

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

PRESENT

Mayor S. Young, Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, 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.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council Approve the Agenda as Presented.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – November 7th, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on November 7th, 2016.

CARRIED.

4. PRESENTATION

- a) CRD – Establish a Regional Transportation Service
- Director Susan Brice and CAO Robert Lapham

Further to the letter dated October 21, 2016 from the CRD, Director Susan Brice, Chair CRD Transportation Select Committee and CRD CAO Bob Lapham provided a presentation to Langford Council regarding supporting establishment of a regional transportation service and answered questions from Council.

This item was dealt with after item 10 (e) on the agenda.

5. PUBLIC PARTICIPATION

There was no public participation.

6. DEVELOPMENT VARIANCE PERMIT

- a) DVP16-0015 – 2691 Peatt Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0015 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

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee –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)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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.

CARRIED.

b) Transportation and Public Works Committee – November 15th, 2016

- 1. Request to Lower Speed Limit on Peatt Road**

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

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

CARRIED.

- 2. 1325 Bear Mountain Parkway Sightline Concerns**

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

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.

CARRIED.

3. Leigh Place Paved Trail and Pedestrian Crosswalk Request

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

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.

CARRIED.

4. Finlayson Arm Road Speeding Volume Concerns

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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.

CARRIED.

5. McCallum Road at Savory Road Turnlanes

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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.

CARRIED.

8. **REPORTS**

- a) **DVP16-0017 - 2981, 2985, 2989, 2993, 2994 & 2997 Bombardier Crt**
- **Staff Report (Planning Department)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;

CARRIED.

- b) **2017 Hike for Hunger – Straits District Girl Guides**
- **Staff Report (Engineering Department)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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.

CARRIED.

- c) **Electrical Maintenance Contract**
 - **Staff Report (Engineering Department)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council 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.

CARRIED.

- d) **Bear Mountain Boulevard and Park Landscape Maintenance Contract**
 - **Staff Report (Parks Department)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council 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.

CARRIED.

- e) **2003 RGS Amendment Bylaw 4124 – Referral for Municipal Acceptance (0400-20 CRD)**
 - **Staff Report (Planning Department)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council accept the CRD Regional Growth Strategy Amending Bylaw No. 4124.

CARRIED.

- f) **Strategic Planning Process 2017**
 - **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Support a strategic planning process in 2017; and
2. Include for discussion in the 2017 budget.

DEFEATED.

- g) 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. (Bylaw No. 1580)
- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give first reading to Bylaw No. 1580; and
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; and
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.

CARRIED.

9. CORRESPONDENCE

- a) **Greater Victoria Public Library (GVPL)**
Re: Juan de Fuca Branch Major Asset Maintenance ("JF MAM") Reserve

MOVED BY: COUNCILOR SEATON
SECONDED: COUNCILLOR WADE

That Council

1. Approve the enclosed project plan for JF MAM Reserve as outlined in the letter dated November 3rd, 2016 from the GVPL; and
2. 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.

CARRIED.

10. BYLAWS

- a) **BYLAW NO. 1580**
"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1580 First Reading.

CARRIED.

b) BYLAW NO. 1616

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

(ADOPTION)

MOVED BY: COUNCILOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1616.

CARRIED.

c) BYLAW NO. 1649

"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".

(ADOPTION)

MOVED BY: COUNCILOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1649.

CARRIED.

d) BYLAW NO. 1661

"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".

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1661 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1664

"Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1664 First Reading.

CARRIED.

CRD Presentation– Establish a Regional Transportation Service
- Director Susan Brice and CAO Robert Lapham

MOVED BY: COUNCILOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council advise the CRD that it supports the establishment of a regional transportation service through the Capital Regional District.

DEFEATED.

11. IN CAMERA RESOLUTION

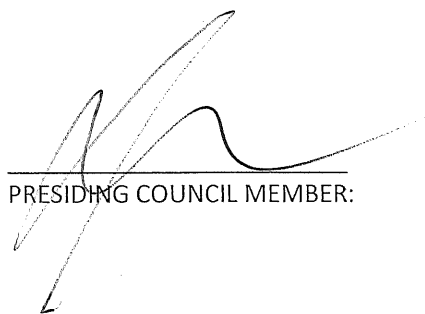
MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

- 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.

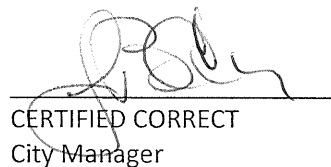
CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 6:30 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
City Manager