being held on March 4 from 5:30 to 8:30 p.m. with a cost of \$25.

arnold@goldstreamgazette.com



Photo courtesy of Judi Dyelle

Ceramic artist Judi Dyelle with some of her ceramic works. Dyelle is one of two West Shore artists showcased in the Didi Society art exhibit and sale Create Local: Tackle Global at the Belfry Theatre March 5 to 6.



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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1652. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

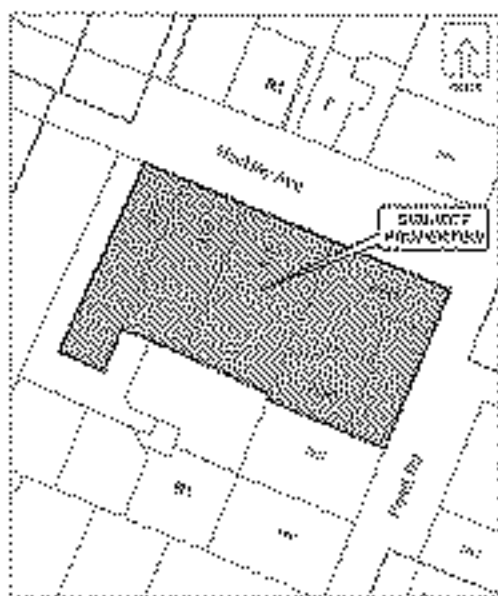
Proposal: The purpose of Bylaw No. 1652 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1552 from R1 (One-Family Residential) to the MU2 (Mixed Use Residential Commercial) Zone to allow for the construction of a mixed use building.

Applicant: Matthew McKay, DB Services of Victoria Inc.

Location: The land that is the subject of Bylaw No. 1552 is 2854 and 2856 Reatt Rd and 815, 819 and 823 Hackley Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7862 with any questions on this Bylaw.

Jim Bowden
Administrator



City of Langford
www.citylangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1619. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

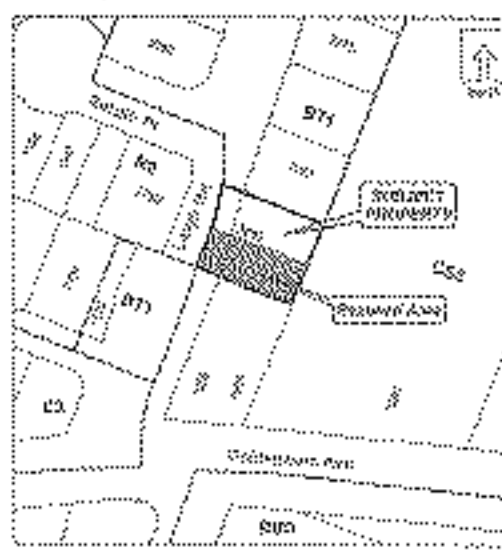
Proposal: The purpose of Bylaw No. 1619 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1619 from B71 (Business and Technology Park) Zone to C53 (Commercial Industrial) Zone to facilitate a land swap with the property at 1098/98 Goldstream Ave, which is currently zoned C53.

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1619 is a portion of 2793 Leigh Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lisa Steinhart in the Planning Department at 250-478-7862 with any questions on this Bylaw.

Jim Bowden
Administrator



The Metchosin Minute

Wednesday (March 2), the magic of seeds will be explored at the Metchosin Community House, 4430 Happy Valley Rd.

Mary Alice Johnson of Full Circle Seeds and A.M. Organic Farm in Sooke will share some of her wisdom on securing, using and collecting seeds. Just like seeds themselves, she's a force of nature.

This event is sponsored by the Metchosin Garden Club and starts at 7:30 p.m. A donation of \$2 to help cover expenses is suggested at the door.

On Friday (March 4), the municipal chambers, 4450 Happy Valley Rd., will be open to anyone wishing to hear a presentation on co-existing with caribou, including bears, wolves and eagles.

There may even be a walk after the talk for the adventurous.

lisa@goldstreamgazette.com

- c) Application to rezone 2854-2856 Peatt Rd and 815 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) to allow a 6-storey apartment or mixed-use building
- Staff Report (File no. Z14-001B – 2854 & 2856 Peatt Rd & 815 Hockley Ave)

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2854-56 Peatt Rd and 815 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit created, prior to the issuance of a Building Permit:
 - i. \$1,525 towards the General Amenity Reserve Fund;
 - ii. \$10.75 per m² of commercial GFA towards the General Amenity Reserve Fund;
 - iii. \$610 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Public Hearing, a traffic impact study prepared by a qualified professional that meets the terms of reference provided by the Director of Engineering;
 - c) That the applicant registers a road dedication plan in accordance with the recommendations of the traffic impact study to be provided prior to Public Hearing to the satisfaction of the Director of Engineering, prior to Bylaw Adoption;
 - d) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That vehicle access to the proposed development shall occur via Hockley Ave only;
 - ii. That any intersection improvements identified in the traffic impact study to be provided prior to Public Hearing are completed, or secured in a Development Servicing Agreement with appropriate bonding, prior to subdivision approval or the issuance of a Building Permit, whichever is first, and to the satisfaction of the Director of Engineering;
 - iii. That all remaining required frontage improvements required by Subdivision and Development Servicing Bylaw No. 1000 are completed, or secured in a Development Servicing Agreement with appropriate bonding, to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a Building Permit, whichever is first. These improvements are expected to consist of:
 1. Curb and gutter along the Hockley Ave frontage (no sidewalk is required, as this has been designated to occur along the north side of this street only);
 2. Street lights, if deemed necessary;
 - iv. That the applicant provide a sidewalk along the Hockley Avenue frontage of the property, in addition to the requirements of Bylaw No. 1000;
 - v. That the applicant submit a report prepared by a certified arborist, prior to the commencement of any development activities on-site, to determine the

feasibility of retaining existing trees within the Peatt and Hockley frontages of the subject property post-development. If the trees are removed, they shall be replaced and supplied with irrigation per Sections 14.2.3 and 14.2.4 of Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Parks Manager;

- vi. That a construction parking management plan shall be provided prior to the commencement of any development activities on-site;
 - vii. That a stormwater management plan be provided and any improvements specified in the plan be completed, or secured in a Development Servicing Agreement, to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.
 - viii. That a stormwater maintenance covenant to be registered prior to request for an Occupancy Permit to ensure future owners are aware of their maintenance obligations;
 - ix. That any necessary CRD Water and BC Hydro system modifications required by the respective utilities to serve the proposed building be identified prior the issuance of a Building Permit, and implemented as a condition of Building Permit issuance, and
- e) That the Bylaw to rezone the subject properties amends the maximum permitted height in the CBA Zone from 12.2m, or four storeys, to six storeys.

CARRIED.

- d) Application to rezone 2658, 2662, 2666, 2670 Secretariat and 899 McCallum Rd from R2 (One- and Two-Family Residential) to a new Comprehensive Development Zone, and to amend the OCP designation of the same properties from Neighbourhood to Mixed-Use Employment Centre to allow a new mixed-use development consisting of commercial and multi-family uses
- Staff Report (File No. OCP14-0001 & Z14-0019 – 2658, 2662, 2666, 2670 Secretariat, 899 McCallum)

MOVED BY: D. HORNER

SECONDED: N. STEWART

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

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 2658, 2662, 2666, 2670 Secretariat and 899 McCallum Rd from Neighbourhood to Mixed-Use Employment Centre;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2658, 2662, 2666, 2670 Secretariat and 899 McCallum Rd from R2 (One- and Two-Family Residential) to a new Mixed-Use Zone that will permit townhouses along the northern portion of the site and commercial and multi-family uses on the remainder of the site, subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a Building Permit:
 - i. \$3,660 towards the General Amenity Reserve Fund;

e) BYLAW NO. 1552

"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815 and 819 Hockley Ave), 2015".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1552 First Reading.

CARRIED.

f) BYLAW NO. 1553

"Langford Official Community Plan Bylaw, Amendment No. 17, (2658, 2662, 2666, 2670 Secretariat Way and 899 McCallum Rd), 2013".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1553 First Reading as amended.

CARRIED.

g) BYLAW NO. 1554

"Langford Zoning Bylaw, Amendment No. 420, (2658, 2662, 2666, 2670 Secretariat Way and 899 McCallum Rd), 2015"

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1554 First Reading.

CARRIED.

h) BYLAW NO. 1556

"Hockley Avenue Road Closure Bylaw No. 1556".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1556 First Reading.

CARRIED.

c) BYLAW NO. 1550

"District of Langford Ticket Information Authorization Bylaw Amendment No. 13, Bylaw No. 1550, 2014".

{FIRST, SECOND, THIRD READINGS}

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1550 First, Second and Third Reading.

CARRIED.

d) BYLAW NO. 1551

"Langford Zoning Bylaw, Amendment No. 418, (3504 & 3508 Happy Valley Rd), 2015".

{SECOND AND THIRD READING}

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1468 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1552

"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819 and 823 Hockley Ave), 2015".

{RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED}

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council rescind First Reading of Bylaw No. 1552.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1552 First Reading as amended.

CARRIED.

f) BYLAW NO. 1558

"City of Langford Development Procedures, Amendment Bylaw No. 15, 2015".

{RESCIND THIRD, SECOND, AND FIRST READING AND GIVE FIRST, SECOND AND THIRD READING AS AMENDED}

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council rescind Third, Second and First Reading of Bylaw No. 1558.

CARRIED.

8. CORRESPONDENCE

- a) Liquor Planet, Cascadia Liquor Store, Ma Millers Liquor Store, Waterwheel Liquor Store,
Liquor Depot, Glen Lake Liquor Store

Re: Retail Liquor Policy Changes and Impacts on Local Government

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council discourage zoning for Licensed Retail Store use if there is already a Licensed Retail Store within 800 meters of the proposed site.

CARRIED.

- b) West Shore Arts Council/Juan de Fuca Performing Arts Centre Society

Re: Upcoming Forum on the Westshore

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council receive from West Shore Arts Council dated January 27th, 2016 regarding the upcoming forum on the Westshore.

CARRIED.

9. BYLAWS

- a) **BYLAW NO. 1552**

"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".

(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council rescind First Reading of Bylaw No. 1552.

CARRIED.

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1552 First Reading as amended.

CARRIED.

Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and

- iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and
- e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

CARRIED.

- 4. Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$3,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy;
 - b. That the applicant provide the following items prior to First Reading:
 - i. A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;
 - ii. An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;
 - iii. A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;

- iv. A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;
- c. That the applicant dedicate any required road from the subject property to the satisfaction of the Director of Engineering prior to bylaw adoption;
- d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. The owner will provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000 or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iii. The frontage design plan for the Hockley Avenue one-way shall be completed, at the applicant's expense, or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
 - iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit; and
- a. Authorize the Director of Planning to issue the setback variances in the Development Permit.

CARRIED.

5. Planning Department 2016 to 2020 Five Year Financial Plan (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

- 1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects; and

Item	Estimated Cost	Priority
Community Energy and Emissions Reduction	\$20,000	1
Zoning Bylaw Re-Write	\$15,000	3
Official Community Plan (OCP) review	\$15,000	4
Film Commission Funding	\$2,500	2
Beautification Grant Program	\$20,000	



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

Date: January 12, 2015
Department: Planning
Application No.: Z14-0018
Subject: Application to rezone 2854-2856 Peatt Rd and 815 & 819 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) to allow a 6-storey apartment or mixed-use building

PURPOSE

Rachael Sansom of Turner Lane Development Corp has applied on behalf of Adam Laughey, Andrea Ferrie, Krista Merrifield, Shaun Wysiecki and William Darroch to rezone 2854-2856 Peatt Rd and 815 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) to allow a 6-storey apartment or mixed-use building.

BACKGROUND

PREVIOUS APPLICATIONS

In 1995, the subject property was involved in a large scale rezoning of lands within downtown Langford to the One-Family Residential Zone (then called R2, now called R1) to prevent further duplexing of existing single-family dwellings and pandhandle subdivisions. This was done in order to preserve the capability of the lands for a redevelopment proposal such as this.

Table 1: Site Data

<i>Applicant</i>	Rachael Sansom, Turner Lane Development Corp	
<i>Owner</i>	Adam Laughey & Andrea Ferrie, Krista Merrifield & Shaun Wysiecki, and William Darroch	
<i>Civic Address</i>	2854 Peatt Rd, 2856 Peatt Rd and 815 Hockley Ave	
<i>Legal Description</i>	Strata Lots 1 and 2, Section 5, Esquimalt District, Strata Plan VIS2796, and Amended Lot 16 (DD 1907491), Section 5, Esquimalt District, Plan 1776	
<i>Size of Property</i>	~2,104 m ² , combined	
<i>DP Areas</i>	Downtown Pedestrian Commercial, Multi-Family	
<i>Zoning</i>	Existing: R1(One-Family Residential)	Proposed: C8A (Community Town Centre Pedestrian A)
<i>OCP Designation</i>	Existing: City Centre	Proposed: No Change

SITE AND SURROUNDING AREA

The subject properties are located on the west side of Peatt Rd and south side of Hockley Ave, as shown in the Figures below.

Figure 1 – Location Map**Figure 1 – Ortho Map**

The subject properties at 2854-56 Peatt Rd currently contain an attached duplex that share a driveway access off of Peatt Rd. The property contains numerous mature Douglas Fir trees.

The 815 Hockley Ave subject property currently contains a one-family dwelling, a small accessory building and numerous mature Douglas Fir trees.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R1 (One-Family Residential)	One-family dwelling, attached two-family dwelling
<i>East</i>	R1 (One-Family Residential), MU1 (Mixed-Use Residential Commercial)	Mixed-use building, attached two-family dwelling
<i>South</i>	R1 (One-Family Residential)	One-family dwelling, attached two-family dwelling
<i>West</i>	R1 (One-Family Residential)	One-family dwelling, attached two-family dwelling

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as “City Centre,” which is defined as:

- *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 and light industrial;*
- *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 connects residents.*

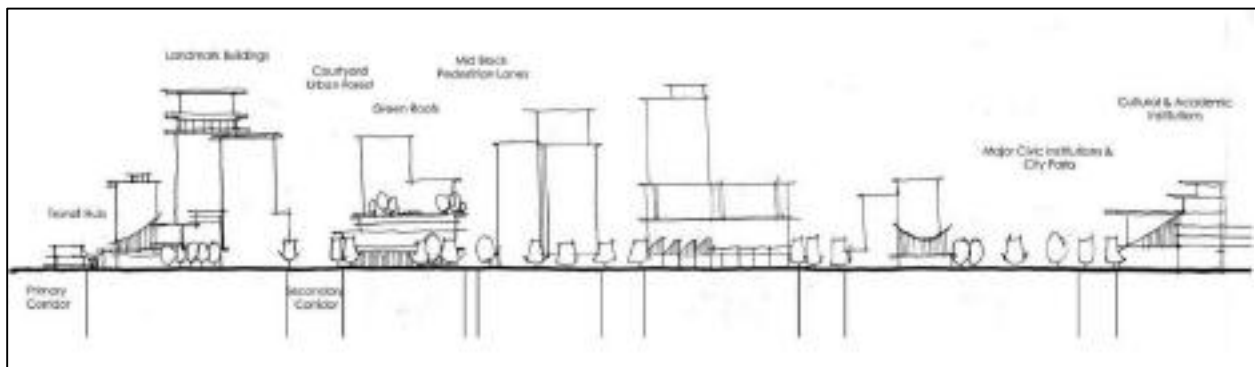


Figure 3. Concept for the City Centre

Policy 5.1.3: *Relate all neighbourhood development and infill to the nearest centre through direct and/or improved connections, scale and character.*

Policy 5.4.1: *Encourage street-orientation of buildings along all roads and corridors where topographical conditions allow.*

Policy 5.5.2: *Ensure residential densities and the location of dense development increases viability and frequency of transit service.*

The development of a 6-storey apartment or mixed-use building on the subject property is in line with Official Community Plan objectives and policies, such as those noted above, to create a higher-density, vibrant downtown.

DEVELOPMENT PERMIT AREAS

The subject property is located within the Downtown Pedestrian Commercial development permit area designated by OCP Bylaw No. 1200, and, should this rezoning proceed, development shall also be subject to the Multi-Family Design Guidelines. Therefore, a form and character development permit must be issued prior to the issuance of a Building Permit or alteration of any land.

The subject property is not within any environmentally sensitive or hazardous development permit areas.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has not submitted a proposed site plan or architectural drawings in support of this application. However, the development concept is to construct a six-storey building, which may be entirely residential, or depending on market demand at the time of development, ground floor commercial uses with upper storey residential. The C8A Zone currently restricts height to a maximum of 12.2m, or four storeys. As Council has supported several projects with 5-6 storey height within the downtown area in recent years, they may wish to take this opportunity to amend the maximum height in the C8A Zone. Conversely, if Council does not feel that a global change to the C8A Zone is appropriate, they may wish to direct staff to create a site-specific 6-storey maximum height for the subject properties.

Table 3: Proposal Data

	Permitted by R1 (Current Zoning)	Permitted by C8A Zone (Proposed Zoning)
<i>Density</i>	550 m2 minimum lot size	2.5 FAR
<i>Height</i>	9m	Current - 4 storeys <i>Proposed – 6 storeys</i>
<i>Site Coverage</i>	Maximum 35%	Minimum 50%, Maximum 90%
<i>Front Yard Setback</i>	6 - 7.5m	2m
<i>Interior Side Yard Setback</i>	1.5 – 3m	0m
<i>Exterior Side Yard Setback</i>	4.5m	2m
<i>Rear Yard Setback</i>	6 - 7.5m	7.5m
<i>Parking Requirement</i>	2 spaces per dwelling unit; 1 additional for a secondary suite	1 space per unit, plus visitor parking; 1 space per 35m2 commercial GFA

While no formal drawings or plans have been created in support of this application, it is anticipated that the proposed building will be built at the 2m minimum setback to both Peatt Rd and Hockley Ave, and that a variance to the minimum 7.5m rear setback (which applies to the lot line adjoining 819 Hockley Ave) will be requested. The Director of Planning is authorized to issue setback variances within a Development Permit when it can be demonstrated that the variance would:

- Improve the relationship between the building and an access route;
- Improve the orientation of the building to an access route;
- Reduce the impact of development on surrounding lands or sensitive ecosystems, or facilitate the preservation of existing trees on-site; and
- Not have a significant impact on adjacent properties (impacts may be mitigated through screening and grade differentiation).

If, at the time of development permit application, the applicant can demonstrate that these factors have been met, the Director of Planning may issue the variance. Otherwise, the variance would be subject to the Development Variance Permit process. It is anticipated that the required number of off-street parking spaces will be provided.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As the subject property has frontage along both Peatt Rd (classified as Collector) and Hockley Ave (classified as Local), Council may wish to restrict vehicle access to Hockley Ave only. This will not only reduce the potential for vehicle conflicts along a Collector status road, but will also allow the Peatt Rd frontage to be designed in a pedestrian-oriented manner, which is a key design objective for Downtown Langford.

As shown in the Figures above, the intersection of Peatt Rd with the eastern and western portions of Hockley Ave is offset, with the western portion of Hockley Ave (fronting subject properties) being located roughly 10m north of the eastern portion (which connects to Bryn Maur Rd). There is an existing crosswalk at the intersection of Peatt Rd with the eastern portion of Hockley Ave. Due to this somewhat awkward intersection configuration, and the potential for the existing crosswalk to conflict with left turn movements onto Hockley Ave, Council may wish for the applicant to submit, prior to the Public Hearing, a traffic study prepared by a qualified professional which considers this intersection and if any safety improvements (i.e. relocation of the crosswalk, creation of a left-turn lane, etc) and road dedication are necessary. Council may wish for the applicant to implement the recommendations of the traffic study as a condition of rezoning. The Engineering Department anticipates that a minimum 1.5m dedication along Peatt Rd will be required. The traffic study should be prepared in accordance with a terms of reference provided by the Engineering Department. Council may wish for the applicant to register the necessary road dedication plan prior to Bylaw Adoption.

The Peatt Rd frontage of the subject property has been improved with a red brick paver sidewalk, landscaping, and a bike lane. The Hockley Ave frontage of the subject properties has not been improved. Council may wish to require the applicant to complete all remaining required frontage improvements, which are expected to consist of:

- Curb and gutter along the Hockley Ave frontage (no sidewalk is required, as this has been designated to occur along the north side of this street only); and
- Street lights, if deemed necessary;

Both the Peatt Rd and Hockley Ave frontages of the subject property contain existing mature Douglas Fir trees. In accordance with Schedule 14 (section 14.2.3) of Subdivision and Development Servicing Bylaw No. 1000, Council may wish for the applicant to submit a report prepared by a certified arborist, prior to the commencement of any works on-site, to determine the feasibility of retaining these trees post-development. If it is determined that the trees must be removed, Council may wish to require the applicant to plant replacement trees per Table 14-2 and ensure the new trees are supplied with irrigation.

Council may wish to require the applicant to provide a construction parking management plan prior to the commencement of any development activities on-site, to the satisfaction of the Director of

Engineering. This plan will demonstrate how employee parking will be managed throughout the construction period.

If supportive of the requirements discussed in this Section, Council may wish to secure them in a Section 219 Covenant prior to Bylaw Adoption.

The subject property is less than 300m from bus stops on Goldstream Ave and less than 400m from the BC Transit exchange on Station Ave. Both of these provide access to frequent bus service to/from downtown Victoria and other Westshore destinations.

The bicycle lanes and wide sidewalks existing along Peatt Road and Goldstream Ave promote and facilitate non-motorized methods of transportation to access local businesses, services, and amenities in Langford, including those along Goldstream Ave (approximately 250m away) and within the Westshore Town Centre (approximately 500m away).

INFRASTRUCTURE

The applicant will be required to connect the proposed building to the municipal sanitary sewer system and work with external utility providers to determine what, if any, upgrades to existing services will be necessary. To date, BC Hydro has responded that modifications to their system will be necessary, and that a thorough system study will be required to determine the scope of changes and related costs. While CRD Water has been notified of this application, they have not yet provided any comment. It is expected that modifications to the existing water service may be necessary, due to the increase in density, however it is also expected that a system study will be conducted once the building has been designed to determine the extent of the required modifications. Council may wish to require that any necessary CRD Water and BC Hydro system modifications be identified prior the issuance of a Building Permit, and implemented as a condition of Building Permit issuance. This may be secured in a Section 219 Covenant prior to Bylaw Adoption.

The applicant will be required to provide a stormwater management plan, prior to the issuance of a Building Permit. Council may secure the provision of this plan and the implementation of any recommended improvements in a Section 219 Covenant prior to Bylaw Adoption. Furthermore, Council may wish for a stormwater maintenance covenant to be registered prior to request for an Occupancy Permit to ensure future owners are aware of their maintenance obligations.

The applicant will be required to provide a Fire Safety Plan for the construction period and for occupancy prior to the issuance of a Building Permit and Occupancy Permit, respectively.

FINANCIAL CONTRIBUTIONS

COUNCIL'S AMENITY CONTRIBUTION POLICY

Rezoning the property to permit a multi-family residential or mixed-use building will contribute more to municipal revenue than by redeveloping it under its present zoning. Considering that the applicant will be required to provide frontage improvements, the proposal should not represent an increased cost burden to the City.

The following contributions are required in accordance with Council's Amenity Contribution Policy and Development Cost Charge Bylaw, prior to the issuance of a Building Permit. As the number of dwelling

units and amount of commercial space, if any, is unknown at this time, an estimate of the total required contribution has not been provided.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per dwelling unit / m ² GFA
General Amenity Reserve Fund	\$1,525 per dwelling unit
General Amenity Reserve Fund	\$10.75 per m ² of commercial GFA
Affordable Housing Reserve Fund	\$610 per dwelling unit

Table 5 – Development Cost Charges

Development Cost Charge	Per unit / area contribution
Roads	\$3,917 per dwelling unit \$47.39 per m ² of commercial GFA
Storm Drainage	n/a
Park Improvement	\$1,890 per dwelling unit
Park Acquisition	\$1,100 per dwelling unit
Incremental Storage Improvement Fees	\$331.65 per dwelling unit \$290/1000 ft ² of commercial GFA
Integrated Survey Area	n/a
CRD Water	\$1,493.63 per dwelling unit \$9.76 per m ² commercial GFA
School Site Acquisition	\$558 per dwelling unit

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2854-56 Peatt Rd and 815 & 819 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit created, prior to the issuance of a Building Permit:
 - i. \$1,525 towards the General Amenity Reserve Fund;
 - ii. \$10.75 per m² of commercial GFA towards the General Amenity Reserve Fund;

-
- iii. \$610 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, **prior to Public Hearing**, a traffic impact study prepared by a qualified professional that meets the terms of reference provided by the Director of Engineering;
 - c) That the applicant registers a road dedication plan in accordance with the recommendations of the traffic impact study to be provided prior to Public Hearing to the satisfaction of the Director of Engineering, **prior to Bylaw Adoption**;
 - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That vehicle access to the proposed development shall occur via Hockley Ave only;
 - ii. That any intersection improvements identified in the traffic impact study to be provided prior to Public Hearing are completed, or secured in a Development Servicing Agreement with appropriate bonding, prior to subdivision approval or the issuance of a Building Permit, whichever is first, and to the satisfaction of the Director of Engineering;
 - iii. That all remaining required frontage improvements required by Subdivision and Development Servicing Bylaw No. 1000 are completed, or secured in a Development Servicing Agreement with appropriate bonding, to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a Building Permit, whichever is first. These improvements are expected to consist of:
 - 1. Curb and gutter along the Hockley Ave frontage (no sidewalk is required, as this has been designated to occur along the north side of this street only);
 - 2. Street lights, if deemed necessary;
 - iv. That the applicant submit a report prepared by a certified arborist, prior to the commencement of any development activities on-site, to determine the feasibility of retaining existing trees within the Peatt and Hockley frontages of the subject property post-development. If the trees are removed, they shall be replaced and supplied with irrigation per Sections 14.2.3 and 14.2.4 of Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Parks Manager;
 - v. That a construction parking management plan shall be provided prior to the commencement of any development activities on-site;
 - vi. That a stormwater management plan be provided and any improvements specified in the plan be completed, or secured in a Development Servicing Agreement, to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.
 - vii. That a stormwater maintenance covenant to be registered prior to request for an Occupancy Permit to ensure future owners are aware of their maintenance obligations;
 - viii. That any necessary CRD Water and BC Hydro system modifications required by the respective utilities to serve the proposed building be identified prior the issuance of a Building Permit, and implemented as a condition of Building Permit issuance.

AND EITHER

- e) That the Bylaw to rezone the subject properties amends the maximum permitted height in the C8A Zone from 12.2m, or four storeys, to six storeys;

OR

- f) That the Bylaw to rezone the subject properties amends the maximum permitted height in the C8A Zone for the subject properties only from 12.2m, or four storeys, to six storeys;

OR Option 2

2. Reject this application for rezoning.
-

Leah Stohmann, MCIP, RPP
Deputy Director of Planning

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

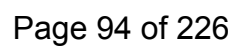
Bob Beckett
Fire Chief

Steve Ternent
Treasurer

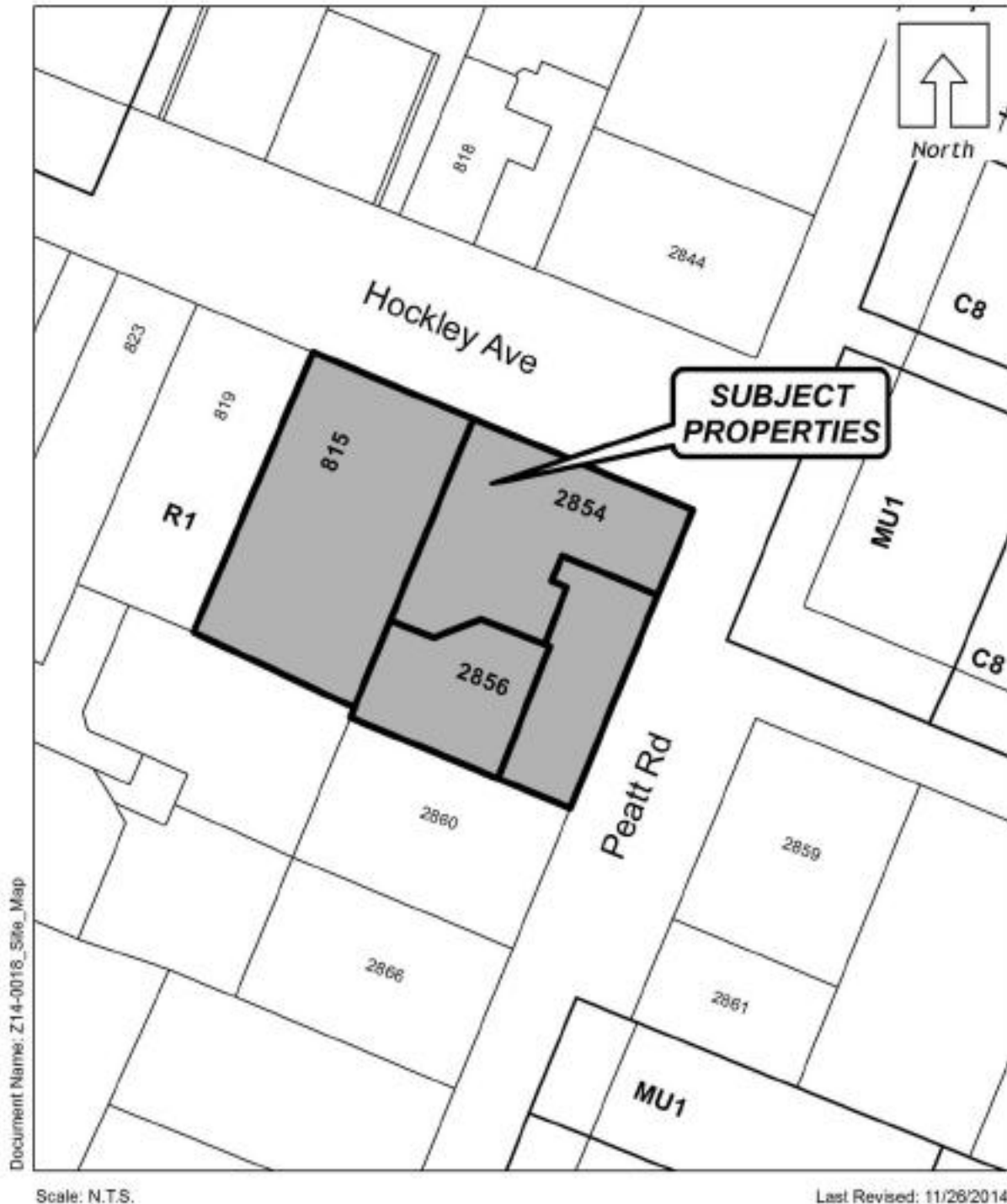
Jim Bowden
Administrator

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2854 & 2856 Peatt Rd & 815 Hockley Ave



**REZONING BYLAW AMENDMENT
(Z14-0018)
2854 & 2856 Peatt Rd & 815 Hockley Ave**





**Staff Report
to
Council**

Date: February 2, 2015
Department: Planning
Application No.: Z14-0018
Subject: Bylaw No. 1552 –application to rezone 2854 Peatt Rd, 2856 Peatt Rd, 815 Hockley Ave and 819 Hockley Ave to the C8A (Community Town Centre Pedestrian A) Zone

Background

At their Regular Meeting held January 19, 2015, Council passed the following resolution with respect to this application:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2854-2856 Peatt Rd and 815-819 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit created, prior to the issuance of a Building Permit:*
 - i. *\$1,525 towards the General Amenity Reserve Fund;*
 - ii. *\$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund;*
 - iii. *\$610 towards the Affordable Housing Reserve Fund;*
 - b) *That the applicant provides, prior to Public Hearing, a traffic impact study prepared by a qualified professional that meets the terms of reference provided by the Director of Engineering;*
 - c) *That the applicant registers a road dedication plan in accordance with the recommendations of the traffic impact study to be provided prior to Public Hearing to the satisfaction of the Director of Engineering, prior to Bylaw Adoption;*
 - d) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
 - i. *That vehicle access to the proposed development shall occur via Hockley Ave only;*

-
- ii. That any intersection improvements identified in the traffic impact study to be provided prior to Public Hearing are completed, or secured in a Development Servicing Agreement with appropriate bonding, prior to subdivision approval or the issuance of a Building Permit, whichever is first, and to the satisfaction of the Director of Engineering;
 - iii. That all remaining required frontage improvements required by Subdivision and Development Servicing Bylaw No. 1000 are completed, or secured in a Development Servicing Agreement with appropriate bonding, to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a Building Permit, whichever is first. These improvements are expected to consist of:
 - 1. Curb and gutter along the Hockley Ave frontage (no sidewalk is required, as this has been designated to occur along the north side of this street only);
 - 2. Street lights, if deemed necessary;
 - iv. That the applicant provide a sidewalk along the Hockley Avenue frontage of the property, in addition to the requirements of Bylaw No. 1000;
 - v. That the applicant submit a report prepared by a certified arborist, prior to the commencement of any development activities on-site, to determine the feasibility of retaining existing trees within the Peatt and Hockley frontages of the subject property post-development. If the trees are removed, they shall be replaced and supplied with irrigation per Sections 14.2.3 and 14.2.4 of Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Parks Manager;
 - vi. That a construction parking management plan shall be provided prior to the commencement of any development activities on-site;
 - vii. That a stormwater management plan be provided and any improvements specified in the plan be completed, or secured in a Development Servicing Agreement, to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.
 - viii. That a stormwater maintenance covenant to be registered prior to request for an Occupancy Permit to ensure future owners are aware of their maintenance obligations;
 - ix. That any necessary CRD Water and BC Hydro system modifications required by the respective utilities to serve the proposed building be identified prior the issuance of a Building Permit, and implemented as a condition of Building Permit issuance; and
 - e) That the Bylaw to rezone the subject properties amends the maximum permitted height in the C&A Zone from 22.2m, or four storeys, to six storeys.

CARRIED.

At this same Regular Meeting, Council amended the Amenity Contribution Policy to allow reduced amenity contributions for rezoning applications located within the Pedestrian Town Centre land use designation of the Policy, where the property is adjacent to a sidewalk, bicycle lane or BC Transit route, and where the proposed building is four storeys or more in height. The permitted reductions are: 35% for a multi-family building, 50% for a mixed-use multi-family and commercial building and 75% for rental housing, non-market housing, seniors' housing or offices for provincial/federal governments or their agencies.

Commentary

The subject property is located within the Pedestrian Town Centre land use designation of the Amenity Contribution Policy. Therefore, Council may chose to implement the amenity contribution reductions specified in the recently revised Policy for this proposal.

Bylaw No. 1552 has been drafted in accordance with Council's resolution and includes the permitted reductions. If Council is supportive of this, they may wish to give Bylaw No. 1552 first reading as drafted.

A public hearing, in accordance with requirements of the *Local Government Act*, will be required if Council wishes to proceed further with Bylaw No. 1552.

Options

That Council:

1. Consider giving First Reading to Bylaw No. 1552;

OR

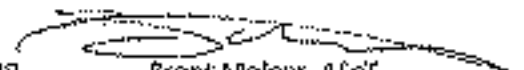
2. Take no action at this time with respect to Bylaw No. 1552;



Leah Stohr, MCIP, RPP
Deputy Director of Planning



Matthew Baldwin, MCIP, RPP
Director of Planning



Brent Mohar, ASCE
Manager of Land Development



Michelle Mahovich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer



Jim Bowden
Administrator

ds

**CITY OF LANGFORD
BYLAW NO. 1552**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R1 (ONE-FAMILY RESIDENTIAL) Zone and adding to the C8A (COMMUNITY TOWN CENTRE PEDESTRIAN A) ZONE the properties legally described as STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 1903261), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) in the portions as shown shaded on Plan No. 2 attached to and forming part of this Bylaw.
2. By deleting the phrase "specified in Column 4 of Table 1 of" from Section 6.44A.05(5)(a) and replacing it with "calculated pursuant to";
3. By deleting Section 6.44A.05(3) and replacing it with the following:

(3) "No building or structure may exceed a height of six storeys;
4. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for reduction in Section 2 of Schedule AD
C8A	1552	STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 1903261), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave)	a) \$1,525 per dwelling unit towards the General Amenity Reserve Fund; b) \$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund; c) \$610 per dwelling unit towards the Affordable Housing Reserve Fund;	Yes

8. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815 and 819 Hockley Ave), 2015".

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

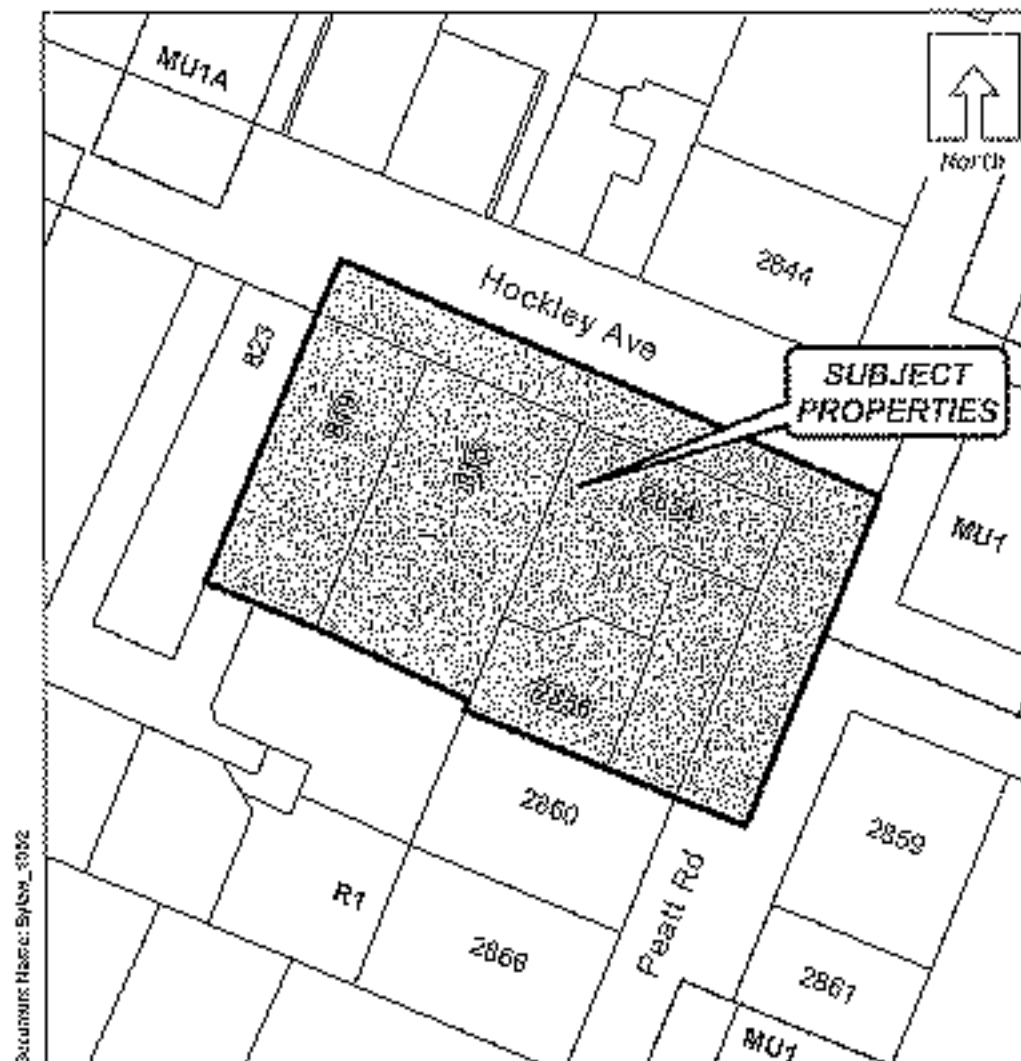
READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2015.

ADOPTED this day of, 2015.

MAYOR

{Certified Correct}
CORPORATE OFFICER



Document Name: Bylaw_1552

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1552

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 18/09/15



Staff Report to Council

Date: February 16, 2015
Department: Planning
Application No.: Z14-0018
Subject: Bylaw No. 1552 – application to rezone 2854 and 2856 Peatt Rd and 815, 819 and 823 Hockley Ave to C8A (Community Town Centre Pedestrian A)

Background

At their Regular Meeting dated January 19, 2015, Council passed the following resolution with respect to this application:

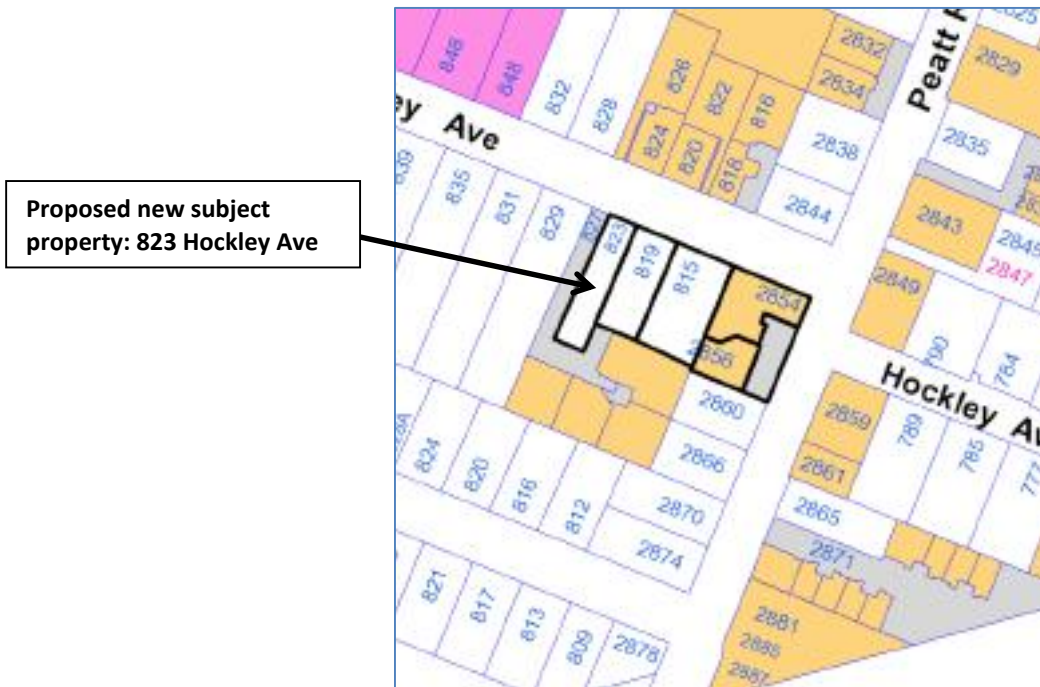
1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2854-2856 Peatt Rd and 815-819 Hockley Ave from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit created, prior to the issuance of a Building Permit:*
 - i. *\$1,525 towards the General Amenity Reserve Fund;*
 - ii. *\$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund;*
 - iii. *\$610 towards the Affordable Housing Reserve Fund;*
 - b) *That the applicant provides, prior to Public Hearing, a traffic impact study prepared by a qualified professional that meets the terms of reference provided by the Director of Engineering;*
 - c) *That the applicant registers a road dedication plan in accordance with the recommendations of the traffic impact study to be provided prior to Public Hearing to the satisfaction of the Director of Engineering, prior to Bylaw Adoption;*
 - d) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
 - i. *That vehicle access to the proposed development shall occur via Hockley Ave only;*
 - ii. *That any intersection improvements identified in the traffic impact study to be provided prior to Public Hearing are completed, or secured in a Development Servicing Agreement with appropriate bonding, prior to subdivision approval or*

- the issuance of a Building Permit, whichever is first, and to the satisfaction of the Director of Engineering;*
- iii. *That all remaining required frontage improvements required by Subdivision and Development Servicing Bylaw No. 1000 are completed, or secured in a Development Servicing Agreement with appropriate bonding, to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a Building Permit, whichever is first. These improvements are expected to consist of:*
 - 1. *Curb and gutter along the Hockley Ave frontage (no sidewalk is required, as this has been designated to occur along the north side of this street only);*
 - 2. *Street lights, if deemed necessary;*
 - iv. *That the applicant provide a sidewalk along the Hockley Avenue frontage of the property, in addition to the requirements of Bylaw No. 1000;*
 - v. *That the applicant submit a report prepared by a certified arborist, prior to the commencement of any development activities on-site, to determine the feasibility of retaining existing trees within the Peatt and Hockley frontages of the subject property post-development. If the trees are removed, they shall be replaced and supplied with irrigation per Sections 14.2.3 and 14.2.4 of Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Parks Manager;*
 - vi. *That a construction parking management plan shall be provided prior to the commencement of any development activities on-site;*
 - vii. *That a stormwater management plan be provided and any improvements specified in the plan be completed, or secured in a Development Servicing Agreement, to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.*
 - viii. *That a stormwater maintenance covenant to be registered prior to request for an Occupancy Permit to ensure future owners are aware of their maintenance obligations;*
 - ix. *That any necessary CRD Water and BC Hydro system modifications required by the respective utilities to serve the proposed building be identified prior the issuance of a Building Permit, and implemented as a condition of Building Permit issuance; and*
- e) *That the Bylaw to rezone the subject properties amends the maximum permitted height in the C8A Zone from 12.2m, or four storeys, to six storeys.*

At their Regular Meeting dated February 2nd, 2015, Council gave first reading to Bylaw No. 1552 to rezone the properties per the above-noted resolution, and the recently revised Amenity Contribution Policy.

Commentary

The applicant has since requested to include an adjacent property within the scope of this application: 823 Hockley Ave:

Figure 1 – Location of additional property

Bylaw No. 1552 has been revised to include this new property. If Council supports the inclusion of this property within the application scope, they may wish to rescind first reading of Bylaw No. 1552 and give new first reading as revised. Conversely, if Council does not support this change, they may choose to take no action at this time with respect to Bylaw No. 1552.

It is also noted for reference that item 1(d)(iv) regarding the construction of a sidewalk on the Hockley Ave frontage of the subject properties above was added to the Planning, Zoning and Affordable Housing Committee's recommendation by Council, and this requirement supersedes the bracketed comment in item 1(d)(iii)(1) of the resolution which states that no sidewalk is required. The insertion of the sidewalk requirement may also trigger a requirement for a landscaped boulevard or other frontage improvements not listed in 1(d)(iii), in accordance with Bylaw No. 1000. This shall be determined by the Director of Engineering prior to subdivision approval or the issuance of a Building Permit, whichever is first.

Options

That Council

1. Consider rescinding first reading of Bylaw No. 1552; and
2. Consider giving first reading to Bylaw No. 1552 as revised;

Or

3. Take no action at this time with respect to Bylaw No. 1552.
-

Leah Stohmann, MCIP, RPP
Deputy Director of Planning

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:ls



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: January 11, 2016
Department: Planning
Application No.: Z15-0025
Subject: Addendum Report - Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (One-Family Residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units

COMMENTS

While the C9A (Community Town Centre Pedestrian 9A) zone is intended to permit a mix of residential and commercial uses, due to variables of location and market conditions, some applicants have and continue to request the C9A zone for its density and height provisions, but for the development of a wholly residential building. The Zoning Bylaw defines a "Commercial Zone" as any zone with a short form starting with "C", CS, CR", "CT" etc. As such, an entirely residential building in the C9A zone would technically be defined as a "Commercial Zone" and thereby has the potential to impact taxation is can be seen as generally confusing.

To eliminate this problem, Council may wish to direct staff to eliminate the C9A zone and replace it with a new zone titled MU2 (Mixed Use Residential Commercial) which would provide the same parameters as the C9A zone and would allow for a mix of commercial and residential on the ground floor, or a choice of entirely residential building or commercial uses only on the ground floor with residential above.

If Council considers this to be appropriate, it would require the following changes to several properties recently rezoned and to several properties which are either at the start or in the middle of the rezoning process as described below:

1. Amend the zoning designation of the three properties that are already zoned C9A (772, 778 and 790 Hockley Avenue);
2. To consider rezoning 777 Hockley Avenue, (currently in-stream) to MU2 from R1 (this project is proposed to be a six storey entirely residential building of approximately 30 units); and
3. To consider rezoning 2856, 2854 Peatt Road and 815, 819, and 823 Hockley Avenue to MU2 as this in-stream application has a new applicant (and some new ownership) and this project is

proposed to consist of 6,000ft² of commercial floor space along the Peatt Road frontage and several residential units on the Hockley Avenue frontage.

The owners of 772, 778 and 790 Hockley have no objection to the rezoning, nor does the City require their consent as nothing is being taken away so there is no injuries effect of the rezoning.

For the other two projects, which are in near proximity to each other, Council may wish to have them go to a Public Hearing on the same evening for the convenience of all attendants. Both projects could have first reading on February 1st, and both could have Public Hearings on February 15th, 2016.

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778, 784 Hockley Avenue from C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial) zone;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Dwelling) to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to rescind the bylaw and give new first reading to amend the zoning designation of the properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone; and
4. To prepare the bylaws for first reading on February 1st and to hold the Public Hearing on February 15th, 2016.

OR Option 2

1. Take no action of this matter.
-

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:gl

PUBLIC HEARING
Monday, 7 March 2016

Bylaw No. 1616
File No. Z15-0015

A Bylaw to Rezone 892 Klahanie Dr from the RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow for a subdivision of approximately six (6) lots.

**CITY OF LANGFORD
BYLAW NO. 1616**

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 **RR2 (Rural Residential 2)** Zone and adding to the **RR7 (Rural Residential 7) Zone** the property legally described as LOT 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855, PID No. 000-393-827 (892 Klahanie Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RR7	1616	LOT 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855 (892 Klahanie Dr)	a) \$6,000 towards the General Amenity Reserve Fund per new lot created; and b) \$1,000 towards the Affordable Housing Reserve Fund per new lot created	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

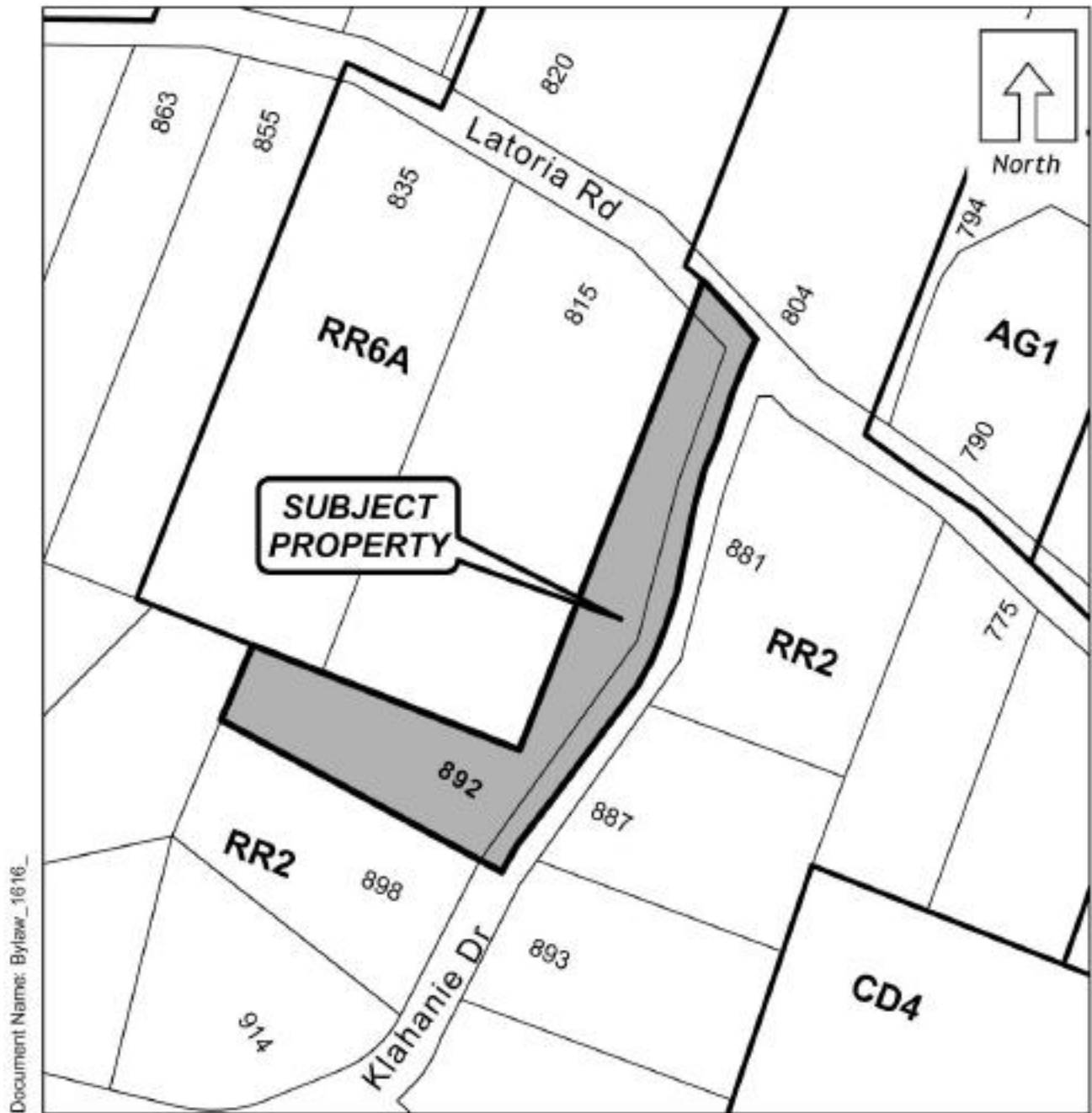
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1616

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 1/12/2016



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1616. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 7 March 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	892 Klahanie Dr	
File	Z15-0015	Bylaw Number: 1616
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: RR2 (Rural Residential 2)	Proposed: RR7 (Rural Residential 7)

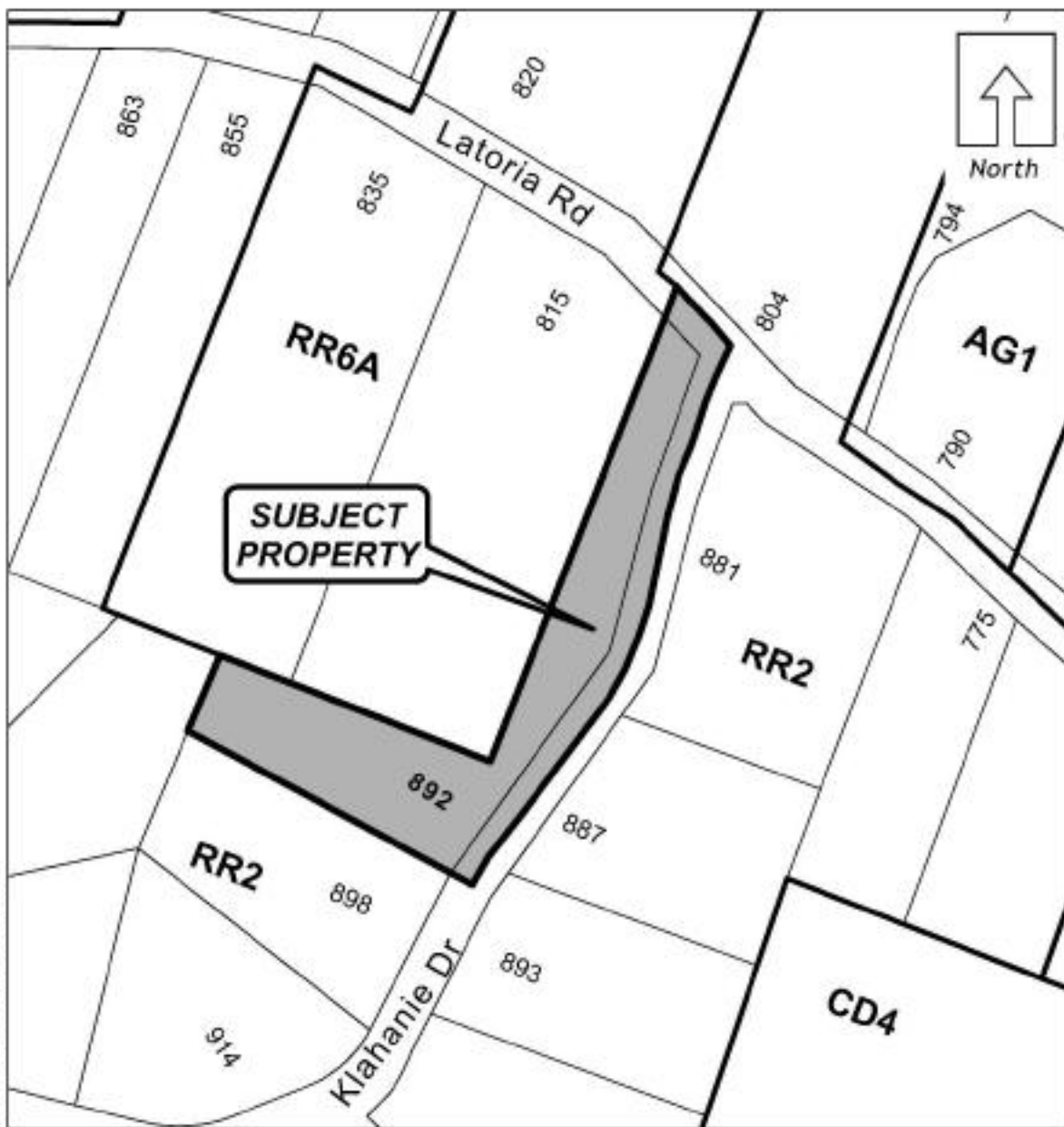
Proposal To permit a subdivision with approximately six (6) lots.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-02-23

Document Name: Bylaw_1616_



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1616

ADOPTION: _____

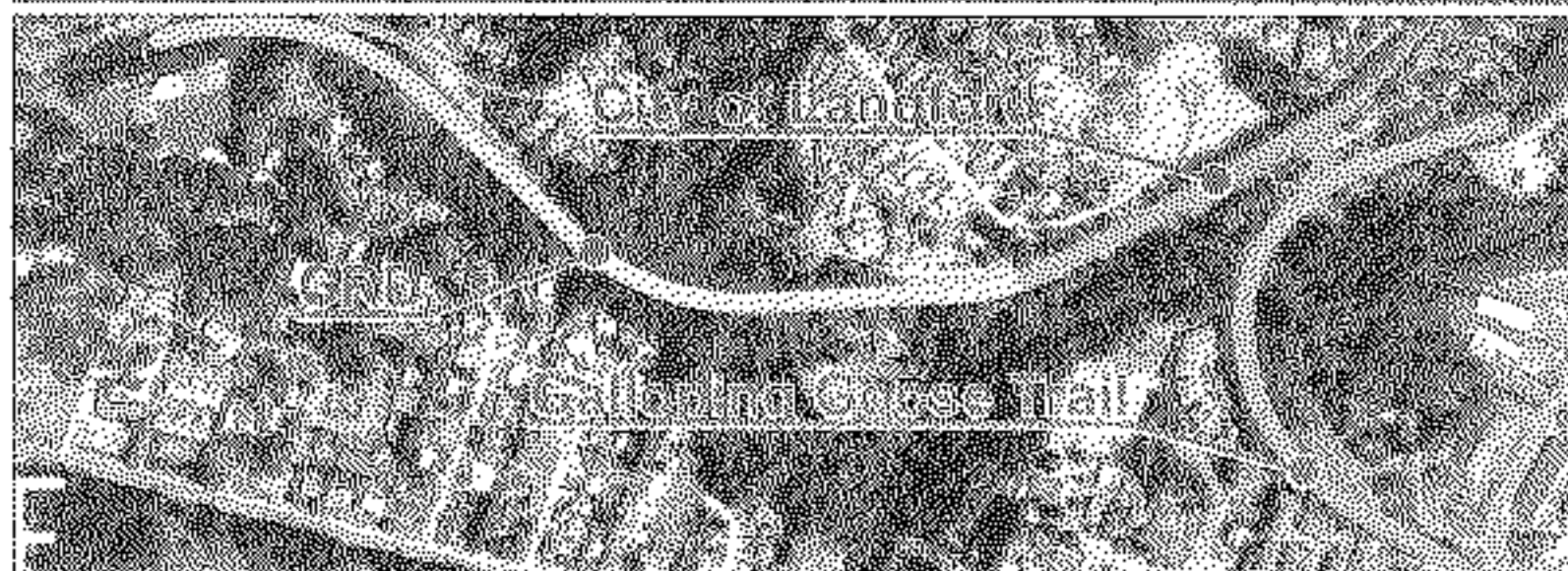
Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 1/12/2016

LETTERS



The plan for the route of a dual direction bike path along the existing Atkins Road in Langford is shown in purple. The City is installing a connection that will eventually link the Galloping Goose Trail (green) with future CRD improvements along the E&N Rail Trail (orange).

Photo courtesy of the City of Langford

Vehicle improvements also needed

With all the bureaucracy surrounding the addition of bike paths along Atkins Avenue attempting to connect the Galloping Goose trail to the E&N Rail Trail, I'm shocked at the lack of opinions for the vehicle traffic along this street.

There isn't enough space for cars and cyclists.

I've witnessed harassment towards cyclists (for going too slow) when make their way along, even though the road from whichever end you start on it is (and always has been) 30 km/h.

Ironically that up further near Savory elementary school the municipality spent

money adding a digital speed sign for a road that is at all times 30 km/h.

Having lived on this stretch of road in the same house for nearly 25 years (as a child myself and now as an adult with my own children) I have been witness to the explosion of vehicle traffic using Atkins Avenue as a bypass or simply accessing the tremendous pockets of new construction invading our once rural area.

Unfortunately our widening, narrow road hasn't had any upgrades since I moved here in the late 80s to accompany the masses and I should apologize that our speed limit hasn't been raised to

match your hurry.

I apologize that we do not have sidewalks for myself and my children to walk to and from school and to ensure we are well out of your way as you speed past us on the blind corners and as we dodge around the finite amount of parked cars on the hills of boulevard that do exist.

Bring on the bike paths, bring on the construction, maybe I'll save my voice (even temporarily) from yelling at all of you to slow down.

Tanya Brown
Langford

Kudos to teamwork

We are very grateful for our two weekly editions of the Gazette. You do a wonderful job not only of reporting news stories but in celebrating life stories as well.

We like the tone of your written work, it is professional and presents the information without telling your audience how to think about it.

The fact that you continue to include humour in your editorial cartoons is part of that delightful balance.

Kudos to your reporters, photographers, editors and layout staff.

Kathy & Selby Salcher
Metochosin

Letters to the Editor

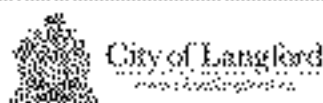
The Goldstream News Gazette welcomes your opinions and comments. Letters should discuss issues in the Gazette.

The Gazette reserves the right to edit letters for style, legality, length and taste. The Gazette will not print anonymous letters. Please enclose your phone number for verification of your letter's authenticity and your municipality of residence.

✉ Email: editors@goldstreamgazette.com

✉ Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3

✉ Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at @goldstreamnews.



NOTICE OF PUBLIC HEARING

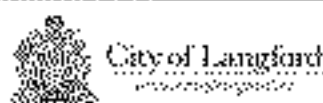
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1616. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1616 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1616 from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow for a subdivision of approximately six (6) lots.

Applicant: Denise Kors, Kors Development Services
Location: The land that is the subject of Bylaw No. 1616 is 892 Klabanie Dr as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X3. Please contact Grant Webster in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



NOTICE OF PUBLIC HEARING

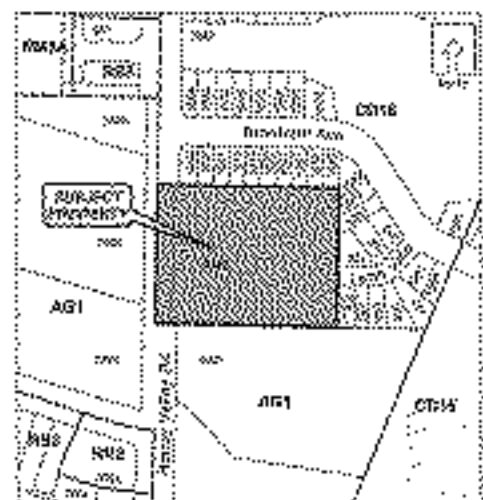
The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1612 & 1613. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1612 is to amend Official Community Plan Bylaw No. 1200 by amending the OCP designation of the land that is the subject of Bylaw No. 1612 from Agricultural to Neighbourhood. The purpose of Bylaw No. 1613 is to amend City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1613 from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow a townhouse development consisting of approximately 28 units.

Applicant: Duncan Magee, Keycorp Group of Companies
Location: The land that is the subject of Bylaw Nos. 1612 & 1613 is 3483 Happy Valley Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X3. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator



b) Application for Development Variance Permit to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue
- Staff Report (Planning)

MOVED BY: A. CREUZOT
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to proceed with consideration of the following variances for 2376 Setchfield Avenue:

- a) That Section 6.21.02 (3) of Zoning Bylaw No. 300 be varied to reduce the minimum lot width from the required 16m to 9.7m for proposed Strata Lot 1.

CARRIED.

c) Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision
- Staff Report (Planning)

MOVED BY: N. STEWART
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
 - b) That prior to Public Hearing, the applicant agrees to:
 - i. Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that effect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering;
 - c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a covenant shall be placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
 - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the Satisfaction of the Director of Planning;

- iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and
 - iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and
- e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

CARRIED.

- d) Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units**
- Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy);
 - b. That the applicant provide the following items prior to First Reading:

- i. Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.
- ii. Reduce exterior side setbacks as outlined in Table 3 of this report.

CARRIED.

2. Application for Development Variance Permit to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2376 Setchfield Avenue:

- a) That Section 6.21.02 (3) of Zoning Bylaw No. 300 be varied to reduce the minimum lot width from the required 16m to 9.7m for proposed Strata Lot 1.

CARRIED.

3. Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:

- a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
- b) That prior to Public Hearing, the applicant agrees to:
 - i. Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that effect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering;
- c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a covenant shall be placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
 - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the Satisfaction of the Director of Planning;
 - iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and

- Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and
- iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;
 - d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and
 - e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

CARRIED.

4. Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1st Reading and give new 1st Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy);
 - b. That the applicant provide the following items prior to First Reading:
 - i. A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;
 - ii. An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;
 - iii. A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;
 - iv. A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;

j) BYLAW NO. 1614

"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1614 First Reading.

CARRIED.

k) BYLAW NO. 1615

"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1615 First Reading.

CARRIED.

l) BYLAW NO. 1616

"Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1616 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Matters and Personnel, under 90 (1) (a) and (e) of the Community Charter.

- b) That Council continues the meeting in closed session.

CARRIED.



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

Date: January 11, 2016
Department: Planning
Application No.: Z15-0015
Subject: Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision.

PURPOSE

Denise Kors has applied on behalf of Richard and Debra Carter to rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a seven lot subdivision.

BACKGROUND

Although there have been no previous Planning applications with respect to the subject property, the subject property was previously subject to a “non-development” covenant which affected the entire Klahanie neighbourhood and which has since been removed from some properties in the area. The owners of 892 Klahanie Drive previously granted a Statutory Right of Way over their land to provide access from Klahanie Drive to the ongoing development at 815/835 Latoria Road. This SRW is indicated on the site plan attached as Appendix “A”. Council may wish to require the applicant to dedicate the SRW as road prior to Bylaw Adoption.

Table 1: Site Data

<i>Applicant</i>	Denise Kors	
<i>Owner</i>	Richard and Debra Carter	
<i>Civic Address</i>	892 Klahanie Drive	
<i>Legal Description</i>	Lot 19, Sections 69 and 70, Metchosin District, Plan 23855, PID No. 000-393-827	
<i>Size of Property</i>	10,295m ² (2.54 acres)	
<i>DP Areas</i>	Interface Fire Hazard (High), 200 Year Flood Plain, Riparian	
<i>Zoning</i>	Existing: RR2 (Rural Residential 2)	Proposed: RR7 (Rural Residential 7)
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located on the north end of Klahanie Drive at the intersection with Latoria Road in South Langford. It is of an irregular dogleg shape, with a long (approximately 250m) narrow (down to approximately 13.5m at some points) section of Klahanie frontage and a deeper lot area on the south end of the parcel. The site features uneven topography which slopes steeply towards the south and the rear where there are rocky outcroppings. There is a single family dwelling on the property with a cleared area around it, but other than that the site is largely treed.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	RR6A (Rural Residential 6A)	Single Family Residential
<i>East</i>	RR2 (Rural Residential 2) (881 Klahanie to the east is currently seeking rezoning to RR7)	Single Family Residential
<i>South</i>	RR2 (Rural Residential 2)	Single Family Residential
<i>West</i>	RR2 (Rural Residential 2) and RR6A (Rural Residential 6A)	Single Family Residential

Figures 1 and 2: Orthophoto and Site Map**COUNCIL POLICY****OFFICIAL COMMUNITY PLAN**

Langford's Official Community Plan (OCP) designates the subject property as "Neighbourhood", a designation which supports the development of detached single family dwellings as proposed in the current application.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The South Langford Neighbourhood Plan (SLNP) designates the subject property as "Large Lot Residential —4 Units per acre". At their regular meeting of November 16th, 2015, Council gave first reading to bylaw No. 1599 to create the RR7 (Rural Residential 7) zone with a minimum lot size of 800m², having determined that this met the SLNP aim of four units per acre when road infrastructure requirements were taken into account.

DEVELOPMENT PERMIT AREAS

The subject property is located within several of Langford's Development Permit areas for environmental sensitivity and hazard classifications. The applicant will be required to secure the relevant Development Permits prior to subdivision or any alteration of the land.

Figure 3: Section of Klahanie Road Frontage



COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing a fee-simple residential subdivision which includes a dedication of greenspace equal to 33% of the parent parcel. This dedication exceeds Council's recent requirement for 30% greenspace for other rezonings in the South Langford Area. According to the most recent plans submitted, the proposed greenspace area is comprised of the long and narrow section of Klahanie Drive frontage, which is encumbered by the Riparian DP area and of minimal use for development. The greenspace is proposed to be held as non-disturbance covenanted private property hooked to proposed Lot 1. To ensure a high quality green space post-development, Council may wish to require as a condition of bylaw adoption that the applicant register a Section 219 Covenant on title, declaring the proposed greenspace as a non-disturbance area to the satisfaction of the Director of Planning.

CONSIDERATION OF ADJACENT LAND USES

Council may wish to consider the present application in light of the possibility that adjacent land owners to the south of the subject property may apply for rezoning, and in light of the ongoing development to

the north of the subject property at 815/835 Latoria. Due to the unique shape and topography of the subject property, there is a possibility that by coordinating with adjacent land owners the applicants could arrive at a more desirable site design and the number of additional intersections on Klahanie Drive could be minimized. Council may further wish to note that, by placing a road at the northern edge of their proposed development, the applicant will be imposing a double frontage scenario on several lots in the subdivision to the north, and creating one lot with triple frontage in the subject property (proposed lot 1). In consideration of these factors, Council may wish to require the applicant to work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that effect prior to Public Hearing, to the satisfaction of the Director of Planning and the Manager of Land Development.

If Council wishes to proceed without requiring the applicant work in conjunction with adjacent lands, Council may wish to consider requiring a landscape strip and fencing to be installed along the northern boundary of the proposed development in order to ameliorate the double frontage scenario being imposed upon the lands to the north.

VARIANCES AND 10% FRONTAGE CONSIDERATION

According to the latest plan submitted, the lots are proposed to be accessed off a new road terminating in a permanent two-point turnaround. This would require a variance to Subdivision and Development Servicing Bylaw No. 1000. The proposed site plan also necessitates two interior side setback variances to accommodate preservation of the existing one-family dwelling on site, which falls within proposed Lot 5. These variances may not be necessary if the applicant redesigns to address the access issue previously discussed. However, if they are necessary, the applicant would have to apply for and obtain a Development Variance Permit prior to subdivision approval..

With respect to proposed lots 5 and 6, Council may wish to note that Section 944 of the Local Government Act requires a lot to have a minimum road frontage of 10% of that lot's perimeter. Proposed lots 5 and 6 do not meet this requirement. Council may wish to consider the frontage of proposed lots 5 and 6 concurrent with the present rezoning as it relates to Section 944 of the Local Government Act and exempt these proposed lots from the 10% frontage requirement of that section if this is still a factor in the redesigned plan.

BUILDING DEPARTMENT COMMENTS

Council may wish to note that the subject property is within the Fire Department referral area and may be determined to be outside the 10 minute response time; therefore lot and building designs may need to accommodate the extra Building Code requirements related to spatial separations. The applicant proposes to retain the existing single family dwelling on the subject property. Council may wish to note that the Building Department reports the following with respect to that building:

- Depending on the number and size of windows on its various exposures, the existing building may require alteration in order to meet the spatial separation requirements of the BC Building Code. A Building Permit would be required for such an alteration and the alteration, if necessary, must be completed prior to subdivision.
- The north building face, with a new limiting distance of 1.1m, will likely require a new drywall finish on the interior face (45 minute fire resistance rating required), and will require replacement of any combustible siding materials on the exterior face. A Building Permit would be required for such an alteration and the alteration, if necessary, must be completed prior to subdivision.

INFRASTRUCTURE

As a semi-rural property in South Langford, the subject property does not benefit from close access to bike lanes or sidewalks which would aid in pedestrian and bicycle mobility. However, Council may wish to note that as development continues along Latoria Road access to bike lanes and walking paths will improve.

Frontage improvements will be required as per Subdivision and Development Servicing Bylaw No. 1000 prior to subdivision. The Engineering Department notes that frontage improvements along Klahanie Drive will be limited, mainly including pavement improvement to the centreline. The proposed development will require connection to Langford's municipal sanitary sewer system. A stormwater management plan will be required prior to subdivision issuance.

BC HYDRO REFERRAL

Council may wish to note that BC Hydro has provided the City with referral comments for this proposal, and they note that there is overhead electrical infrastructure adjacent to this property which may affect the proposed development. They further note that modifications to the BC Hydro system will be necessary in order to extend the electrical system to the development, and that BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. Council may wish to note that the applicant is advised to contact BC Hydro in relation to these and any other steps that may be necessary for their electrical servicing.

NUISANCE EASEMENTS

As has been past practice in the South Langford area, Council may wish to require the applicant to provide a Section 219 Covenant registered on title (as a condition of rezoning) that provides future landowners within the proposed subdivision with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate general noise nuisances associated with a gun range.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	Permitted by RR7 (Proposed)
Height	10.5m	9m
Site Coverage	No limit	35%
Front Yard Setback	7.5m	6m
Interior Side Yard Setback	3m	3m
Exterior Side Yard Setback	3m	4m (5.5m to a garage face)
Rear Yard Setback	10m	6m
Lot Width	No minimum	16m
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per principal dwelling unit + 1 parking space per secondary suite

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total
<i>General Amenity Reserve Fund</i>	\$6,000	\$42,000
<i>Affordable Housing Reserve Fund</i>	\$1,000	\$7,000
TOTAL POLICY CONTRIBUTIONS		\$49,000

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total
<i>Roads</i>	\$6,949	\$48,643
<i>Storm Drainage</i>	\$2,638	\$18,466
<i>Park Improvement</i>	\$1,890	\$13,230
<i>Park Acquisition</i>	\$1,100	\$7,700
<i>Incremental Storage Improvement Fees</i>	\$495	\$3,465
<i>Integrated Survey Area</i>	\$35	\$245
Subtotal (DCCs paid to City of Langford)		\$91,749
<i>CRD Water</i>	\$2655.34	\$18,587.38
<i>School Site Acquisition</i>	\$698	\$4,886
TOTAL (estimate) DCCs		\$115,222.38

OPTIONS**Option 1**

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
 - b) That **prior to Public Hearing**, the applicant agrees to:
 - i. Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that effect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a covenant shall be placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
 - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the satisfaction of the Director of Planning;
 - iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and
 - iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;
 - d) That the applicant provides, **prior to Bylaw Adoption**, a stormwater management plan, to the satisfaction of the Director of Engineering
 - e) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer;
-

OR Option 2

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a covenant shall be placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
 - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the satisfaction of the Director of Planning;
 - iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
 - iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
 - v. That a 2m landscape strip will be installed as a condition of Subdivision approval adjacent to the new road created adjacent to residential uses along the northern boundary of the subject property, and that the same boundary shall be screened with a solid fence, all to the satisfaction of the Director of Planning.
 - c) That the applicant provides, **prior to Bylaw Adoption**, a stormwater management plan, to the satisfaction of the Director of Engineering
 - d) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer;

OR Option 3

1. Take no action at this time with respect to the current rezoning application.
-

Kyle McStravick
Planner I

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

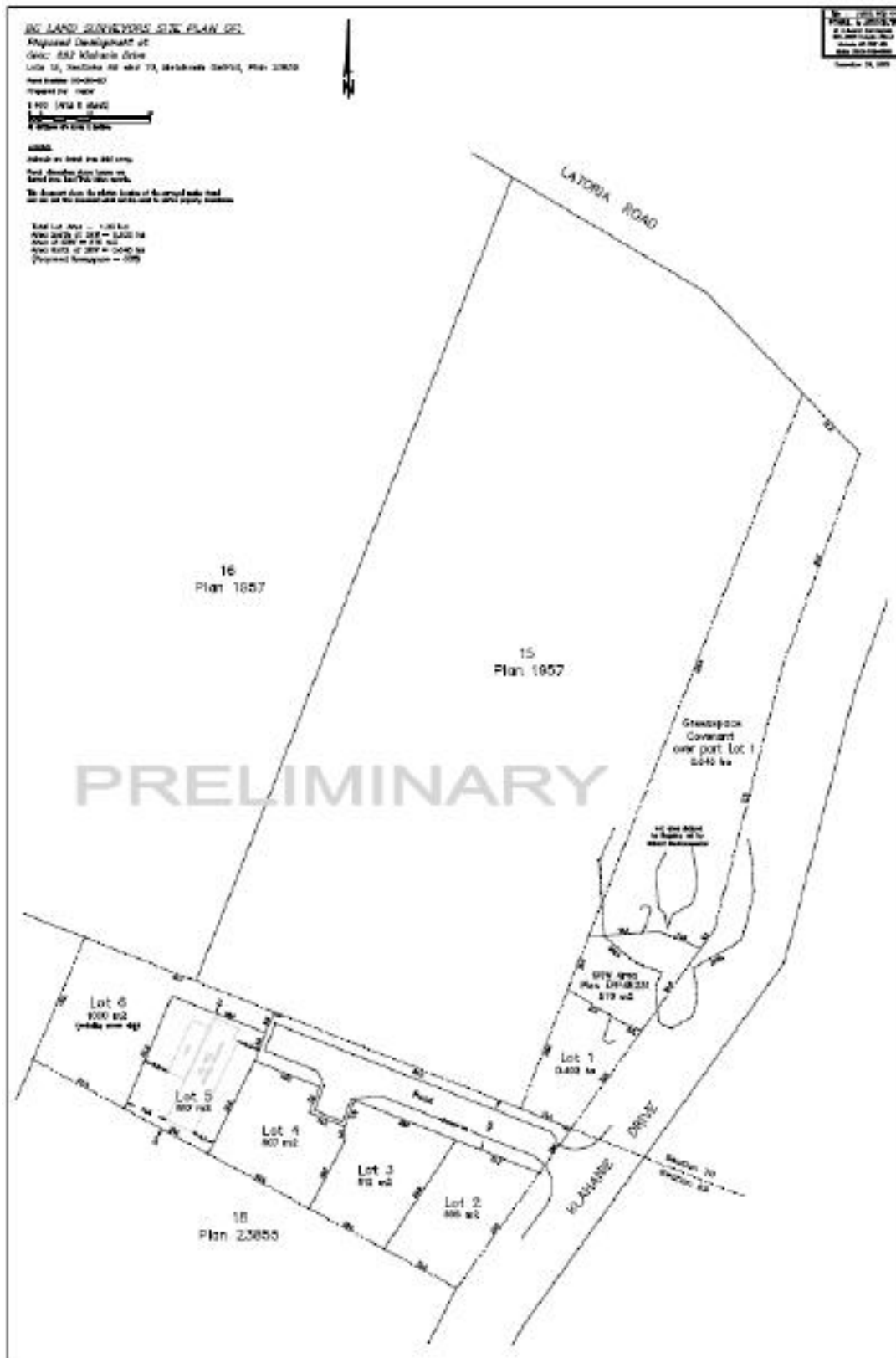
Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

:kmc

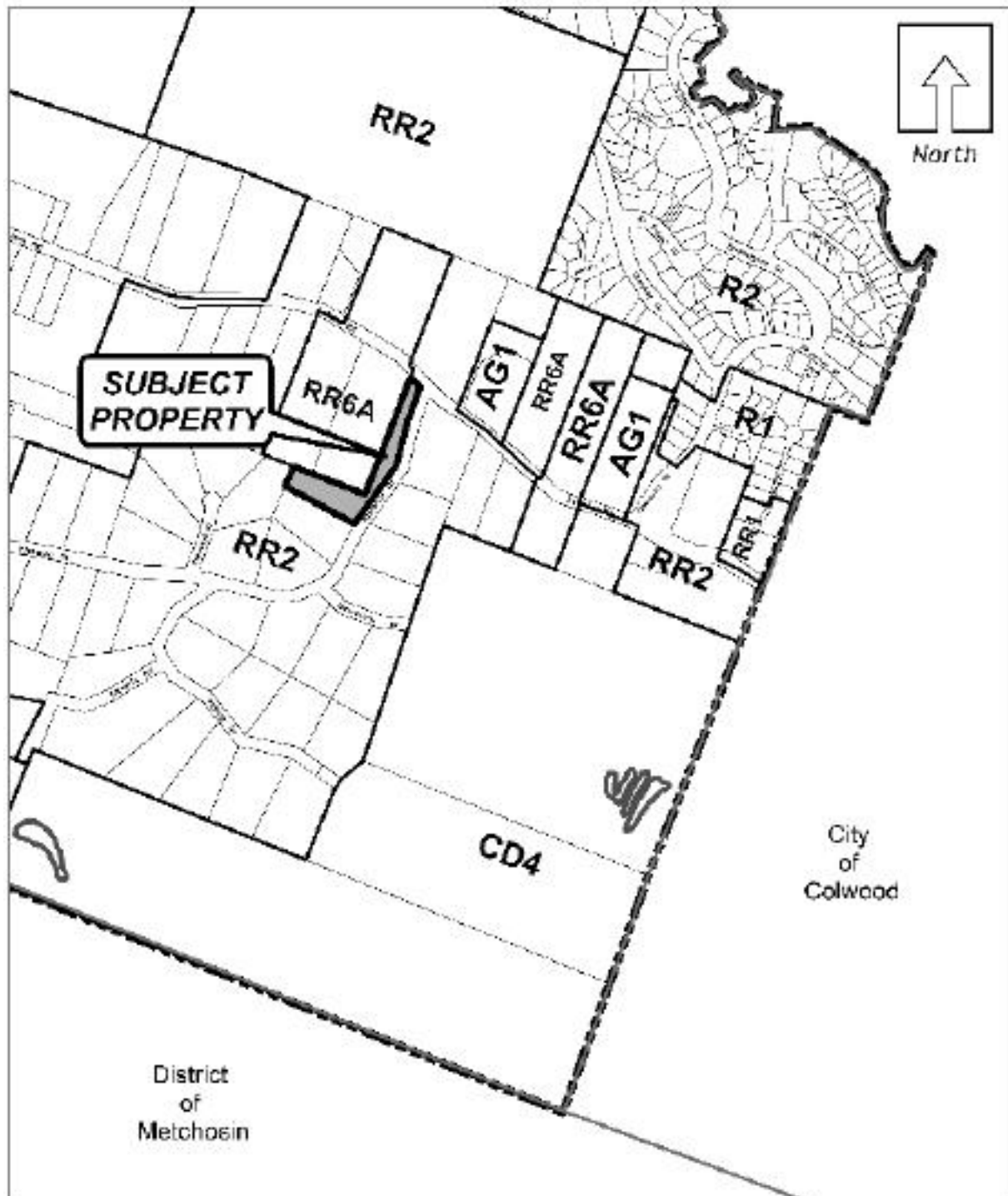
Appendix A – Site Plan



Appendix C – Site Map
REZONING BYLAW AMENDMENT
(Z15-0015)
892 Klahanie Dr



Appendix D – Location Map
REZONING BYLAW AMENDMENT
(Z15-0015)
892 Klahanie Dr



From: [Jodi Hoffman Acreman](#)
To: [Matthew Baldwin](#)
Cc: [jack acreman](#); [Grant Liebscher](#); [Leah Stohmann](#); [Brent Molnar](#); [Suzette Chapman](#)
Subject: Re: 898 and 892 Klahanie Dr.
Date: January 8, 2016 11:28:11 AM
Attachments: [image001.gif](#)

Hi there

Thanks for getting back to me so quickly. I will absolutely be at the meeting on Monday to iterate my concerns with the proposed plan that the Carters and Denise Kors have put forward. In addition, I have now had the opportunity to speak with Jim and Jan Faux who are the property owners of 914 Klahanie. They are also opposed to being limited to future development by the proposed plan. The Faux's will also be at the meeting.

Thank you for your time and consideration on this matter.

Jodi Hoffman Acreman

On Mon, Jan 4, 2016 at 3:04 PM, Matthew Baldwin <mbaldwin@cityoflangford.ca> wrote:

Good afternoon Mr. and Ms. Acreman,

Thank you for your email of earlier today.

As you are aware, your neighbours, the Carters, have applied to rezone their property at 892 Klahanie Drive, and staff has prepared a report for Council's Planning Zoning and Affordable Housing Committee. The Committee will review the application on Monday, January 11th at 7pm in Council Chambers (877 Goldstream Avenue). This is an open meeting, and I encourage you to attend and voice your concerns to the Committee. If you are unable to attend, you may submit your concerns in writing, and they will be forwarded to both the Committee and Council (at the subsequent meeting). You may send your concerns in writing by mail, or by email.

Having said all that, we share your concern that the development of 892 Klahanie Drive should give consideration to how your property might develop in the future, should you also wish to pursue rezoning and development. For that reason, we have included (as a possible option for the Planning and Zoning Committee to consider) a proviso that 892 Klahanie not proceed through rezoning unless they provide a subdivision proposal which accommodates future development of your property as well as access from the lands to the north. Having your voice at the Committee meeting to advocate also for this would lend some weight to the importance of this.

With respect to the possible development density of your land, Council in recently rezoning the

property at 881 Klahanie, has established that a minimum lot size of 800 m2, with 30% of the land (overall) protected as undisturbed open space is an appropriate development density for your neighbourhood, and consistent with both the Official Community Plan and South Langford Neighbourhood Plan for your area.

I hope that this information is helpful. If you require any additional information, or if you have any further questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP

Director of Planning



CITY OF LANGFORD

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From: Jodi Hoffman Acreman [mailto:jalha123@gmail.com]

Sent: Monday, January 04, 2016 1:22 PM

To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Rick Carter <dnrcarter@shaw.ca>; jack acreman <8118donzi@gmail.com>

Subject: 898 and 892 Klahanie Dr.

Hi Rick and Matthew,

I am writing today to seek further clarification about next steps in moving forward with rezoning these properties. Jack and I live at 898 Klahanie.

In early Feb 2015 I attended the City of Langford and talked to Kyle McStravick and was told by Kyle to work with the Carters and that it would be best if we worked together. I agreed and he left it that he would let the Carters know that we were interested in talking with them about their plans to rezone and subdivide. (They were living out of town)

Feb 2015, Jack and I were contacted by Denise Kors, who is working for Rick and Debbie Carter and she and Doug Foord came out to our property to meet with us. They told us of Rick and Debbie's wish to apply for rezoning, showed us a couple of different sketches and we walked our property. We told them at that time that we are interested in also rezoning our property and would be interested in working together and would be requesting access to our property through their property. Nothing was set as to how they would proceed, just that they would get back to us.

In May 2015, Jack and I received a letter from Denise Kors, which had attached a Neighbourhood plan, a letter to neighbor and a subdivision plan for 892 that completely blocks all access to our property from the back of our lot as we had requested to be considered. I responded on May 29, 2015 thanking Denise for providing us with this information, however concerned about that it does not provide access or allow us to work together as requested. We asked Denise at that time to reconsider working together to find a solution for both properties. Denise advised that they would be moving forward with their application. In her response, Denise also indicated that they had made amendments to their plans already with regards to a request from us. This is just simply not true. We did not

have a preference as to where the road is coming into their property, we really only care about gaining access through their property to the rear of our property. I again reiterated my request to work together with Denise and the Carters towards a solution that works for both properties. I stated to Denise that she had advised us that the City of Langford prefers subdivisions that provide continuity and that are not piece meal. Access through the back of our property would provide continuity to our property as well as the property to the North of us at 914 Klahanie.

At the beginning of June I again went into Langford to seek clarification and to determine our next steps. Kyle McStravick told me to talk to Larry from Corix about sewer and that I should hire someone who can deal with this process for me, as I clearly have little experience with this process.

I talked with Larry for Corix who provided me an outline of what it would cost to bring sewer up Klahanie which given the typography, would be very expensive if we were to do it for just our property. (892 is apparently being serviced through 815/835.

I also talked with a local developer who put me in touch with Danny Carrier with JE Anderson and advised Danny of my wish to work collaboratively with my neighbour at 892. Upon initial look, Danny also felt that it made the most sense for 892 and 898 to be connected and possibly 914 if they are interested.

In July 2015 Danny provided information from Grant Liebscher that Langford Council was not interested in a high density plan for our property and provided me a rough sketch of what this could look like based on the original 1000sq meter lots.

On Sep 3, 2015 Danny Carrier sent Doug Foord a rough conceptual sketch that would have both 898 and 892 working together. As of October 3, 2015 Danny had not received a reply from Doug Foord and so followed up with him. On October 5, 2015 which indicated that they were not interested in working together and that they would be proceeding with their application to rezone.

On October 21, 2015 we were advised that there would be rezoning of Klahanie South at the upcoming council meeting, which we attended.

At the November 16th, I believe it was, Denise and Rick were both in attendance. After the counsel meeting, Jack and I had the opportunity to speak to Rick and Denise. We again reiterated wanting to work together, to which Denise retorted that they were not interested and that we didn't have any money and weren't serious about it, so they would be going forth without us.

I attended the Langford Council meeting on December 7, 2015 where I also had the chance to talk to Rick about the benefits of going forward to applying for rezoning together as well as a conversation on December 17, 2015. I have now again texted you Rick, to have coffee with us and talk further about your/our plans and hopes for our properties.

I understand that there has been a new Rezoning category R7 that now applies to our neighborhood, and I have a good idea of what that means from attending the last few meetings. I continue to be of the belief that if at all possible that it would be good for all of us if 892, 898 and 914(if they are interested) work together to ensure that our properties are used in the highest and best possible way that not only adds value to each of our properties but is more enticing to a potential buyer (developer) of our properties thus adding value.

I understand that the sewer that was given to 892 in exchange for the easement across their property is a "sanitary sewer" and that it was installed with the intent to service 892 alone and not extend any further I am aware that this connection will not even service all of 892's proposed lots with gravity feed and that additional components will need to be added for it to all work. I am also aware that if sewer does come up Klahanie to our property, or even extend to 914, that there will be cost associated to 892 for this. It is my understanding that the sewer that runs along Latoria and comes a bit up Klahanie was designed with the intent of having the out fall of all of the South Klahanie area.

I think that given the typography of our properties, it will be most cost effective for us to work together and design something that works for the whole neighborhood that provides continuity between the properties, not just with services, albeit a huge consideration, but working together allows us to utilize our properties to their full potential and do what makes the most sense for our subdivision.

I honestly don't think looking at these properties one by one will be of benefit to any of us or our area and I am concerned that each property (892, 898, 914) will become "piece meal".

In my previous conversations with Jim and Jan Faux at 914 they would also be interested in rezoning or selling their property if the right opportunity arises.

Rick, this provides you with an understanding of what we have faced the last year and where our interests lay.

Matthew, I am seeking your guidance for next steps.

Thanks in advance for your consideration,

Jodi and Jack Acreman

892 Klahanie Drive, Victoria BC – Rezoning and Subdivision Neighbourhood Consultation Summary

In February 2015, meetings were held with the two owners of the properties immediately to the west and south, adjacent to the site to provide preliminary information on this proposed rezoning and subdivision application. Throughout March and April, the owners of the two adjacent lots to the north were contacted regarding this application. Following this in May 2015, the owners of the three properties across Klahanie Drive to the east and 815/35 Latoria to the north and 898 Klahanie to the south and 812 Stanekill Place to the west were provided with letters and copies of the proposed plan of subdivision and invited to contact us with any questions or comments. Also, the owners of were contacted by email with letters and copies of the proposed plan of subdivision and invited to contact us with any questions or comments. The results of this consultation is summarized in the table below.

Name and Address	Current Zoning	Comments
Jodi & Jack Acreman 898 Klahanie Drive PID 003-154-211	RR2	Feb 25, 2015 – Met with the Acreman's and reviewed preliminary layouts. Grades between the properties would not permit road or gravity pipe links. Access road for the new subdivision would be moved to the north side of the lot to reduce traffic noise. May 20, 2015 – Phoned and sent email with proposed final plan of subdivision and invited any comments or questions. Concerns about privacy (fence?) as well as servicing & roads to connect to their property if they rezone and subdivide.
Steven Goring & Rita Schreiber 812 Stanekill Place PID 003-069-541	RR2	Feb 25, 2015 – Met with the Steven, Rita and Bernie Wilkinson and reviewed preliminary layouts. Follow up comment was provided by Steven aimed at Langford asking, "What would you rather have a small rather uninspiring development or a larger more creative development which could set the tone for future developments in the Klahanie neighbourhood". Following this meeting it was determined that there is a covenant prohibiting subdivision on this property. May 20, 2015 – Sent email with proposed final plan of subdivision and invited any comments or questions.
Prichard Estates Ltd C/o John Tilstra 815 & 835 Latoria Road PID 006-739-342 & 006-739-351	RR2 (RRGA proposed)	March & April 2015 – contacted McElhannay Engineering regarding access and servicing related to a proposed subdivision of these properties. Owner indicated that they did not want to change their plans. May 20, 2015 – Sent info in the mail with proposed final plan of subdivision and invited any comments or questions.
William Wilson 881 Klahanie Drive PID 003-092-061	RR2	May 20, 2015 – Sent info in the mail with proposed final plan of subdivision and invited any comments or questions.

Name and Address	Current Zoning	Comments
D Almas 887 Klahanie Drive PID 003-154-262	RR2	May 20, 2015 – Sent info in the mail with proposed final plan of subdivision and invited any comments or questions.
P. Schellenberg Ltd 893 Klahanie Drive PID 003-154-238	RR2	May 20, 2015 – Sent info in the mail with proposed final plan of subdivision and invited any comments or questions.

PUBLIC HEARING
Monday, 7 March 2016

Bylaw No. 1619
File No. Z16-0003

A Bylaw to Rezone 2793 Leigh Rd from the BT1 (Business and Technology Park) Zone to CS3 (Commercial Industrial) Zone to facilitate a land swap with the property at 1096/98 Goldstream Ave, which is currently zoned CS3.

**CITY OF LANGFORD
BYLAW NO. 1619**

**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 **BT1 (Business and Technology Park)** Zone and adding to the **CS3 (Commercial Industrial) Zone** a portion of the property legally described as LOT A SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282, PID No. 029-077-001 (2793 Leigh Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".

READ A FIRST TIME this 15th day of February, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

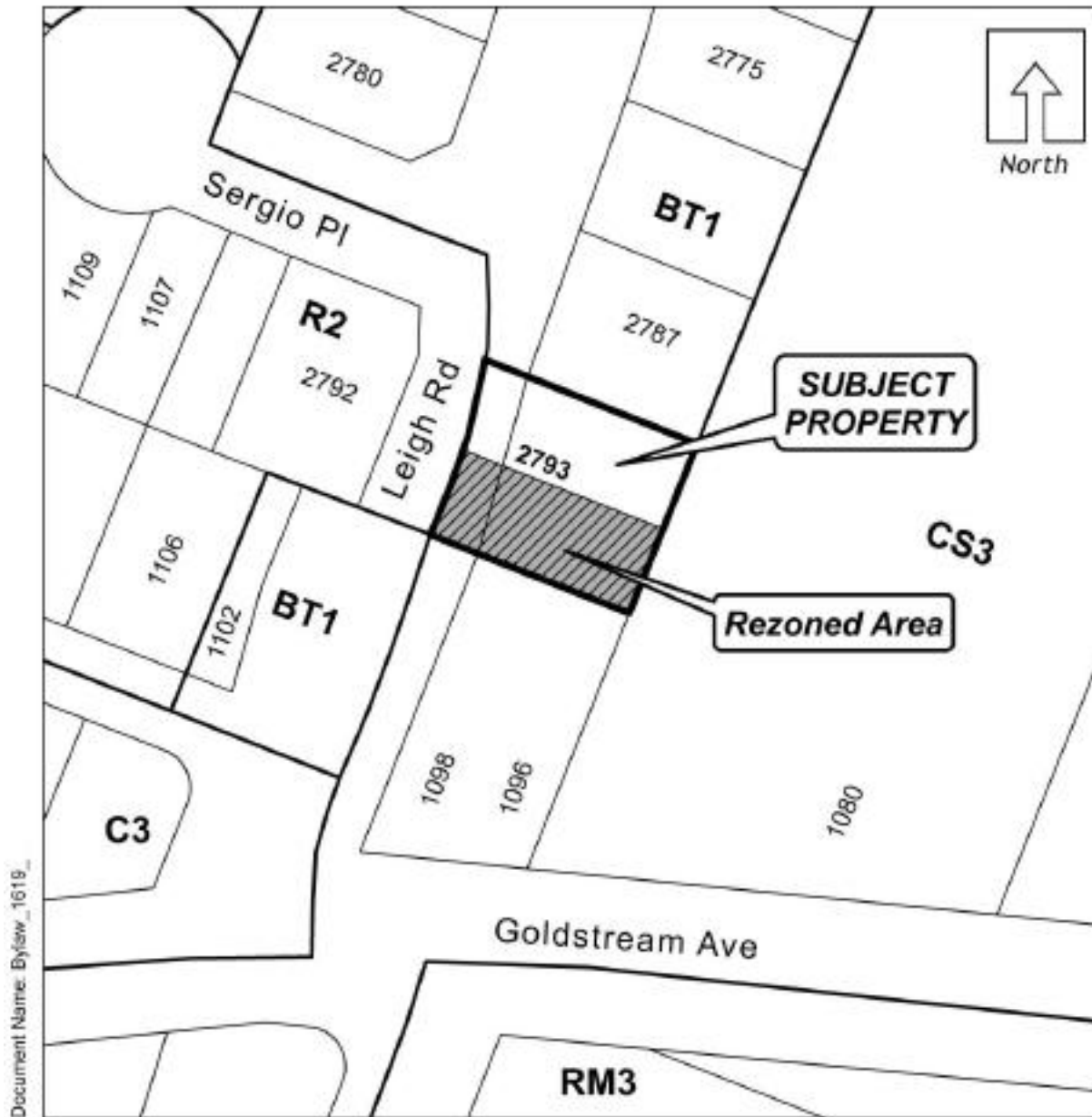
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1619

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 2/10/2016



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1619. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

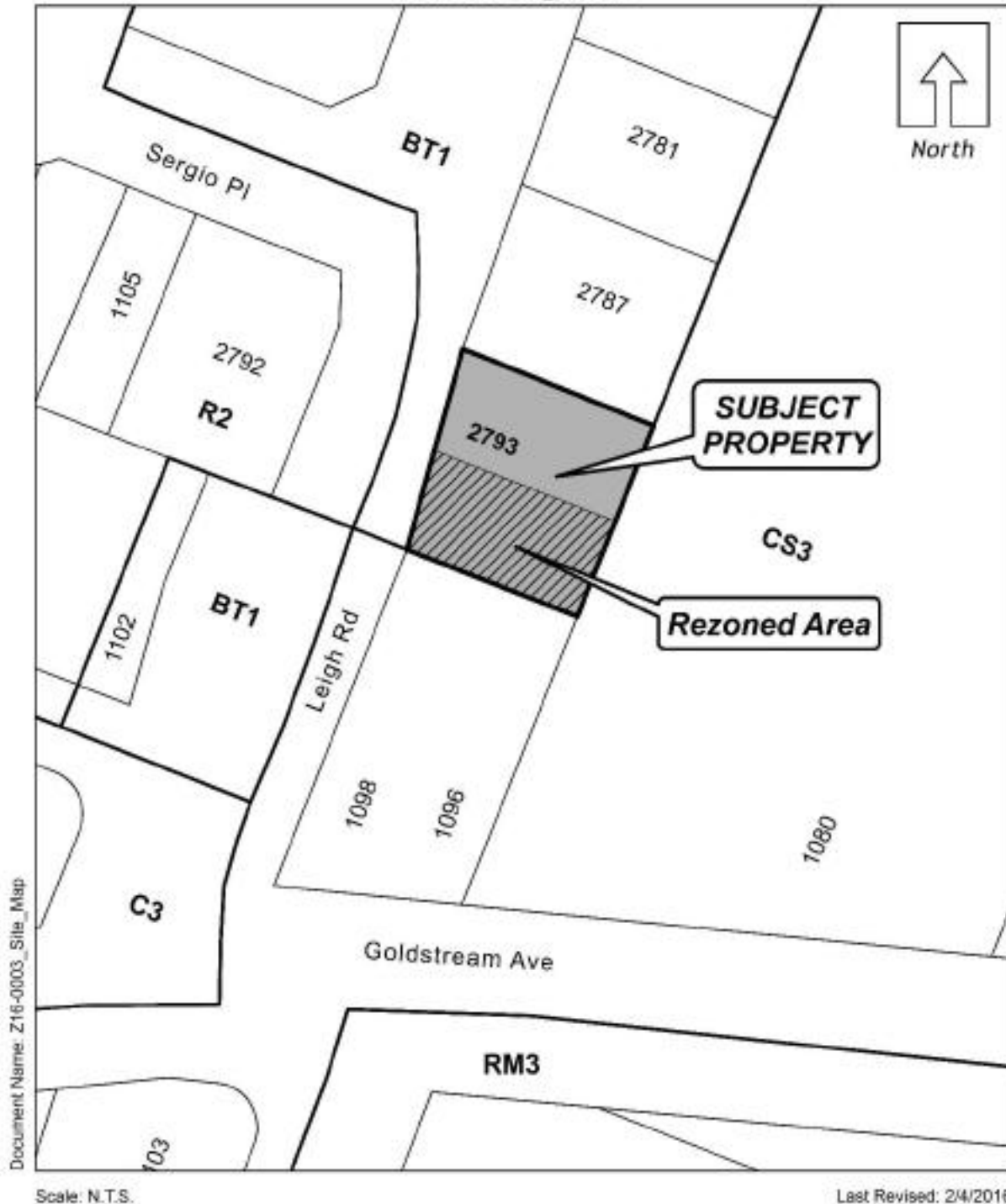
Meeting Date	Monday, 7 March 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2793 Leigh Rd	
File	Z16-0003	Bylaw Number: 1619
Official Community Plan	Current: Mixed Use Employment Centre	Proposed: No Change
Zoning	Current: BT1 (Business and Technology Park)	Proposed: a portion of property to CS3 (Commercial Industrial)
Proposal	To facilitate a land swap with the property at 1096/98 Goldstream Ave, which is currently zoned CS3.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-02-23

**REZONING BYLAW AMENDMENT
(Z16-0003)
2793 Leigh Rd**





West Shore artists look to aid those in need

Artists partner with the Didi Society to help women globally and locally

Arnold Lim
News Gazette staff

Two West Shore artists are featured in an important global initiative.

Local Greater Victoria artists, the Didi Society and the Belfry Theatre make up the who, the what, and the where of Create Local: Tackle Global, an exhibition of local artists and non-profits partnering to help women. The theme for the art is empowerment.

"The strength of the piece (is) because of the form and the glaze. It's very strong," said Judi Dyelle of her ceramic piece, *Confabulate Vessel*. "Some of my other glazes are very delicate and this is incredibly strong, (an) almost architectural type of surface, giving the strength and empowerment of the artist (to the art)."

Dyelle, a potter of more than five decades with select works in collections around the world, operates 'Chosin Pottery' out of Metchosin and alongside Wendy Skog, represents the two West Shore artists in the exhibition.

After getting a phone call to get involved, Dyelle said it only took her the time to learn about the Didi Society, their co-operatives and their campaigns, to decide she wanted to be a part of the show.

"We are so fortunate in Canada, I can

do anything I want, I have no restrictions," she said.

"In those countries (like India and Guatemala), they are more a patriarchal society, these women try so much harder to be able to do things."

The word 'didi' means older, respected sister in the Hindi language, and is a word chosen to represent the society's relationships with global and local co-operatives and partners.

They help sell co-op products through local markets and businesses under a fair-trade model, also offering capacity-building opportunities.

Dyelle said she hopes a good turnout supports local artists, women overseas, and the Belfry Theatre where more than two dozen Greater Victoria artists, including University of Victoria instructor Sandra Meigs, Wendy Welch and Carole Sabiston join forces for the cause.

Paintings, sculpture, ceramics and jewelry are all priced at \$1,000 or less with 75 per cent going to artists and the other 25 per cent to Didi Society projects.

"I hope there is a good turnout to support artists and the society," Dyelle said. "We are empowering these women to be able to do things whether it is providing for their family or whole community."

The exhibit and sale is two days, March 5 to 6, at the Belfry Theatre and admission is free. A reception is also being held on March 4 from 5:30 to 8:30 p.m. with a cost of \$25.

arnold@goldstreamgazette.com



Photo courtesy of Judi Dyelle

Ceramic artist Judi Dyelle with some of her ceramic works. Dyelle is one of two West Shore artists showcased in the Didi Society art exhibit and sale Create Local: Tackle Global at the Belfry Theatre March 5 to 6.



City of Langford
www.langford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1652. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

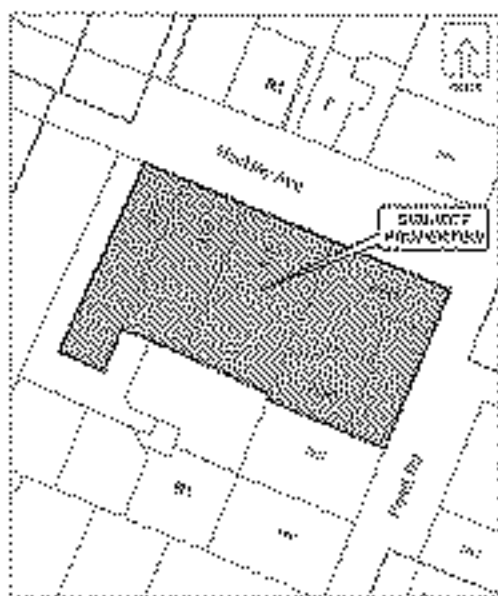
Proposal: The purpose of Bylaw No. 1652 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1552 from R1 (One-Family Residential) to the MU2 (Mixed Use Residential Commercial) Zone to allow for the construction of a mixed use building.

Applicant: Matthew McKay, DB Services of Victoria Inc.

Location: The land that is the subject of Bylaw No. 1552 is 2854 and 2856 Reatt Rd and 815, 819 and 823 Hackley Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7862 with any questions on this Bylaw.

Jim Bowden
Administrator



City of Langford
www.langford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1619. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 March 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

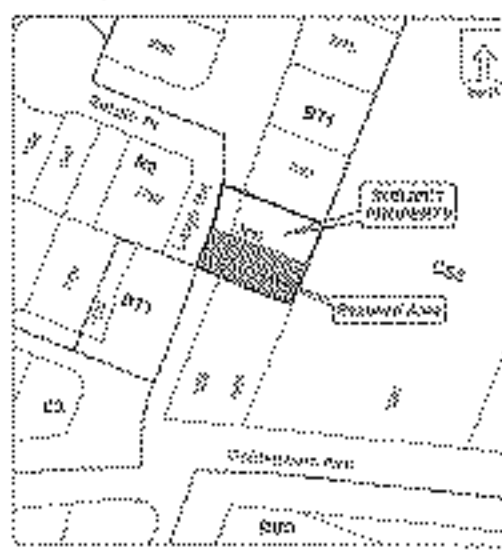
Proposal: The purpose of Bylaw No. 1619 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1619 from B71 (Business and Technology Park) Zone to C53 (Commercial Industrial) Zone to facilitate a land swap with the property at 1098/98 Goldstream Ave, which is currently zoned C53.

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1619 is a portion of 2793 Leigh Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 February 2016 to Monday, 7 March 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lisa Steinhart in the Planning Department at 250-478-7862 with any questions on this Bylaw.

Jim Bowden
Administrator



The Metchosin Minute

Wednesday (March 2), the magic of seeds will be explored at the Metchosin Community House, 4430 Happy Valley Rd.

Mary Alice Johnson of Full Circle Seeds and ALM Organic Farm in Sooke will share some of her wisdom on securing, using and collecting seeds. Just like seeds themselves, she's a force of nature.

This event is sponsored by the Metchosin Garden Club and starts at 7:30 p.m. A donation of \$2 to help cover expenses is suggested at the door.

On Friday (March 4), the municipal chambers, 4450 Happy Valley Rd., will be open to anyone wishing to hear a presentation on co-existing with caribou, including bears, wolves and eagles.

There may even be a walk after the talk for the adventurous.

lisa@goldstreamgazette.com

**c) Public Notification Procedures for Liquor Licensing Applications
- Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to inform the Liquor Licensing branch that the City of Langford would like to undertake Public Notification for liquor license applications, on an as-needed basis, so that Council may provide the Branch with informed feedback.

CARRIED.

**d) Application to Rezone a Portion of 2793 Leigh Road from BT1 (Business and Technology Park) to CS3 (Commercial Industrial)(Bylaw No. 1619)
- Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council consider first reading of Bylaw No. 1619, "Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".

CARRIED.

**e) Update on Island Corridor Foundation Matters
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Pay the \$50,000 land assessment fee to the ICF to enable the Atkins Avenue bikelane project to proceed under grant funding by Bike BC; and
2. Review the community benefit of providing a Permissive Tax Exemption to the ICF on a yearly basis until the rail line begins operating again.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council send the following resolution to the Association of Vancouver Island Coastal Communities (AVICC):

WHEREAS the Island Corridor Foundation (ICF) was established in 2003 to oversee the management and operations of the E&N rail Line which has a direct impact on many municipalities

That Council adopt Bylaw No. 1597.

CARRIED.

b) BYLAW NO. 1600
"Sewer Utility Bylaw No. 1600, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1600.

CARRIED.

c) BYLAW NO. 1611
"Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1611 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1617
"Sergio Place Closure Bylaw No.1617".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1617 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1619
"Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1619 First Reading.

CARRIED.



Staff Report to Council

Date: February 15, 2016
Department: Planning
Application No.: Z16-0003
Subject: Bylaw No. 1619 - Application to Rezone a portion of 2793 Leigh Rd from BT1 (Business and Technology Park) to CS3 (Commercial Industrial)

Background

The City of Langford has been in discussions with the owner of 1096/1098 Goldstream Ave to obtain a portion of their property as road for the purposes of improving the intersection of Goldstream Ave and Leigh Rd. Council considered and supported a land swap proposal that would involve transferring a ~345 m² portion of the City's adjoining property at 2793 Leigh Rd and a ~47 m² portion of the Leigh Rd right-of-way that is not necessary for the road improvements to the owner in exchange for the land required for the intersection improvements.

Commentary

The City's property at 2793 Leigh Rd is currently zoned BT1 (Business and Technology Park); whereas 1096/1098 Goldstream Ave is zoned CS3 (Commercial Industrial). While the Zones are quite similar in nature, it is more practical for the owner of 1096/1098 Goldstream Ave that the ~345 m² of land to be transferred be subject to the same Zoning as the existing property. As such, Bylaw No. 1619 has been drafted for the purpose of rezoning the ~345 m² portion of the City's property to the CS3 Zone. This is consistent with the Official Community Plan Designation of Mixed Use Employment Centre.

Legal Implications

The road closure and lot consolidation processes will be managed separately at a later date, and will follow the necessary legal procedures. It is noted that road rights-of-way do not hold a zoning designation, and that once an area of road is closed, it takes on the zoning of the adjoining property.

Options

That Council:

1. Give first reading to Bylaw No. 1619;
2. Take no action at this time with respect to Bylaw No. 1619.

Leah Stohmann, MCIP, RPP
Deputy Director of Planning

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, ASCT
Manager of Land Development

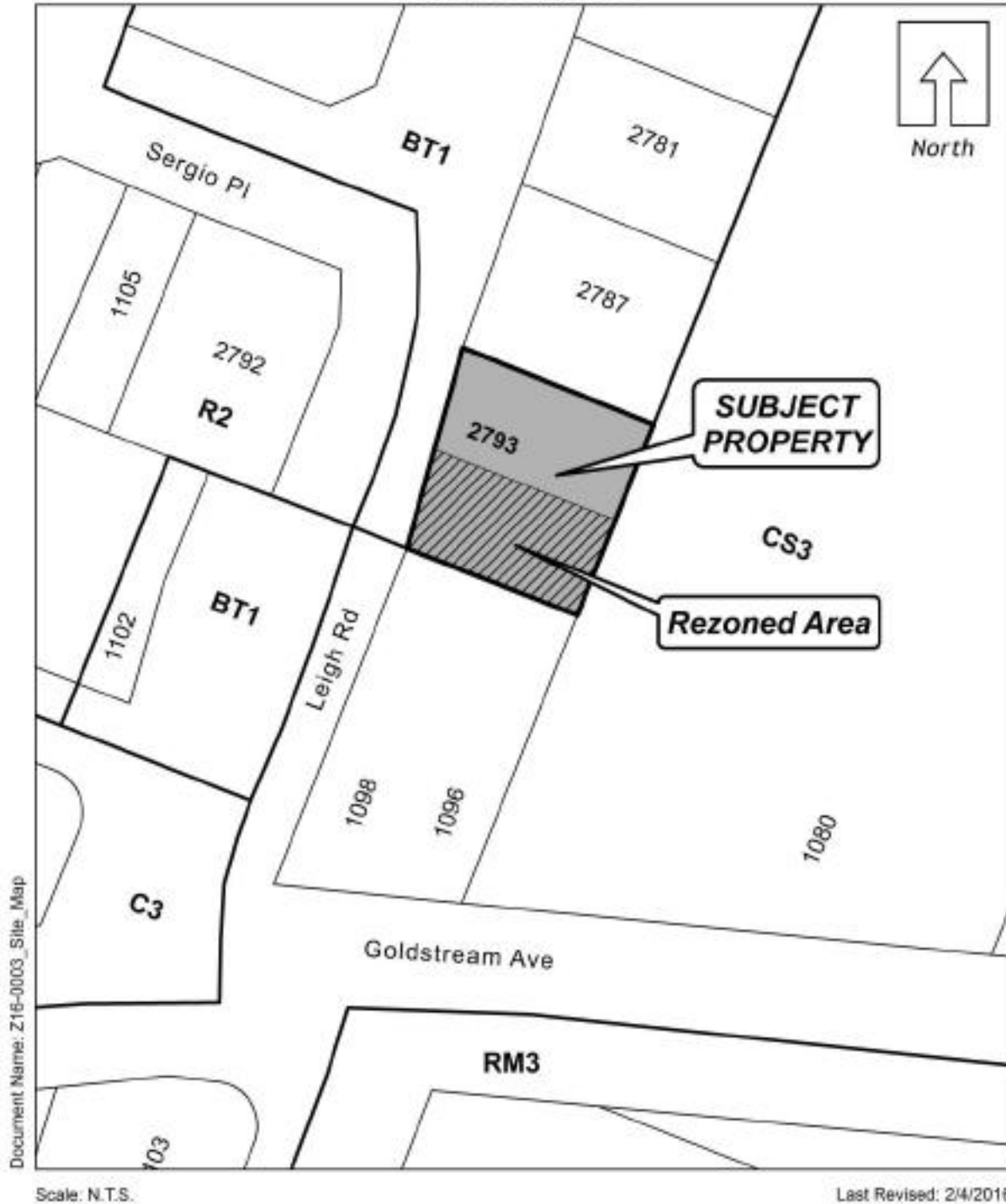
Michelle Mahovlich, P.Eng
Director of Engineering

Steve Ternent
Treasurer

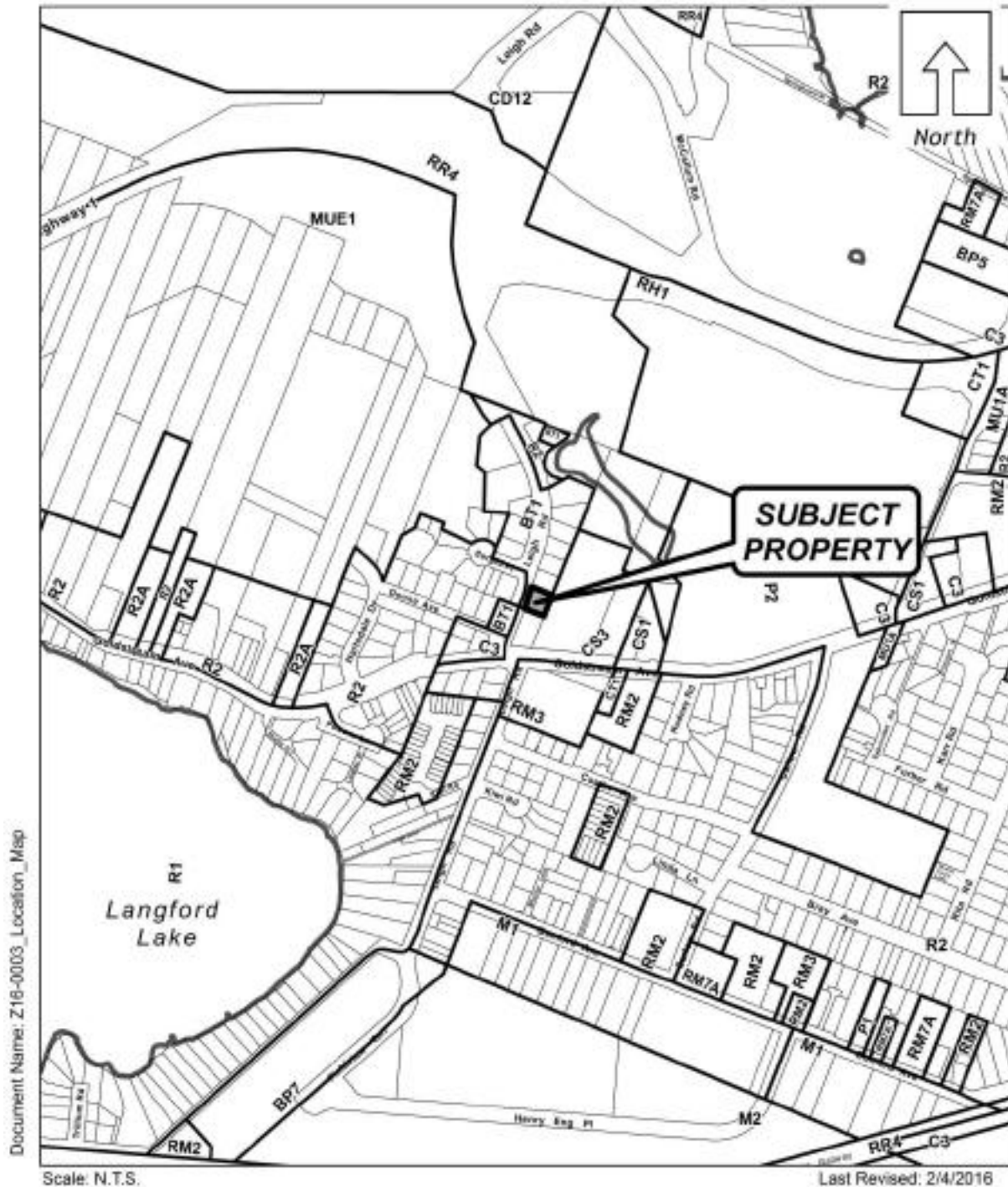
Jim Bowden
Administrator

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**REZONING BYLAW AMENDMENT
(Z16-0003)
2793 Leigh Rd**



**REZONING BYLAW AMENDMENT
(Z16-0003)
2793 Leigh Rd**



CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 15th, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, W. Sifert and R. Wade.

ATTENDING

CAO, J. Bowden, Deputy Clerk, L. Kaercher, Treasurer, S. Ternent, Director of Engineering, M. Mahovich and Director of Planning, M. Baldwin.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHSLTROM

That Council approve the Agenda as amended: ADD: under Agenda item 7(e) AVICC Resolution re ICF, 8(e) South Vancouver Island Regional Economic Development Association.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1611

"Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".

The Mayor opened the Public Hearing for Bylaw No. 1611 at 7:00 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Greg Court has applied on behalf of Dean Beazley to amend the zoning of 566 Treanor Ave and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1611 which, if adopted, would amend the zoning of 566 Treanor Ave from the R2 (One- and Two-

Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone.

This is being proposed in order to allow for the development of one new lot. As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of these/this application, the applicant has agreed to provide the following:

1. \$3,960 towards the General Amenity Reserve Fund;
2. \$660 towards the Affordable Housing Reserve Fund;
3. A Section 219 Covenant, registered in priority of all other charges on title, which:
 - i. Serves to notify future owners of the proximity of Western Speedway and the noise nuisance presented by that use;
 - ii. Agrees that any costs associated with moving or modifying the utility pole in the Treanor Ave frontage of the subject property shall be borne exclusively by the developer;
 - iii. Agrees that the new house shall be constructed in accordance with the City's Intensive Residential Design Guidelines; and
 - iv. Agrees that the façade of the existing house shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.

This proposal is consistent with the Official Community Plan Neighbourhood designation. Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations. Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1611 closed at 7:02 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – February 1st, 2016

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council adopt the Minutes of the Regular Meeting of Council held on February 1st, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. COMMITTEE RESOLUTIONS

a) Transportation and Public Works Committee – February 9th, 2016

1. 2015 Master Transportation Plan Study Results (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. Receive the City of Langford Transportation Model Update, Summary Report written by WATT Consulting Group, dated January 27, 2016; and
2. Direct staff to enter into an As and When contract with WATT Consulting for traffic engineering services in the 2016 year funded through the Engineering Departments Engineering for Future Capital Works budget.

CARRIED.

2. Bylaw 1602 – Amendment No. 4 to Speed Limit Bylaw 1175, 2008 (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. direct staff to draft Amendment No. 4 to Bylaw 1175 to impose 40km/hr speed on Leigh Road from Costin Avenue, south of Goldstream Avenue, through the intersection, to the ambulance station, north of Goldstream Avenue at 2764 Leigh Road, and bring forward for first three readings; and
2. Council direct staff to draft Amendment No. 4 to Bylaw 1175 to remove the 30km/hr speed zone from McCallum Road, from Florence Lake Road to 1010 McCallum Road, and bring forward for first three readings.

CARRIED.

3. City of Langford Streetlighting Policy (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council Instruct staff to review the current streetlighting policy and develop an improved policy for review and approval.

CARRIED.

b) Economic Development Committee – February 9th, 2016
1. South Vancouver Island Development Association

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHSLTROM

That Council not approve the membership to the South Vancouver Island Economic Development Association based on the lack of interest in investment by the Langford business community.

CARRIED.

7. REPORTS

a) Sergio Road Closure Bylaw No. 1617
- Staff Report (Land Development)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council;

1. Direct Staff to review the proposed road closure area for municipal infrastructure and register applicable statutory right of ways prior to, or concurrently with, the road closure and transfer;
2. Consider giving Sergio Place Road Closure Bylaw No. 1617 1st, 2nd, and 3rd reading; and
3. Direct Staff to have the release document prepared for applicable signatures and signed prior to, or concurrently with, the road closure and transfer.

CARRIED.

b) Telus Walk to Cure Diabetes
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Grant permission for the Juvenile Diabetes Research Foundation to host the Telus Walk to Cure Diabetes for the next two (2) years on Sunday, June 12, 2016 and Sunday, June 11, 2017 with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; and
2. Waive the \$35.00 permit fee and damage deposit.

CARRIED.

**c) Public Notification Procedures for Liquor Licensing Applications
- Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to inform the Liquor Licensing branch that the City of Langford would like to undertake Public Notification for liquor license applications, on an as-needed basis, so that Council may provide the Branch with informed feedback.

CARRIED.

**d) Application to Rezone a Portion of 2793 Leigh Road from BT1 (Business and Technology Park) to CS3 (Commercial Industrial)(Bylaw No. 1619)
- Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council consider first reading of Bylaw No. 1619, "Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".

CARRIED.

**e) Update on Island Corridor Foundation Matters
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Pay the \$50,000 land assessment fee to the ICF to enable the Atkins Avenue bikelane project to proceed under grant funding by Bike BC; and
2. Review the community benefit of providing a Permissive Tax Exemption to the ICF on a yearly basis until the rail line begins operating again.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council send the following resolution to the Association of Vancouver Island Coastal Communities (AVICC):

WHEREAS the Island Corridor Foundation (ICF) was established in 2003 to oversee the management and operations of the E&N rail Line which has a direct impact on many municipalities on Vancouver Island but these same municipalities have no direct representation on the ICF Board.

AND WHEREAS although the rail service has not been operating for the past several years, and the services provided to municipalities along the corridor by the Management of ICF has not met the standard expected the costs to support the ICF continue to be significant.

THEREFORE BE IT RESOLVED that the AVICC work with impacted municipalities, Regional Districts and the ICF Board to conduct a financial and governance review of the ICF.

AND BE IT FURTHER RESOLVED that the review include the consideration of options to provide a cost effective transportation alternative should the costs of resurrecting rail prove too costly.

CARRIED.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council direct staff to send a letter to the Island Corridor Foundation Board requesting a summary of all revenues received by the Island Corridor Foundation and Southern Vancouver Island Rail and their fee structure.

CARRIED.

**f) West Shore Parkway Segment 5 Fencing Contract Award
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council award the contract for West Shore Parkway Segment 5 fence installation to Protex Fence Services and fund this work from the West Shore Parkway construction project budget.

CARRIED.

**g) Bear Mountain Canada Cup XC Race
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council grant permission for the Canada Cup Race Series to stage a portion of the mountain bike race on Bear Mountain Parkway, Saturday, March 5, 2016 from Hannington Road to the end of Country Club Way with the condition they have provided a formal traffic management plans and proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured.

CARRIED.

8. CORRESPONDENCE

a) New Hope Schools Society Re: Letter of Appreciation

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive with thanks the letter of appreciation dated January 31st, 2016 from New Hope Schools Society with respect to Langford support in 2015.

CARRIED.

b) City of Abbotsford Re: Downloading of DNA Analysis Costs

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SALSTROM

That Council send a letter to the Honourable Suzanne Anton, Minister of Justice and Attorney General to share the City of Abbotsford's concerns regarding the downloading of DNA Analysis costs to municipalities.

CARRIED.

e) South Vancouver Island Regional Economic Development Association Re: Membership Request

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council receive for information the letter dated February 15th, 2016 from the South Vancouver Island Regional Economic Association with respect Langford's participation.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1597 "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1597.

CARRIED.

b) BYLAW NO. 1600
"Sewer Utility Bylaw No. 1600, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1600.

CARRIED.

c) BYLAW NO. 1611
"Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1611 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1617
"Sergio Place Closure Bylaw No.1617".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1617 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1619
"Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1619 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Contracts and Personnel, under 90 (1) (a) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 7:21 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, February 23th, 2016

1. Building Department Five-Year Financial Plan for 2016-2020 (Building)

That Council approve in principle the Building Department Five Year Financial Plan for 2016 - 2020 as outlined in the staff report dated February 23rd, 2016 and refer it to the Treasurer for inclusion in the budget.

2. Fire Department Five Year Financial Plan for 2016-2020 (Fire-Rescue)

That Council approve, in principle, the Fire Services Five Year Financial Plan for 2016 – 2020 as outlined in the Staff Report dated February 23, 2016 and refer it to the Treasurer for inclusion in the budget.

3. Police Five Year Financial Plan for 2016-2020 (Finance)

That Council approve in principle the Police Services Five Year Financial Plan for 2016-2020 as outlined in the staff report dated February 23, 2016 and refer it to the Treasurer for inclusion in the budget.

4. Open Burning Schedule (Fire-Rescue)

That Council approve the changes to the open burning schedule effective Spring 2017 for a Spring burning period from March 15 to April 15 and that no burning be allowed on the Easter weekend or any long weekend during the two burning periods.

5. West Shore RCMP Detachment Mayor's Report, January 2016 (Police)

That Council receive the West Shore RCMP Detachment Mayor's Report for January 2016.



Staff Report to Council

Date: March 7, 2016

Department: Planning

Application No.: DVP16-0001

Subject: Application to vary the rear yard setback for the proposed 4 storey, 14 unit apartment building proposed for 2781 Strathmore Road

Purpose

Gary Brown of Paradise Homes Ltd. has applied to vary the rear yard setback at 2781 Strathmore Road from the required 7.5m to 2.7 m for the building and to 2m for the balconies to allow for the development of a 4 storey, 14 unit residential building.

Background

The subject property was recently rezoned on February 1st, 2016 from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial A). At that time, the applicant proposed to construct a three (3) storey residential building consisting of 10 units. Notwithstanding, the MU1A zone allows for a four (4) storey building which the applicant is now proposing to build. Council was apprised of the subject variance during the rezoning process, but the resolution was to have the applicant apply for a Development Variance Permit.

Table 1: Site Data

Applicant	Gary Brown
Owner	Paradise Homes Ltd.
Location	2781 Strathmore Road
Legal	LOT 25, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167 PID No.: 000-851-728
Size of Property	697 m ²
DP Areas	Multi-Family Areas, Downtown Pedestrian Area
Zoning	MU1A (Mixed Use Residential Commercial A)
OCP Designation	City Centre

Site and Surrounding Area

The subject property is flat and occupied by a one-family dwelling. The site has a large Douglas fir tree at the eastern portion of the site which is proposed to be removed. To the north and south are similar sized lots with single-family dwellings. Immediately to the west and east are four storey, mixed-use residential commercial buildings.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One and Two-Family Residential)	Residential
<i>East</i>	C8 (Community Town Centre)	Residential/Commercial
<i>South</i>	R1 (One-Family Residential)	Residential
<i>West</i>	C8 (Community Town Centre)	Residential/Commercial

Comments

The adjacent building to the east is a 4 storey mixed-use building. This building also had a variance to reduce the rear yard setback; from 7.5m to 4m. The interior side yard setback of that building is 3.6m to the balconies and 5.8m to the building, so if Council approved the subject variance, there would be 5.6m between neighbouring balconies and 8.5m between the buildings for the two 4 storey buildings.

As discussed in the rezoning report for this subject property, there have been several locations in the City where it was questionable whether the available water delivery was adequate to meet required fire-supply requirements. In instances where available fire supply is not available, the developer may be required to provide significant upgrades to CRD Water infrastructure to enable the development.

Staff have received and have approved the required FUS calculation in regards to the 3-storey development proposal, however as FUS considers the area of the development, the addition of a floor will require a change to the calculation and revision to the FUS Statement. At present, staff do not know the impact of the floor addition on the flow requirements for the site. The adjacent one-family dwellings are not in any way burdened now, but there is a possibility that the FUS calculations (which are measured from proposed new building to the existing buildings), could potentially burden the adjacent owners of the one-family dwellings should they wish to develop something similar in the future. For example, an adjacent future development may have to have greater setbacks, sprinklers, more expensive fire resistant construction, or upgrades to the water main.

Council has already secured through the rezoning process that the three storeys will have sprinklers, however Council may also wish to require as a condition of variance that the owner provide fire suppression sprinklers on the fourth floor (as this will lessen the potential future burden to adjacent lands) to the satisfaction of the Chief Building Inspector.

If Council finds this proposal appropriate, they may wish to consider this application. Conversely, if Council decides that the request is not appropriate, they may wish to have the applicant work with staff to modify the proposal or choose to reject the application for a Development Variance Permit.

OPTIONS**Option 1**

That Council:

1. Direct staff to deliver notice of intent to consider the following variance for 2781 Strathmore Road:

a) That Section 6.51A.07 (1)c of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 7.5m to 2.7m for the building and to 2m for the balconies, subject to the following condition:

i) That the owner be responsible for providing interior sprinkler systems in the fourth floor (in addition to the three floors already secured to be sprinklered through rezoning) to the satisfaction of the Chief Building Inspector.

OR Option 2

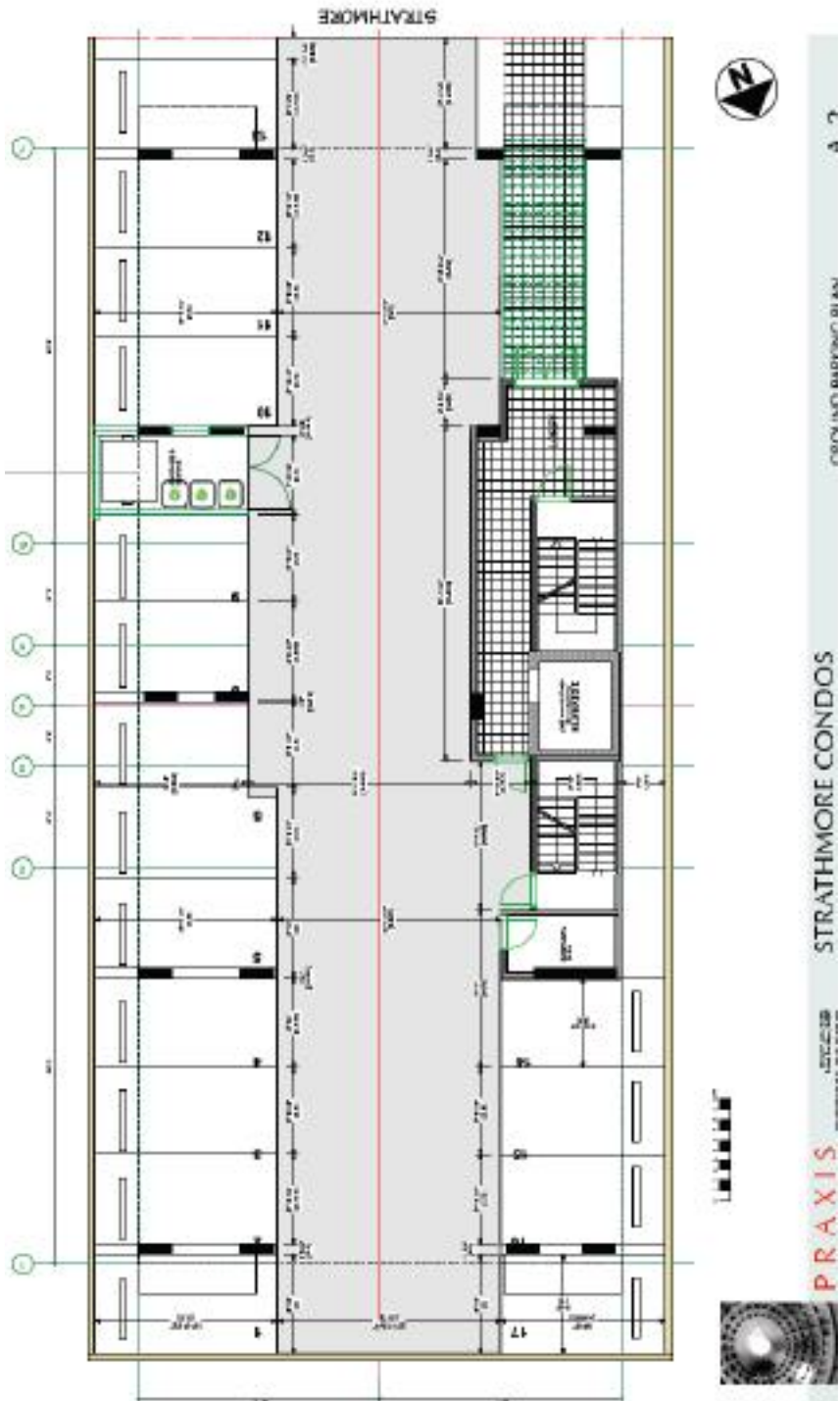
1. Reject this application for Development Variance Permit.

Respectfully Submitted,

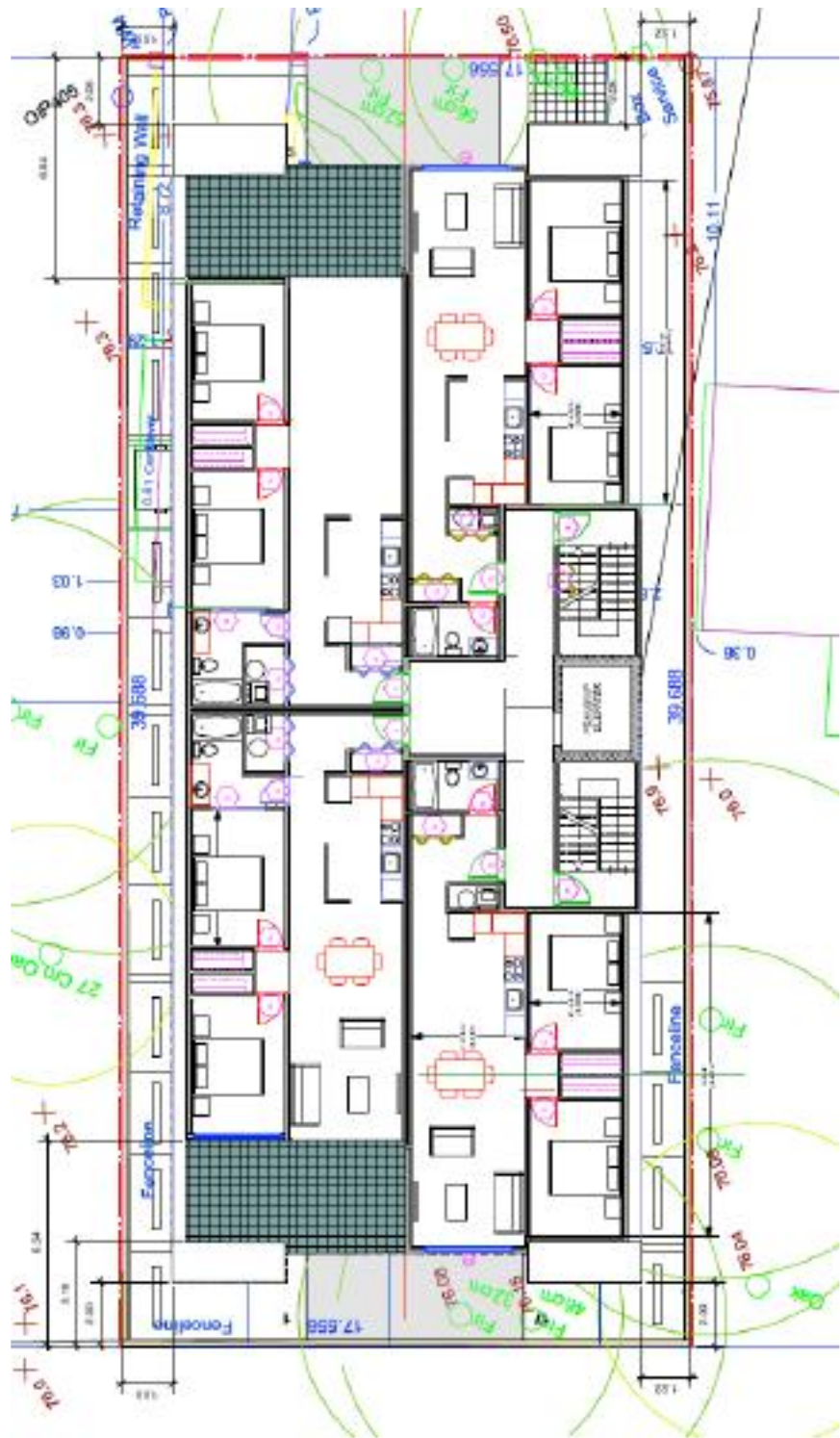
Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, Director of Planning
Concurrence:	Mike Leskiw, Parks Manager
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Administrator

gl:sc

Appendix A – Site Plans



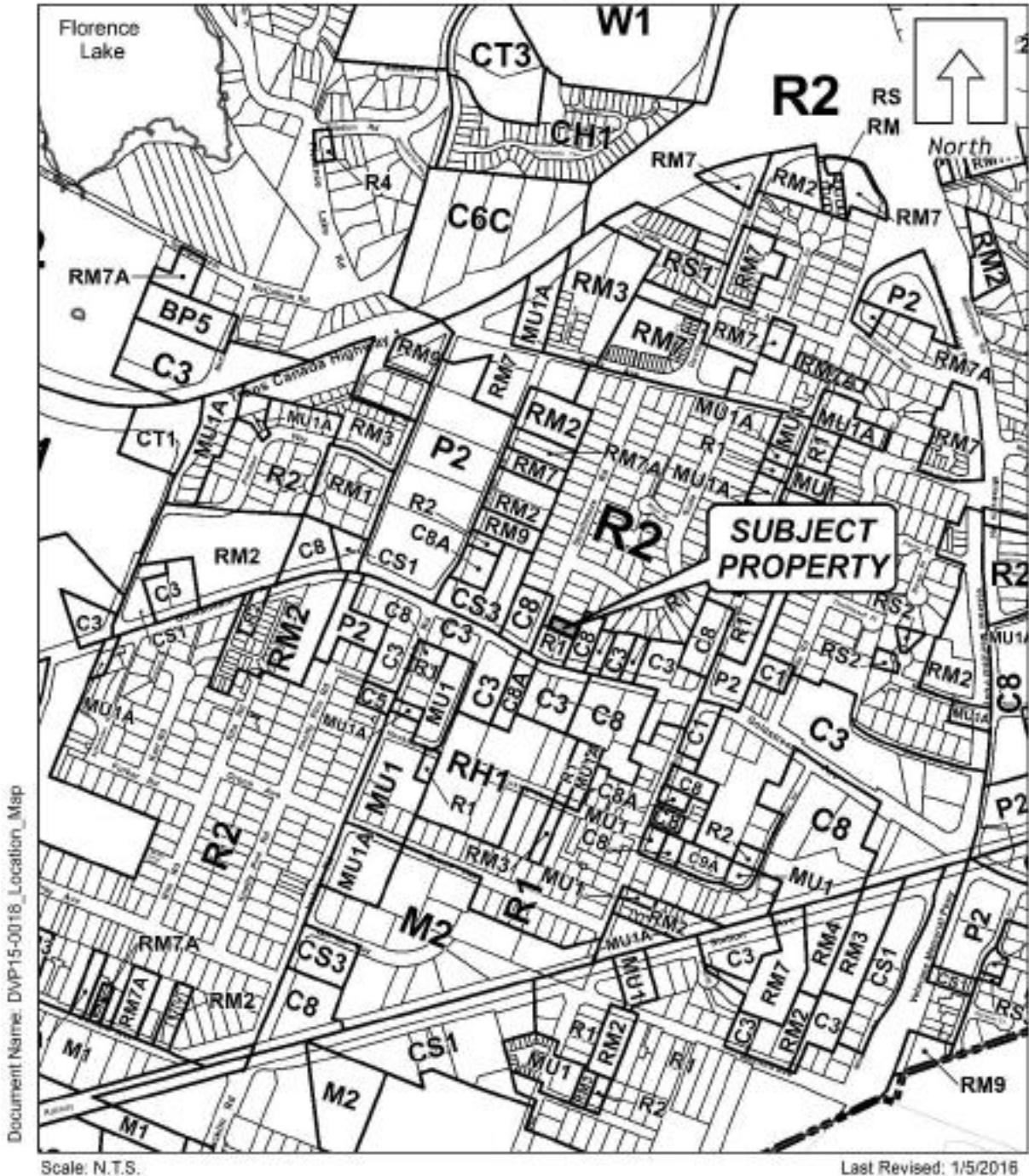
Fourth Floor Plan

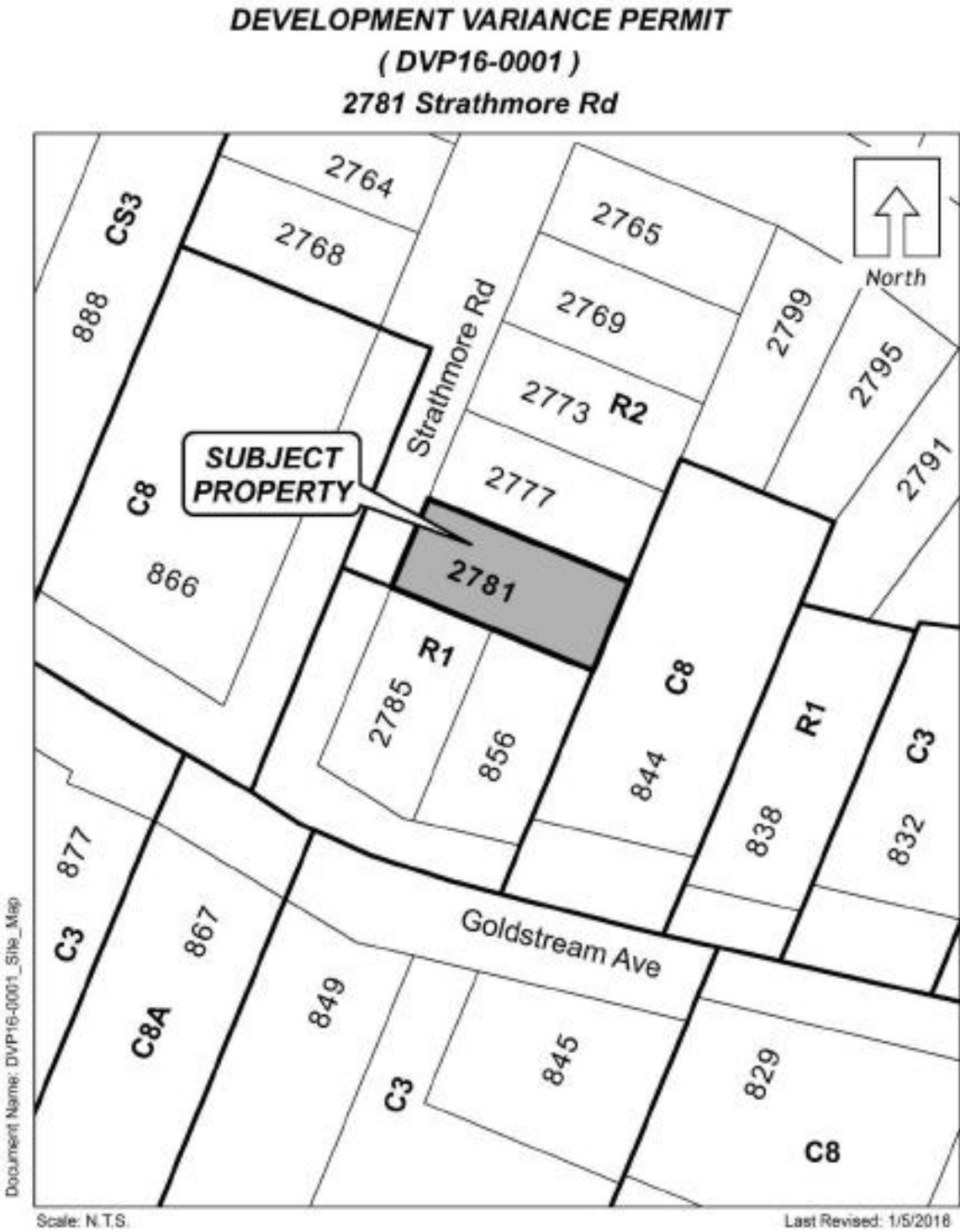


Front Building Elevation



DEVELOPMENT VARIANCE PERMIT
(DVP16-0001)
2781 Strathmore Rd







Staff Report to Council

Date: March 7, 2016
Department: Planning
Subject: Application for Brewery Lounge Endorsement, Axe & Barrel Brewing Company;
License #306486, 2323 Millstream Road;

Background

Axe & Barrel Brewing Company located at 2323 Millstream Road applied to the Liquor Control and Licensing Board for a Brewery Lounge Endorsement. The site being proposed for the above endorsement is attached to the Axe & Barrel BBQ Brewhouse, in the former site of the Loghouse Liquor Store. The new Axe & Barrel Brewing Company would be used as a tasting room with a capacity of 35 persons for the interior lounge and 40 persons for the exterior patio. Currently the neighbouring Axe & Barrel BBQ Brewhouse (formerly known as the Loghouse pub) is operating at the same hours as proposed for the tasting room. That being said, Axe & Barrel BBQ Brewhouse is technically licensed for longer hours, despite the fact that they close earlier. They are as follows;

Requested hours for Axe & Barrel Brewing Company/ Current hours for Axe & Barrel BBQ Brewhouse:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00AM	11:00AM	11:00AM	11:00AM	11:00AM	11:00AM	11:00AM
Close	11:00PM	11:00PM	11:00PM	11:00PM	12:30AM	12:30AM	11:00PM

Licensed hours for Axe & Barrel BBQ Brewhouse:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM
Close	12:30AM	12:30AM	12:30AM	12:30AM	1:30AM	1:30AM	12:30AM

At the regular meeting of May 4th, 2015, Council decided to opt back in to the Liquor Licensing process. Now that Langford is again part of the Province's Liquor License approval process, a resolution from Council is required before the license may be amended. Furthermore, Council resolved at the meeting on February 15th, 2016 to opt into the notification procedure on a case by case basis only.

Commentary

If approved, the Lounge Endorsement allows for a licensed brewery to sell and serve their products by the glass (or other single serving) in a designated interior lounge and/or patio area on the manufacturing site. In a manufacturer lounge, sale and service may also include any kind of liquor for consumption on site, provided the cost of the products other than the manufacturer's own products does not exceed 20% of the total cost of products for sale in any given quarter. Food and non-alcoholic beverages must be available at reasonable prices to customers during all hours of liquor service and minors are permitted when accompanied by a parent or guardian.

The LCLB has completed their initial review of the application and has determined suitability and eligibility of this establishment for this kind of endorsement.

Bylaw Enforcement has stated that this operation (formerly known as the Loghouse Pub) has historically followed regulation well enough to keep from attracting complaints or attention from the Liquor Inspectors. From a Bylaw Enforcement perspective there is little to indicate that we should anticipate any problems to emerge with the granting of this endorsement.

Given that this application is to amend a current license already in use, Council may wish to opt out of the notification process for this particular application.

Financial Implications

Granting any new liquor license or endorsement will have some negative impact on policing costs. In this instance, those costs should be minimal due to the fact that the hours of operation of the neighbouring pub (Axe & Barrel BBQ Brewhouse) are the same as proposed for this new license and that it has been operating under current ownership with relatively few problems for at least twelve years.

Legal Implications

The authority to issue or amend liquor licenses and endorsements rests solely with the Province. The Liquor Licensing branch does refer to Council for comment, which may give the perception that the City controls the process. Notwithstanding this perception, the City should not be found liable for the way in which the Province exercises its authority in this realm.

Options

That Council:

1. Inform the Liquor Control and Licensing Branch that the City of Langford will not be conducting their own notification and has no objection to the granting of a Brewery Lounge Endorsement for Axe & Barrel Brewing Company at 2323 Millstream Road;

or

2. Direct staff to begin the notification process for the surrounding area in regards to the granting of a Brewery Lounge Endorsement for Axe & Barrel Brewing Company at 2323 Millstream Road;

or

3. Inform the Liquor Control and Licensing Branch that the City of Langford will not be conducting their own notification but recommends that the LCLB reject the application for a Brewery Lounge Endorsement for Axe & Barrel Brewing Company at 2323 Millstream Road

Respectfully Submitted,

Submitted by:	Julia Buckingham, Planner
Concurrence:	Matthew Baldwin, Director of Planning
Concurrence:	Michelle Mahovlich, Director of Engineering, P.Eng P.Geo
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Administrator

JB:SC

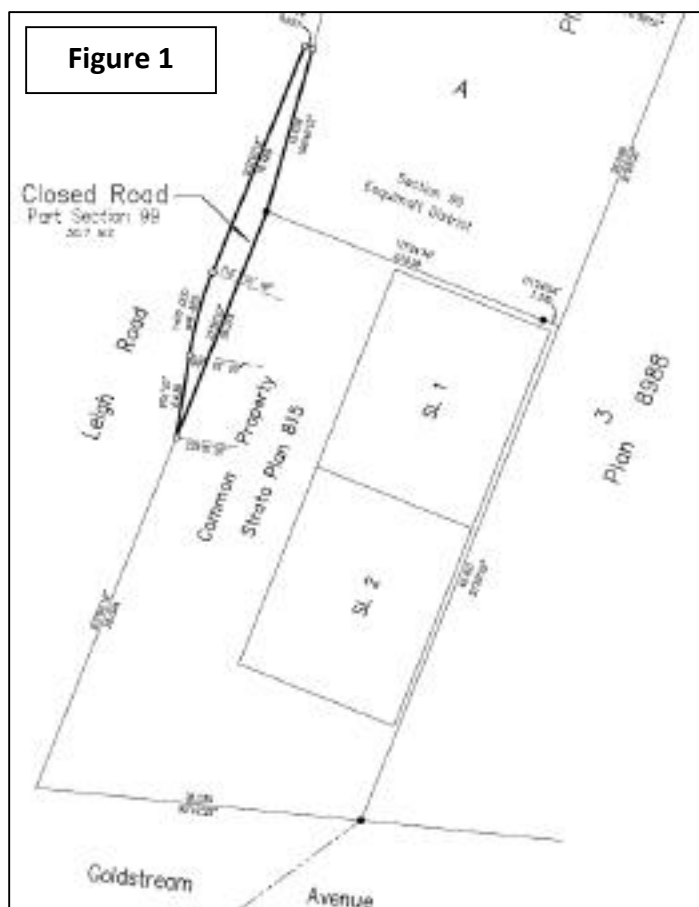


Staff Report to Council

Date: March 7, 2016
Department: Land Development
Subject: Bylaw No. 1621 - Road Closure and Disposition of Leigh Road

Background

Staff have been working with the owner of 1096/98 Goldstream Road (shown as Strata Plan 815 in Figure 1 below) to facilitate a land exchange in order to improve the intersection at Goldstream and Leigh Road. A road closure and transfer of a portion of Leigh Road as outlined in this report is part of the negotiations that have occurred. Figure 1 below illustrates where the proposed road closure is located along Leigh Road.



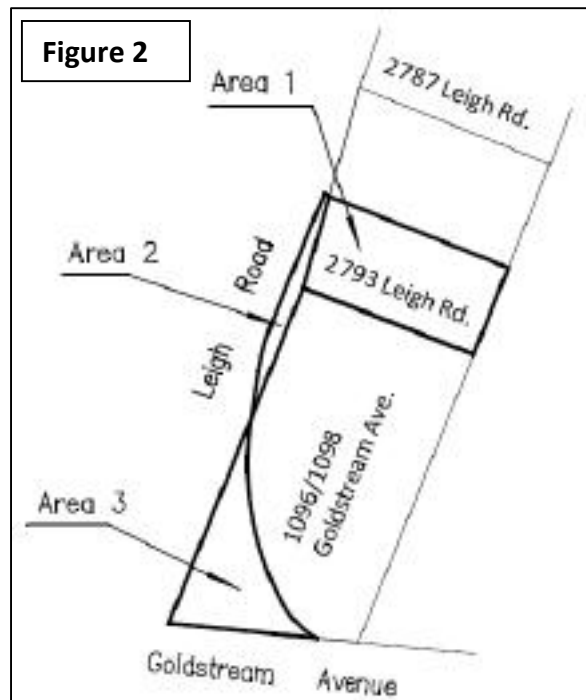
Commentary

To properly align the intersection of Goldstream Avenue and Leigh Road, land from 1096/98 Goldstream Avenue is needed. Negotiations with the owner of this property have been ongoing and an agreement has now been settled upon. The details of the agreement were outlined in a report to Council on January 18, 2016.

As part of the land exchange agreement, the owner of 1096/98 Goldstream Avenue will dedicate a portion of his property (shown as Area 3 in Figure 2), in exchange for the City transferring Areas 1 and 2, as shown in Figure 2, to the owner.

This report addresses the first steps in transferring Area 2 to the owner by presenting the bylaw to close this area as road.

As necessary for a road closure process, staff advertised the proposal in a local newspaper for two consecutive weeks. Following these ads, and at the time of writing this report, staff have not received opposition to the proposed road closure and disposition of Leigh Road. However, there may be members of public who wish to speak to this proposal at the public meeting on March 7, 2016.



Financial Implications

As part of the agreement with the owner of 1096/98 Leigh Road, the costs associated with this road closure and transfer will be borne by the City as it is deemed that the intersection improvements is worth the costs that will be incurred.

Legal

There are no known legal implications with the road closure and disposition of the subject portion of Leigh Road.

Options

That Council;

1. Direct Staff to review the proposed road closure area for municipal infrastructure and register applicable statutory right of ways prior to, or concurrently with, the road closure and transfer;

AND

2. Give Leigh Road Closure Bylaw No. 1621 1st, 2nd, and 3rd reading;

OR

3. Do nothing at this time, and not close the portion of Leigh Road as outlined in this report.

Respectfully Submitted,

Submitted by:	Robert Dykstra, Land Development Planner
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Michelle Mahovlich, Director of Engineering, P.Eng P.Geo
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Administrator

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City of Langford

www.cityoflangford.ca

Staff Report

to

Council

Date: March 7, 2016
Department: Engineering
Subject: Bike BC Grant – 2016 Applications (Bellamy, Dunford)

Background

The Ministry of Transportation and Infrastructure is providing \$6 million in Bike BC funding to communities this year to enhance and expand cycling infrastructure such as bike lanes, multi-use paths and trails, and cycling/pedestrian bridges. The funding is part of B.C. on the Move, the Government of B.C.'s 10-year transportation plan.

Bike BC will continue to provide local governments up to 50% of a project's eligible costs. Grant applications are due on April 8, 2016.

Commentary

The City receives many requests for improved pedestrian/cycling facilities and staff have identified three candidates to apply for the grant funding in priority order based on traffic/pedestrian volume, transit routes and proximity to schools. Council may wish to reorder the priority or remove projects for the grant application to Bike BC.

Bellamy Road (Phelps Avenue to Hansen Avenue):

This is one of the highest requested streets for cycling/pedestrian improvements and is on a BC Transit bus route and a safe route to school. There are sidewalks both north and south of this project that connect the neighbourhood to Treanor Avenue.

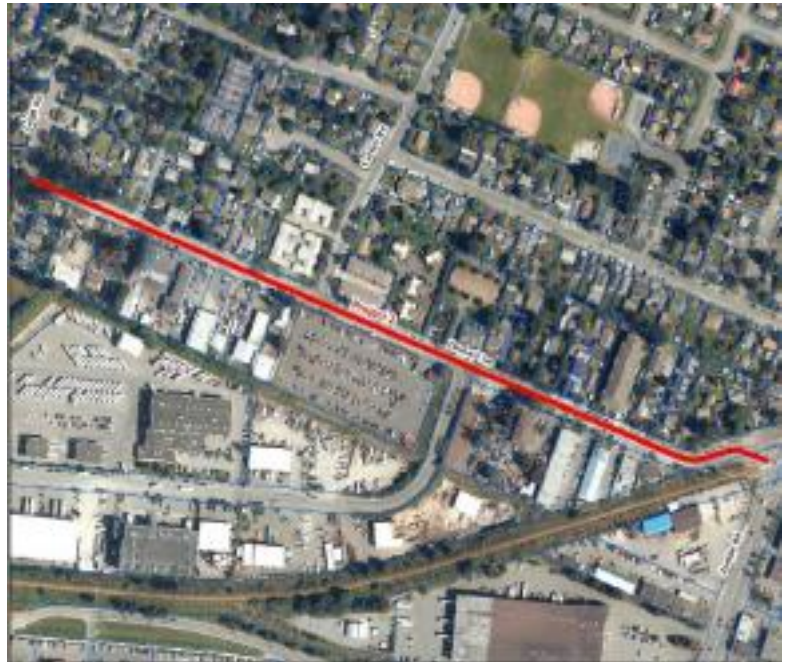
The north section of Bellamy lanes are narrow at 2.9m wide with roadside parking on both sides with ditches leaving very little room for pedestrians to walk. There would be a loss of parking in some areas where utilities exist and to preserve landscaping.

The south section of Bellamy has a wider right of way, most of the ditches have been enclosed and limited parking would be lost.

**Dunford Avenue (Leigh Road to Jacklin Road):**

West of Carlow, the road is 3.9m wide and have gravel shoulders for parking. Although the truck route for Henry Eng Place will be off of Leigh Road, Dunford Avenue will remain as a collector road. East of Carlow Road there is a sidewalk constructed the entire length of the road so the improvements will be focused to the south side. There is a pinch point at Sandys Auto and we plan to address this section with signage and sharrows.

Staff recommend reducing the lanes to 3.3m therefore we do not have to widen a lot of asphalt to this project. This road has been identified for the need for some drainage improvements and road repair part of which would be included in the grant.



It should be noted that there will be modifications to the current perpendicular parking practice along this corridor resulting in a loss of approximately 8 stalls. There is a large area fronting the ICBC property that is currently underutilized for parking.

Bellamy Road (Hansen Avenue to Bellamy Link):

The residents on Bellamy south of Hansen Avenue have contacted the Engineering Department several times with regard to speeding from the new Bellamy Link subdivision and the lack of pedestrian/cycling amenities along this portion of the road.

This road is not on a bus route and is a low volume road, even with the addition of the new 38 lot subdivision. It does have narrow shoulders, mainly due to topography, and they are used for parking. There would be a significant loss of parking except around the Tacon Place area where the ROW is wider.



Financial Implications

If successful, Bike BC will contribute 50% towards the project and the City can match the funding through Gas Tax Funds. One of the criteria is that bike lanes must be installed on both sides of the road.

Bellamy (Phelps to Hansen) – 425m long:

The project cost to add multi-use lanes on both sides of the road including engineering and survey is \$209,300. The cost per bike lane is \$246/m.

Dunford Avenue (Leigh to Jacklin) – 793m long:

The project cost to add multiuse lanes, install drainage, repair the deteriorating sections of asphalt totals \$406,100. The cost per bike lane is \$256/m.

Bellamy (Hansen to Bellamy Link) – 330m long:

The project cost to add multi-use lanes on both sides of the road including engineering and survey is \$167,100. The cost per bike lane is \$253/m.

Legal Implications

None were identified.

Options

That Council:

1. Direct staff to apply for the Bike BC grant in the following priority; Bellamy (Phelps to Hansen) for \$209,300 , Dunford (Leigh to Jacklin) for \$406,100, Bellamy (Hansen to Bellamy Link) for \$167,100 and provide the city's matching 50% funding from Gas Tax funds;

OR

2. Direct staff to apply for the Bike BC grant in some other order;

OR

3. Do nothing at this time.

Respectfully Submitted,

Submitted by:	George Henshall, Manager, Public Works
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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City of Langford

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Staff Report to Council

Date: March 7, 2016
Department: Engineering
Subject: Goldstream Avenue and Leigh Road Intersection Pre-Approval
- Award to Lowest Bidder

Background

The purpose of this report is to obtain pre-approval from Council to award the construction contract for the Goldstream Avenue and Leigh Road intersection improvement upgrade.

Commentary

On Point Engineering is preparing the tender documents for the Goldstream Avenue and Leigh Road intersection improvement upgrade. The intent for preapproval is to have construction start in Mid-April with completion by end of August 2016, prior to the start school.

The construction tender will be posted publicly on BC Bid. Staff are looking for Council pre-approval to award the construction contract to the lowest bidder assuming the bid is compliant to the tender specifications and no errors are found in the bid.

Financial Implications

The Goldstream Avenue and Leigh Road intersection improvements will be funded through the City's Development Cost Charge Program.

Legal Implications

None were identified.

Options

That Council:

1. Direct staff to award the construction contract for the Goldstream Ave and Leigh Rd intersection, funded from the City's Development Cost Charge Program, to the lowest bidder who is in compliance with the tender documents;

OR

2. Not award the contract at this time.

Respectfully submitted,

Submitted by:	Raphael Mattson, ASCT Engineering Technologist
Concurrence:	Victor Chen, ASCT Manager, Engineering Construction
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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Staff Report to Council

Date: March 7th, 2016
Department: Finance
Subject: Greater Victoria Public Library 2016 Final Budget

Commentary

On tonight's agenda are the Greater Victoria Public Library (GVPL) 2016 Final Operating Budget and a cover letter from the GVPL Board Chair. This budget has been sent to all GVPL member municipalities for Council approval. To be adopted, the budget requires approval of municipalities which together contributed a majority of library funding in the previous year.

The Budget provides for an overall tax increase of 3.21% in 2016, which is consistent with the five year plan approved in 2015 (and slightly less than in 2015 – 3.94%). Langford's increase is 6.10%% with the variance from the average being the result of Langford's high growth rate in both population and assessment.

Financial Implications

Again because of our high growth rate, despite a 6.10% increase in the total contribution **the impact on the average Langford home is a 2.96% increase, or \$2.37**. This includes the operating costs for 9 months at the new Langford Heritage branch.

Legal Implications

Consideration for approval is required under the terms of the Library Operating Agreement.

Options

That Council:

1. Approve the Greater Victoria Public Library 2016 Operating Budget, **or**
2. Not approve the Greater Victoria Public Library 2016 Operating Budget.

Respectfully submitted,

Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

February 22, 2016

His Worship Mayor Young and Council
City of Langford
877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young and Council,

Re: 2016 Budget and Five Year Financial Plan – FINAL

The Greater Victoria Public Library respectfully submits its Final 2016 Operating Budget and Five Year Financial Plan for 2016-2020 for approval by Council resolution by May 1, 2016.

The Library's 2016 Final Operating Budget increase, net transfers, is 2.90%, which results in a municipal contribution increase of 3.21 %.

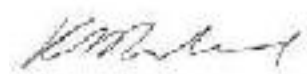
The City of Langford's share of the 2016 requisition, based on converted assessment values and population, and including rental adjustment is \$1,649,194.

Budget drivers such as the regionally negotiated wage and benefits increases and declining fine revenues have impacted our final budget. Staff continue to target savings to offset these impacts which have been complicated by the weak Canadian dollar. Further expenditure reductions have been achieved to preserve existing public service levels through cost savings, partnerships and service innovations.

GVPL's new mission, vision, values and strategic goals guide us in developing and providing needed resources that are relevant and sustainable to meet the needs of our community. Consistently ranked by the Canadian Urban Libraries Council (CULC) as one of the highest per capita circulating libraries in Canada, we are experiencing heavy use of all of our services and spaces, as the library is increasingly utilized as a community connector.

Thank you for your vision and ongoing support for the role public libraries play in building strong and vibrant communities.

Sincerely,



Kevin Murdoch
Chair, Greater Victoria Public Library Board

Enclosures

Copies: Jim Bowden, CAO, City of Langford
Steve Ternent, Treasurer, City of Langford
Maureen Sawa, CEO, Greater Victoria Public Library
Donna Phillips, Director of Finance, Greater Victoria Public Library



**GREATER VICTORIA
PUBLIC LIBRARY**

2016 BUDGET – FINAL

Approval Dates:

Library Board – February 16, 2016

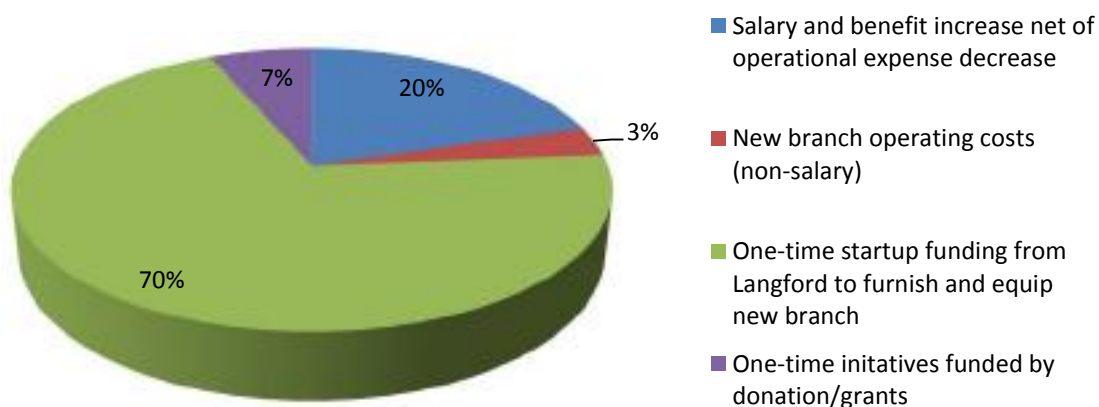
Municipal Councils – May 1, 2016

BUDGET AT A GLANCE

	<u>2016</u>	<u>2015</u>
Cost to deliver service ~	\$ 17,642,746	\$ 17,317,620
Total Budget	\$ 18,390,604	\$ 17,317,620
Budget Increase, Net Transfers	2.90%	3.25%
Total Budget Increase	6.20%	5.02%
Municipal Contributions	\$ 16,065,447	\$ 15,565,266
Municipal contribution increase	3.21%	3.94%
Cost per capita	\$ 51.39	\$ 50.03
Cost per capita increase	\$ 1.60	\$ 1.89

Snapshot of Expenditures

Total Expenditure Increase \$1,072,984



~ Cost to Deliver Service excludes one-time funding from City of Langford for furnishing and equipping new Langford Heritage Family Branch

2016 Budget (Final)

	2014 Actuals	2015 Budget	2015 Forecast	2016 Provisional Budget	2016 Final Budget	2015 to 2016 Budget Change	
REVENUE							
Municipal contributions	\$ (14,982,635)	\$ (15,565,266)	\$ (15,565,266)	\$ (15,994,713)	\$ (16,065,447)	\$ (500,181)	3.21%
Other revenue:							
Provincial grants	(643,011)	(643,011)	(641,527)	(641,527)	(641,527)	1,484	-0.23%
Federal grants	(5,534)	(5,534)	(5,534)	(5,534)	(5,534)	-	0.00%
Fines, fees and printing	(621,007)	(622,000)	(560,000)	(582,800)	(529,800)	92,200	-14.82%
Contracts for service	(26,489)	(27,019)	(27,630)	(27,560)	(27,560)	(541)	2.00%
Investment income	(84,656)	(61,600)	(85,000)	(85,000)	(85,000)	(23,400)	37.99%
Donations and other grants	(113,881)	(20,000)	(130,000)	(29,389)	(80,228)	(60,228)	301.14%
Sub-total: Other revenue	(1,494,578)	(1,379,164)	(1,449,691)	(1,371,810)	(1,369,649)	9,515	-0.69%
Transfer from reserves	(103,770)	(373,190)	(388,000)	(292,775)	(207,650)	165,540	-44.36%
Transfer for start-up	(38,288)	-	(17,142)	(765,000)	(747,858)	(747,858)	0.00%
TOTAL REVENUES	\$ (16,619,271)	\$ (17,317,620)	\$ (17,402,957)	\$ (18,424,298)	\$ (18,390,604)	\$ (1,072,984)	6.20%
EXPENDITURE							
Salaries and benefits	\$ 11,930,935	\$ 12,394,213	\$ 12,250,000	\$ 12,702,542	\$ 12,753,653	359,440	2.90%
Library materials	2,265,981	2,264,993	2,270,000	2,659,887	2,659,887	394,894	17.43%
Supplies and services	903,530	931,095	925,000	966,396	963,575	32,480	3.49%
Building occupancy	675,420	854,709	830,000	884,895	855,433	724	0.08%
Other expenses	276,498	351,325	350,000	355,576	359,596	8,271	2.35%
Capital expenditures	392,238	426,285	530,000	755,002	698,461	272,176	63.85%
Contributions to reserve funds	95,000	95,000	95,000	100,000	100,000	5,000	5.26%
TOTAL EXPENDITURES	\$ 16,539,602	\$ 17,317,620	\$ 17,250,000	\$ 18,424,298	\$ 18,390,604	\$ 1,072,984	6.20%
Net (Revenue) / Expense	\$ (79,669)	-	(152,957)	-	-	-	-
Total, Net of Transfers							
Total, Net of Transfers	\$ 16,477,213	\$ 16,944,430	\$ 16,997,815	\$ 17,366,523	\$ 17,435,096	\$ 490,666	2.90%

Refer to notes on the following pages.

Langford Heritage Family Branch Opening in 2016 - The new branch is planned to open in April 2016. Accordingly, the 2016 operating budget includes start-up transfer revenue and expenditures for furnishing and equipping the new branch, totaling \$747,858. This revenue is to be received from Langford, in accordance with the Library Operating Agreement Section 8 – Branches.

Additionally, pro-rated branch operating costs of \$228,821 are included in 2016 (annualized - \$314,000). These include, but do not show in the chart below, 2016 branch salaries and benefits of \$192,761, as they are fully funded through staff vacancies in other areas:

Langford Heritage Family Branch	Operating Costs	Startup Costs~	Total 2016 Budget
Salaries & benefits	Funded	-	-
Library materials	-	350,000	350,000
Supplies & services	15,525	8,438	23,963
Building occupancy	17,385	-	17,385
Other	3,150	5,178	8,328
Capital expenditures	-	384,242	384,242
Total	\$36,060	\$747,858	\$783,918
% of Total Budget Increase	0.21%	4.32%	4.53%

~ Total funding and amount included in provisional budget was \$765,000. \$17,142 in capital expenditures were incurred and paid for by Langford in 2015.

Notes

1 - Fines, fees and printing revenue

Decrease \$92,200

This revenue continues to decline, with a further acceleration in the rate of decline in 2015. 87% of this reduction is in fines, due to increasing use of e-formats, which do not incur fines. In addition, upon implementation of the new ILS in 2015, text notifications were added for patrons with overdue materials. The balance of reduction is due to declining discard book sales (15%, \$15,000) and the elimination of the replacement library card fee. This decrease includes offsetting increases in both meeting room rentals and printing (increase \$9,000).

A review of all fees will occur in 2016.

2 – Investment Income

Increase \$23,400

2016 budget has been increased to reflect 2014 actual and 2015 forecast revenue.

3 – Donations and Other Grants

Increase \$60,228

2016 includes one-time funding for projects, as follows:

DigiLab Project (Year 2 of 3) - \$23,259 – Funded by the United Way, Youth in Action, this is an initiative that builds capacity in youth and enables them to make positive change for their neighbourhoods. The Esquimalt Youth in Action team approached GVPL to work with them to create a youth-centered arts space in the spirit of accessibility and artistic exploration.

Literacy Outreach Vehicle - \$46,969 – Funding received from Friends of the Library, Victoria Foundation and a private donor, this vehicle will deliver library services and materials, participate in community events and offer “pop up libraries” beginning in 2016. We will “wrap” the vehicle in a colourful, eye-catching graphic as a way to draw attention to the vehicle while raising awareness about the library and challenging stereotypes about libraries and library users.

4 – Transfer from reserves

Decrease \$165,540

Budget funding provided from reserve funds, including operating surpluses from prior years:

	<u>2015</u>	<u>2016</u>	<u>Change</u>
<u>Reserves</u>			
Office lease	60,000	80,000	20,000
Personnel contingency	24,548	29,475	4,927
Strategic planning	10,000	-	(10,000)
Replacement reserve	145,469	80,000	(65,469)
Endowment	15,000	-	(15,000)
	<u>255,017</u>	<u>189,475</u>	<u>(65,542)</u>
<u>Donation Fund</u>			
ILS one-time implementation	60,000	-	(60,000)
Outreach vehicle financing - one-time	6,173	-	(6,173)
Development Assistant (Temporary 1 year)	52,000	18,175	(33,825)
	<u>118,173</u>	<u>18,175</u>	<u>(99,998)</u>
TOTAL	<u><u>373,190</u></u>	<u><u>207,650</u></u>	<u><u>(165,540)</u></u>

5 – Transfer for Start-Up

2016 includes one-time funding of \$747,858 for the Langford Heritage Family Branch, as mentioned in the opening section of these notes.

2015 includes funding received from Langford for the new branch for early purchases of furniture in the amount of \$17,142.

2014 includes balance of funding received in the amount of \$38,288 from Saanich for relocation of the Emily Carr Branch.

6 – Salaries and Benefits

Increase \$359,439

The library's collective agreement expires December 31, 2016. The current agreement includes a 2% negotiated wage increase in 2016. The Langford Heritage Family Branch staff budget includes 2.64 full time equivalents (FTEs). Over all, FTEs have increased a net 2.03, from 142.06 to 144.09 FTED. However, this FTE increase does not result in any additional budget, as positions were filled throughout the system utilizing staff vacancies.

There are nine exempt employees. The budget includes regular step increases in accordance with the exempt pay scales.

The budgeted rate for benefits remains static at approximately 23.5%, with any further benefit and payroll tax increases incurred expected to be accommodated within this level.

The increase includes an additional \$12,864 for staffing for the DigiLab project, which is fully funded through the United Way.

7 – Library materials

Increase \$394,894

This increase primarily consists of the start-up collection of \$350,000 for the Langford Heritage Family Branch, funded by Langford.

The additional increase assists with maintenance costs of the current collection. However, it is expected that the exchange rate will have a significant impact on costs. Staff are currently reviewing options for obtaining alternative funding for special collections, either through grants or donations, thereby mitigating the risks associated with maintenance of the existing collection due to the exchange rate. Consequently, the impact of the exchange rate on the 2016 budget has been kept to a minimum.

The library materials budget consists of approximately 39% print, 26% digital eResources, 18% audio visual and electronic, 16% periodicals and databases and 2% processing.

8 – Supplies and Services

Increase \$32,480

Supplies and services include various savings and increases, some of which are funded from other expense categories. For example, the new cost of a network upgrade in the amount of \$62,500 has been funded from the computer hardware budget (capital expenditures) and savings from the integrated library system (ILS), implemented in May 2015. Overall, the net budget increase is due to the new branch operating costs (\$15,525), projects funded by external funders (\$7,614) and new branch moving and storage costs funded by Langford (\$8,438).

9 – Building Occupancy

Increase \$724

Maintenance contract, utilities, janitorial supplies and recycling all include budget increases, partially due to the addition of a new branch. A long-term solution to relocate the IT servers to a state-of-the-art facility at the University of Victoria has also been included, which leverages a partnership and provides flexibility and potential cost savings for locating administrative services in the future. These increases have been offset with savings in janitorial and Central Branch administrative space building maintenance costs. The net budget result is a reduction of \$19,276.

The loss of reserve funding from a prior year operating surplus for lease costs in the amount of \$20,000 further increases the overall budget change to a \$724 increase.

10 – Other Expenses

Increase \$8,271

This increase primarily consists of signage costs for the new branch, which are funded by Langford.

11 – Capital Expenditures

Increase \$272,176

Capital expenditures include one-time cost to purchase a new literacy outreach vehicle and technology for the DigiLab project, which are fully funded through donations and grants (\$49,750), and one-time costs for new branch furniture, equipment and technology, funded by Langford (\$384,242).

These increases have been reduced by \$25,000 moved from computer hardware budget to Supplies and Services to fund the network upgrade costs, a reduction in planned tenant improvements funded from the replacement reserve (\$65,469) and a reduction in software (one-time ILS purchase in 2015 funded from operating reserves).

12 – Contributions to Reserve Funds

Increase \$5,000

To increase the annual contribution to the Replacement Reserve, used for furnishing and shelving replacements, tenant improvements or minor renovations to improve or enhance services within branches. The increase requested is to assist with addressing aging infrastructure and the additional of a new branch in Langford.

13 – Net Revenue

Annual budgets are balanced. The 2014 Actual Net Revenue of \$79,669 was attributed to the following funds:

Operating fund	29,475
Endowment fund	13,978
Capital Improvement/Donation Fund	36,216
	<u>\$ 79,669</u>

FIVE YEAR FINANCIAL PLAN (Final) 2016 - 2020

	2015	2016	2017	2018	2019	2020
Revenue						
Municipal contributions	15,565,266	16,065,447	16,680,196	17,426,666	17,869,791	18,315,538
Provincial grants	643,011	641,527	641,527	641,527	641,527	641,527
Federal grants	5,534	5,534	5,534	5,534	5,534	5,534
Fines, fees and printing	622,000	529,800	547,800	515,564	485,872	458,520
Contracts for service	27,019	27,560	28,111	28,673	29,246	29,831
Investment Income	61,600	85,000	85,000	85,000	85,000	89,000
Donations and other grants	20,000	80,228	28,889	16,682	10,000	10,000
Transfer from reserves	373,190	207,650	85,000	90,000	95,000	100,000
Transfer for start-up - Langford	-	747,858	-	-	-	-
Potential transfer for start-up - James Bay ¹	-	-	740,000	-	-	-
Potential transfer for relocation-Esquimalt ¹	-	-	-	-	200,000	-
Total Revenue	\$ 17,317,620	\$ 18,390,604	\$ 18,842,057	\$ 18,809,646	\$ 19,421,969	\$ 19,649,950
Expenditure						
Salaries and benefits	12,394,213	12,753,653	13,210,719	13,797,367	14,066,659	14,353,339
Library materials	2,264,993	2,659,887	2,707,789	2,407,049	2,505,990	2,655,902
Supplies and services	931,095	963,575	973,643	998,703	1,036,769	1,004,498
Building occupancy	854,709	855,433	834,580	871,948	878,396	890,182
Other expenses	351,325	359,596	386,757	362,396	364,156	366,029
Capital expenditures	426,285	698,461	623,569	262,183	455,000	260,000
Contribution to reserve funds	95,000	100,000	105,000	110,000	115,000	120,000
Total Expenditure	\$ 17,317,620	\$ 18,390,604	\$ 18,842,057	\$ 18,809,646	\$ 19,421,969	\$ 19,649,950
Net Surplus (Deficit)	-	-	-	-	-	-
Municipal Contribution Increase	\$ 589,473 3.94%	\$ 500,181 3.21%	\$ 614,749 3.83%	\$ 746,470 4.48%	\$ 443,125 2.54%	\$ 445,748 2.49%
Budget Increase, Net of Transfers	\$ 532,572 3.25%	\$ 490,666 2.90%	\$ 581,961 3.34%	\$ 702,589 3.90%	\$ 407,323 2.18%	\$ 422,981 2.21%

1 - Impact of potential new branch and branch relocation

For new branches, this plan includes: 1) start-up funds and expenses to establish the branch for funds received from the municipality (nil impact on plan percentage increases), and 2) operating costs for branch (salaries, network, phone, utilities, supplies, program costs), which create a one-time spike in plan percentages (or over two years when branch opens mid-year, such as in the case with the Langford branch) followed by normalization of annual increases.

For the potential branch relocation, this plan includes start-up costs (estimated), resulting in a nil impact on plan percentage increases and assumes no additional operating costs. Increases EXCLUDING potential branch changes would be:

Municipal Contribution Increase, excluding potential branches	\$ 589,473 3.94%	\$ 500,181 3.21%	\$ 614,749 3.83%	\$ 370,774 2.22%	\$ 437,125 2.51%	\$ 439,239 2.46%
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Refer to notes on Page 2.

GREATER VICTORIA PUBLIC LIBRARY

NOTES TO THE 2016 - 2020 FINANCIAL PLAN (Final)

1. This Financial Plan complies with the requirements of the Community Charter for a balanced five year financial plan and combines financial operating and capital plans. It is not in accordance with Public Sector Accounting Board (PSAB) standards.

2. **Transfers from Reserves** consist of:

	2015	2016	2017	2018	2019	2020
Sources of funding						
Unrestricted donation fund ^A	118,173	18,175	-	-	-	-
Operating surplus - prior years ^B	70,000	109,475	-	-	-	-
Personnel contingency	24,548	-	-	-	-	-
Endowment reserve	15,000	-	-	-	-	-
Replacement reserve	145,469	80,000	85,000	90,000	95,000	100,000
\$ 373,190	\$ 207,650	\$ 85,000	\$ 90,000	\$ 95,000	\$ 100,000	
Uses of funding						
Salaries and benefits ^A	76,548	47,650	-	-	-	-
Library materials	15,000	-	-	-	-	-
Building occupancy ^B	60,000	80,000	-	-	-	-
Other expenses	10,325	-	-	-	-	-
Capital expenditures	211,317	80,000	85,000	90,000	95,000	100,000
\$ 373,190	\$ 207,650	\$ 85,000	\$ 90,000	\$ 95,000	\$ 100,000	

^A 2016 includes balance of 2015 commitment (\$50,000) for temporary Development Assistant position.

^B 2016 includes balance of commitment for three-year office lease (\$80,000) plus proposed use of 2014 operating surplus to reduce 2016 municipal contributions (\$29,475 operating fund portion of 2014 surplus of \$79,669).

Separate from the reserve funding for the office lease noted above, this five year plan assumes that the office lease costs continue for the duration of the plan. A program review of the Central Branch facilities was conducted in 2015, including a review of administrative space availability. GVPL and City of Victoria staff will review the findings of this study in 2016.

3. New Langford branch - This plan assumes an opening date for this neighbourhood branch in April 2016. The plan includes a *Transfer for Start-up* revenue for funds to be received from Langford and corresponding expenditures for furniture, equipment and collection, in accordance with the Library Operating Agreement (LOA) Section 8.1 (c) "Start-up". Operating costs have also been included in this plan, pro-rated in 2016, followed by a full year in 2017.

4. Potential new James Bay branch - The City of Victoria has not yet approved a capital request for this branch. This plan assumes an opening date for this neighbourhood branch of January 1, 2018. This plan includes a preliminary estimate for a *Transfer for Start-up* revenue for funds to be received from Victoria and corresponding expenditures for start-up.

5. Potential relocation of Esquimalt Branch - The Township of Esquimalt has initiated discussions regarding relocation of the branch in accordance with the Esquimalt Village Plan and this financial plan assumes the earliest opening date of July 1, 2019. This plan includes a *Transfer for Start-up* revenue for funds to be received from Esquimalt and corresponding expenditures for furniture and equipment (no collection). No additional operating costs for the branch are included.

6. Capital Expenditures - budgets do not comply with PSAB standards for tangible capital assets: 1) the portion of the library materials budget which is capitalized is included in Library Materials Expense and not included as part of capital expenditures; 2) asset financing costs are included in the capital expenditure budget. The capital expenditures line in this five year financial plan consists of:

	2015	2016	2017	2018	2019	2020
Asset financing	35,816	24,469	21,419	12,183	-	-
Hardware	125,000	106,145	105,150	100,000	100,000	100,000
Hardware - branch start-up	-	35,053	35,000	-	-	-
Software	60,000	-	-	-	-	-
Furniture & equipment	60,000	60,000	60,000	60,000	60,000	60,000
Furniture & equipment - branch start-up	-	349,189	317,000	-	200,000	-
Building improvements	145,469	80,000	85,000	90,000	95,000	100,000
Automotive	-	43,605	-	-	-	-
\$ 426,285	\$ 698,461	\$ 623,569	\$ 262,183	\$ 455,000	\$ 260,000	

2016 MUNICIPAL CONTRIBUTIONS (FINAL)

	2015		2016								
	Share 2015	Total Requisition 2015	Share 2016	Operating Budget	Rent Adjustment ¹	Total Requisition 2016	Increase			Building Maint. Costs ²	Total Municipal Budget 2016
							\$	%			
Central Saanich	5.26%	\$828,043	5.21%	\$837,010	\$9,222	\$846,232	\$18,189	2.20%		\$0	\$846,232
Colwood	4.73%	742,567	4.71%	756,683	6,304	762,987	20,420	2.75%		26,611	789,598
Esquimalt	5.51%	853,589	5.46%	877,173	-4,080	873,093	19,504	2.28%		0	873,093
Highlands	0.68%	106,756	0.68%	109,245	912	110,157	3,401	3.19%		3,850	114,007
Langford	9.90%	1,554,307	10.18%	1,635,462	13,732	1,649,194	94,887	6.10%		57,519	1,706,713
Metchosin	1.63%	255,884	1.57%	252,228	2,088	254,316	-1,568	-0.61%		8,874	263,190
Oak Bay	6.47%	1,002,255	6.44%	1,034,615	-4,846	1,029,769	27,514	2.75%		0	1,029,769
Saanich	33.96%	5,263,910	33.72%	5,417,269	-22,180	5,395,089	131,179	2.49%		0	5,395,089
Victoria	28.77%	4,475,781	28.98%	4,655,766	-2,342	4,653,424	177,643	3.97%		66,757	4,720,181
View Royal	3.09%	482,174	3.05%	489,996	1,190	491,186	9,012	1.87%		4,800	495,986
Total	100%	\$15,565,266	100%	\$16,065,447	\$0	\$16,065,447	\$500,181	3.21%		\$168,411	\$16,233,856

¹ The **Rent Adjustment** is calculated in accordance with Section 8.12 (a), (b) and (c) of the Library Operating Agreement and relates to portions of buildings used to benefit all member municipalities: the Collection and Technical Services section of the Juan de Fuca Branch building and the Administrative portion of the Central Branch building. Municipalities which did not contribute to the initial acquisition of such building or who did not subsequently purchase a portion of such building pays reasonable rent to those Municipalities that did.

² **Building Maintenance Costs for jointly owned buildings** are additional municipal budget amounts that are over-and-above the requisition for the library operating budget. The two branches that are jointly owned are the Central Branch and the Juan de Fuca Branch. Similar costs at other branches do not flow through GVPL and are paid by the municipalities directly. Building costs are estimates. Once actual costs are known, GVPL invoices the municipalities. Budgeted building costs for the branch portion of the jointly-owned buildings, excluding administrative area costs that are included in the library operating budget, are as follows:

	Central Branch	Juan de Fuca Branch	Total
Shared strata costs (repairs, maintenance, MAM projects, cleaning, security, recycling)	27,555	-	27,555
Direct property manager costs (repairs, maintenance, misc.)	14,400	21,950	36,350
Building insurance	17,280	10,200	27,480
Strata contingency reserve contribution	12,322	-	12,322
Major asset maintenance (MAM) reserve fund contribution	-	64,704	64,704
	\$ 71,557	\$ 96,854	168,411

2016 MUNICIPAL PER CAPITA CONTRIBUTIONS

	2016			
	Total Requisition 2016	Population ¹	Cost Per Capita 2016	Increase per capita
Central Saanich	\$846,232	15,794	\$53.58	\$1.15
Colwood	762,987	16,636	45.86	\$1.23
Esquimalt	873,093	16,207	53.87	\$1.20
Highlands	110,157	2,221	49.60	\$1.53
Langford	1,649,194	34,677	47.56	\$2.74
Metchosin	254,316	4,968	51.19	-\$0.32
Oak Bay	1,029,769	17,448	59.02	\$1.58
Saanich	5,395,089	110,767	48.71	\$1.18
Victoria	4,653,424	83,200	55.93	\$2.14
View Royal	491,186	10,714	45.85	\$0.84
Total	\$16,065,447	312,632	\$51.39	\$1.60

¹ Source of 2016 population figures: BC Stats website:

<<http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx>>, 2014 population estimates, accessed on August 26, 2015.

General note: Percentage share of costs by municipality are determined based on 50% property assessment value and 50% population estimate. More detailed information on assessment values and population are available on request.



Staff Report to Council

Date: March 7, 2016
Department: Fire Rescue
Subject: Request for Street Name – Randall Place

Background

Langford Street Naming Policy No POL-0105-ENG states:

"Names honoring noteworthy persons will be approved by council once a year (in March) and added to a pre-approved street name list provided they fit the naming conventions."

Mr. Don Thome has requested that Council approve Randall Place as a street name for his development off of Setchfield Ave.

The letter from Mr. Thome states:

"...My reasons for choosing Randall [lane] is two-fold; first and foremost it is the middle name of my son & partner on this project and secondly I felt that it was easily pronounced and possessed a pleasant sounding ring to it. ..."

Included in the application is the attached letter.

The Street Naming Committee has approved this request in principal as it does have a unique quality in the area. The name meets the naming conventions required with the exception of its final approval. It has been deferred to Council as it is a person(s) name; honoring a noteworthy person.

Recommendation

1. That Council approve the street name "Randall Place" for the Setchfield Ave. subdivision; or
2. That Council not approve the street name "Randall Place" for the Setchfield Ave. subdivision.

Respectfully Submitted,

Submitted by:	Geoff Spriggs, Assistant Chief
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Jerry Worobec, Acting Building Department manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering

**CITY OF LANGFORD
BYLAW NO. 1602**

A BYLAW TO AMEND BYLAW NO. 1175

“A BYLAW TO REGULATE VEHICULAR SPEED IN THE CITY OF LANGFORD”

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

1. Bylaw No. 1175 “A Bylaw to Regulate Vehicular Speed in the City of Langford” is amended as follows:
 - i. **ADD TO SECTION 1:**
 - Leigh Road – 40km/hr (from Costin Avenue, south of Goldstream Avenue, through the intersection, to the ambulance station, north of Goldstream Avenue at 2764 Leigh Road);
 - ii. **REMOVE FROM SECTION 1:**
 - McCallum Road 30km/hr (from Florence Lake Road to 1010 McCallum Road)
 - iii. **REPLACE** Schedule “A” with the attached Schedule “A”, which incorporates the above.
2. This Bylaw may be cited as “Langford Speed Limit Bylaw, Amendment No. 4, Bylaw No. 1602, 2016”.

READ A FIRST TIME this day of March, 2016.

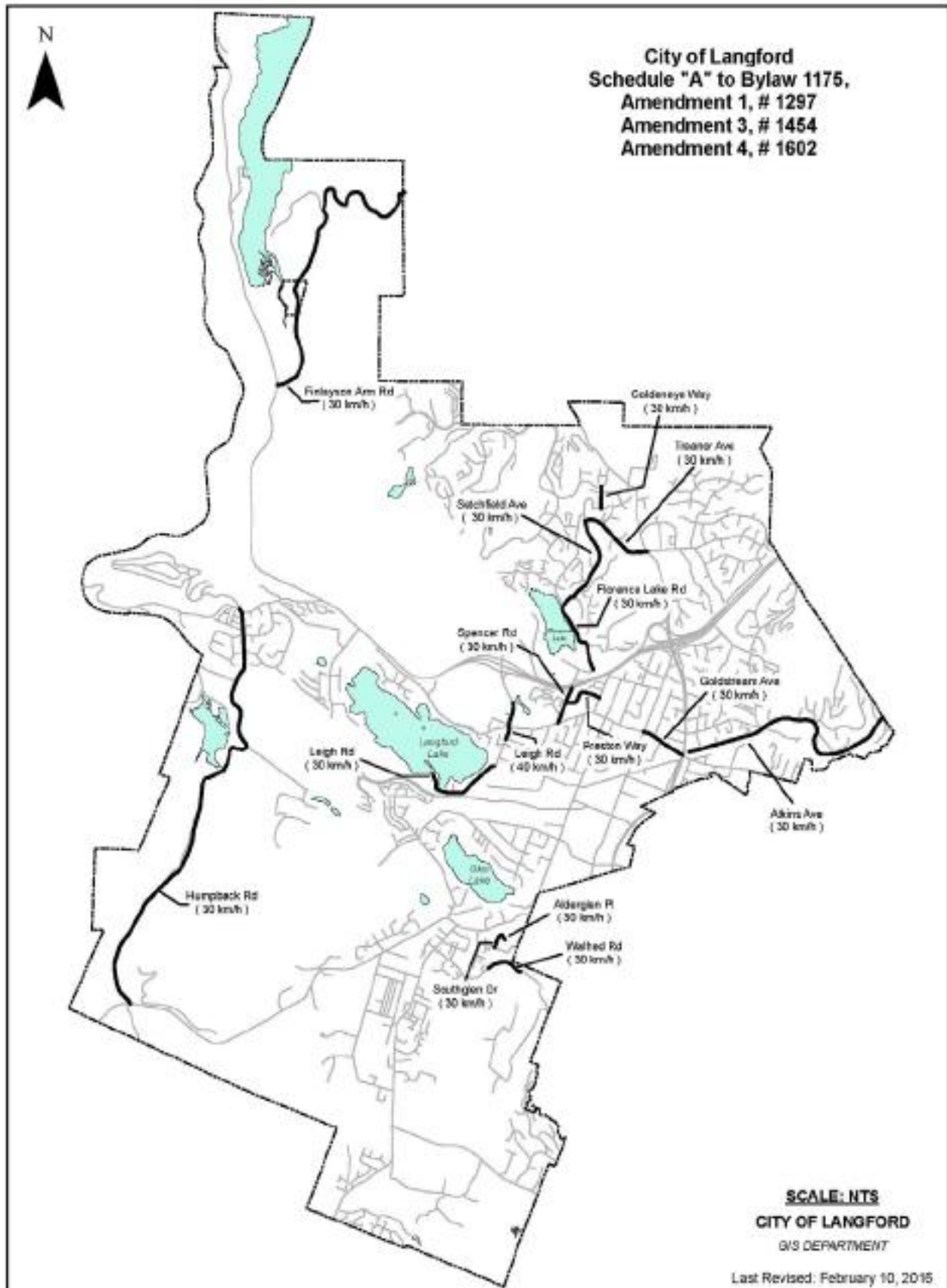
READ A SECOND TIME this day of March, 2016.

READ A THIRD TIME this day of March, 2016.

ADOPTED this day of March, 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



**CITY OF LANGFORD
BYLAW NO. 1612**

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

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

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

1. By deleting from the AGRICULTURAL designation and adding to the NEIGHBOURHOOD designation the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 PID No. 024-144-592 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

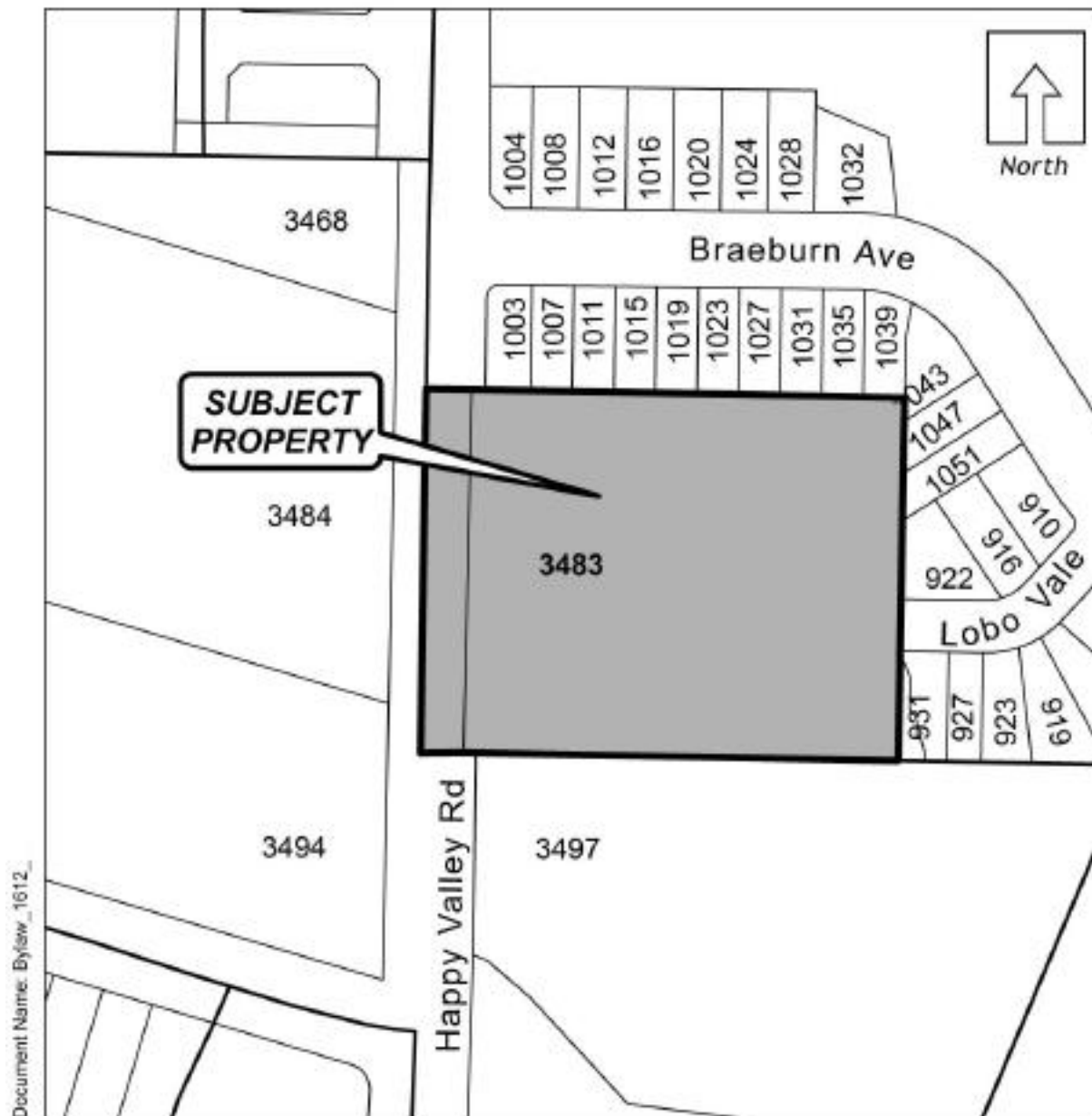
READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1612

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD
BYLAW NO. 1613**

**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 **RR2 (Rural Residential 2) Zone** and adding to the **RT1 (Residential Townhouse 1) Zone** the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as Section 6.28.01(3) and renumbering subsequent subsections accordingly:

“(3) On the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd), one one-family dwelling;”

3. By adding the following as Section 6.28.04 and renumbering subsequent subsections accordingly:

“6.28.04 Regulations of Use for a One-Family Dwelling

(1) A one-family dwelling use will be subject to the regulations of the One- and Two-Family Residential (R2) Zone and not the regulations of this Zone.”

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1613	LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 (3483 Happy Valley Rd)	a) \$661 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$3,660 per dwelling unit towards the General Amenity Reserve Fund	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

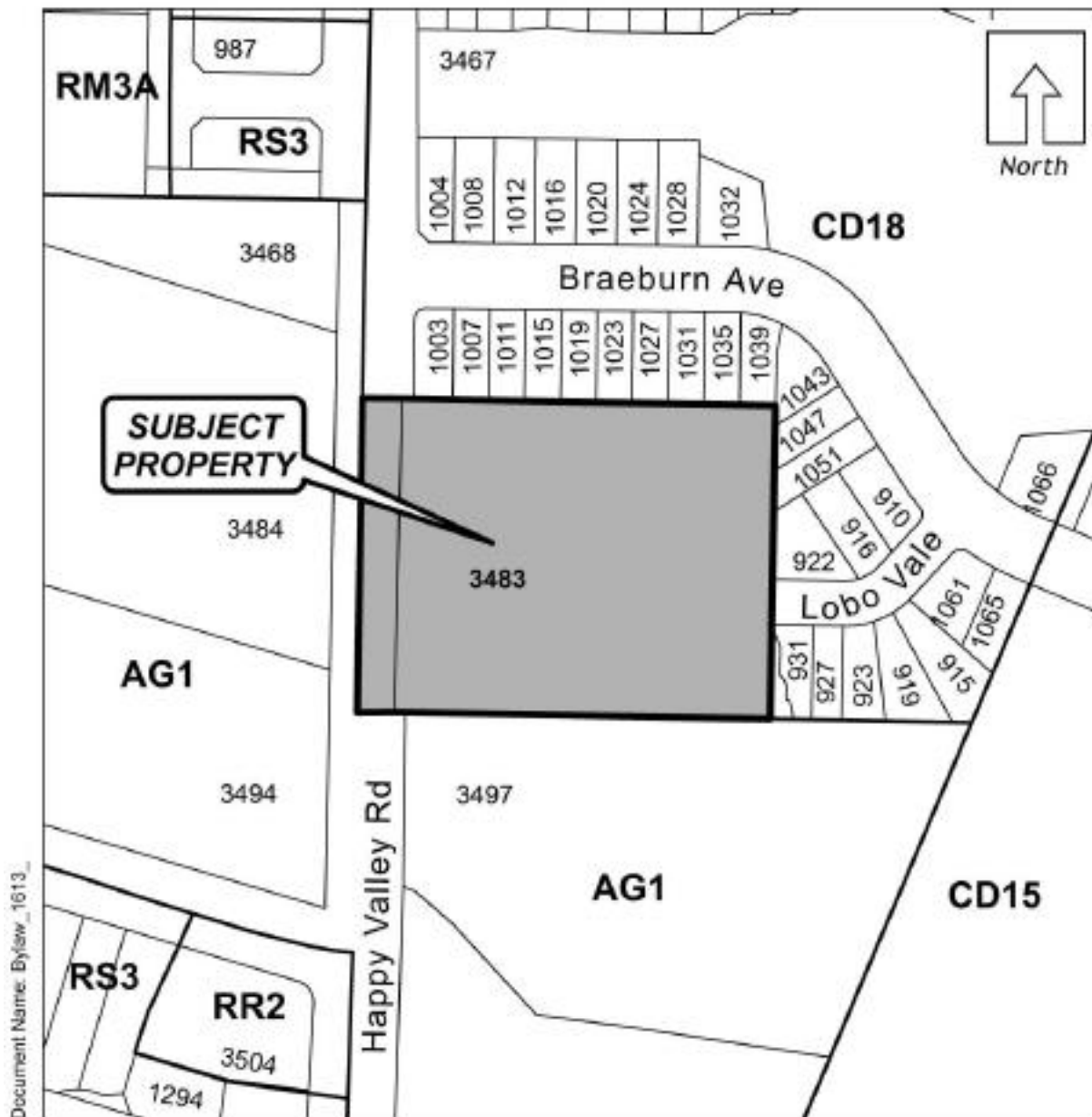
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1613_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1613

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 12/16/2015

**CITY OF LANGFORD
BYLAW NO. 1614**

**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 adding as Section 6.56 the text set out in Schedule A;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.56 – Mixed-Use Residential Commercial Zone (MU2) Zone

The intent of the Mixed Use Residential Commercial zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.56.01 Permitted Uses

(1) The following uses and no others are permitted in the Mixed-Use Residential Commercial Zone (MU2) Zone:

- (a) accessory buildings and uses;
- (b) apartments;
- (c) civic uses;
- (d) community garden;
- (e) film production studios;
- (f) financial institutions, explicitly excluding drive-in and drive-thru financial institutions;
- (g) food catering facilities;
- (h) group day care in accordance with Section 3.26.02;
- (i) health clubs;
- (j) home occupation in accordance with Section 3.09;
- (k) hotels;
- (l) liquor store;
- (m) offices;
- (n) parks;
- (o) personal service establishments;
- (p) premises licensed pursuant to the *Liquor Control and Licencing Act*;
- (q) preschool;
- (r) private club and fraternal lodges;
- (s) public assembly and entertainment uses;
- (t) restaurants and cafes, explicitly excluding drive-in and drive-thru restaurants;
- (u) retail stores;
- (v) schools, and not in conjunction with any other residential use;

- (w) shopping centres;
- (x) temporary construction and real estate marketing offices;
- (y) theatres, excluding drive-ins;
- (z) universities;
- (aa) veterinary practices; and
- (bb) uses permitted by section 3.01 of this Bylaw.

6.56.02 Subdivision Lot Requirements

- (1) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision in the Mixed-Use Residential Commercial (MU2) Zone, except that lots abutting Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4 000 m² (1 acre) in area.
- (2) No lot may be created having a lot width less than 15.2 m (50 ft).
- (3) No lot may be created having a lot depth less than 34 m (112 ft).

6.56.03 Regulations for use

- (1) All principal uses must be oriented to pedestrian needs and be located and designed as to avoid vehicular interference with pedestrian movement.
- (2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.
- (3) Except for the ground floor, no floor may contain a mix of residential and non-residential uses.
- (4) All above-ground level dwelling units must be provided with a separate entrance at ground level.
- (5) All accessory buildings and uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.56.04 Density of Development

- (1) Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 4.5.
- (2) The floor area ratio may exceed 0.3 and in no case may it exceed 4.5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below.
- (3) Notwithstanding section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 4.5 if the owner of the land proposed to be developed:
 - (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit.

6.56.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%.
- (2) Where a rooftop garden or terrace is provided, the lot coverage of all buildings and structures may be increased to 100%.

6.56.06 Height and Size of Principal Use Buildings

- (1) No building or structure may have a height less than two storeys or exceed a height of ten storeys.
- (2) No buildings or structures within 30 m (98 ft) of Goldstream Avenue may exceed a height of six storeys.

6.56.07 Setbacks

- (1) No building or structure may be located:
 - (i) Within 1.2 m (4 ft) of any front lot line;
 - (ii) Within 6 m (20 ft) of any interior side lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan;
 - (iii) Within 1.2 m (4 ft) of an exterior side lot line; or
 - (iv) Within 7.5 m (25 ft) of any rear lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan.

6.56.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone; and
 - (b) Notwithstanding Article (1)(a) above, the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins a lot from any Mixed-Use Residential Commercial (MU2).

6.56.09 Parking

- (1) In addition to and despite the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) Seventy-five percent (75%) of all required residential parking spaces shall be provided as underground parking or enclosed within the building envelope; and

- (b) Other than access to a parking structure, parking is only permitted on the ground level of any building provided that building area extends along the length of the front and exterior side yard setbacks and the parking is set behind these portions of the building.

6.56.10 General

- (a) The relevant regulations of Part 3 of this Bylaw shall apply.

CITY OF LANGFORD

BYLAW NO. 1615

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R1 (One Family Residential)** and **C9A (Community Town Centre Pedestrian A) Zones** and adding to the **MU2 (Mixed Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP51751, PID No. 029-580-749 (772 Hockley Ave); LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434, PID No. 005-832-110 (777 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965, PID No. 005-504-988 (778 Hockley Ave); LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313, PID No. 002-621-134 (784 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1615	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434 (777 Hockley Ave); LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN EPP51751 (772 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965 (778 Hockley Ave); and LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313 (784 Hockley Ave)	a) \$1,525 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund.	Yes

3. By deleting Section 6.53A Community Town Centre Pedestrian 9 (C9A) Zone and renumbering accordingly.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

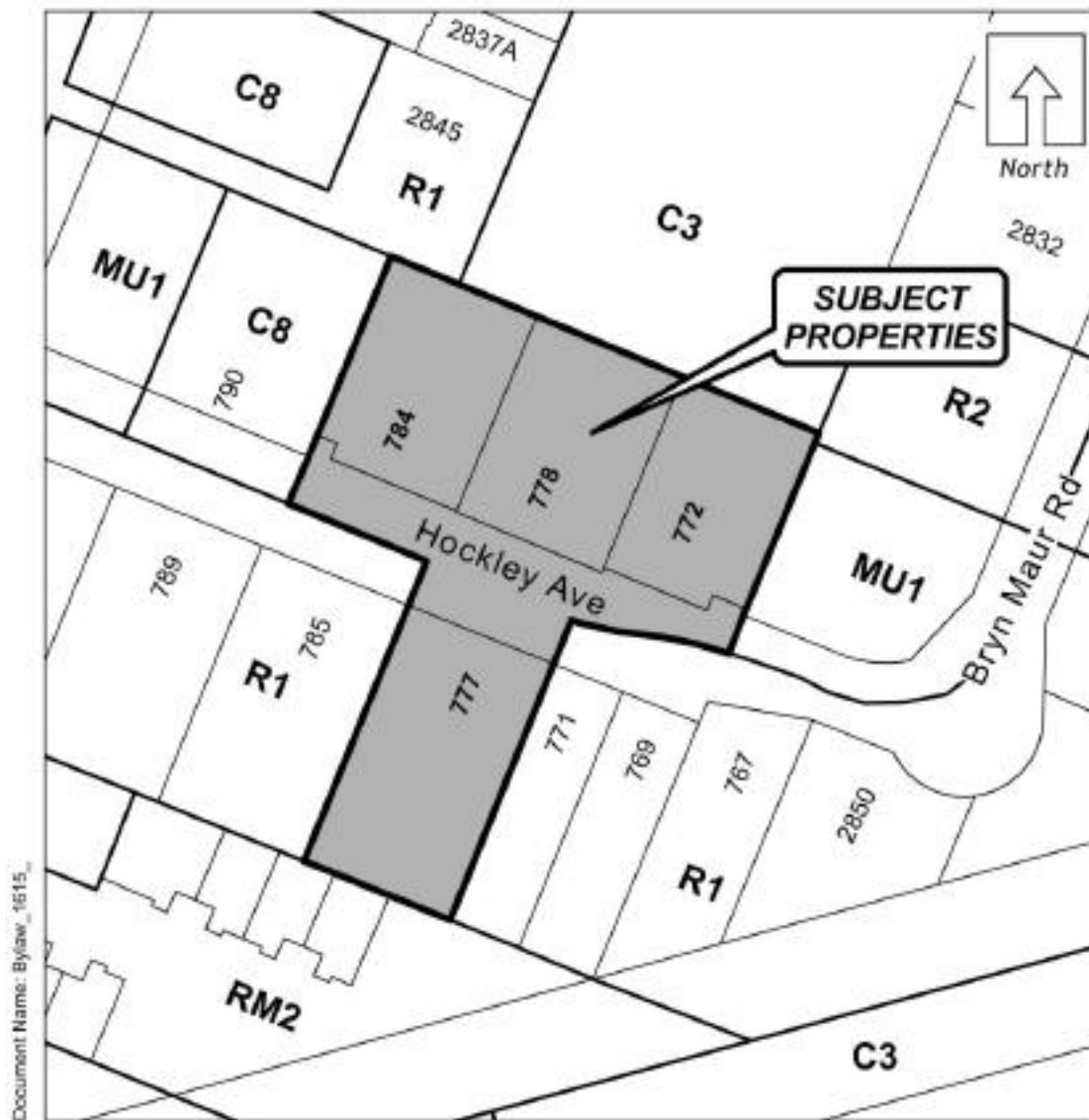
READ A THIRD TIME this day of , 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/13/2016

CITY OF LANGFORD BYLAW NO. 1552

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R1 (ONE-FAMILY RESIDENTIAL) Zone** and adding to the **MU2 (Mixed Use Residential Commercial) ZONE** the properties legally described as STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) and LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for reduction in Section 2 of Schedule AD
MU2	1552	STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley Ave)	a) \$1,525 per dwelling unit towards the General Amenity Reserve Fund; b) \$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund; c) \$610 per dwelling unit towards the Affordable Housing Reserve Fund;	Yes

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

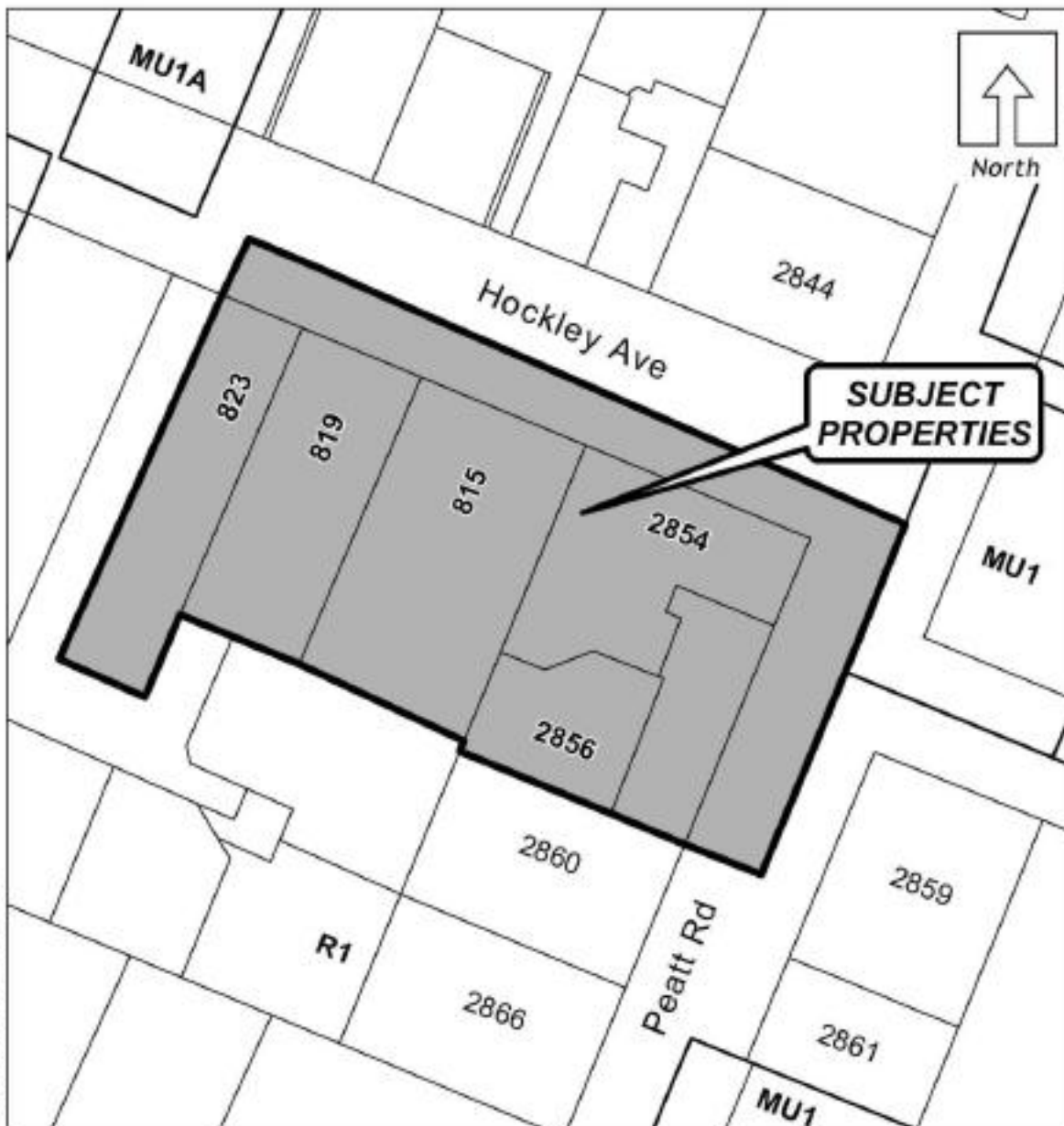
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2016.

ADOPTED this day of, 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1552



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1552

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 2/8/2015

**CITY OF LANGFORD
BYLAW NO. 1616**

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 **RR2 (Rural Residential 2)** Zone and adding to the **RR7 (Rural Residential 7) Zone** the property legally described as LOT 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855, PID No. 000-393-827 (892 Klahanie Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RR7	1616	LOT 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855 (892 Klahanie Dr)	a) \$6,000 towards the General Amenity Reserve Fund per new lot created; and b) \$1,000 towards the Affordable Housing Reserve Fund per new lot created	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this day of, 2016.

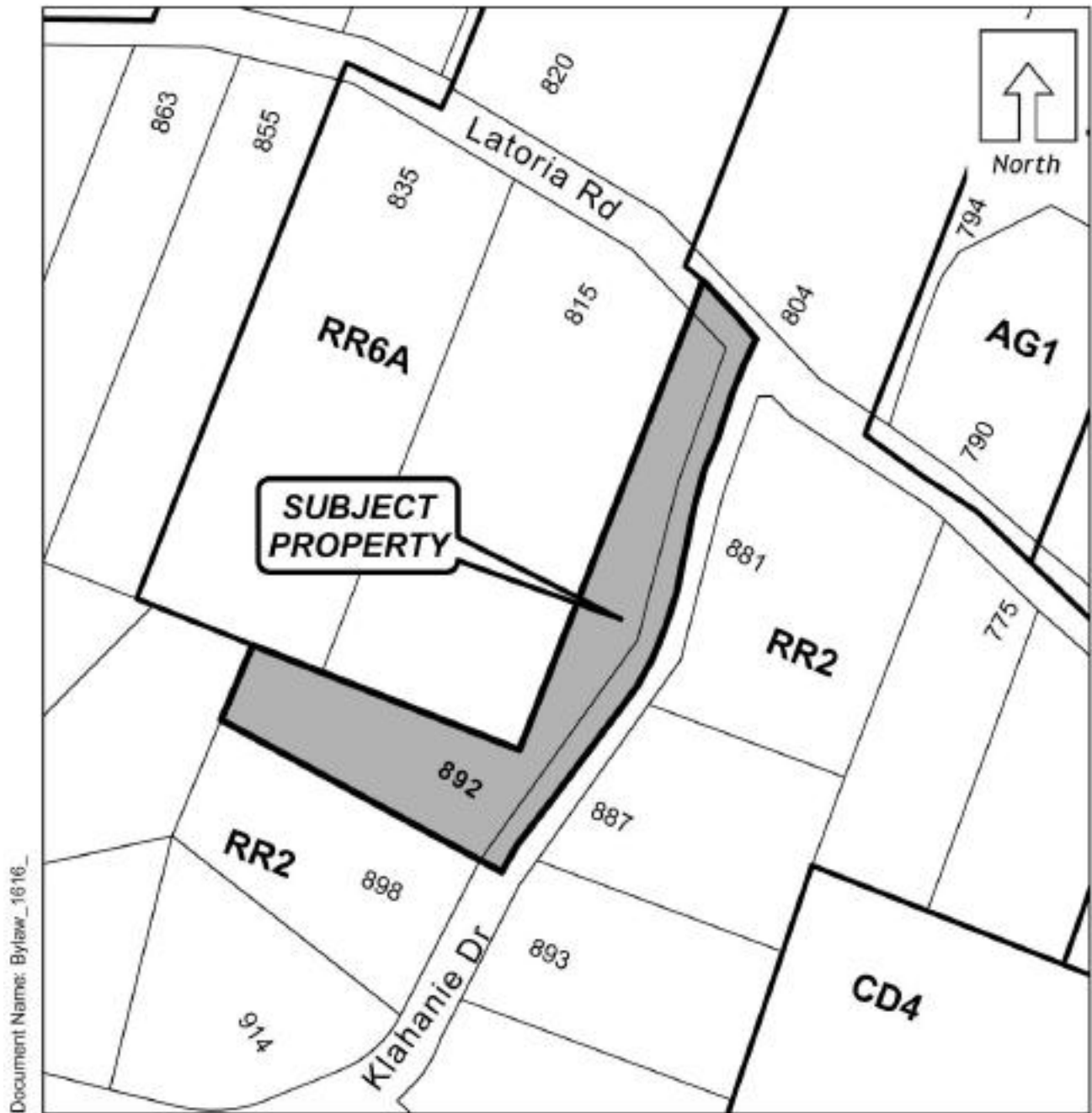
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1616

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 1/12/2016

CITY OF LANGFORD
SERGIO PLACE ROAD CLOSURE BYLAW NO. 1617, 2016
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of those portions of highway comprising a total of approximately 50.7m² (545 ft²) known as Sergio Place, which was dedicated as highway by Plan 31005, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS on the 3rd day of February, 2016, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure (the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

the 50.7m² (545 ft²) of highway (which was dedicated as highway at the Victoria Land Title Office by Plan 31005), labelled "Closed Road" on the Road Closure Plan

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Administrator of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Sergio Place Closure Bylaw No.1617”.

READ A FIRST TIME this 15th day of February, 2016.

READ A SECOND TIME this 15th day of February, 2016.

READ A THIRD TIME this 15th day of February, 2016

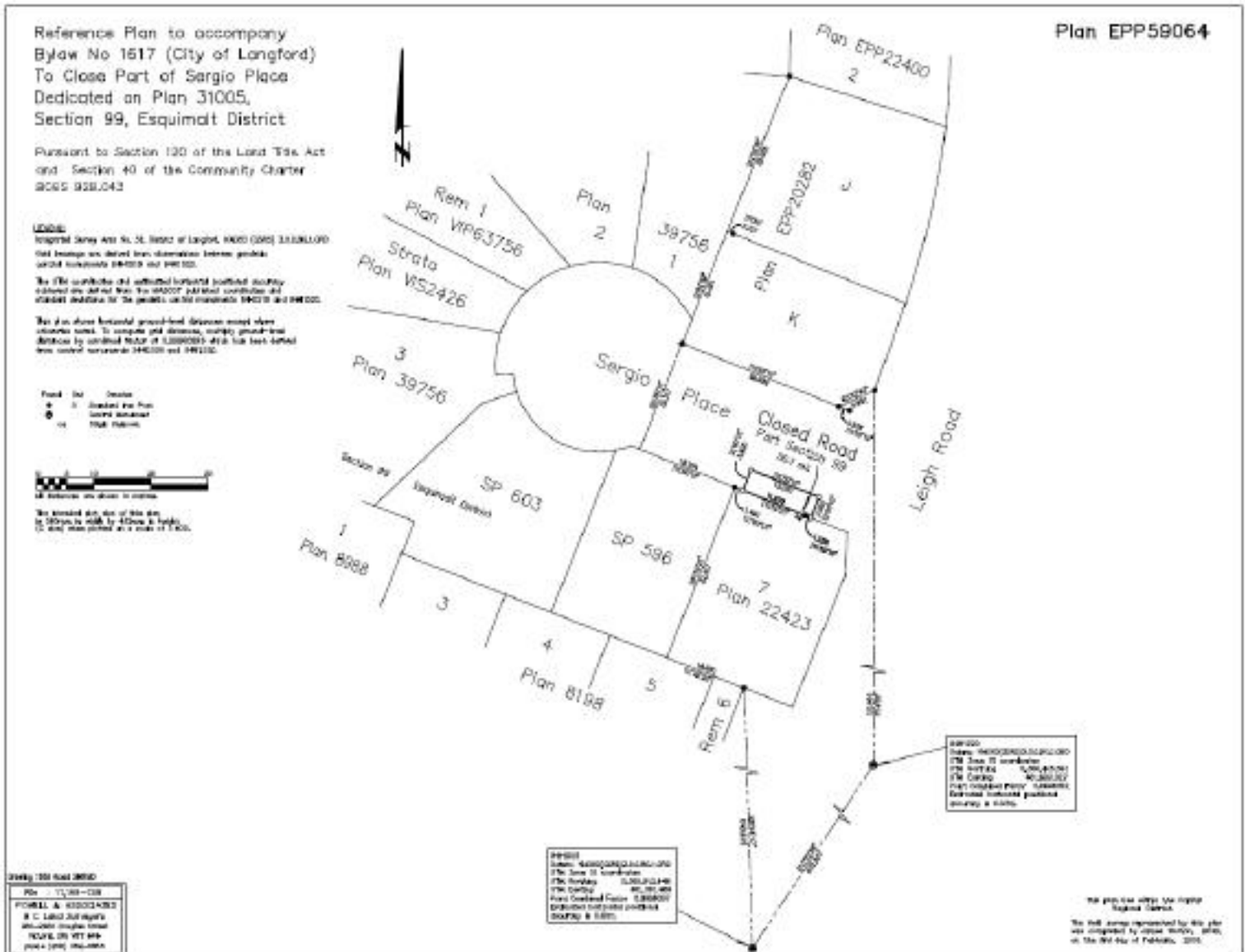
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 17th day of February, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



**CITY OF LANGFORD
BYLAW NO. 1619**

**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 **BT1 (Business and Technology Park) Zone** and adding to the **CS3 (Commercial Industrial) Zone** a portion of the property legally described as LOT A SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282, PID No. 029-077-001 (2793 Leigh Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".

READ A FIRST TIME this 15th day of February, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

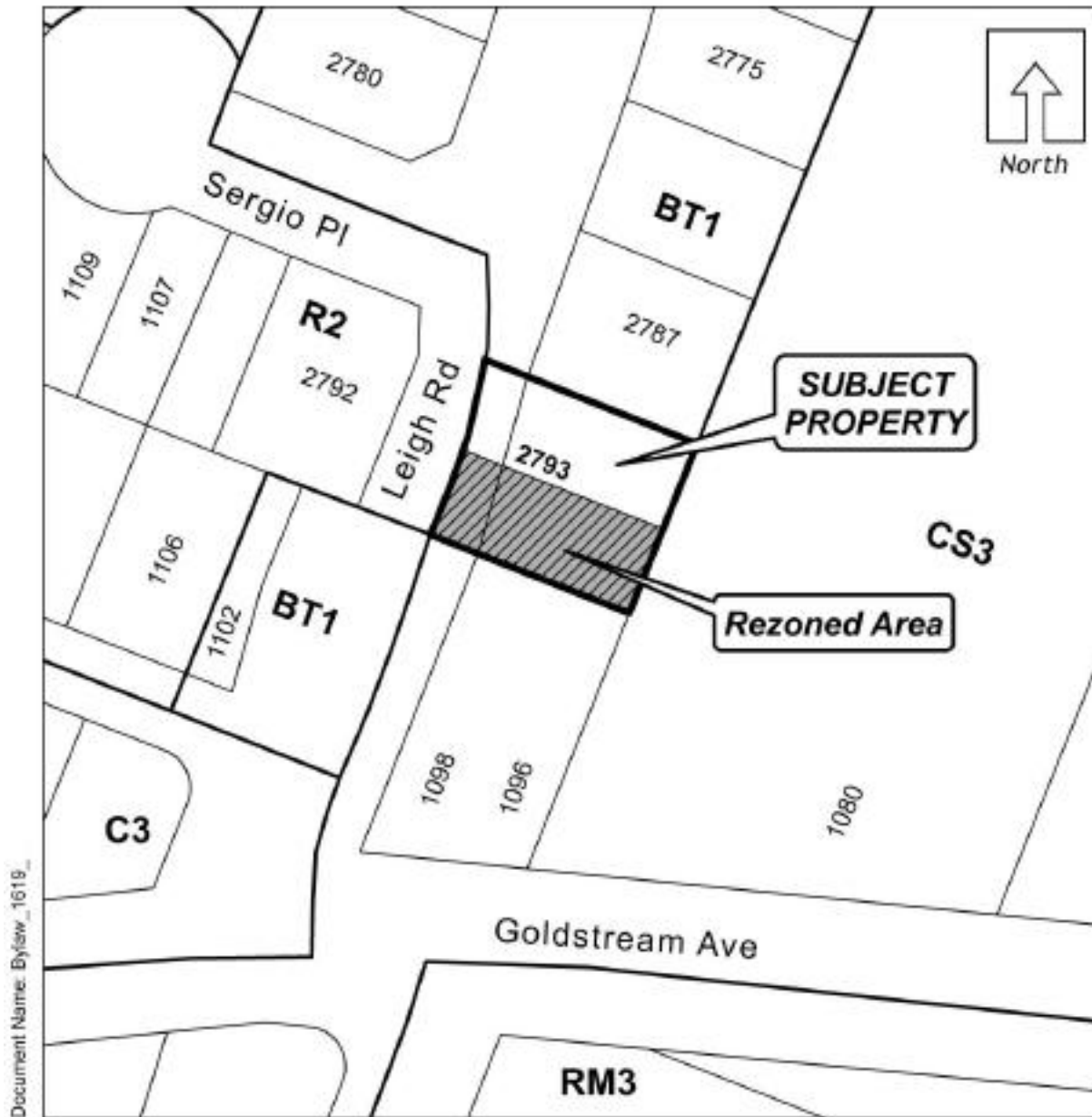
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1619

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/10/2016

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1621, 2016
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 50.7m² (546 ft²) known as Leigh Road, which was dedicated as highway by Plan 22423, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS on the 18th day of February, 2016, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure (the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

the 50.7m² of highway (which was dedicated as highway at the Victoria Land Title Office by Plan 22423), labelled "Closed Road" on the Road Closure Plan

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Administrator of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.
5. This Bylaw may be cited as "Leigh Road Closure Bylaw No.1621".

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of
2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan

Reference Plan to accompany
Bylaw No 1621 (City of Langford)
To Close Part of Leigh Road
Dedicated on Plan 22423,
Section 99, Esquimalt District

Pursuant to Section 120 of the Land Use Act
and Section 40 of the Community Charter
BCGS 928.043



This proposed plan was of this plan
to 22 Dec. 1976 by 10 Dec. 1976
C. also when placed at a scale of 1:200.

Integrated Survey Area No. 25, City of Longford, NAGRS/CGRS/CGOBC/CDP
Grid bearings are derived from observations between geodetic
control monuments 154870 and 284708.

The UK coordinates and estimated historical potential scenario extend one decade from the 1990/91 published conditions and standard deviation for the global control scenarios 1990/91 and 2010/20.

The plot shows historical ground-level distances except where otherwise noted. To compare grid distances, resample ground-level distances by constant factor of 0.0000002 which has been derived from comparison with 340120.

Symbol	Set	Description
	$\bullet$	Standard Fox P
	$\blacksquare$	Standard Gold P
	$\blacklozenge$	Colored Memory

This plot shows one or more of beam paths which are cut out on the two arrays.



Closed Road
Part Section 00
SCLP and

Length
Area

Common Property
Strata Plan 815

2 /

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2.

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8869

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Goldstreich,

Drilling 1994 ROPS - L20000 10
 File : 11100-100
 POWELL & ASSOCIATES
 81 C LINDA CARPENTER
 100-1000 Douglas Street
 Victoria, BC V8T 4H4
 phone (604) 761-8888

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$449020
Cable: GIGABYTE(GRAPHIC CARD)
UTM Zone: 10 coordinate
UTM Northing: 3,386,403.281
UTM Easting: 403,633.021
Point Coordinate Factor: 0.00000000
Extended horizontal position accuracy is 0.00m

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This play lies within the Capital Regional District.

The field survey represented by this plan was completed on the 18th day of February, 2016.
James Horton, 801.9.757



City of Langford

www.cityoflangford.ca

March 7th, 2016

In-Camera Resolution

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Matters and Municipal Service, under 90 (1) (e) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.