CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, July 18th, 2016 @ 5:00 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1638 **4**
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".

b) BYLAW NO. 1620 **25**
"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – June 20th , 2016 **45**

5. PUBLIC PARTICIPATION

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a) DVP16-0008 – 2030 Country club Way and 1445 Bear Mountain Parkway **66**

7. COMMITTEE RESOLUTIONS

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1. **McCormick Meadows - Application to amend the text and Schedule Z map of the CD15 Zone (File No. Z16-0008 - 1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia)**
2. **Application to amend the text of the C1 zone at 2285 Bellamy Road to allow for 41 children in a group day care and to allow for a dance studio (File No. Z16-0012 - 2285 Bellamy Ave)**
3. **Application to Rezone 2559 Millstream Rd and a portion of 2555 Millstream Rd from R2 (One- and Two-Family Residential) to the RS3 (File No. Z16-0014 - 2555 & 2559 Millstream Rd)**
4. **Application to Amend the Definition of "Hotel" to include a hotel with cooking conveniences to permit a hotel use at 2789 Grainger Road (File No. Z16-0016 - 2789 Grainger Rd)**

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- **Staff Report (Planning)**

c) Pre-Approval of Electrical and Mechanical Contractors – Rugby Canada Training Facility
- **Staff Report (Parks)** **79**

d) Planning, Land Development, and Building Departments Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016
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- **Staff Report (Administration)**

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Re: Enabling Accessibility Fund

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Re: Letter of Appreciation – Canada Day Celebrations

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a) BYLAW NO. 1620 **149**
"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".
(SECOND AND THIRD READING)

b) 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".
(ADOPTION) 151

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(ADOPTION) 171

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j) BYLAW NO. 1638 202
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(SECOND AND THIRD READING)

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12. ADJOURNMENT

PUBLIC HEARING
Monday, 18 July 2016

Bylaw No. 1638
File No. Z16-0011

A Bylaw to Rezone 720, 724 & 732 Meaford Ave and 2848 & 2852 Millstream Rd

By deleting from the R1 (One-Family Residential) and C1 (Neighbourhood Commercial) Zones and adding to the MU1A (Mixed Use Residential Commercial A) Zone and the CS1 (Service Commercial 1) Zone the properties described as 720, 724 & 732 Meaford Ave

And

By deleting from the R1 (One-Family Residential) and adding to the CS1 (Service Commercial 1) Zone the properties described as 2848 & 2852 Millstream Rd to allow the development of an apartment and a commercial/warehouse buildings

CITY OF LANGFORD
BYLAW NO. 1638

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 **R1 (One-Family Residential)** and **C1 (Neighbourhood Commercial)** Zones and adding to the **MU1A (Mixed Use Residential Commercial A) Zone** and the **CS1 (Service Commercial 1) Zone** portions of properties legally described as LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, PID Nos. 004-193-857, 004-193-873 and 004-192-109 (720, 724 and 732 Meaford Ave) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting from the **R1 (One-Family Residential)** and adding to the **CS1 (Service Commercial 1) Zone** the properties legally described as LOTS 1 and 2, DISTRICT LOT 72, ESQUIMALT DISTRCT, PLAN 27017, PID Nos. 002-522-438 and 002-033-798 (2848 and 2852 Millstream Rd) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

3. By adding the following as subsection 6.51A.05(4): "Despite article (2), the lot coverage of all buildings and structures on properly legally described as LOTS 1 and 2, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 may not be less than 35%";

4. By adding the following as subsection 6.45.02(2) and renumbering subsequent subsections accordingly: "On land shown shaded and as labelled as CS1 on Plan No. 1 attached to and forming part of Bylaw No. 1638 and legally described as Lot 3, Section 72, Esquimalt District, Plan 15185, and Lot 1 and 2, District Lot 72, Esquimalt District, Plan 27017 the following uses are permitted:

   (a) Offices;"

5. 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)
MU1A and CS1	1638	LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 (720, 724 & 732 Meaford Ave); and Lot 2 and 1, District Lot 72, Esquimalt District, Plan 27017 (2848 & 2852 Millstream Rd)	a) $2,562 towards the General Amenity Reserve fund; AND b) $610 towards the Affordable Housing Reserve fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".

READ A FIRST TIME this 20th day of June, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

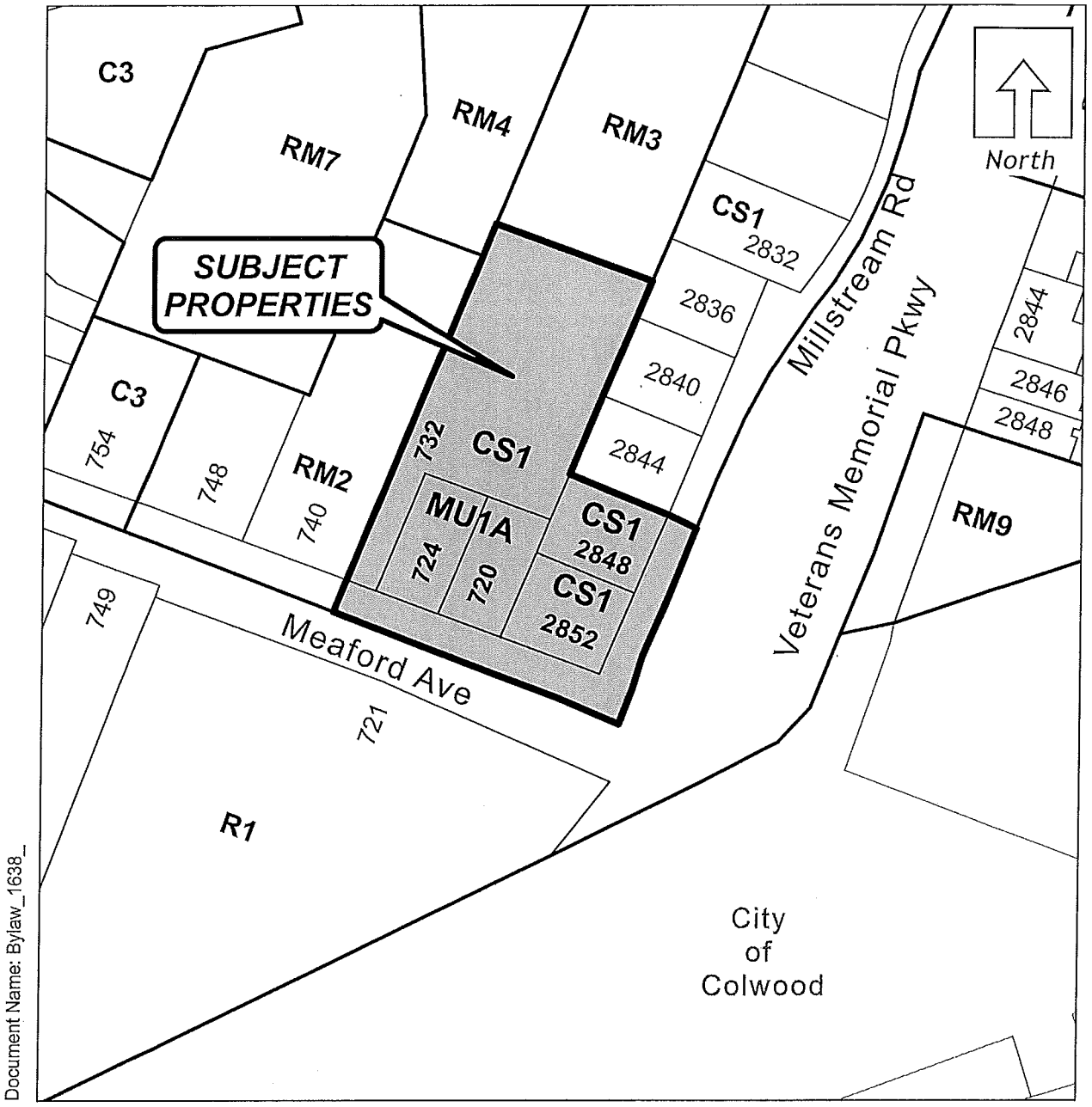
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1638_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1638

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/9/2016

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

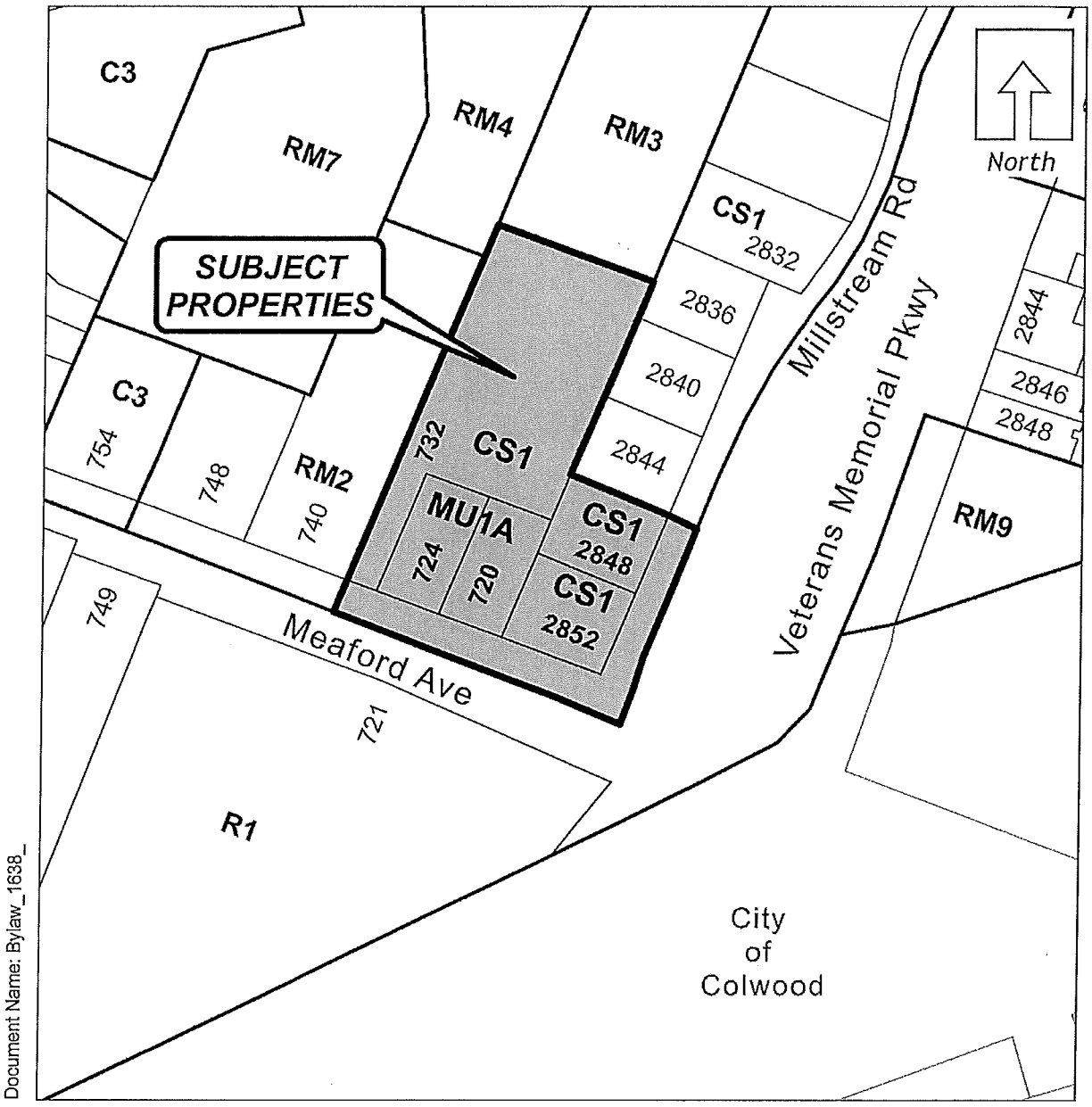
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1638. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 18 July 2016	
Meeting Time	**5 pm**	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	720 Meaford Ave; 724 Meaford Ave; 732 Meaford Ave; 2848 Millstream Rd; 2852 Millstream Rd	
File	Z16-0011	Bylaw Number: 1638
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: C3 (District Commercial) and R1 (One-Family Residential)	Proposed: CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A)
Proposal	To permit the development of an apartment and commercial/warehouse buildings.	

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, 4 July 2016 to Monday, 18 July 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-07-05



Document Name: Bylaw_1638_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1638

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/9/2016



Don Descoleau/News Gazette staff

Tip of the cap for fundraiser

Sarah Chan, left, an executive assistant with Slegg Building Materials, and Tracie Clayton, annual giving co-ordinator with the Canadian Cancer Society, donned special edition Slegg hats to encourage visitors to the company's recent contractors fair to buy one. Slegg sells the hats at all their stores on the Island and gives half of the $10 purchase price to the Society. The company donated $100,000 to cancer research last year from various fundraising ventures.

LETTERS

Goldstream speeders take heed

In the famous words of cartoon character Pogo: "I have seen the enemy and he is us."

How appropriate to speeding traffic on Goldstream Avenue north of Leigh Road. We can no longer blame commuters coming off the Trans-Canada Highway onto Goldstream Avenue as being the guilty culprits, blasting through the beach playground zone by Shelby Place.

Speeding into work zones is hardly justified, but speeding through a playground zone on the way home after work is inexcusable.

With summer holidays and good weather upon us, lots of people use this public beach, so please remember the following words taken from the Ministry of Transportation's website: Playground speed zones are in effect from "dawn to dusk."

Excessive speeding is defined in the Motor Vehicle Act as driving at a speed greater than 40 km/h over the speed limit. According to research, a pedestrian hit at 30 km/h has a 90 per cent chance of surviving. A pedestrian hit at 50 km/h has an 80 per cent chance of being killed.

Bob Partridge
Langford

Management, posties pay needs to be adjusted

Canada Post needs to cut costs from the top. A simple answer to the problem is to eliminate or at least reduce the high-paying manager positions, and lower the wages all around for employees.

Attitudes need to be adjusted, as so many think that they are irreplaceable. There are so many people that would take the job (any position) in a heartbeat for a much more reasonable wage. A more ample wage is $18 an hour for what the workers are really doing.

I truly doubt that there is such a thing as "overworked and underpaid" when working for a Crown corporation or institution. After all, 100 per cent of us have to contribute to those well-paying jobs, whether we want to or not.

The question remains: Who do we need to know to get in to this job?

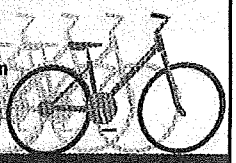
Stefan Mieczkowski
Langford

What do you think?

Send your thoughts on these or any other topics to editor@goldstreamgazette.com. Please include your phone number for confirmation and your municipality of residence.

Experiencing Hearing Loss?
WIN
WinHearingAids.com

BIKE AUCTION
SATURDAY, JULY 9th 2016
LANGFORD FIRE DEPARTMENT STATION 2
3205 Happy Valley Rd.
Several Bikes available in all shapes and sizes!
Viewing at 9:00am Auction at 10:00am
Sorry, no early viewing or sales
9:00 pancake breakfast – by donation
11:00 hot dog lunch – by donation
For any info please call Brian Bell
250-391-3427
All proceeds going towards the Fire Fighters Ambassador program
Thank you



City of Langford
www.cityoflangford.ca

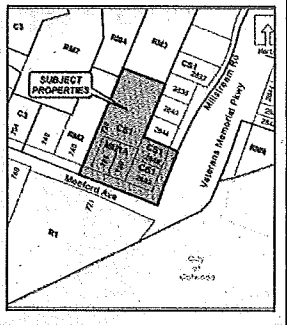
NOTICE OF PUBLIC HEARING

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Proposal: The purpose of Bylaw No. 1638 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. 1638 from C3 (District Commercial) and R1 (One-Family Residential) Zone to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) Zones to allow the development of an apartment and commercial/warehouse buildings.

Applicant: Rachael Sansom, Turner Lane Development Corporation

Location: The land that is the subject of Bylaw No. 1638 is 720, 724 & 732 Meaford Ave and 2848 & 2852 Millstream Rd as shown shaded on the plan.



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Jim Bowden
Administrator

goldstreamgazette.com

NDP
Helping constituents with Federal government programs and services.
Randall Garrison, MP
ESQUIMALT–SAANICH–SOOKE
2904 Tillicum Road
Victoria V9A 2A5
10am-4pm, Monday-Thursday, or by appointment
250-405-6550
Randall.Garrison@parl.gc.ca
www.RandallGarrison.ndp.ca

Miles of practice leads to B.C. Summer Games

Dunsmuir teammates are a significant part of Zone 6 girls basketball team

Don Descoteau
News Gazette staff

The road to make the Zone 6 (Vancouver Island-Central Coast) girls basketball team for the 2016 B.C. Summer Games in Abbotsford began back in April with tryouts at Mark Isfeld secondary in Courtenay.

Since then, the West Shore players named among the 10 roster members and two alternates for the under-14 squad – not to mention their parents – have shown even greater commitment. They've made regular weekend trips to the Comox Valley, where the coaches are based, and since school ended, Wednesday evening practices in Nanaimo have been added.

"It's been hard, because while school was on you had to bring your homework in the car," said team member Jordan Scoville, 14, adding that social time has also been curtailed due to the extra travel.

Not that she's complaining about the sacrifices this opportunity has involved. Scoville, one of seven Zone 6 players who played and won together at Dunsmuir middle school the past two seasons and in the Victoria Night League as Westshore Warriors, is enjoying playing with and getting to know girls from outside of her immediate area.

"The teamwork is definitely there (with the Dunsmuir crew), and it's been building with the players we don't know," she said.

Asked about the team's prospects for a podium finish at the Games in two weekends' time, Scoville said, "I think that if we really come together as a team we'll have a good chance (of medalling). I think we've really improved since we started."

Other team members who came through Dunsmuir and will attend Royal Bay next fall include Emilie Daitl, Mikayla Strandberg, Emily Brown, Rachel Gshiel, Mya Bains and Makenna Gargus. They're joined by Sessaly Buck (Nanaimo), Memphis Dick (Port Alberni) and Myah Erikson (Comox Valley) on the Zone 6 team.

As Scoville's mom Michelle reports, by the time they leave for Abbotsford on July 21, the West Shore girls will have logged a staggering 3,800 kilometres just for practice. That doesn't include travelling for tournament play on the mainland twice during the preparation phase.

Two players in the group competed in 13-under three-on-three basketball at the Games two years ago. They've given Jordan Scoville a sense of what to expect, especially from the social events and nighttime activities.

While she admitted to being "really excited" about the whole experience, she has a mature philosophy about handling the distractions.

"I think you just take it all in in the moment, but when it's time to play basketball you just centre your attention on the court."

Zone 6 head coach Sherri Bohmer, whose Isfeld girls lost the Island Grade 8 final to Dunsmuir this past season, acknowledged that the Colwood school's program has produced a number of good players in recent years. That said, players at this age have strengths and weaknesses and have a lot of things to work on, especially in the mental aspects of the game, she said.

"This is a high-level program and if they want to succeed in the future ... this is an important process," Bohmer said of the girls' experience. "It's about things like learning to self-reflect, not letting other teams get into your head and not getting frustrated when you're down."

Results from the SFU tournament (the team went 3-0) and the Basketball BC provincial tournament (fourth place against several rival Games teams) give the coach a good feeling about her squad's chances for success in Abbotsford.

"I'm confident that we'll do well," she said. "Hopefully the stars align and we don't have injuries or illness."

The West Shore will be well represented in the sport of basketball at the Games.

Markus Modrovic from Dunsmuir and Noah Messelink, a Langford resident who attended Glanford middle school, are on the boys five-on-five under-14 Zone 6 team. And in the girls three-on-three under-13 competition, Dunsmuir's Maggie Fehr and Hannah Massey and Spencer's Tiana Maat will wear the Island-Central Coast green and white jerseys.

The Games run from July 22 to 24 at various sites around Abbotsford. More than 3,000 athletes, coaches, and officials will be participating in 22 different sporting events representing eight zones from across the province.

Watch upcoming print and online editions of the *Gazette* for more athlete and team profiles from the West Shore.

– with files from Michelle Scoville
editor@goldstreamgazette.com

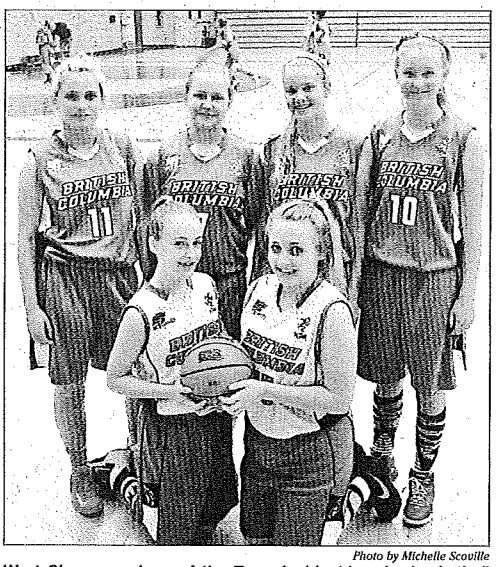


Photo by Michelle Scoville

West Shore members of the Zone 6 girls 14-under basketball team gather for a pre-B.C. Summer Games photo in Courtenay. All members of the past year's champion Dunsmuir middle school Grade 8 team, the players are (back row, left) Rachel Gshiel, Makenna Gargus, Mikayla Strandberg and Emilie Daitl; in front are Jordan Scoville, left, and Emily Brown. Missing is Mya Bains.

Experiencing Hearing Loss?
WIN
WinHearingAids.com

Sooke
FINEARTSSHOW
Jul 22 - Aug 1, 2016
PURCHASERS
PREVIEW
THURSDAY, JULY 21, 2016 | 7-10PM
Be there first at Vancouver Island's premier art show. 375 works of original fine art, music by jazz sensation *Louise Rose*.
Tickets: $30 online/at door
sookefinearts.com

District of Metchosin
4450 Happy Valley Road,
Victoria, BC V9C 3Z3
tel: 250- 474-3167 fax: 250-474-6298
www.metchosin.ca

Notice of Annual Meeting
(pursuant to s. 99(3) of the Community Charter)

District of Metchosin will consider the 2016 Annual Municipal Report, submissions and questions from the public at an Annual Meeting to be held in the Council Chambers at the Metchosin Municipal Hall, 4450 Happy Valley Road on July 18th, 2016 at 7 p.m.

Copies of the 2016 Annual Report are available at the Municipal Hall and at *www.metchosin.ca*.

City of Langford
www.cityoflangford.ca

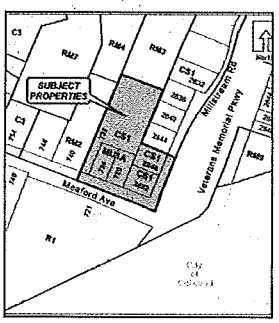
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1638. 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, 18 July 2016, at 5:00 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. 1638 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. 1638 from C3 (District Commercial) and R1 (One-Family Residential) Zone to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) Zones to allow the development of an apartment and commercial/warehouse buildings.

Applicant: Rachael Sansom, Turner Lane Development Corporation

Location: The land that is the subject of Bylaw No. 1638 is 720, 724 & 732 Meaford Ave and 2848 & 2852 Millstream 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, 4 July 2016 to Monday, 18 July 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

Subject to the following terms and conditions:

i) That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
ii) That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
iii) That the site is developed in accordance with the plan attached to this report as Appendix A;
iv) That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

CARRIED.

d) Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings
- Staff Report (Planning)

MOVED BY: S. HARVEY
SECONDED: N. STEWART

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

1. Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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) $2,562 towards the General Amenity Reserve Fund; and
      ii) $610 towards the Affordable Housing Reserve Fund.

   b) 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) That the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;
      ii) The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;
      iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and

iv) That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.

2. Amend the MU1A zone to:
   a. To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.

3. Amend the CS1 zone to:
   a. To permit offices as a permitted use;
   b. To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.

4. Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.

5. Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:20 p.m.

_____
CHAIR

_____
CERTIFIED CORRECT
Administrator

CARRIED.

4. Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings (Planning)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council:

1. Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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) $2,562 towards the General Amenity Reserve Fund; and
      ii) $610 towards the Affordable Housing Reserve Fund.
   b) 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) That the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;
      ii) The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;
      iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and
      iv) That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.

2. Amend the MU1A zone to:
   a. To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.

3. Amend the CS1 zone to:
   a. To permit offices as a permitted use;
   b. To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.

4. Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.

5. Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.

CARRIED.

c) Transportation and Public Works Committee – June 14th , 2016

1. **Amendment to Policy POL-0003-ENG Road and Storm Drainage DCC Credits (Engineering)**

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council adopt the amended Road and Storm Drainage DCC Credits Policy No. POL-0003-ENG as attached to the staff report dated June 14th, 2016

CARRIED.

2. **Reserved Parking Request for Motorcycle Event at 662 Goldstream Avenue (Dagwoods) (Engineering)**

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council direct staff to do nothing at this time with respect to the request for Motorcycle Event Bike Only parking at 662 Goldstream Avenue (Dagwoods).

CARRIED.

3. **Highway Encroachment Agreement – 2707 Winster Road (Land Development)**

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council direct staff to prepare a highway encroachment agreement for signatures, as outlined in this report for 2707 Winster Road.

CARRIED.

4. **Lakehurst Drive – Request for Blackberry Removal (Engineering)**

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1623 Second and Third Reading.

CARRIED.

d) **BYLAW NO. 1633**
"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1633 Second and Third Reading.

CARRIED.

e) **BYLAW NO. 1638**
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1638 First Reading.

CARRIED.

f) **BYLAW NO. 1639**
Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 12, Bylaw No. 1639, 2016."
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1639 First, Second and Third Reading.

CARRIED.

g) **BYLAW NO. 1640**
"Bylaw No. 1640, Traffic Bylaw No. 33 Amendment No. 20, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

City of Langford
www.cityoflangford.ca

Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date:	**June 13, 2016**
Department:	**Planning**
Application No.:	**Z16-0011**
Subject:	**Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings**

PURPOSE

Rachael Sansom of Turner Lane Development Corporation has applied on behalf of Meaford Holdings Ltd. and Sandeep and Jaswinder Bharmota and Ha Nguyen and Vu Le to rezone 720, 724 and 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit an 18 unit/three storey apartment building at 724 and 720 Meaford Avenue and a 6 unit warehouse/commercial building (approx. 8,100ft^2) with office space on the second floor (approx. 6,100ft^2). There are no plans as of yet for 2852 and 2848 Millstream Road.

Under a separate application the applicant is proposing a boundary adjustment by taking approximately 2263m^2 of the lot at 732 Meaford Avenue and adding it to 2840 Millstream Road. There are no immediate plans to do anything further with that lot at this time.

BACKGROUND

There are no other previous development applications on the subject properties.

Table 1: Site Data

Applicant	Rachael Sansom	
Owner	Meaford Holdings Ltd. And Ha Nguyen and Vu Le, and Sandeep and Jaswinder Bharmota	
Civic Address	720, 724, 732 Meaford Avenue and 2852 and 2848 Millstream Road	
Legal Description	LOT 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, LOT 2, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, and LOT 2, DISTRICT LOT 72, ESQUIMALT DISTRICT, PLAN 27017, and LOT 1, DISTRICT LOT 72, ESQUIMALT DISTRICT, PLAN 27017	
Size of Property	5,967 m2 (approx.)	
DP Areas	Multi-Family and General Commercial	
Zoning	Existing: R1 and C3	Proposed: MU1A, CS1
OCP Designation	Existing: City Center	Proposed: City Center

Site and Surrounding Area
There are one-family dwellings on each of the subject properties. 720 and 732 Meaford Avenue are sparsely treed and all properties are relatively flat. Shown below in Table 2, most of the surrounding properties have already been developed into a higher density multi-family and commercial uses.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RM3 (Apartment) Zone, CS1 (Sev	Townhouse
East	CS1 (Service Commercial) and R1 (One-Family Residential)	Single Family Residential, Commercial
South	R1 (One-Family Residential)	Vacant Land
West	RM2 (Attached Housing), RM4 (Apartment Senior Citizens)	Townhouses (Multi Family) and apartments

Council Policy

Official Community Plan Designation (OCP)
The subject property is designated as *City Centre* within the Official Community Plan Bylaw No. 1200 as described below:

City Centre

- 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, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout

- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Compliance with the OCP

The proposal is compliant with the OCP.

COMMENTS

Development Proposal

The applicant is proposing to develop a 3 storey apartment building with 18 units at 724 and 720 Meaford Avenue and a 6 unit warehouse/ commercial building (approx. 8,000ft^2) with office space on the second floor (approx. 6,100ft^2). The applicant is also requesting the flexibility to build a 6 storey apartment building based on market conditions. There are no plans as of yet for 2852 and 2848 Millstream Road.

Table 3: Development Proposal

	MU1A (Permitted/Maximum)	**CS1 (Service Commercial) (Permitted/Maximum)**
Permitted Uses	**(Commercial on ground floor only)** • A range of commercial uses from offices to restaurants, cafes, retail stores etc. • apartments; • townhouses • uses permitted by section 3.01 of this Bylaw.	• A range of commercial uses from gas stations, to parking facilities, to restaurants to recycling depots, health clubs, • animal hospitals in enclosed buildings; • automobile repair and body painting shops; • car wash establishments and drive-in businesses; • towing companies;
FAR	2	1
Minimum Lot Size	700m2	695m2
Height	4 storeys max **(the applicant is requesting the ability to have 6 storeys)**	12m or three storeys
Lot Coverage	90% max/50% min **(the applicant is proposing 35%)**	Maximum 50%
Front Yard Setback	2 m	7.5 m
Interior Side Yard Setback	0 m	6 m **(the applicant is proposing a 0m as shown on Appendix A)**

Exterior Side Yard Setback	2 m	7.5 m
Rear Yard Setback	7.5 m	3 m **(the applicant is proposing a 0m as shown on Appendix A)**
Lot Width	15 m	16 m
Parking Requirement	1 space per dwelling unit + 4 visitor parking space	Ranges depending on use – **discussed further below**

Reciprocal Access/Parking Stall Arrangement

The concept plan shown in Appendix A indicates two buildings on the lands – Phase 1 and Phase 2. These structures do not have a land title relation to each other as they have not been developed as a phased strata. Parking and access for the building block shown as Phase 1 is wholly contained within the post boundary adjusted lands at 732 Meaford. The building block that is proposed to occupy 720/724 has been shown to have no on-site parking as the proposal is to share vehicle access to a shared parking area (shared with 732 Meaford) in a reciprocal relationship. As these lands are not being developed as a Strata, the developer of 720/724 Meaford will have to enter into a reciprocal access and parking agreement with the developing lands at 732 Meaford. As such, Council may wish to make this access and parking reciprocity a requirement of rezoning to be secured in a Section 219 Covenant prior to issuance of a building permit.

Parking Variance

Parking

For the commercial site, the parking requirement is more difficult to determine as the CS1 zone has a wide range of uses that generally range from 1 stall per $35m^2$ to 1 stall per $47m^2$ gfa. As the building will be multi-tenanted and the commercial tenants are unknown at this time, the applicant is proposing to provide 1 parking stall per $45m^2$ of gfa for all commercial/light industrial uses which would be non-allocated so the parking can have the benefit of sharing stalls between the higher and lower parking demands of the various permitted uses.

Council may wish to consider deferring the matter to the time of Development Permit and direct the Director of Planning to issue a variance to parking should it be requested and providing the applicant provides a parking study that supports the proposal.

For the apartment, the applicant will provide the required parking as per Zoning Bylaw No. 300: 1 space per dwelling unit + 4 visitor parking spaces. The applicant will need to allocate 1 parking stall per dwelling unit and the 4 visitor parking spaces would be shared. This can be addressed in the Development Permit process should Council proceed with this application.

Amendments to the MU1A Zone

Height

The MU1A zone has a maximum permitted height of four storeys for an apartment building. The applicant is currently proposing a 3 storey structure with ground level parking, however, the applicant is requesting to have the ability to construct a 6 storey building with underground parking should market conditions

change. If Council finds the proposal appropriate, they may wish to amend the MU1A zone to allow the subject property to have a 6 storey height maximum to allow for future flexibility.

Amendments to the CS1 Zone
The CS1 zone only permits offices for trade contractors. Council may wish to consider amending the CS1 zone to permit "offices" in general so the zone has more flexibility for future uses.

As noted earlier, the owners of both 2852 and 2848 Millstream Avenue do not have any current plans to redevelop. The rezoning of these properties to CS1 would place them into legal non-conforming status. As Council may recall, this created a problem for financing for the homes on Sunshine Terrace. To avoid this problem, Council could amend the CS1 zone to permit the properties to have a one-family dwellings as a permitted use for the subject properties.

Minimum Site Coverage
As noted in Table No. 3, the minimum lot coverage is 50% for the MU1A zone. The applicant is proposing to amend this to 35% for the apartment site. If Council finds this appropriate, they may wish to amend the MU1A zone for the subject property.

Setback Variances Requested – Commercial Buildings
Council has delegated the authority to the Director of Planning to issue variances to setbacks in Development Permits for commercial developments *when the variance being sought supports the objectives of the design guidelines.* As noted in Table 3, the applicant is proposing a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building. The proposal would meet the majority of the Design Guidelines, but given the plans are not finalized, it can't be determined at this time that all objectives would be met. As such, if Council finds that the proposed setbacks are not unreasonable, they may wish to direct the Director of Planning to issue the variances to the setbacks in a Development Permit should Council wish to support the rezoning.

Building Design
The apartment and commercial buildings will require Development Permits to regulate the form and character of the buildings.

Neighbourhood Consultation
The developer has been asked to undertake door-to-door canvassing to apprise and consult the neighbours in the immediate vicinity. At the time this report was written, no feedback has been received.

Public Transport & Bike Lanes
A transit stop is located nearby the property along Millstream Road. Langford Exchange is also just down the road within a 5 minute walk where buses are frequent and connect the West Shore to Greater Victoria Bike lanes are currently available on Meaford Avenue and Veterans Memorial Parkway.

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.

Sewers
The applicant will be required to provide engineering drawings detailing any proposed sewer system extensions or modifications to the existing service for the new development. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

FUS Requirements
The applicant will be required to provide the required FUS calculations prior to building permit, however, applicants are encouraged to provide calculations earlier in the process in case any substantial upgrades are required.

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 subdivision or building permit, whichever comes first.

Construction Parking Management Plan
Council may wish to require a Construction Parking Management Plan as a condition of rezoning and provided to the satisfaction of the Director of Engineering prior to issuance of a Development Permit.

Amenity Contributions
As per Council's Amenity Contribution Policy, the applicant is required to provide $1,000 per single-family equivalent dwelling (SFE) toward the Affordable Housing Reserve Fund and $4,200 per single-family equivalent dwelling (SFE) to the General Amenity Reserve Fund.

In the City Centre, Council's Amenity Contribution Policy also requires a contribution of $10.75 per m^2 of new gross floor area towards the General Amenity Reserve Fund. However, as the property is already zoned commercial it does not follow the intent of the policy which was designed to charge amenity fees for new commercial in the City Centre. As such, Council may wish to not charge amenity fees for the commercial building.

Table 4 – Amenity Contributions

Contribution	City Centre Area
General Amenity Reserve Fund	SFE = $2,562 per unit
Affordable Housing Reserve Fund	SFE = $610 per unit
Total Contributions	**$3,172 per unit**
Expected Total Contributions (based on 18 dwellings)	**$57,096**

Financial Implications
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 development cost charges (DCCs) is provided in the following table.

Table 6 – Development Cost Charges (for 18 apartments and approximately 12,000ft2 of commercial)

Development Cost Charge	Commercial	Apartment
Roads • $3,917 for apartment • $47.39 per m2 of GFA	$52,792	$70,506
Park and Open Space • $1,890 per lot • $1,100 per lot	n/a	$58,820
Subtotal (DCCs paid to City of Langford)	**$54,472**	**$129,325.30***
CRD Water • $2,323.43 for medium density • $9.76m2	$10,872.64	$41,821.74
School Site Acquisition • $628 apartment	n/a	$11,304
TOTAL (estimate) DCCs	**$65,344.64**	**$188,420.74**

*the applicant is eligible for a 30% reduction in DCC's payable to the City of Langford for rental housing in the City Centre.

OPTIONS

Option 1

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

1. Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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) $2,562 towards the General Amenity Reserve Fund; and
        ii) $610 towards the Affordable Housing Reserve Fund.

b) 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) That the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;

ii) The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;

iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and

iv) That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.

2. Amend the MU1A zone to:
   a. To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.

3. Amend the CS1 zone to:
   a. To permit offices as a permitted use.

   b. To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.

4. Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.

5. Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.

Option 2

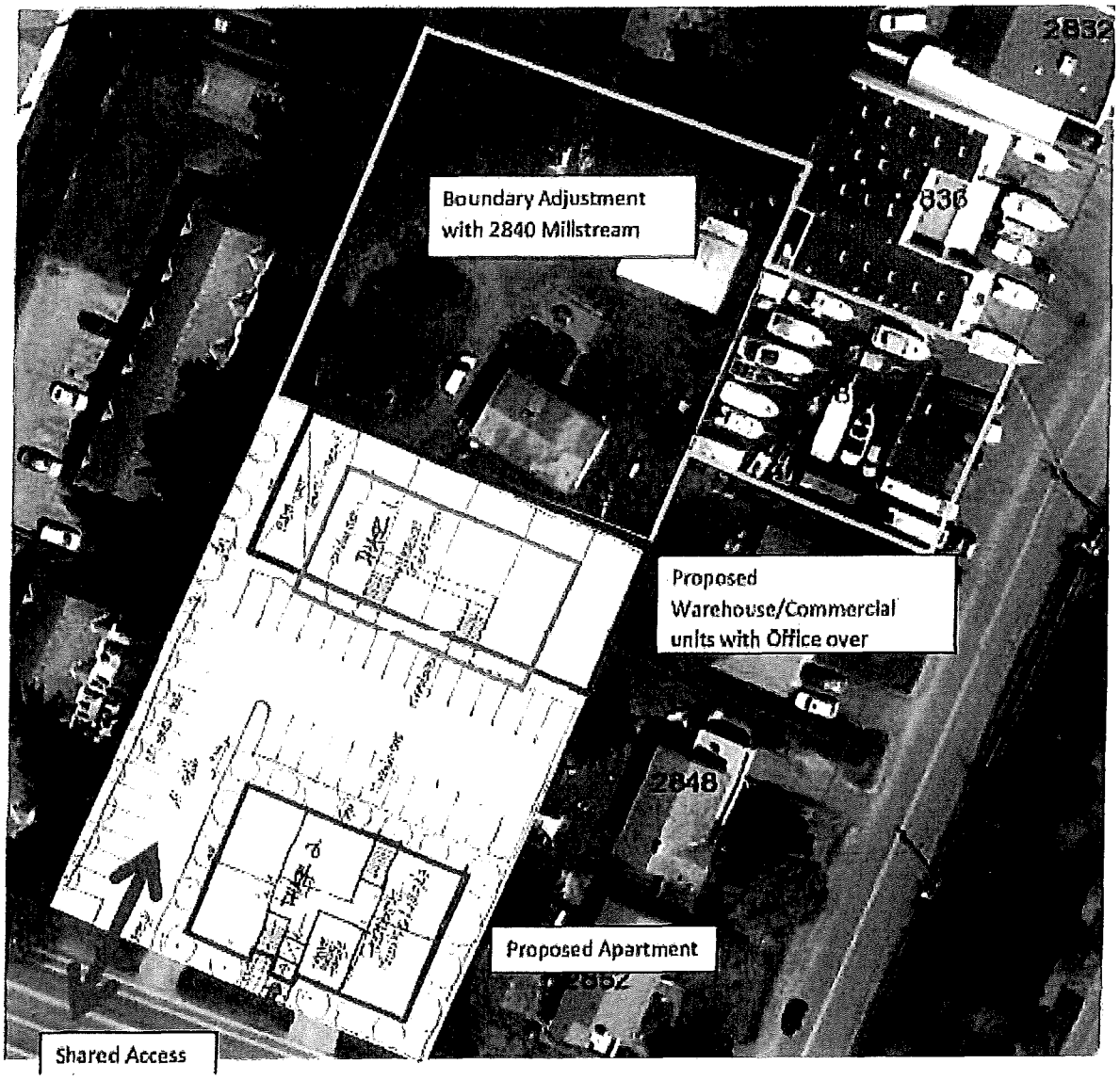
1. Reject this application for rezoning.

Respectfully Submitted,

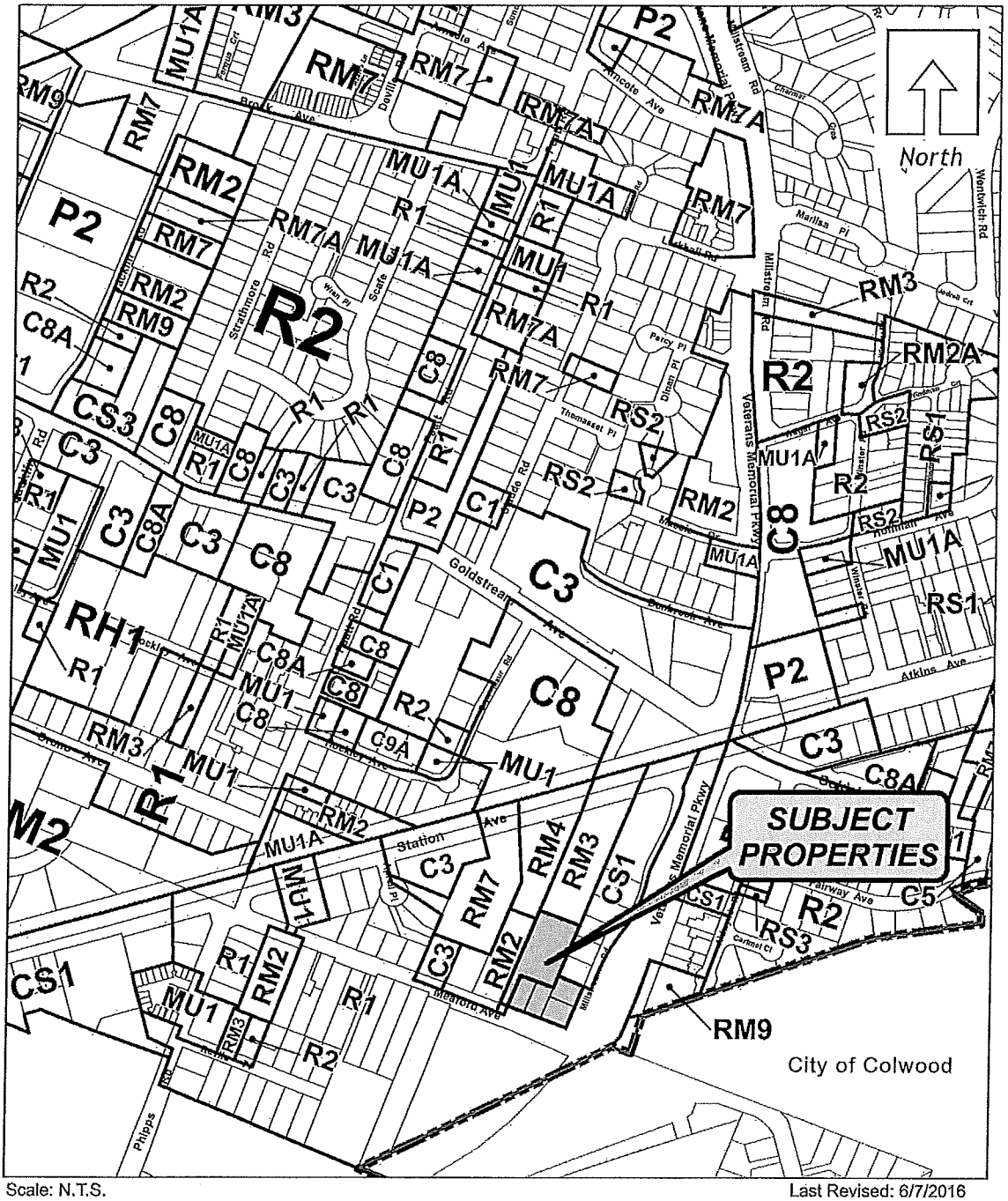
Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RPP
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Michelle Mahovlich, Director of Engineering, P.Eng P.Geo
Concurrence:	Mike Leskiw, Parks Manager
Concurrence:	Steve Ternent, Director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

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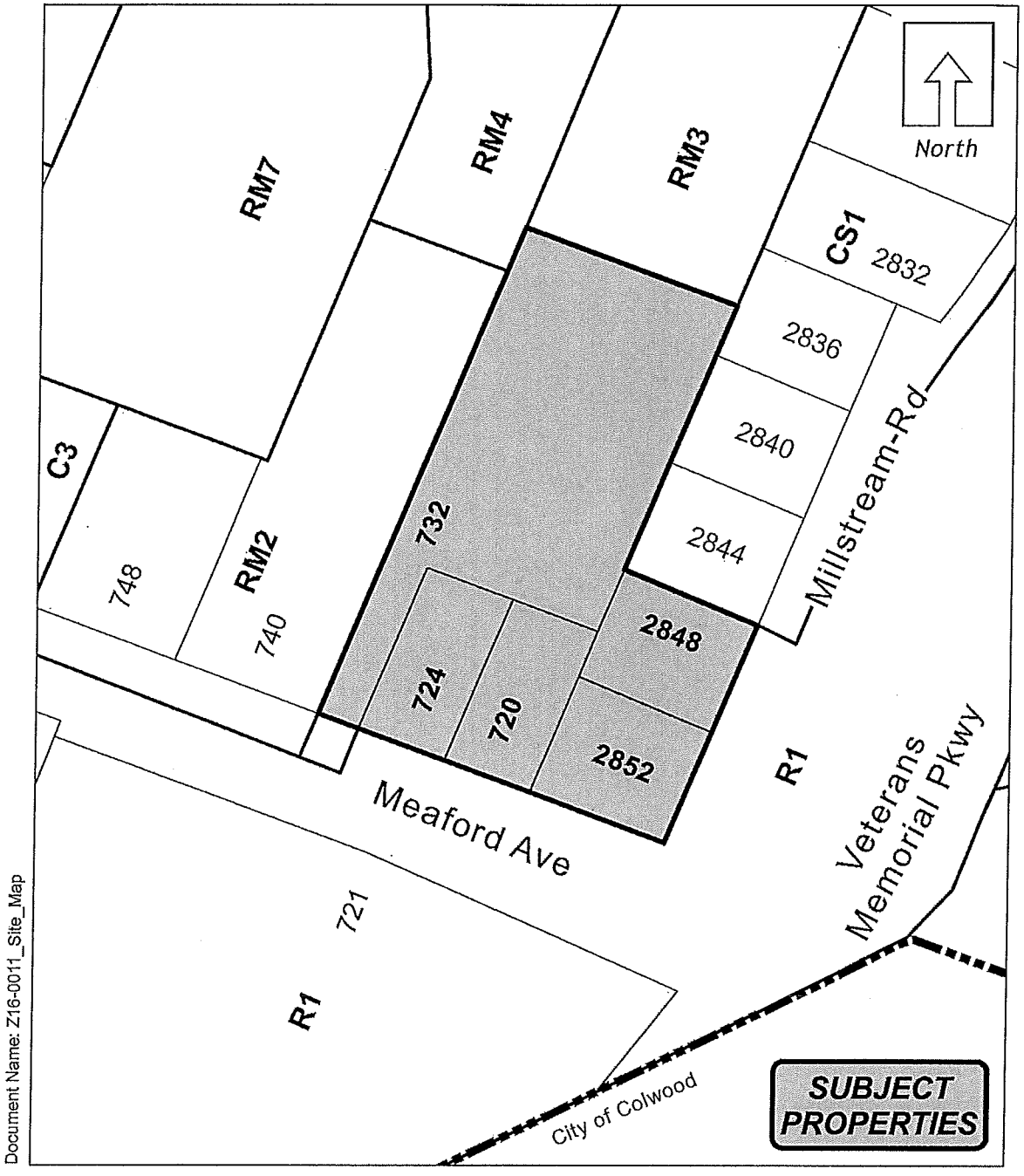
Appendix A - Proposed Site Plan


Boundary Adjustment with 2840 Millstream
Proposed Warehouse/Commercial units with Office over
Proposed Apartment
Shared Access
2832
836
2848

REZONING BYLAW AMENDMENT
(Z16-0011)
720, 724, 732 Meaford Ave & 2848, 2852 Millstream Rd



REZONING BYLAW AMENDMENT
(Z16-0011)
720, 724, 732 Meaford Ave & 2848, 2852 Millstream Rd



Scale: N.T.S.

Last Revised: 6/7/2016

PUBLIC HEARING
Monday, 18 July 2016

Bylaw No. 1620
File No. Z15-0028

A Bylaw to amend the text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone for 1431 Grand Forest Cl by allowing more than 15 one-family dwelling lots in Area 6 of the CD6 Zone if the owner provides an additional amenity contribution of $7,500 per lot in excess of 15. The applicant has also requested that the required open space be reduced from approximately 55% of the lands within Area 6 to no less than 40%

CITY OF LANGFORD
BYLAW NO. 1620

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 as Section 6.95.04(3)(a): "Despite subsection 6.95.04(3), there may be more than 15 dwelling units with that portion of the lands identified as Area "6" on the CD6 Zone Map attached as Schedule "O" if the owner of the land proposed to be developed pays to the City $7,500 per lot created in excess of 15 towards the General Amenity Reserve Fund for Taxation Stabilization"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

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

PUBLIC HEARING held this day of, 2016.

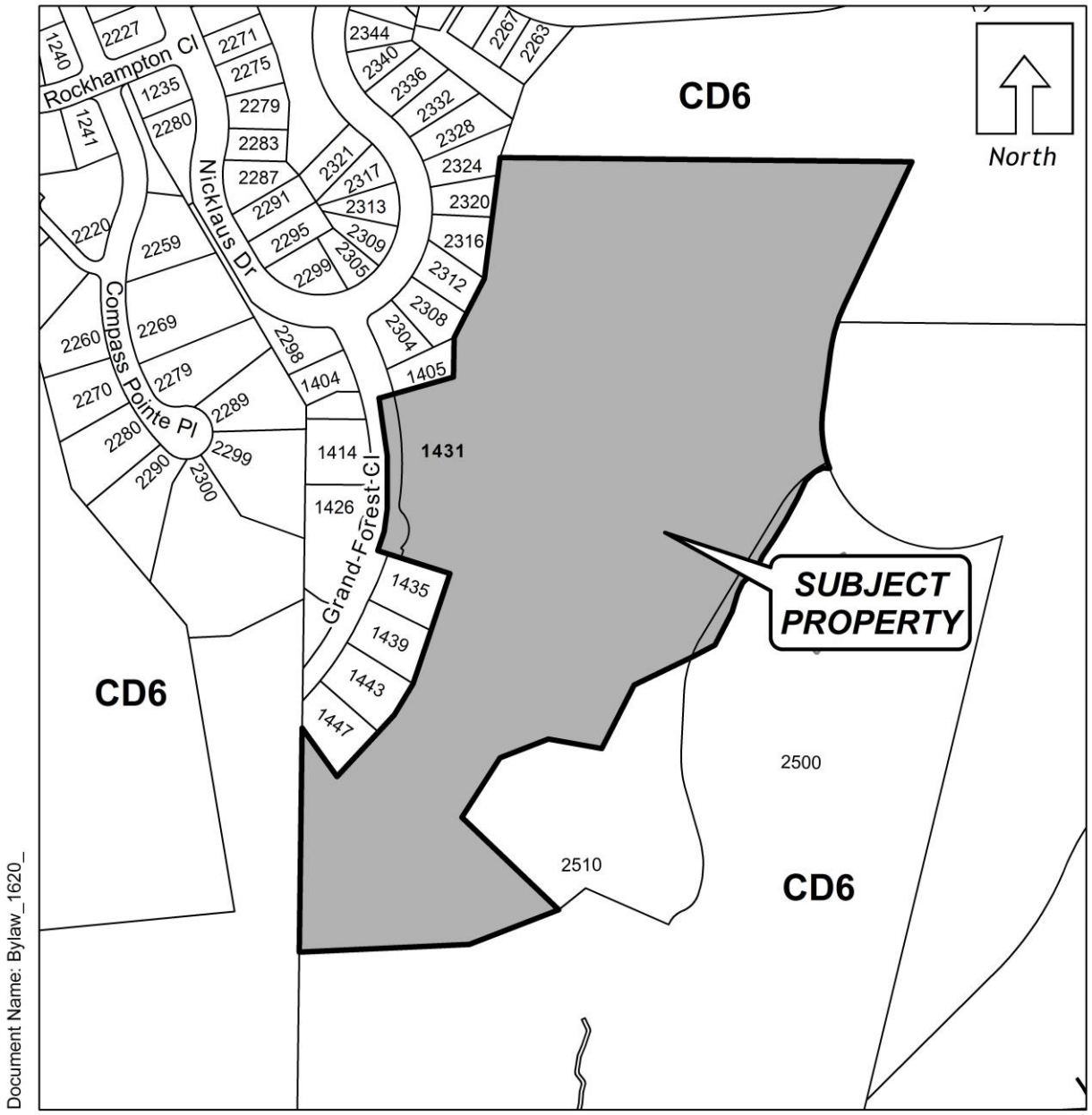
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1620_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1620

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2016

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. 1620. 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.

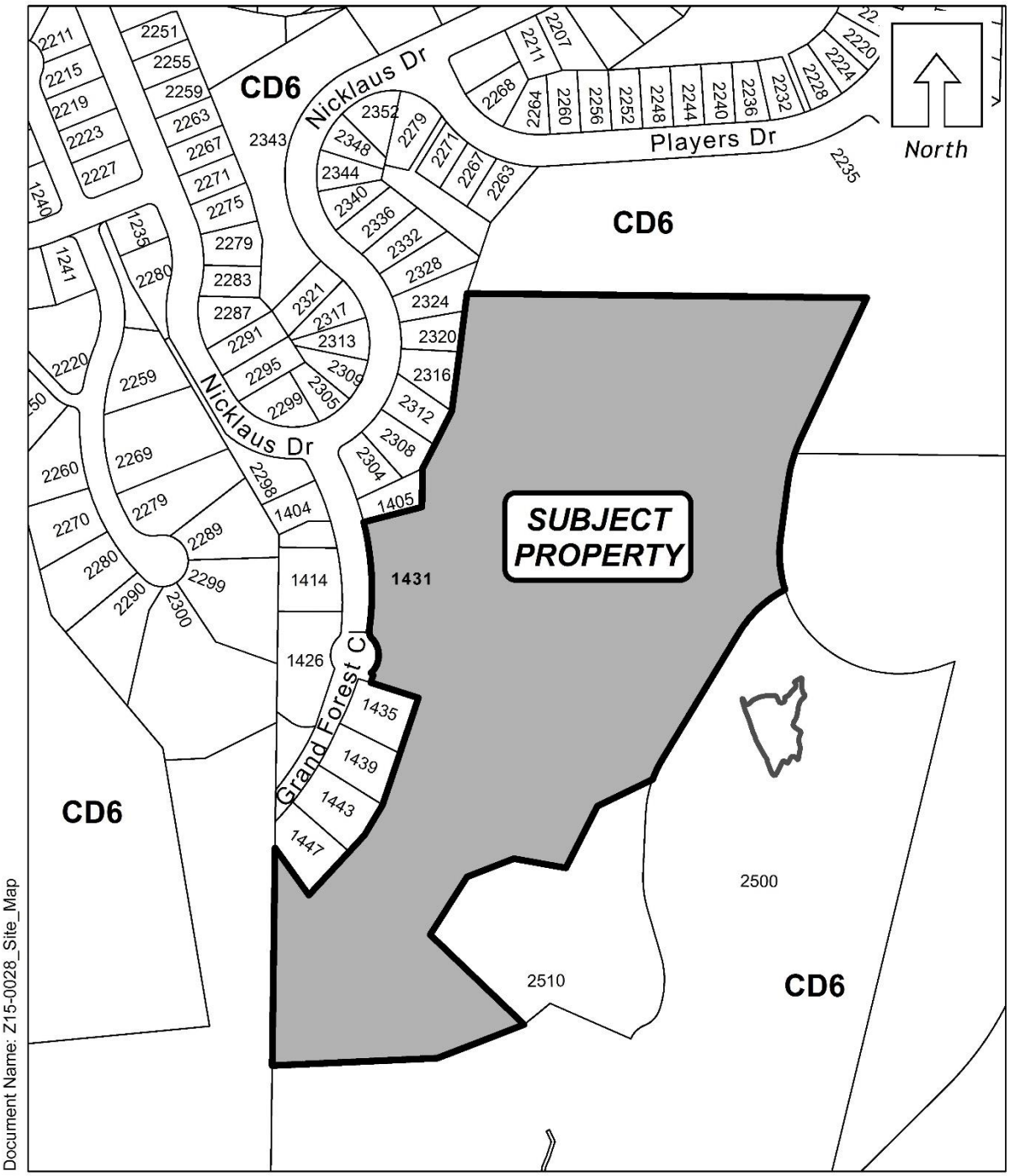
Meeting Date	Monday, 18 July 2016	
Meeting Time	**5 pm**	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1431 Grand Forest Cl	
File	Z15-0028	Bylaw Number: 1620
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: CD6 (Comprehensive Development 6 – Bear Mountain), Area 6	Proposed: Text Amendment to CD6 (Comprehensive Development 6 – Bear Mountain), Area 6
Proposal	To permit an amendment allowing more than 15 one-family dwelling lots in Area 6 of the CD6 Zone if the owner provides an additional amenity contribution of $7,500 per lot in excess of 15. The applicant has also requested that the required open space be reduced from approximately 55% of the lands within Area 6 to no less than 40%.	

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, 4 July 2016 to Monday, 18 July 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-07-05

REZONING BYLAW AMENDMENT
(Z15-0028)
1431 Grand Forest Cl



Document Name: Z15-0028_Site_Map

Scale: N.T.S.

Last Revised: 12/4/2015

4. REPORTS

a) Application to amend the maximum density permitted in Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone from 15 to 25 for 1431 Grand Forest Cl - Staff Report (Planning Z15-0028)

MOVED BY: M. HALL
SECONDED: COUNCILLOR WADE

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

1. Direct staff to prepare a bylaw to amend the maximum number of one-family dwelling lots permitted in Area 6 of the CD6 Zone from 15 to 25; and

2. Direct staff to amend the Section 219 Covenant such that no less than 40% of the original 2510 Echo Valley Dr subject property is preserved as natural open space as part of the Phase 2 subdivision process, and that the revised boundary of the open space preservation area be designated by a development permit amendment.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:12 p.m.

_____
CHAIR

_____
CERTIFIED CORRECT
Administrator

b) BYLAW NO. 1614
"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1614.

CARRIED.

c) BYLAW NO. 1615
"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw no. 1615.

CARRIED.

d) BYLAW NO. 1620
"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1620 First Reading.

CARRIED.

e) BYLAW NO. 1628
"City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1628 First Reading.

CARRIED.

f) BYLAW NO. 1629
"City of Langford Tax Rates Bylaw No. 1629, 2016."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1629 First Reading.

CARRIED.

District of Metchosin
4450 Happy Valley Road,
Victoria, BC V9C 3Z3
tel: 250- 474-3167 fax: 250-474-6298
www.metchosin.ca

Notice of Annual Meeting

(pursuant to s. 99(3) of the Community Charter)

District of Metchosin will consider the 2016 Annual Municipal Report, submissions and questions from the public at an Annual Meeting to be held in the Council Chambers at the Metchosin Municipal Hall, 4450 Happy Valley Road on July 18th, 2016 at 7 p.m.

Copies of the 2016 Annual Report are available at the Municipal Hall and at *www.metchosin.ca*.

Sooke
FINEARTSSHOW
Jul 22 – Aug 1, 2016
"ME & YOU"
by Ellen Statz
2015 Designer's Choice
PURCHASERS
PREVIEW
THURSDAY, JULY 21, 2016 | 7-10PM
Be there first at Vancouver Island's premier art show. 375 works of original fine art, music by jazz sensation *Louise Rose*.
Tickets: $30 online/at door
sookefinearts.com

CHURCH SERVICES in the West Shore

The Anglican Church of Canada
Saint Mary of the Incarnation
4125 Metchosin Road
Service at 9 am on Sundays
For info contact 250-474-4119
All are welcome

CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. James Holland
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

COLWOOD PENTECOSTAL CHURCH
2250 Sooke Road
250-478-7113
You Belong
July & August -
Sun. service @ 10 am
www.colwoodchurch.com

Gordon United Church
935 Goldstream Avenue
250-478-6632
www.gordonunitedchurch.ca
Rev. Heidi Koschzeck
Music by Tim Olfert
Favourite Hymns: 10:15am
Worship and Childrens
Program: 10:30

CALVARY CHAPEL WESTSHORE
Sunday 10am
934 Goldstream Ave
778-679-2092
www.ccwestshore.com

WESTSHORE ALLIANCE CHURCH
Loving God ... Loving Others
Worship Services
Sunday at 10:00 am
2207 Millstream Road
Located next to Western Speedway
wachurch.org

REDEEMER LUTHERAN CHURCH
Meeting at the
Alexander Mackie Lodge
753 Station Ave (4th Floor Lounge)
Holy Communion:
Sundays 11am
250-478-4149
www.rlcvic.ca

Triumphant return to Metchosin for violinist



Kristi Hoffman

WEST SHORE ARTS COUNCIL

Metchosin-born violin virtuoso Philip Manning comes home with a flourish with a performance Saturday (July 9) at St. Mary's Church.

Manning's musical talent was evident at a young age, from the moment he picked up a violin at age six. Now as a young adult, his musical accomplishments continue to impress.

He recently completed a Graduate Level Artist Diploma in Violin Performance at Duquesne University in Pittsburgh, having been granted a full scholarship. He returns to the Island after winning his first two professional auditions, an extraordinary feat for a new graduate. Fortunately for local audiences, Manning chose the position with the Victoria Symphony, which was awarded to him following a blind audition on May 3.

"I couldn't be happier to be back living and working in my favourite city in the world, Victoria, B.C., and to be performing for my favourite audiences," he said.

Manning is no stranger to musical competition. At the age of 18, he won the position of Featured Soloist at Victoria's 2010 Symphony Splash and performed in front of an audience of 45,000. He was granted full scholarships to the Symphony Orchestra Academy of the Pacific in 2012 and to the intensive Violin Institute at Northwestern University in 2013.

While studying in Pittsburgh, he won the Duquesne Concerto Competition and was Concertmaster of the Duquesne Symphony Orchestra. Manning was a finalist in the Canada Council of the Arts Instrument Bank Competition in 2015. He was accompanied by Braden Young, who will share the stage with him at the July 9 performance.

Manning and Young first met in 2006 as students in the Collegium Program for Gifted Young Musicians at the Victoria Conservatory of Music. Together with a cellist, they formed a trio and performed for five years, winning several awards and competing at the national level.

Young has been studying piano since age seven. He recently completed his Master's Degree in Collaborative Piano at the University of Toronto and like Manning, has recently moved to Victoria to pursue music at a professional level.

Audiences can look forward to future collaborations between the talented young musicians. As a full-time member of the Victoria Symphony, Manning will be performing throughout the full season, beginning with the group's summer concerts in July.

Audiences of the Metchosin concert will enjoy a varied program of music, beginning with Beethoven's "Sonata for Violin and Piano in E flat Major Op. 12 No. 3," and Bloch's "Baal Shem."

Following the intermission, Manning and Young will perform the "Sonata for Violin and Piano in D minor Op. 108 No. 3" by Brahms, and finish with two movements from Piazzolla's "Histoire du Tango."

Tickets are $15 with children 12 and under admitted free. Tickets are available at Westside InstaPrint, Coast Collective, Metchosin Country Store, or online at westshorearts.org.

Kristi Hoffmann is a communications and outreach assistant with the West Shore Arts Council.



Photo courtesy West Shore Arts Council

Violinist Phillip Manning, who grew up in Metchosin and recently accepted a position with the Victoria Symphony, plays in his hometown July 9 at St. Mary's Church.

City of Langford
www.cityoflangford.ca

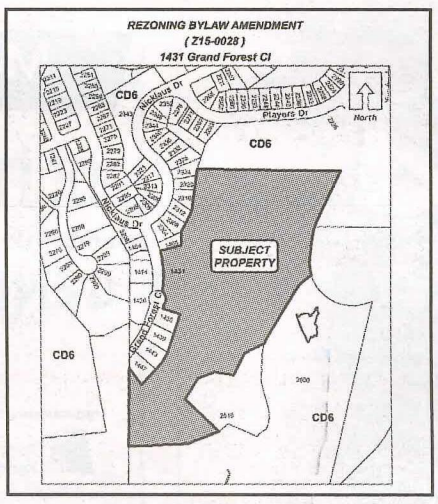
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1620. 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, 18 July 2016, at 5:00 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. 1620 is to amend the City of Langford Zoning Bylaw No. 300 by allowing more than 15 one-family dwelling lots in Area 6 of the CD6 Zone if the owner provides an additional amenity contribution of $7,500 per lot in excess of 15. The applicant has also requested that the required open space be reduced from approximately 55% of the lands within Area 6 to no less than 40%.

Applicant: Jared Steingard, Westbrook Consulting Ltd.

Location: The land that is the subject of Bylaw No. 1620 is 1431 Grand Forest Pl 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, 4 July 2016 to Monday, 18 July 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

Joyful sounds from Zimbabwe

The Highland Music Coffee House comes alive with the sounds of Zimbabwe this Saturday (July 9). The Mufaro Marimba Ensemble will perform as part of a series of concerts at Caleb Pike House at 1589 Millstream Rd.

Mufaro means joy in Shona, the language of the originators of a style of music that has its roots in Zimbabwe. Bernie Martinwood, Jen Mutch, Dana Barber, Lizanne Chicanot, Barb Roberts, Marti Wood, Dawne Kirwan and guest Chad DeCorte will play instruments originally fashioned and refined around 1960, creating a style of music popular with all ages that has been likened to polyrhythmic parts that fit together like a puzzle. Admission is $5 for adults, and free for children under 15.

reporter@goldstreamgazette.com

Experiencing Hearing Loss?
WIN
WinHearingAids.com



Traffic slow, but progress sure

Work on the Goldstream Avenue and Leigh Road intersection realignment project continues with flaggers on site to help vehicles navigate through the construction. Michelle Mahovlich, Langford director of engineer, said they are still aiming to have the project completed before schools starts again in September.

Katherine Engqvist /News Gazette staff

Fond farewells and happy hellos to *Gazette* staff



Out and About
Christine Scott

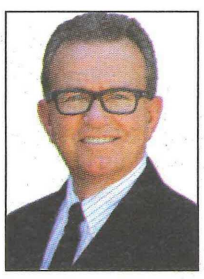
Where has all the good summer weather gone? As we approach the end of the second week of July, it is hard to believe that the weather is continuing to be so cold and windy.

That said, I would like to use this space to say a big thank you to **Shelley Westwood**, who worked for Black Press for over six years and is starting her new adventure in Winnipeg closer to her family.

Shelley will be greatly missed by this office and by all of her *Goldstream News Gazette* family and clients she has worked with over the years.



Shelley Westwood



Gary Howell

I would also like to welcome **Gary Howell** who will be taking over for Shelley. Gary brings a wealth of knowledge to the position and looks forward to meeting with everyone.

Tonight (July 13) at the **Westin Bear Mountain Golf Resort and Spa** there will be a joint mixer for the **Westshore Chamber of Commerce** and **Tourism Victoria** from 5 to 7 p.m.

Also from the Chamber will be a **Coffee Talk** with **Coastal Offices**, at their new office space at #132-328 Wale Rd. on July 26 from 7:30 to 9 a.m. for more information on these events contact the Westshore Chamber office at 250-478-1130.

There was some very interesting news last week about the decision to place a new gaming facility in Victoria. Even more exciting are the plans afoot to make significant additions to the **View Royal Casino**. We are anxiously awaiting an announcement from BCLC so watch your *Gazette* for further updates.

Stillpoint Community Acupuncture are looking for donations for our local food bank for the month of July with their **Christmas in July** promotion. Bring in a non-perishable food item, toiletry or cash donation and Stillpoint will give you $5 which you can use towards a treatment for you or a loved one.

This promotion is valid at both locations #102-3212 Jacklin Road and 1008 Russel St. in Victoria West.

The second **Langford Triathlon** will take place this Sunday, July 17 beginning with one loop swimming in the clear, shallow water of Langford Lake. For more information on this event, visit westshoretriathlon.com.

The **Canvas Soccer Camp** will be held July 18 to 22 from 9 a.m. to noon daily at the **Westhills** and **Goudy** turf fields in Langford. The camp is open to children in Kindergarten to Grade 8 and will be led by **Kenny White** who played professional soccer in Germany and in the U.S. with the New Orleans Gamblers.

The camp provides a great way for children to get out and play, while also growing in sport skill and healthy self-confidence. The cost is $55 per camper and includes a camp t-shirt, sport bottle, ball and great sport instruction. For information contact jeremiah.canvascamps@gmail.com.

Do you have West Shore-based business news or community events you'd like Gazette *readers to know about? Contact Christine at cscott@goldstreamgazette.com*



City of Langford
www.cityoflangford.ca

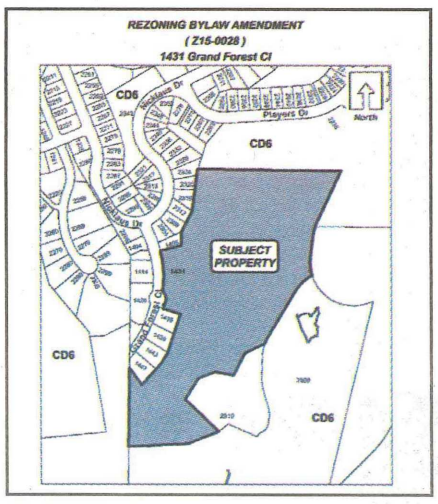
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Applicant: Jared Steingard, Westbrook Consulting Ltd.

Location: The land that is the subject of Bylaw No. 1620 is 1431 Grand Forest Pl as shown shaded on the plan.



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Jim Bowden
Administrator

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**February 22, 2016**
Department:	**Planning**
Application No.:	**Z15-0028**
Subject:	**Application to amend the maximum density permitted in Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone from 15 to 25 for 1431 Grand Forest Cl**

PURPOSE

Jared Steingard of Westbrook Consulting has applied on behalf of Lawrence Paul Goudy and Kirsten Elizabeth Peters to amend the maximum density permitted in Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone from 15 to 25 one-family residential lots, and to reduce the open space preservation area from 55% of Area 6 to no less than 40%.

BACKGROUND

Previous Applications

On July 18th, 2005, Council adopted Bylaw № 944, which rezoned the property at 999 and 1000 Gade Road from GB1 (Greenbelt 1) to the CD6 (Comprehensive Development 6 – Bear Mountain) Zone and increased the overall density of development in the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to a total of 2983 dwelling units.

On August 21, 2006 Council adopted Bylaw № 1027 (an OCP amendment Bylaw), which amended Appendix 'M' (Bear Mountain Estates Area Plan) of the OCP by amending the distribution of land uses within the Land Use Concept Plan.

On October 2nd, 2006 Council adopted Bylaw № 1028 (a zoning bylaw amendment), which amended the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by increasing the maximum permitted residential density to a total of 5000 dwelling units and inserting new amenity requirements, additional permitted uses, subdivision requirements, and setback / height provisions.

On November 2nd, 2009, Council adopted Bylaw № 1254, which created a new Area 6 within the CD6 (Comprehensive Development 6 – Bear Mountain) Zone for 2510 Echo Valley Drive in order to implement the applicant's proposal to limit development potential of this property to 15 one-family residential lots and to preserve approximately 55% of the property as natural open space.

Development Permit Nos DP11-0047 and DP13-0045 have been issued with respect to altering land and subdividing within the Environmentally Sensitive and Hazardous Area Development Permit Area designations noted in Table 1.

Table 1: Site Data

Applicant	Jared Steingard of Westbrook Consulting	
Owner	Lawrence Paul Goudy, Kirsten Elizabeth Peters	
Civic Address	1431 Grand Forest Cl	
Legal Description	LOT 1 SECTIONS 1 AND 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP83411 EXCEPT PARTS IN PLANS EPP40953 AND EPP53263 (SEE PLAN AS TO LIMITED ACCESS)	
Size of Property	~77,741 m2	
DP Areas	Interface Fire Hazard, Potential Habitat and Biodiversity, Woodland, Steep Slopes	
Zoning	Existing: CD6 (Comprehensive Development 6 – Bear Mountain), Area 6	Proposed: CD6 (Comprehensive Development 6 – Bear Mountain), Area 6
OCP Designation	Existing: Hillside and Shoreline	Proposed: no change

SITE AND SURROUNDING AREA

The subject property is located south of Nicklaus Dr, near the southern border of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone, as shown in the maps attached to this report as Appendices B & C and Figure 1 below. The original parent parcel has been partially cleared in accordance with the issued Development Permits previously noted.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD6 (Bear Mountain)	One-family residential
East	CD6 (Bear Mountain)	Future Bear Mountain development sites
South	CD6 (Bear Mountain) CD12 (South Skirt Mountain)	Future Bear Mountain and South Skirt Mountain development sites
West	CD6 (Bear Mountain)	One-family residential, currently under development, and Golf Course

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is designated as Hillside or Shoreline within Official Community Plan Bylaw No. 1200. The following policies apply to this designation:

Hillside or Shoreline

- *Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.*
- *Predominantly residential precinct that supports a range of clustered low, medium, and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space, provided some conditions are satisfied.*
- *Schools, community facilities and other institutional uses are permitted throughout the area.*
- *Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.*
- *Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lot' and outdoor exercise areas are strongly encouraged on hillside areas.*
- *This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes.*
- *Transit stops are located where appropriate.*

Objective 3.11 Retain significant open space and maintain ecosystem values.

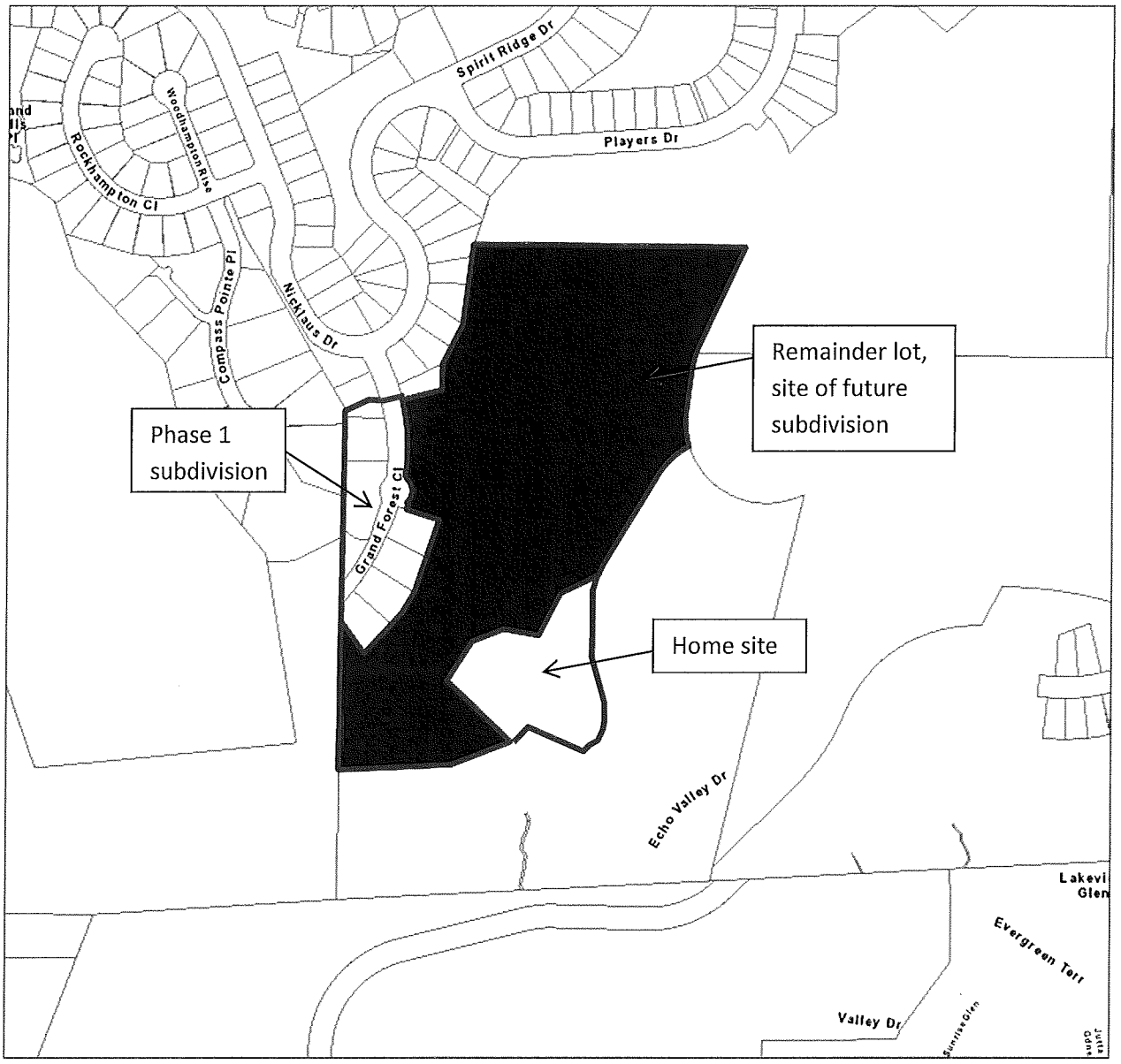
Policy 3.11.1 When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space...

This proposal is consistent with this Official Community Plan designation.

COMMENTS

Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) initially encompassed one parent parcel, addressed as 2510 Echo Valley Drive. Since the creation of Area 6 for this parcel in 2009, two subdivisions have been registered: one that severed the original home site from the remainder of the property, and one that created six new building lots. As such, a total of 7 lots, plus a large ~ 77,741 m2 remainder, presently exist within the Area 6. The applicant has requested that Council amend the CD6 Zone such that the large remainder parcel may be subdivided into 18 additional lots, rather than 8 additional lots. The lots created within the Phase 1 subdivision range in size from 1,160 m2 to 2,020 m2, and comparable sizes were initially planned for the remaining Phase 2 lots. While the applicant still intends to create fairly large lots in Phase 2, he wishes to create lots with areas of 700-1,000 m2, as the price point is more marketable.

Figure 1 – Location Map



As a condition of the 2009 rezoning approval, Council implemented the applicant's proposal to preserve approximately 55% of the original subject property as natural open space. This is much higher than the Official Community Plan objective of 40% open space and the level of open space anticipated for this property in the Bear Mountain Master Plan prior to the 2009 rezoning, which created a new Area 6 for the subject property to replace the former Area 2 (development area) and Area 4 (open space area) designations. The applicant has registered a Section 219 Covenant on the subject property to secure the preservation of this open space as part of the subdivision process. The applicant now wishes to reduce this open space below the 55% level in order to facilitate the desired lot layout. While the current layout, attached to this report as Appendix A, designates a very similar 52.6% open space, the applicant has proposed that the Official Community Plan benchmark of 40% be required as a minimum, with a

greater amount preserved as possible. If Council is supportive of this request, the existing Section 219 Covenant may be modified as part of the Phase 2 subdivision process. Prior to consideration of the amended Covenant, a development permit amendment with supporting report from the project biologist regarding the modified open space will be required.

As part of the Phase 2 subdivision process, the applicant will also be required to update the existing approved stormwater management plan and civil drawings demonstrating the road dedication, frontage improvements and utility extensions that will be required to serve the lots. Due to the current BC Hydro capacity issues in North Langford, the applicant will not only have to extend hydro service to the lots, but receive confirmation that they may connect the lots to the system prior to subdivision approval. BC Hydro was sent a referral regarding this application, but no response has been received to date, and no response may be expected at this stage, as subdivision and an application for power from the applicant is what drives BC Hydro's consideration. It is also noted that the original application put forward Phase 2 as a strata, and as such maintenance would be a private strata matter. The new intent is to develop Phase 2 as non-strata (fee-simple). If the civil drawings can demonstrate compliance with Bylaw No. 1000 to achieve this, the roads would be dedicated as City right-of-way (as opposed to strata common property) and therefore the maintenance responsibility would fall to the City.

The project engineer will furthermore be required to provide FUS calculations in accordance with Bylaw No. 1000 as part of the subdivision process. If the available water pressure available is insufficient, the applicant will be required to increase building setbacks or install sprinklers in the homes.

The subject property is within the Fire Department referral area and may be determined to be outside of the 10 minute response time. Lot and building designs may need to accommodate the extra Building Code requirements related to spatial separations.

FINANCIAL CONTRIBUTIONS

No change to the density permitted in the CD6 (Comprehensive Development 6 – Bear Mountain) zone as a whole is proposed as part of this application; therefore no financial implications for the City are anticipated. Amenity contributions will be provided per wording currently imbedded in the CD6 Zone, and DCCs will be provided as required by Bylaw No. 26.

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the maximum number of one-family dwelling lots permitted in Area 6 of the CD6 Zone from 15 to 25; and

2. Direct staff to amend the Section 219 Covenant such that no less than 40% of the original 2510 Echo Valley Dr subject property is preserved as natural open space as part of the Phase 2 subdivision process, and that the revised boundary of the open space preservation area be designated by a development permit amendment;

OR Option 2

3. 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

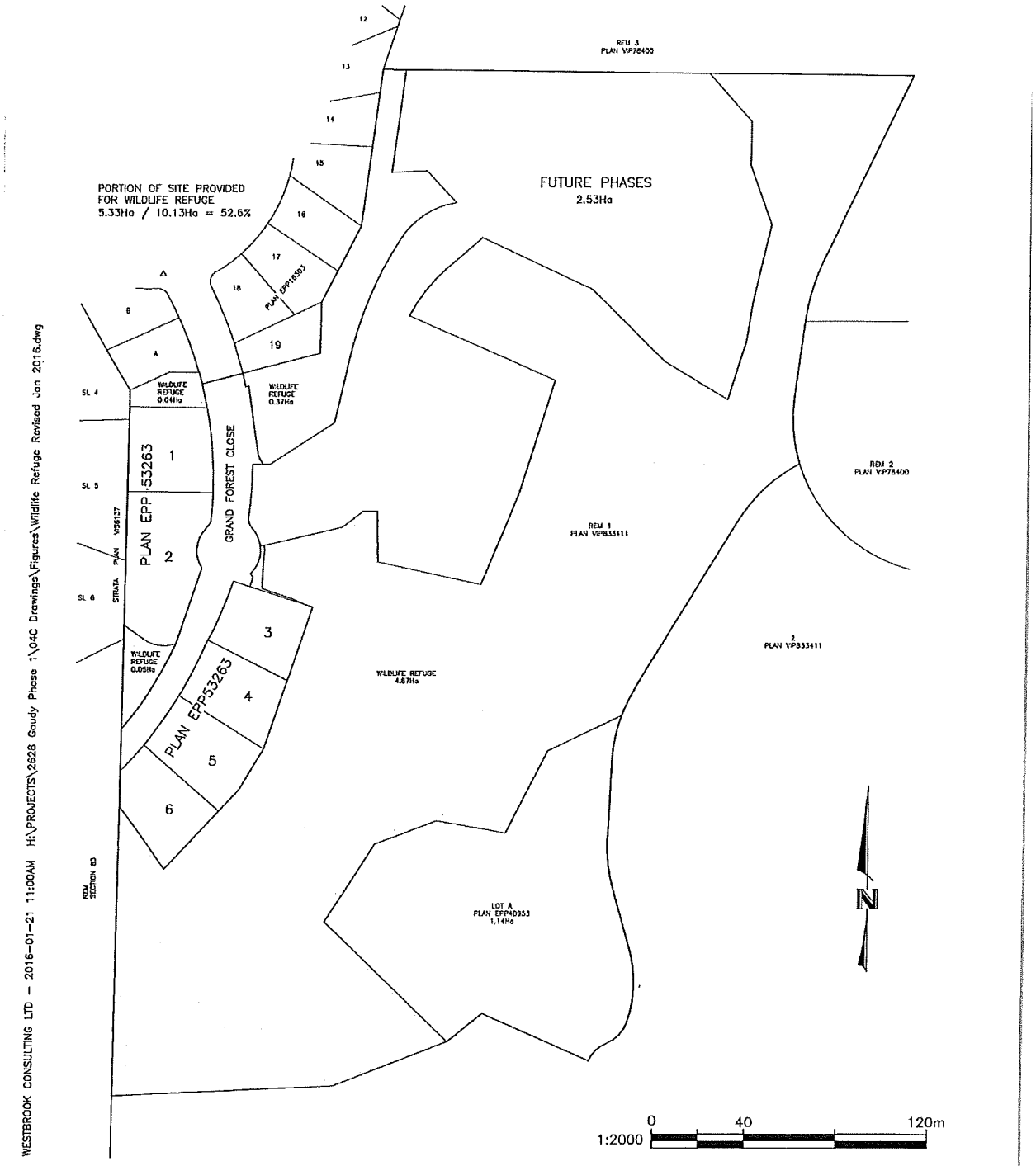
Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator

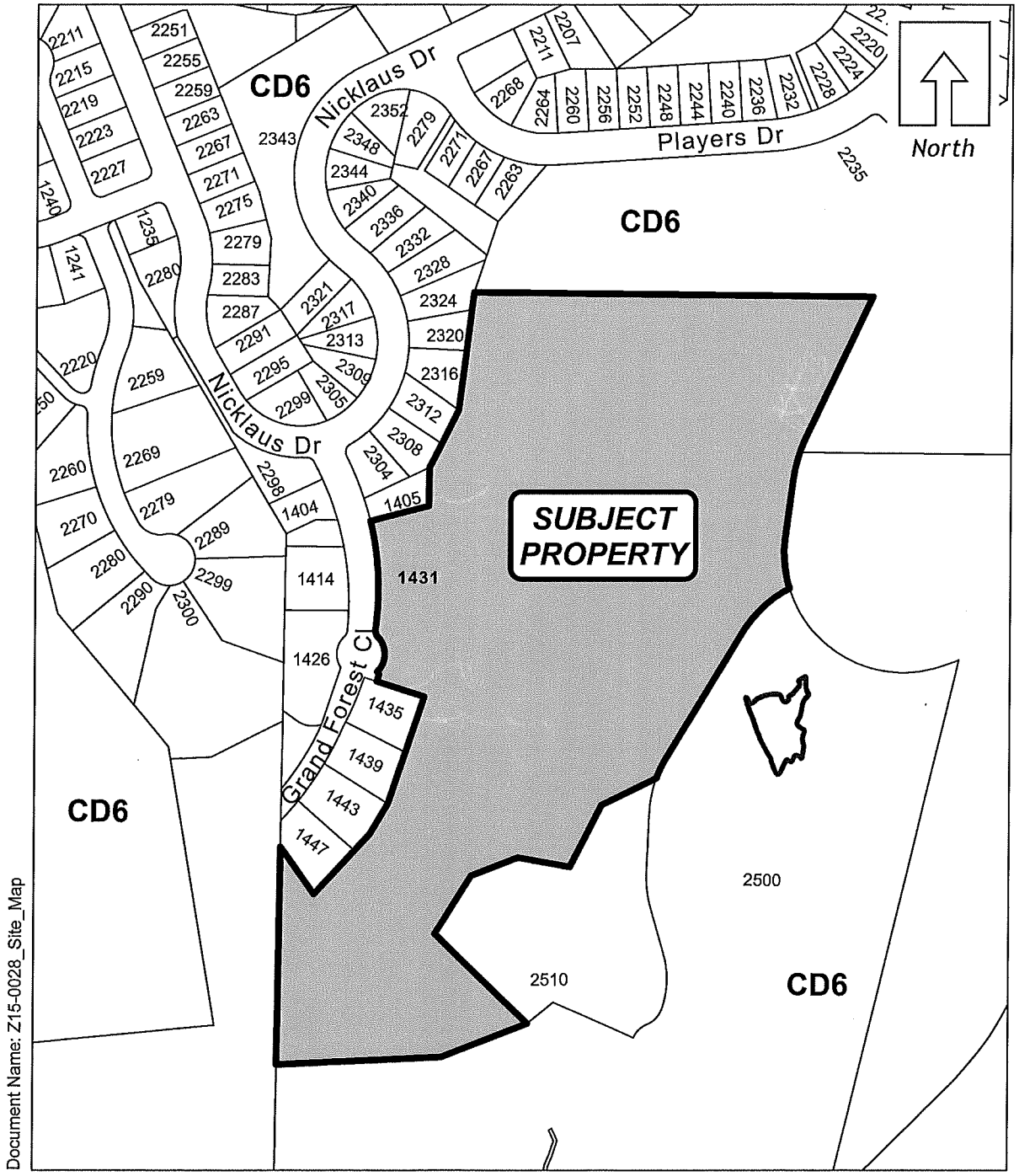
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Appendix A


PORTION OF SITE PROVIDED
FOR WILDLIFE REFUGE
5.33Ha / 10.13Ha = 52.6%
FUTURE PHASES
2.53Ha
REM 3
PLAN VP78400
REM 2
PLAN VP78400
REM 1
PLAN VP833411
2
PLAN VP833411
LOT A
PLAN EPP40953
1.14Ha
WILDLIFE REFUGE
0.04Ha
WILDLIFE REFUGE
0.37Ha
WILDLIFE REFUGE
0.05Ha
WILDLIFE REFUGE
4.87Ha
PLAN EPP53263
GRAND FOREST CLOSE
PLAN EPP16503
SL 4
SL 5
SL 6
STRATA PLAN VIS6137
REM SECTION 23
N
0
40
120m
1:2000
WESTBROOK CONSULTING LTD – 2016-01-21 11:00AM H:\PROJECTS\2828 Gaudy Phase 1\04C Drawings\Figures\Wildlife Refuge Revised Jan 2016.dwg

Appendix B

REZONING BYLAW AMENDMENT
(Z15-0028)
1431 Grand Forest Cl



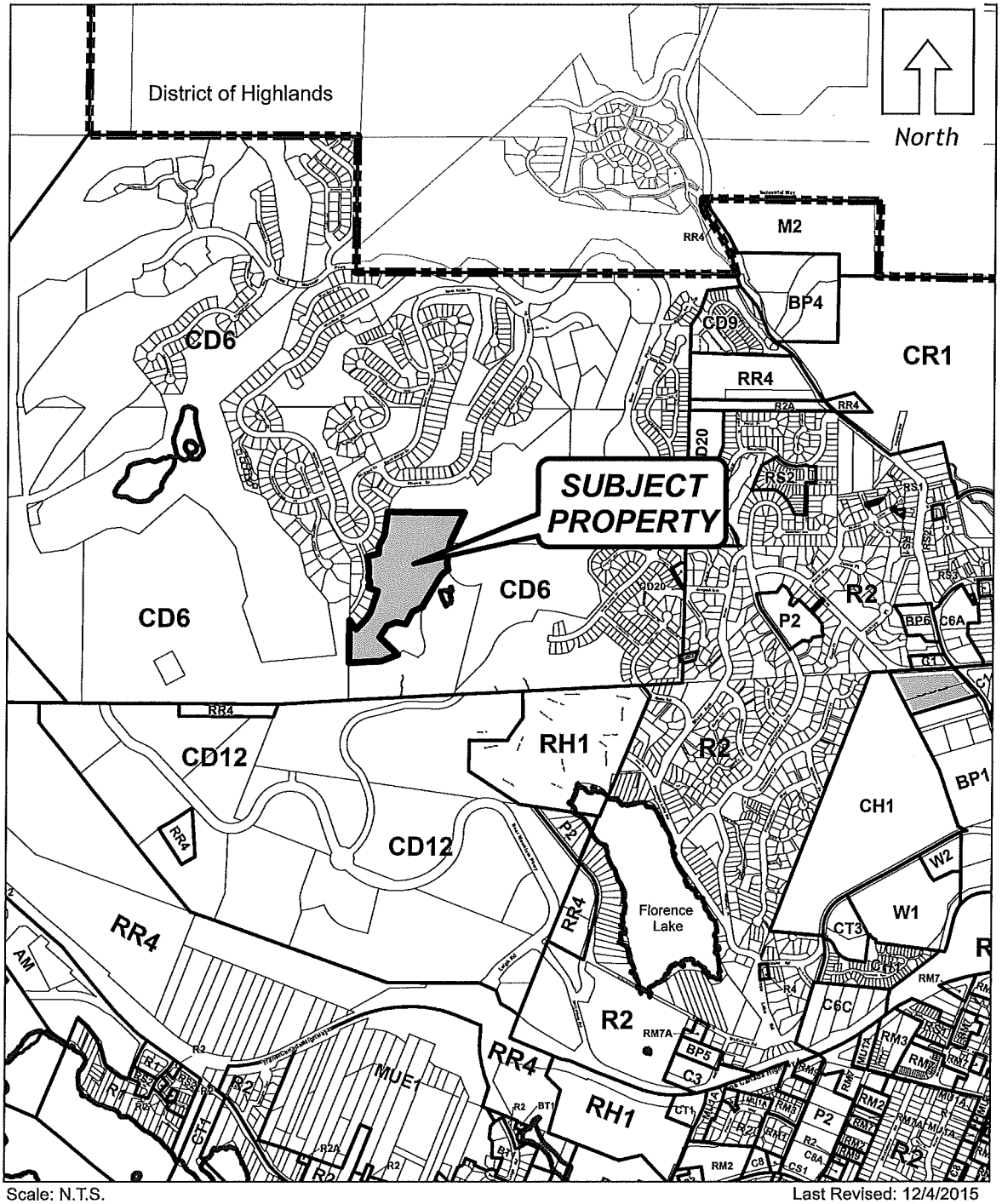
Document Name: Z15-0028_Site_Map

Scale: N.T.S.

Last Revised: 12/4/2015

Appendix C

REZONING BYLAW AMENDMENT
(Z15-0028)
1431 Grand Forest Cl



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**May 2, 2016**
Department:	**Planning**
Application No.:	**Z15-0028**
Subject:	**Bylaw No. 1620 - Application to amend the maximum density permitted in Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone for 1431 Grand Forest Cl**

At the Regular Meeting of the Planning, Zoning and Affordable Housing Committee on February 22nd, 2016, the Committee made the following recommendation with respect to this application:

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

That Council:

1. *Direct staff to prepare a bylaw to amend the maximum number of one-family dwelling lots permitted in Area 6 of the CD6 Zone from 15 to 25; and*

2. *Direct staff to amend the Section 219 Covenant such that no less than 40% of the original 2510 Echo Valley Dr subject property is preserved as natural open space as part of the Phase 2 subdivision process, and that the revised boundary of the open space preservation area be designated by a development permit amendment.*

CARRIED.

This application was subsequently put on hold for reconsideration and has not yet been reviewed by Council.

COMMENTS

The applicant has now modified his application slightly to remove the maximum density restriction altogether. As such, the maximum number of lots that could be created would be governed only by the site conditions, the preservation of at least 40% of the land within Area 6, access/servicing constraints, and the minimum lot size specified in the CD6 Zone. The applicant still intends to pursue a larger lot subdivision; however, the minimum lot size in the CD6 Zone is 370 m2 in area, so lots of this size would be feasible, from a zoning perspective, under this proposal. Lot yield would increase substantially should the applicant opt to pursue smaller lots.

In exchange for this increase in density, the applicant has agreed to provide an additional amenity contribution of $7,500 for every lot created in excess of the currently permitted 15, towards the General Amenity Reserve Fund for Taxation Stabilization.

Should Council support this proposal, they may wish to consider giving first reading to Bylaw No. 1620 at this time. Conversely, Council may wish to refer the application back to staff for further discussion, or take no action at this time.

A public hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1620.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1620;

OR

2. Refer Bylaw No. 1620 back to staff for further discussion;

OR

3. Take no action at this time with respect to Bylaw No. 1620.

Respectfully Submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
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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CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, June 20th, 2016 @ 7:00 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor L. Seaton, Councillors: D. Blackwell, M Sahlstrom, W. Sifert, L. Szpak., and R. Wade.

ATTENDING

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

A**BSENT**

Mayor Young

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 ADD: Agenda item 9(a2) Brochure – Humanitarian Aid Project.

CARRIED.

3. PUBLIC HEARINGS

a) 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".

The Mayor opened the Public Hearing for Bylaw No. 1622 at 7:04 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 Ron Coutre of Goldstream Heights Properties Ltd. and Southpoint Partners Ltd. and Blair Robertson of Totangi Properties Ltd. have applied to amend the zoning of 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone with respect to land use, an overall reduction in development density and amenity contribution requirements.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

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

1. An amenity contribution of $2,000 per SFE towards the general amenity reserve fund to replace the existing amenity contribution requirements;
2. Construct park and trail improvements as required by the City;

The applicant is proposing that the existing Master Development Agreement registered on title of the subject properties be revised as part of this application. A draft of the proposed new MDA is with the City's solicitor for review. Some of the proposed changes include removing the following requirements:

- The construction of a public plaza by 1410 dwelling units;
- The establishment of at least 5 commercial or institutional uses in the zone by 1410 dwelling units;
- The dedication of a firefighting training area;
- The creation of a community garden;
- Subsequent environmental reports/plans including: integrated pest management plan, retention of wildlife corridors and water quality monitoring of downstream waterbodies including Florence Lake and Spencer's Pond;
- Specific green building requirements, including: use of permeable paving materials, energy efficiency rating level, On-site renewable energy system, diversion of at least 50% of construction waste and requirement for a third-party audit of development permit applications;

The applicant wishes to retain the requirement for the public plaza within the mixed-use core, but remove the requirement for it to be constructed prior the development of more than 1410 dwelling units. A concept plan would still be required prior to the issuance of any DP in Area IV – Mixed Use Core, and the plaza would be constructed as part of the works approved for adjoining buildings.

There are four Areas of the CD12 Zone (IV, V-A, V-B and VI) that only, or primarily, permit commercial uses. Area III also permits commercial uses as part of a mixed-use building. Due to this, there is minimal risk that fewer than 5 commercial uses will be incorporated into the development.

The dedication of the firefighting training area and community garden were to occur within the lands dedicated as open space, so the City may still allocate space for these uses if desired and/or needed.

The environmental reports/plans/conditions specified in the MDA can be secured where applicable as part of the Development Permit or Subdivision approval processes.

The applicant is proposing to retain the requirement to certify each building pursuant to a third-party green building certification system (such as Built Green, LEED-NC, or similar), and proposes that Council accept this as meeting the intent of creating a green development in lieu of the other more specific requirements.

Finally, the MDA contains conditions that restrict development to a certain trigger point until various road improvements are constructed. Once such improvement - the Leigh Road Interchange - has been completed since this Agreement was first written, and another - the Echo Valley Dr connection to the northern zone boundary adjoining the CD6 (Bear Mountain) Zone - has been deemed unnecessary as part of a recent traffic impact assessment. Therefore, references to these works may be removed from this MDA. Council is considering establishing a new Local Service Area to fund the Bear Mountain Parkway construction, so references in the MDA to this road may be removed and/or adjusted should this LSA be successful. In the event that the LSA is not created, the City can still require road construction from the property owner at the time of subdivision.

The applicant has also requested that a new clause be inserted into the MDA which would allow certain improvements such as playgrounds or trails constructed on open space land transferred to the City to be DCC creditable.

This proposal is consistent with the Official Community Plan Neighbourhood Centre, Hillside or Shoreline and Business or Light Industrial designations and notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Mr. Ron Coutre of Goldstream Heights Properties Ltd and the proponents addressed Council and provided a verbal outline of the proposed development.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1622 closed at 7:16 p.m.

b) 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".

c) BYLAW NO. 1623
"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1624 and Bylaw No. 1623 at 7:16 p.m.

Acting Mayor Seaton 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. Acting Mayor Seaton 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 Eric Gerlach of Ecoasis Developments LLP and Philip Selbee of 0877319 BC Ltd. have applied to amend the Official Community Plan designation of Bear Mountain Remainder properties from "Open Space" to "Hillside or Shoreline and to amend the zoning of Bear Mountain Remainder properties by creating a new CD6A (Bear Mountain Comprehensive Development A) zone which would be similar to, but have different uses, densities and amenity contribution requirements than the existing CD6 zone, while retaining CD6 zoning for the developed portions of the Bear Mountain comprehensive development.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.
n
In support of these/this application, the applicant has agreed to provide the following:

1. An amenity contribution of $2500 per SFE towards the general amenity reserve fund to replace existing amenity contribution requirements;
2. Construct park and trail improvements as required by the City;

The applicant is proposing that the existing Master Development Agreement registered on title of the subject properties be revised as part of this application. A draft of the proposed new MDA is with the City's solicitor for review. Some of the proposed changes include:

- amending the design covenant aspects of the agreement to provide more latitude to Bear Mountain with respect to building form and character, and specifically allowing West Coast Contemporary architecture in addition to the existing Traditional Arts and Crafts theme;
- providing clarity with respect to the sprinklering of buildings;
- removal of conditions relating to the completion of the Bear Mountain Parkway, as this is to be completed through a proposed Local Service Area;
- revising language in the Master Development agreement with respect to environmental management and stormwater management, given the extent of works that have already been provided;
- including a new open space plan to the master development agreement;

There are several elements of the current MDA which have been satisfied through the development to-date at Bear Mountain. These restrictions are to be removed from the remaining development lands through this revision to the MDA. This application does not propose to alter or amend the Master Development Agreement with respect to the developed portions of the CD6 Bear Mountain Comprehensive Development zone.

The applicant has applied concurrently to amend a portion of the lands at Bear Mountain from "Open Space" to "Hillside or Shoreline". The rezoning proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

Submissions stating their concerns were received from Skyline Park Strata, M.s Elaine Limbrick and John and Hannah Nuttal.

Notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Eric Gerlach of Ecoasis Developments LLP and Philip Selbee of 0877319 BC Ltd. Addressed Council and provided an overview and highlights of the proposed development.

Mr. Erwin Allerdings on behalf of Skyline Park Strata addressed Council and read his submission requesting Council consideration regarding their concerns of Property Asset and Human Safety, Riparian Zone Preservation and Wildlife Habitat Corridor.

Mr. Don Page of 515-1400 Lynburn Pl addressed Council opposed to Bylaw No. 1623.

Ms. Elaine Limbrick of 417-1400 Lynburne Place addressed Council and read her submission opposed to Bylaws No. 1624 and 1623.

Acting Mayor Seaton called a second time for presentations.

Mr. Lee Griff of 204-1324 Bear Mountain Pkw addressed Council and asked the definition of "Hillside".

The City Planner provided the OCP definition of "Hillside".

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1624 and Bylaw No. 1623 closed at 7:59 p.m.

d) BYLAW NO. 1633
"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1633 at 7:59 p.m.

Acting Mayor Seaton 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 Jared Steingard of Westbrook Consulting Ltd. has applied on behalf of Cottyn Developments Inc. and 0939916 BC Ltd. to amend the zoning of 1021 and 1053 Englewood Ave from the RR2 (Rural Residential 2) Zone and adding to the R2A (One- and Two Family Residential A) Zone.

This is being proposed in order to allow for the development of a residential subdivision with approximately 29 lots.

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. $6000 per single family equivalent unit towards the City's General Amenity Reserve fund; and
2. $1000 per single family equivalent unit towards the City's Affordable Housing reserve fund;
3. Provide an advisory, registered on title, noting that the property is in proximity to the SVI Rangers gun range and permitted agricultural uses;
4. And the applicant will widen an existing trail from 1.5m to 2m;

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

The Acting Mayor called a first time for presentations.

Mr. Jared Steingard of Westbrook Consulting Ltd addressed Council and provided an overview of the proposed development.

Mr. Doug Walker of 1013 Sandalwood Crt addressed Council and requested the proposed development be similar to the homes and lot sizes in the Sandalwood subdivision. Mr. Walker asked that the road barrier be kept in place during the course of construction and that the pond be saved.

The City Engineer advised that a traffic management plan will be done prior to construction.

Acting Mayor Seaton called a second time for presentations.

Ms. Ann Nicole of 1018 Englewood addressed Council and asked that the pond be saved.

The City Engineer advised that it is not possible to save the storm retention pond.

Mr. Steingard advised the pond is not contiguous with any other body of water and that the pond does not have enough levitation for a storm water pond.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1633 closed at 8:12 p.m.

e) BYLAW NO. 1641
"Langford Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016".

f) BYLAW NO. 1642
"Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1641 and Bylaw No. 1642 at 8:12 p.m.

Acting Mayor Seaton 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. Acting Mayor Seaton 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 Rohan Rupf of KeyCorp Developments has applied on behalf of the Redington Property Group Ltd. to amend the Official Community Plan designation of 647 and 667 Redington Ave and 2478 and 2482 Selwyn Rd from Neighbourhood to Mixed-Use Employment Center and to amend the zoning from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) Zone.

This is being proposed in order to allow for a mixed-use development consisting of mini storage, apartments and townhouses.

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. $3660 per dwelling unit towards the General Amenity Reserve Fund;
2. $661 per dwelling unit towards the Affordable Housing Reserve Fund;
3. Provide traffic signage, as required by the City Engineer, on Reddington Avenue;
4. A construction parking management plan;
5. Provide the required FUS calculation for the proposed development prior to subdivision;
6. Construct pedestrian connectivity between Reddington and Selwyn;
7. Construct a trail connection between Selwyn Road and Bellamy Link, including a bridge across Millstream Creek, and that this may be accepted as partial payment of the required General Amenity Reserve fund contribution;

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

A submission was received from Lorna and Floyd Lewis stating their concerns with respect to the proposed development.

The Acting Mayor called a first time for presentations.

Rohan Rupf of KeyCorp Developments addressed Council and provided an overview of the proposed Development.

Mr. Terry Meagher of 2357 Selwyn Rd addressed Council and stated he has concerns with street parking and traffic speed on Selwyn.

Ms. Alisha Lemmen of 607 McCallum Rd addressed Council opposed to the proposed development.

Ms. Cheryl Secom of 2414 Selwyn Rd addressed Council opposed to the proposed development.

Acting Mayor Seaton called a second time for presentations.

Ms. Terry Cottyn of 2451 Selwyn Rd addressed Council and stated her concerns with respect to traffic.

Ms. Neela Doidge of 671 Redington Ave addressed Council opposed to the proposed development.

Ms. Lorna Lewis of 617 Redington Ave addressed Council opposed to the proposed development.

Mr. Rupf addressed the following concerns:

- The development has 130 units with 205 parking stalls on site;
- Currently the residents on Selwyn are using the side of the road to park their own trailers and trucks;
- A biologist report was prepared in the fall and has confirmed there are no endangered species on site, specifically the sharp tail snake;
- A traffic report has been prepared and submitted to the City;
- The property is currently zoned for development;
- The proposed development is for apartment and does not have low income.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1641 and Bylaw No. 1642 closed at 8:45 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – May 16th, 2016

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Regular Meeting of Council held on May 16th, 2016.

CARRIED.

b) Minutes of the Special Meeting of Council – June 1st, 2016

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council approve the Minutes of the Special Meeting of Council held on June 1st, 2016.

CARRIED.

5. RECEIPT OF OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks & Recreation Society Board of Directors – April 14th, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council receive the West Shore Parks & Recreation Minutes for April 14th, 2016.

CARRIED.

6. PUBLIC PARTICIPATION

Laura Davis, West Shore Arts Council address Council regarding Agenda item 10(f).

7. TEMPORARY USE PERMIT

a) TUP16-0001 - #115 – 963 Langford Parkway

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Temporary Use Permit No. TUP16-0001 for the City of Langford to Vicky NG, Kumon West Shore to permit the operation of Kumon Math and Reading Centre after school program at #115 – 963 Langford Pkwy subject to the following terms and conditions:

1. Variances
   The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:
   a) 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;
   b) Direct staff to amend the Zoning Bylaw to allow for a school in the CD2 – Area A (Hull's Field) zone

CARRIED.

8. DEVELOPMENT VARIANCE PERMIT

a) DVP 15-0018 – 3030 Jacklin Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP15-0018 for the City of Langford to Bobby Bains to vary the minimum lot coverage and parking stalls to permit the construction of a mixed-use building with approximately 12 residential apartment units and approximately 35m^2 of commercial floor space on the ground floor at 3030 Jacklin Rd subject to the following terms and conditions:

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

2. Variances
   The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:
   a) That Section 6.51A.05 (2) of Zoning Bylaw No. 300 be varied to decrease the minimum required lot coverage from 50% to 42%; and
   b) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to decrease the required parking stalls from 19 to 18 for the proposed mixed-use development at 3030

Jacklin Road which consists of 12 residential units and 35m^2 (375ft^2) subject to the condition below.

3. Conditions
   The following requirements are imposed under Section 498 of the *Local Government Act*:
   a) That the applicant provide, a $7,500 contribution to the City of Langford's General Amenity Reserve Fund to be used for a downtown parking structure prior to issuance of a Development Permit.

CARRIED.

b) DVP16-0006 – 2176 Champions Way

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0006 be issued by the Council for the City of Langford to Cindy Scott, KC Custom Designs Ltd. to vary the rear lot line setback to accommodate a covered patio at 2176 Champions Way subject to the following terms and conditions:

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

2. Variances
   The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:
   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 ; and
      i. That the site is developed in accordance with the plan attached.

CARRIED.

9. COMMITTEE RESOLUTIONS

a) Protective Services Committee – May 24th, 2016

1. Mayor Philip Germuth, Mayor of Kitimat re COREY Motorcycle Safety GLP-M

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the letter dated April 15, 2016 addressed to Premier Christy Clark from Philip Germuth, Mayor District of Kitimat and copied to UBCM Communities regarding implementation of the Graduated Licensing Program for Motorcycles with Training and Power Restrictions and send a letter of support for the initiative.

CARRIED.

2. Humanitarian Aid Projects
- **Verbal – Councillor Szpak**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council appoint Councillor Szpak and the Fire Chief to work with the community to create a pictorial and illustrative tribute to Langford's humanitarian aid projects that celebrate Langford's legacy as a caring community.

CARRIED.

b) Planning Zoning & Affordable Housing Committee – June 13th, 2016

1. Application to Rezone 967A Isabell Avenue from R2 to RS3 to allow for a 5 fee simple lo (Planning Z16-0004)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 967A Isabell Avenue from R2 to RS3, 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. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, prior to Public Hearing, an FUS report prepared by a professional Engineer that demonstrates adequate water pressure is available to the site.

    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 full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
        ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
        iii. That a Construction Parking Management Plan be provided prior to any alteration of the land.

2. That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround rather than the required cul de sac.

CARRIED.

2. Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a future subdivision of five new single-family residential lots. (Planning Z16-0010)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).

CARRIED.

3. Application to Vary Front, Rear and Side Yard Setbacks on 2030 Country Club Way and 1445 Bear Mountain Pkwy (File No. DVP16-0008)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for the property at 2030 Country Club Way and 1445 Bear Mountain Pkwy:

a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

Subject to the following terms and conditions:

i) That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
ii) That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
iii) That the site is developed in accordance with the plan attached to this report as Appendix A;
iv) That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

CARRIED.

At 8:56pm Councillor Blackwell left the meeting due to a conflict of interest.

4. Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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) $2,562 towards the General Amenity Reserve Fund; and
      ii) $610 towards the Affordable Housing Reserve Fund.
   b) 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) That the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;
      ii) The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;
      iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and
      iv) That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.
2. Amend the MU1A zone to:
   a. To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.

3. Amend the CS1 zone to:
    a. To permit offices as a permitted use;
    b. To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.
4. Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.
5. Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.

CARRIED.

At 9:58pm Councillor Blackwell returned to the meeting.

c) Transportation and Public Works Committee – June 14th , 2016

1. Request for No Parking Signs at 3412 Hazelwood Road

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct Engineering staff to review other options to improve access to allow deliveries to the owner's property at 3412 Hazelwood Road without impacting parking and bring back to the Transportation and Public Works Committee for review.

CARRIED.

2. Amendment to Policy POL-0003-ENG Road and Storm Drainage DCC Credits (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council adopt the amended Road and Storm Drainage DCC Credits Policy No. POL-0003-ENG as attached to the staff report dated June 14th, 2016

CARRIED.

3. Reserved Parking Request for Motorcycle Event at 662 Goldstream Avenue (Dagwoods) (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to the request for Motorcycle Event Bike Only parking at 662 Goldstream Avenue (Dagwoods).

CARRIED.

4. Highway Encroachment Agreement – 2707 Winster Road (Land Development)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a highway encroachment agreement for signatures, as outlined in this report for 2707 Winster Road.

CARRIED.

5. Lakehurst Drive – Request for Blackberry Removal (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to tell the property owner of 2826 Lakehurst to remove the blackberries and the City will dispose of them; and
2. Direct staff to bring back a design for budget to relocate the fence and install multi-use lanes for grant application.

CARRIED.

10. REPORTS

a) West Shore Parkway Segments 6, 7 and 9 Pre-Approval – Award to Lowest Bid
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to award the construction contract for Segment 6, 7 and 9 of the West Shore Parkway Project, funded from the City's Development Cost Charge Program and the New Building Canada Infrastructure Fund, to the lowest bidder who is in compliance with the tender documents.

CARRIED.

b) Bylaw No. 1645, A Bylaw to Amend Traffic Bylaw No. 33, 1995 Boulevard Reinstatement
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council consider first three readings to Bylaw No. 1645, a Bylaw to amend Traffic Bylaw No. 33, 1995.

CARRIED.

c) Hazelwood Neighbourhood One-Way Couplet Proposal
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to create a one-way couplet in the Hazelwood neighbourhood, with Merlin Road southbound and Piper Road northbound, at cost of $1500.

CARRIED.

d) Bylaw No. 1644 – Development Cost Charge Bylaw no. 26, Amendment No. 13 to Road Dcc's
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council give first three readings to the revised Development Cost Charge Bylaw 1644, "Langford Development Cost Charges Bylaw, Amendment No. 13, (Roads), 2016".

CARRIED.

e) Selection of Architect for Rugby Canada Facility
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council award the Architectural contract to JSA to design and oversee the construction of the Rugby Canada Training Facility for the price of $150,000 plus any additional professional fees approved by the City of Langford and Rugby Canada.

CARRIED.

f) Funding for West Shore Arts Council Lantern Festival and Victoria Symphony at Bear Mountain
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council
1. Approve $5,000 for the West Shore Arts Council for the Lantern Event;
2. Request that the Arts Council consider whether they can provide any funding for the Victoria Symphony event; and
3. Advise the Victoria Symphony that requests for arts funding should be made through the West Shore Arts Council

CARRIED.

g) West Shore Parks & Recreation Fees & Charges Amendment Bylaw No. 1639 - Staff Report (Administration)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council considers first three readings of Bylaw No. 1639, Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw Amendment No. 12 Bylaw No. 1639, 2016.

CARRIED.

11. CORRESPONDENCE

a) Peter Fassbender, Minister of Community, Sport and Cultural Development
Re: Capital Integrated Services and Governance Initiative

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive and file the letter dated June 1st, 2016 from Peter Fassbender, Minister of Community, Sport and Cultural Development with respect to the Capital Integrated Services and Governance Initiative.

CARRIED.

12. BYLAWS

a) 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".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1622 Second and Third Reading.

CARRIED.

b) 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".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1624 Second and Third Reading.

CARRIED.

c) BYLAW NO. 1623
"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1623 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1633
"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1633 Second and Third Reading.

CARRIED.

At 9:05pm Councillor Blackwell left the meeting due a conflict of interest.

e) BYLAW NO. 1638
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1638 First Reading.

CARRIED.

At 9:06pm Councillor Blackwell returned to the meeting.

f) BYLAW NO. 1639
Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 12, Bylaw No. 1639, 2016."
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1639 First, Second and Third Reading.

CARRIED.

g) BYLAW NO. 1640
"Bylaw No. 1640, Traffic Bylaw No. 33 Amendment No. 20, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1640.

CARRIED.

h) BYLAW NO. 1641
"Langford Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1641 Second and Third Reading.

CARRIED.

i) BYLAW NO. 1642
"Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1642 Second and Third Reading.

CARRIED.

j) BYLAW NO. 1644
"Langford Development Cost Charges Bylaw, Amendment No. 13, 2016".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1644 First, Second and Third Reading.

CARRIED.

k) BYLAW NO. 1645
"Traffic Bylaw No. 33 Amendment No. 21, 2016"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1645 First, Second and Third Reading.

CARRIED.

13. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

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, New Service, Contracts and Personnel under 90 (1) (c), (e) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

14. ADJOURNMENT

The Chair adjourned the meeting at 9:06 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP16-0008 – 1445 Bear Mountain Pkwy and 2030 Country Club Way

That Development Variance Permit No. DVP16-0008 be issued by the Council for the City of Langford to David Clarke, Ecoasis Development LLP on behalf of BM Mountain Golf Course Ltd. and BM 81/82 Lands Ltd. to facilitate a 29 lot subdivision consisting of 27 one-family residential lots and 2 lots that will be developed with townhouses at 1445 Bear Mountain Pkwy and 2030 Country Club Way subject to the following terms and conditions:

1. Appendix

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

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

3. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

i) That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
ii) That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
iii) That the site is developed in accordance with the plan attached to this report as Appendix A;
iv) That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for **5:00 pm**, Monday, 18 July 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File Development Variance Permit No. DVP16-0008

Applicant David Clarke, Ecoasis Development LLP

Location 1445 Bear Mountain Pkwy; 2030 Country Club Way

Proposal

1. That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
2. That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
3. That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
4. That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
5. That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
6. That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
7. That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
8. That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
9. That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
10. That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

And the following Conditions:

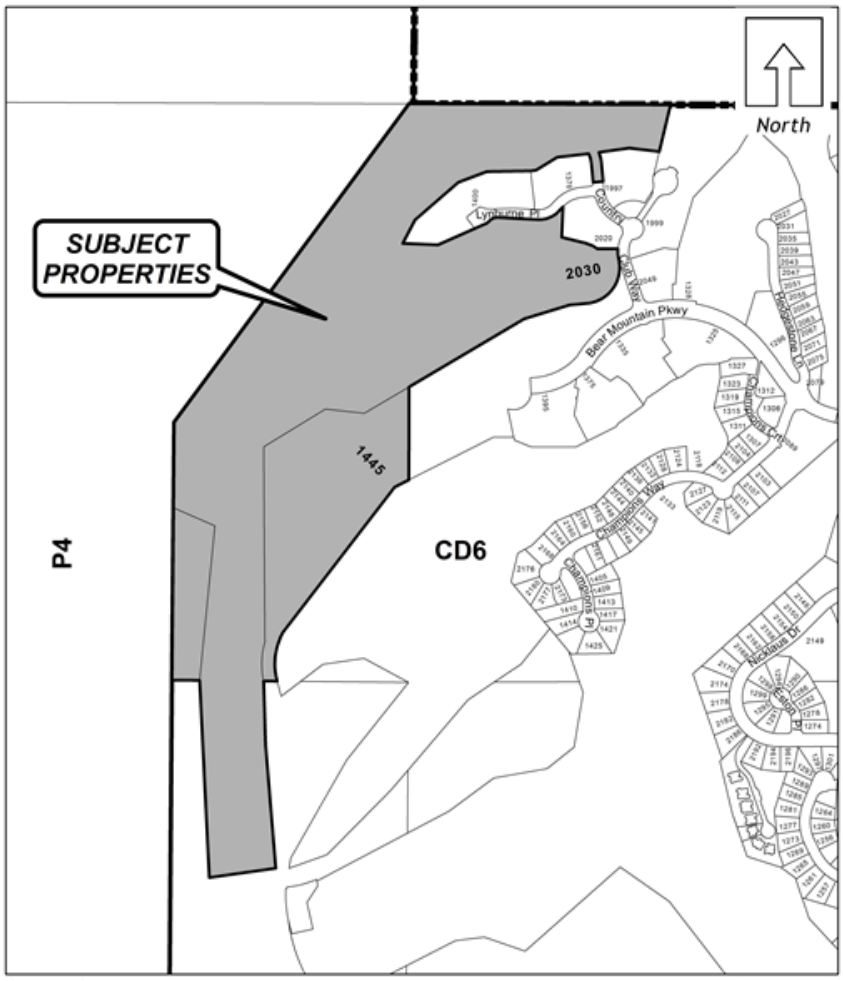
i) That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
ii) That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
iii) That the site is developed in accordance with the plan attached to this report as Appendix A;
iv) That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

Purpose To facilitate a 29 lot subdivision consisting of 27 one-family residential lots and 2 lots that will be developed with townhouses at 1445 Bear Mountain Pkwy and 2030 Country Club Way.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 13 July 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 18 July 2016 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call the Planning Department.

Jim Bowden
Administrator



CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, July 11th, 2016

1. Application to amend the text and Schedule Z map of the CD15 Zone (File No. Z16-0008 - 1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia)

That Council:

1. Direct staff to prepare a bylaw to amend the CD15 Zone by:
    a) Increasing the number of lots that must have a lot width of no less than 14m from 27 to 80;
    b) Decreasing the number of lots that may have a lot width of less than 13m but no less than 12m from 27 to 18;
    c) By increasing the minimum required interior side lot line setback to 1.5m;
    d) By deleting the Buffer Lot Line setback section;
    e) By amending the Schedule "Z" open space plan to include those lands within the CD15 Zone shown on the plan attached to this report as Appendix A;
    f) By deleting the requirement to provide $300,000 to the General Amenity Reserve Fund;
    g) Accept the applicant's proposed open space plan;

2. That the applicant provides, prior to Bylaw Adoption,:
    a. A Section 219 covenant modification to implement the revised open space plan (as accepted by Council) and the agricultural buffer plan; and
    b. A fully executed purchase and sale agreement with regards to the 1.1 ha of land at 960 Latoria Rd (if accepted by Council).

2. Application to amend the text of the C1 zone at 2285 Bellamy Road to allow for 41 children in a group day care and to allow for a dance studio (File No. Z16-0012 - 2285 Bellamy Ave)

That Council direct staff to prepare a bylaw to amend the C1 zoning designation for the property located at 2285 Bellamy Road to allow for 41 children in a group day care and to permit a dance studio as an allowable use, subject to the following terms and conditions:

a) 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. To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering
    ii. To reconfigure the driveway access and off-street parking as per Appendix A

CON't

b) Amend Part 4 of the Zoning Bylaw No. 300 to create a site-specific off-street parking requirement based on the proposed uses and current floor area;
c) Authorize the Director of Engineering to approve the signage which would reserve the four on-street parking spaces during weekday business hours for the subject property.

3. Application to Rezone 2559 Millstream Rd and a portion of 2555 Millstream Rd from R2 (One- and Two-Family Residential) to the RS3 (File No. Z16-0014 - 2555 & 2559 Millstream Rd)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property at 2559 Millstream Rd and a portion of the property located at 2555 Millstream Rd from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) 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:
   a. $2,772 towards the General Amenity Reserve Fund;
   b. $660 towards the Affordable Housing Reserve Fund;
   b) That, with regards to the proposed architectural design, the applicant either:
      i. Construct the dwellings in substantial accordance with the plans attached to this report as Appendix B;
   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 each dwelling will contain a 2-car garage unless a 5.5m setback to the garage face is provided;
      ii. That full frontage improvements, including a vehicle turnaround area adjacent to the driveways, be provided to the satisfaction of the Director of Engineering prior to Subdivision Approval;
      iii. That the dwellings will be constructed with a shared driveway access, which must include an alternate pavement surface with a minimum width of 1m extending from the shared property line;
      iv. That the garages must be used for vehicle parking, and that vehicle parking is prohibited within the driveway;
      v. That the dwellings be constructed in accordance with the plans approved by Council as per the option in item b) above;
      vi. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit; and
2. Direct staff to proceed with consideration of the following variances for 2555 and 2559 Millstream Rd, subject to the applicant applying for the necessary DVP:
   a) That Section 6.27.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 3m to nil for the principal building, and from 5.5m to 1.6m for the garage portion;
   b) That Section 6.27.06(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 5.5m to 3m;
   c) That Section 6.27.06(1)(e) of Zoning Bylaw No. 300 be varied by reducing the interior side lot line setback from the required 1.2m to nil.

4. Application to Amend the Definition of "Hotel" to include a hotel with cooking conveniences to permit a hotel use at 2789 Grainger Road (File No. Z16-0016 - 2789 Grainger Rd)

That Council direct staff to prepare a bylaw to generally allow hotels with cooking facilities, and where cooking facilities are provided, on-site restaurants are optional.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: 18/07/2016

Department: **Planning**

Subject: **Extension of Liquor License Hours; Liquor Primary License #212732, Darcy's Pub, 737 Goldstream Avenue;**

Background

On October 22, 2015, Darcy's Pub located at 737 Goldstream Avenue applied to the Liquor Control and Licensing Branch (LCLB) for a change to the hours of sale. The proposed new hours are as follows:

From:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00AM	11:00AM	11:00AM	11:00AM	11:00AM	9:00AM	9:00AM
Close	12:00AM	12:00AM	12:00AM	12:00AM	2:00AM	2:00AM	12:00AM

To:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00AM	11:00AM	11:00AM	11:00AM	11:00AM	9:00AM	9:00AM
Close	**1:00AM**	**1:00AM**	**1:00AM**	**1:00AM**	2:00AM	2:00AM	**1:00AM**

On February 15, 2016, Council resolved to inform the Liquor Control and Licensing Branch (LCLB) that the City of Langford would like to undertake Public Notification for liquor license applications on an as-needed basis so that Council could provide the Branch with informed feedback. In conjunction with providing a recommendation, the LCLB also require staff and Council to comment on noise, the impact on the community, and information on the notification process and the accompanying results.

Due to the proximity of Darcy's Pub to residential properties and the potential for increased noise, public notification began on February 26, 2016, when a Letter of Intent was sent to surrounding property owners.

Commentary

On April 11, 2016, at the Planning, Zoning, and Affordable Housing Committee meeting, the Committee made the following resolution in regards to this application:

"That Council inform the Liquor Control and Licensing Branch that Council does not recommend the issuance of this license as the proposed closing time of 1:00am from Sunday to Thursday would be inappropriate due to the location and its proximity to residents."

Currently, the LCLB allows each licensed premise of this kind to apply for six (6) special event licenses per year in which they can have their hours increased for one night for a particular event. Darcy's Pub has applied for these licenses in the past and they often reach their six limit maximum each calendar year.

Council may wish to recommend to the LCLB that they approve Darcy's Pub extension of hours but then regulate their operating hours through the City of Langford's business licensing system. In this scenario, Darcy's Pub would be restricted to their current operating hours, but could apply to the City directly for their special event licenses for extended hours, therefore bypassing the LCLB and their more cumbersome and time consuming application process.

Council could then delegate this authority to the License Inspector and Staff who would be responsible for receiving and approving special event licenses that would still be limited to a maximum of six (6) per year per licensed establishment.

If Council were to choose this option there would have to be some changes made to the Business License and Business Regulation Bylaw No. 216 in order to give approving authority to the License Inspector. Council may also wish to add a further amendment to the Business License and Business Regulation Bylaw No. 216 to restrict liquor licensed hours within the City to 12:00am from Sunday to Thursday with the opportunity to apply for a 1:00am extension for special events six times per year. In this scenario, we would ask the LCLB to always permit liquor licensed premises of this kind in Langford to be officially licensed till 1:00am from Sunday to Thursday, but would always be restricted to midnight by the City of Langford's bylaws.

It should be noted that by choosing the above mentioned option, the City of Langford's business licensing system would need to be upgraded as the current system is not designed to place any restrictions on approved licenses. In conjunction with that, once the LCLB approves the extended hours, they are not able to enforce shorter hours outlined by municipal business license restrictions, therefore, any infractions to municipally applied rules would become municipal responsibility. Due to this, there may be extra financial implications from increased enforcement requirements from the Bylaw Department.

Darcy's Pub has always intended on maintaining their current closing time of midnight for the majority of nights. Their intention for this application was to allow them to have more than six special event licenses a year and to bypass the costly and time consuming process that is involved in each application for a special event. Due to this, Staff believe that this option is a reasonable compromise.

Option 1

a) Inform the Liquor Control and Licensing Branch that Council recommends that a liquor license be issued with hours of operation ceasing at 1:00am Sunday to Thursday;

AND

b) Direct Staff to amend the Business Licence and Business Regulation Bylaw No. 216 to give approving authority of special event liquor license hour extensions to the License Inspector;

c) Direct Staff to amend the Business Licence and Business Regulation Bylaw No. 216 to limit each licensed premise of this kind a maximum of six (6) special event licenses per year;

d) Direct Staff to amend the Business License and Business Regulation Bylaw No. 216 to only allow licensed premises of this kind to operate till 12:00am from Sunday to Thursday with the opportunity to apply for a 1:00am closing time for special event purposes

Option 2

a) Inform the Liquor Control and Licensing Branch that Council does not recommend the issuance of this license as the proposed closing time of 1:00am from Sunday to Thursday would be inappropriate due to the location and its proximity to residents;

AND

b) Allow the Liquor Control and Licensing Branch to continue to license Darcy's Pub for six (6) special events a year.

Respectfully Submitted,

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

:jb

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Staff Report to Council

Date:	**18 July 2016**
Department:	**Planning**
Application No.:	**Z16-0010**
Subject:	**Request to Table an Application for 592 Phelps Ave**

At their Regular Meeting of June 20, 2016, Council passed the following resolution with respect to the property at 592 Phelps Avenue:

1. *That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).*

COMMENTS

Prior to this Council meeting the applicant had put forward a request to table the application (see Schedule 'A'), but the request had not made it in a report to Council in time. This report is to formally request that Council consider tabling the application for up to 18 months in order to give the applicant time to conduct public consultation in the neighbourhood.

OPTIONS

That Council:

1. Rescind their previous resolution that rejected the application;

   AND

2. Table the application for up to 18 months.

   OR

3. Take no action at this time and let the rejection resolution stand.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Jim Bowden, Chief Administrative Officer

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Schedule 'A'

Request to Table an Application

McNeil Building Designs Limited

2272 Millstream Road, Victoria , BC V9B 6H2 Phone/Phax (250) 474 - 2360
Home Page http://mcneildesigns.bc.ca Email ron@mcneildesigns.bc.ca

June 17, 2016

Mayor and Council
Goldstream Ave
Victoria, BC
c/o Planning Dept.
via emailed pdf

Re: Rezoning & Subdivision for 5 Lots , 592 Phelps Ave, Langford, BC

Dear Mayor and Council,

I write on behalf of my client, owner Jarnail Sandhu. After consideration of Planning and Zonings decision to not support our application, we wish to be tabled until we can do some neighbourhood consultation.

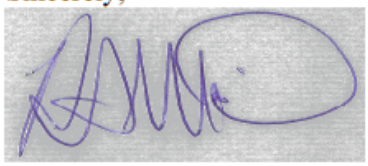
We will update our site concept with the minimum on street parking, though the committee should understand civil engineering will come later. Surprised the committee didn't support us when the complaints are the same for every development in Langford, especially north of TCH yet all others are supported inspite of neighbour concerns.

We will update our application following speaking with some neighbours and then expect to return to the P&Z.

Speaking with the neighbours outside after meeting, the reason they used the word slum so often is Langford has done a poor job of communicating to the public that inspite of committee name, not all projects are 'affordable housing'. . . too bad that discussion didn't come to light inside meeting.

We look forward to meeting again and with a little clarification, obtain a supporting recommendation.

Sincerely,



Ron McNeil, AScT.
mbltr807





City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **July 18, 2016**

Department: **Parks & Recreation**

Subject: **Pre-Approval of Electrical and Mechanical Contractors – Rugby Canada Training Facility.**

Background

The Government of Canada, City of Langford (CoL) and Rugby Canada (RC) have entered into an agreement to build a Training Facility at 3017 and 3021 Glen Lake Road. The facility will be a 2-story training facility used by RC and local organization. Johnston Sports Architecture (JSA) has been selected to assist with the design and construction.

Commentary

The City of Langford and Rugby Canada have posted a Request for Proposal for a Mechanical Team and for an Electrical Team to design and construct the training facility. The RFPs close on July 22 and the next council meeting isn't until August 15 so staff are requesting that council pre-approve the Mechanical and Electrical teams so that the design and construction will keep on schedule. The selection of the Mechanical and Electrical teams will be made the week of July 25. The selection will be made by CoL, RC and JSA and based on the criteria layout in the RFP.

Financial Implications

The cost to hire a Mechanical Team and an Electrical Team are part of the overall budget for the construction of the training center.

Legal Implications

The CoL and RC will be required to enter into a legal agreement with the Mechanical and Electrical Teams to provide the necessary designs and carry out the construction related to their trade.

Options

That Council direct staff to:

1. Pre-approve the Electrical and Mechanical Contracts the week of July 25 based on the evaluation as laid out in the RFP as long as they are within the proposed budget for these contracts.

Or

2. Not award the contracts at this time.

Respectfully Submitted,

Submitted by:	Mike Leskiw, Manager of Parks, Recreation, Beautification and Culture
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:ML/sel

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: July 18, 2016

Department: Planning, Land Development, and Building Departments

Subject: Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016

PLANNING DEPARTMENT

New Applications 2016					
Application		Received	Issued	Address	Proposal
1	DP-16-01	8-Jan-16	26-Jan-16	233 & 235 Bellamy Link	Form & Character - Duplex
2	DP-16-02	13-Jan-16	3-Feb-16	239 & 241 Bellamy Link	Form & Character - Duplex
3	DP-16-03	18-Jan-16	22-Jan-16	257 & 259 Bellamy Link	Form & Character - Attached Duplex
4	DP-16-04	25-Feb-16	8-Apr-16	300 Phelps Ave	Form & Character - 2 Multi-Family Townhouses
5	DP-16-05	21-Jan-16		3348 Vision Way	Form & Character - 3 SFDs
6	DP-16-06	27-Jan-16	11-Feb-16	2435 Millstream Rd	Form & Character - Petro Canada Signage and Exterior Stucco Painted
7	DP-16-07	28-Jan-16	3-Mar-16	2666 and 2670 Secretariat Way	Form & Character - McCallum 5 Unit Townhouse Block 2
8	DP-16-08	12-Feb-16	24-Feb-16	855 Langford Pkwy	Form & Character - Canada Tire Pergola and Skid Cover
9	DP-16-09	17-Feb-16	17-May-16	3416 Hazelwood Rd	Form & Character - 10 SFDs and 4 Townhouses
10	DP-16-10	26-Feb-16	3-Mar-16	1053 Englewood Ave	Environmental - Soil Deposition
11	DP-16-11	3-Mar-16	21-Mar-16	251 & 253 Bellamy Link	Form & Character - Attached Duplex
12	DP-16-12	3-Mar-16	21-Mar-16	245 & 247 Bellamy Link	Form & Character - Attached Duplex
13	DP-16-13	9-Mar-16	29-Jun-16	687 Strandlund Ave	Form & Character - 24 Townhouse Development
14	DP-16-14	10-Mar-16	12-May-16	2662 & 2666 Secretariat Way	Form & Character - 8 unit Townhouse
15	DP-16-15	15-Mar-16	18-Apr-16	610 Atkins Ave	Detached Duplex

Application		Received	Issued	Address	Proposal
16	DP-16-16	16-Mar-16	12-Apr-16	PIDs: 026-228-203 & 026-228-211 (Bear Mountain unaddressed properties)	Environmental - 2.6ha clearing for future subdivision
17	DP-16-17	23-Mar-16	9-May-16	3220 West Shore Pkwy (1446 to 1498 Commander Crt (Phase 6 – Paradise Falls))	Form & Character - 27 Lot Subdivision (Commander Court)
18	DP-16-18	30-Mar-16		2781 Strathmore Rd	Form & Character - 3 Storey - 10 Unit Building
19	DP-16-19	30-Mar-16	14-Apr-16	892 Goldstream Ave	Form & Character - Garage Addition for the service and storage of automobiles
20	DP-16-20	31-Mar-16		881 Klahanie Dr	Environmental - Land Prep for an 11 Lot Subdivision
21	DP-16-21	4-Apr-16		4391 West Shore Pkwy	Form & Character - Warehouse with a 2 storey office
22	DP-16-22	4-Apr-16	2-Jun-16	2769, 2775, 2781, 2787 & portion of 2793 Leigh Rd	Form & Character - 14 Strata Units-commercial space with 2nd level offices/residential
23	DP-16-23	8-Apr-16	6-Jun-16	221 and 223 Bellamy Link	Form & Character - Attached Duplex
24	DP-16-24	14-Apr-16	6-Jun-16	679 Wagar Ave	Form & Character - 7 Townhouse Units
25	DP-16-25	20-Apr-16	10-May-16	777 Hockley Ave	Form & Character - 30 Rental Dwelling Unit Bldg
26	DP-16-26	3-May-16	4-May-16	850 Langford Pkwy	Form & Character - Tree Replacement
27	DP-16-27	3-May-16		892 Klahanie Dr	Environmental - portion of property
28	DP-16-28	12-May-16		3002 Irwin Rd	Amendment to DP-12-52 for residential subdivision
29	DP-16-29	17-May-16	15-Jun-16	2611 Savory Rd	Environmental - Build a SFD in Riparian and Fire Hazard Area
30	DP-16-30	20-May-16	20-Jun-16	3061 & 3067 Jacklin Rd	Form & Character - Belmont Market
31	DP-16-31	20-May-16	20-Jun-16	2930 Leigh Pl	Environmental - Site prep for new SFD with Suite
32	DP-16-32	20-May-16		2798 Lakehurst Dr	Form & Character - Attached Duplex
33	DP-16-33	24-May-16		1270, 1289, 1445, 1450 Bear Mountain Pkwy; 2030 Country Club Way; 2133 Champions Way; 009-853-081	Environmental - 28 Lots
34	DP-16-34	26-May-16	20-Jun-16	957 Loch Glen Pl	Form & Character - Detached Duplex
35	DP-16-35	3-Jun-16		3003 Irwin Rd	Form & Character - 28 Lot Subdivision
36	DP-16-36	3-Jun-16		1270 and 1445 Bear Mountain Pkwy	Form & Character - Cypress Mews and Cypress Gate
37	DP-16-37	3-Jun-16	23-Jun-16	2953 Jacklin Rd	Form & Character - Signage Esso Station
38	DP-16-38	6-Jun-16	21-Jun-16	227 & 229 Bellamy Link	Form & Character - Attached Duplex
39	DP-16-39	8-Jun-16		2662 Secretariat Way	Form & Character - 6 Unit Townhouse Development
40	DP-16-40	13-Jun-16		648 Strandlund Ave	Form & Character - Attached Duplex
41	DP-16-41	22-Jun-16		647 667 Redington Ave & 2478 2482 Selwyn Rd	Form & Character & Environmental - Self Storage and Townhouse Development
42	SDP-16-01	4-Jan-16	10-Feb-16	#101 - 891 Attree Ave	2 Façade - Pemberton Holmes

Application		Received	Issued	Address	Proposal
43	SDP-16-02	6-Jan-16	8-Jan-16	#111 - 866 Goldstream Ave	2 Façade - Langford Dental
44	SDP-16-03	15-Jan-16	27-Jan-16	#125 - 2401G Millstream Rd	1 Façade - Lifelabs
45	SDP-16-04	27-Jan-16	28-Jan-16	2435 Millstream Rd	1 Façade - Petro Canada
46	SDP-16-05	2-Feb-16	10-Feb-16	2885 Peatt Rd	1 Façade - West Shore Family Naturopathic Ltd
47	SDP-16-06	3-Feb-16	10-Feb-16	#129-735 Goldstream Ave	1 Façade - Win Resale Shop
48	SDP-16-07	8-Mar-16	16-Mar-16	#110 - 2944 Westshore Pkwy	2 Façade, 1 Freestanding - CREST, Emergency Communications
49	SDP-16-08	14-Mar-16	18-Mar-16	#117 - 777 Goldstream Ave	1 Façade - Kharma
50	SDP-16-09	23-Mar-16	30-Mar-16	1319 Rosewell Rd	1 Façade - YMCA/YWCA Childcare
51	SDP-16-10	29-Mar-16	4-Apr-16	963 Langford Pkwy	2 Façade - Raymond James Financial Planning
52	SDP-16-11	30-Mar-16	6-Apr-16	3061 Jacklin Rd	1 Temporary Development Sign - Belmont Market
53	SDP-16-12	8-Apr-16	11-Apr-16	#110 - 2298 Millstream Rd	1 Façade - Skillz Canada
54	SDP-16-13	13-Apr-16	18-Apr-16	#176 - 2945 Jacklin Rd	1 Façade - Tommy Gun's Original Barbershop
55	SDP-16-14	14-Apr-16	21-Apr-16	963 Langford Pkwy	1 Freestanding - Hendry Swinton McKenzie HSM Insurance
56	SDP-16-15	14-Apr-16	3-May-16	Unit 211G - 2401 Millstream Rd	1 Façade - Fido #225
57	SDP-16-16	20-Apr-16	27-May-16	2663 Sooke Rd	2 Façade, 1 Freestanding, 1 Directional - Boyd Auto Repair Shop
58	SDP-16-17	29-Apr-16	10-May-16	2792 Peatt Rd	1 Façade, 1 Freestanding - Waterwheel Liquor Store
59	SDP-16-18	3-May-16	25-May-16	300 Phelps Ave	1 Temporary Development - Park Land Townhomes Turner Lane Development
60	SDP-16-19	4-May-16	10-May-16	2885 Jacklin Rd	1 Freestanding - Denfor Investments
61	SDP-16-20	12-May-16	19-May-16	2095 Millstream Rd	1 Temporary - P & R Truck Centre
62	SDP-16-21	13-May-16	7-Jun-16	#117 - 2355 Millstream Rd	1 Façade, 1 Projected, 1 Sandwich Board - Domino's Pizza
63	SDP-16-22	27-May-16	1-Jun-16	2924 Jacklin Rd	1 Façade - Weavers Leather
64	SDP-16-23	1-Jun-16	3-Jun-16	2972 Jacklin Rd	2 Façade - Starbucks
65	SDP-16-24	8-Jun-16	10-Jun-16	#125 - 735 Goldstream Ave	1 Façade - Sleep Clinic
66	SDP-16-25	22-Jun-16		105 - 847 Goldstream Ave	1 Sandwich Board - Rhino Labour Employment Agency
67	SDP-16-26	27-Jun-16		687 Strandlund Ave	1 Banner Sign - Temporary Construction SunTerra Townhomes
68	SDP-16-27	30Jun16		#104 – 3212 Jacklin Rd	1 Façade – Wensley Architecture
69	DVP-16-01	4-Jan-16	21-Mar-16	2781 Strathmore Ave	Vary the Rear Yard Setback
70	DVP-16-02	26-Jan-16	18-Apr-16	899 McCallum Rd	Vary Visitor Parking

Application		Received	Issued	Address	Proposal
71	DVP-16-03	3-Mar-16		007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr	Parking Variances
72	DVP-16-04	7-Mar-16		2627 and 2639 Millstream Rd	Cul de Sac Variance
73	DVP-16-05	15Ma416	2-May-16	566 Treanor Ave	Rear yard setback for existing House
74	DVP-16-06	31-Mar-16	20-Jun-16	2176 Champions Way	Rear Yard Setback Reduction
75	DVP-16-07	1-Apr-16		967A Isabell Ave	Relax Road Structure - Bylaw 1000
76	DVP-16-08	8-Apr-16		1445 Bear Mountain Pkwy & 2030 Country Club Way	Vary Setbacks tor all 27 Lots
77	DVP-16-09	3-May-16		892 Klahanie Dr	Lot 5 Sideyard Setback for Existing House
78	DVP-16-10	15-Jun-16		2758 Peatt Rd	Parking Variance - to include a dance studio along with existing daycare
79	DVP-16-11	22-Jun-16		913 Latoria Rd	Rear Yard Setback Reduction on Lot 43
80	TUP-16-01	11-May-16	20-Jun-16	#115 - 963 Langford Pkwy	Operate a Kumon Math & Reading Centre
81	TUP-16-02	30-May-16		809 Orono Ave	Licensed Group Childcare
82	LLP-16-01	22-Oct-15		Darcy's Pub	737 Goldstream
83	LLP-16-02	14-Jan-16		Axe & Barrel	2323 Millstream Rd
84	Z-16-01	28-Jan-16		2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6	Amend CD12 Zone - South Skirt

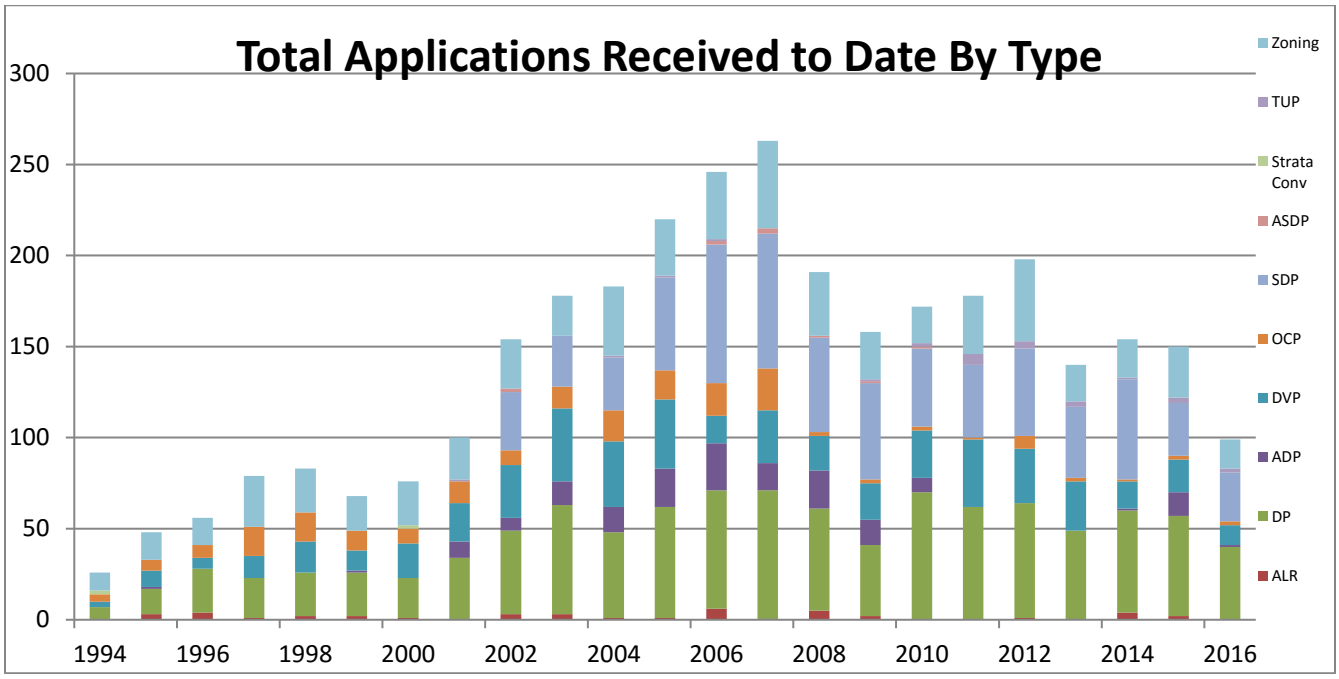
Application		Received	Issued	Address	Proposal
85	Z-16-02	29-Jan-16		1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella Dr; 2089 and 2133 Champions Way; 1175 Natures Gate;2182 Navigators Rise; 2235 Players Dr; 2079 Hedgestone;2310 Echo Valley Dr; 1000 Gade; 2190 and 2220 Spirit Ridge Dr	Create CD6A Zone - residential density, open space requirement, amenity contributions
86	Z-16-03	4-Feb-16		2793 Leigh Rd	Rezone a portion of Property (44ft) from BT1 to CS3
87	Z-16-04	12-Feb-16		967A Isabell Ave	R2 to RS3 for 6 Lot Subdivision
88	Z-16-05	16-Feb-16		1021 & 1053 Englewood Ave	RR2 to R2A for 29 Lot Subdivision
89	Z-16-06	16-Feb-16		817 Arncote Ave	R2 to RM7A - 5 New Townhomes
90	Z-16-07	18-Feb-16		2681 Claude Rd	R2 to ___ - 11 Unit 2 Townhouse Development
91	Z-16-08	18-Feb-16		1067/99; 1128/64 Braeburn Ave	CD15 Text Amendment
92	Z-16-09	19-Feb-16		647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd	Zone to accommodate storage facility, apartments, townhouses and/or SFDs as permitted uses
93	Z-16-10	14-Mar-16		592 Phelps Ave	Rezone to create 5 new lots
94	Z-16-11	31-Mar-16		720, 724 & 732 Meaford Ave	For Office and Commercial Warehouse Uses and new MU2 for Rental Apartment Use
95	Z-16-12	1-Apr-16		2285 Bellamy Rd	C1 Text Amendment to increase number of children in a daycare
96	Z-16-13	15-Apr-16		1128 Finlayson Arm Rd	RR4 to RAE1
97	Z-16-14	29-Apr-16		2555 & 2559 Millstream Rd	Lot Line Adj and a Residential Small Lot Rezoning
98	Z-16-15	18-May-16		694 Hoylake Ave	10 Unit Townhouse Development
99	Z-16-16	26-May-16		2789 Grainger Rd	Text Amendment for Cooking Facilities in C8 Zone
100	OCP-16-01	29-Jan-16		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	Amendment Map 2 - Remove Openspace Mapping
101	OCP-16-02	24-Mar-16		647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd	Portion of 647 & 667 Redington from Neighbourhood to Mixed Use Employment Centre

Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	4	1
Development Permits*	14	22
Sign Development Permits	8	16
Development Variance Permits	8	4
OCP Amendments	4	2
Temporary Use Permits	1	1
Zoning Amendments	26	6
TOTAL	67	48

Applications Received to Date

	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	2	0	10	**26**
1995	3	14	1	9	6	0	0	0	0	15	**48**
1996	4	24	0	6	7	0	0	0	0	15	**56**
1997	1	22	0	12	16	0	0	0	0	28	**79**
1998	2	24	0	17	16	0	0	0	0	24	**83**
1999	2	24	1	11	11	0	0	0	0	19	**68**
2000	1	22	0	19	8	0	0	2	0	24	**76**
2001	0	34	9	21	12	0	0	0	1	23	**100**
2002	3	46	7	29	8	32	2	0	0	27	**154**
2003	3	60	13	40	12	28	0	0	0	22	**178**
2004	1	47	14	36	17	29	0	0	1	38	**183**
2005	1	61	21	38	16	51	0	0	1	31	**220**
2006	6	65	26	15	18	76	2	0	1	37	**246**
2007	0	71	15	29	23	74	3	0	0	48	**263**
2008	5	56	21	19	2	52	1	0	0	35	**191**
2009	2	39	14	20	2	53	1	0	1	26	**158**
2010	0	70	8	26	2	43	1	0	2	20	**172**
2011	0	62	0	37	1	40	0	0	6	32	**178**
2012	1	63	0	30	7	48	0	0	4	45	**198**
2013	0	49	0	27	2	39	0	0	3	20	**140**
2014	4	56	1	15	1	55	0	0	1	21	**154**
2015	2	55	13	18	2	29	0	0	3	28	**150**
2016	0	40	1	11	2	27	0	0	2	16	**99**
Total	**41**	**1011**	**165**	**488**	**195**	**676**	**10**	**4**	**26**	**604**	**3220**



Fees Collected By Type of Application by Month and By Year

	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	$ -	$ 8,200	$ 1,250	$ 12,300	$ 2,200	$ 400	$ -	$ 24,350	$ 24,350
Feb	$ -	$ 11,900	$ 1,250	$ 34,800	$ 13,200	$ 600	$ -	$ 61,750	$ 86,100
Mar	$ -	$ 42,800	$ 5,000	$ 24,100	$ 2,200	$ 950	$ -	$ 75,050	$ 161,150
Apr	$ -	$ 17,650	$ 2,500	$ 17,900	$ 6,600	$ 1,050	$ -	$ 45,700	$ 206,850
May	$ -	$ 29,100	$ 1,250	$ 7,600	$ 6,600	$ 1,100	$ 3,400	$ 49,050	$ 255,900
Jun	$ -	$ 30,250	$ 1,500	$ -	$ -	$ 550	$ -	$ 32,300	$ 288,200
Jul	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,200
Aug	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,200
Sep	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,200
Oct	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,200
Nov	-	$ -	$ -	$ -	$ -	$ -	-	$ -	$ 288,200
Dec	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,200
Total	$ -	$ 139,900	$ 12,750	$ 96,700	$ 30,800	$ 4,650	$ 3,400	$ 288,200	$ 288,200
2016	$ -	$ 139,900	$ 12,750	$ 96,700	$ 30,800	$ 4,650	$ 288,200		$ 573,000
2015	$ 1,500	$ 231,603	$ 17,500	$ 79,270	$ 44,000	$ 4,535	$ 1,700		$ 380,108
2014	$ 1,800	$ 169,859	$ 20,750	$ 121,400	$ 35,200	$ 9,025	$ 1,700		$ 359,734
2013	$ -	$ 143,608	$ 25,450	$ 62,800	$ 28,600	$ 6,725	$ 3,400		$ 270,583
2012	$ 300	$ 190,621	$ 20,475	**$ 192,752**	**$ 76,630**	$ 8,050	**$ 4,825**		$ 493,653
2011	$ -	$ 242,039	$ 34,450	$ 91,120	$ 44,100	$ 7,625	$ 3,525		$ 422,859
2010	$ 3,600	$ 339,882	$ 29,055	$ 50,075	$ 24,300	$ 6,600	$ 2,350		$ 455,862
2009	$ 600	$ 177,908	$ 24,330	$ 133,750	$ 26,400	$ 10,800	$ -		$ 373,788
2008	**$ 3,600**	$ 286,539	$ 19,990	$ 149,982	$ 55,311	$ 11,445	$ -		$ 526,867
2007	$ -	$ 277,015	$ 31,577	$ 130,696	$ 91,473	$ 14,405	$ -		$ 545,167
2006	$ 3,150	$ 372,655	$ 15,425	$ 139,796	$ 40,600	**$ 14,800**	$ -		$ 586,426
2005	$ 300	**$ 412,137**	$ 34,195	$ 178,171	$ 36,400	$ 10,270	$ -		**$ 671,474**
2004	$ -	$ 261,296	$ 30,920	$ 167,845	$ 45,766	$ -	$ -		$ 505,828
2003	$ 1,200	$ 178,048	**$ 39,965**	$ 182,920	$ 24,850	$ -	$ -		$ 426,983
2002	$ -	$ 97,072	$ 37,851	$ 61,082	$ 20,262	$ -	$ -		$ 216,266

* 2016 fees calculated to June 30, 2016

LAND DEVELOPMENT

Subdivision Applications Received this Quarter

Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB16-0027	683 Goldie Ave	Application	2016-06-30		5
SUB16-0026	2555, 2559 Millstream Rd	Boundary Adjustment	2016-06-08		0
SUB16-0025	1019 Fashoda Pl	Application	2016-06-08		2
SUB16-0024	2182 Navigators Rise, 2235 Players Dr	Application	2016-05-25		29
SUB16-0023	757 Latoria Rd	Application	2016-05-24		9
SUB16-0022	3003 Irwin Rd, Westhills Ph 6	Application	2016-05-24		42
SUB16-0021	3483 Happy Valley Rd	Application	2016-05-17		12
SUB16-0020	1311 Lakepoint Way	Application	2016-05-13		1
SUB16-0019	4373 West Shore Pky	Application	2016-05-06		1
SUB16-0018	892 Klahanie Dr	Application	2016-05-04		6
SUB16-0017	1067 Braeburn Ave	Application	2016-05-02	2016-05-23	34
SUB16-0016	732 Meaford Ave, 2840 Millstream Rd	Final Application and Boundary Adjustment	2016-04-12		2
SUB16-0015	2323 Millstream Rd, 2332 Belair Rd	Boundary Adjustment	2016-04-08		0
SUB16-0014	903 Tayberry Terr	Application	2016-04-08	2016-05-04	26
SUB16-0013	1270 Bear Mountain Pky, 2030 Country Club Way	Application	2016-04-07	2016-05-26	28
SUB16-0012	3306-3328 Happy Valley Rd	Application	2016-04-06	2016-05-30	1
SUB16-0011	566 Treanor Ave	Application	2016-04-05	2016-05-04	1
SUB16-0010	2930 Amy Road	Final Application	2016-04-04		1
SUB16-0009	967A and B Isabelle Ave	Application	2016-03-31	2016-05-09	6
SUB16-0008	3416 Hazelwood Road	Application	2016-02-29	2016-04-18	14
SUB16-0007	209 Cottier Place	Application	2016-02-19	2016-04-13	1
SUB16-0006	881 Klahanie Drive	Application	2016-02-16	2016-04-08	10
SUB16-0005	917 Avrill Road (Hayworth Building – Airspace Subdivision)	Application	2016-02-05		3
SUB16-0004	2639 Millstream Road	Application	2016-01-20	2016-02-25	2
SUB16-0003	3275 Walfred Road	Application	2016-01-19	2016-03-15	1
SUB16-0002	1306 Westhills Drive – Road Dedication	Application	2016-01-06		
SUB16-0001	2798 Lakehurst Drive	Application	2016-01-05	2016-02-23	2
				TOTAL LOTS UNDER CONSIDERATION FOR THIS QUARTER	**200**
				YEAR TO DATE	**239**

Average Processing Time in Number of Days				
Year	**1st Quarter**	**2nd Quarter**	**3rd Quarter**	**4th Quarter**
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7
2016	57.6	42.4		

Subdivision Revenue			
Account	**Budget**	**2016**	**Variance**
10-02-115-472-0000-0078–Subdivision Application Fees	$180,000	$111,155	$71,545
10-02-115-472-0000-0079–Subdivision Final Approval	$30,000	$47,955	$23,145
10-02-115-472-0000-0080–Strata Conversion Applications	$1,000	$0	$0
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	$60,000	$58,768	$12,332
10-02-150-472-0000-0548–Latecomer Processing Charges	$1,500	$0	$0

Land Development Administration Synopsis

Subdivision start-ups noted in the first quarter report (development of the PCC lands) continue the on both the north side and south side of the Trans-Canada Highway. North side works are nearly complete, and south side is in the clearing and grubbing phase.

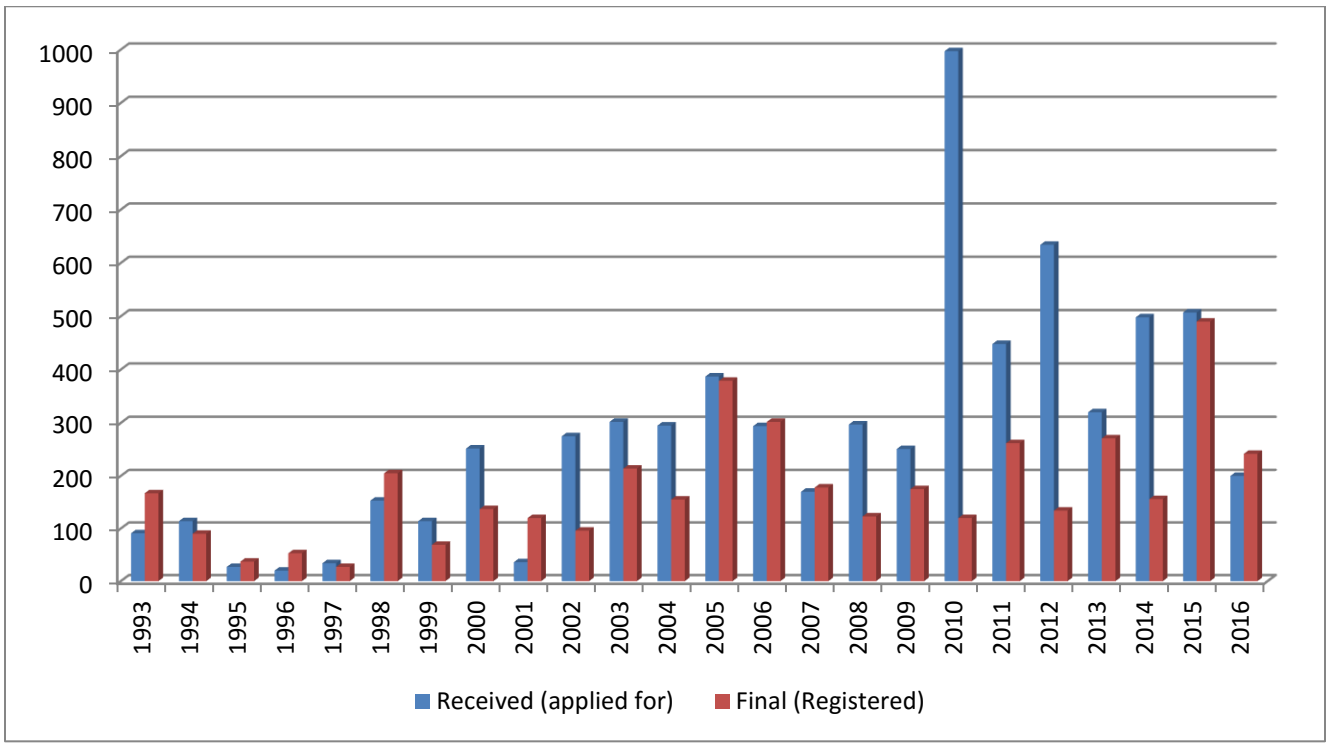
In north Langford, the Hydro restriction that has plagued Bear Mountain has now been largely removed due to a cost sharing agreement between the developing parties, and as such BC Hydro has indicated that works will commence this fall, and that the restriction can be released. This release of restriction affects most of the lands within the Bear Mountain core, and on either edge of that core. Further upgrades that are not part of the present agreement are required, but not until several hundred more homes are built and occupied. It is anticipated that service via Skirt Mtn. will be delivered within that time-frame, and no further restriction will exist. As the restriction had prevented development in the Ecoasis core as well as within the District of Highlands, the Langford Approving Officer has been working with the Highlands Approving Officer to communicate the lift of restriction which has enabled the "Rivers Crossing" development to continue (Dist. Of Highlands), as well as Ecoasis works known as St. Andrews (approx. 40 homes + townhomes), and future phases.

In south Langford, Westhills and the Happy Valley / Latoria area are significant areas of subdivision activity, with minor subdivision uptake along Klahanie Road (where it abuts Latoria).

The City and CRD Water Service have established a review procedure in regards to FUS. This procedure is intended to give adequate review to the submission, while ensuring that each department (City of Langford vs CRD Water Service) limits their review to the aspects of direct relation. For the City of Langford, this review encompasses known factors like zoning limits, building citing, building permit factors (like sprinklers) and existing offsets to existing lands, while the CRD Water will confirm the flow is available, and/or what is necessary to achieve that flow. There have been several developers that feel that the FUS review is "*too late in the process*" as it relates to their project. This is a significant statement from our development community who traditionally does not like to advance Engineering

works before their project is considered by Council. Staff, in discussions with the developers that have voice this concern outline that their project objectives are known to them, and at any time (and it is suggested – pre purchase) if the developer wished to have their consultant perform a review of FUS to determine potential upgrades, that they could engage that party to do so. This would give the developers greater knowledge of the potential costs to realize the development in regards to water supply. The review procedure has been utilized for the last 1.5 months, with few hurdles.

Subdivision Activity (Number of Lots)



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Building Inspection Department

Quarterly Report for the 2nd quarter of 2016

	2nd qtr 2016	2nd qtr 2015
Single Family Dwelling	**105**	**96**
# of Units Created	144	112
Construction Cost	$46,592,024.00	$25,571,405.00
Permit Fees	$379,711.55	$216,102.40
Duplex	**6**	**3**
# of Units Created	10	5
Construction Cost	$2,687,036.90	$1,520,474.00
Permit Fees	$22,158.16	$12,251.20
Multifamily	**11**	**7**
# of Units Created	35	38
Construction Cost	$12,228,520.10	$6,521,634.00
Permit Fees	$82,186.40	$45,812.80
Residential Additions/Alterations	**15**	**16**
# of Units Created	3	2
Construction Cost	$394,867.00	$454,753.00
Permit Fees	$4,340.19	$4,923.50
Commercial/Industrial	**18**	**12**
# of Units Created	2	1
Construction Cost	$7,295,600.00	$7,016,300.00
Permit Fees	$49,760.58	$47,651.70
Institutional	**0**	**1**
# of Units Created		0
Construction Cost		$12,000.00
Permit Fees		$160.00
Plumbing	**154**	**156**
Permit Fees	$54,474.05	$59,567.25
Chimney	**4**	**7**
Permit Fees	$100.00	$190.00
Suites	***52***	***22***
Quarterly Totals	**313**	**298**
# of Units Created	194	158
Construction Cost	$69,198,048.00	$41,096,566.00
Permit Fees	$592,730.93	$386,658.85

Respectfully submitted,

Submitted by:	Suzette Chapman, Assistant, Planning Department
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Cam Edwards, Acting Chief Building Inspector

:tlc/sc

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Staff Report

to

Council

Date: July 18, 2016

Department: **Engineering**

Subject: Bear Mountain Parkway Road Extension 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 Bear Mountain Parkway Extension project.

Commentary

McElhanney Consulting Services Ltd. is preparing the tender documents for the Bear Mountain Parkway extension project which will connect the existing Bear Mountain Parkway to the Leigh Road and McCallum Road intersection.

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 Bear Mountain Parkway extension project will the funded through the Bear Mountain Parkway Extension Local Area Service.

Legal Implications

None were identified

Options

That Council:

1. Direct staff to award the construction contract for the Bear Mountain Parkway extension project to the lowest bidder who is in compliance with the tender documents and fund the project through the local service area;

OR

2. Not award the contract at this time.

Respectfully Submitted,

Submitted by:	Kirsten Wilson, EIT
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Victor Chen, AScT Manager, Engineering Construction
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

:KW

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Staff Report

to

Council

Date: **18 July 2016**

File: **DVP16-0012**

Subject: **Application to Vary Front, Interior Side and Rear Lot Line Setbacks to Allow for the Development of a Rugby Canada Training Facility at 3017 & 3021 Glen Lake Road**

Background

The City of Langford acquired the property at 3017 and 3021 Glen Lake Road for the purpose of developing a training facility for Rugby Canada and zoned the property to the P1B (Neighbourhood Institutional B) zone.

Table 1: Site Data

Applicant	City of Langford
Owner	City of Langford
Civic Address	3017 and 3021 Glen Lake Road
Legal Description	LOT A, SECTION 81, ESQUIMALT DISTRICT, PLAN 50953 and LOT A, SECTION 81, ESQUIMALT DISTRICT, PLAN EPP26906;
Size of Property	3644 m2 (0.9 acres)
Zoning Designation	P1B (Neighbourhood Institutional B)
OCP Designation	City Centre

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single Family residential
East	R1 (One-Family Residential)	Single-family residential
South	R1 (One-Family Residential)	Single family residential and covenanted greenspace
West	R2 (One- and Two-Family Residential)	PARK

Table 3: Proposal Data

	Permitted by P1B (Neighbourhood Institutional B) zone	**Proposed by DVP Application**
Front Lot Line Setback	6m (20 ft)	***vary to 1.8 m (5.9 ft)***
Interior Side Lot Line Setback	1.5 m (5 ft)	***vary to 0.6 m (1.9 ft)***
Exterior Side Lot Line Setback	1.5 m (5 ft)	Min. 1.5 m (5 ft)
Rear Lot Line Setback	4.5 m (15 ft)	***vary to 2.1 m (6.9 ft)***

Commentary
Now that Rugby Canada's needs for a training facility have been formalized into a building design, the need for variances to the front (north), rear (south) and interior side (east) lot lines have been identified. Council may wish to consider these variances given the unique location of this property, the distance of the proposed building from existing uses (given the road geometry at the intersection of Glen Lake Road and Jenkins Avenue and the access route running along the westerly boundary of the subject property) and undeveloped and covenanted greenspace that exists beyond the subject property to the south.

Financial Implications
None.

Legal Implications
None.

Options

That Council

Option 1

1. Direct staff to proceed with consideration of the following variances for 3017 and 3021 Glen Lake Road:

    a) That section 6.80B.05(1) of Zoning Bylaw No. 300 be varied by reducing the setback to a front lot line from the required 6 m (20 ft) to 1.8 m (5.9 ft);
    b) That section 6.80B.05(2) of Zoning Bylaw No. 300 be varied by reducing the setback to a side lot line from the required 1.5 m (5 ft) to 0.6 m (1.9 ft);
    c) That section 6.80B.05(3) of Zoning Bylaw No. 300 be varied by reducing the setback to a rear lot line from the required 4.5 m (15 ft) to 2.1 m (6.9 ft);

Option 2

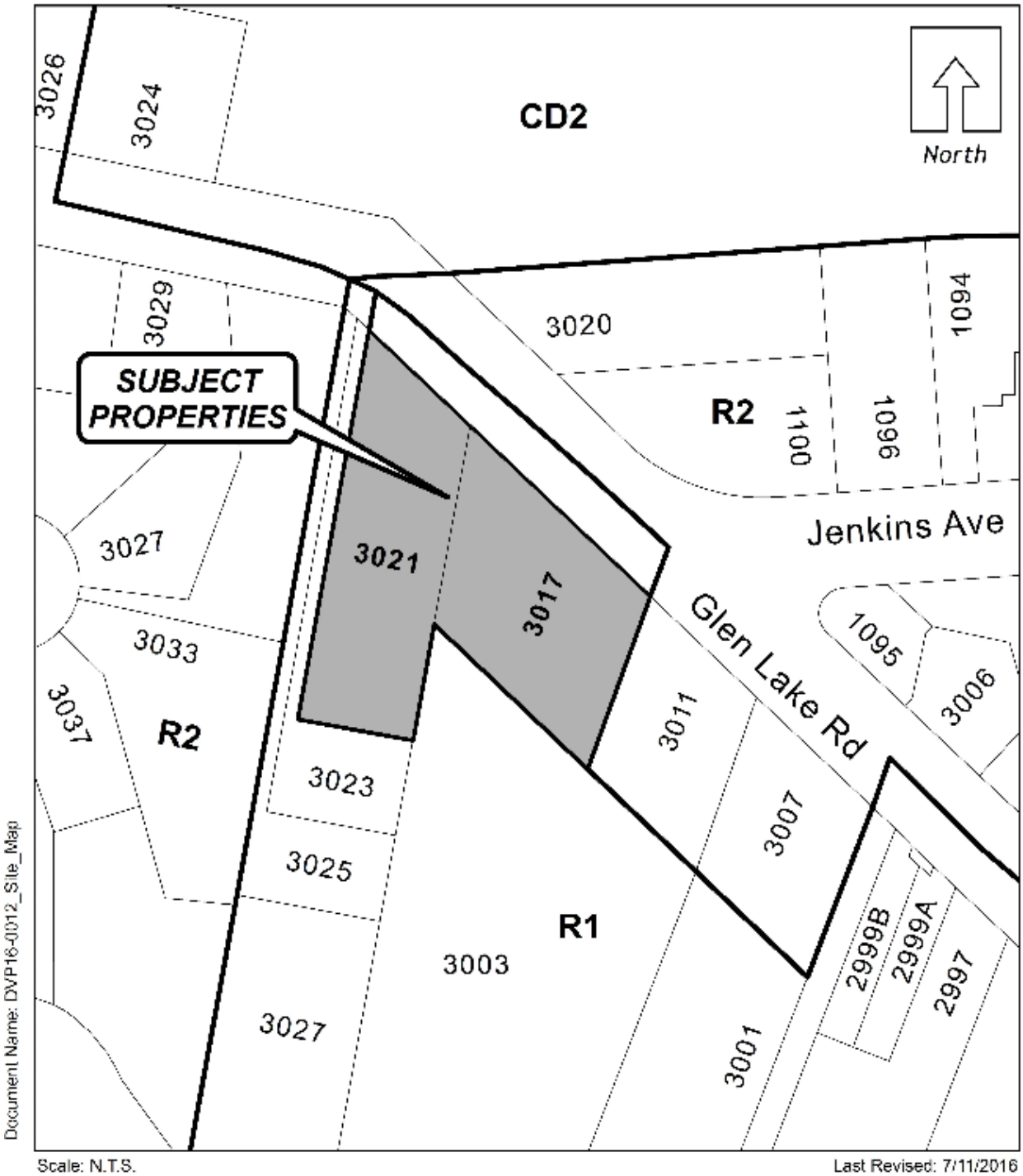
2. Take no action at this time with respect to variances for 3017 and 3021 Glen Lake Road;

Respectfully Submitted,

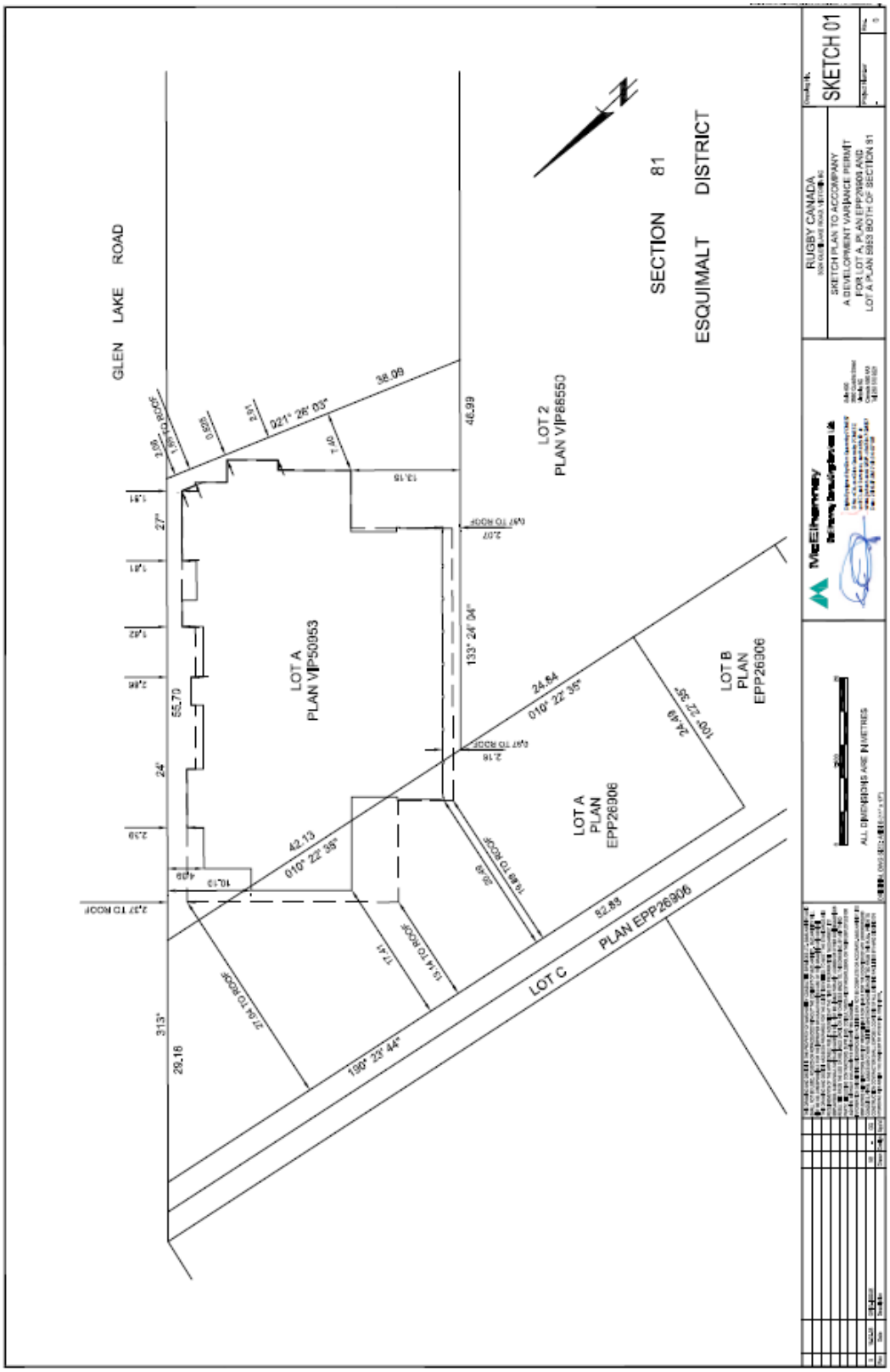
Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager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

:mgsb

DEVELOPMENT VARIANCE PERMIT
(DVP16-0012)
3017 & 3021 Glen Lake Rd



Appendix A


GLEN LAKE ROAD
SECTION 81
ESQUIMALT DISTRICT
LOT A
PLAN VIP50053
LOT 2
PLAN VIP66550
LOT A
PLAN
EPP26906
LOT B
PLAN
EPP26906
LOT C
PLAN EPP26906
38.99
46.99
55.70
42.13
24.64
52.89
28.16
SKETCH 01
RUGBY CANADA
SKETCH PLAN TO ACCOMPANY
A DEVELOPMENT VARIANCE PERMIT
FOR LOT A, PLAN EPP26906 AND
LOT A PLAN 6953 BOTH OF SECTION 81
ALL DIMENSIONS ARE IN METRES

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Staff Report to Council

Date: **July 18, 2016**

Department: **Administration**

Subject: **PGA Seniors Event Bear Mountain**

Background

As Council is aware Langford will be the host municipality for an upcoming PGA senior's event at Bear Mountain September 19th-25th of this year. The City has been provided with an opportunity to be a major sponsor of the event. As a sponsor the City of Langford will be front and centre throughout the tournament, with the Langford name included in the event "Pacific Links Langford Championship". The attached proposal outlines the event, media coverage and opportunities provided.

To become a major sponsor of the event requires a three year commitment of:

Year 1 - $40, 000
Year 2 - $80, 000
Year 3 - $80,000

Of course the second and third year commitment only apply if the event continues to be held at Bear Mountain. The event organizers are also asking that the City proactively work with businesses to become partners/sponsors of the event as well as provide any in-kind support to the event that is possible (i.e. as fire, police and ambulance support and use of city infrastructure such as bleachers, street signs, etc.)

Financial Implications

The cost of the sponsorship is $40,000 in 2016 and $80,000 in 2017 and 2018 and any in-kind contributions Council deems appropriate to provide. Funding source: Hotel Tax

Options

That Council advise the PGA event organizers that:

1. That Council sponsor the Pacific Links Championship for $40,000 in 2016 and $80,000 in 2017 and 2018 and any in-kind contributions Council deems appropriate to provide (Funding source: Hotel Tax).

2. That Council does not wish to participate as a sponsor at this time.

Respectfully Submitted,

Submitted by:	Jim Bowden
Concurrence:	Steve Ternent, Director of Finance

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Pacific Links Langford Championship

City of Langford • Tourism Sponsor Opportunity

SportBox Entertainment Group

City of Langford
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Be A Part of The Champions

PGA Champions Tour

Collectively, the Champions Tour has the most recognizable and accomplished players in the game including 34 members of the World Golf Hall of Fame.

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The Pacific Links Langford Championship

September 19 - 25, 2016

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The $2.5 million U.S. full field championship will feature the top Champions Tour players competing for a winners purse $375,000.

The championship will feature weeklong events, promotions and marketing to create a “Championship Week”. The Golf Channel will be televising the event Nationally and Internationally. Expectation of 30-40K spectators (based from Shaw Charity Classic)

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Showcasing Canada

Economic Impact + Community Involvement

More than a golf tournament, the Pacific Links Langford Championship is an economic and social anchor that engages the community by stimulating local businesses and creating a sense of community pride. **City of Langford** will be the driver of this exciting event that will flourish business and create a chance to rally the city towards charity event they are proud to be a part of.

Hosting the Championship at Bear Mountain will enable Canada to showcase it’s only 36 holes of Nicklaus Design golf and demonstrate why Victoria is fast becoming the finest golf resort community in Canada.The passion for golf is strong in British Columbia, and will make for a wonderful tournament week atmosphere for our fans and players.

Bear Mountain Golf Resort

Victoria, British Columbia

Victoria, BC is a sophisticated and charming city with world class recreational opportunities and a year round temperate climate.

Bear Mountain is the premier golf experience in Canada with two distinct golf courses. Choose between the rugged, challenging Mountain Course or the more serene Valley Course.

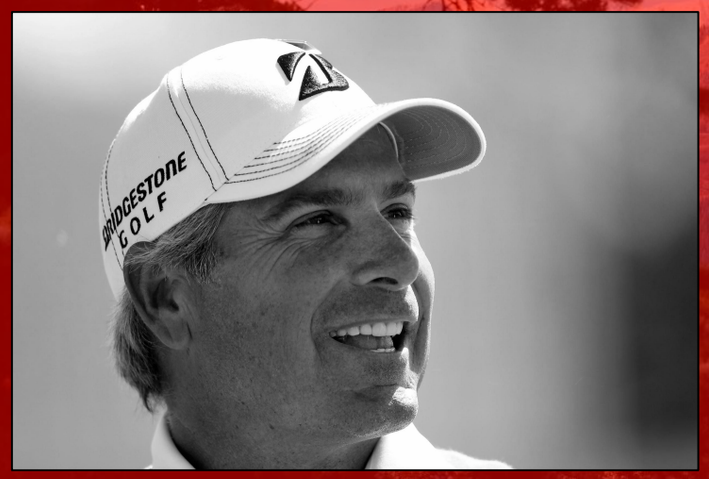
Mountain Course
Bear Mountain Golf Resort

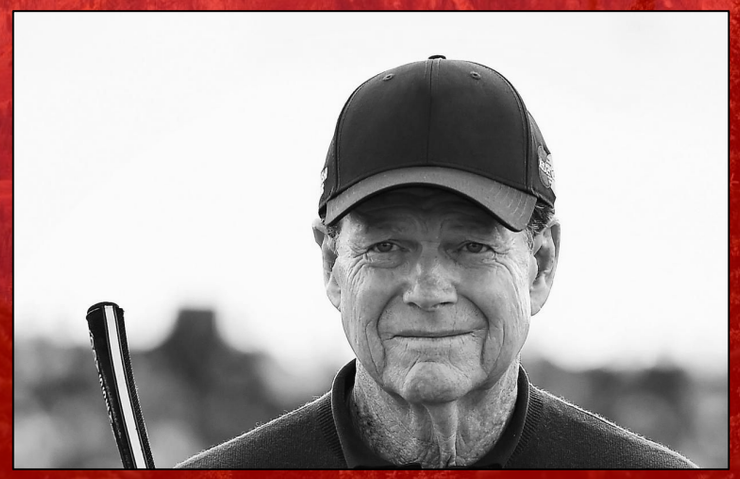
Champion Tour Players

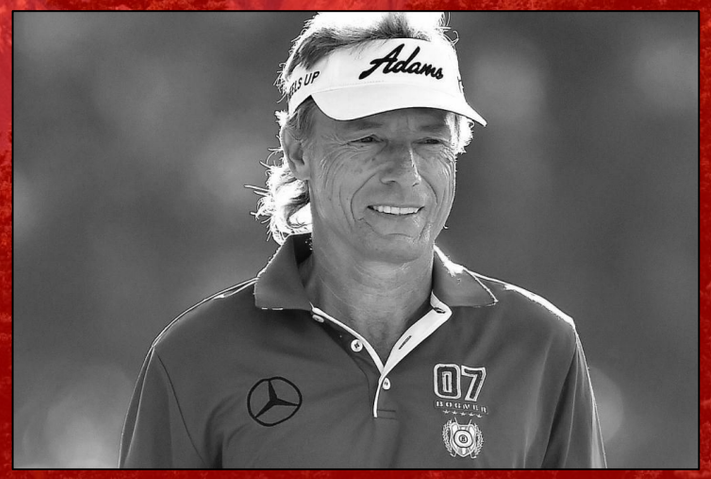
Pacific Links Langford Championship

In past tournaments world class legends participated, including the following:

Fred Couples
Tom Watson
Bernhard Langer
John Daly
Mark O'Meara
Vijay Singh
David Love III
Tom Lehman







MONDAY	Charity Classic
TUESDAY	Practice Round + Draw Party
WEDNESDAY	Pro Ams
THURSDAY	Pro Ams
FRIDAY	Round 1+ Player/VIP Dinner
SATURDAY	Round 2 + Junior Golf Clinic
SUNDAY	Final Round

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City of Langford Customized Opportunity

Hospitality, Activation & Giving Back

Pacific Links Langford Championship is a strong opportunity for **City of Langford** to leverage seven days of activity in market.

The tournament environment and reach provides **City of Langford** will a multitude of angles, events, and occasions to activate different objectives, whether they be consumer retention or acquisition, stakeholder and B2B relationship development, or giving back to the community.

We will work with to set **City of Langford** goals & create assets that can leverage the sponsorship through a variety of activations such as experience booths, service education, consumer hospitality and PR media.

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Legacy Contribution

Social + Cultural

The event will serve as a platform that extends beyond golf, giving **City of Langford** an opportunity to contribute to a legacy in the community.

Community Development

Grassroots Development

Consumer Experience

Media Exposure

We will build relationships with leading local, regional & national media to generate buzz and support for the event. Managing a $400,000 media campaign based on below

Marketing Campaign

- Radio
- Magazine
- Television
- Promotions
- Digital
- E-Blasts

PR Activity

- Press Releases
- Teleconferences
- Player support via Social media

Economic Impact

By the Numbers

The local economic impact of such an event will be one of the largest ever in Victoria and the certainly the largest ever in Langford.

Reports from other similar events throughout North America indicate that the spend on hotels, food and beverage, entertainment, local supplier and services purchases, and spin-off benefits can be in the $15-25m range

Case Study:

3M Championship Golf Tournament: 2010

Twin Cities, Minnesota

- The tournament operator, visitors, and vendors of the tournament spent **$11.1** million in the region

Category	Total Spending
Vistors	$4.9 million
Vendors	$1.3 million
Operations	$4.9 million

- Estimated **192** full and part-time jobs were created.
- The **192** jobs paid **$7.0** million in labor income.

Marketing Campaign Reach

By the Numbers

Here is a case study from the 2015 Nova Scotia Open that was a lower level tour. We expect a 35% to 45% increase from the Pacific Links Langford Championship.

Case Study: 2015 Nova Scotia Open

Channel	Reach	Media Outlets
Radio	159,834	Rogers News 95.7, Newcap Q104
		Rogers News 95.7 Moncton & Saint John
Magazine	831,707	Halifax Magazine, WHERE Halifax Magazine
		Atlantic Business Magazine, Saltscapes Magazine, SOAR Magazine
Newspaper	335,000	The Chronicle Herald
Outdoor Signage	72,000	Pattison – billboards in Halifax and Dartmouth, mall posters, digital office network, ferry terminal posters; DHBC - Banners on Barrington Street; Scotiabank Centre
Digital	435,397	Google Ad Words, News 95.7 Website, All Nova Scotia, The Chronicle Herald
E-blasts	208,400	Ticket Atlantic The Chronicle Herald Children's Wish Foundation, Canadian Junior Golf Association, Nova Scotia Golf Association, DHBC Ashburn
Television	182,000	Eastlink TV, Global News, CTV Atlantic
Promotions	N/A	NSLC, HFX Sports Bar, Golf Courses: Ashburn, Oakfield, Lost Creek, Granite Springs
TOTAL	2,224,338	

Global Social Reach

Social Media

The event delivers the social media power behind the PGA TOUR and key influencers in the players, personality and media - their personal commentary drives value well beyond advertising.

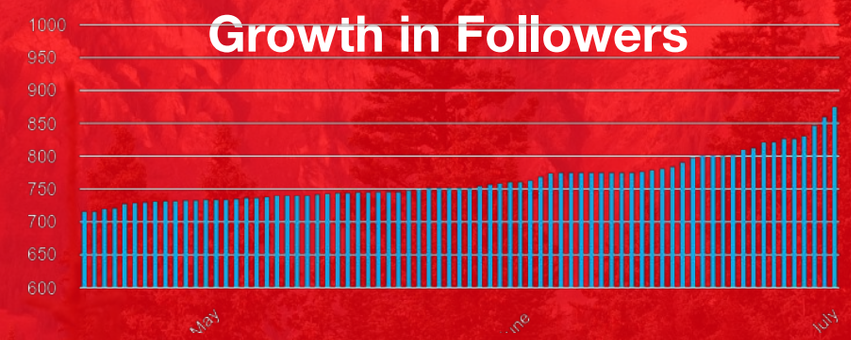
Case Study: 2015 Nova Scotia Open

Twitter
323,300 impressions (2015)

6.7 million users reached through Web.com Tour handle

4TH largest Twitter following among 25 Web.com Tour events

Best-in-class example among Web.com Tour



Global Digital Reach

Golf Channel Broadcast

Here is a case study from the 2015 Nova Scotia Open that was a lower level tour. We expect a 35% to 45% increase from the Pacific Links Langford Championship.

NOVA SCOTIA OPEN

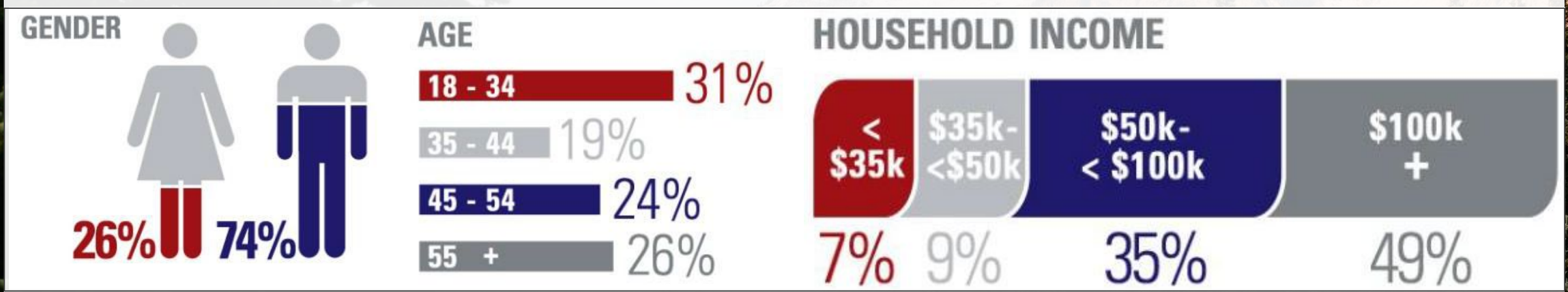
Case Study: 2015 Nova Scotia Open

- Available to **81** million households in the U.S and **193** million international households
- **15.5** hours of total coverage
- Delivered **1.0** Gross Rating Points, **up 67%** from 2014, and approximately **837,000 viewer impressions, up 2%** from 2014
- **3.9 MM** people tuned-in
- Viewers tuned-in for an average of **33 minutes, up 57%** from 2014
- **156** promotional ad units leading up to and during the event, which drew **14.5 MM** viewers
- Leaderboard update from CBS coverage of Greenbrier Classic was seen by **6.9 MM viewers.**

Golf Channel Viewer Demographics

Global Reach

Household Reach	Median Age	Median Household Income	International Distribution
80 MIllion US Home	53.6 Years	$100,600 Annually	190 Countries



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Tourism Sponsor

Benefits & Assets

As the Tourism Sponsor, **City of Langford** will be front and centre throughout the tournament, reinforcing the connection and moments delivered to consumers and stakeholders through the **Pacific Links Langford Championship** and creating a strong link to the event's impact.

The following outlines additional assets available to **City of Langford** as the Tourism Sponsor.

TELEVISION | MEDIA | HOSPITALITY

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Tourism Sponsor Level

With integration into the event name and logo, the Title sponsor will receive considerable earned media through press and industry coverage of the Champion Tour.

- Name in title using official logo
- Bumper 5 second clips going into/out of commercials
- 3 Tee Deck Billboard
- Customize tee markers

TELEVISION | MEDIA | HOSPITALITY

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Tourism Sponsor Level

Media Assets Include:

- Tourism presence on $400,000 media program

- Tourism presence on all event branding programs including:
  - On-site signage
  - Tickets
  - Posters
  - Letterhead

- 2 pages of ads in Tournament Program

- Tourism presence on daily pairing sheets

TELEVISION | MEDIA | HOSPITALITY

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Tourism Sponsor Level

Hospitality Assets Include:

- Private entertaining pavilion
- Tickets on the 18th green for 40 guests each day (Fri-Sun)
- City of Langford agrees to pay the hard costs to construct the structure (estimated to be $17,000) and purchase the food and beverage from the Bear Mountain event menu

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COMMITMENT

Tourism Sponsor Level

Term	‣ Three (3) year Agreement
	‣ 2016: $40,000 ‣ 2017: $80,000 ‣ 2018: $90,000 *2017 & 2018 will be in Canada with a final decision for 2017 sometime in November, 2016.
Investment	- City of Langford will proactively attract other business partners within the city to match the cash commitment - Provide support with fire, ambulance, police service, street signs, bleachers and any other operational pieces that connects the city with the event

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Thank you

SportBox Entertainment Group

City of Langford
www.cityoflangford.ca

Pacific Links Langford Championship

City of Langford • Tourism Sponsor Opportunity

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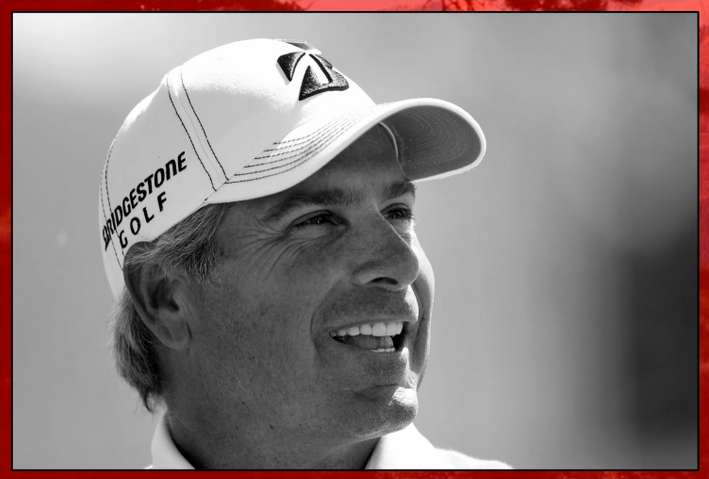
Mountain Course
Bear Mountain Golf Resort

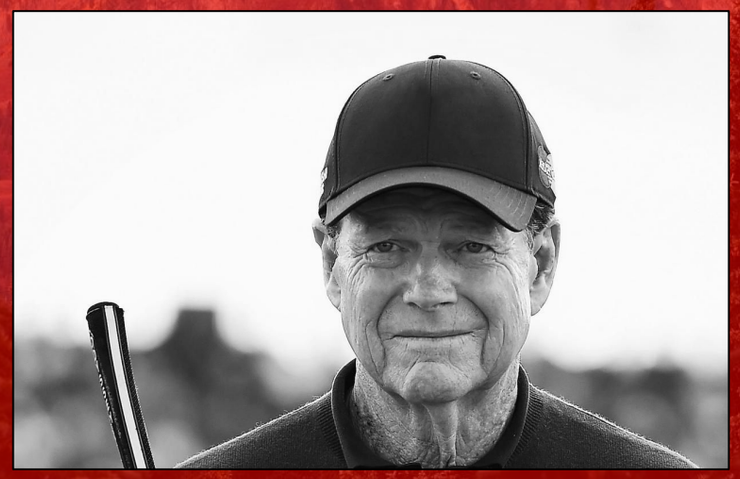
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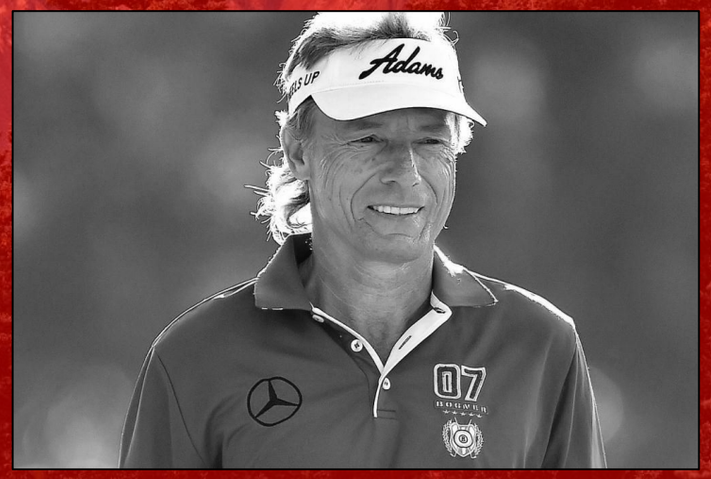
Pacific Links Langford Championship

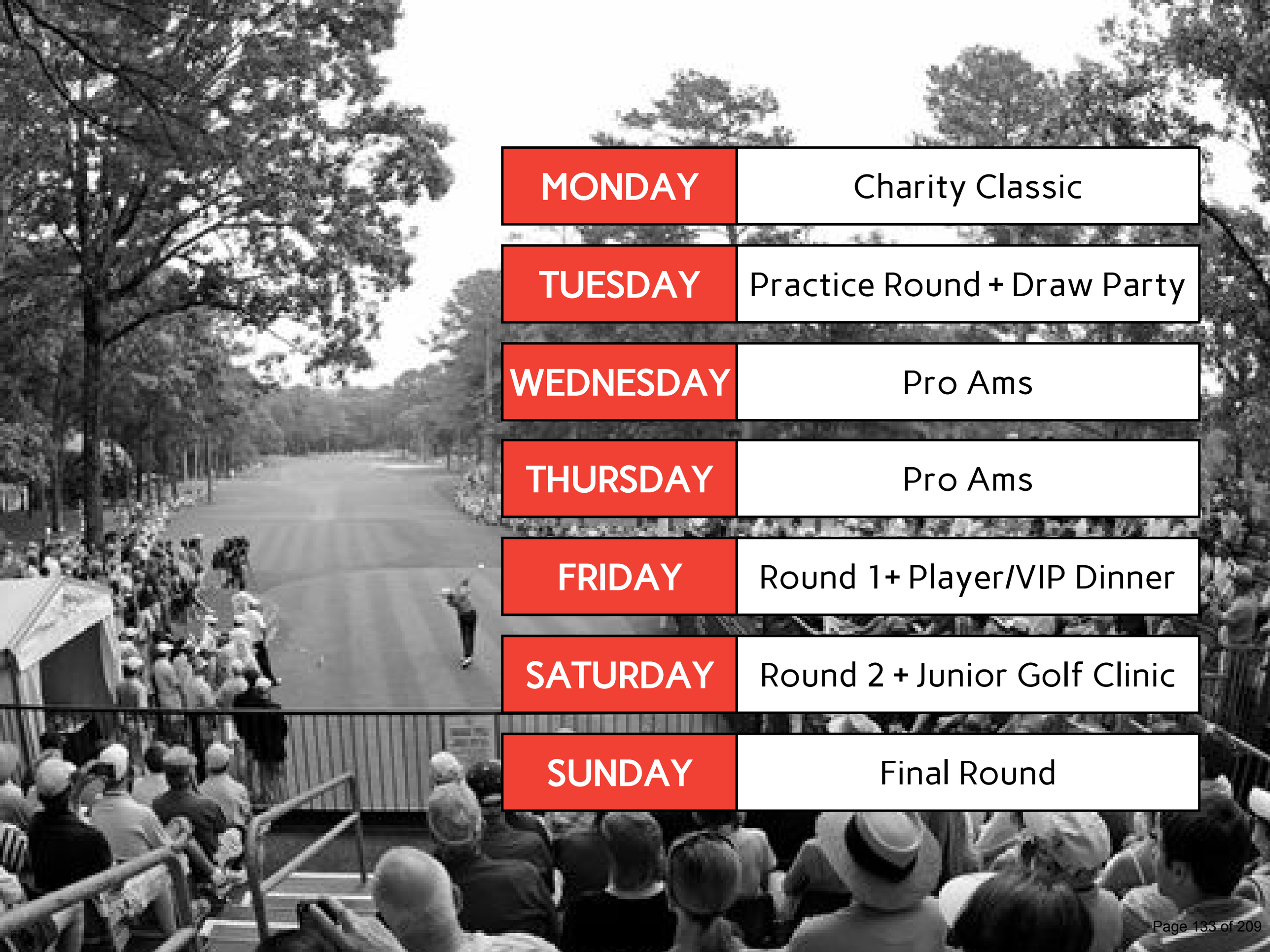
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Vijay Singh
David Love III
Tom Lehman









MONDAY	Charity Classic
TUESDAY	Practice Round + Draw Party
WEDNESDAY	Pro Ams
THURSDAY	Pro Ams
FRIDAY	Round 1+ Player/VIP Dinner
SATURDAY	Round 2 + Junior Golf Clinic
SUNDAY	Final Round

City of Langford
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City of Langford Customized Opportunity

Hospitality, Activation & Giving Back

Pacific Links Langford Championship is a strong opportunity for **City of Langford** to leverage seven days of activity in market.

The tournament environment and reach provides **City of Langford** will a multitude of angles, events, and occasions to activate different objectives, whether they be consumer retention or acquisition, stakeholder and B2B relationship development, or giving back to the community.

We will work with to set **City of Langford** goals & create assets that can leverage the sponsorship through a variety of activations such as experience booths, service education, consumer hospitality and PR media.

City of Langford
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Legacy Contribution

Social + Cultural

The event will serve as a platform that extends beyond golf, giving **City of Langford** an opportunity to contribute to a legacy in the community.

Community Development

Grassroots Development

Consumer Experience

Media Exposure

We will build relationships with leading local, regional & national media to generate buzz and support for the event. Managing a $400,000 media campaign based on below

Marketing Campaign

- Radio
- Magazine
- Television
- Promotions
- Digital
- E-Blasts

PR Activity

- Press Releases
- Teleconferences
- Player support via Social media

Economic Impact

By the Numbers

The local economic impact of such an event will be one of the largest ever in Victoria and the certainly the largest ever in Langford.

Reports from other similar events throughout North America indicate that the spend on hotels, food and beverage, entertainment, local supplier and services purchases, and spin-off benefits can be in the $15-25m range

Case Study:

3M Championship Golf Tournament: 2010

Twin Cities, Minnesota

- The tournament operator, visitors, and vendors of the tournament spent **$11.1** million in the region

Category	Total Spending
Vistors	$4.9 million
Vendors	$1.3 million
Operations	$4.9 million

- Estimated **192** full and part-time jobs were created.
- The **192** jobs paid **$7.0** million in labor income.

Marketing Campaign Reach

By the Numbers

Here is a case study from the 2015 Nova Scotia Open that was a lower level tour. We expect a 35% to 45% increase from the Pacific Links Langford Championship.

Case Study: 2015 Nova Scotia Open

Channel	Reach	Media Outlets
Radio	159,834	Rogers News 95.7, Newcap Q104
		Rogers News 95.7 Moncton & Saint John
Magazine	831,707	Halifax Magazine, WHERE Halifax Magazine
		Atlantic Business Magazine, Saltscapes Magazine, SOAR Magazine
Newspaper	335,000	The Chronicle Herald
Outdoor Signage	72,000	Pattison – billboards in Halifax and Dartmouth, mall posters, digital office network, ferry terminal posters; DHBC - Banners on Barrington Street; Scotiabank Centre
Digital	435,397	Google Ad Words, News 95.7 Website, All Nova Scotia, The Chronicle Herald
E-blasts	208,400	Ticket Atlantic The Chronicle Herald Children's Wish Foundation, Canadian Junior Golf Association, Nova Scotia Golf Association, DHBC Ashburn
Television	182,000	Eastlink TV, Global News, CTV Atlantic
Promotions	N/A	NSLC, HFX Sports Bar, Golf Courses: Ashburn, Oakfield, Lost Creek, Granite Springs
TOTAL	2,224,338	

Global Social Reach

Social Media

The event delivers the social media power behind the PGA TOUR and key influencers in the players, personality and media - their personal commentary drives value well beyond advertising.

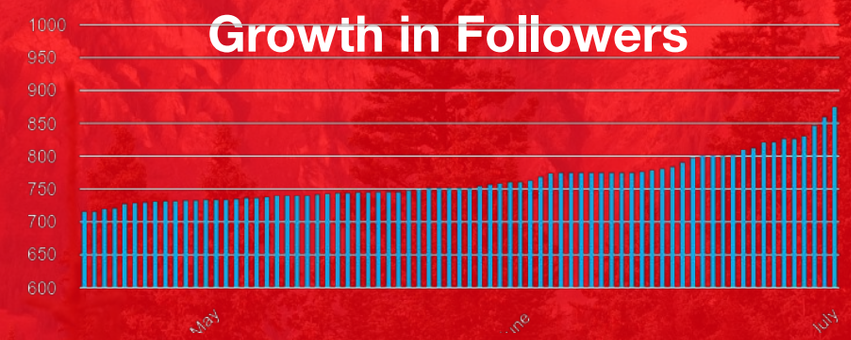
Case Study: 2015 Nova Scotia Open

Twitter
323,300 impressions (2015)

6.7 million users reached through Web.com Tour handle

4TH largest Twitter following among 25 Web.com Tour events

Best-in-class example among Web.com Tour



Global Digital Reach

Golf Channel Broadcast

Here is a case study from the 2015 Nova Scotia Open that was a lower level tour. We expect a 35% to 45% increase from the Pacific Links Langford Championship.

NOVA SCOTIA OPEN

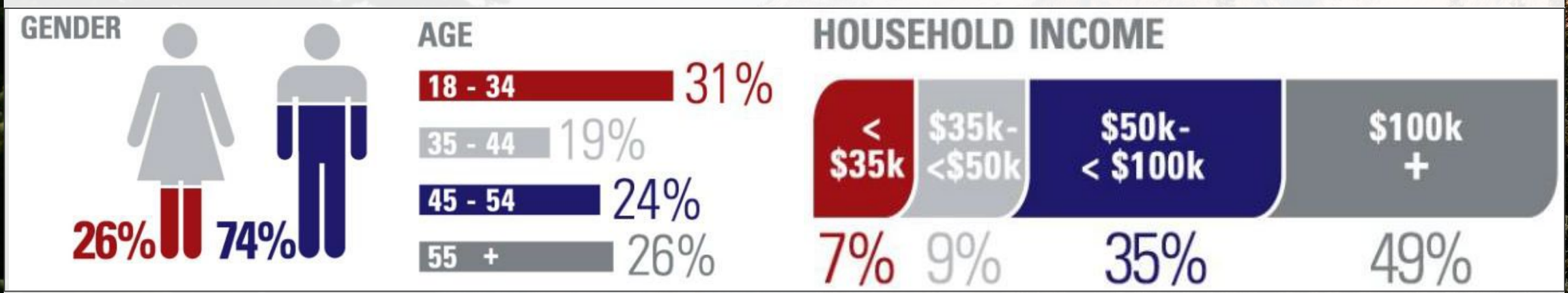
Case Study: 2015 Nova Scotia Open

- Available to **81** million households in the U.S and **193** million international households
- **15.5** hours of total coverage
- Delivered **1.0** Gross Rating Points, **up 67%** from 2014, and approximately **837,000 viewer impressions, up 2%** from 2014
- **3.9 MM** people tuned-in
- Viewers tuned-in for an average of **33 minutes, up 57%** from 2014
- **156** promotional ad units leading up to and during the event, which drew **14.5 MM** viewers
- Leaderboard update from CBS coverage of Greenbrier Classic was seen by **6.9 MM viewers.**

Golf Channel Viewer Demographics

Global Reach

Household Reach	Median Age	Median Household Income	International Distribution
80 MIllion US Home	53.6 Years	$100,600 Annually	190 Countries



City of Langford
www.cityoflangford.ca

Tourism Sponsor

Benefits & Assets

As the Tourism Sponsor, **City of Langford** will be front and centre throughout the tournament, reinforcing the connection and moments delivered to consumers and stakeholders through the **Pacific Links Langford Championship** and creating a strong link to the event's impact.

The following outlines additional assets available to **City of Langford** as the Tourism Sponsor.

TELEVISION | MEDIA | HOSPITALITY

City of Langford
www.cityoflangford.ca

Tourism Sponsor Level

With integration into the event name and logo, the Title sponsor will receive considerable earned media through press and industry coverage of the Champion Tour.

- Name in title using official logo
- Bumper 5 second clips going into/out of commercials
- 3 Tee Deck Billboard
- Customize tee markers

City of Langford
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TELEVISION | MEDIA | HOSPITALITY

Tourism Sponsor Level

Media Assets Include:

- Tourism presence on $400,000 media program

- Tourism presence on all event branding programs including:
  - On-site signage
  - Tickets
  - Posters
  - Letterhead

- 2 pages of ads in Tournament Program

- Tourism presence on daily pairing sheets

TELEVISION | MEDIA | HOSPITALITY

City of Langford
www.cityoflangford.ca

Tourism Sponsor Level

Hospitality Assets Include:

- Private entertaining pavilion
- Tickets on the 18th green for 40 guests each day (Fri-Sun)
- City of Langford agrees to pay the hard costs to construct the structure (estimated to be $17,000) and purchase the food and beverage from the Bear Mountain event menu

City of Langford
www.cityoflangford.ca

COMMITMENT

Tourism Sponsor Level

Term	‣ Three (3) year Agreement
	‣ 2016: $40,000 ‣ 2017: $80,000 ‣ 2018: $90,000 *2017 & 2018 will be in Canada with a final decision for 2017 sometime in November, 2016.
Investment	- City of Langford will proactively attract other business partners within the city to match the cash commitment - Provide support with fire, ambulance, police service, street signs, bleachers and any other operational pieces that connects the city with the event

City of Langford
www.cityoflangford.ca

Thank you

SportBox Entertainment Group

Vancouver Island South Film & Media Commission

Board of Directors

Executive

Annie Wong- Harrison
President

Paul Rayman
Vice President

Cathy Scott
Secretary

Albert Zalazar
Treasurer

Directors
Barbara Coultish
Karen Elgersma
Miranda Ji
Edison Kahakauwila
Don Enright
Donna Petrie
Beverly Booth
Melinda Harris

July 6, 2016

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, B.C. V9B 2X8

Dear Mayor Young and Council:

On behalf of the Vancouver Island South Film and Media Commission, I would like to send our sincere appreciation for your support of our efforts.

Your contribution supports a local film industry that has generated more than $165-million in direct spending in the Greater Victoria economy in the last ten years. Your support has allowed us to continue to promote the CRD as an international filming location, bringing hundreds of film and TV productions to the CRD.

The work of the Film and Media Commission generates jobs for local film crew, which in turn allows them to live and spend income in our local economy. Film dollars spent by local and foreign crews support a wide range of businesses throughout the CRD including accommodations, airlines, vehicle rentals, taxis, equipment rentals, locations, parking facilities, restaurants, caterers, print services and so much more.

Our work at the Film and Media Commission is dependent on the continued support of the City of Langford, and without your assistance our ability to operate would be greatly limited.

We value your support and thank you for assisting us in promoting the CRD and our local crew as we compete for domestic and international film and TV productions.

Sincerely,

Kathleen Gilbert
Film Commissioner

PO Box 38034 Fort St Victoria BC V8W 3N2 Tel. (250) 386-3976 Toll-Free 1-844-816-3456
admin@filmvictoria.com www.filmvictoria.com

From: Mark Ashfield [mailto:m_ashfield@hotmail.com]
Sent: Thursday, June 16, 2016 3:47 PM
To: Susan Lai <slai@cityoflangford.ca>
Cc: bookings@citycentrepark.ca
Subject: Superhero-themed Charity Event for BC Children's Hospital

Hey there,

Our children's charity group is having it's 7th annual fundraising event for the BC Children's Hospital soon and I wanted to share a few of the details with you.

We're combining our Kid's Day carnival-style event and our Superhero Photoshoot to make one big fundraiser for the BC Children's Hospital Foundation. It'll be held on Sunday August 21st from 10am-3pm and we're looking at the Westhills Stadium at City Centre Park as our potential venue.

We're excited that this year we'll have some amazing games from Games 2 U including their mobile games trailer, foam party, hamster balls, bungee race, and lots more. Plus we'll have the dunk tank, the Used Victoria Chill Zone, live DJ, Imagination Station, vendors and much more.

Since this is a fundraiser for the BCCHF and we're trying to maximize our funds raised as much as possible, we're hoping we might have the city grant a reduced or zero-dollar rate for the rental of the venue. I was speaking with Amanda Reid at City Centre Park admin and she mentioned you would be the one to talk to about that.

I'm attaching a trial copy of the press release and poster. These are just for sponsor approval (hence the 3 empty spots for sponsors on the poster), so please don't circulate them until we send out a finalized copy. We would be sure to have the City of Langford logo on the poster as a sponsor, as well as mention you in all of our advertising, interviews and social media.

Let me know if this is something you might consider and/or if you wanted more details.

Talk to you soon. :)

Mark Ashfield

Founder/Director - Superheroes of Victoria Volunteer Society

(250) 508-2693

www.superheroesofvictoria.org

www.facebook.com/SuperheroesofVictoria

1767 Island Highway, Victoria BC V9B 1J1 | PHONE 250-478-8384 | www.westshorerecreation.ca

June 30, 2016

City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC V9B 6H1

Attention: Mr. Jim Bowden, Chief Administrative Officer

Dear Jim,

RE: Enabling Accessibility Fund

We have just received information from Recreation Integration Victoria that Employment and Social Development Canada has some funding available to increase accessibility for people with disabilities in their "Enabling Accessibility Fund". The timeline for application is exceptionally short (deadline July 26, 2016) especially as many people are on holidays and some of the application requires significant input in numerous ways. The projects that West Shore Parks and Recreation have identified as high priority are as follows:

1. Provide wider doors and automated door openers in public access areas.
2. Replace (6-10) curbs with proper disabled access drop downs.

For property renovation, construction or retrofitting projects we must provide "a copy of the lease agreement with confirmation of long standing arrangements AND a letter from the property owner consenting to the proposed renovation/construction/retrofitting". As the Owners of the facilities at West Shore Parks and Recreation, the Member municipalities must consent to the project. Without these documents the application will be rejected. The grant pays up to 65% of the project and the remaining 35% is available in our current maintenance budget as this is work that needs to be done anyway. There will be no additional cost to Owners.

With this tight timeline, WSPRS is asking for a prompt reply with consent from the Owners to the proposed renovations. I am asking for your assistance in obtaining that consent in the form of a letter from your Mayor or respective Councils, as I understand that some councils may not meet prior to the deadline for application.

Thank you and I look forward to hearing from you.

Linda Barnes
Administrator

Parks Canada Parcs Canada

CITY OF LANGFORD
☐ RECEIVE & FILE ☐ COUNCIL AGENDA
JUL 14 2016
☐ _____ COMMITTEE
☐ DISTRIBUTE TO COUNCIL

July 5, 2016

Mayor and Council
City of Langford
Municipal Hall
2nd Floor - 877 Goldstream Ave.
Victoria, BC V9B 2X8

I would like to thank the mayor and council of the City of Langford for their ongoing support of the Canada Day festivities at Fort Rodd Hill & Fisgard Lighthouse National Historic Sites of Canada. This year's celebration saw over 3000 participants through the gates of the sites. It is good to know that, despite the hard economic times that we are all undergoing, the City of Langford sees the merit in taking the time to recognize what a special country that we have the privilege to call home.

From the site volunteers and staff, I again thank-you for your ongoing support and look forward to working with you again next July 1.

Cheers,

Sue Kronen
Bob Campbell
Fort Rodd Hill & Fisgard Lighthouse National Historic Sites

Canada

CITY OF LANGFORD
BYLAW NO. 1620

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 as Section 6.95.04(3)(a): "Despite subsection 6.95.04(3), there may be more than 15 dwelling units with that portion of the lands identified as Area "6" on the CD6 Zone Map attached as Schedule "O" if the owner of the land proposed to be developed pays to the City $7,500 per lot created in excess of 15 towards the General Amenity Reserve Fund for Taxation Stabilization"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

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

PUBLIC HEARING held this day of, 2016.

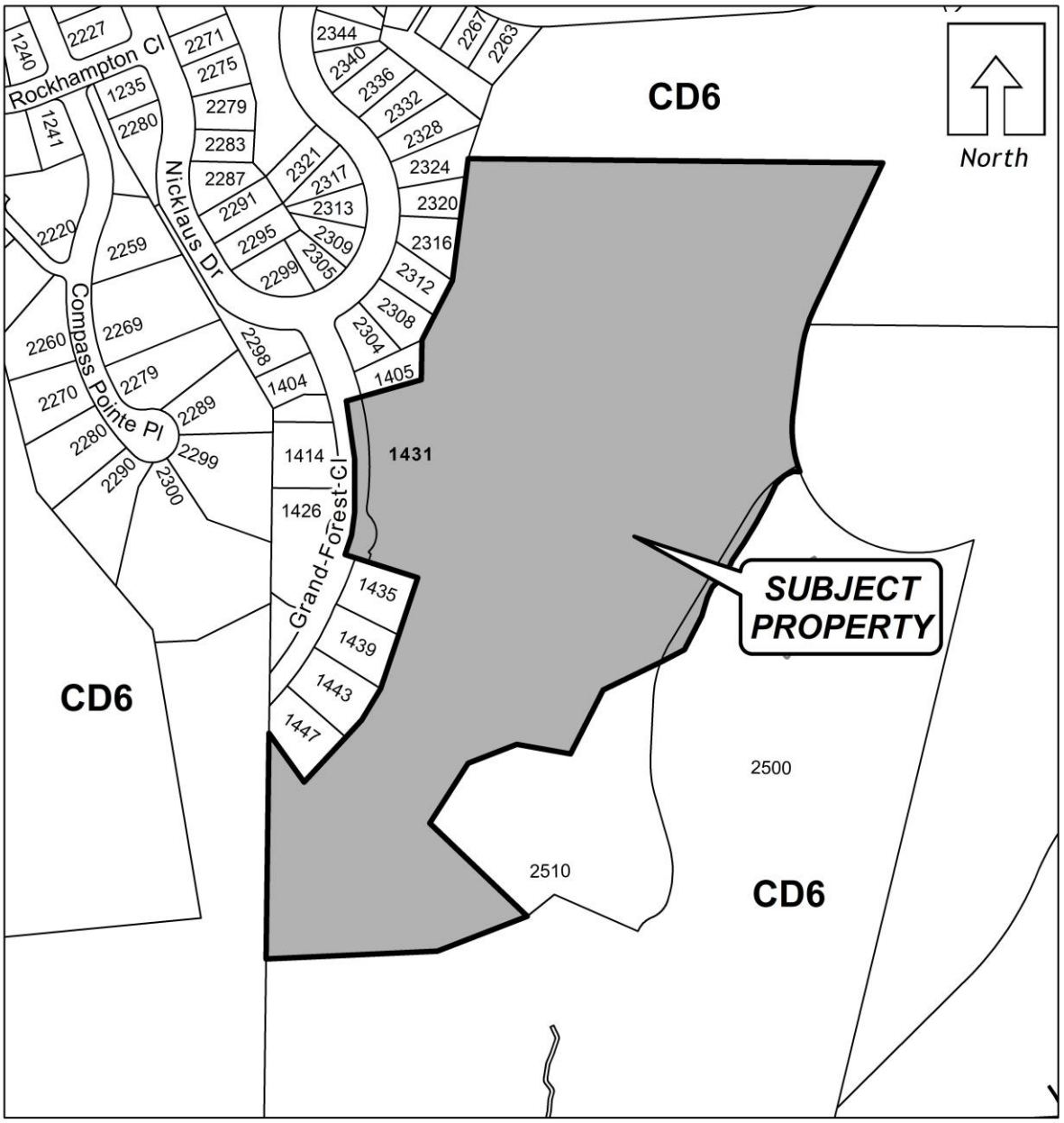
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1620_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1620

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2016

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**18/07/2016**
Department:	**Planning**
Application No.:	**Z16-0001**
Subject:	**Bylaw No. 1622 - Application to Amend the CD12 (South Skirt Mountain Comprehensive Development) Zone.**

At their Regular Meeting of May 16th, 2016, Council passed the following resolution with respect to the CD12 (South Skirt Mountain Comprehensive Development) Zone:

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.*

COMMENTS

Although the proposed new Master Development Agreement for the CD12 (South Skirt Mountain Comprehensive Development) Zone has been drafted by the City's solicitor, it is still in draft form and must be signed and registered. As noted in a report to Council's Planning Zoning and Affordable Housing Committee (May 9th, 2016), the amenity contributions and obligations placed on the CD12 zone at the time of the initial rezoning were split between being obligations of the zoning bylaw and obligations of the Master Development Agreement (MDA) registered on title. Several of these obligations have fallen away through the proposed new zoning and amenity contribution plan outlined to Council at the time of Public Hearing. The City's solicitor shares staff's opinion that the there is little risk in adopting Bylaw No. 1622 in advance of the registration of a new MDA, as proceeding under the new zoning and the old MDA would be more onerous on the land owners.

Staff expect that the new MDA will be signed and registered within 30 days.

Bylaw No. 1200 was signed by the Minister of Transportation on June 27th, 2016.

OPTIONS

That Council:

1. Adopt Bylaw No. 1622;

2. Take no action at this time with respect to Bylaw No. 1622;

Respectfully Submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

:mgsb

CITY OF LANGFORD
BYLAW NO. 1622

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 replacing Section 6.101 with the text set out in Schedule A;

2. By replacing Appendix "S" with the text set out in Schedule B;

3. By replacing "Schedule X" with the map attached as Schedule C;

B. This Bylaw may be cited for all purposes as "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".

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

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

READ A THIRD TIME this 20th day of June, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 27th day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.101 – Comprehensive Development – South Skirt Mountain (CD12) Zone

6.101.01 Permitted Uses

(1) Within that portion of the lands identified as "Area I – One or Two Family Residential", on the CD12 zone map attached as Schedule "X", the following uses and no others are permitted:

(a) accessory buildings and uses;

(b) assembly;

(c) attached housing;

(d) bed and breakfast in one-family dwellings on lots of 550 m^2 (5 920 ft^2) or greater in area and in accordance with Sec. 3.09;

(e) community care facility including, but without limiting the generality of the foregoing: hospitals, private hospitals, nursing homes, and multi-level care facilities;

(f) community garden;

(g) group daycare limited in accordance with Section 3.26.02;

(h) home occupation in accordance with Section 3.09;

(i) one-family dwelling which may contain a secondary suite within the one-family dwelling in accordance with Section 3.08;

(j) one-family dwelling which may contain a secondary suite within the one-family dwelling on lots with an area less than 550 m2 (5920 ft2);

(k) one-family dwelling which may contain a secondary suite within the one-family dwelling in accordance with Section 3.08 or within an accessory building in accordance with Section 3.08.04 on lots with an area equal to or greater than 550m2 (5920 ft2);

(l) schools, including preschools;

(m) temporary construction and real estate marketing offices;

(n) the keeping of not more than four boarders in a one-family dwelling;

(o) townhouses;

(p) two-family dwellings on lots with areas greater than or equal to 750 m^2 (8073 ft^2), a width of not less than 13 m (42.6 ft) and a building envelope width not less than 11 m (36.1 ft);

(q) uses permitted by Section 3.01 of this Bylaw.

(2) Within those portions of the lands identified as “Area II – Multi-Family Residential” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:

(a) apartments, including apartments for senior citizens;

(b) assisted living apartment;

(c) uses permitted by Section 6.101.01(1);

(3) Within those portions of the lands identified as “Area III” – Mixed-Use Multi-Family Residential” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:

(a) church;

(b) commercial uses in a mixed-use building, including:

i. bakery;

ii. offices;

iii. personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;

iv. indoor recreation facilities;

v. retail stores; and

vi. restaurants and coffee shops, excluding drive-in and drive-through;

(c) uses permitted by Section 6.101.01(1) and (2);

(4) Within those portions of the lands identified as “Area IV – Neighbourhood Centre” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:

(a) accessory buildings and uses;

(b) assembly and entertainment uses, including but without limiting the generality of the foregoing, auditoriums, banquet halls, billiard and pool halls, bowling alleys, catering establishments, and movie theatres;

(c) bakery, limited to a gross floor area of 220 m^2 (2,153ft^2);

(d) craft studio in enclosed buildings

(e) financial institutions, excluding drive-through;

(f) food catering facilities;

(g) hospital, including private hospitals, nursing homes and multi-level care facilities;

(h) hotel and motel;

(i) medical clinics;

(j) offices;

(k) parking facilities;

(l) personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;

(m) post office

(n) premises licensed pursuant to the *Liquor Control and Licensing Act*;

(o) indoor recreation facilities;

(p) recreational facilities;

(q) restaurants and coffee shops, excluding drive-in and drive-thru;

(r) retail stores;

(s) veterinary practices in enclosed buildings;

(t) uses permitted by Section 6.101.01(1), (2) and (3);

(5) Within those portions of the lands identified as "Area V (a & b) – Commercial" on the CD12 zone map attached as Schedule "X", the following uses and no others are permitted:

(a) accessory buildings and uses;

(b) accessory commercial uses, limited to the following;

i. conference and meeting facilities

ii. premises licensed pursuant to the *Liquor Control and Licensing Act*;

iii. public assembly and entertainment uses;

(c) car wash;

(d) financial institution, including drive through;

(d) gas station;

(e) health club;

(f) hotel and motel;

(g) indoor recreation facilities;

(h) offices;

(i) parking facilities;

(j) personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;

(k) public transportation depot;

(l) restaurants and coffee shops, including drive-in and drive-through;

(m) retail stores;

(n) sale and repair of household furnishing;

(o) temporary construction and real estate marketing offices;

(p) uses permitted by Section 3.01 of this Bylaw.

(6) Within those portions of the lands identified as "Area VI – Commercial Mixed-Use" on the CD12 zone map attached as Schedule "X", the following uses and no others are permitted

(a) accessory commercial uses, limited to the following;

i. conference and meeting facilities;

ii. group daycare in accordance with Section 3.26.02

iii. medical clinic;

iv. parking facilities;

v. personal service establishments;

vi. premises licensed pursuant to the *Liquor Control and Licensing Act*;

vii. public assembly and entertainment uses;

(b) apartments, including apartments for senior citizens;

(c) attached housing;

(d) car wash;

(e) financial institution, including drive through;

(f) gas station;

(g) hotel and motel;

(h) indoor recreation facilities;

(i) offices;

(j) recreational facilities;

(k) residential hotel;

(l) restaurants and coffee shops, including drive-in and drive-through;

(m) retail stores;

(n) temporary construction and real estate marketing offices;

(o) townhouses;

(p) uses permitted by Section 3.01 of this Bylaw.

6.101.02 Subdivision Lot Requirements

(1) In Areas I, II, III, and IV:

(a) No lot having an area less than 200 m^2 (2152 ft^2) or a width less than 6 m (19.7 ft) may be created by subdivision;

(b) No lot with an area greater than, or equal to 550 m^2 (5 920 ft^2) may be created having a width less than 10 m (32.8 ft);

(c) Notwithstanding Section 6.101.02(1)(a), a lot having an area of no less than 70 m^2 (750 ft^2) and a width no less than 4m (13ft) may be created by subdivision for a townhouse use;

(2) In Areas V (a & b) and VI:

(a) No lot having an area less than 695 m^2 (7 480 ft^2) may be created by subdivision;

(b) No lot may be created having a lot width less than 16m (53ft);

(3) No land in the CD12 zone may be subdivided unless, concurrently with the subdivision, the Owner has granted to the City a covenant under section 219 of the *Land Title Act* restricting the use of the land being subdivided and the construction of buildings and structures on the land such that the land use and density regulations contained in the CD12 zone including the provisions for bonus density in Subsection 6.101.04(3) are made applicable to the individual parcels created by the subdivision in a manner that is consistent with this Bylaw and the Official Community Plan.

6.101.03 Density of Development on Individual Lots

(1) There may not be more than one residential building, exclusive of any secondary suite in an accessory building, on a lot with an area less than 750 m^2 (8 073 ft^2).

6.101.04 Density of Development in the CD12 Zone

(1) Within Area VI:

(a) the floor area ratio may not exceed 1.0 for buildings containing uses other than residential uses and hotels; and

(b) the floor area ratio may not exceed 2.0 for buildings containing residential or hotel uses.

(2) There may not be more than sixteen (16) dwelling units in Areas I, II, III, and IV of the CD12 zone;

(3) Despite Subsection 6.101.04(2), land in Areas I, II, III, and IV of the CD12 zone may be subdivided and land may be developed for more than sixteen (16) dwelling units if the owner of the land to be built upon has provided the following the following to the City:

i. $2000 per dwelling unit towards the General Amenity Reserve Fund; AND

ii. A covenant charging the land in CD12 zone, in terms satisfactory to the City, ensuring that land in an amount equal to at least 40% of the land area within the CD12 zone, and in a location satisfactory to the City, is dedicated as public land or protected as covenanted open space;

(4) For the purposes of Subsection 6.101.04(3) a dwelling unit is authorized in the CD12 zone when a building permit authorizing the construction of the dwelling unit is issued, except that in the case of a subdivision of land into lots on which the CD12 regulations permit the construction of a one- or two-family dwelling, dwelling units are authorized on such lots when the approving officer approves the subdivision plan creating the lots;

(5) For the purposes of Subsections 6.101.04(3) a dwelling unit is defined as a single residential lot of not less than 550 m2 (5920 ft2) or a single-family residential dwelling

on a lot not less than 550 m2 (5920 ft2);

(6) For the purpose of Subsection 6.101.04(3):

a) A one-family dwelling on a lot less than 550m2 (5920 ft2) is deemed equivalent to 0.66 dwelling units;

b) A two-family dwelling unit (duplex) is deemed to be equivalent to 1.32 dwelling units (2 x 0.66);

c) A multi-family dwelling unit (townhousing, attached housing, apartment is deemed equivalent to 0.61 dwelling units;

(7) Provided that all of the requirements of Section 6.101.04 have been met, the maximum density of development within Areas I, II, III, IV, and V (a & b) of the CD12 zone is as follows:

(a) within Area II:

i. the floor area ratio may not exceed 3.0.

(b) within Area III:

i. the commercial uses {permitted by Section 6.101.01(3)(b)} may not exceed 600 m^2 (6 458ft^2); and

ii. the floor area ratio may not exceed 7.0;

(c) within Areas IV and V(a),

i. the combined floor area for uses other than residential uses may not exceed 6,000 m^2 (64 586 ft^2);

(d) Within Area V(b),

i. the floor area for uses other than residential uses may not exceed 1,000 m^2 (10 764 ft^2);

(e) Within Area VI, the floor area ratio may not exceed 7.0; and

(f) Within Area V (a &b):

i. the floor area ratio may not exceed 1.0 for buildings containing only uses other than hotels; and

ii. the floor area ratio may not exceed 2.0 for buildings containing hotel uses.

(8) Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III and IV of the CD12 zone exceed 2000.

6.101.05 Lot Coverage

(1) Within Area V (a & b) and VI, the lot coverage of all buildings and structures may not exceed 50%;

6.101.06 Height and Size of Principal Use Buildings

(1) Within Area I, the height of principal use buildings may not exceed three storeys;

(2) Within Area II, the height of principal use buildings may not exceed six storeys, exclusive of up to two storeys primarily containing off-street motor vehicle parking spaces;

(3) Within Area V (a & b) and VI, the height of principal use buildings may not exceed four storeys;

6.101.07 Setbacks

(1) Within Area V (a & b) and VI, no building or structure may be located:

(a) Within 7.5 m (25 ft) of any front lot line;

(b) Within 6 m (20 ft) of any interior side lot line that does not adjoin a lot in a commercial, industrial or business park zone;

(c) Within 10 m (32.8 ft) of any rear lot line except that no setback is required from a rear lot line that adjoins a lot in a commercial zone, industrial zone, or business park zone; or

(d) Within 6 m (20 ft) of any exterior side lot line.

6.101.08 Landscape Screening

(1) In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous landscape and screening area not less than 3 m (10 ft) wide must be provided along the developed portion of each lot in Area V (a & b) and VI which abuts a highway, and a continuous landscape and screening area not less than 3 m (10 ft) wide or not less than 2.5 m (8 ft) in width containing a decorative fence not less than 1.8 m (6 ft) in height together with decorative planting must be provided along the developed portion of each lot in Area V (a & b) and VI which abuts a property in an agricultural, residential, or institutional zone other than the CD12 zone. The landscape and screening area may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows. The width of the landscape area may include the width of any landscaped portion of the abutting highway that is contiguous with the landscape area and not separated from it by any paved, graveled or concrete area.

6.101.09 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule B

Appendix S: South Skirt Mountain

South Skirt Mountain Neighbourhood Design Guidelines



1.0 GENERAL

JUSTIFICATION

The City of Langford has designated all commercial, multi-family residential, and intensive residential development as a Development Permit Area pursuant to the provisions of the Local Government Act. The justification for this designation is to ensure that Council has the ability to secure the necessary information and establish conditions on development such that the form and character of new commercial, multi-family residential and intensive residential development are of a high quality and best suited to both the surrounding land and the vision of Langford as expressed in the Langford Plan.

OBJECTIVE

The objective of the South Skirt Mountain Design Guidelines is to supplement the Development Permit Guidelines for residential, multi-family, commercial, and hillside development within the City of Langford Development Permit Guidelines, specifically to guide development of properties identified as development areas within the South Skirt Mountain Neighbourhood Area Plan. These guidelines will ensure that development:

a. encourages a development pattern that seeks to preserve and enhance existing landform, wetlands, and vegetation wherever possible,

b. is constructed to high standards, both material and aesthetic, and

c. is protected from hazardous conditions.

The essential nature of the South Skirt Mountain development is a high-quality mix of single- and multi-family residential and commercial uses. The form and character of the development and the design of the landscaping and pedestrian systems are important means to achieving this.

Where there is a conflict between these guidelines and the General Design Guidelines, the South Skirt Mountain Design Guidelines will take precedence.

1.1 The South Skirt Mountain Development Neighbourhood Area Plan provides for single family, multi-family, commercial, institutional and recreational land uses. Map A1 identifies the general layout of development sites, mid-high density clustered areas, and dedicated open space areas, which will provide overall direction for the layout of development as a development permit guideline. While this layout is not intended to be inflexible, any deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaw of the City of Langford;

1.2 The Director of Planning may issue variances with respect to any setback requirement, where the variance being sought supports the objectives of the design guidelines, including but without being limited to the following: respecting existing topography, natural features, areas of sensitive ecosystems, provision of public amenities and special architectural features;

2.0 ENVIRONMENTALLY SENSITIVE AND HAZARDOUS CONDITIONS

2.1 The South Skirt Mountain Neighbourhood Area Development Concept plan that forms part of these guidelines is based on the requirement that 40% of the lands within the CD12 (South Skirt Mountain Comprehensive Development) zone will be preserved either as covenanted open space, amenity land or dedicated park. The highest value sensitive ecosystems have been determined to be generally within the areas shown as Open Space on the map attached, but the true location of these ecosystems is to be determined, phase by phase, through the Development Permit process;

2.2 Land alteration is expected to occur only on a phase by phase basis, and must be preceded by a Development Permit that addresses, in particular: environmentally sensitive ecosystems, wildlife habitat and biodiversity, riparian areas, steep slopes and interface fire hazard, in accordance with the City's guidelines for environmentally sensitive and hazardous DP areas.

2.3 A Development Permit may limit the scope of land alteration for the sake of mitigating environmental impact, hazardous conditions or aesthetic considerations;

2.4 Development will also be guided by the recommendations within the South Skirt Mountain Wildfire Interface Assessment Plan dated January 29, 2008 prepared by Strathcona Forestry Ltd.

3.0 GENERAL FORM AND CHARACTER GUIDELINES

3.1 Site grading should incorporate natural topography where possible. Where topography is not affected by development, natural features should be retained;

3.2 Building setbacks, orientation, form, density and height, should be designed to minimize the impact of the proposed development on ecosystems and existing topography.

3.3 Natural features or existing trees between clusters of development on hillsides should be retained (where supported by the qualified professional with respect to Interface fire hazard or ecosystem preservation) so as to enhance or protect views from outside of the area and avoid the view of a solid built mass on the hillside. Where retention of trees is not possible, establishing new landscaping with the same purpose is encouraged;

3.4 Site lighting should be designed so as to minimize light pollution. Exterior lights shall be permitted, as required for safety and comfort when installed at a height and angle so as to minimize glare onto adjacent lands. The use of full cut-off and shielded fixtures is encouraged wherever practical;

3.5 Parking may be provided between building entrances and the street frontage in order to minimize disturbance to sensitive ecosystems or natural topography, provided it is screened with suitable landscaping to minimize impact from the street.

3.6 Structured parking above grade should be designed and finished in a manner that is consistent with the overall building character, and designed to create overall architectural interest;

3.7 Parkade structures below grade may extend to the property line, and may be excluded from setback requirements;

3.8 Overall, the form and character of development shall exhibit a blend of a traditional Arts and Crafts or Craftsman style of architecture that is consistent with the early history of British Columbia and more Modern and Contemporary styles of architecture that have become synonymous with a “West Coast” style of architecture. Architectural types that reflect national “types” (such as: Swiss Chalet or Spanish Hacienda) that are not generally associated with the local climate, geography or architectural pattern of development are discouraged. In order to achieve this design theme, individual buildings are encouraged to incorporate any or all of the following elements into their design:

a) large timber framing at feature areas (where permitted from an interface fire hazard management perspective);
b) Characteristic roof overhangs;
c) Stepped building massing;
d) Natural materials;

3.9 Buildings shall be constructed to a high material and architectural standard. Acceptable finishes include:

a) Architectural concrete;
b) Stucco;
c) Wood;
d) Cementitious board;
e) Architecturally finished block;
f) Architectural composite metal panels and pre-finished metal siding;
g) Natural stone;
h) Brick;
i) Cultured stone;

4.0 MULTI-FAMILY and MIXED-USE DESIGN GUIDELINES

4.1 Within multi-building developments, buildings should not be identical, but should exhibit a form and character that is complementary. Buildings should establish the individual character of each building, while maintaining a common architectural theme that is consistent with the overall architecture of the zone;

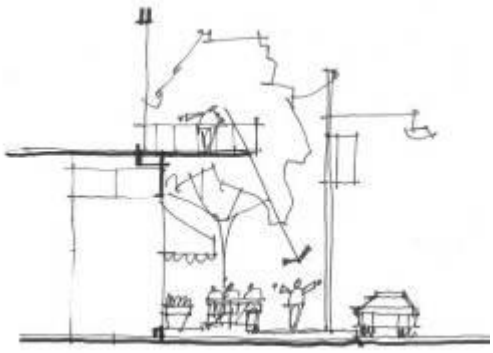
4.2 Within multi-building, multi-storey developments greater than three storeys, the distance between any 2 buildings should not be less than 3 meters or half the height of the taller building, whichever is less, unless buildings are separated by a firewall in a zero lot line configuration;

4.3 Where ground oriented multi-family development (eg: townhouses) are situated directly adjacent to single-family residential development, the height of multi-family development at the street level should be less than 3 full storeys in height;

4.4 Building massing should step at the parking podium.

4.5 For buildings over six stories in height, the podium should be strongly articulated through:

a. architectural details at human scale,
b. stepping and terracing of the elevations of the podium, and
c. Use of different building massing and primary building materials to that of the upper stories.

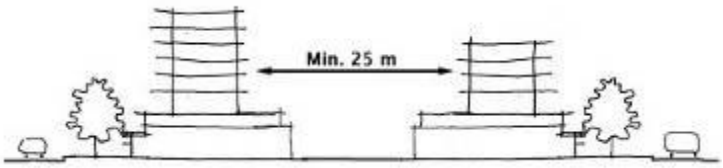


7.4 Articulated Podium

4.6 The grade level of buildings should be activated wherever possible, including walk-up residential, commercial, or personal service uses.

4.7 Common amenity space may be provided in the form of common rooms, shared outdoor space, fitness, or other facilities.

4.8 Terraced building articulations are encouraged, wherever possible.



4.9 Separation between buildings or portions of buildings that are more than 6 stories in height should not be less than 25 meters, excluding parking structure and podiums.

5.0 MIXED USE CORE DESIGN GUIDELINES

5.1 In addition to the guidelines contained in this section, the development permit area guidelines for "General Design Guidelines for Downtown Langford" contained in Bylaw 300 shall also apply to any Mixed Use Core within the CD12 (South Skirt Mountain Comprehensive Development) zone.



Typical Mixed Use Core

5.2 A Mixed Use Core should be designed to include and encourage public gatherings.

5.3 Specific features should include pedestrian friendly plazas and a landscaped courtyard with a central water feature.

5.4 Buildings surrounding the plaza should have main entrances fronting onto the plaza and, where possible, onto adjacent streets.



Pedestrian Plaza



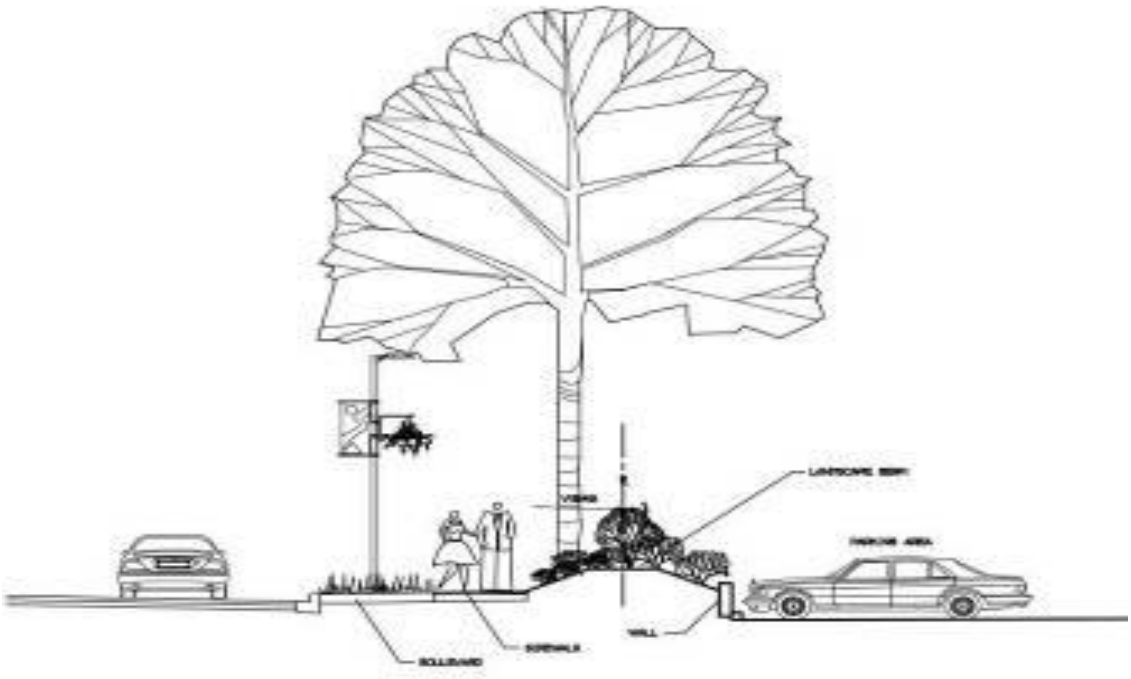
Signage

5.5 Restaurants and cafes should incorporate opportunities for outdoor sidewalk dining areas.

5.6 Store signage in the Mixed Use Core is permitted to have individually illuminated letters, providing they are designed to be consistent with the architectural character of the development.

6.0 COMMERCIAL DESIGN GUIDELINES

6.1 Commercial Design Guidelines below are applicable to Area V on the Land Use Plan, and are not applicable in the Mixed-Use Core.



Parking Section

6.2 New buildings should utilize variations in the character of rooflines, sloping roof lines, gables and dormers, or

other interesting roof treatments that are complimentary to the design expressed in neighbouring buildings;

6.3 All portions of a site not covered by buildings, structures, and vehicle/pedestrian circulation space should either be retained in a natural condition or landscaped.

6.4 Setbacks from parking to a lot line adjoining a road can be reduced to 2 meters, provided the setback area includes an intensive landscape area adjacent to the street.

7.0 LANDSCAPING

7.1 Emphasize use of species present on-site for all natural areas and the interface to natural areas;

7.2 Trees and major shrub vegetation should be selected in consultation with a registered professional biologist to reflect the vegetation zone characteristics where it is situated i.e. Garry Oak/Rock Outcrop; Forest Upland; adjacent riparian zones, and the production and use of Garry Oak and Arbutus is encouraged.

7.3 Every effort should be made to reinforce, strengthen the edges of the adjacent natural areas. These edges should be blurred and allow the natural habitat to blend and extend into the development zones.

7.4 A limit of disturbance for each development zone shall be established with an evaluation and identification of vegetation areas for preservation. These areas shall be demarcated and protected prior to any clearing or disturbance of the site.

7.5 Ensure the protected and adjacent natural areas are protected from the adverse effects of rock removal, erosion, and changes in the hydrological ground conditions. Within the Garry Oak/ Rock Outcrop areas, evaluate trees and develop a rock removal plan strategy to an arborist's approval that ensures adverse effects to the protected trees are prevented.

7.6 Topsoil and overburden shall be reclaimed on site, where practical, for re-use and use in natural interface areas.

7.7 Landscape areas are encouraged to use native species for site interface and a mix of native and non-native plants for areas associated with buildings, parking and feature areas.

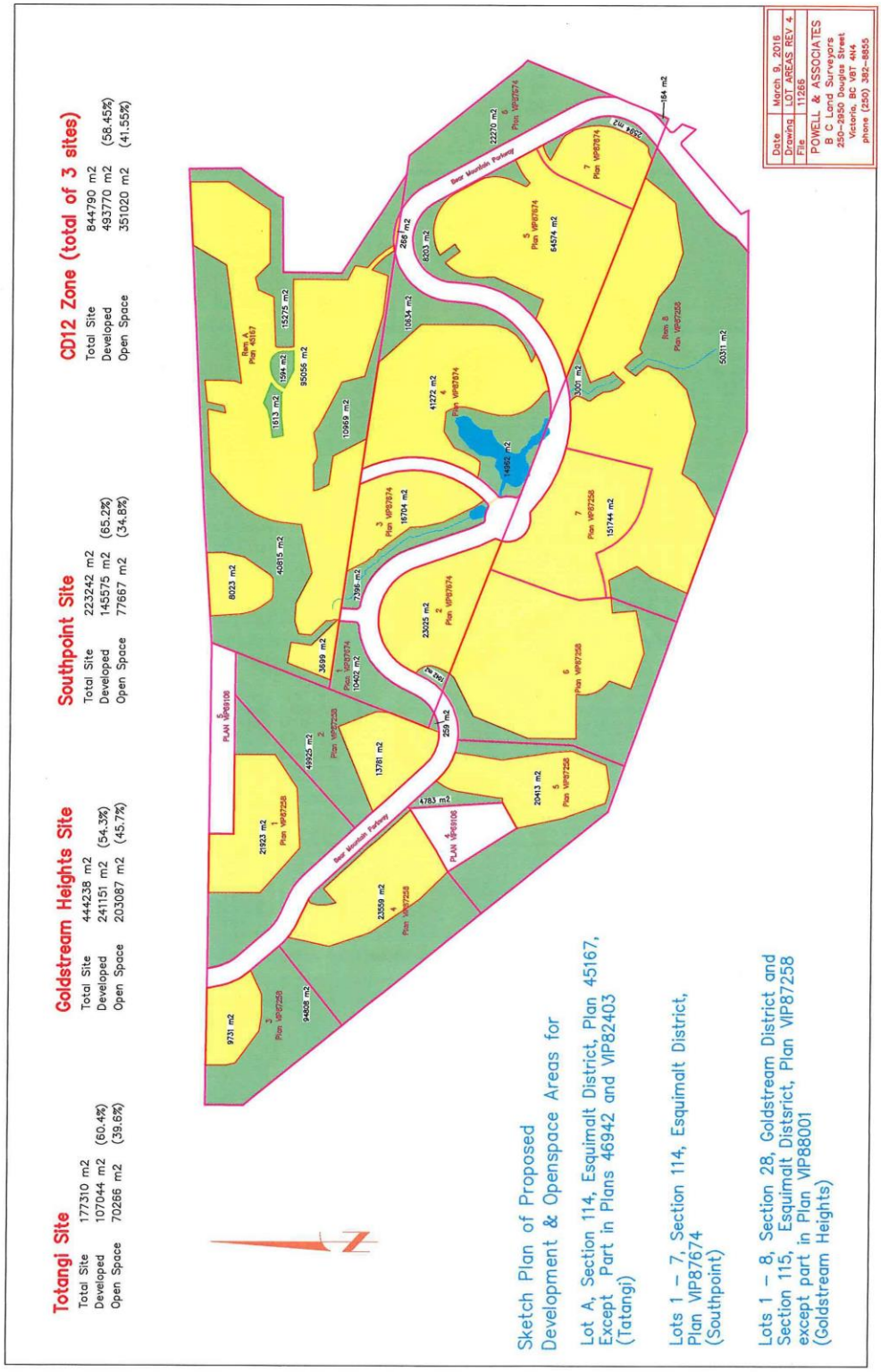
7.8 Plant material should be arranged to emphasize building entrances, pedestrian and vehicular circulation routes, as well as to soften the appearance of parking areas, mechanical systems, and service areas without blocking visibility of pedestrian and vehicular traffic. Plants should be used to complement the scale of the area or structure.

7.9 Where practical, with respect to interface fire hazard, coniferous trees should be used to screen mechanical equipment and service areas. Space should be provided to allow a natural tree screening as opposed to hedges.

7.10 Landscape islands are to be provided internal to parking areas.

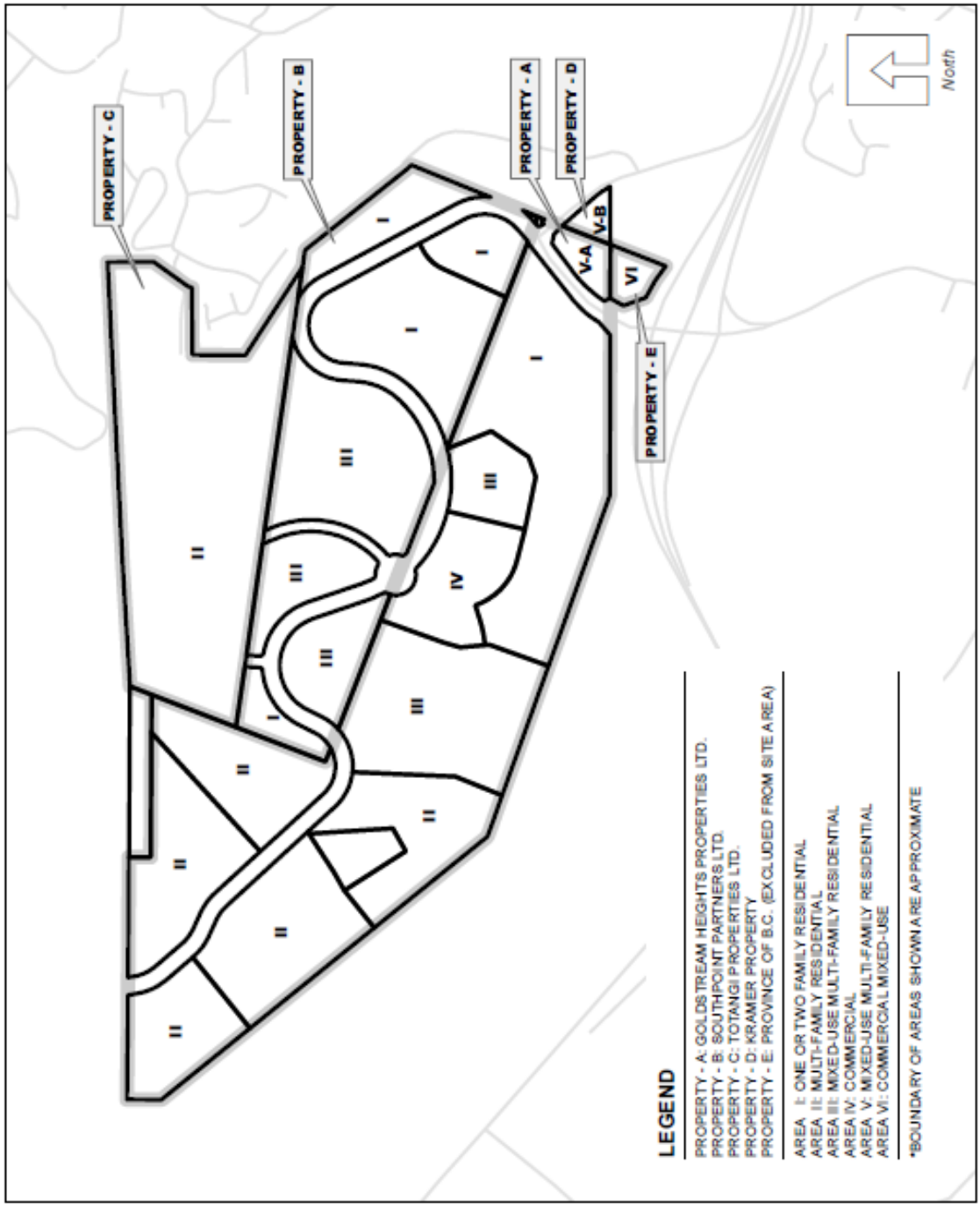
7.11 Landscaping should be arranged in a natural pattern or geometric configurations as designed by a Landscape Architect.

Map A1


Totangi Site
Total Site 177310 m2
Developed 107044 m2 (60.4%)
Open Space 70266 m2 (39.6%)
Goldstream Heights Site
Total Site 444238 m2
Developed 241151 m2 (54.3%)
Open Space 203087 m2 (45.7%)
Southpoint Site
Total Site 223242 m2
Developed 145575 m2 (65.2%)
Open Space 77667 m2 (34.8%)
CD12 Zone (total of 3 sites)
Total Site 844790 m2
Developed 493770 m2 (58.45%)
Open Space 351020 m2 (41.55%)
Sketch Plan of Proposed
Development & Openspace Areas for
Lot A, Section 114, Esquimalt District, Plan 45167,
Except Part in Plans 46942 and VIP82403
(Tatangi)
Lots 1 – 7, Section 114, Esquimalt District,
Plan VIP87674
(Southpoint)
Lots 1 – 8, Section 28, Goldstream District and
Section 115, Esquimalt Distsrict, Plan VIP87258
except part in Plan VIP88001
(Goldstream Heights)
Bear Mountain Parkway
Date March 9, 2016
Drawing LOT AREAS REV 4
File 11266
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Schedule C

SCHEDULE X



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**18/07/2016**
Department:	**Planning**
Application No.:	**Z16-0005**
Subject:	**Bylaw No. 1633- Application to Rezone 1021 and 1053 Englewood Ave from RR2 to R2A to allow a residential subdivision of approximately 29 lots**

At their Regular Meeting of April 18th 2016, Council passed the following resolution with respect to the property at 1021 and 1053 Englewood Ave:

That Council direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 1021 and 1053 Englewood Avenue from RR2 (Rural Residential 2) to R2A (One and Two-Family Residential), subject to the following terms and conditions:

a) That the owner agrees to provide as a bonus for increased density, the following contributions per single family equivalent dwelling unit prior to subdivision approval:
   i) $6,000 towards the General Amenity Reserve Fund; and
   ii) $1,000 towards the Affordable Housing Reserve Fund

b) 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) That advisory notes be written to provide future owners with the understanding that they are nearby ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located a kilometer away and may generate a noise nuisance; and
   ii) That as a condition of subdivision, the 1.5m wide trail (from the internal road southbound to end at the adjacent property to the south) be widened to be 2m;
   iii) That the owner will provide a construction traffic and parking management plan to the satisfaction of the Director of Engineering prior to any construction associated with the subdivision.

CARRIED.

COMMENTS

The applicant's solicitor has submitted the Section 219 Covenant containing the items specified above to the Land Title Office.

Bylaw No. 1642 was signed by the Minister of Transportation on June 27th 2016.

As there are no further conditions to fulfill prior to consideration of Bylaw Adoption, Council may wish to proceed with consideration of adopting the subject bylaws at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1633;

2. Take no action at this time with respect to Bylaw No. 1633;

Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
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

:ls

CITY OF LANGFORD
BYLAW NO. 1633

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 **RR2 (Rural Residential 2)** Zone and adding to the **R2A (One- and Two-Family Residential A) Zone** the properties legally described as PARCEL A (DD 1606151) OF LOTS 5 AND 6, BLOCK D, SECTIONS 85 AND 88, METCHOSIN DISTRICT, PLAN 1139, EXCEPT PARTS IN PLANS 10158, 10380 AND 19997, PID No. 002-080-893 (1021 Englewood Ave); and LOT A, SECTION 88, METCHOSIN DISTRICT, PLAN 10380; PID No. 000-690-538 (1053 Englewood 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)
R2A	1633	PARCEL A (DD 1606151) OF LOTS 5 AND 6, BLOCK D, SECTIONS 85 AND 88, METCHOSIN DISTRICT, PLAN 1139, EXCEPT PARTS IN PLANS 10158, 10380 AND 19997 (1021 Englewood Ave); And LOT A, SECTION 88, METCHOSIN DISTRICT, PLAN 10380 (1053 Englewood Ave)	a) $6,000 towards the General Amenity Reserve Fund b) $1,000 towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".

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

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

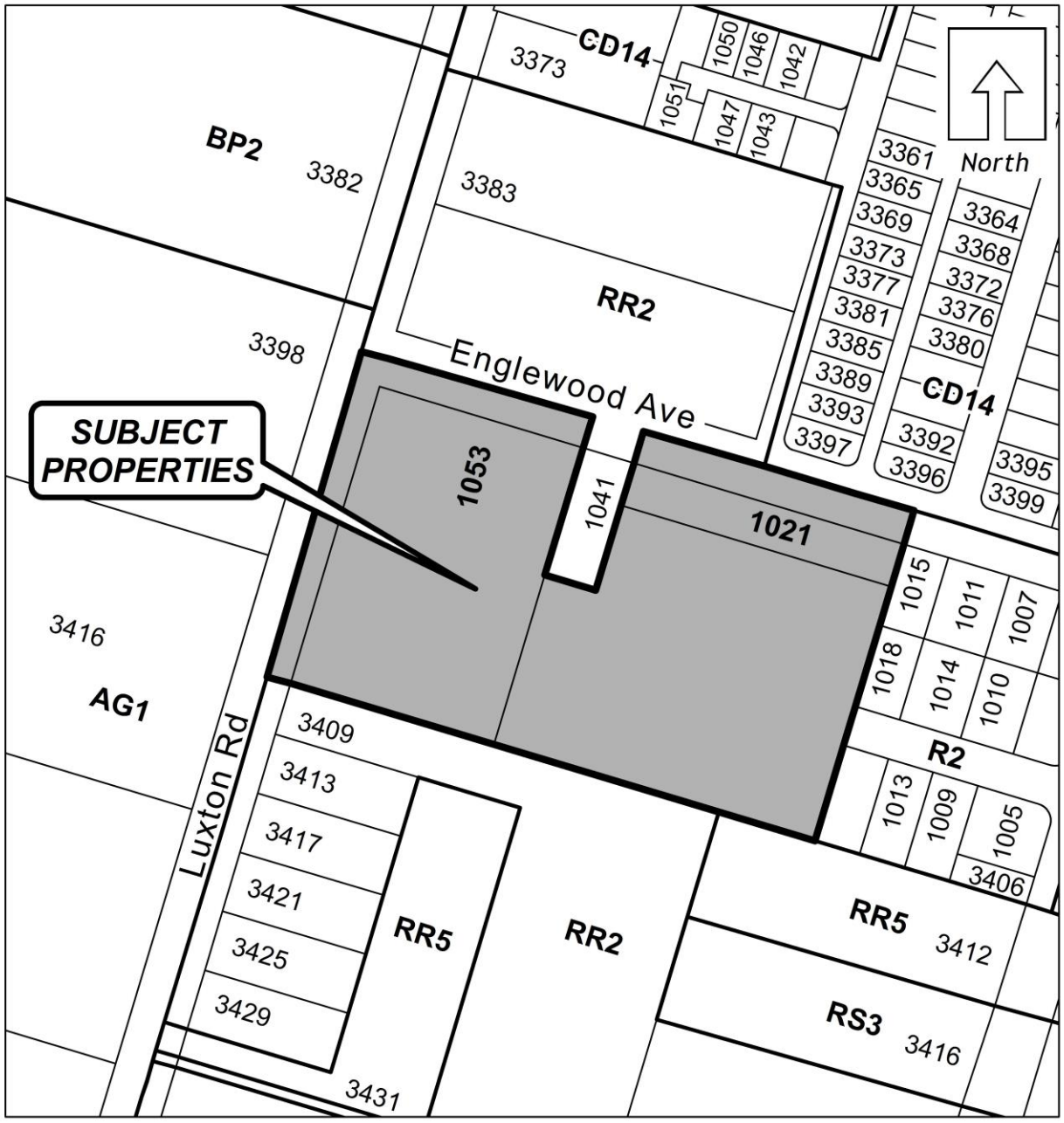
READ A THIRD TIME this 20th day of June, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 27th day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1633_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1633

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/26/2016

CITY OF LANGFORD

BYLAW NO. 1639

Amend Bylaw No. 858 Being the "Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw, 2004"

WHEREAS the City established a service for parks, recreation and community services pursuant to the Parks, Recreation and Community Service Establishment Bylaw No. 639, 2001;

AND WHEREAS pursuant to section 363 of the *Local Government Act and section 194 of the Community Charter,* Council may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the municipality or the exercise of regulatory authority by the municipality;

AND WHEREAS Council wishes to authorize and impose the fees and charges payable for use of the services and facilities at the Juan de Fuca Recreation Centre, which fees and charges must also be authorized by the other local government owners of the Juan de Fuca Recreation Centre;

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

Title

This bylaw may be cited for all purposes as the "Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 12, Bylaw No. 1639, 2016."

Imposition of Fees and Charges

The Council hereby authorizes and imposes the fees and charges for use of the services and facilities at the Juan de Fuca Recreation Centre in the amounts set out in Schedule "A" to this Bylaw.

The fees and charges established under this Bylaw will be effective from September 1st, 2016 through to August 31st, 2017.

As an exception to the fees and charges set out in Schedule "A", those classes of persons described in Schedule "B" to this Bylaw shall pay those fees and charges, if any, for use of services and facilities at the Juan de Fuca Recreation Centre as set out in Schedule "B".

READ A FIRST TIME this 20th day of June, 2016

READ A SECOND TIME this 20th day of June, 2016

READ A THIRD TIME this 20th day of June, 2016

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE 'A'

WEST SHORE PARKS AND RECREATION SOCIETY
FEES AND CHARGES

ADMISSION FEES (swim, skate, weight room, fitness classes)				
Fees Effective: September 1, 2016 to August 31, 2017				
(Single drop-in admissions include applicable taxes. All passes have applicable taxes added at the time of purchase)				
Adult	Single Admission	$	6.40	incl tax
(19 - 59)	10x	$	54.90	
	25x	$	122.00	
	1 month	$	56.00	
	3 month	$	140.00	
	12 month	$	385.00	
Senior	Single Admission	$	4.60	incl tax
(60 plus)	10x	$	39.40	
	25x	$	87.50	
Student	Single Admission	$	4.60	incl tax
(13 - 18)	10x	$	39.40	
	25x	$	87.50	
Child	Single Admission	$	3.15	incl tax
(6 - 12)	10x	$	27.00	
	25x	$	60.00	
Family	Single Admission	$	12.80	incl tax
(Max. 5)	10x	$	109.70	
	6 month	$	425.00	
	12 month	$	770.00	
Child Minding	per 75 min	$	3.50	incl tax
	10x	$	30.00	
INDOOR FACILITIES RENTAL FEES				
Fees Effective: September 1, 2016 to August 31, 2017				
(All Fees Subject to Applicable Taxes)				
ROOMS: (per hour unless noted) (In alignment with SD62 fees where noted)				
Small Rooms include:				
Boardroom, Gilangcolme, Spinnaker, Upper and Lower Clubhouse, JDF Seniors Centre				
Rooms 201-202 and Centennial Centre Rooms				
Non-profit Adult (In alignment with SD62)		$	26.00	
Non-profit Youth (In alignment with SD62)		$	14.50	
Party Room Rental (Charge per/hr with a 2hr min rental)		$	31.00	
Commercial Rental (Charge per/hr with a 2hr min rental)		$	34.00	
Clubhouse & Fieldhouse Changerooms				
Non-profit Adult / Community		$	12.50	
Non-profit Youth / Community		$	9.40	
Large Rooms include:				
Lookout Lounge, Galleon Room, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101				
Non-profit Adult / Meetings or User Group (In alignment with SD62)		$	39.00	
Non-profit Youth / Meetings or User Group (In alignment with SD62)		$	26.00	
Commercial Rental (Charge per/hr with 2hr minimum)		$	48.00	
Wedding Rooms Include:				
Kinsmen Fieldhouse and 55+ Cenre Auditorioum				
Wedding Reception - Full Day Rental		$	430.00	
Wedding Ceremony - Outdoor		$	325.00	
Wedding Ceremony - Indoor		$	220.00	
Wedding Reception - additonal set-up from 5pm night before		$	100.00	
Swimming Pool (no guard)				
Adult Commercial (ie Scuba)		$	205.00	
Youth /Youth Commercial/Swim Clubs		$	98.00	
Adult Commercial/Lane		$	25.63	
Youth Swim Club/Lane		$	12.30	

SCHEDULE 'A'

ARENA FACILITIES RENTAL FEES			
Fees Effective: September 1, 2016 to August 31, 2017			
(All Fees Subject to Applicable Taxes Unless Noted)			
JdF Arena/The Q Centre - Ice			
Rates per hour unless otherwise noted			
Ice - Adult prime time*		$ 221.00	
Ice - Adult non-prime**		$ 151.00	
Ice - Midnight Rate (midnight to 6 am)		$ 106.00	
Ice - Youth prime time*		$ 119.00	
Ice - Youth non-prime**		$ 96.00	
Ice - School District #62 Hockey Academy		$ 96.00	
Ice - Commercial Prime Time		$ 228.00	
Victoria Grizzlies - Games and Practices		Lease	
Westshore Wolves Jr B - Games and Practices		Lease	
The Q Centre, JdF Arena and Curling Rink Full Day (24hrs)		Lease	
Skate Rentals (tax incl)		$ 3.50	incl tax
Skate Rental 10 Punch pass (tax incl)		$ 25.00	incl tax
Lesson - Skate Rental 10 Punch pass (tax incl)		$ 15.00	incl tax
**** Prime: M-F 6:00am - 8:00am, 4:00pm - 11:30 pm/Sat & Sun 6:00am - 11:30pm***			
*****Non-Prime: M-F 8:00am - 4:00pm & 11:30pm - Midnight/Sat & Sun 11:30pm - Midnight***			
School Groups (District #62)			
1-50 Participants		$ 71.50	
51-100 Participants		$ 107.00	
Skate Rentals for School Groups (tax incl)		$ 1.50	incl tax
JdF Arena /The Q Centre/Curling Rink - Dry Floor			
Arena Dry Floor - Adult		$ 76.00	
Arena Dry Floor - Youth		$ 52.00	
Curling Rink Dry Floor - Adult		$ 76.00	
Curling Rink Dry Floor - Youth		$ 52.00	
Victoria Sr. Shamrocks - Games and Practices		Lease	
Victoria Jr. Shamrocks - Games and Practices		Lease	
JdF Arena/The Q Centre/Curling Rink - Special Events (not including Arena Sports Tournaments)			
*JdF Arena Full Day (24 hrs) - Community Group		$ 1,000.00	
*JdF Arena Full Day (24 hrs) - Commercial		$ 2,000.00	
*The Q Centre Full Day (24 hrs) - Community Group		$ 2,000.00	
The Q Centre Full Day (24 hrs) - Commercial		Lease	
*Curling Rink Full Day (24 hrs) - Community Group		$ 1,000.00	
*Curling Rink Full Day (24 hrs) - Commercial		$ 2,000.00	
Move/In Out days for full day rentals will be 50% of the base rate			
JdF Curling Rink - Ice			
Ice Youth (per person)		$ 37.00	
Ice Day time -1 sheet (2 hours)		$ 51.00	
Ice Day time - 8 sheets (2 hours)		$ 405.00	
Ice Night, Mini Spiel, Misc - 1 sheet (2 hours)		$ 80.00	
Ice Night, Mini Spiel, Misc - 8 sheets (2 hours)		$ 640.00	
Inter-Club - 1 sheet (2 hours)		$ 29.00	
Inter-Club - 8 sheets (2 hours)		$ 232.00	
CR (Curling Club) Bonspiel (1 evening, 2 days)		$ 760.00	
Jr. Bonspiel (2 days)		$ 345.00	

SCHEDULE 'A'

EQUIPMENT RENTAL FEES (includes other fees)			
Fees Effective: September 1 , 2016 to August 31, 2017			
(All Fees Subject to Applicable Taxes)			
Indoor/Outdoor Electricity ((per 100 amp service/per hour) not including labour as needed)		$ 6.00	
Electrical Permit per Event		$ 100.00	
Electrician Per Hour (WSPR Staff)		$ 80.00	
Garbage (12-14 yard bin)		$ 160.00	
Garbage (20-40 yard bin)		$ 240.00	
Garbage per tonne collected		$ 145.00	
Forklift with Operator (WSPR Staff) (per hour)		$ 80.00	
Bleachers (each per day) (Rental only, not including labour and transport)		$ 13.00	
Garbage and Recycling Set-up (up to 8 garbage and recycling cans per event)		$ 60.00	
Garbage and Recycling Removal (daily)		$ 37.00	
Tables (each/1 day) (Delivered - Client sets up)		$ 8.50	
Tables (each/2 day) (Delivered - Client sets up)		$ 12.00	
Tables (each/3 or more days) (Delivered - Client sets up)		$ 14.00	
Chairs (each/ 1 day) (Delivered - Client sets up)		$ 0.80	
Chairs (each/2 days) (Delivered - Client sets up)		$ 1.20	
Chairs (each/3 or more days) (Delivered - Client sets up)		$ 1.60	
Flipchart and Paper (per event)		$ 16.50	
Podium (per day)		$ 6.40	
Screen (per day)		$ 7.25	
LCD Projector (with Screen) (per day)		$ 53.00	
Cordless Microphone (per day)		$ 21.00	
OUTDOOR FACILITIES RENTAL FEES			
Fees Effective: September 1, 2016 to August 31, 2017			
(All Fees Subject to Applicable Taxes)			
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)			
Youth		$ 7.50	
Adult		$ 15.00	
Commercial - Youth		$ 16.00	
Commercial - Adult		$ 32.00	
BMX Track		Lease	
Ball Diamonds (per diamond per hour - minimum 2 hour rental)			
Youth		$ 7.50	
Adult		$ 15.00	
Commercial - Youth		$ 16.00	
Commercial - Adult		$ 32.00	
Playing Fields (per field per hour - minimum 2 hour rental)			
Youth		$ 7.50	
Adult		$ 15.00	
Commercial - Youth		$ 16.00	
Commercial - Adult		$ 32.00	
Lights - Field 1 ,2 & 3 - Youth & Adult *		$ 28.50	
Youth - Artifical Turf Field		$ 31.00	
Adult - Artifical Turf Field		$ 52.00	
Lights - Artifical Turf Field		$ 20.00	
Lacrosse Box (per hour)			
Youth		$ 7.50	
Adult		$ 15.00	
Commercial - Youth		$ 16.00	
Commercial - Adult		$ 32.00	
Lights - Lacrosse Box		$ 8.00	
Velodrome (per hour)			
Youth		$ 9.40	
Adult		$ 18.80	
Lights - Velodrome		$ 20.00	
Picnic Shelter (per hour)			
Entire Picnic Shelter		$ 20.00	
Single Picnic Table (6 tables)		$ 5.00	
***Lights can be booked in 1/2 hour blocks at 50% of rate.**			

SCHEDULE 'A'

GOLF COURSE GREEN FEES AND RENTALS			
(All Fees Include Applicable Taxes)			
Summer - April 1, 2017 - September 30, 2017			
Child/Youth		$ 10.00	incl tax
Adult		$ 15.00	incl tax
Family**		$ 40.00	incl tax
Extra Rounds		$ 10.00	incl tax
Winter - October 1, 2016- March 31, 2017			
Child/Youth		$ 9.75	incl tax
Adult		$ 10.50	incl tax
Family**		$ 30.75	incl tax
Extra Rounds		$ 9.75	incl tax
Club Rentals		$ 7.25	incl tax
Cart Rentals		$ 4.75	incl tax
***Family rate includes four (4) people with 2 adults maximum*			

SCHEDULE 'B'

West Shore Parks & Recreation Society	Policy & Procedures Manual
HUMAN RESOURCES – EMPLOYEE BENEFITS	**3**
Facility Use Passes & Golf Privileges for Staff, Board Members and Municipal Staff	**3.5.4**
	Page 1 of 2

POLICY:

As part of a health and wellness plan for staff, board members and municipal employees, the Society provides access to its recreation facilities.

PURPOSE:

To provide guidelines for the assignment of facility use and golf privileges to the Staff of West Shore Parks and Recreation Society; Members of the Society's Board of Directors; and Employees of the City of Colwood, the City of Langford, the Districts of Highlands and Metchosin, and the Town of View Royal. A Facility Use Pass allows for free access to drop in programs in the weight room, swimming pool, skating rink, some drop-in fitness classes and in some instances the golf course.

All staff are required to have Staff ID Card as a requirement of their employment. These ID Cards will also act as a Facility Use Pass and permit access for facility use and golf privileges. Staff ID Cards are processed through the Front Reception Desk during normal hours of operation.

PROCEDURE:

Society Board of Directors:

Facility Use Passes are available, free of charge, to Society Board of Director members and their immediate family. For this purpose, immediate family includes:

- the Board member's spouse/partner living in the same household;
- the Board member's dependent children (under the age of 19 years) living in the same household.

Board Members' Facility Use Passes will be based on their terms of office (i.e.: from January to December of each calendar year for the duration of their term.) Board Members and their families will require a Facility Use Pass to access these privileges. Passes are processed through the Front Reception desk during normal hours of operation. There is a $5.00 fee for each card issued to family members.

Auxiliary Employees:

Facility Use Passes are available, free of charge, to Auxiliary employees for the duration of their employment with the Society. Facility Use Passes are normally issued for a season or session.

Effective Date: June 2012
WSPRS PM-3.5.4 R02

SCHEDULE 'B'

West Shore Parks & Recreation Society	Policy & Procedures Manual
HUMAN RESOURCES – EMPLOYEE BENEFITS	**3**
Facility Use Passes & Golf Privileges for Staff, Board Members and Municipal Staff	**3.5.4**
	Page 2 of 2

Regular Employees or Regular Part-Time Employees:

Facility Use Passes are available, free of charge, to Regular RFT and RPT employees and their immediate family. For this purpose, immediate family includes:

- the employee's spouse/partner living in the same household;
- the employee's dependent children, under the age of 19 years, living in the same household.

Facility Use Passes are issued on an annual basis. There will be a $5.00 fee for each card issued to family members.

Common-law arrangements are required to be of at least a one year duration. Facility Use Passes are not issued to in-laws, mothers, fathers, sisters, brothers, or their children, or to employee's children who no longer reside at home. Any extenuating circumstances can be addressed with the Administrator for consideration.

Golf Privileges:

Extend only to Society Board Members and Employees and allows for one round of golf per week on either Monday, Tuesday, Wednesday or Thursday. Not including statutory holidays. Golf privileges do **not** extend to family members. There is a sign-in sheet in the Pro-Shop which must be signed before playing a round.

Staff Retirement Pass:

In recognition of long time service, an employee who retires from the West Shore Parks & Recreation Society, upon serving a minimum of 20 years, will receive a lifetime pass to the Juan Fuca Recreation Centre facilities for drop-in programs, including golf. The pass is not valid for registered programs.

Municipal Employees Facility Discount:

Employees of the Cities of Colwood, City of Langford, District of Metchosin, District of Highlands, and Town of View Royal will be eligible for a **50% discount** on either a:

- a three (3)-month drop in pass or;
- an annual drop in pass.

This discount does not extend to registered programs, the Golf Course, or any special promotions.

Effective Date: June 2012
WSPRS PM-3.5.4 R02

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 18th, 2016**
Department:	**Planning**
Application No.:	**Z16-009**
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 their Regular Meeting of May 16th,2016, Council passed the following resolution with respect to the property at 647 and 667 Redington Avenue and at 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:* ***(DONE)***
   - 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.* ***(DONE)***

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;* ***(DONE)***
   - 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* ***(secured by covenant)***

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.* ***(secured by covenant)***

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 4,000m^2 to 3,000m^2.*
   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.*

COMMENTS

The applicant has provided an executed Sec. 219 covenant which addresses the items listed above that Council wishes to have secured. This covenant agreement has been reviewed by the City's solicitor, and the applicant's solicitor has provided their unrestricted letter of undertaking to register this agreement upon completion of the rezoning.

Bylaw No. 1642 was signed by the Minister of Transportation on June 27th, 2016.

OPTIONS

That Council:

1. Adopt Bylaw No. 1641 and Bylaw No. 1642;

2. Take no action at this time with respect to Bylaw No. 1641 and Bylaw No. 1642;

Respectfully Submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

:mgsb

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 1st day of June, 2016.

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

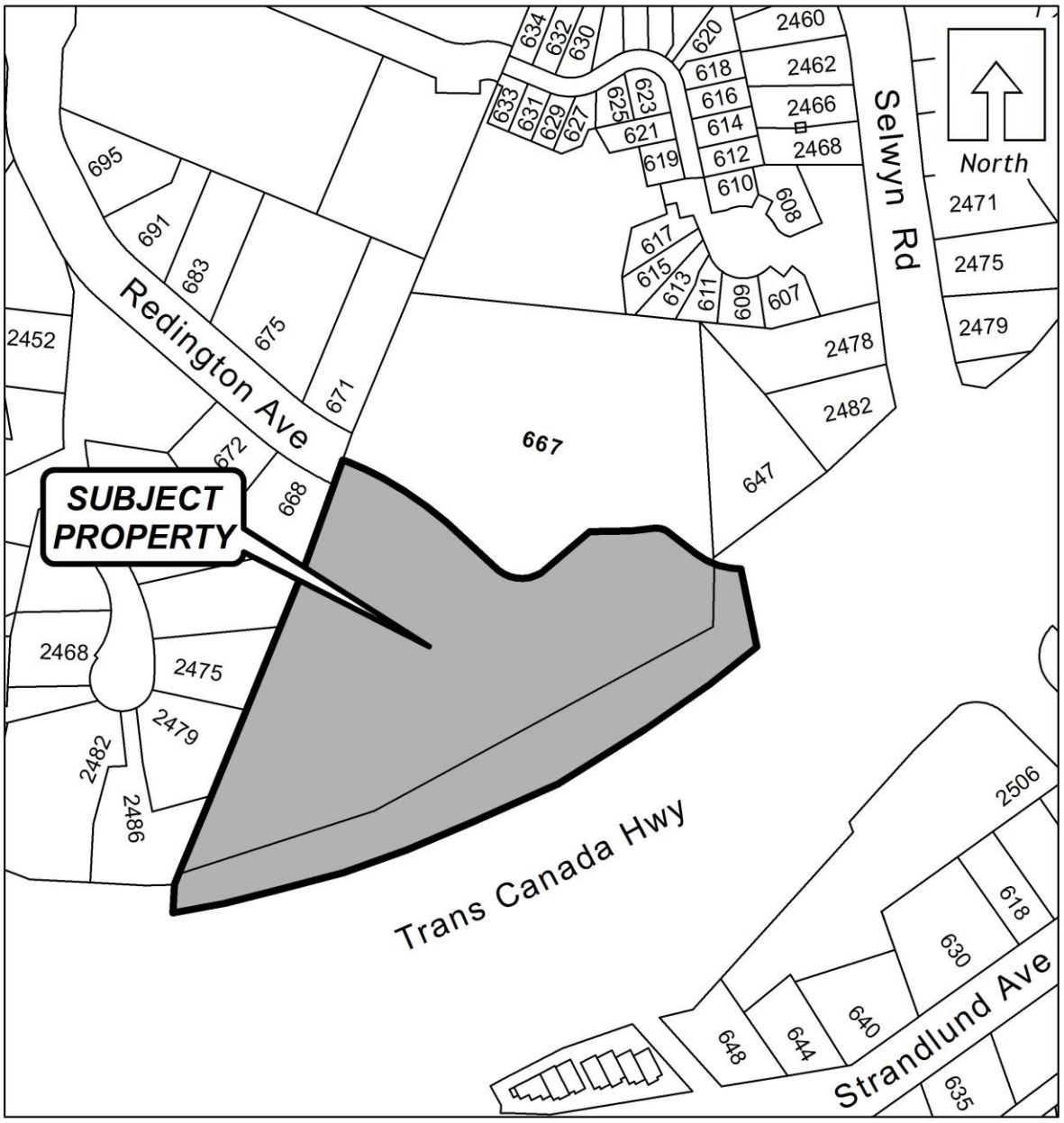
READ A THIRD TIME this 20th day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1641_

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 3,000m^2 (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 1st day of June, 2016.

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

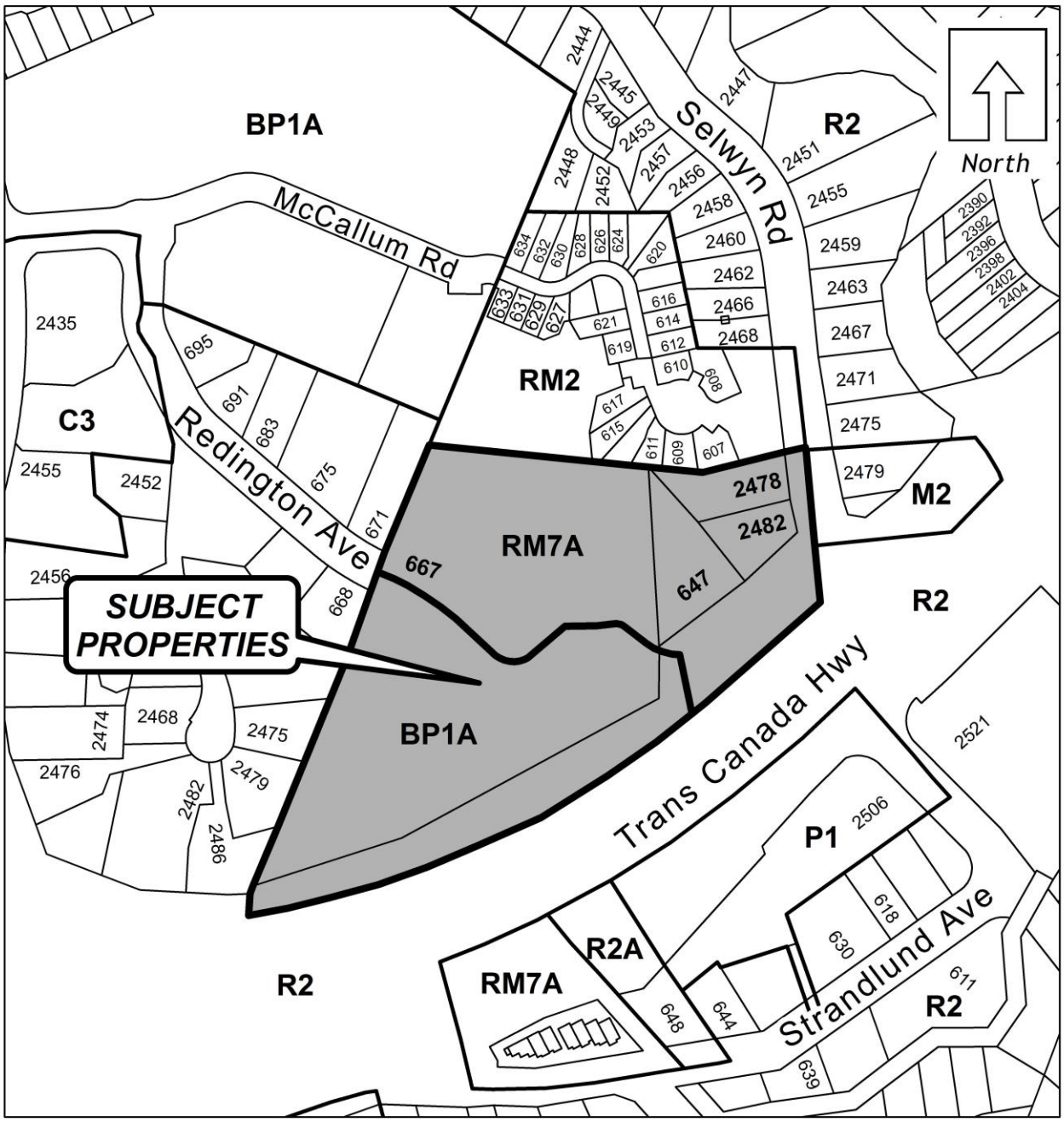
READ A THIRD TIME this 20th day of June, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 27th day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1642_

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

BYLAW NO. 1644

A BYLAW TO AMEND BYLAW NO. 26,
LANGFORD DEVELOPMENT COST CHARGES BYLAW, 1993

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

A. Langford Development Cost Charges Bylaw, 1993 is amended as follows:

1. By adding to Section 1 in appropriate alphabetical order:

   "Townhouse" means:

   a) a building divided into two or more dwelling units with each dwelling unit having direct access to the exterior at grade; or

   b) two or more detached dwellings constructed on the same lot.

2. By substituting the following for Section 2(b):

   Every person who obtains a building permit for a building or structure for a residential, commercial, industrial or public utility development, including a development authorized by a building permit described in Section 561(5) of the *Local Government Act*, shall pay to the District the development cost charges set out in Schedule "A" and the building inspector shall not issue such a building permit until such development cost charges have been paid.

3. By substituting the following for Section 3(a):

   The charges imposed under Section 2(a) shall be paid in respect of the number of lots created in addition to the number of lots existing at the time of subdivision, and on the basis of two dwelling units for each additional lot on which the zoning bylaw permits the construction of duplexes.

4. By deleting Section 6(b);

5. By replacing existing Schedule "B" with the attached Schedule "B" (Road DCC Project Map);

6. By replacing existing Schedule "C" with the attached Schedule "C" (Road DCC Project List); and

7. By changing the statutory references in Column 1 below to those in Column 2 below:

Column 1	Column 2
s. 983 of the Municipal Act	s. 559 of the *Local Government Act*
s. 398(1)(h) of the Municipal Act	s. 220(1)(h) or s. 224(2)(f) of the *Community Charter*
s. 983(3)(c) of the Municipal Act	s. 561(9) of the *Local Government Act*
s. 933.1 of the Local Government Act	s. 563 of the *Local Government Act*

B. This Bylaw may be cited for all purposes as "Langford Development Cost Charges Bylaw, Amendment No. 13, 2016".

READ A FIRST TIME this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

READ A THIRD TIME this 18th day of July, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES under the provisions of Section 560 of the *Local Government Act* on the day of , 2016.

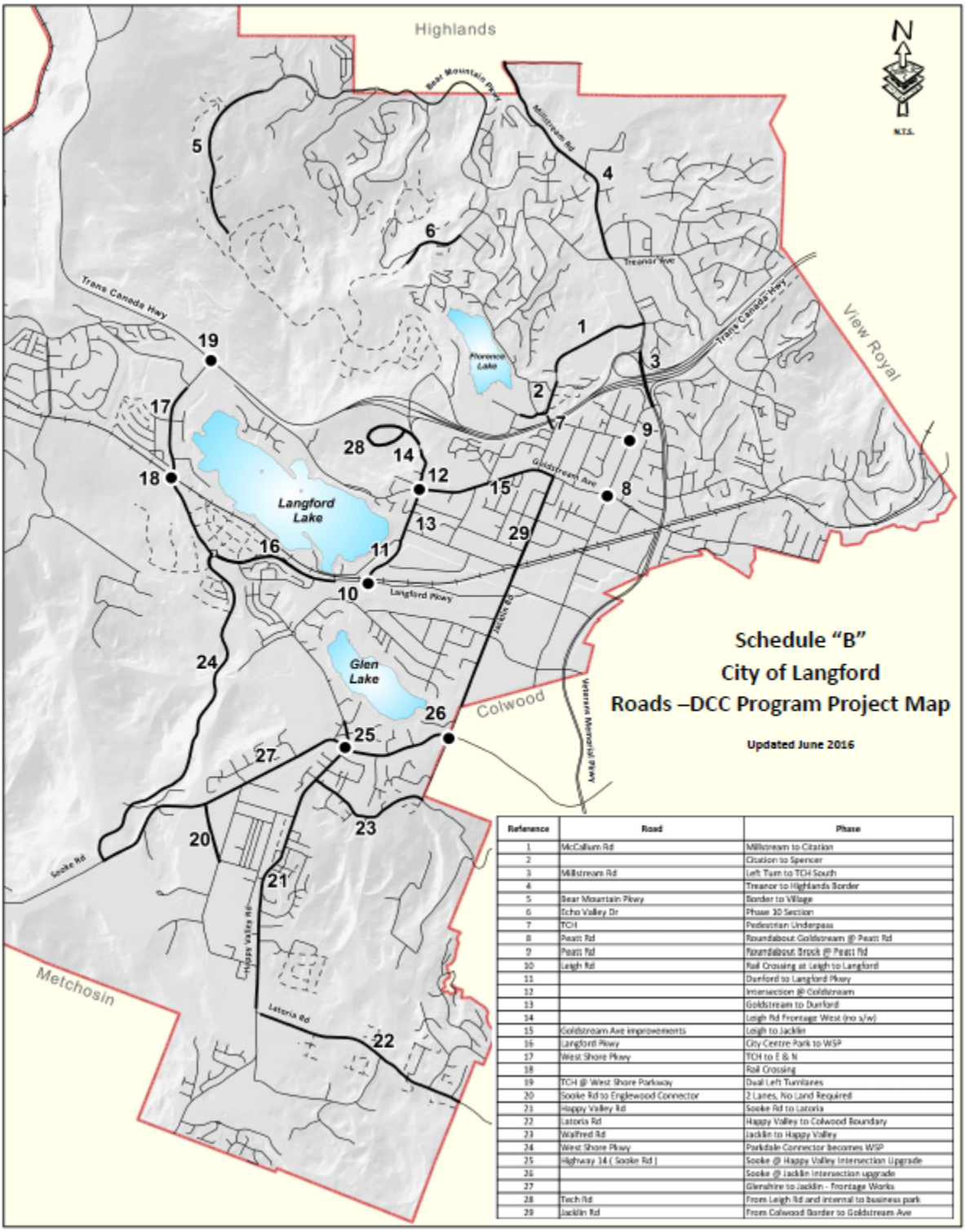
ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "B"

Road DCC Project Map



Reference	Road	Phase
1	McCallum Rd	Millstream to Citation
2		Citation to Spencer
3	Millstream Rd	Left Turn to TCH South
4		Treanor to Highlands Border
5	Bear Mountain Pkwy	Border to Village
6	Echo Valley Dr	Phase 10 Section
7	TCH	Pedestrian Underpass
8	Peatt Rd	Roundabout Goldstream @ Peatt Rd
9	Peatt Rd	Roundabout Brock @ Peatt Rd
10	Leigh Rd	Rail Crossing at Leigh to Langford
11		Dunford to Langford Pkwy
12		Intersection @ Goldstream
13		Goldstream to Dunford
14		Leigh Rd Frontage West (no s/w)
15	Goldstream Ave improvements	Leigh to Jacklin
16	Langford Pkwy	City Centre Park to WSP
17	West Shore Pkwy	TCH to E & N
18		Rail Crossing
19	TCH @ West Shore Parkway	Dual Left Turnlanes
20	Sooke Rd to Englewood Connector	2 Lanes, No Land Required
21	Happy Valley Rd	Sooke Rd to Latoria
22	Latoria Rd	Happy Valley to Colwood Boundary
23	Wolfred Rd	Jacklin to Happy Valley
24	West Shore Pkwy	Parkdale Connector becomes WSP
25	Highway 14 (Sooke Rd)	Sooke @ Happy Valley Intersection Upgrade
26		Sooke @ Jacklin Intersection upgrade
27		Glenshire to Jacklin - Frontage Works
28	Tech Rd	From Leigh Rd and internal to business park
29	Jacklin Rd	From Colwood Border to Goldstream Ave

SCHEDULE "C"
ROAD DCC PROJECT LIST

Bylaw 1644 SCHEDULE C - LANGFORD ROAD DCC PROJECT LIST — 38 year program 2012 to 2031

Road Name		Phase	Capital Cost	Grants	Total Cost	Benefit to Ex users taxes	Tax Expense	net		1% Assist	DCC recoverable
McCallum	1	Millstream to Citation	$ 521,000		$ 521,000	1%	$ 5,210	$ 515,790	1%	$ 5,210	$ 510,580
	2	Citation to Spencer	$ 2,800,000		$ 2,800,000	1%	$ 28,000	$ 2,772,000	1%	$ 28,000	$ 2,744,000
Millstream Road	3	Left Turn to TCH south	$ 1,200,000		$ 1,200,000	1%	$ 12,000	$ 1,188,000	1%	$ 12,000	$ 1,176,000
	4	Treanor to Highlands Border	$ 2,300,000		$ 2,300,000	1%	$ 23,000	$ 2,277,000	1%	$ 23,000	$ 2,254,000
Leigh Road Interchange Phase 1		Ramps, Brock, Leigh,BMP			$ -	1%	$ -	$ -	1%	$ -	$ -
Skirt/Bear		Bear Mtn Parkway 2 lanes			$ -	1%	$ -	$ -	1%	$ -	$ -
		Pedestrian Overpass at TCH	$ 1,800,000	$ 1,200,000	$ 600,000	1%	$ 6,000	$ 594,000	1%	$ 6,000	$ 588,000
	5	Bear Mtn On Site	$ 4,860,000		$ 4,860,000	1%	$ 48,600	$ 4,811,400	1%	$ 48,600	$ 4,762,800
	6	Echo Valley Carevest	$ 75,000		$ 75,000	1%	$ 750	$ 74,250	1%	$ 750	$ 73,500
Peatt Road	**8**	**Roundabout Goldstream Avenue at Peatt Road**	**$ 585,000**		**$ 585,000**	**1%**	**$ 5,850**	**$ 579,150**	**1%**	**$ 5,850**	**$ 573,300**
	9	**Roundabout Brock Avenue at Peatt Road**	**$ 850,000**		**$ 850,000**	**1%**	**$ 8,500**	**$ 841,500**	**1%**	**$ 8,500**	**$ 833,000**
Leigh Road to Goldstream and Intersection	10	Rail Crossing at Leigh to Langford	$ 1,000,000		$ 1,000,000	1%	$ 10,000	$ 990,000	1%	$ 10,000	$ 980,000
	11	Dunford to Langford Parkway	$ 2,344,000		$ 2,344,000	1%	$ 23,440	$ 2,320,560	1%	$ 23,440	$ 2,297,120
	12	**Intersection at Goldstream**	**$ 1,100,000**		**$ 1,100,000**	**1%**	**$ 11,000**	**$ 1,089,000**	**1%**	**$ 11,000**	**$ 1,078,000**
	13	Goldstream to Dunford	$ 500,000		$ 500,000	1%	$ 5,000	$ 495,000	1%	$ 5,000	$ 490,000
	14	Leigh Road Frontage West (no s/w)	$ 500,000		$ 500,000	1%	$ 5,000	$ 495,000	1%	$ 5,000	$ 490,000
Goldstream Avenue Improvements	15	Leigh to Jacklin	$ 3,360,000	$ 1,200,000	$ 2,160,000	1%	$ 21,600	$ 2,138,400	1%	$ 21,600	$ 2,116,800
Langford Parkway	16	City Centre Park to WSP	$ 9,701,000		$ 9,701,000	1%	$ 97,010	$ 9,603,990	1%	$ 97,010	$ 9,506,980
West Shore Parkway	17	TCH to E&N Railway	$ 5,800,000		$ 5,800,000	1%	$ 58,000	$ 5,742,000	1%	$ 58,000	$ 5,684,000
	18	Rail Crossing	$ 1,000,000		$ 1,000,000	1%	$ 10,000	$ 990,000	1%	$ 10,000	$ 980,000
TCH @ West Shore Parkway	19	Dual Left Turnlanes	$ 6,000,000	$ 2,000,000	$ 4,000,000	1%	$ 40,000	$ 3,960,000	1%	$ 40,000	$ 3,920,000
Sooke Road to Englewood Connector	20	2 lanes, no land acq.	$ 1,500,000	$ 500,000	$ 1,000,000	1%	$ 10,000	$ 990,000	1%	$ 10,000	$ 980,000
Happy Valley Road	21	Sooke Road to Latoria	$ 4,400,000		$ 4,400,000	1%	$ 44,000	$ 4,356,000	1%	$ 44,000	$ 4,312,000
Latoria	22	Happy Valley to Colwood Boundary	$ 2,500,000		$ 2,500,000	1%	$ 25,000	$ 2,475,000	1%	$ 25,000	$ 2,450,000
Walfred	23	Jacklin to Happy Valley	$ 2,200,000		$ 2,200,000	1%	$ 22,000	$ 2,178,000	1%	$ 22,000	$ 2,156,000
West Shore Parkway Connector	**24**	**E&N Railway to Sooke Road**	$ 8,980,000		$ 8,980,000	1%	$ 89,800	$ 8,890,200	1%	$ 89,800	$ 8,800,400
Highway 14 (Sooke Road)	25	Sooke at Happy Valley Intersection upgrade	$ 1,000,000	$ 375,000	$ 625,000	1%	$ 6,250	$ 618,750	1%	$ 6,250	$ 612,500
	26	Sooke at Jackin Intersection upgrade	$ 1,250,000	$ 375,000	$ 875,000	1%	$ 8,750	$ 866,250	1%	$ 8,750	$ 857,500
	27	Frontage works	$ 1,500,000	$ 750,000	$ 750,000	1%	$ 7,500	$ 742,500	1%	$ 7,500	$ 735,000
Goldstream Tech Road	28	Upper Goldstream	$ 6,000,000		$ 6,000,000	1%	$ 60,000	$ 5,940,000	1%	$ 60,000	$ 5,880,000
Jacklin Road	29	Colwood Boundary to Goldstream Avenue	$ 1,819,000		$ 1,819,000	1%	$ 18,190	$ 1,800,810	1%	$ 18,190	$ 1,782,620
Totals			**$ 77,445,000**	**$ 6,400,000**	**$ 71,045,000**	**1%**	**$ 692,260**	**$ 68,533,740**	**1%**	**$ 692,260**	**$ 67,841,480**

Total Taxpayer contribution over 38 years	$ 1,384,520	
Total Taxpayer contribution per year	$ 36,434.74	DCC program $ 67,841,480

Page 1

CITY OF LANGFORD

BYLAW NO. 1645

A BYLAW TO AMEND TRAFFIC BYLAW NO. 33, 1995.

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

Bylaw No.33, being Langford "Traffic Bylaw 33, 1995" is amended by:

1. Adding new Section 11.9

Damage caused to landscaped boulevards must be repaired. Developed boulevards must be reinstated with soil and sod as per British Columbia Landscape & Nursery Association (BCLNA) Landscape Standards or as determined by the Parks Manager. Damaged irrigation must be repaired by a certified Irrigation technician, registered with the Irrigation Industry of BC, and inspected by the City before and after repairs are done. Undeveloped and non-irrigated boulevards can be restored with soil and seed or as determined by the Parks Manager. All landscape plant material, including trees, must be reinstated to the satisfaction of the Parks Manager.

2. This Bylaw may be cited for all purposes as Bylaw No. 1640, Traffic Bylaw No. 33 Amendment No. 21, 2016.

READ A FIRST TIME this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

READ A THIRD TIME this 20th day of June, 2016

ADOPTED this day of July, 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1646

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 **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 PID No.: 003-290-727 (967A Isabell 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)
RS3	1646	LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 (967A Isabell Ave)	a) $3,960 per new lot created towards the General Amenity Reserve Fun; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 458, (967A Isabell 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.

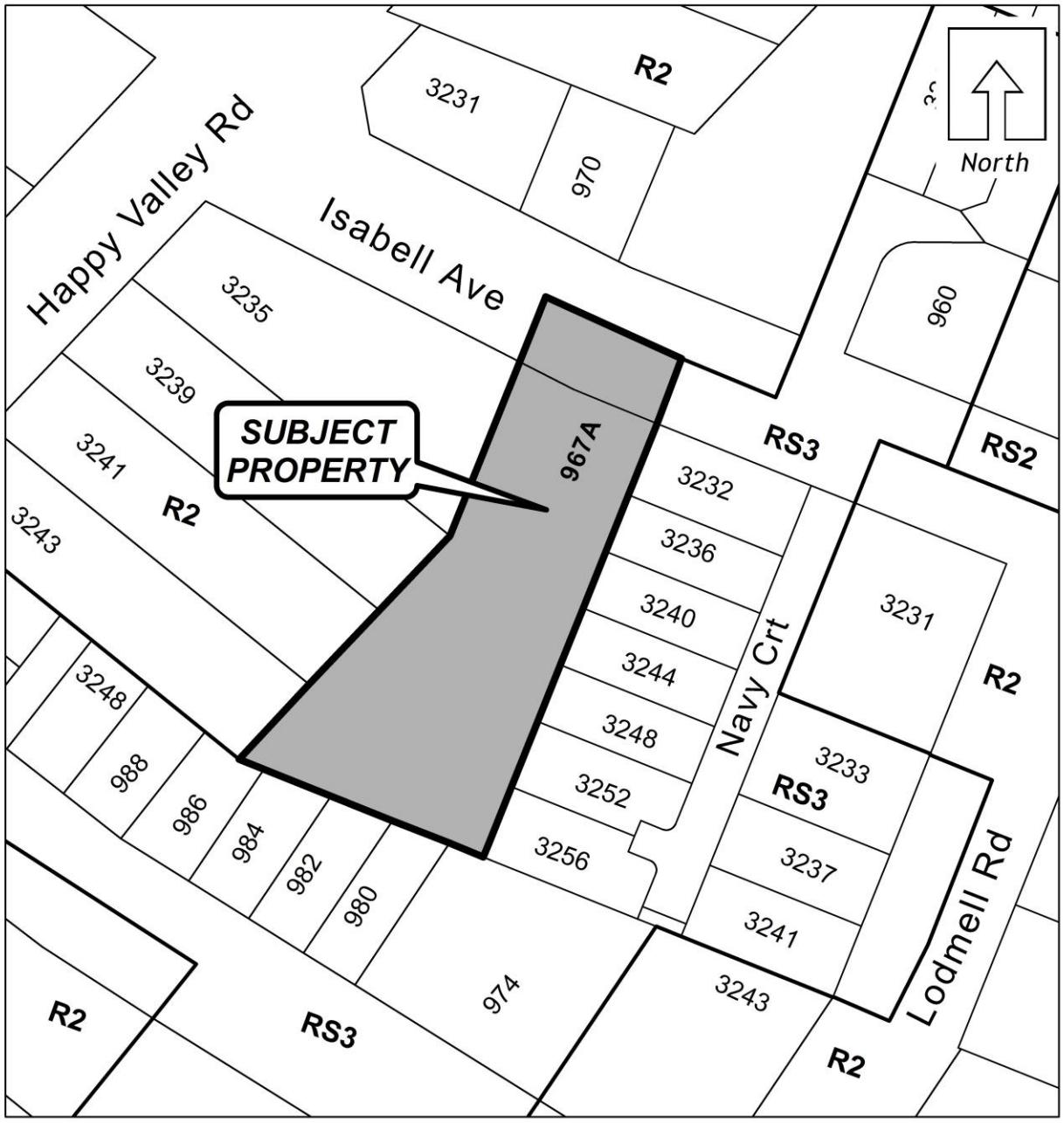
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1646_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1646

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2016

CITY OF LANGFORD
BYLAW NO. 1638

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 **R1 (One-Family Residential)** and **C1 (Neighbourhood Commercial)** Zones and adding to the **MU1A (Mixed Use Residential Commercial A) Zone** and the **CS1 (Service Commercial 1) Zone** portions of properties legally described as LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, PID Nos. 004-193-857, 004-193-873 and 004-192-109 (720, 724 and 732 Meaford Ave) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting from the **R1 (One-Family Residential)** and adding to the **CS1 (Service Commercial 1) Zone** the properties legally described as LOTS 1 and 2, DISTRICT LOT 72, ESQUIMALT DISTRCT, PLAN 27017, PID Nos. 002-522-438 and 002-033-798 (2848 and 2852 Millstream Rd) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

3. By adding the following as subsection 6.51A.05(4): "Despite article (2), the lot coverage of all buildings and structures on properly legally described as LOTS 1 and 2, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 may not be less than 35%";

4. By adding the following as subsection 6.45.02(2) and renumbering subsequent subsections accordingly: "On land shown shaded and as labelled as CS1 on Plan No. 1 attached to and forming part of Bylaw No. 1638 and legally described as Lot 3, Section 72, Esquimalt District, Plan 15185, and Lot 1 and 2, District Lot 72, Esquimalt District, Plan 27017 the following uses are permitted:

   (a) Offices;"

5. 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)
MU1A and CS1	1638	LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 (720, 724 & 732 Meaford Ave); and Lot 2 and 1, District Lot 72, Esquimalt District, Plan 27017 (2848 & 2852 Millstream Rd)	a) $2,562 towards the General Amenity Reserve fund; AND b) $610 towards the Affordable Housing Reserve fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".

READ A FIRST TIME this 20th day of June, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

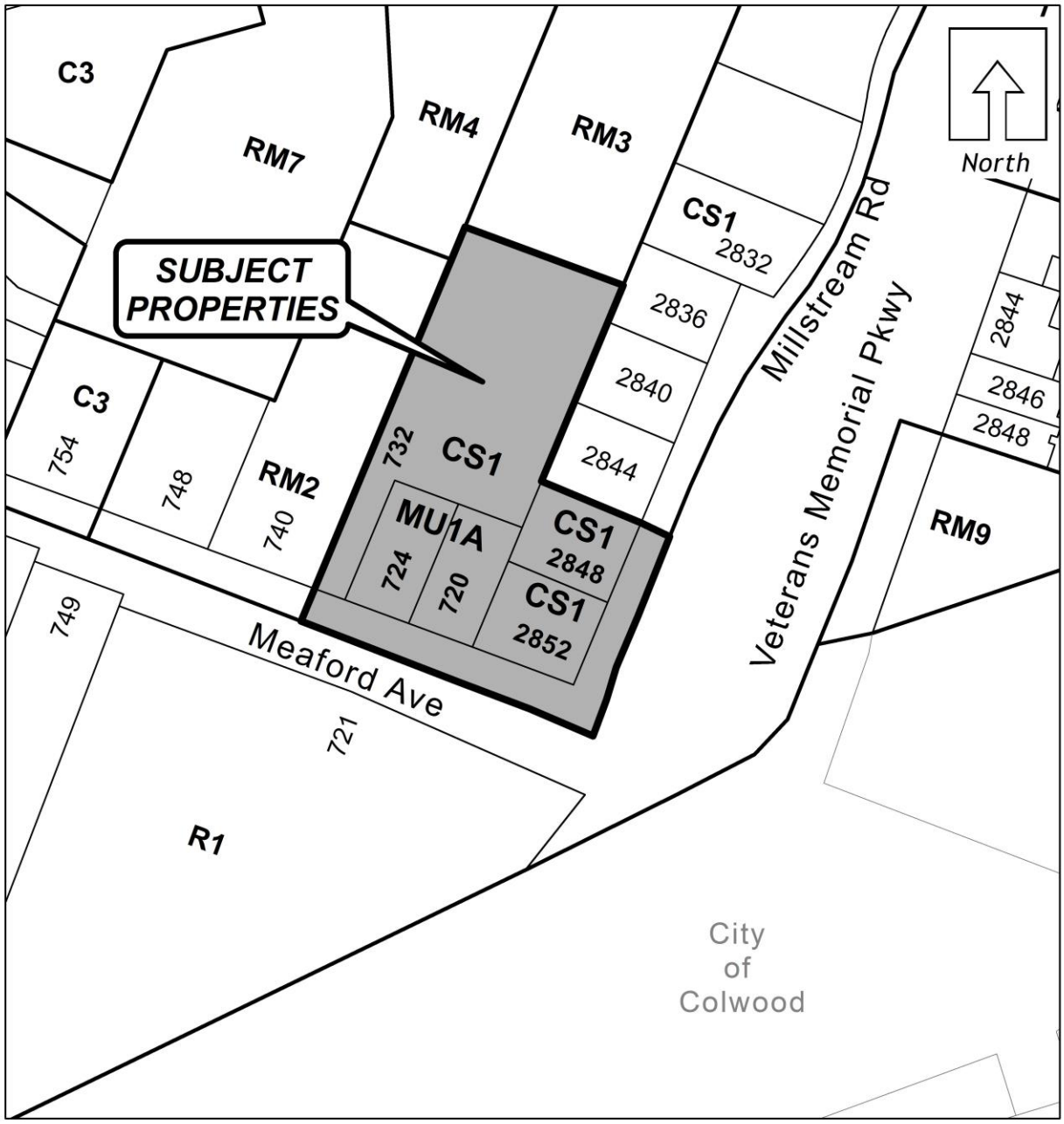
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1638_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1638

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/9/2016

City of Langford
www.cityoflangford.ca

July 18th , 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, New Service under 90 (1) (k) of the Community Charter.
b) That Council continues the meeting in closed session.