

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 20th, 2017 @ 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

Chief Administrative Officer, J. Bowden, Deputy CAO, D. Kiedyk, Administrative Assistant, J. Coneybeer, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

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 SIFERT

That Council Approve the Agenda as Presented

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – February 6th, 2017

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council held on February 6th, 2017.

CARRIED.

4. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – January 19th, 2017

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the West Shore Parks and Recreation held on January 19th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

Mrs. Dianna Brubaker, representing Lohbrunner Community Farm Cooperative, 1152 Lippincott– addressed Council regarding Agenda item 8 (a) 3 and asked that they include the grant funding request put forward to the Administration and Finance Committee.

Mr. Doug Brubaker, representing Lohbrunner Community Farm Cooperative, 1152 Lippincott– addressed Council regarding Agenda item 8 (a) 3 and asked that they include the grant funding request put forward by Lohbrunner Community Farm Cooperative to the Administration and Finance Committee.

Mr. Ian McKenzie of 1139 Lippincott Road – addressed Council regarding Agenda item 8 (a) 3 and asked that they include the grant funding request put forward by Lohbrunner Community Farm Cooperative to the Administration and Finance Committee.

Mrs Bea McKenzie of 1139 Lippincott Road – addressed Council regarding Agenda item 8 (a) 3 and asked that they include the grant funding request put forward by Lohbrunner Community Farm Cooperative to the Administration and Finance Committee.

Ms. Denise McGeachy of 106-2678 Winster Road addressed Council regarding Agenda item 7 (a) DVP16-0004 and her concerns with respect to parking and impact of additional traffic on existing neighborhood.

Mr. Neil Perry of 986 Walfred Road addressed Council regarding Agenda item 7 (b) DVP16-0007, with concerns that the size of the turn-around for emergency vehicles is not big enough.

6. TEMPORARY USE PERMIT

a) TUP17-0001 – 721 Station Ave

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council issue Temporary Use Permit No. TUP17-0001 for the City of Langford to Duncan Magee on behalf of 644297 B.C. Ltd. to allow an orthodontics office at 721 Station Avenue subject to the following terms and conditions:

1. Conditions

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

- a) That the Temporary Use Permit be issued for a period of three (3) years; and
- b) Direct staff to prepare a Bylaw to amend the Service Commercial (CS1) Zone to include “offices” as a permitted use throughout the Zone.

CARRIED.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0004 – 2639 Millstream Rd

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council issue Development Variance Permit No. DVP16-0004 for the City of Langford to George Banning on behalf of Ernie Skinner to allow for a two-point turnaround on Winster Road instead of a cul-de-sac, a reduction of the on-street parking requirement from 1 space to 0, and a reduction of the rear lot line setback from 6 m to 1.5 m for a future lot proposed by subdivision at 2639 Millstream Road 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 and Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

- 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.

3. Conditions

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

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

CARRIED.

b) **DVP16-0007 - 967A Isabell Ave**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council issue Development Variance Permit No. DVP16-0007 for the City of Langford to Thomas J. Leahy on behalf of Paul and Kashmir Kler to vary a permanent two-point turnaround rather than the required cul de sac at 967A Isabell 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 regulation of Subdivision and Development Servicing Bylaw No. 1000 is varied under Section 498 of the *Local Government Act*:

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

CARRIED.

8. COMMITTEE RESOLUTIONS

a) **Administration and Finance Committee – February 14th, 2017**

1. **Monthly Approval of Accounts Payable – January 2017**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SEATON

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

CARRIED.

2. **West Shore Arts Council Proposal for Arts and Culture Funding**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council:

1. The proposed Funding For The Arts Agreement be approved in principle and referred to staff to finalize the wording; and
2. Not contribute any funds to the CRD's Arts Initiative until such time as Council resolves to join the function; and
3. Approve the West Shore Arts Council's proposal for expenditure of funds provided by the City.

CARRIED.

3. Funding Request for 2017 Budget Year

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve 2017 funding for the following applications:

1. Historically Funded Requests:
 - a) Vancouver Island South Film and Media Commission - \$2,000 to promote the industry
 - b) Greater Victoria Bike to Work Society - \$1,500 for Bike to Work Week
 - c) Royal Canadian Legion - \$2,000 for Remembrance Day luncheon
 - d) Fort Rodd Hill and Fisgard Lighthouse - \$1,000 for Canada Day celebration
 - e) Your Literacy Connection - \$500 to promote literacy in Langford
 - f) Goldstream Nature House – Chums Sponsorship Program - \$1000.00
2. New Requests:
 - g) Lighthouse Christian School – \$1,000 for 2017 grad.
3. Council give consideration to possibly providing funding for Mary's Farm Society and Lohbrunner Community Farm Cooperative if the 2017 budget falls under the cost of living for the year.

CARRIED.

b) Planning, Zoning and Affordable Housing – February 14th, 2017

1. **Application to rezone 817 Arncote Avenue from R2 (One- and Two Family Residential) to RM7A (Medium-Density Apartment 7A) to allow a future development of five new multi-family residential units. (Planning Z16-0006)**

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 817 Arncote Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to 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 stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
 - ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit; and
 - iii. That the visitor parking be painted as 'Visitor Parking' and that these spaces be designated as common property, not limited common property, on the strata plan.
- 2. Authorize the Director of Planning to issue the following variances within the Development Permit for 817 Arcote Avenue:
 - a) That Section 6.36.06(1) be varied to reduce the minimum front yard setback to 3.0m; and
 - b) That Section 6.36.06(2) be varied to reduce the minimum interior side yard setback to 1.5m; and
 - c) That Section 6.36.06(5) be varied to reduce the minimum rear yard setback to 3.6m

CARRIED.

2. Application to rezone 2681 Claude Road from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A) to allow a future development of seven new multi-family residential units. (Planning Z16-0007)

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 2681 Claude Road from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to 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 Public Hearing, the following:
 - i. An onsite landscape plan to the satisfaction of the Director of Planning
 - 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 stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
 - ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;
 - iii. That balcony screening will be opaque and that any portions that are perpendicular to the rear building face are constructed to a 5 ft height.
- 2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2681 Claude Road:
 - a) That Section 6.36.06(1) be varied to reduce the minimum front yard setback to 3.6m; and
 - b) That Section 6.36.06(2) be varied to reduce the minimum interior side yard setback to 1.6m; and
 - c) That Section 6.36.06(5) be varied to reduce the minimum rear yard setback to 4.0m

CARRIED.

- 3. **Application to rezone 592 Phelps Avenue from R2 (One- and Two Family Residential) to RS1 (Residential Small Lot 1) to allow for a future subdivision of four new single-family residential lots. (Planning Z16-0010)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council refer this application back to staff to be considered at a future committee meeting.

CARRIED.

- 4. **Application to amend the text within the Business Park 1A (BP1A – Millstream Road East) Zone to allow Personal Services businesses on the property located at 2401 Millstream Road. (Planning Z16-0025)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

- 1. Direct staff to prepare a bylaw to amend the zone of the property located at “2401 Millstream Road” by amending the following:
 - a. By adding “Personal Service Business” to the list of allowable uses in the Business Park 1A – Millstream Road East (BP1A) zone, within the area identified as Area A- Commercial, Area C- Commercial and/or Multi-Family Residential and Area E – Amenity on the BP1A (Business Park 1A – Millstream Road East) map;

- b. By adding the following to Section 6.64.05 “Density of Development” in the BP1A (Business Park 1A – Millstream Road East) zone: “a Personal Service Business use shall not exceed a gross floor area of 186 m² (2000 ft²) within an unit”;
- c. By adding the following to Section 6.64.05 “Density of Development in the BP1A (Business Park 1A – Millstream Road East) zone: “the total combined gross floor area of personal service businesses must not exceed 743 m² (8000 ft²) in the BP1A (Business Park 1A – Millstream Road East) zone.

CARRIED.

9. REPORTS

- a) **Westshore Parks and Recreation Society (WSPR) 2017 Budget**
 - **Staff Report (Finance)**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council approve the 2017 West Shore Parks and Recreation Society Budget.

DEFEATED

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SAHLSTROM

That Council reject the 2017 West Shore Parks and Recreation Society budget and advise WSPRS of the reasons for rejection.

CARRIED.

- b) **ALR17-0001 - 940 & 960 Latoria Rd**
 - **Staff Report (Planning))**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Recommend to the Agricultural Land Commission that the properties at 940 and 960 Latoria Rd be removed entirely from the Agricultural Land Reserve, subject to the development of the properties as a school site; and
2. Direct staff to prepare bylaws to amend the official community plan and zoning designations of the subject properties to permit the development of a school site, if approved for ALR Exclusion by the Agricultural Land Commission, and to concurrently hold a public hearing with regards to the release of the Option to Purchase a portion of 960 Latoria Rd and the Right of First Refusal to purchase 940 Latoria Rd.

CARRIED.

**c) 2017 Ryder Hesjedal's Tour de Victoria
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council grant permission for Ryder Hesjedal's Tour de Victoria 150km race to come through the City of Langford, between 8:00 am and 10:00 am on Sunday, August 20st, 2017 as detailed in Attachment 4 of the staff report dated February 20th, 2017 and travelling along the route detailed in Attachment 3, with the conditions that:

- They take responsibility for any additional policing required and for clean up after the event; and
- Payment of \$35.00 permit fee is received; and
- Ministry of Transportation and Infrastructure, and other impacted Municipalities have been notified and approved the event; and
- BC Transit be notified of any/all potential route delays as outlined in the attached traffic management plan (Attachment 2); and
- No costs be incurred by the City for this event.

CARRIED.

10. CORRESPONDENCE

**a) Capital Regional District
Re: Bylaw No. 4142, Regional Parks Loan Authorization Bylaw No. 1, 2016**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give consent to the adoption of CRD Bylaw No. 4142, Regional Parks Loan Authorization Bylaw No. 1, 2016.

CARRIED.

11. BYLAWS

**a) BYLAW NO. 1669
"Subdivision and Development Servicing Bylaw, Amendment No. 15, 2017 (Ominbus),
Bylaw No. 1669"
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1669.

CARRIED.

- b) **BYLAW NO. 1700**
"City of Langford Development Cost Charge Bylaw No. 1700, 2017."
(RESCIND THIRD AND GIVE THIRD READING AS AMENDED)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council rescind Third Reading and give Bylaw No. 1700 Third Reading as amended.

CARRIED.

12. 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 New Service under Section 90 (1) (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

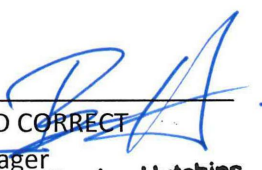
CARRIED.

13. ADJOURNMENT

The Chair adjourned the meeting at 7:00 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
City Manager
Braden Hutchins
Corporate Officer