

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, May 16th, 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, L. Szpak.

ATTENDING

CAO J. Bowden, Deputy Clerk, L. Kaercher, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Acting Director of Planning, L. Leah Stohmann.

ABSENT

Councillor R. Wade.

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 SAHLSTROM

That Council approve the Agenda as presented.

3. ADOPTION OF MINUTES

CARRIED.

a) Minutes of the Regular Meeting of Council –May 2nd, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That the Minutes of the Regular Meeting of Council held on May 2nd, 2016 be approved.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1608

"Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

The Mayor opened the Public Hearing for Bylaw No. 1608 at 7:03 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 Acting City Planner advised the City of Langford is proposing to make various omnibus amendments to the City of Langford's Zoning Bylaw No. 300th and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1608 which, if adopted, would amend the following:

- General regulations relating to Home Occupation;
- Permitted projections into required setbacks;
- Maximum fence height;
- Changing the "office" permitted use in the P1B Zone to accessory only;
- Allowing secondary suites in the RS4 Zone on lots greater than or equal to 400 m²; and
- Differentiating between cardlock gasoline stations and retail gasoline stations.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. This proposal is consistent with the Official Community Plan designations and 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. 1608 closed at 7:05 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – May 2nd , 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on May 2nd, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. COMMITTEE RESOLUTIONS

a) Planning Zoning & Affordable Housing Committee – May 9th, 2016

- 1. Application to amend the CD12 (South Skirt Mountain) Zone (File Z16-0001 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council:

1. Endorse the amended zoning for the South Skirt Mountain Lands by giving Bylaw No. 1622 first reading; and
2. Direct staff and the applicant to negotiate a draft MDA for Council's consideration prior to Public Hearing, and that the applicant register the new MDA as directed by Council prior to Bylaw Adoption.

CARRIED.

- 2. Application to Amend OCP Map No. 2 and to Reorganize the CD6 (Comprehensive Development 6 – Bear Mountain) (File OCP16-0001 & Z16-0002 1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/ 89/92/ 96/1000/04 Capella)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council:

1. Endorse the amended zoning for the undeveloped portion of the Bear Mountain Lands by giving Bylaw No. 1623 and 1624 first reading; and
2. Direct staff and the applicant to negotiate a draft MDA for Council's consideration prior to Public Hearing, and that the applicant register the new MDA as directed by Council prior to Bylaw Adoption.

CARRIED.

- 3. Application to rezone 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) Zone and BP1A (Millstream Road East) Zone, and to amend the Official Community Plan Designation from *Neighbourhood* to *Mixed-Use Employment Center* to permit a mixed-use development consisting of mini storage, apartments and townhouses (File Z16-0009 647 & 667 Redington Ave; 2478 & 2482 Selwyn Rd)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council:

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) and BP1A (Millstream Road East) Zone, and to prepare a bylaw to amend the OCP for a portion of the subject property from the Neighbourhood to the Mixed Use Employment Center designation, 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 subdivision approval:
 - i) \$3,660 towards the General Amenity Reserve Fund
(Less the cost of the trail connection, should Council find this appropriate); and
 - ii) \$661 towards the Affordable Housing Reserve Fund.
 - b) That prior to first reading, the applicant prepare a cost estimate to build the trail so Council can consider if they wish to lessen the required amenity contributions by the cost of the trail as this will provide a localized amenity for the neighbourhood.
 - c) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - i) Provide the following recommendations from the Boulevard Traffic Impact Report as part of the works and services installed prior to issuance of a Building Permit:
 - i. Provide a "Keep Circulatory Lane Clear" (or similar) sign for northbound Redington Avenue traffic at the McCallum roundabout entry point; and
 - ii. On-site pedestrian walkway connection be provided between the Redington side and Selwyn side of the site.
 - ii) That the developer build the 1.8m wide gravel trail to Bylaw 1000 standards (Schedule 13 Trail Standards with trailhead bollard) from Selwyn Road to Bellamy Link prior to issuance of the first Building Permit on the land; and
 - iii) That the developer provide a construction management parking plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit.
 - iv) That the applicant provide the required FUS calculations prior to subdivision or building permit, whichever comes first.
2. Amend BP1A zone to:
 - a. Include mini storage as a permitted use for the relevant portion of 667 Redington Avenue and to exclude the property from all other permitted uses;

- b. Separate the gross floor area from the overall maximum of the BP1A zone and restrict the mini storage site to 8,500m² of gross floor area;
 - c. Require a 3m interior side yard setback for the interior lot line that abuts the dwellings along Redington Avenue and Skedans Road; and
 - d. To allow the subject property of 667 Redington to have 75% lot coverage for the mini-storage business.
3. Amend the RM7A zone to:
- a. Have the minimum lot size reduced from 4,000m² to 3,000m².
 - b. To allow the subject property to have an FSR of 1.2; and
 - c. To permit the subject property to have 5 storeys in height for the two apartment buildings.
4. Direct the applicant to redesign the townhouse site plan to conform to the interior side yard lot line as part of the Development Permit process.

CARRIED.

4. Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 2176 Champions Way (File DVP16-0006 2176 Champions Way)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to proceed with consideration of the following variances for 2176 Champions Way:

- a) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied from 10 m to 6.3 m for the patio roof element only;

Subject to the following terms and conditions:

- i. That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

5. Regional Growth Strategy Update (File Planning Regional Growth Strategy)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

- 1. Direct Staff to notify the CRD Board that they accept the changes made in the 2016 Draft Regional Growth Strategy if the following concerns are addressed:
 - Maps included in the 2016 Draft RGS are outdated and do not accurately represent current land use in Langford.
- 2. Direct staff to forward the Draft Regional Growth Strategy to the Westshore Developers' Association for comment.

CARRIED.

b) Transportation and Public Works Committee – May 10th, 2016

1. Request for 30 Minute Parking at 1325 Bear Mountain Parkway (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council do nothing at this time with respect to the request for 30 minutes parking at 1325 Bear Mountain Parkway.

CARRIED.

2. Hazelwood Neighbourhood Parking Options (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to add a No Parking: "Here to Corner" sign on Brown Road 6m from the stop sign, at an approximate cost of \$250 and funded through the Traffic Signs budget; and
2. Direct staff to send a mail-out to neighbourhood residents requesting feedback on the potential for creating a one-way couplet for Merlin and Piper Roads.

CARRIED.

3. M'akola Housing Request for Time Limited Parking at 550 Goldstream (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to install three (3) signs stating, "Parking, 2 Hr. MAX, 9AM to 5PM," to be located at 550 Goldstream Avenue at an approximate cost of \$750 and funded through the Engineering Departments' Traffic Signs budget, plus an additional \$36 maintenance fee per year added to the Roads Maintenance Contract.

CARRIED.

4. Vitality Road Parking Review (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to have a yellow centerline painted at a cost of \$200 and to be funded by the Small Road Improvement budget.

CARRIED.

5. Parking and Boulders in Boulevard at 2294 Setchfield Avenue (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council do nothing at this time with respect to the parking and boulders in the boulevard located at 2294 Setchfield Avenue.

CARRIED.

6. Crosswalk Requested on Florence Lake Road at Citation Road (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council apply to ICBC for funding towards a pedestrian activated crossing flasher at a new crosswalk on Florence Lake Road at the Citation Road intersection in 2017.

CARRIED.

7. REPORTS

**a) Award of West Shore Parkway Contract – Segment 3 & 4 Tender Award
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council award the contract for Segment 3 and 4 of the West Shore Parkway to Scansa Construction Ltd for a price of \$4,952,771.78 plus GST and fund this from the City's New Building Canada Infrastructure Grant; plus award the optional waterworks to Scansa \$359,815.76 plus GST which will be paid by Westhills; and not award the optional street lighting as this will be subject to the overall budget of the West Shore Parkway project.

CARRIED.

**b) Inter-Municipal Servicing Agreement District of Highlands Tennis Facility
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council direct staff to enter into an inter-municipal servicing agreement with the District of Highlands for the Tennis Facility property located on Bear Mountain inside the boundary of District of Highlands.

CARRIED.

c) Appoint New Member to Parcel Tax Roll and Set Date for the Panel to Sit
- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council

1. Appoint Mr. Frank Hudson to the Parcel Tax Roll Review Panel; and
2. Establish June 10, 2016 at 10:00 a.m. in Council Chambers as the time and place for the sitting of the panel.

CARRIED.

d) Pre Award Request – Lake Ida Ann Drain Replacement
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council award the Lake Ida Ann Drain Replacement project to the lowest bidder assuming the bid is within the project budget, using funds from the Miscellaneous Culverts & Drainage budget.

CARRIED.

e) IT Support Agreements for WSPR and City of Colwood
- Staff Report (Administration) TO BE DISTRUBUTED AT THE MEETING

MOVED BY: COUNCILLOR BLAKCWELL
SECONDED: COUNCILLOR SEATON

That Council:

1. Approve the Information Technology agreement with the City of Colwood and authorize the Mayor and Corporate Officer to sign; and
2. Approve the Information Technology agreement with the West Shore Parks and Recreation Society and authorize the Mayor and Corporate Officer to sign.

CARRIED.

8. CORRESPONDENCE

**a) Federation of Canadian Municipalities
Re: Alberta Fire Appeal**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council approve a donation of \$5000 to support Fort McMurray and surrounding Communities as outlined in the FCM Alberta Fire Appeal.

CARRIED.

9. BYLAWS

**a) BYLAW NO. 1603
"Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1603.

CARRIED.

**b) BYLAW NO. 1596
"Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1596.

CARRIED.

**c) BYLAW NO. 1608
"Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1608 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1622

"Langford Zoning Bylaw, Amendment No. 453, (2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1622 First Reading.

CARRIED.

e) BYLAW NO. 1624

"Langford Official Community Plan Bylaw, Amendment No. 20, (1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella), 2015".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1624 First Reading.

CARRIED.

f) BYLAW NO. 1623

"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1623 First Reading.

CARRIED.

g) BYLAW NO. 1631

Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016.

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1631.

CARRIED.

h) BYLAW NO. 1632
"Development Cost Charge Reserve Expenditure Bylaw No. 1632, 2015"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1632.

CARRIED.

i) BYLAW NO. 1634
"Langford Building Bylaw No.1160, Amendment No 8, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1634.

CARRIED.

j) BYLAW NO. 1635
"Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1635.

CARRIED.

k) BYLAW NO. 1636
"City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1636.

CARRIED.

l) BYLAW NO. 1637

"Sewer Utility Bylaw, Amendment No. 1, Bylaw No. 1637"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1637.

CARRIED.

m) BYLAW NO. 1640

"Traffic Bylaw No. 33 Amendment No. 20, Bylaw No. 1640, 2016."
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1640. First, Second and Third Reading.

CARRIED.

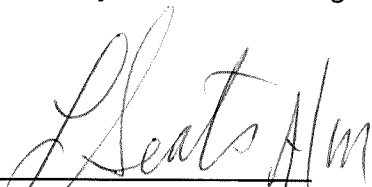
10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

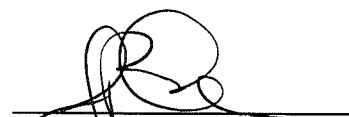
- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Matters and Legal Matters under 90 (1) (e) and (k) of the Community Charter.
- b) That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

11. ADJOURNMENT

The Chair adjourned the meeting at 7:14 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Administrator