

**CITY OF LANGFORD**  
**MIINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, January 16<sup>th</sup>, 2017 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

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

**ATTENDING**

Chief Administrative Officer, J. Bowden, Administrative Assistant, J. Coneybeer, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich and Deputy Director of Planning, L. Stohmann.

**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 SIFERT

That Council Approve the Agenda as presented.

CARRIED.

**3. PUBLIC HEARING**

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

The Mayor opened the Public Hearing for Bylaw No. 1580 at 5:30 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Seymour Pacific Developments have applied on behalf of 0737011 BC Ltd. to amend the text of the C6B Zone for the properties located at 2326 & 2350 Millstream Rd. as follows:

- to permit the construction of a wholly residential building in a zone which currently only permits mixed use buildings with residential units located above the first storey
- to increase the maximum permitted height of a mixed-use or residential building from 6 stories to 7 stories;
- to increase the maximum permitted height of a commercial building from two stories to 3 stories;
- to insert a floor area ratio of 1.7 for residential or mixed use buildings; and
- to amend the amenity contributions to match current Council Policy.

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

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

- \$3,660 per unit toward the General Amenity Reserve Fund and \$610 per unit towards the Affordable Housing Reserve Fund prior building permit
- Road dedication along the Millstream Road and Treanor Ave frontages;
- Full frontage improvements to Bylaw 1000 standards as well as any off-site traffic improvements required;
- And to complete and implement a stormwater management plan

Council requested the applicant to provide the following items prior to public hearing:

- The number of two bedroom units proposed for each building: 84
- A new traffic study
- A parking study

All have been provided and have been reviewed and approved for inclusion into the application file by staff.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

Mr. Kris Mailman, Chief Operating Officer, Seymour Pacific Developments Ltd. addressed Council to provide information on the project.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1580 closed at 5:35 p.m.

**b) BYLAW NO. 1664**

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

The Mayor opened the Public Hearing for Bylaw No. 1664 at 5:35 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Brant Hoff has applied on behalf of Nicholas Salvador to amend the zoning of 694 Hoylake Ave 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 approximately 10 townhouses units.

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

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

- i. \$3660 per unit towards the General Amenity Reserve Fund;
- ii. \$610 per unit towards the Affordable Housing Reserve Fund;
- iii. A boulevard tree planting plan;
- iv. Full frontage improvements to Bylaw No. 1000 standards;

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1664 closed at 5:36 p.m.

**c) BYLAW NO. 1667**

**"Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".**

The Mayor opened the Public Hearing for Bylaw No. 1667 at 5:36 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone

has expressed their views, he shall state three times “Is there anyone else who wishes to be heard”, and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Doug Wong of Wensley Architecture has applied on behalf of First Capital (Millstream) Corporation to amend the text of the C3 (District Commercial 3) Zone at 2780 Veterans Memorial Pkwy to allow for a 90 child group day care.

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

In support of this application, the applicant has agreed to complete full frontage improvements to Bylaw 1000 standards.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1667 closed at 5:37 pm.

**4. ADOPTION OF MINUTES**

**a) Minutes of the Regular Meeting of Council – December 19<sup>th</sup>, 2016**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on December 19<sup>th</sup>, 2016.

CARRIED.

**5. PUBLIC PARTICIPATION**

Mr. Jeff Gauthier of 2137 Quails Run – addressed Council with his concerns in regard to Agenda Item 6(a), TUP16-0005 – 976 Capella Drive.

Mr Don Croft of 3412 Hazelwood –addressed Council with his parking concerns in regard to Agenda Item 7 (b), DVP16-0016, 3416 Hazelwood (1003 Foxwood Place). Mayor Young requested CAO Bowden conduct a site visit with Mr. Croft.

Mrs. Margaret Stevens of 2133 Quails Road addressed Council with her concerns in regard to Agenda Item 6(a), TUP16-0005 – 976 Capella Drive.

**6. TEMPORARY USE PERMIT**

**a) TUP16-0005 – 976 Capella Drive**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council issue Temporary Use Permit No. TUP16-0005 be issued by the Council for the City of Langford to Alex Doucette of IWCD (Island West Coast Developments) Ltd. on behalf of Ecoasis Developments LLP for a construction management office with accessory outdoor storage in the CD6 Zone at 976 Capella Drive for a period of three years subject to the following terms and conditions:

**1. Conditions**

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) That TUP16-0005 expires three years after the issuance date;
- b) That all areas of the site used for the outdoor storage of construction materials and equipment be screened by a solid 1.8 metre (6.0 foot) high fence; and that the construction materials and equipment be related only to construction activities within Bear Mountain; and
- c) That the movement of construction materials and equipment on the site be limited to between the hours of 7:00 a.m. and 7:00 p.m., or sunset, in accordance with City of Langford Bylaw No. 961 "A Bylaw to Provide for the Abatement and Control of Objectionable Noise in the Electoral Areas of the Capital Regional District".

CARRIED.

Mayor Young requested that staff meet with the applicant and neighbourhood prior to the commencement of any activities on-site to determine if the issue of concern raised by residents can be addressed.

**7. DEVELOPMENT VARIANCE PERMIT**

**a) DVP16-0009 – 892 Klahanie Drive**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0009 for the City of Langford to Denise Kors of Kors Development Services Ltd on behalf of Debra and Richard Carter to vary the interior side yard setback from 3m to 1.5m for Lot 5 and to exempt the 10% minimum frontage

requirement (as per the *Local Government Act*) for Lots 5 and 6 for 892 Klahanie Drive subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.17.06 (2) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3m to 1.5m for the interior side yard setback for Lot 5.

3. Exemption

- a) Exempt Lots 5 and 6 as shown in Subdivision File No. SUB16-0018 from the 10% frontage requirement and direct the Approving Officer to accept the proposal at the time of subdivision.

CARRIED.

**b) DVP16-0016 – 3416 Hazelwood (1003 Foxwood Place)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0016 be issued by the Council for the City of Langford to Paul King on behalf of Luxbury Development Corporation to vary the distance of a building to the exterior side yard lot line from the required 3.5m to 1.2m to allow for the construction of a one-family dwelling at 3416 Hazelwood Road (soon to be addressed as 1003 Foxwood Place) subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.27.06 (1)(c) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3.5m to 1.2m for the exterior side yard lot line for the one-family dwelling to be addressed as 1003 Foxwood Place.

CARRIED.

**8. COMMITTEE RESOLUTIONS**

**a) Planning, Zoning and Affordable Housing Committee –January 9<sup>th</sup>, 2017**

- 1. Application to Rezone 3370, 3344 Luxton Road and 2869 Sooke Road from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone to accommodate additional onsite uses (Planning Z16-0024)**

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 3344 Luxton Road, 3370 Luxton Road, and 2869 Sooke Road from Rural Residential 2 (RR2) to Business Park 2A – Sooke Road West (BP2A) with the following text amendments, and subject to the following terms and conditions:
  - a. That the following uses be added to those permitted within the Business Park – Sooke Road West (BP2A) Zone on lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
    - i. Schools;
    - ii. Retail stores;
  - b. That the following uses be prohibited within the Business Park – Sooke Road West (BP2A) Zone, on the lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
    - i. Gravel and aggregate processing and sale; and
    - ii. Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf GVW) and parts and accessories thereof.
  - c. That the applicant provides, prior to Public Hearing, a Traffic Study to the satisfaction of the Director of Engineering.
  - d. 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 the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
    - ii. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;

iii. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable;

e. That the applicant provides the following, prior to Bylaw Adoption:  
 i. Road dedication to the satisfaction of the Director of Engineering and to the standards of Bylaw No. 1000.

CARRIED.

**2. Application for Development Variance Permit to allow for a parking variance and rear yard setback variance at 884 Attree Avenue (Planning DVP16-0020)**

MOVED BY: COUNCILLOR BLACKWELL  
 SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 884 Attree Avenue:
  - a) That Section 6.41.06(1)(d) of Zoning Bylaw No. 300 be varied from the required 3 m rear lot line setback to a rear lot line setback of 0 m;
  - b) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from the required 19 parking spaces to 18 parking spaces.

CARRIED.

**3. Planning Department – Five year Financial Plan for 2017-2021 (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
 SECONDED: COUNCILLOR WADE

That Council:

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects:

Item	Estimated Cost	Priority
Townfolio Web-Based Data Service	\$10,000	1
Zoning Bylaw Re-Write	\$15,000	2
Official Community Plan (OCP) review	\$15,000	3
Community Energy and Emissions Reduction	\$20,000	4
Film Commission Funding	\$2,500	5

2. Direct Staff to prepare a bylaw to amend the City’s Development Procedures Bylaw (Bylaw No. 209) to include a 2%, cost-of-living increase to planning related fees.

CARRIED.

**b) Administration and Finance Committee –January 10<sup>th</sup>, 2017**

**1. 2017 Land Development Budget and Five Year Financial Plan 2017-2021 (Land Dev)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council approve in principle the 2017 figures in the Land Development 5-year financial plan for 2017-2021 as presented in Schedule A of the staff report dated January 10, 2017 and refer them to the City Treasurer.

CARRIED.

**2. Monthly Approval of Accounts Payable – December 2016 (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from December, 2016 as outlined in the Accounts Payable Report dated January 10<sup>th</sup>, 2017.

CARRIED.

**3. 2017-2021 General Government Five-Year Financial Plan (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council approve in principle the General Government Five Year Financial Plan for 2017-2021 as presented in the staff report dated January 10, 2017 and refer it to the Treasurer for inclusion in the consolidated Financial Plan.

CARRIED.

**9. REPORTS**

**a) Quarterly (Year End) Report – October 1<sup>st</sup>, 2016 to December 31<sup>st</sup>, 2016  
- Staff Report (Planning, Land Development and Building Department)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the Quarterly (Year End) Report from October 1<sup>st</sup>, 2016 to December 31<sup>st</sup>, 2016 for the Planning, Land Development and Building Departments.

CARRIED.

- b) Application for Temporary Use Permit to allow for Group Daycare for 24 children at 2619 Sooke Road**  
- **Staff Report (Planning TUP16-0006)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with the consideration of this Temporary Use Permit for a group daycare on the property at 2619 Sooke Road for a period of three (3) years; AND
2. Direct staff to amend the Zoning Bylaw to allow for a group day care for 28 children in the R2 Zone at 2619 Sooke Road.

CARRIED.

- c) Approval of Major Asset Maintenance Reserve Expenditures (GVPL)**  
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR BLACKWELL

That Council approve the expenditure of \$214,000 from the Major Asset Maintenance Reserve in 2017.

CARRIED.

- d) Strata Title Conversion – 1080 Jenkins Avenue**  
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council:

1. Endorse the proposed strata titling of 1080 Jenkins Avenue, legally known as Lot 7, Block 1, Section 81, Esquimalt District, Plan 12500 (PID 004-771-664), and direct the Approving Officer to sign the strata plans on their behalf; AND
2. Direct staff to ensure any outstanding payments with Westshore Environmental Services (WSES) have been settled to the satisfaction of WSES prior to approving the strata title conversion; AND
3. Direct staff to ensure all referral comments received from other City Departments and outside agencies that request items to be completed are satisfactorily addressed prior to approving the strata title conversion; AND

4. Require that the recommendations in the architect's report from Jack James (dated December 18<sup>th</sup>, 2016) be completed to the satisfaction of the architect and that a completion report be submitted by the architect to the Chief Building Inspector to his satisfaction.

CARRIED.

- e) Municipal Boundary Extension Application to the Minister of Community, Sport and Cultural Development**  
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council:

THAT the City of Langford has obtained the assent of the electors to petition the Minister of Community and Rural Development to extend the boundaries of the City of Langford as it appeared in the Gazette under issue of January 3<sup>rd</sup>, 2017, and in the local newspaper, the Goldstream News Gazette, under issues of October 28<sup>th</sup> and November 2<sup>nd</sup>, 2016.

THAT all relevant legislative requirements pertaining to a municipal boundary extension in the Local Government Act and Community Charter have been completed.

THAT the parcels approved for inclusion within the City of Langford are as follows:

- Lot 10 Block 3 Plan VIP1817 Section 97 Land District 30; PID: 001-703-374
- Lot 8 Plan VIP54839 Section 96 & 97 Land District 30; PID: 018-034-209
- Section 92 Land District 30; PID: 001-668-374
- Lot 7 Plan VIP54839 Section 93 Land District 30; PID: 018-034-195
- Lot 6 Plan VIP54839 Section 94 Land District 30; PID: 018-034-187

That Council petition the Minister of Community, Sport and Cultural Development requesting an extension of the area of the municipality to include the lands as described above.

CARRIED.

## **10. CORRESPONDENCE**

- a) Peter Willing**  
**Re: Langford's Annual "Music in the Park" 2017**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve \$10,000 to retain Mr. Peter Willing to provide Music in the Park at Veterans Memorial Park every Sunday beginning July 9<sup>th</sup> 2017 and ending on August 27<sup>th</sup>, 2017 from 2:00 pm to 4:00 pm as outlined in the proposal dated January 9<sup>th</sup>, 2017.

CARRIED.

**b) City of Colwood**  
**Re: CRD Service Review**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the letter from Mayor Carol Hamilton, City of Colwood, dated December 15, 2016 regarding CRD Service Review.

CARRIED.

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SEATON

That Council direct staff to compile a list of CRD services that Langford is involved in and bring it back to Council for consideration.

CARRIED.

**11. BYLAWS**

**a) BYLAW NO. 1580**  
**"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".**  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1580 Second and Third Reading.

CARRIED.

**b) BYLAW NO. 1650**  
**"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".**  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council Adopt Bylaw No. 1650

CARRIED.

- c) **BYLAW NO. 1664**  
"Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1664 Second and Third Reading

CARRIED.

- d) **BYLAW NO. 1667**  
"Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1667 Second and Third Reading.

CARRIED.

**12. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SZPAK  
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 Land under Section 90 (1) (e) of the Community Charter.  
b) That Council continues the meeting in closed session.

CARRIED.

**13. ADJOURNMENT**

The Chair adjourned the meeting at 6:10 pm.



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PRESIDING COUNCIL MEMBER:

  
\_\_\_\_\_  
CERTIFIED CORRECT  
City Manager