

CITY OF LANGFORD
SPECIAL MEETING OF COUNCIL
Wednesday, June 1st, 2016 @ 5:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

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CITY OF LANGFORD
SPECIAL MEETING OF COUNCIL
Wednesday, June 1st, 2016
Council Chambers, 3rd floor, 877 Goldstream Avenue

NOTICE OF SPECIAL COUNCIL MEETING

In accordance with Section 126.1 of the Community Charter, notice is hereby given of a Special Council Meeting to be held at the City Hall, 3rd floor, 877 Goldstream Avenue on Wednesday, June 1st, 2016.

The matters to be dealt with are: CRD Water Development Cost Charge, 647, 667 Redington, 2478 & 2482 Selwyn and Bylaws.

Dated at Langford, BC this 27th day of May, 2016.

A handwritten signature in black ink, appearing to read 'L. Kaercher', written in a cursive style.

Linda Kaercher
Deputy Clerk



Staff Report to Council

Date: June 1, 2016

Department: Planning

Application No.: TUP16-0001

Subject: Application for Temporary Use Permit to allow for a Kumon Math and Reading Centre at #115 – 963 Langford Parkway

PURPOSE

Vicky Ng has applied on behalf of BYR Holdings LTD for a temporary use permit to allow for a Kumon Math and Reading Centre at #115 – 963 Langford Parkway. Kumon Math and Reading Centre is an after school program that offers tutoring and educational assistance.

BACKGROUND

A form and character development permit was issued in 2012 to allow for the four two-storey office buildings in which the subject property is located (DP12-0046).

Table 1: Site Data

<i>Applicant</i>	Vicky Ng
<i>Owner</i>	BYR Holdings LTD
<i>Civic Address</i>	#115 – 963 Langford Parkway
<i>Legal Description</i>	LOT 3 SECTION 80 ESQUIMALT DISTRICT PLAN EPP28219 SEE PLAN AS TO LIMITED ACCESS
<i>Size of Property</i>	1565.4 m ²
<i>DP Areas</i>	200 Year Flood Plain and Habitat and Biodiversity
<i>Zoning Designation</i>	CD2 – Area A
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA

The property is located in the Hull's Field Comprehensive Development zone off of Langford Parkway. The property is located between the White Spot and Country Grocer in a building that is home to a dental practice, a daycare facility, and other offices. The complex in which the unit is located is divided into four separate buildings, each containing multiple units and tenants.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	CD2 (Hull's Field)	Office and retail
<i>East</i>	CD2 (Hull's Field)	Retail and Restaurants
<i>South</i>	CD2 (Hull's Field)	Office
<i>West</i>	CD2 (Hull's Field)	Grocery, Retail, Daycare

COMMENTS

COUNCIL POLICY

Council has no specific policies with respect to temporary use permits. Applications for temporary commercial use permits are considered on their individual merit. However, Council does regulate temporary use permits through Part 3 of Zoning Bylaw No. 300. Sections 3.27.03(1) and 3.27.04 of the Zoning Bylaw give Council the right to require that the form and character of the building meets the guidelines for commercial properties and require information pertaining to the property, a storm water management plan and/or parking plan, for example. No alterations to the property, except for internal renovations, are planned if Kumon Math and Reading Centre is issued a temporary use permit.

LOCAL GOVERNMENT ACT

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

DEVELOPMENT PROPOSAL

The applicant wishes to operate a Kumon Math and Reading Centre on the subject property. Kumon is a franchised after-school program that focuses on tutoring and educational assistance with math and reading. Typically, each child registered with Kumon comes to the Centre twice a week for a 30 minute session to work with instructors and complete worksheets, and then is given additional worksheets to work on at home. The proposed hours of operation are from 9am to 5pm, Monday to Friday, with extended hours on Tuesdays and Thursdays till 6pm to accommodate more children after school hours. During daytime hours, the staff at Kumon would mostly be meeting with parents until the children begin arriving in the afternoon. As appointments would be staggered, Kumon would not service more than approximately ten to fifteen children at any one given time. According to the applicant, unit #115 at 963 Langford Parkway has six spaces exclusively allocated to it.

The property is currently zoned CD2 and is situated in Area A, which does not allow for schools or after-school programs specifically. Kumon Math and Reading Centre would fall under the general definition of a school, being "a facility for education of persons, and specifically includes preschools". It should be noted that the adjacent Kids & Company daycare is permissible in the zone, as this is captured by the

Community Care Facility definition, whereas the proposed use is not. Due to the fact that Kumon Math and Reading Centre is an educational facility, it is unlikely that it would produce a significant increase in noise. The applicant has taken it upon herself to notify and consult with adjacent neighbours and has not yet received any negative feedback in regards to her application.

PARKING

According to the applicant, the subject property provides six parking spaces exclusively for the tenants of unit #115 at 963 Langford Parkway. As Kumon Math and Reading Centre services children from age three through high school, it is not clearly defined in the Zoning Bylaw No. 300 Parking requirements as to which parking ratio should be applied. Staff suggest that Kumon Math and Reading Centre be considered “School (K – grade 10)” rather than “Nursery/Pre-school” or “School (grade 11 – 12)”, and would therefore be required to provide 2 parking spaces per 25 students. With this parking ratio applied, Kumon Math and Reading has plenty of parking available with six exclusive parking spaces plus additional parking shared by the complex.

GENERAL

As this is an application for a temporary use permit, Council may allow this use for up to three years, during which time the proposed use may be monitored. If the applicants choose to apply for rezoning in the future, Council may require a parking study or other additional information as part of the rezoning process.

CONCLUSION

The applicant would like to be able to operate her business from this location for some time before making an application for rezoning, in order to establish her business and decide if the unit and location is suitable for the long term. In addition, Council may wish to allow the business for some time before considering a rezoning application, in order to decide if the proposed business is suitable for this location and what effects, if any, the business has on the neighbouring properties. Therefore, Council may wish to issue a Temporary Use Permit for a period of up to three years, and either direct the owner to make an application for rezoning in this time frame if she wishes to continue this use, or direct staff to do this through an omnibus bylaw.

OPTIONS

Option 1

That Council:

1. Proceed with the consideration of this Temporary Use Permit for a school on the property at #115 - 963 Langford Parkway for a period of three (3) years;

AND EITHER

-
2. Direct staff to amend the Zoning Bylaw to allow for a school in the CD2 – Area A (Hull’s Field) zone;

OR

3. Direct the applicant to make an application for rezoning within 36 months of issuance of this Temporary Use Permit, if she wishes to continue this use beyond the three year term;

OR

4. Not require rezoning and only allow for the proposed use through a Temporary Use Permit with the opportunity to renew the permit only once more following it’s 36 month term;

OR Option 2

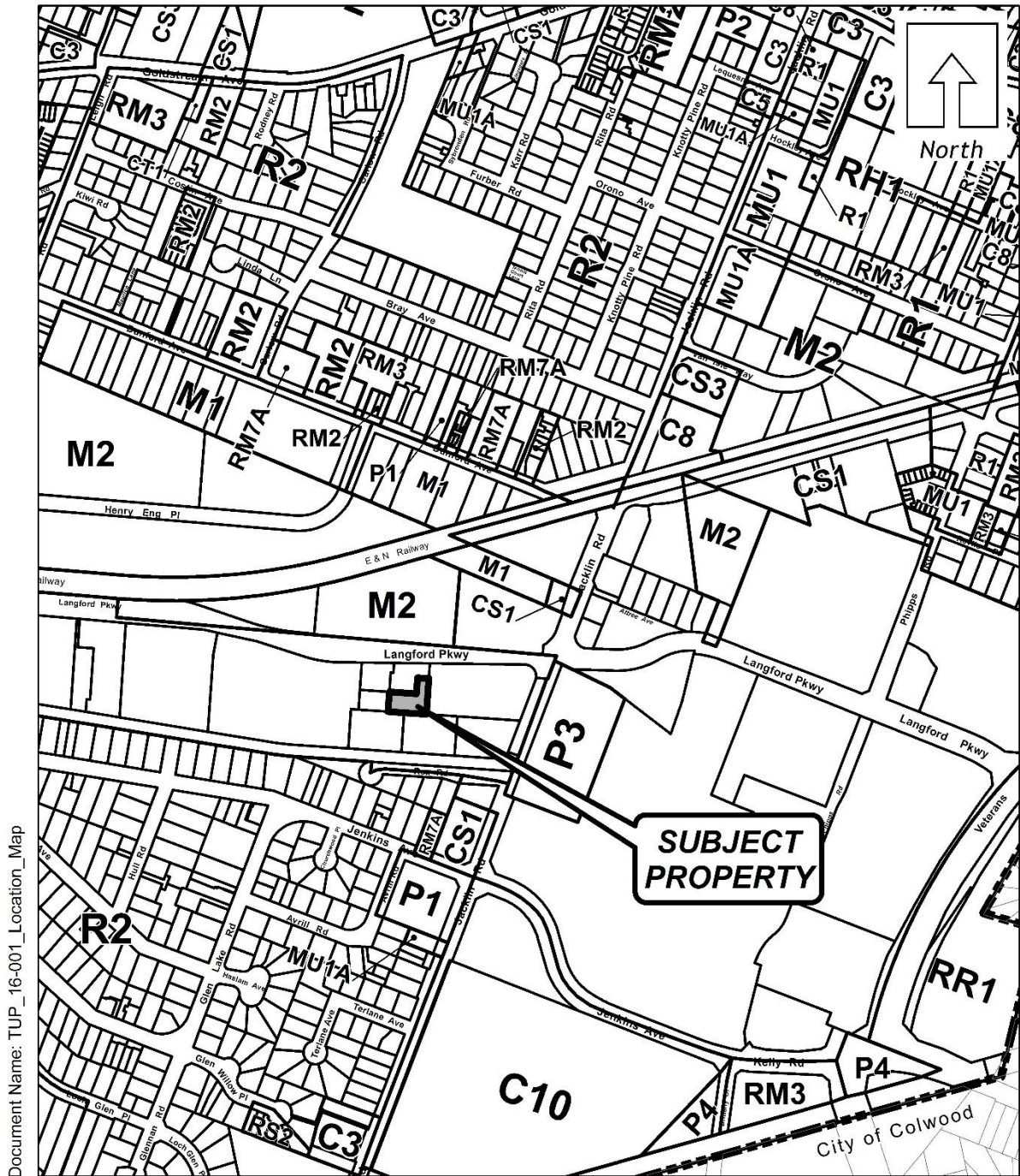
1. Reject this application for a Temporary Use Permit;
-

Submitted by:	Julia Buckingham
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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Appendix A

TEMPORARY USE PERMIT
(TUP16-0001)
#115 - 963 Langford Pkwy

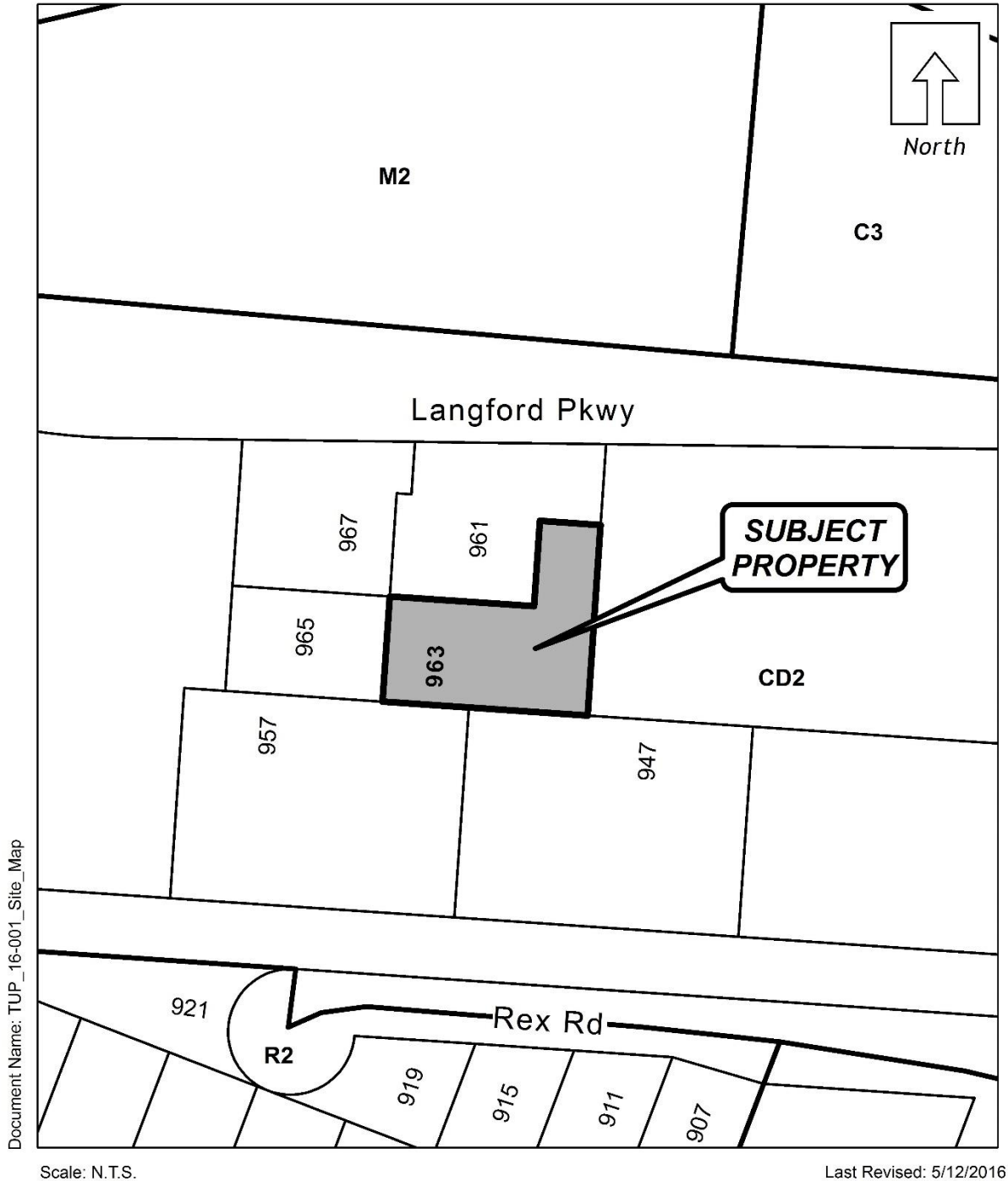


Scale: N.T.S.

Last Revised: 5/12/2016

Appendix B

TEMPORARY USE PERMIT
(TUP16-0001)
#115 - 963 Langford Pkwy





City of Langford

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Staff Report to Council

Date: 01/06/2016
Department: Engineering
Subject: CRD Integrated Water Development Cost Charge Review 2016

Background

The Capital Regional District Integrated Water Services division is undertaking a review of their Development Cost Charge program and associated bylaws. The City of Langford has been part of that review process and has provided information on projected projects that should be included in that program.

Commentary

Water Pump Station 6 (McCallum Road Pump Station) has been planned for several years now and was pre-serviced with hydro electric power and water supply mains during completion of the Leigh Road Interchange McCallum Road project area in 2013.

Work has advanced since 2013 and the City will be completing the Bear Mountain Parkway extension in 2016. The Bear Mountain Parkway extension includes watermain supply to lands on South Skirt and Bear Mountain development areas. Therefore Water Pump Station 6 (McCallum Road Pump Station) will be constructed immediately with design works already underway and construction tendering is imminent.

Financial Implications

None noted.

Legal Implications

None noted.

Options

That Council resolve to send the following resolution to the Juan de Fuca Water Distribution Board:

WHEREAS the 2011 Juan de Fuca Water Distribution Development Cost Charge Update projected completion of the North Langford (South Skirt) 336m HGL transmission/distribution and North Langford (South Skirt) 228/169m HGL systems by 2021;

AND

WHEREAS an update of the 2011 DCC Report is in progress but will not be completed until later this year;

AND

WHEREAS development of the South Skirt area has commenced;

AND

WHEREAS City of Langford has awarded a contract for the design of the Bear Mountain Parkway for construction in 2016;

AND

WHEREAS services will be most appropriately, efficiently and safely installed during the initial construction phase of the Parkway;

AND

WHEREAS the DCC infrastructure is necessary to efficiently provide domestic service and fire protection early in the development of the South Skirt area;

THEREFORE, BE IT RESOLVED that the City of Langford requests:

1. That the Juan de Fuca Water Distribution Commission authorize construction of the Pump Station 6 (McCallum Road Pump Station) on acceptance of the design by the CRD, to be funded from the DCC Reserve;
2. That the Juan de Fuca Water Distribution Commission immediately authorize the design of the transmission main from the McCallum Road Pump Station to Tank 4 (228m HGL) and the design of Tank 4 and associated ancillary works with a view to issuing a tender call for construction early in 2017, to be funded from the DCC reserve and,
3. That the designs take into consideration the planning projections provided by the City of Langford's Planning Department to the Consultant updating the Development Cost Charge Report.

Respectfully Submitted,

Submitted by:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

/mm



Staff Report to Council

Date: June 1, 2016

Department: Planning

Application No.: Z16-0009

Subject: Bylaw No. 1641 & 1642 - 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

At the Regular Meeting of Council on May 16th, 2016, Council passed the following resolution with respect to the properties at 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road:

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.

COMMENTS

Trail

As required by Section 1. b), the applicant has provided two cost estimates for the construction of 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.

The City has not yet received approval from MOTI as to whether or not they would permit the trail at this location and whether or not they would permit the trail to traverse their culvert head wall adjacent to the existing gabion wall. As such, the applicant has provided two concepts: Option 1, at an estimated price of \$118,790 this trail would essentially formalize an overland route at the base of the existing gabion wall that supports the highway and proper grading, fencing and compact fill would be required. Option 2, at a cost of \$368,970, would provide a 25m clear span bridge across Millstream Creek. Both the plans and cost estimates are attached for reference. It should be noted that rezoning proposal of 130 dwelling units

would also the City to receive to \$475,800 towards the General Amenity Reserve Fund and \$85,930 towards the Affordable Housing Reserve Fund.

As staff have still not confirmed if either option is acceptable to MOTI, Council may wish to receive this information at this point in time and make a decision later on in the process (even post rezoning) whereby the response from MOTI will likely be available as to whether or not one, both or neither option is available. Alternatively, and to accommodate the unknown, Council may wish to modify their resolution to either require the applicant to enter into a contract to construct the most affordable trail option permitted by MOTI at the City's expense, or to construct the trail prior to issuance of a Building Permit for the townhouses or apartments (whichever comes first) to the satisfaction of the Parks Manager. Either way, the applicant will construct the trail which will be paid from the general amenity contribution of the subject development.

Parking for Mini-Storage

Upon further detailed review, it has become clear that the off-street parking requirement for mini-storage in Zoning Bylaw No. 300 may be excessive and perhaps subject to consideration. Table No.4 of the Zoning Bylaw states that "Mini-Storage (individual units)" requires 1 parking space per 185m² of gfa while "Mini-Storage (Warehouse Style)" requires 1 parking space per 400m² of gfa. The applicant has noted that under the 1/185m² ratio, the site would be required to provide 46 parking spaces. The 1/400m² ratio seems more sensible as users of mini-storage drive up to their storage unit and park in the drive aisles while they unload or load and the formalized parking is generally used for intermittent administrative purposes. As such, Council may wish to direct the Director of Planning to issue a variance to parking at the time of Development Permit based on a study of similar facilities in the region.

Landscape Buffer for Mini-Storage

The BP1A zone requires a 3m wide landscape buffer along the developed portion of each lot that abuts a highway. The applicant states that they will be blasting and lowering the grade of the mini storage site such that the remaining bedrock and trees along the MOTI lands will provide the adequate intended buffer. However, as that the final 'look' will not be known until a post blasting assessment can be conducted, Council may wish to defer the matter to the Director of Planning as part of the Development Permit to ensure adequate and effective landscaping be provided.

Shipping Containers and Caretaker Suite at Mini-Storage Sites

The mini-storage industry is apparently increasing its shift from conventional buildings to providing shipping containers for storage space. There are several reasons the shipping containers may be less than desirable: these are not buildings, and therefore do not enhance property values, they are unsightly and they may cause noise as they get moved around. As such, Council may wish to amend the BP1A zone to exclude metal shipping containers as a permitted use at mini-storage facilities.

The applicant has requested the ability to create one residential unit as a caretaker suite for the mini-storage site. Council may wish to amend the BP1A zone to permit this as a permitted use.

Staff have prepared Bylaw Nos. 1641 and 1642 in accordance with Council's resolution of May 16th, 2016 and in accordance with the Option No.1 below. As Council has not set any further conditions that must precede first reading of this bylaw, Council may now wish to consider giving Bylaw Nos. 1641 and 1642 first reading.

A public hearing, in accordance with requirements of the *Local Government Act*, will be required if Council wishes to proceed further with Bylaw No. 1641 and 1642.

OPTIONS

OPTION 1

That Council:

1. Consider first reading to Bylaw Nos. 1641 and 1642 as presented;
 2. Require the applicant to enter into a contract to construct the trail (at the most affordable design option permitted by MOTI) with the amenity fees the applicant is providing, or to build the trail prior to issuance of a Building Permit for the townhouses or apartments (whichever comes first), to the satisfaction of the Parks Manager;
 3. Direct the Director of Planning to issue a variance to parking for mini-storage at the time of Development Permit should the applicant provide a study to support it;
 4. That the 3m landscape buffer be deferred to the Development Permit process to the satisfaction of the Director of Planning; and
 5. Amend the BP1A zone to exclude metal shipping containers as a permitted use for mini-storage and to permit one dwelling unit as a caretaker suite.
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Option 2

1. Take no action at this time with respect to Bylaw Nos. 1641 and 1642.

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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Staff Report to Council

Date: June 1, 2016
Department: Planning
Application No.: Z15-0026
Subject: Bylaw No. 1608- Omnibus # 43

At their Regular Meeting of April 18th, 2016, Council passed the following resolution with respect to this Omnibus Bylaw:

That Council consider giving First Reading to Bylaw No. 1608, "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

At the Regular Meeting of May 2nd 2016, Council considered an amendment to the bylaw as originally proposed and passed first reading of Bylaw No. 1608.

The Public Hearing for Bylaw No. 1608 was held on May 16th 2016, after which Council passed 2nd and 3rd Readings.

COMMENTS

As there are no conditions to fulfill prior to Bylaw Adoption, Council may wish to proceed with consideration of adopting Bylaw No. 1608 at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1608;
2. Take no action at this time with respect to Bylaw No. 1608;

Respectfully Submitted,

Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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CITY OF LANGFORD BYLAW NO. 1608

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 the following definition to Part 1 – Interpretation:
 ““gasoline service stations” means a building or lot used for the retail sale of motor fuels and which may include accessory uses such as car wash and retail sales. This definition does not include facilities that are not open to the general public such as cardlock gasoline stations”
2. By adding the following as Section 3.05.01(8):
 “(8) Eaves and gutters may project into the accessory building setbacks specified in Section 3.05 by not more than 1m, provided that a minimum setback of 0.45m is maintained”
3. By deleting the phrase “such as taxi or limousine operation or courier service” from Section 3.09.01(3)(g);
4. By deleting sections 3.18.01 and replacing it with the following:

The following features may project into a required setback, as noted in Table 1:

“Table 1: Permitted Projections into Required Setbacks

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Fireplaces, chimneys, eaves, gutters, bay windows, or ornamental features (such as cornices, pilasters, belts courses, sills)	All lots	3m or greater	All types	Setback for the projecting feature only may be reduced by not more than 1m
	All lots	Less than 3m	Interior Side Lot Line only	Setback for the projecting feature only may be reduced to 0.9m
				Setback for projecting eaves and gutters only may be reduced to 0.45m
Steps, sunlight control projections, canopies, balconies, decks, or porches	Greater than or equal to 380 m2	n/a	All types	Setback for the projecting feature only may be reduced by not more than 1m

	Less than 380 m ²	n/a	Front or Rear Lot Line only	Setback for the projecting feature only may be reduced by not more than 1m
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”

5. By deleting Sections 3.21.03(3), (4) and (5);
6. By inserting the following as Section 3.21.03(3):

“(3) Fences adjacent to a highway in all zones shall not exceed a height of 1.22m (4 ft) and must be constructed with a permeable style (i.e. wrought iron, picket or similar style)”
7. By inserting the following as Section 3.21.03(4):

“(4) The following regulations apply to fences on lots containing one-family, two-family or townhouse uses:

 - (a) Fences along interior side and rear lot lines (where not adjacent to a highway) shall not exceed a height of 1.83m (6 ft);
 - (b) Despite subsection 3.21.03(3), that portion of a fence along a highway that is a minimum of 1.83m (6ft) to the rear of the front building face may exceed 1.22m (4 ft) in height but shall not exceed a height of 1.83m (6 ft) and may be constructed with a solid style”
8. By inserting the following as Section 3.21.03(5):

“(5) Ornamental features such as arbours or gates are exempt from the maximum height requirements of this Section”
9. By inserting the phrase “on lots with areas greater than or equal to 400 m² (4,305 ft²)” immediately before “in accordance with” in Section 6.27A.01(5);
10. By inserting the following as Section 6.71.01(3) and renumbering subsequent subsections accordingly:

“(3) cardlock gasoline stations”
11. By inserting the phrase “accessory” immediately before “offices” in Section 6.80B.01(4);

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

READ A FIRST TIME this 2nd day of May, 2016.

PUBLIC HEARING held this 16th day of May, 2016.

READ A SECOND TIME this 16th day of May, 2016.

READ A THIRD TIME this 16th day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1641**

**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 NEIGHBOURHOOD designation and adding to the MIXED-USE EMPLOYMENT CENTRE designation the property legally described as LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965, PID No.: 004-570-651 (667 Redington Ave) in the portion 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 Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016”.

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

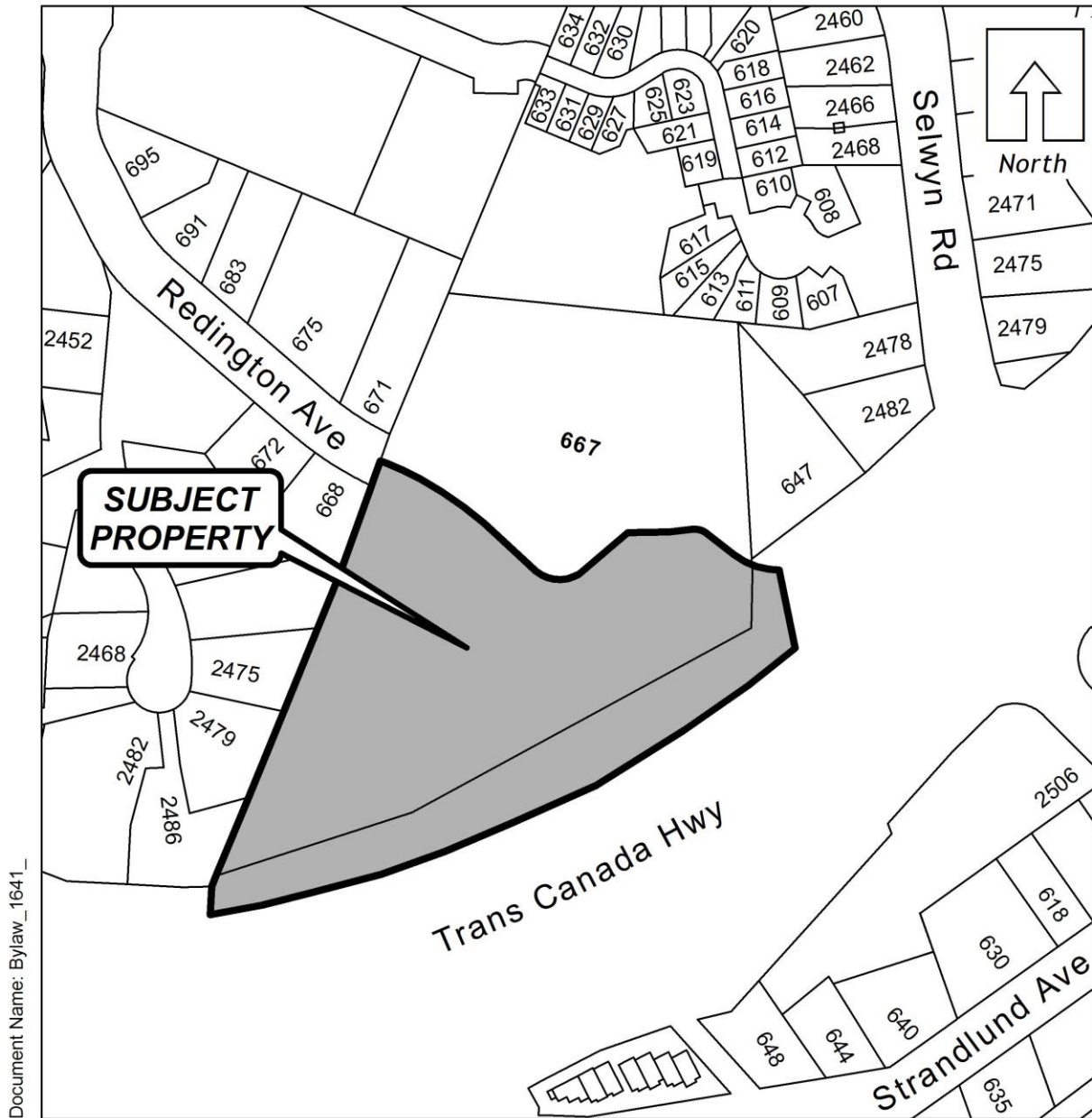
READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1641

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/18/2016

CITY OF LANGFORD

BYLAW NO. 1642

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

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

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

1. By deleting the from the **R2 (One and Two-Family Residential) Zone** and adding to the **RM7A (Medium Density Apartment) Zone and BP1A (Millstream Road East) zone** the properties legally described as LOT 15, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967, PID No. 004-982-215 (647 Redington Ave); LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965, PID No.: 004-570-651 (667 Redington Ave); LOT 17, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187, PID No.: 004-984-714 (2478 Selwyn Rd); LOT 16, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967, PID No.: 004-982-231 (2482 Selwyn Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By replacing Section 6.36A.02 (1) with the following: “No lot having an area less than 3,000m² (1 area) may be created by subdivision in the Medium-Density Apartment (RM7A) Zone”.
3. By adding the following Section as 6.36A.03 (8): “ Notwithstanding Sections 6.36A.03 (1) and (5) and subject to Section 6.36A.03 (2), the floor area ratio may be 1.2 for the lot legally described as LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965, PID 004-570-651 (667 Redington Ave.)
4. By adding the following Section as 6.36.A.05 (3): “On the lot legally described as LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965, PID 004-570-651 (667 Redington Ave.) the maximum height for an apartment may be 5 storeys.
5. By replacing Section 6.36A.01 (2) with the following: “apartments except on the parcels legally described as Lot 3 Section 108, Esquimalt District Plan 15809 Except Parts in Plans VIP71966, and VIP71969 (300 Phelps Ave.), LOT 15, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967 (647 Redington Ave.), LOT 17, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 (2478 Selwyn Road), LOT 16, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967, (2482 Selwyn Road).
6. By adding to the list of permitted uses in Section 6.64.01 (4) “mini-storage, excluding metal shipping containers designed and constructed for shipping, and one dwelling unit (as a caretaker suite for the mini-storage) on lands that are not subject to Schedule “T””.
7. By replacing Section 6.64.05 (1) with the following: “The total combined gross floor area of all commercial buildings within that portion of the BP1A (Business Park 1A – Millstream Road East) zone identified of Schedule “T”, shall not exceed 27,870m² (300,00ft²)”
8. By adding as Section 6.64.05 (6) “The total gross floor area of all buildings on that portion of the BP1A zone legally described as LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965 (667 Redington Ave) shall not exceed 8,500m²”.

9. By replacing Section 6.64.06 (1) (a) with the following “within 3m (10ft) of Millstream Road, McCallum Road and any residential lot accessed off Redington Avenue or Skedans Road.”
10. By replacing Section 6.64.03 (1) with the following: “The lot coverage of all buildings and structures within that portion of the BP1A (Business Park 1A – Millstream Road East) zone identified as Schedule “T” as a whole shall not exceed 50%”
11. By adding as Section 6.64.03 (3) “The lot coverage of all buildings and structures within that portion of the BP1A zone legally described as LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965 (667 Redington Avenue), shall not exceed 75%”.
12. 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)
RM7A BP1A	1642	LOT 15, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967, PID No. 004-982-215 (647 Redington Ave); LOT 1, SECTION 109, ESQUIMALT DISTRICT, PLAN 15552 EXCEPT PART IN PLAN VIP71965, PID No.: 004-570-651 (667 Redington Ave); LOT 17, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187, PID No.: 004-984-714 (2478 Selwyn Rd); and LOT 16, SECTION 109, ESQUIMALT DISTRICT, PLAN 12187 EXCEPT PART IN PLAN VIP71967, PID No.: 004-982-231 (2482 Selwyn Rd)	a) \$3,660 per dwelling unit towards the General Amenity Reserve Fund (Less the cost of the trail connection); and b) \$661 per dwelling unit towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

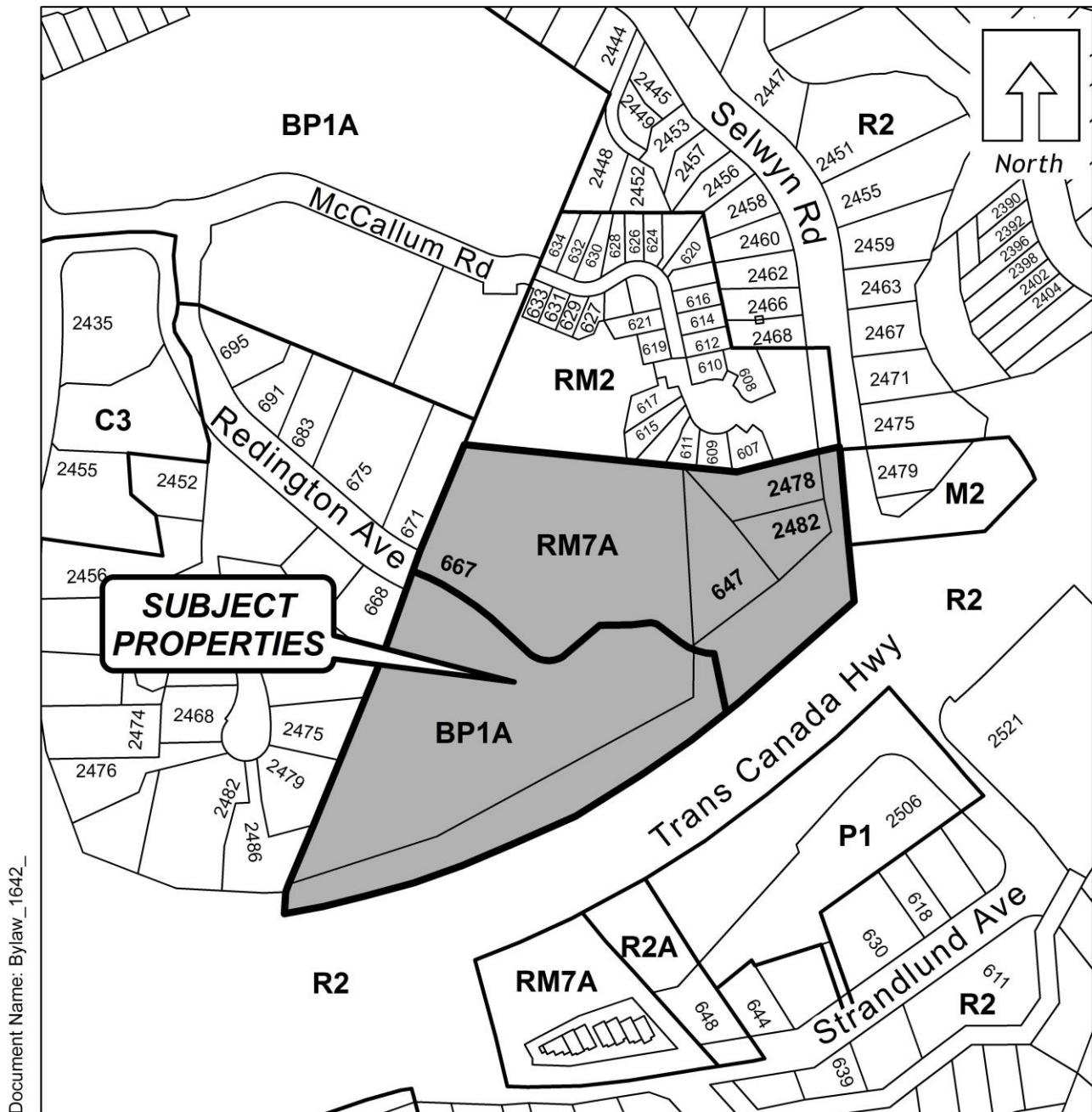
READ A THIRD TIME this day of, 2016.

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. 1642

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/19/2016



City of Langford

www.cityoflangford.ca

June 1st, 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 New Service under 90 (1) (e) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.