

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 6th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, J. Bowden, Deputy CAO, D. Kiedyk, Administrative Assistant, J. Coneybeer, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

ABSENT

Mayor S. Young, Councillor L. Szpak.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council Approve the Agenda as AMENDED: revised resolution for item 6(a) TUP16-0006-2619 Sooke Road.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – January 16th, 2017

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on January 16th, 2017.

CARRIED.

b) Minutes of the Special Meeting of Council – January 24th, 2017

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on January 24th, 2017.

CARRIED.

4. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – December 8th, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the West Shore Parks and Recreation held on December 8th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

Ms. Theresa Exner, Owner of 2619 Sooke Road – addressed Council opposed to item 6 (a) with respect to the change of licensing from 20 children to 28 children at the daycare.

Mr. Normand Watier, Owner of 2619 Sooke Road – addressed Council opposed to item 6 (a) with respect to the change of licensing from 20 children to 28 children at the daycare.

Ms. Marianne Whitaker, Applicant and Daycare Operator – addressed Council in support of item 6 (a).

Mr. Doran Musgrove, Architect – addressed Council and advised that he is the applicant for agenda item 7 (a) DVP16-0020 – 884 Attree Avenue and can answer any questions with respect to this application.

6. TEMPORARY USE PERMIT

a) TUP16-0006 – 2619 Sooke Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Temporary Use Permit No. TUP16-0006 be issued by the Council for the City of Langford to Marianne Whitaker on behalf of Normand Waiter to allow a group day care for 28 children at 2619 Sooke Road subject to the following terms and conditions:

- a) That TUP16-0006 expires thirty six months (3 years) after the issuance date, with a possible extension up to an additional thirty six months (3 years) and that TUP16-0006 expires at the end of the current lease period, whichever comes first.

CARRIED.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0020 – 884 Attree Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Development Variance Permit No. DVP16-0020 be issued by the Council for the City of Langford to Doran Musgrove on behalf of Raymond Yan to allow for a parking variance from 19 spaces to 18 spaces and a rear yard setback variance from 3m to 0 m at 884 Attree Ave 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 6.41.06(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.

b) DVP16-0014 – 2559 Millstream Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Development Variance Permit No. DVP16-0014 be issued by the Council for the City of Langford to Jesse Friest on behalf of Green Corr. Properties Inc. to allow the subdivision of one new lot at 2559 Millstream Rd subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.27.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 3m to nil for the principal building, and from 5.5m to 1.6m for the garage portion;
- b) That Section 6.27.06(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 5.5m to 3m;
- c) That Section 6.27.06(1)(e) of Zoning Bylaw No. 300 be varied by reducing the interior side lot line setback from the required 1.2m to nil.

CARRIED.

8. COMMITTEE RESOLUTIONS

a) Parks, Recreation, Culture and Beautification Committee – January 26th, 2017

1. Victoria International Buskers Festival 2017 – Proposal to City of Langford

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That the Parks, Recreation, Culture and Beautification Committee receive the presentation by John Vickers and recommend to Council that staff arrange preliminary meetings with Ecoasis/Bear Mountain and the Metchosin Farmers Institute/Luxton Fairgrounds to determine whether these organizations would be interested in participating with Mr. Vickers in hosting a buskers festival.

CARRIED.

2. Use of Artificial Turf on Roads and Right of Way

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council:

1. Amend the Subdivision and Development Servicing Bylaw No. 1000 to require the installation of artificial turf for all separated boulevards and centre medians under three (3) metres in width.
2. Where the roads are within the Road DCC Program the developer will be required to install the Artificial Turf utilizing Road DCC Credits.
3. Where the roads are not within the Road DCC Program, the developer will be responsible for forty (40) percent of the costs associated with the installation of the Artificial Turf and the City will pay sixty (60) percent of the costs.

CARRIED.

3. Tree Planting Fund

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council:

1. Approve a revision to Schedule 14 of the Subdivision and Development Servicing Bylaw No. 1000: "If, in the assessment of the Manager of Parks, the density of one tree per 15 metres of frontage cannot be accommodated without compromising sound arboricultural practices, due to the size or other characteristics of the frontage, the owner/developer shall be required to pay cash-in-lieu to the City in the amount of \$1100.00 for each required boulevard tree that cannot be accommodated."
2. Approve the delegation of authority to the Manager of Parks and Recreation to vary Schedule 14 of the Subdivision and Development Servicing Bylaw No. 1000 to vary the requirement to plant a tree.

3. Approve the establishment of a Tree Planting Fund to receive the cash in lieu contributions from development.
4. Provide direction to staff to develop a process for tracking the funds within the Tree Planting Fund and report out to Mayor and Council on a yearly basis.

CARRIED.

9. REPORTS

- a) **Application for a Temporary Use Permit to allow an Orthodontics Office at 721 Station Avenue**
- **Staff Report (Planning, TUP17-0001)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council:

1. Direct staff to prepare a Temporary Use Permit to allow an office at 721 Station Avenue, subject to the following terms and conditions:
 - a) That the Temporary Use Permit be issued for a period of three years; AND
2. Direct staff to prepare a Bylaw to amend the Service Commercial (CS1) Zone to include “offices” as a permitted use throughout the Zone.

CARRIED.

- b) **Application for Development Variance Permit to allow for a two-point turn around, a reduction in on-street parking requirements, and a rear yard setback reduction for a future lot at 2639 Millstream Road.**
- **Staff Report (Planning, DVP16-0004)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council

1. Direct staff to proceed with consideration of the following variances for 2639 Millstream Road:
 - a) That Section 6.21.06 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the required rear lot line setback from 6 m to 1.5 m;
 - b) That Section 4.11.4 of Subdivision and Development Servicing Bylaw No. 1000 be varied from the required one on-street parking stall provided for every two lots in a residential development to nil;
 - c) That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround instead of the required cul de sac;

Subject to the following terms and conditions:

- i) That the applicant install “No Parking” signage as part of the required frontage improvements to ensure the road remains usable for emergency vehicles.

CARRIED.

c) Development Cost Charge Bylaw 1700 – Update to Road DCC
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Give the first three readings to the City of Langford Development Cost Charge Bylaw No. 1700, 2017; And
2. Repeal District of Langford Development Cost Charge Bylaw No. 26,1993; And
3. Direct Staff to refresh the transportation study and Roads DCC bylaw every 5 years; And
4. Support the reduced Commercial and Industrial Road DCC rates in order to encourage economic growth and job creation; And
5. Include the Tech Park Road Project #10 in the list of proposed projects in order to encourage economic growth and job creation.

CARRIED.

d) Omnibus Amendments to Subdivision and Development Servicing Bylaw No. 1000
- Staff Report (Engineering, Bylaw No. 1669)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council:

1. Give Subdivision and Development Servicing Bylaw, Amendment No. 15, 2017 (Omnibus), Bylaw No. 1669 first three readings; And
2. Direct staff to prepare an update report to Council in approximately six (6) months that outlines the effectiveness of the bylaw amendments as shown in Subdivision and Development Servicing Bylaw, Amendment No. 15, 2017 (Omnibus), Bylaw No. 1669.

CARRIED.

e) Bear Mountain / Skirt Mountain Water Servicing
- Staff Report (Administration)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to advise the CRD that of the CRD Water DCC projects included within the City of Langford, water servicing up the Bear Mountain Parkway, which includes the McCallum Road Pump station, as well as the reservoir and pump station at the 228M mark of the Parkway is the highest priority water project for the City and that the City strongly encourages the CRD to build the McCallum Road pump station as soon as CRD water DCC funds are available.

CARRIED.

f) Tax Agreement re Boundary Extension
- Staff Report – DISTRIBUTE AT MEETING (Administration)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the tax sharing agreements for the lands being incorporated into the City of Langford from Metchosin and direct the Mayor and Clerk to sign the agreements.

CARRIED.

10. CORRESPONDENCE

a) Goldstream Food Bank Society
Letter of Appreciation – Langford Christmas Light-up Donation 2016

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council accept the letter of appreciation from Secretary Sandy Prette for the donation of \$477.12 to the Goldstream Food Bank Society raised at the 2016 Annual Langford Christmas Light-up Celebration.

CARRIED.

b) Belmont Secondary School
Prom and Safegrad June 3/17 - Noise Abatement Bylaw Exemption Request

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council approve an exemption to the Noise Abatement Bylaw as requested in the letter from Belmont Secondary Prom Committee Parent Chair Darlene Younger and Principal Ray Miller for Prom and Safegrad taking place at Belmont Secondary School, 3041 Langford Lake Road from 5:00 pm on June 3rd 2017 to 5:00 am on June 4th, 2017.

CARRIED.

11. BYLAWS

a) BYLAW NO. 1646
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council Adopt Bylaw No. 1646.

CARRIED.

b) BYLAW NO. 1669
"Subdivision and Development Servicing Bylaw, Amendment No. 15, 2017 (Ominbus),
Bylaw No. 1669"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1669 First, Second and Third Reading.

CARRIED.

c) BYLAW NO. 1670
"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869
Sooke Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1670 First Reading.

CARRIED.

- d) **BYLAW NO. 1700**
"City of Langford Development Cost Charge Bylaw No. 1700, 2017."
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1700 First, Second and Third Reading.

CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- 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) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

13. ADJOURNMENT

The Chair adjourned the meeting at 5:50 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
City Manager