

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, November 21st, 2016 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 7th, 2016 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

CAO J. Bowden, Administrative Assistant, J. Coneybeer, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

ABSENT

Mayor S. Young; Councillor M. Sahlstrom.

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council Approve the Agenda as Presented.

CARRIED.

3. PUBLIC HEARING

a) Bylaw No. 1660

"Langford Zoning Bylaw, Amendment No. 464, (2822 & 2824 Knotty Pine Rd), 2016"

Acting Mayor L. Seaton opened the Public Hearing for Bylaw No. 1660 at 5:30 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 bylaw 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 has applied on behalf of Evelyn Arlene Gilson and Wade Gareth Gilson to amend the zoning of 2822 & 2824 Knotty Pine Rd from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium Density Apartment A) Zone. This is being proposed in order to allow for the development of a six-unit townhouse development.

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:

- a) That the owner agrees to provide, as a bonus for increased density, the following contributions per unit, prior to the issuance of a Building Permit:
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title that agrees to the following:
 - i. That a construction parking plan will be provided prior to the issuance of a Building Permit;
 - ii. That a stormwater management and maintenance plan should be created and registered on title for the benefit of future owners;
 - iii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense;
 - iv. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering at the time of subdivision;
 - c) That the applicant provides a landscape plan, to the satisfaction of the Director of Planning, prior to Public Hearing; and
2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2822 and 2824 Knotty Pine Road:
- a) That Section 6.36A.06(1) be varied to reduce the minimum setback to a front lot line to 5.57 m; and
 - b) That Section 6.36A.06(2) be varied to reduce the minimum setback to an interior side lot line to 2 m; and
 - c) That Section 4.01.01 Table 1 be varied to reduce the number of visitor parking spaces from 2 to 0.
 - d) Subject to the applicant covenanting and agreeing that parking spaces within garages will be used for parking, and not for storage.

This proposal is consistent with the City Centre designation within the City of Langford's Official Community Plan. Notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

The Applicant, Mr. Rohan Rupf of Keycorp Consulting, addressed Council and advised he was available to answer any questions.

Mr. Don McLellan of 218 – 325 Wale Road (on behalf of United Church) addressed Council for clarification of the street amendment and landscaping.

Acting Mayor Seaton called a second time for presentations.

Mr. Jack Jazlowiecki of 2833 Knotty Pine Road – addressed Council with concerns regarding parking and who pays for sewer hook-up.

The Acting Mayor called a third and final time for presentation:

Mrs. Anna Jazlowiecki of 2833 Knotty Pine – addressed Council opposed to Bylaw 1660 and stated her concerns regarding high density and sewer hook-up.

Mr. Glen Willing of 739 Willing Drive – addressed Council to express concerns over requirements to connect to sewer as part of this development.

The Acting Mayor officially declared the Public Hearing for Bylaw No. 1660 closed at 5:50 pm.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – October 17th, 2016

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on October 17th, 2016.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – September 14th, 2016

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the West Shore Parks and Recreation meeting held on September 14th, 2016.

CARRIED.

6. PUBLIC PARTICIPATION

A Representative from the Victoria Cycling Coalition - addressed Council in support of Agenda item 9
(c) CRD Regional Transportation Service.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – October 24th, 2016

- 1. Application to Rezone 694 Hoylake Ave from R2 (One- and Two-Family Residential) to RM7 (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units (File No. Z16-0015)**

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 “694 Hoylake Avenue” from “R2”(Residential One- and Two-Family Dwelling) zone to “RM7A”, (Medium-Density Apartment A) zone subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions to the City, prior to issuance of a building permit:
 - i. \$3660 per unit towards the General Amenity Reserve Fund;
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That prior to building permit issuance the applicant provide a boulevard tree planting plan to the satisfaction of the City Planner and the Parks Director and that irrigation to the boulevard will be provided via hook up to the strata property at 694 Hoylake Avenue;
 - ii. That prior to building permit issuance, the applicant provides full frontage improvements per Bylaw No. 1000 requirements, to the satisfaction of the City Engineer
 - c) Authorize the Director of Planning to issue the setback variances described in Table 3 subject to the implementation of the boulevard planting plan secured by Covenant in item 1(b)(i) above.

CARRIED.

2. Application for a Text Amendment to Bylaw 300 (Zoning Bylaw) to allow for a 7 storey Residential building and a separate Commercial building at 2326 and 2350 Millstream Road (File No. Z16-0021)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:
 - a. Add the text “apartments on land shown as Area 1 in Schedule AL” to Section 6.43B.01
 - b. Delete the text in Section 6.43.04(1) and replace it with the following text “ No building or structure for a commercial use only may exceed a height of 3 storeys; and
 - c. Delete the text in Section 6.43B.04 (2) and replace it with the following text “No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys.”
 - d. Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently \$3,660 per unit toward the General Amenity Reserve fund and \$610 per unit towards the Affordable Housing Reserve Fund.
 - e. Delete the text in Section 6.43B.05 (1) and replace it with the following text “The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.”.
2. That the applicant provide the following items prior to Public Hearing:
 - a. The number of two bedroom units proposed for each building;
 - b. A new Traffic Study to supplement the 2011 study; and
 - c. A Parking Study.
3. That the applicant provides the following prior to Bylaw Adoption:
 - a. Road dedication with respect to the following portions of the subject property:
 - i. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
 - ii. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
 - iii. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;
 - iv. Any additional road dedication necessary for the new BC Hydro transformer banks; and
 - b. A Storm Water Management Plan to the satisfaction of the City Engineer;
 - c. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:

- i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;
 - ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;
 - iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;
 - iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;
 - v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;
 - vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and
 - vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.
4. Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.
5. Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.

CARRIED.

3. Application for Development Variance Permit to vary the parking and setback requirements for a 6 unit stacked townhouse development located at 2691 Peatt Rd (File No. DVP16-0015)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 2691 Peatt Road:
 - a) That Section 4.01.01 of the City of Langford Zoning Bylaw 300 be varied to reduce the number of required parking stalls from 2 stalls per dwelling unit to 1 stall per dwelling unit for Attached Housing and Townhouses;
 - b) That Section 6.36A.06(2) be varied to reduce the interior side lot line setback from the required 3 m to 1.5 m; and
 - c) That Section 6.36A.06(1) be varied to reduce the front lot line setback from the required 7.5 m to 0 m.

Subject to:

- d) the applicant providing \$5,000 towards the General Amenity Reserve Fund, prior to the issuance of a Development Permit

- e) That the applicant provide a planting plan, prior to issuance of a building permit, to the satisfaction of the Director of Planning and the Parks Manager, to plant boulevard trees along the frontage of Peatt Road, and that irrigations are provided to the boulevard trees from 2691 Peatt Road.

CARRIED.

4. Affordable Housing Program Criteria for Applicants (File No. POL-0012-PLAN)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council amend Policy No. POL-0012-PLAN Affordable Housing Program Criteria for Applicants as proposed in Appendix B of the report dated October 24th, 2016.

CARRIED.

b) Protective Services Committee – October 25th, 2016

1. West Shore RCMP Quarterly Mayors Reports

- i) First Quarter - January 1st to March 31st, 2016
- ii) Second Quarter - April 1st to June 30th, 2016
- iii) Third Quarter - July 1st to September 30th, 2016

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

That Council receive the West Shore RCMP Mayor's Quarterly Reports for First Quarter: January 1, 2016 – March 31, 2016, Second Quarter: April 1, 2016 – June 30, 2016, and Third Quarter: July 1, 2016 – September 30, 2016.

CARRIED.

2. Disposal of 1989 Ford Fire Truck

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council donate Engine 12 to the Cabo Mexico Fire Department.

CARRIED.

3. 2015 CREST Annual Report

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council receive the Capital Region Emergency Service Telecommunications (CREST) 2015 Annual Report.

CARRIED.

4. Comparing the Options – Renewing the Auxiliary Constable Program

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council direct the CAO to prepare a cover letter to UBCM with a copy to the Ministry of Justice in support of Option 3 (Tiered Program) from the Discussion Paper “Comparing the Options – Renewing The Auxiliary Constable Program” by Lorne Fletcher and Don Devenney dated October 17, 2016 and include a copy of the discussion paper.

CARRIED.

8. REPORTS

- a) British Columbia Structure Firefighter Competency and Training Playbook and the Legislated Requirement for Council to Declare Its Firefighting Service Level**
- **Staff Report (Fire Department)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council declare that Langford Fire Rescue is a Full Service Operations Fire Department and instruct staff to update Langford Fire Protection District Bylaw 87 to reflect Councils direction.

CARRIED.

- b) Clean Water and Wastewater Fund Grant Applications**
- **Staff Report (Engineering Department)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. The City of Langford in open Council supports the application to the Clean Water and Wastewater Fund grant program for the *South Langford Sewer Improvement Project*. Funding for the City's 17% share of costs would be provided through the existing sewer servicing agreement with Westshore Environmental Services; AND
2. The City of Langford in open Council supports the application to the Clean Water and Wastewater Fund grant program for the *South Langford Community Water Reservoir Project*. Funding for the City's 17% share of costs would be provided through development.

CARRIED.

**c) Award of Engineering Design Millstream Overpass Dual Left Turn-lane
- Staff Report (Engineering Department)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to award the detailed engineering design and preparation of tender documents for the Millstream Overpass Dual Left Turnlane Project to the team of Tetra Tech, PBX and WATT consulting for an amount of \$142,500 and fund it from the Road Development Cost Charge program; AND
2. Pursue road infrastructure grant opportunities and other funding opportunities to pay for the Millstream Overpass Dual Left Turnlane Project.

CARRIED.

**d) Approving Officer Appointment – Proposed Addition to Deputy Approving Officer
Assignment
- Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Retain Jim Bowden, Robert Dykstra and James Oliver as Deputy Approving Officer; AND
2. Appoint Daryl Minifie as a Deputy Approving Officer.

CARRIED.

9. CORRESPONDENCE

**a) Town of View Royal
Re: Submission of Tri-Partite Resolution to the FCM Annual Conference**

MOVED BY: COUNCILOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That the joint resolution titled “Reversal of Recent Amendment to RCMP Auxiliary Constable Program” from the City of Colwood, City of Langford and the Town of View Royal regarding proposed amendments to the RCMP Auxiliary Constable Program be submitted to the FCM for consideration at its 2017 Annual Conference.

CARRIED.

b) Greater Victoria Greenbelt Society

Re: Request for Support of Creation of Mary Lake 73 Acre Park in Highlands

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council receive the letter dated October 24th, 2016 from Bob McMinn, Chair and Koi Neah, Director of the Greater Victoria Greenbelt Society with respect to creation of a 73 acre park at Mary Lake in the District of Highlands.

CARRIED.

c) Capital Regional District (CRD)

Re: Request for Motion of Support to Establish a Regional Transportation Service

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council not proceed to support the establishment of a regional transportation service through the Capital Regional District (CRD).

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That consideration of this motion be referred to a future meeting of Council within the next two months to permit the opportunity for the CRD to make a presentation to Council on this matter.

CARRIED.

d) Greater Victoria Public Library

Re: 2017 Budget and Five Year Financial Plan - Provisional

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILOR SZPAK

That Council receive the Greater Victoria Public Library – Provisional 2017 Budget and Five year Financial Plan as outlined in their letter dated October 31st, 2016 from Kevin Murdoch, Board Chair.

CARRIED.

e) Greater Victoria Public Library
Re: Library Operating Agreement Renewal – Addendum Letter

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council approve and sign the Addendum to the current Library Operating Agreement (LOA) which will allow its terms and conditions to continue to be in force and binding upon the parties until such time as a new agreement is executed.

CARRIED.

At 6:15 pm Councillor Wade left the meeting due to a conflict of interest.

f) Westshore Rebels Junior Football Club
Re: Support for Hosting of Canadian National Junior Football Championship

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to work with the Westshore Rebels Junior Football Club and the Operator of City Centre Park to ensure that the needs of the event are met.

CARRIED.

At 6:16 pm Councillor Wade returned to the meeting.

10. BYLAWS

a) BYLAW NO. 1591
"Hordon Road Closure Bylaw No. 1591".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1591.

CARRIED.

b) BYLAW NO. 1625
"City of Langford Development Procedures, Amendment Bylaw No. 16, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILOR BLACKWELL

That Council adopt Bylaw No. 1625.

CARRIED.

c) BYLAW NO. 1658

**"Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".
(ADOPTION)**

MOVED BY: COUNCILOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1658.

CARRIED.

d) BYLAW NO. 1660

**"Langford Zoning Bylaw, Amendment No. 464, (2822 & 2824 Knotty Pine Rd), 2016".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1660 Second and Third Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

- 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 under 90 (1) e) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 6:20 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
City Manager

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP16-0015 – 2691 Peatt Rd

That Development Variance Permit No. DVP16-0015 be issued by the Council for the City of Langford to Harry Skagberg on behalf of Pacific Coast Land Co. Inc. to vary the parking and setback requirements for a 6 unit stacked townhouse development located at 2691 Peatt 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 4.01.01 of the City of Langford Zoning Bylaw 300 be varied to reduce the number of required parking stalls from 2 stalls per dwelling unit to 1 stall per dwelling unit for Attached Housing and Townhouses;
- b) That Section 6.36A.06(2) be varied to reduce the interior side lot line setback from the required 3 m to 1.5 m; and
- c) That Section 6.36A.06(1) be varied to reduce the front lot line setback from the required 7.5 m to 0 m.

3. Conditions

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

- a) The applicant providing \$5,000 towards the General Amenity Reserve Fund, prior to the issuance of a Development Permit;
- b) That the applicant provide a planting plan, prior to issuance of a building permit, to the satisfaction of the Director of Planning and the Parks Manager, to plant boulevard trees along the frontage of Peatt Road, and that irrigations are provided to the boulevard trees from 2691 Peatt Road



***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 5:30 pm, Monday, 21 November 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

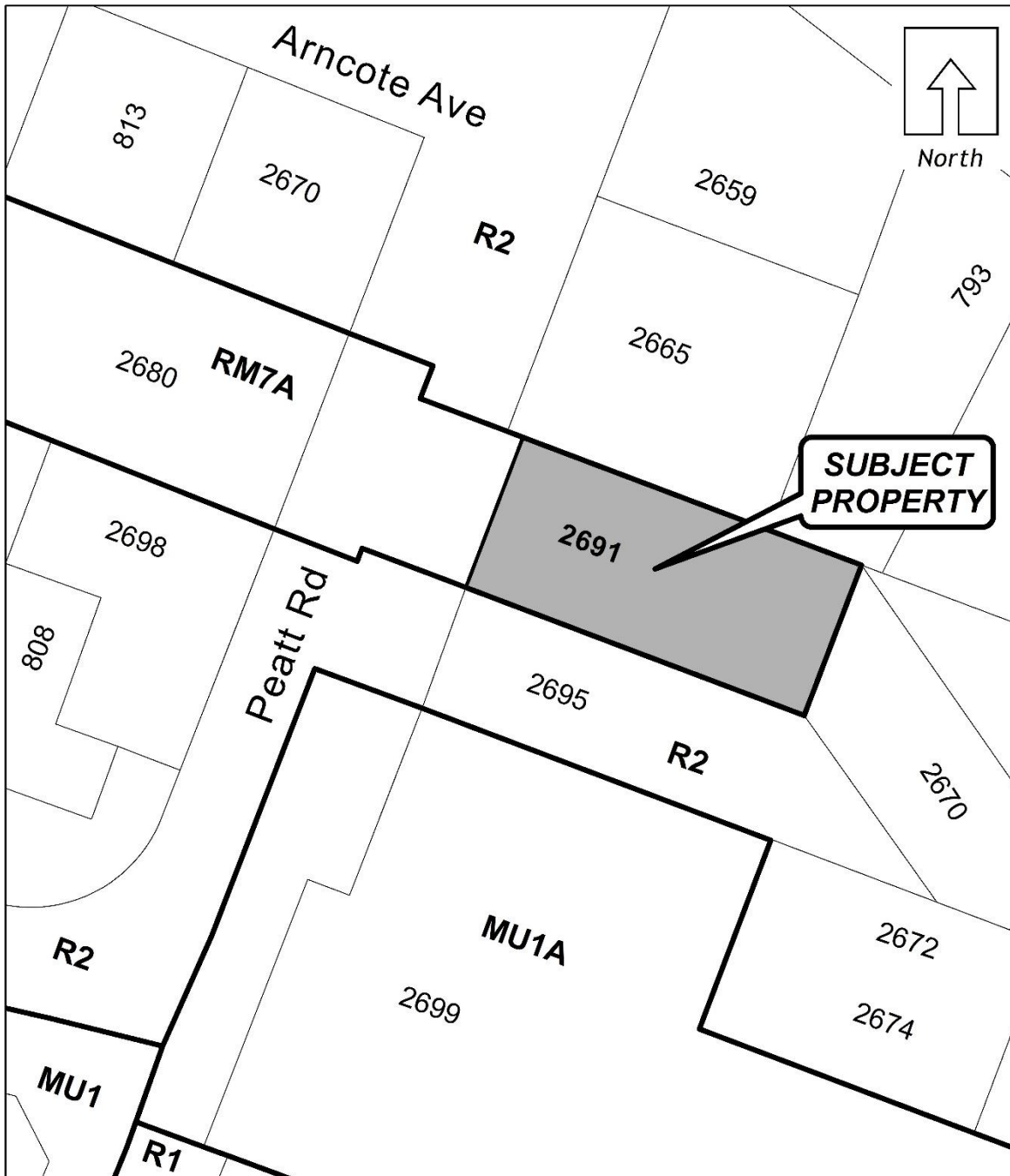
File	Development Variance Permit No. DVP16-0015
Applicant	Harry Skadberg, Pacific Coast Land Co. Inc.
Location	2691 Peatt Rd
Proposal	1. That Section 4.01.01 of the City of Langford Zoning Bylaw 300 be varied to reduce the number of required parking stalls from 2 stalls per dwelling unit to 1 stall per dwelling unit for Attached Housing and Townhouses; 2. That Section 6.36A.06(2) be varied to reduce the interior side lot line setback from the required 3 m to 1.5 m; and 3. That Section 6.36A.06(1) be varied to reduce the front lot line setback from the required 7.5 m to 0 m. Subject to: a) the applicant providing \$5,000 towards the General Amenity Reserve Fund, prior to the issuance of a Development Permit; b) That the applicant provide a planting plan, prior to the issuance of a building permit, to the satisfaction of the Director of Planning, and the Parks Manager, to plan boulevard trees along the frontage of Peatt Road, and that irrigation is provided to the boulevard trees from 2691 Peatt Road.
Purpose	To permit a variance for parking from 2 stalls per unit plus visitor parking to 1 stall per unit plus visitor parking; and to permit setback variances for the front and interior side lot lines.

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, 16 November 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 21 November 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 Lauren Morhart in the Planning Department.

Jim Bowden
Administrator

DEVELOPMENT VARIANCE PERMIT
(DVP16-0015)
2691 Peatt Rd



Document Name: DVP16-0015_Site_Map_new

Scale: N.T.S.

Last Revised: 9/27/2016

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, November 14th, 2016

1. Application to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for a 90 child group day care (Planning Z16-0020)

That Council direct staff to prepare a bylaw to amend the C3 zone to allow for a 90 child day care on the property located at 2780 Veterans Memorial Parkway only, 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 prior to the issuance of a building permit.

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, November 15th, 2016

1. Request to Lower Speed Limit on Peatt Road (Engineering)

That Council do nothing at this time with the posted speed limit of 50km/h on Peatt Road between Brock Avenue and Goldstream Avenue.

2. 1325 Bear Mountain Parkway Sightline Concerns (Engineering)

That Council direct staff to designate the on-street parking stall located immediately uphill of the driveway to the condominium building located at 1325 Bear Mountain Parkway as Emergency Vehicle Stopping Only and paint the curb of the stall and sign this stall to designate it as Emergency Vehicle Stopping Only.

3. Leigh Place Paved Trail and Pedestrian Crosswalk Request (Engineering)

That Council:

1. Instruct staff not to install a pedestrian crosswalk on Leigh Place from the railway crossing to the beach access because one is not warranted due to the low vehicle volumes in the area; and
2. Direct staff to monitor the use of the existing informal gravel pathway on Leigh Place that is located on private land for the next 12 to 18 months and bring options forward at that time should the Leigh Road extension not have completed and/or the land at 3050 Leigh Road not redeveloped by that time.

4. Finlayson Arm Road Speeding Volume Concerns (Engineering)

That Council:

1. Direct staff to not enforce the Local Traffic Only signage on Finlayson Arm Road as it is not warranted at this time based on the very low daily volume of traffic on Finlayson Arm Road and the very low accident rate; and
2. Direct staff to continue to monitor the road speeds on Finlayson Arm Road and work with ICBC and/or the RCMP to determine any appropriate measures to reduce speeds on Finlayson Arm Road and report back any options to Council.

5. McCallum Road at Savory Road Turnlanes (Engineering)

That Council direct staff to eliminate the short downhill left turnlane on McCallum Road at Savory Road and coincidentally extend the uphill left turnlane on McCallum Road approaching the Leigh Road Interchange to improve traffic flow on McCallum Road for residents accessing the area of Langford south of the Trans Canada Highway and to improve the ability for motorists to exit Savory Road during peak travel times at an estimated cost of less than \$1,000 funded from Small Road Improvements.



Staff Report to Council

Date: 21/11/2016

Department: Planning

Application No.: DVP16-0017

Subject: Application to waive the Bylaw No. 1000 requirement to provide a cul-de-sac at the terminus of a public road as part of a 28-lot subdivision at 3220 Westshore Parkway

PURPOSE

Matthew Pike of OnPoint Projects Engineers Ltd has applied on behalf of Westhills Land Corp for a development variance permit to waive the Bylaw No. 1000 requirement to provide a cul-de-sac at the terminus of a public road as part of a 28-lot subdivision at 3220 West Shore Parkway (Phase 5 of the *Paradise Falls* subdivision in Westhills), of which 6 lots will access from the road in question (to be addressed as 2981, 2985, 2989, 2993, 2994 & 2997 Bombardier Crt).

BACKGROUND

PREVIOUS APPLICATIONS

The subject property was first rezoned in 2006 (Z05-0002) and has been subject to several text and/or map amendments since that time (Z07-0024, Z08-0021).

DP10-0053 was issued with respect to alteration of land within the designated environmentally sensitive and hazardous area Development Permit Areas noted in Table 1 below, and DP15-0068 was issued with respect to the Form and Character of this phase of subdivision.

SUB10-0045 is the active subdivision file that would create the 28-lot Phase 5 of the Paradise Falls subdivision, which contains the portion of road requiring a cul-de-sac in accordance with Bylaw No. 1000 (Bombardier Crt as shown on the plan attached as Appendix A to this report).

Table 1: Site Data

<i>Applicant</i>	Matthew Pike of OnPoint Projects Engineers Ltd
<i>Owner</i>	Westhills Land Corp

<i>Civic Address</i>	3220 West Shore Parkway (affected lots to be addressed as 2981, 2985, 2989, 2993, 2994 & 2997 Bombardier Crt)
<i>Legal Description</i>	LOT A SECTIONS 87 AND 88 ESQUIMALT DISTRICT PLAN EPP38662 EXCEPT PART IN PLANS EPP44948, EPP45110, EPP46554, EPP52729 AND EPP59038
<i>Size of Property</i>	34,941 m ²
<i>DP Areas</i>	Intensive Residential, Potential Habitat and Biodiversity, Riparian
<i>Zoning Designation</i>	CD3 - Westhills
<i>OCP Designation</i>	Hillside or Shoreline

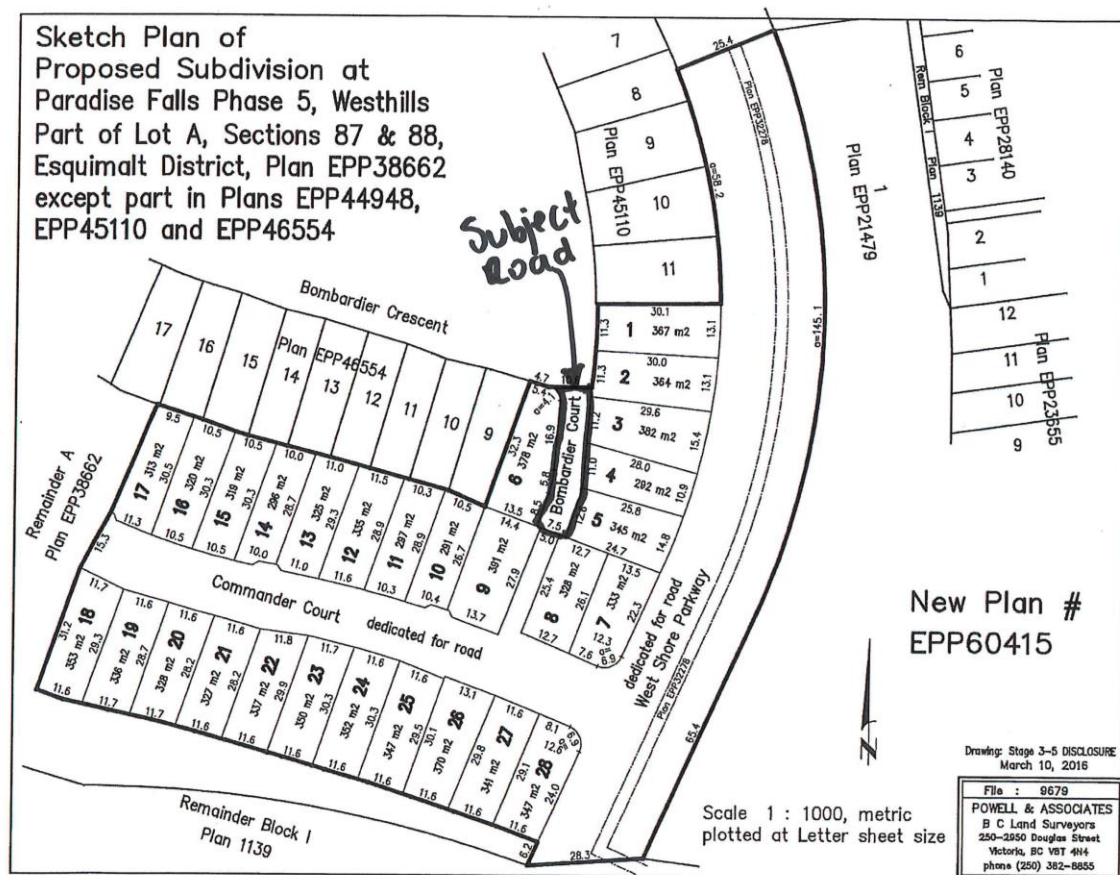
SITE AND SURROUNDING AREA

The Paradise Falls subdivision is located south and west and of the West Shore Parkway, east of Paradise Falls park, and west of Westhills Park as shown on Figure 1 below. The Phase 5 subdivision is located in the south-eastern portion of the highlighted subject property, and is shown for reference in Figure 2 below. The first four phases of Paradise Falls include 60 lots and 19 townhouses.

The subject property has been cleared and prepared for subdivision in accordance with the issued Development Permits and active subdivision application noted above.

Figure 1 – Orthophoto Map



Figure 2 – Proposed Phase 5 subdivision**COMMENTS****DEVELOPMENT PROPOSAL**

The applicant wishes to subdivide and construct Bombardier Court (outlined in Figure 2 above) without a cul-de-sac as required by Bylaw No. 1000. It is noted for reference that while the road dedication does extend through to Commander Court, it is not of sufficient width or grade to accommodate continued vehicle access, so will serve as a utility and pedestrian linkage. As such, Bombardier Court will terminate to vehicle traffic at the southern extent of Lots 5 and 6.

Bombardier Court itself is roughly 45m in length. Despite the appearance on Figure 2 above, the approved engineering drawings indicate that the physical intersection of Bombardier Court with Bombardier Crescent is close to the northern property line of Lot 1, with an area of on-street visitor parking within the road right-of-way north of Lot 6. Bombardier Court has a minimum dedicated width of 7.5m and will have a paved surface of at least 6m throughout. The driveways of homes to be constructed on Lots 1-6 will access this road.

The approved engineering drawings also indicate that the closest fire hydrant that would serve these 6 lots is located at the intersection of Bombardier Crescent and Court and therefore fire trucks would park and extend hoses from this staging area rather than driving down the road. The applicant has also stated

that they are willing to install “local traffic” and “no turnaround” signage at the street entrance to discourage visitor traffic from entering the road. Residents will all be able to utilize their respective driveways and the road surface to complete their turning movements.

If Council is satisfied that these factors are sufficient to waive the requirement for a cul-de-sac in this location, they may wish to proceed with consideration of this variance. Conversely, if Council is not supportive of this request, they may wish to reject this application and request that the applicant re-design to meet bylaw requirements.

OPTIONS

Option 1

That Council:

1. Direct staff to proceed with consideration of the following variances for 3220 West Shore Parkway:

- a) That clause 4.0 Cul-de-sac definition of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow Bombardier Court to terminate without a vehicular turning area;

Subject to the following terms and conditions:

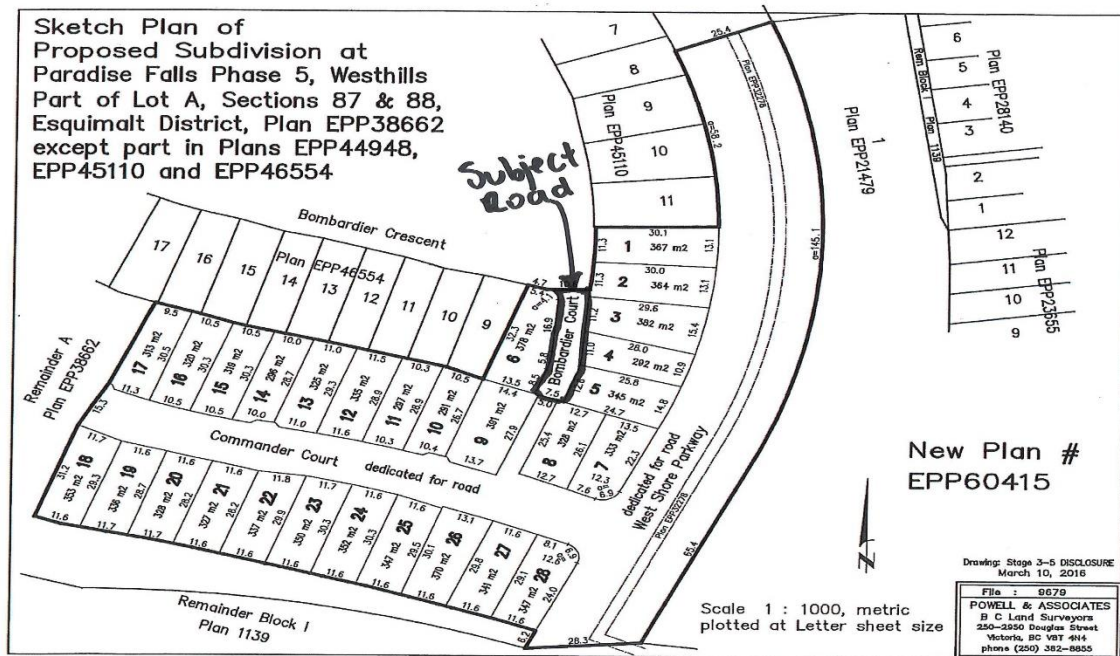
- b) That the site is developed in accordance with the plan attached to this report as Appendix A;
- c) That the applicant install “local traffic” and “no turnaround” signage at the Bombardier Court street entrance to the satisfaction of the Director of Engineering;

OR Option 2

2. Reject this application for development variance permit.

Submitted by:	Leah Stohmann, MCIP, RPP Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

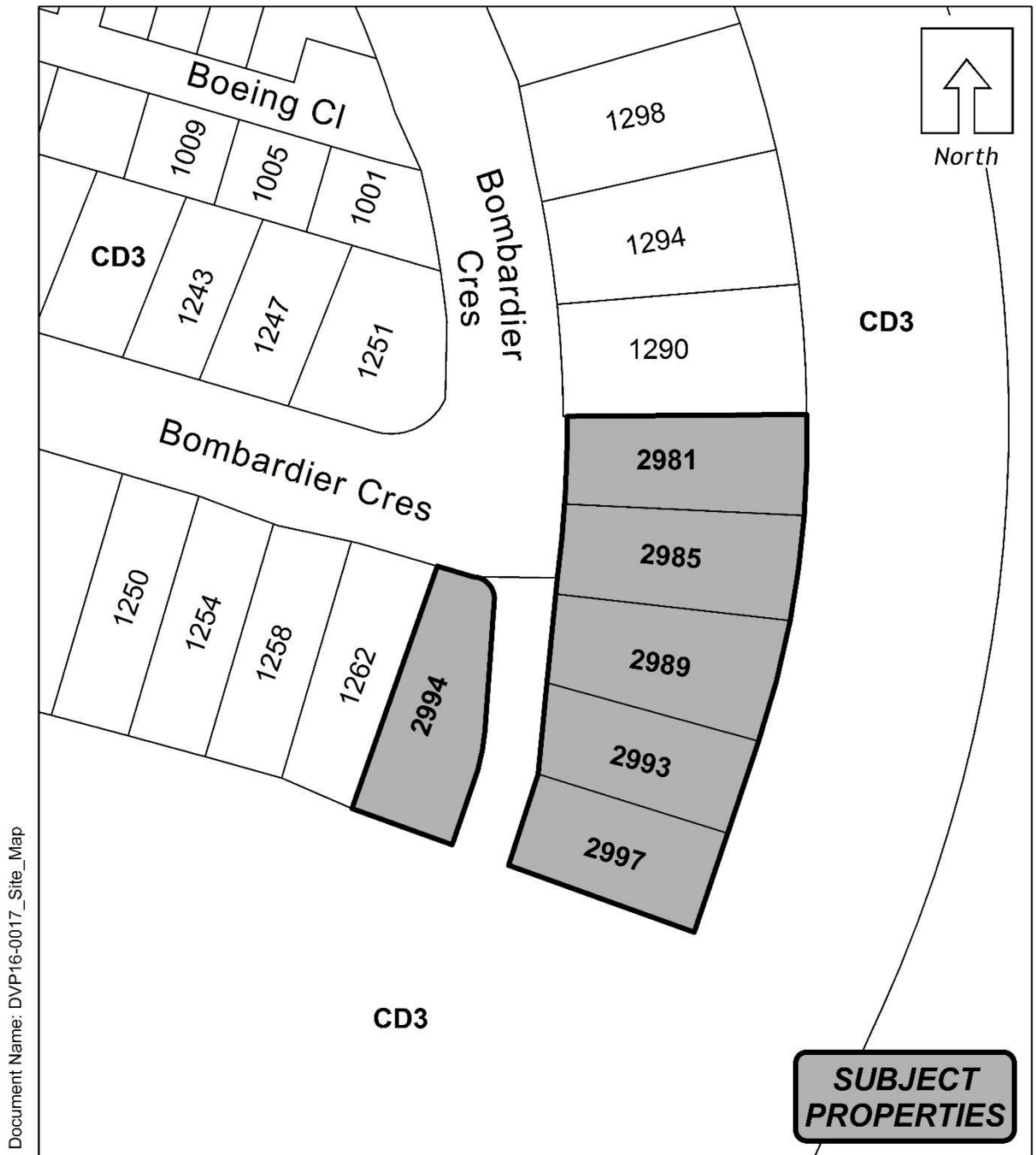
Appendix A



DEVELOPMENT VARIANCE PERMIT

(DVP16-0017)

2981, 2985, 2989, 2993, 2997 & 2994 Bombardier Crt



Document Name: DVP16-0017_Site_Map

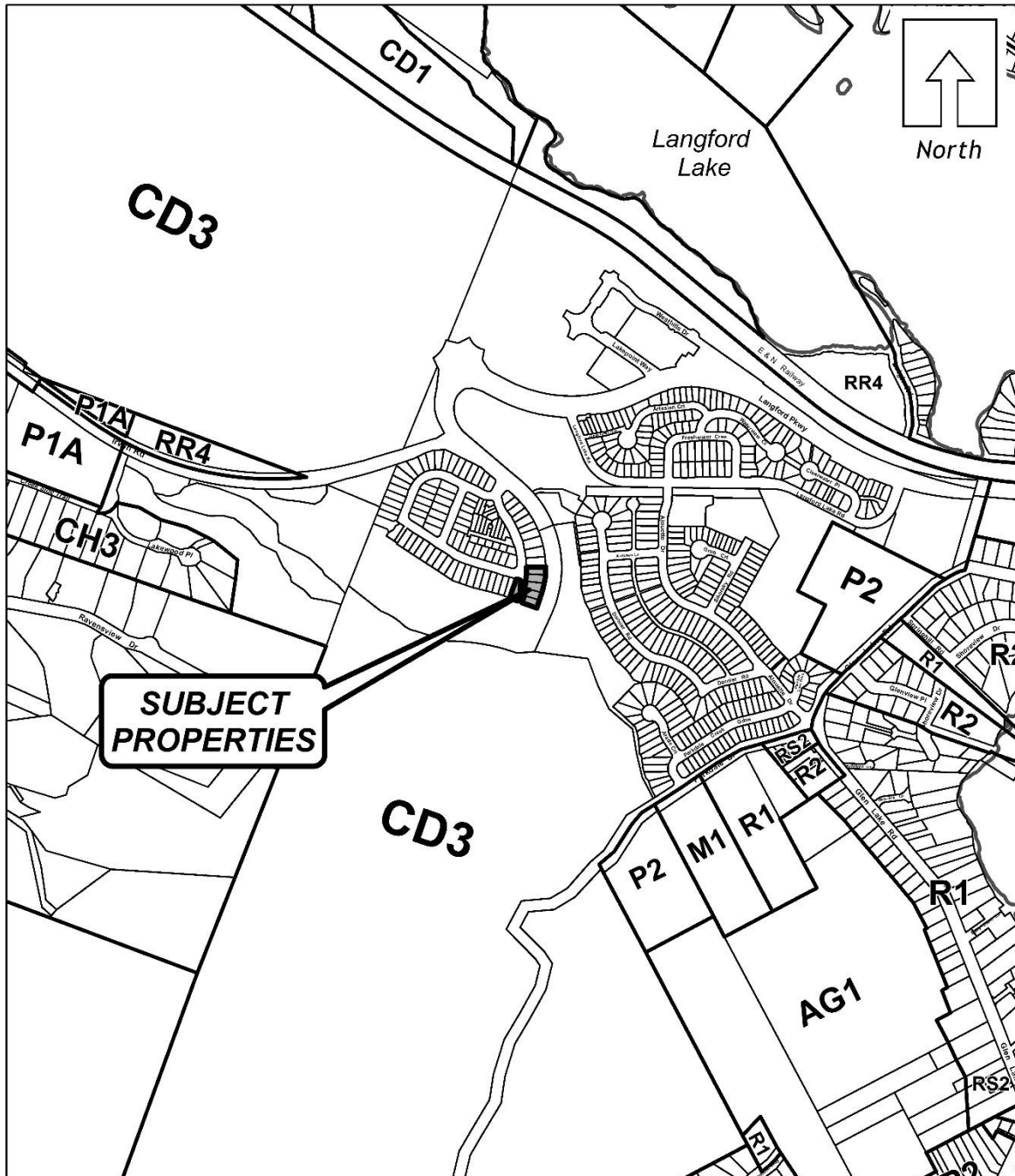
Scale: N.T.S.

Last Revised: 11/10/2016

DEVELOPMENT VARIANCE PERMIT

(DVP16-0017)

2981, 2985, 2989, 2993, 2997 & 2994 Bombardier Crt



Document Name: DVP16-0017_Location_Map

Scale: N.T.S.

Last Revised: 11/10/2016



City of Langford

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Staff Report to Council

Date: November 21, 2016

Department: Engineering

Subject: 2017 Hike for Hunger – Straits District Girl Guides

Background

As an anniversary of Guiding and Scouting, the Straits District Girl Guides and members of Scouts Canada are planning to promote their movements and educate young youth about the needs of others. To do this, they plan to hold a “Hike for Hunger” along Langford sidewalks and organize a food drive at the Legion on Sunday, February 26, 2017.

Commentary

The Straits District Girl Guides have requested permission to walk along the sidewalk from the Westshore Town Center to the Legion by way of Langford Parkway to Veterans Memorial Parkway to Station Avenue. The hike will begin at 11:00am and will finish around 12:30 pm with approximately 100-150 Girl Guides and Scouts participating in the event.

Financial Implications

The Straits District Girl Guides is asking that Council waive the \$35.00 permit fee and damage deposit.

Legal Implications

With the adoption of the Traffic Bylaw on December 3, 1996, Council has jurisdiction over this matter.

Options

That Council:

1. Grant permission for the Straits District Girl Guides to stage a walk on Sunday, February 26, 2017 from the Westshore Town Center to the Legion via Langford Parkway to Veterans Memorial Parkway to Station Avenue as outlined in their letter dated November 2016 (attached) and with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; **AND**
2. Waive the \$35.00 permit fee and damage deposit; **OR**
3. NOT grant permission for the Straits District Girl Guides to stage a walk on Sunday, February 26, 2017.

Respectfully Submitted,

Submitted by:	Kirsten Wilson, EIT
Concurrence:	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 Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:KW

Attachment: Letter to Mayor and Council



Straits District Girl Guides
Colwood, BC

Nov 7 2016

City of Langford
877 Goldstream Ave
Langford BC

Dear Sir/Madam,

February 26th 2017 will mark the 25th Anniversary of the "Hike for Hunger" food drive. Your local community branches of Girl Guides and Scouts proudly support this national event. These children are challenged to collect donations for our local food bank, the Goldstream Food Bank. They collect donations for about a week, and then gather at the West Shore Mall, pack up their donations in a backpack or wagon and continue to hike towards the Goldstream Food Bank. As a group, we will walk over from West Shore Town Center Mall, up Veterans Way, to Station Rd then along to the Goldstream Food Bank.

This event helps to raise community awareness of hunger related issues, the need to assist our local organizations, and the importance of restocking the shelves. It is an incredible opportunity for the children to learn more about these issues, while participating in an important community service project. Last year nearly 600 lbs of food donations were collected. We certainly hope to surpass that total this year!

We would like to have permission to walk through the City of Langford with the Guiding and Scouting members and their donations for the Goldstream Food Bank..

Please contact Trudine Wilson at 250-478-5484 for any questions

We thank-you very much in advance, and we sincerely appreciate your support.

Thank You
Trudine Wilson
Straits District



Staff Report

to

Council

Date: November 21, 2016

Department: Engineering

Subject: Electrical Maintenance Standing Offer

Background

The Transportation and Public Works Committee directed staff to work out terms for a standing offer with Raylec Power to oversee our Electrical Maintenance for the City's traffic signals and streetlights. Below are the terms and conditions for Council consideration.

Commentary

The term of the standing offer for electrical maintenance for the City's traffic signals and streetlights will commence on January 1, 2017 for a one (1) year term and can be extended for two (2) more years at one (1) year extensions by the City at their sole discretion.

As part of this agreement, Raylec will be required to have set rates for labour and equipment for the term; will provide a 24 hour dispatch centre with set response times and will stock emergency signal and streetlight parts for repairs.

Raylec will get first right of refusal for all work on City projects excluding subdivision and development projects.

Financial Implications

There is no increase to the signal or streetlight budget.

Legal Implications

None.

Options

That Council;

1. Enter into a one (1) year standing offer with an option for a two (2) year renewal beginning January 1, 2017 with Raylec Power Ltd. for electrical maintenance of the City's streetlights and signals **OR**;
2. To do nothing at this time with respect to electrical maintenance for electrical maintenance of the City's streetlights and signals.

Respectfully Submitted,

Submitted by:	George Henshall
Concurrence:	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 Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:gh



Staff Report to Council

Date: 21/11/2016
Department: Parks & Recreation
Subject: Bear Mountain Boulevard and Park Landscape Maintenance Contract

Background

In June 2016, Council gave direction to staff to remove Bear Mountain from the Service Area in the Victoria Contracting and Municipal Maintenance Corporation Parks and Boulevard Contract 2014 – 2019 and to get public proposals on the maintenance of the Bear Mountain service area. On July 6, 2016 notice was sent to Victoria Contracting and Municipal Maintenance Corporation to reduce the Service area and contract by \$275,566.13. In the interim, on August 8, 2016, Ecoasis Resort & Golf took over this maintenance of this service area.

Commentary

Staff have developed maps and detailed Maintenance Service Forms and specification for the required maintenance of the landscape on Bear Mountain. The level of services included in the Request for Proposal (RFP) were developed based on the expectations of landscape maintenance within Bear Mountain. It is treated as high level with turf maintained on a weekly basis during the growing season and shrub beds maintained bi-monthly during the growing season. These were the same service levels that existed in the previous contract but are more clearly defined within this RFP.

RFP 2016-10 – Bear Mountain Boulevard and Park Landscape Maintenance was released on October 11, 2016 and closed on November 7, 2016. While seven (7) companies attended a mandatory information session on October 17, 2016, only three of these companies submitted proposals. This included, Ecoasis Resort & Golf; Horizon Nursey's Inc.; and Victoria Contracting Corp.

The Proposals were evaluated on the following criteria:

1. Company Profile and Experience	15%
2. Methodology	20%
3. Technical Qualifications and experience of personnel	20%
4. Pricing	40%
5. Value added	5%

Upon review of the proposals it became clear that the levels of service and frequency of maintenance activities differed between the proponents and from the schedule contained in the RFP. The Proponents were asked to review their proposals and re-submit pricing based on the levels of service contained in the RFP.

Company	Profile and Exp. /15	Methodology /20	Qual's and Exp. Of staff /20	Price /40	Value Added /5	Total Score
Ecoasis Resort & Golf	13	20	20	\$296,988.52 (35)	5	93
Horizon	13	10	15	\$281,193.00 (40)	5	83
VCMC	13	17	17	\$332,632.00 (30)	5	82
2017 Proposed Maintenance Budget for BM Service Area				\$300,093.08		

Horizon Nursery Inc. submitted the best price however they did not provide a schedule or route to explain how the work would be completed nor did they identify the required certified staff needed to complete their work. The RFP submitted by Horizon Nursery was incomplete and stated "Maintenance routes would be established based on staffing levels generated by pricing submitted in the RFP." Horizon Nursery is willing to work with the City to develop routes and schedules however the intent of the RFP was to ensure the contractor provided this information prior to awarding the contract.

Ecoasis Resort & Golf's proposal was thorough and complete. Their proposal included maps, schedules, routes and specific days of the week when work is to be done. This detailed submission will ensure the highest accountability in the expenditure of tax dollars. Ecoasis Resort & Golf submitted a complete complement of all the required certified personal needed to carry out all work aspects for this service area. Their staff will all be stationed on Bear Mountain so they will be able to respond quickly to any concerns from businesses and residents. As owners of Bear Mountain Resort and Golf course they understand the maintenance requirements of this service area and are in the best position to ensure the area looks its best for high profile events like the PGA. The proposal submitted by Bear Mountain addressed all the aspects of the RFP and their price was within the expected range of the existing contract.

The proposal submitted by VCMC did not include technical certifications for Arboricultural Services. The maintenance of shrub beds varied depending on the BMR but was below the expected level of service as defined in the RFP. The proposal price was more than the existing tax dollars allocated for this service area.

Financial Implications

The existing 2016 contract amount for the maintenance of Bear Mountain is \$277,943.82. During 2016, new infrastructure at Navigator's Rise and Champion's Way was accepted by the City and will be added to the 2016 contract amount in 2017. With these additions in the amount of \$18,884.16, the 2017 contract amount before the Cost of Living Increase is 296,827.98. Assuming a Cost of Living Increase of 1.1 % the existing 2017 Contract amount would be \$300,093.08. The Ecoasis Resort and Golf submission under this RFP for 2017 Maintenance Bear Mountain is \$296,988.52, which is lower than the current contract amount.

Legal Implications

In order to proceed, the successful proponent must sign a contract with the City of Langford.

Options

That Council:

1. Award the contract for Bear Mountain Landscape and Park Maintenance to Ecoasis Resort & Golf, for the term of January 2017 – April 30, 2019 for a price of 296,988.52 in 2017.

Or

2. Direct staff to work with Horizon Nursery's Inc. to identify the missing information and return to council for final approval before proceeding with the awarding of the contract.

Respectfully Submitted,

Submitted by:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Leah Stohlman, Deputy Director of Planning
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

ML/cm



Staff Report
to
Council

Date: November 21, 2016

Department: Planning

Subject: 2003 RGS Amendment Bylaw 4124 – Referral for Municipal Acceptance

Commentary

The City of Langford and the District of Metchosin have entered into an agreement to adjust their municipal boundary. The adjustment would reduce the area within Metchosin by 380 acres, and place those lands within the City of Langford.

Currently, the lands that are being considered for transfer are outside of the Regional Urban Containment Servicing Policy Area (RUCSPA) as determined by the 2003 Regional Growth Strategy (RGS). The entirety of the City of Langford is within the RUCSPA which allows all areas to be serviced with water and sewer. The City of Langford and the District of Metchosin have applied for an amendment to the RGS to accommodate the boundary change and to ensure that Langford's new boundary would be encompassed in the RUCSPA. It is crucial that the RUCSPA be extended to include the proposed transferred lands in order to allow for the development of the business park.

On November 9th, 2016 the Capital Regional District (CRD) Board gave first and second reading to Bylaw 4124 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002, Amendment Bylaw No. 2, 2016". The Board directed that the RGS amending bylaw (Bylaw 4124) be referred to municipal councils for acceptance or rejection.

Financial Implications

If the lands are successfully transferred within the boundaries of the City of Langford, the lands would yield a higher taxation value if they were included in the RUCSPA.

Legal Implications

None

Options

That Council:

1. Accept the Regional Growth Strategy amending bylaw (Bylaw 4124)
2. Reject the Regional Growth Strategy amending bylaw (Bylaw 4124);

Respectfully Submitted,

Submitted by:	Julia Buckingham
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Audrey Kryklywyj, Deputy Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:jb



City of Langford

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Staff Report to Council

Date: November 21, 2016
Department: Administration
Subject: Strategic Planning Process - 2017

Background

The City of Langford was incorporated in 1992. Over the past 24 years significant changes have been seen within the Community. The Community has grown from a small semi-rural community with few amenities to a rapidly growing Community with a vibrant urban core, strong commercial sector and numerous recreational and cultural amenities. Much of the success that has been achieved in Langford over the past two decades can be attributed to the vision and actions taken by both past and present Councils to turn their vision into reality.

Although Council of the City of Langford has always had a strong vision for the Community and has established goals, objectives, budgets and taken action to achieve its vision, a formal written strategic plan has never been established. This report is written to seek direction from Council as to whether it wishes to include resources in its 2017 budget to develop a formal strategic plan.

As Council is aware, a strategic plan is a long term plan of action established to achieve a desired objective. The process in developing a strategic plan involves defining a mission, establishing goals and objectives and creating strategies and allocating resources to attain those goals and objectives. It should be noted that although a strategic plan establishes the long term vision for the Community, the plan should not be considered a static document but one that is flexible and evolves with the Community.

For a strategic plan to be of value it must be developed and fully supported by the leaders responsible for the plan (Council) to ensure that it matches their vision of the Community. As well, to be effective a plan must take into consideration the realities of the current situation within the organization as well as the whole Community.

To create a meaningful strategic plan requires a significant commitment of time and resources from the whole organization. In discussing strategic planning with those involved in the business of developing them, they have advised that the biggest hurdle to overcome creating and implementing a successful plan is to ensure that those involved in its development commit the time to the process of developing the plan and a commitment to the plan once adopted.

As stated previously Council has since incorporation, although not formally, been strategically working at creating a vision for the Community and dedicating the resources required to fulfill that vision. To date this approach has, for the most part, been very successful. A formal strategic plan developed and supported by Council can be a valuable guide and communication tool for the Community, as it formalizes, in a written document, the vision, goals and actions plans for the Community, as seen by Council.

Financial Implications

The City does not have the resources available to coordinate the creation of a strategic plan so it would need to hire a consultant to guide the process and prepare the plan. Costs of developing a plan can vary but staff anticipate the costs associated with developing a comprehensive strategic plan would be \$50,000 - \$70,000 dollars.

Recommendation

Council's direction is sought.

Respectfully Submitted,

Submitted by:	Jim Bowden, CAO
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance



Staff Report to Council

Date: November 21, 2016
Department: Planning
Application No.: Z16-0021
Subject: Bylaw No. 1580: Application for a text amendment to Bylaw 300 (Zoning Bylaw) to allow for a 7 storey residential building and a separate commercial building at 2326 and 2350 Millstream Road.

At the Regular Meeting of Council on November 7th, Council passed the following resolution with respect to the property at 2326 and 2350 Millstream Road:

That Council:

1. *Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:*
 - a. *Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01;*
 - b. *Delete the text in Section 6.43.04(1) and replace it with the following text "No building or structure for a commercial use only may exceed a height of 3 storeys;*
 - c. *Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys.";*
 - d. *Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently \$3,660 per unit toward the General Amenity Reserve fund and \$610 per unit towards the Affordable Housing Reserve Fund; and*
 - e. *Delete the text in Section 6.43B.05 (1) and replace it with the following text "The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.".*
2. *That the applicant provide the following items prior to Bylaw second and third reading:*
 - a. *The number of two bedroom units proposed for each building;*
 - b. *A new Traffic Study to supplement the 2011 study; and*
 - c. *A Parking Study.*

3. That the applicant provides the following prior to Bylaw Adoption:

- d. Road dedication with respect to the following portions of the subject property:*
 - I. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*
 - II. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*
 - III. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;*
 - IV. Any additional road dedication necessary for the new BC Hydro transformer banks;*
 - e. A Storm Water Management Plan to the satisfaction of the City Engineer*
 - f. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:*
 - i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;*
 - ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;*
 - iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;*
 - iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;*
 - v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;*
 - vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and*
 - vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.*
- 4. Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.*
- 5. Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.*

COMMENTS

Following Council's resolution of November 7th, 2016, the applicant requested a reconsideration of the maximum Floor Area Ratio to be applied within the amended C6B, Neighbourhood Mixed Use, Zone. The applicant wishes to have the text amended within the C6B Zone, to increase the FAR for mixed use or residential buildings uses to 1.7 while maintaining the 0.8 FAR for commercial buildings. The applicant feels that this increase in FAR is necessary to accommodate the proposed development plan and other changes proposed in this application.

In light of the request to increase density and height for residential and mixed use buildings, Council may wish to implement a design requirement that could mitigate the impact on the single family neighbourhood across Treanor Avenue. As the currently permitted height is 6 storeys, Council may wish to require the applicant to increase the setback of the portion of any building facing Treanor by at least 5 m. This "step back" articulation to any portion of the building over 6 storeys may reduce the visual impact of the development on the surrounding single family homes.

Staff have prepared Bylaw 1580 in accordance with Council's resolution of November 7th, 2016 and the additional changes outlined in this report. As Council has not set any conditions that must precede first reading of this bylaw, Council may now wish to give Bylaw 1580 first reading.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1580.
2. Amend item 1(e) of Council's November 7th resolution to restrict all buildings within the C6B Zone to an FAR of 0.8, and instead allow an FAR of 1.7 for mixed use or residential uses.
3. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant that requires a building incorporate a 5 m setback, in addition to the required setback in place for the Zone, on every story above the sixth story.

OR Option 2:

4. Take no action at this time with respect to Bylaw No. 1580.

Respectfully Submitted,

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

:lhm

November 3, 2016

His Worship Mayor Stewart Young and Council
City of Langford

877 Goldstream Avenue, 2nd Floor
Langford, BC V9B 2X8

Dear Mayor Young and Council:

Re: Juan de Fuca Branch Major Asset Maintenance ("JF MAM") Reserve

As referenced in our Provisional budget cover letter of October 31, 2016 please find enclosed a proposed project plan for projects funded from the JF MAM Reserve. Our recommendation is as follows:

THAT the enclosed project plan be approved by Council by January 31, 2017.

The JF MAM reserve was established in 2013 to fund major building component replacement and is held in trust and administered by GVPL on behalf of the building owners. According to the Library Operating Agreement, the branch portion of building maintenance costs are the responsibility of the Municipality as part of fulfilling its obligation to provide branch premises.

Municipal contributions to the trust fund have been included in GVPL's Provisional Budget request (see page 4 of Provisional Budget document package). Contributions to the reserve are split between branch (80%) and administrative space (20%). The contributions for the branch portion are paid by the West Shore Municipalities in accordance with each of their share of the GVPL budget, which is based on property assessment and population.

Further to the enclosed project plan, we enclose a Memo which provides additional information on our understanding of the arrangement in place between GVPL, building owners and West Shore Parks and Recreation Society ("WSPRS"). It also references a lapsed agreement between the GVPL Board and the WSPRS relating to cost sharing for non-JF MAM building maintenance costs, including building insurance. Consequently, we make the further recommendation:

THAT the Councils for the Cities of Langford and Colwood, and the Districts of Highlands and Metchosin direct Municipal staff to work with GVPL staff in development of an agreement between the Library Board and the West Shore Municipalities, which outlines the terms of the JF MAM trust fund administration and building maintenance role provided by GVPL.

Sincerely,



Kevin Murdoch
Chair, Greater Victoria Public Library Board

Enclosures

Copies: Jim Bowden, CAO, City of Langford
Steve Ternent, Acting Director of Finance, City of Langford
Lanny Seaton, Councilor Representative on Greater Victoria Public Library Board
Maureen Sawa, CEO, Greater Victoria Public Library
Donna Phillips, Director of Finance and Facilities, Greater Victoria Public Library

Major Asset Maintenance Reserve - Planned Projects from Trust Fund
Juan de Fuca Branch Library (JF MAM)



Budget Year			2014	2015	2016	2017	2018	2019	2020	2021	2022	2025
	Age	Life Span	Actual Expended	Actual Expended	Actual Expended	Planned Projects						
Fire corridor expansion / pony wall relocated			8,439									
Carpet replacement (CaTS)	1	15	24,141									
Linoleum flooring replacement (CaTS)	1	15										
Carpet replacement, Branch and Meeting Room	16	15			88,554							
Flooring replacement, workrooms / offices	16	15					30,000					
Outer automatic doors	16	15		7,980								
Meeting room walls and door	16	15										
Hot water tank	16	15	691									
Air Handling Unit #1	16	15						45,000				
Air Handling Unit #2	16	15						45,000				
Air Handling Unit #3	16	15							45,000			
Air Handling Unit #4	16	15								45,000		
Air Handling Unit #5	16	15								45,000		
Air Handling Unit #6	16	15									45,000	
Tile flooring - Lobby	16	25										20,000
Inner auto doors/ branch renovation	16	20									40,000	20,000
Branch expansion	16	25										300,000
Roof envelope, including flashing	16	20	1,770			179,000						
Sky Lights	16	20					10,000					
Exterior Patch and Paint	16	15				35,000						
Total Expenditures			\$ 35,041	\$ 7,980	\$ 88,554	\$ 214,000	\$ 40,000	\$ 90,000	\$ 45,000	\$ 90,000	\$ 85,000	\$ 340,000
Approved Budget			\$ 44,980	\$ 88,000	\$ 214,000							
Variance - Carry forward to future years			\$ 9,939	\$ 80,020	\$ 125,446							

Note on variance

1

2

Fund Balances											
JF MAM Fund Balance, Jan 1st	80,132	161,949	210,217	286,028	282,023	152,532	195,746	189,392	227,975	221,943	
Contribution	80,880	80,880	80,880	80,880	80,880	80,880	80,880	80,880	80,880	323,520	
Interest, estimated	937	2,428	2,911	3,669	3,629	2,334	2,766	2,703	3,089	5,455	
JF MAM Fund Balance - Available	161,949	245,258	294,008	370,577	366,532	235,746	279,392	272,975	311,943	550,918	
Deduct: Expenditures from Prior Year	-	(35,041)	(7,980)	(88,554)	(214,000)	(40,000)	(90,000)	(45,000)	(90,000)	(85,000)	
JF MAM Fund Balance, Dec 31st	\$ 161,949	\$ 210,217	\$ 286,028	\$ 282,023	\$ 152,532	\$ 195,746	\$ 189,392	\$ 227,975	\$ 221,943	\$ 465,918	

Note 1 - Meeting room walls and door project (\$12,000) no longer required. Roof envelope (\$4,000) rolled into larger upgrade in 2017. Outer automatic door replacement came in \$12,000 under budget. Carpet replacement project expanded and deferred to 2016. Exterior patch and paint project deferred to 2017.

Note 2 - Roof envelope and flashing deferred to 2017.

Date: November 3, 2016

To: Mayor Young and Council, City of Langford

CC: Jim Bowden, CAO (Langford), Steve Ternent, Treasurer (Langford), Lanny Seaton, Councilor Representative on GVPL Board, Maureen Sawa, CEO (GVPL), Donna Phillips, Director, Finance and Facilities (GVPL)

From: Kevin Murdoch, Chair GVPL Board

Subject: Juan de Fuca Branch Major Asset Maintenance ("JF MAM") Reserve

This memo provides information on our understanding on the arrangement in place between GVPL, the building owners and West Shore Parks and Recreation Society ("WSPRS").

Attachment

Refer to expired agreement between GVPL Board and WSPRS – January 1, 2011 to December 31, 2013 ("JDF Agreement").

Recommendations

THAT the Councils for the Cities of Langford and Colwood, and the Districts of Highlands and Metchosin direct Municipal staff to work with GVPL staff in development of an agreement between the Library Board and the West Shore Municipalities, which outlines the terms of the JF MAM trust fund administration and building maintenance role provided by GVPL.

Background

A JF MAM Reserve was established in 2013 to fund major building component replacement of the existing Juan de Fuca Branch building. As agreed and confirmed with our auditor, KPMG, GVPL acts as administrator of the MAM Reserve fund and holds the funds in trust on behalf of the building owners. According to the Library Operating Agreement, the branch portion of building maintenance costs are the responsibility of the Municipality as part of fulfilling its obligation to provide branch premises.

Municipal contributions to the trust fund have been included in GVPL's Provisional Budget request on page 4. Contributions to the reserve are split between branch (80%) and administrative space (20%). The contributions for the branch portion are paid by the West Shore Municipalities in accordance with each of their share of the GVPL budget, which is based on property assessment and population.

Accounting Treatment

The WSPRS, in consultation with GVPL, develops and updates a multi-year project plan. GVPL forwards this plan to West Shore Municipalities for approval, along with the library provisional budget in October. Municipal contributions to the reserve fund are included in the GVPL's Provisional Budget request.

KPMG has confirmed that the trust fund and transactions of the trust fund belong to the building owners. GVPL, as trust fund administrator, notifies the Treasurers of the Municipalities at year end of all transactions incurred in the fund and the fund balance as at December 31st. Municipalities record their proportional share of the trust fund expenditures (capital and/or operating), trust fund contributions, and fund balance in their financial records. GVPL reports these amounts to Treasurers by January 15th following the year end.

Agreements

There is no formal agreement between the GVPL Board and West Shore municipalities which outlines the terms of the trust fund. According to the Library Operating Agreement ("LOA"), municipalities may enter into agreements with building maintenance service providers to fulfill their obligations to provide a branch. Upon renewal of the LOA on January 1, 2017, it will be proposed that a section be added to clarify that the Board may enter into other agreements

with Municipalities from time to time for the purposes of expanding on the responsibilities of parties and specific branch arrangements, such as those related to building maintenance, as long as they do not contravene the LOA.

GVPL received a request from WSPRS to renew the JDF Agreement between the GVPL Board and WSPRS which expired on December 31, 2013. There is overlap between the LOA and the JDF Agreement. Further, the proposed clarification of roles in the LOA may prevent the Board from entering into direct agreements with building maintenance service providers for branch premises provided by Municipalities. We recommended that a new branch-specific agreement be drafted in 2017, after the LOA has been renewed, which outlines the terms of the JF MAM trust fund administration and building maintenance role that GVPL provides to the building owners.

THIS AGREEMENT MADE THIS 14 DAY OF December, 2011.

BETWEEN:

GREATER VICTORIA PUBLIC LIBRARY BOARD
(hereinafter called the Library Board)

OF THE FIRST PART

AND:

WEST SHORE PARKS AND RECREATION SOCIETY
(hereinafter called the Society)

OF THE SECOND PART

WHEREAS:

The parties to this agreement wish to enter into an agreement whereby the Society will provide maintenance service for the Juan de Fuca Branch Library, and the Library Board will reimburse the Society Board for those services. The parties recognize the Library Operating Agreement, signed and dated January 1, 2009 as the basis for the cost sharing arrangement billed back to the Juan de Fuca Branch owners, namely the municipalities of Colwood, Highlands, Langford and Metchosin.

TERM:

This agreement will be in force from the day on which it is signed by the Library Board and the Society and will be in force from January 1, 2011 until December 31, 2013.

1. The Society will:

- a) keep the premises in good and substantial repair and condition including:
 - i. Regular maintenance and necessary repair or replacement of the heating and cooling plant, plumbing and plumbing fixtures, inside and outside lighting, structural interior fixtures including doors, handrails, ceilings, book-return chutes and other integral building features, external structures including roof, windows, doors, outside painting or varnishing, sidewalks, parking lots, and ground structures including arbours and sculptures.
 - ii. Snow and ice removal from the parking lot and sidewalks;
 - iii. Grounds and sprinkler system
 - iv. Provision and maintenance of bicycle racks and benches;

- v. Maintenance, repair, and replacement of security alarms system;
- vi. Provide insurance on the building but not the contents.
- b) Reimburse the Library Board for the costs of feasibility studies and project management requested by that Municipality in connection with the purchase, lease, construction, alteration, or relocation of a branch provided by that Municipality.
- c) Provide project maintenance at the request of the Library Board on a per project cost basis;
- d) Provide emergency and demand maintenance on a per call basis.

2. The Library Board will:

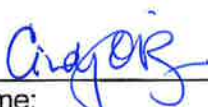
- a) In consideration of the performance of the Society, or the agreements herein set forth in sub-paragraph 1 (a) (i, ii, iii, iv), pay to the Society a fee that represents the labour costs in accordance with the current CUPE agreement and the current cost of material and services. Any concerns regarding the regular maintenance and repair provided by the Society will be addressed early in the year with the appropriate Library Staff.
- b) In consideration of the performance of the Society, or the agreements herein set forth in sub-paragraph 1 (c) pay to the Society the cost including:
 - i. Labour in accordance with the current CUPE agreement,
 - ii. Materials including tax,
 - iii. Any non-Society service required, bill to be provided.
- c) In consideration of the performance of the Society, or the agreements herein set forth in sub-paragraph 1 (d) pay to the Society the cost including
 - i. Labour where a minimum call-out equals 2.0 hours in accordance with the current CUPE agreement, plus HST/GST,
 - ii. Materials including tax,
 - iii. Any non-Society service required, bills to be provided.

- d) In consideration of the performance of the Society or the Agreements herein set forth in sub-paragraph 1 (a) (vi), the Library Board will reimburse to the Society the cost of insuring the building as established annually by the Society's insurance broker and invoiced in June.
- e) In consideration of the performance of the Society, the Library Board will reimburse the Society the cost of hydro and water as metered. Hydro and water are to be invoiced in June each year for the December to May use, and in December each year for the June to November use.
- f) In consideration of the performance of the Society, or the agreements herein set forth in sub-paragraph 1a) v), the Library Board will pay to the Society the actual costs of alarm monitoring on a monthly basis.

IN WITNESS WHEREOF the parties have executed these presents as of the day and year first above written.

THE WEST SHORE PARKS & RECREATION SOCIETY

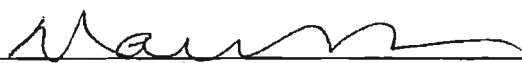
by its authorized signatories:


Name: _____

Name: _____
Date: December 14/2011

GREATER VICTORIA PUBLIC LIBRARY BOARD

by its authorized signatories:


Name: _____

Name: _____
Date: December 14, 2011

**CITY OF LANGFORD
BYLAW NO. 1580**

**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 text in Section 6.43B.01 1.: "Apartments on land shown as Area 1 in Schedule AL"
2. By deleting the text "in Section 6.43B.04(1) and replacing it with the following text "No building or structure for a commercial use may exceed a height of 3 storeys";
3. By deleting the text in Section 6.43B.04 (2) and replacing it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."
4. By adding the following text in Section 6.43B.05 (2) and renumbering subsequent subsections accordingly: "The Floor Area Ratio of all residential or mixed use buildings containing apartments or a mix of apartments and commercial uses within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 1.7."
5. By adding the map attached as Schedule A to this Bylaw as Schedule AL.

6. By deleting the following line from Table one of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions
C6B	1335	a) 5 Lots 1 and 2, Sections 112 and 112A, Esquimalt District, Plan 6252 (2326 and 2350 Millstream Road)	b) \$10 900 per dwelling unit, in excess of 1, towards the General Amenity Reserve Fund

And replacing it with the following text:

Zone	Bylaw No.	Legal Description	Amenity Contributions
C6B	1580	LOT 1, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6252 (2326 Millstream Rd); and LOT 2, SECTIONS 112 AND 112A, ESQUIMALT DISTRICT, PLAN 6252 (2350 Millstream Rd)	a) \$3,660 per unit to the General Amenity Reserve Fund b) \$610 per unit to the Affordable Housing Reserve Fund

Schedule A

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

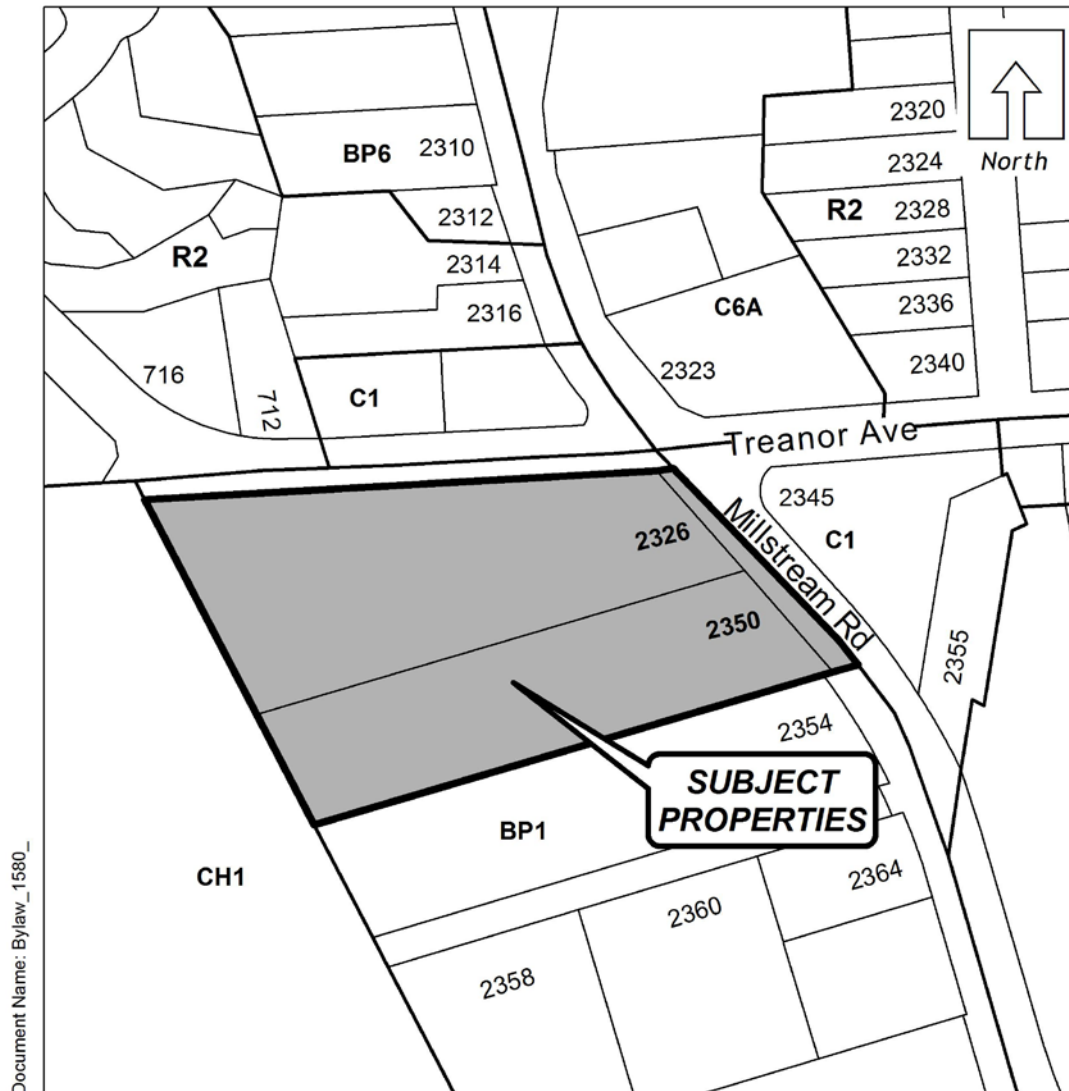
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1580

MAYOR

ADOPTION: _____

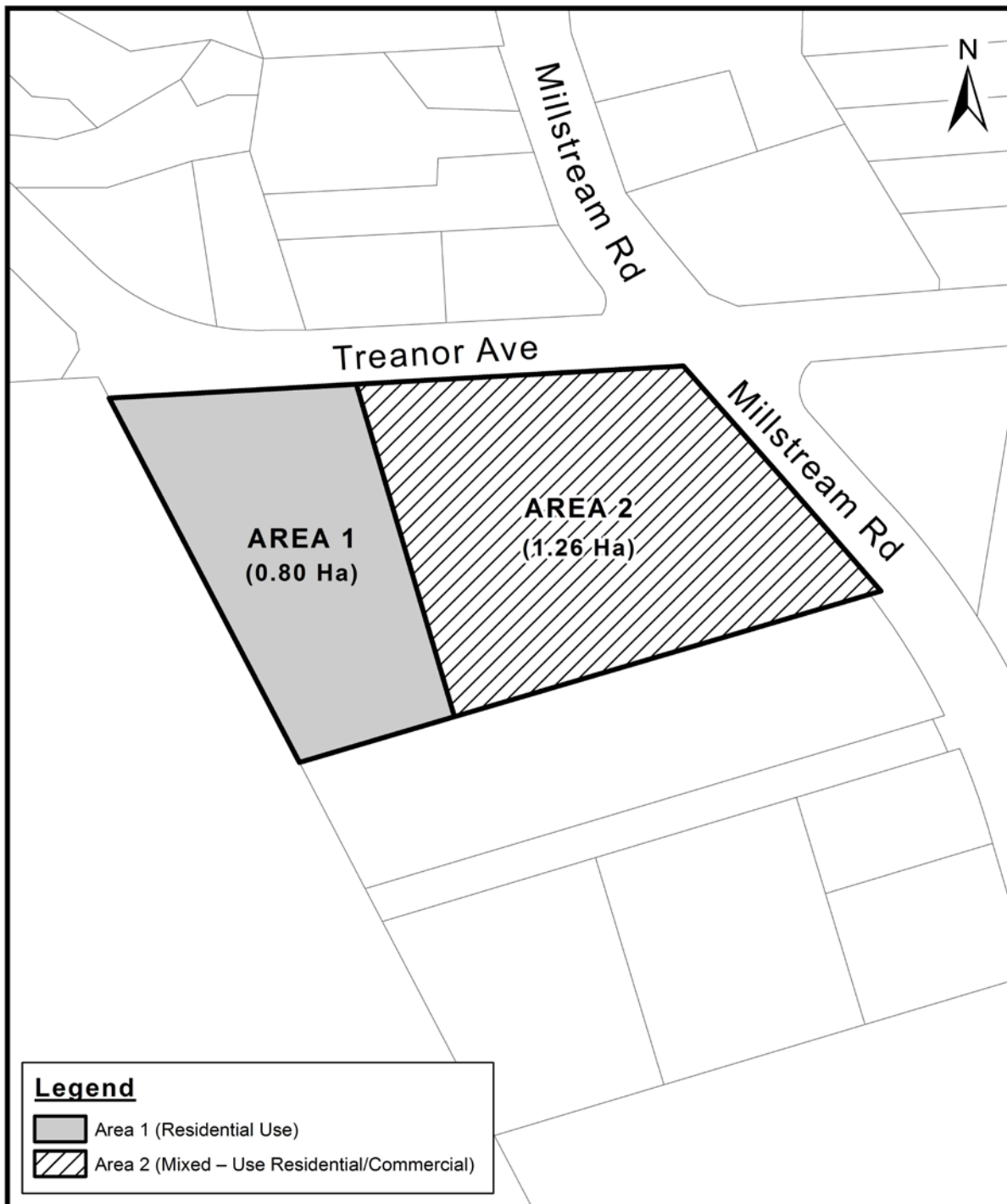
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/24/2015

Schedule A

Schedule "AL" to Bylaw No.300





Staff Report to Council

Date: 21/11/2016
Department: Planning
Application No.: Z15-0015
Subject: Bylaw No. 1616 - Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision

At their Regular Meeting of January 18th, 2016, Council passed the following resolution with respect to the property at 892 Klahanie Drive:

1. *That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:*
 - i. \$6,000 towards the General Amenity Reserve Fund;
 - ii. \$1,000 towards the Affordable Housing Reserve Fund;
(Secured in Bylaw No. 1516)
 - b) *That prior to Public Hearing, the applicant agrees to:*
 - I. *Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that affect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering; (Complete)*
 - c) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
 - i. *That a covenant shall placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;*
 - ii. *The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the Satisfaction of the Director of Planning;*

- iii. *That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and*
- iv. *That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;*
(Complete)

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

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

CARRIED.

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (a) through (e) in Council's resolution of January 18th, 2016. Now that all of the conditions are either completed or secured, Council may wish to consider adopting Bylaw No. 1616.

OPTIONS

That Council:

1. Adopt Bylaw No. 1616.

OR

2. Take no action at this time with respect to Bylaw No. 1616.

Respectfully Submitted,

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

:gl

**CITY OF LANGFORD
BYLAW NO. 1616**

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

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

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

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

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

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

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

PUBLIC HEARING held this 7th day of March, 2016.

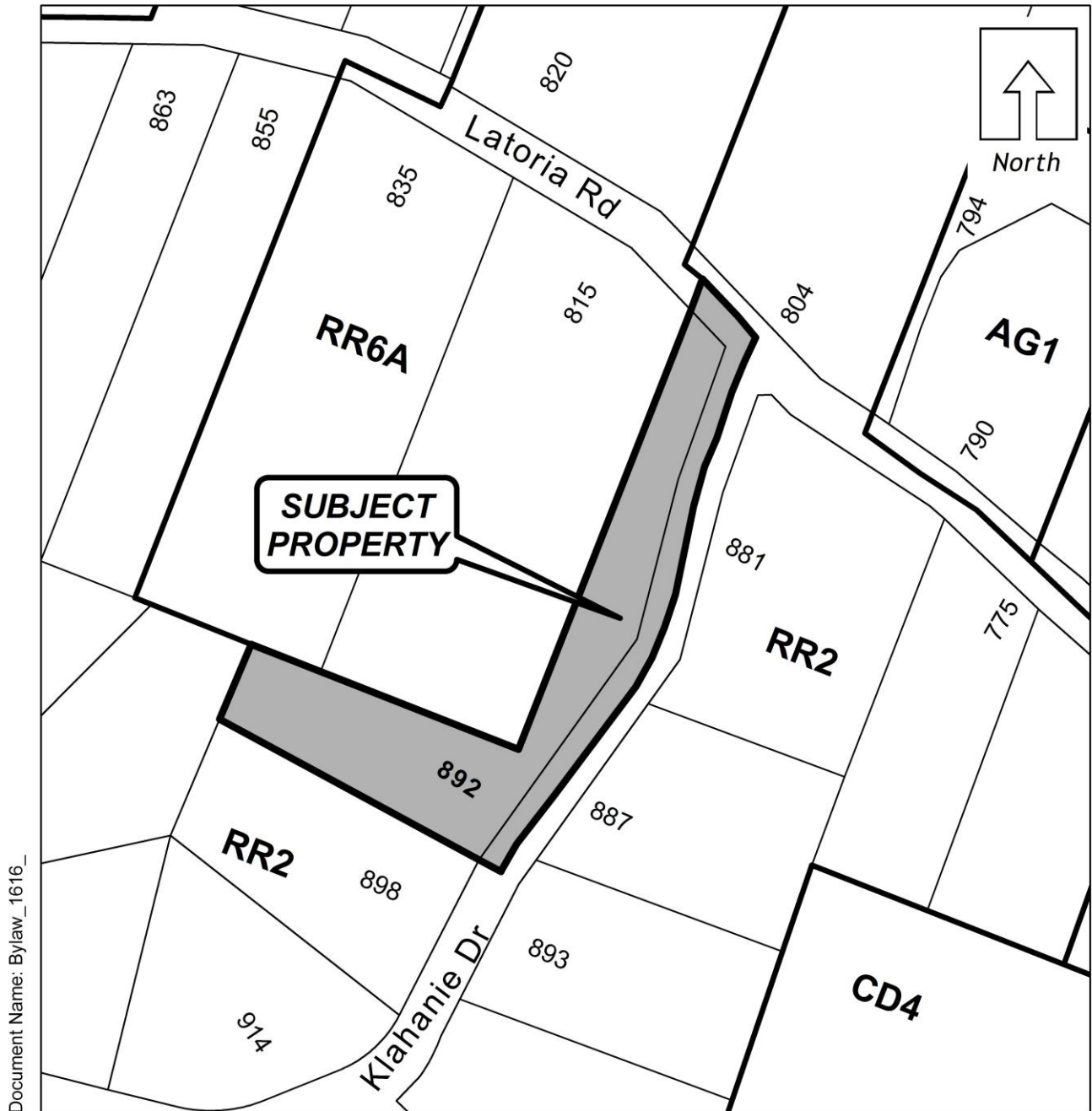
READ A SECOND TIME this 7th day of March, 2016.

READ A THIRD TIME this 7th day of March, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/12/2016



Staff Report to Council

Date: 21/11/2016
Department: Planning
Application No.: Z16-0012
Subject: Bylaw No. 1649 - 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.

At their Regular Meeting of July 18th, 2016, Council passed the following resolution with respect to the property at 2285 Bellamy Road:

1. *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: **(complete)***
 - 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*
 - 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 **(secured by Bylaw No. 1649)**;*
 - 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 **(to be dealt with at time of frontage improvements)**.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (a) in Council's resolution of July 18th, 2016.

Bylaw No. 1649 was signed by the Ministry of Transportation on September 7th, 2016.

OPTIONS

That Council:

1. Adopt Bylaw No. 1649;
2. Take no action at this time with respect to Bylaw No. 1649;

Respectfully Submitted,

Submitted by:	Julia Buckingham
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:jb

**CITY OF LANGFORD
BYLAW NO. 1649**

**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 6.40.01 (13) and renumbering subsequent sections accordingly "On land legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 a group day care limited to a capacity of 41 children and a dance studio are permitted uses;"
2. By adding the following line to Table 1 of Section 4.01.01:

Group day care limited to a capacity of 41 children and dance studio limited to a GFA of approximately 80 m2 on the property legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 (2285 Bellamy Road)	6 spaces
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B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".

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

PUBLIC HEARING held this 6th day of September, 2016.

READ A SECOND TIME this 6th day of September, 2016.

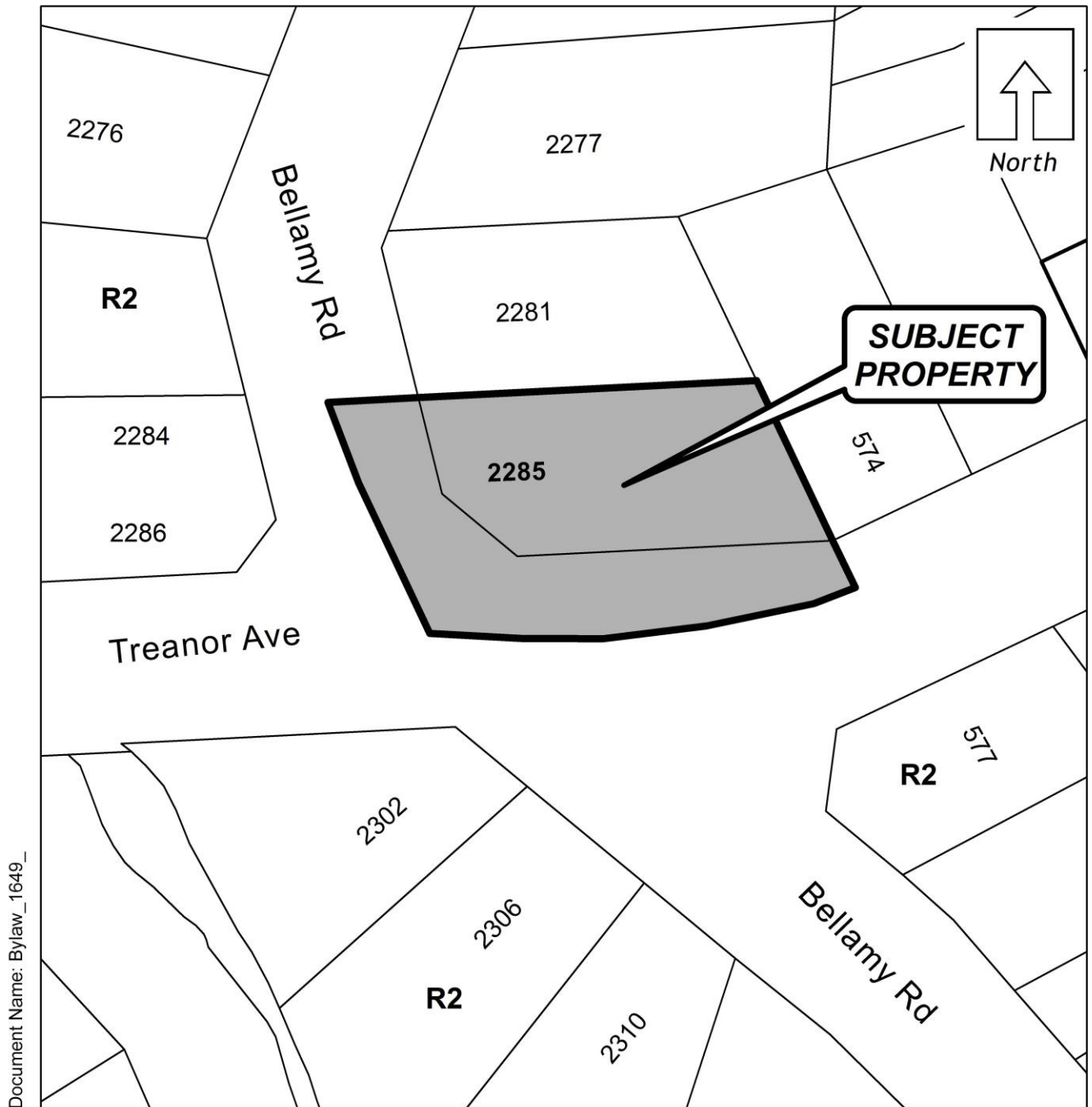
READ A THIRD TIME this 6th day of September, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of September, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1649

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/22/2016

**CITY OF LANGFORD
BYLAW NO. 1661**

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **MUE1 (Mixed Use Employment 1)** zone the property legally described as Lot A and Lot B, Section 99, Esquimalt District, Strata Plan VIS2426 together with the common property for this strata plan as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By replacing the preamble in Section 6.53.01(1) with: "The following uses are permitted in Areas A and Area B of the Mixed Use Employment 1 (MUE1) Zone as shown shaded on the MUE1 Zone map attached as Schedule "AJ"";
3. By adding the following to subsection 6.53.01(1): "

Restaurant, Retail and Other Service Commercial Uses

- (a) All of the uses permitted in the CS1 (Service Commercial 1) zone;
 - (b) financial institutions, including drive-thru;
 - (c) hotels;
 - (d) parking facilities, specifically excluding vehicle storage;
 - (e) premises licensed pursuant to the *Liquor Control and Licensing Act*;
 - (f) restaurants, excluding drive-in and drive-thru, limited to 1,858 m² of gross floor area;
 - (g) retail stores, limited to 1,858 m² of gross floor area;
4. By deleting Section 6.53.01(2);
5. By renumbering Section 6.53.01(3) and Section 6.53.01(2) and by replacing the preamble to that section with "In addition to the uses permitted in accordance with Subsection 6.53.01(1), the following uses are permitted in Area B of the Mixed Use Employment 1 (MUE1) Zone, as shown shaded on the MUE1 Zone Map attached as Schedule "AJ"";
6. By deleting Sec. 6.53.03 and replacing it with the following: "

Density of Development

- (1) There may not be any development on any parcel of land that does not have access to a highway, and where a parcel of land has access to a highway there may not be more than

- three residential dwelling units or more than 150 m² of non-residential gross floor area in the Mixed-Use Employment 1 (MUE1) Zone;
- (2) Notwithstanding subsection 6.53.03(1), there may be more than three residential dwelling units but not more than 92,900 m² (1,000,000 ft²) of residential gross floor area and more than 150 m² but not more than 92,900 m² (1,000,000 ft²) non-residential gross floor area of gross floor area in the Mixed-Use Employment 1 (MUE1) Zone, if the owner of the land proposed to be built upon has:
- (a) Consolidated the lands that are within the Mixed Use Employment 1 (MUE1) Zone to the satisfaction of the Approving Officer and the Director of Planning;
 - (b) entered into an agreement with the City of Langford, to the satisfaction of Council, to provide to the City:
 - i. \$1,000,000 towards the City's General Amenity reserve fund; OR
 - ii. An alternate amenity with a demonstrable value equivalent to \$1,000,000; OR
 - iii. A transfer of 15% of the lands located within Mixed-Use Employment 1 (MUE1) Zone to the City of Langford; OR
 - iv. Some equivalent combination of a(i) and/or a(ii) and/or a(iii);
- AND
- (c) Provided a traffic impact study that analyzes the impact of the proposed development on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road dedication and off-site traffic improvements recommended by the traffic impact study, as well as full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards, all to the satisfaction of the Director of Engineering;
- (3) Notwithstanding subsections 6.53.03(1) and (2) there may be more than 92,900 m² (1,000,000 ft²) of residential gross floor area or more than 92,900 m² (1,000,000 ft²) non-residential gross floor area of gross floor area in the Mixed-Use Employment 1 (MUE1) Zone, if the owner of the land proposed to be built upon provides to the City a traffic impact study that analyzes the impact of development beyond 92,900 m² (1,000,000 ft²) of residential and 92,900 m² (1,000,000 ft²) of non-residential floorspace on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road dedication and off-site traffic improvements recommended by the traffic impact study, as well as full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards, all to the satisfaction of the Director of Engineering;
- (4) Under no circumstances may the density of development within the MUE1 zone exceed a floor area ratio of 2.5:1;"
- (5) By adding the map attached to and forming Appendix "1" of this bylaw as Schedule "AJ";

(d) This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 465, (1144-1198, 1216-1230 Goldstream Ave; 1136, 1142 Donna Ave; 1106, 1110 Sergio Pl; 2752 Leigh Rd; 2730, 2734, 2738 Trans Canada Hwy), 2016”.

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

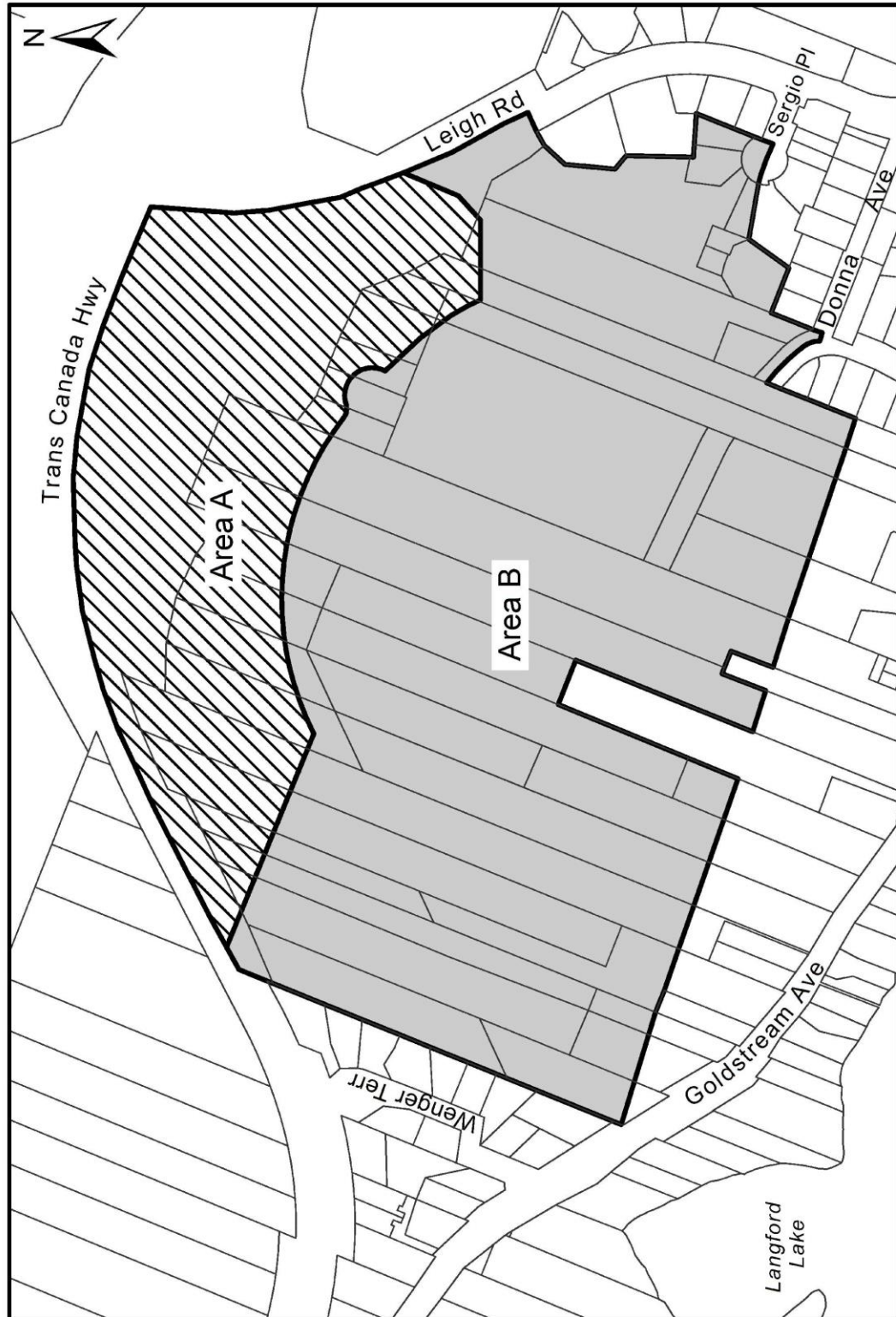
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

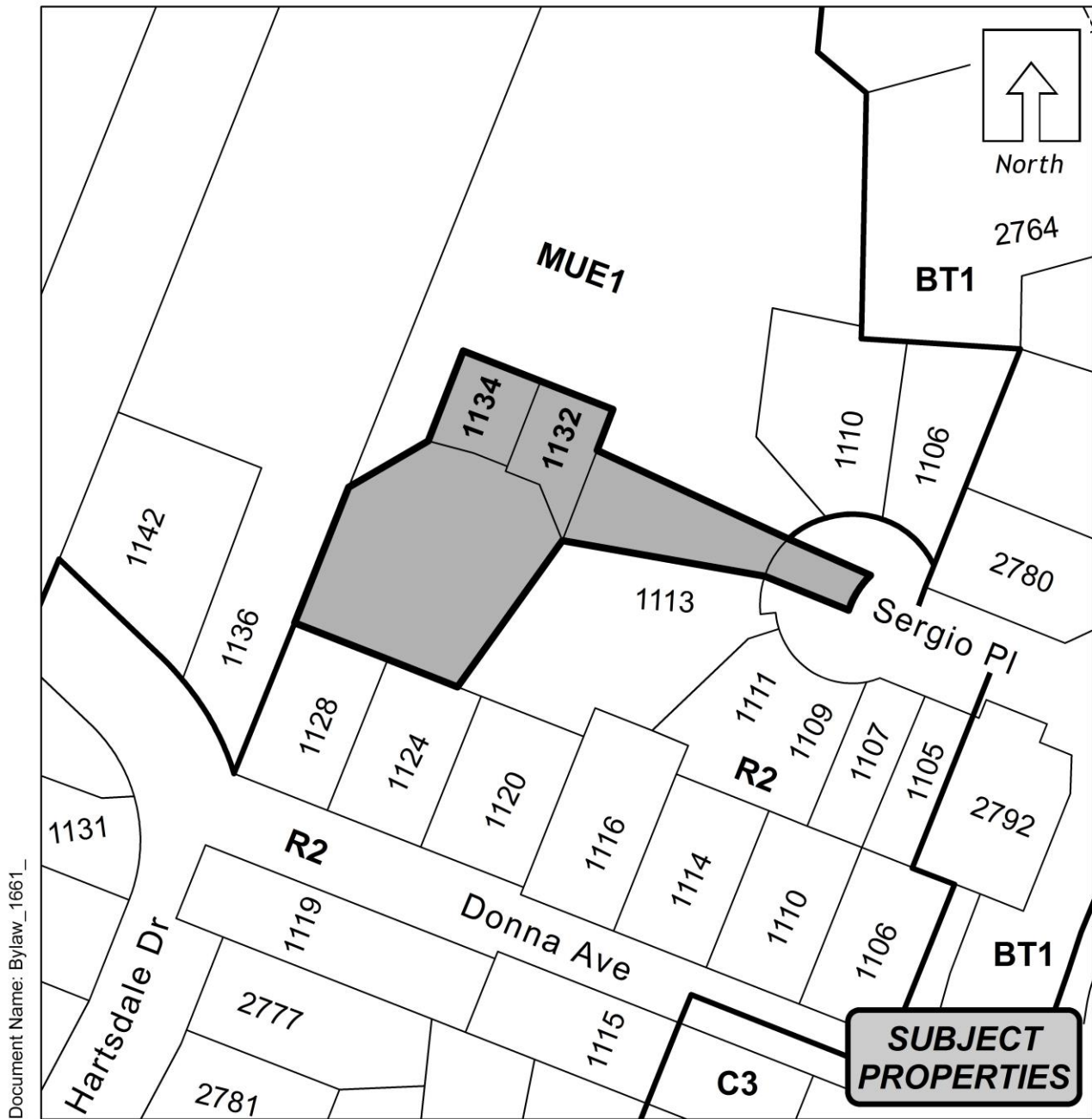
ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix "1" to Bylaw 1661
Schedule "AJ" to Bylaw No.300





I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1661

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/28/2016

**CITY OF LANGFORD
BYLAW NO. 1664**

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium Density Apartment A) Zone** the property legally described as LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 PID No.: 001-004-859 (694 Hoylake 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)
RM7A	1664	LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 (694 Hoylake Ave)	a) \$3660 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake 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.

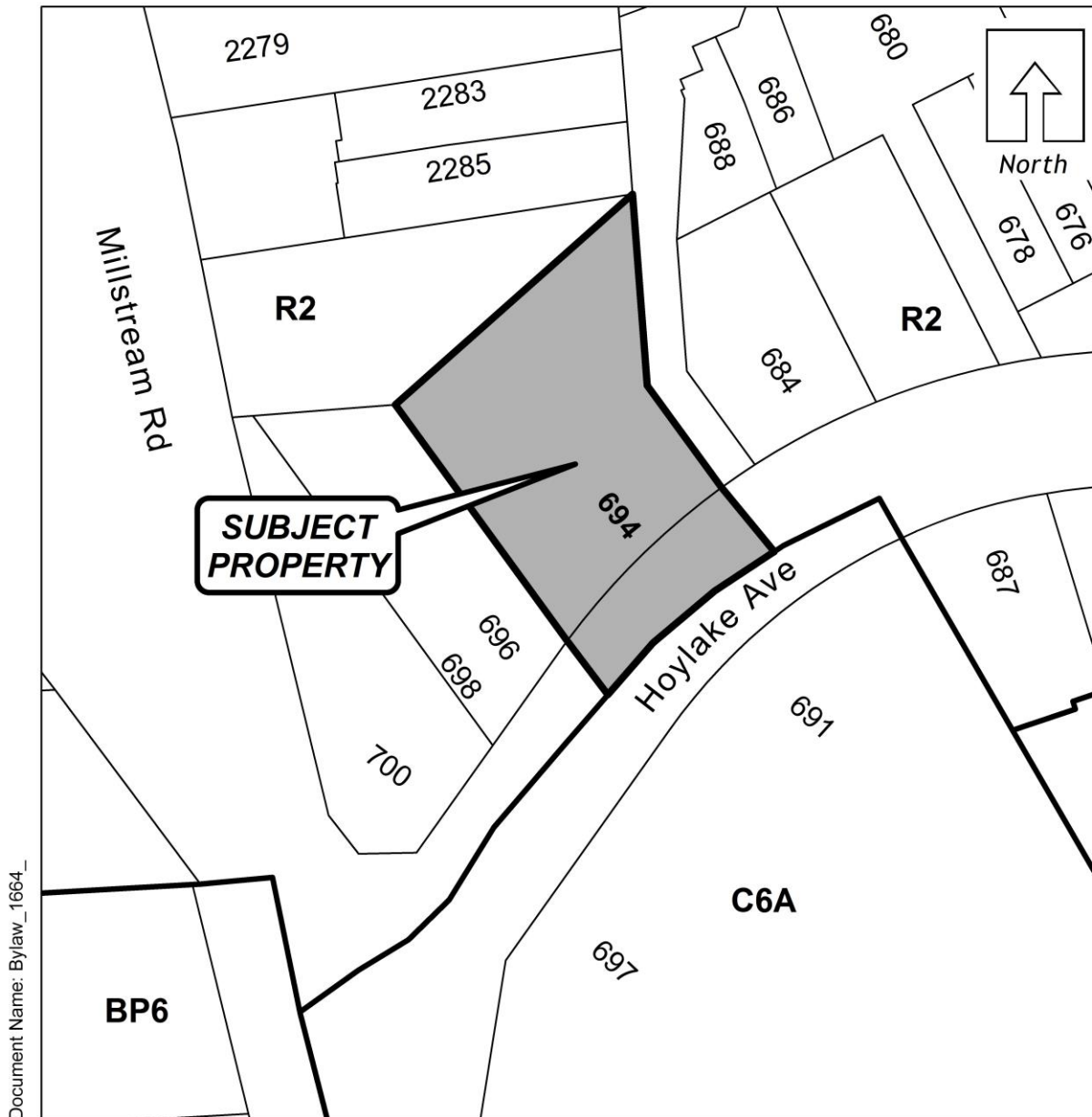
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1664

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/14/2016



City of Langford

www.cityoflangford.ca

November 21st 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 Disposition, Legal Matters and Personnel under Section 90 (1) (e) (g) & (a) of the Community Charter.
- b) That Council continues the meeting in closed session.