

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

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – February 20 th , 2017	4
4. <u>PUBLIC PARTICIPATION</u>	
5. <u>COMMITTEE RESOLUTIONS</u>	
a) Planning, Zoning and Affordable Housing Committee – February 27 th , 2017	14
1. Application to rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow a future subdivision of four new single-family residential lots. (Planning Z16-0010)	
2. Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units. (Planning Z16-0017)	
3. Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units. (Planning Z16-0019)	
4. Application to Rezone 616 Goldstream Ave from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to allow a 160-unit non-profit housing development. (Planning Z16-0028)	
5. Application to amend the zoning designation of the properties located at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units. (Z17-0002)	
6. Application for Development Variance Permit to vary the front, side and exterior side setbacks for Lot 12 as part of a 12 lot subdivision of 881 Klahanie Drive. (DVP17-0001)	
7. Application for Development Variance Permit to reduce the required off-street parking for a 209-unit Apartment at 2000 Hannington Rd. (DVP17-0002)	

b)	Protective Services Committee – February 28 th , 2017	21
1.	Building Department Five-Year Financial Plan for 2017-2021	
2.	Community Safety and Municipal Bylaw Enforcement Department Five-Year Financial Plan for 2017-2021	
3.	Fire Department Five Year Financial Plan for 2017 –	
4.	Approve purchase of a new apparatus as per February 23rd on table report.	
6.	<u>REPORTS</u>	
a)	Corporate Officer and Signing Authority Appointments	22
-	Staff Report (Administration)	
b)	Nature Trail Society – Tourism	24
-	Staff Report (Parks)	
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7.	<u>CORRESPONDENCE</u>	
a)	Salish Sea Trust	32
	<u>Re: An application to Recognize the Salish Sea as a UNESCO World Heritage Site</u>	
8.	<u>BYLAWS</u>	
a)	BYLAW NO. 1664	36
	“Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016”. (ADOPTION)	
b)	BYLAW NO. 1673	41
	“Langford Zoning Bylaw, Amendment No. 470, (616 Goldstream Ave), 2017”. (FIRST READING)	
c)	BYLAW NO. 1676	44
	“Langford Zoning Bylaw, Amendment No. 472, (2401 Millstream Rd), 2017”. (FIRST READING)	
d)	BYLAW NO. 1677	46
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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. Mahovich, 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 CommunityFarm 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 Arncote 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 20th, 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

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE
MEETING

Monday, February 27th, 2017

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

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1), 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. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 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 an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
 - ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
 - iii. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

CARRIED.

**2. Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units.
(Planning Z16-0017)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
 - b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$381.25 per unit towards the General Amenity Reserve Fund; and
 - ii. \$152.50 per unit towards the Affordable Housing Reserve Fund.
 - c. That the applicant provide the following items **prior to Public Hearing**:
 - i. A road dedication plan;
 - d. That the applicant provide the road dedication to the City **prior to bylaw adoption**.
 - e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
 - i. The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;
 - ii. The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - iii. The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and
 - iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

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2. Direct the Director of Planning to apply the Bear Mountain and Westhills design guidelines for

tall buildings to the subject development.

3. Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.
4. Direct staff to amend the MU2 zone to increase the Floor Space Ratio from 4 to 5.
5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.
6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City \$5,000 for the one deficient stall prior to issuance of a building permit.

CARRIED.

- 3. Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units. (Planning Z16-0019)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
 - b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$381.25 per unit towards the General Amenity Reserve Fund; and
 - ii. \$152.50 per unit towards the Affordable Housing Reserve Fund.

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- c. That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading**:
 - i. A plan for the land swap which would include the deposition of approximately 95m² of road on Bryn Maur Road in exchange for the acquisition of approximately 95m² of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and
 - ii. A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and
 - iii. A redesign of the building if any of the above necessitates an alteration of the building plans.
 - d. That the applicant complete both the road dedication and the land exchange **prior to bylaw adoption**.
 - e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
 - i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000;
 - iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
 - iv. That the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager.
2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.
3. Direct the Director of Planning to issue the parking variance in the Development Permit.

CARRIED.

**4. Application to Rezone 616 Goldstream Ave from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to allow a 160-unit non-profit housing development.
(Planning Z16-0028)**

That Council:

1. Give First Reading to Bylaw No. 1673 to amend the zoning designation of the property located at 616 Goldstream Ave from RM2 to RM7A, 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. That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;
 - ii. That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site;
 - iii. That the owner will provide a new queue length assessment from a traffic engineer to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit for Building 2;
2. Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years;
3. Authorize the Director of Planning to issue a variance to the required off-street parking for Building 1 with a condition that the amount of parking provided for Building 1 be reassessed prior to the commencement of Phase 2, and that additional parking spaces be allocated to users of Building 1 if the amount of parking is deemed insufficient at that time;
4. Direct staff to proceed with the proposed design of Building 1 through the development permit process.
5. Waive all required amenity contributions and application fees charged by the City of Langford to allow the 160-unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years AND direct staff to amend the Amenity Contribution Policy and any necessary development application fee bylaws to waive the required amenity contributions and application fees for any subsequent subsidized affordable housing rental development;

CARRIED.

**5. Application to amend the zoning designation of the properties located at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.
(Z17-0002)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 771, 769 and 767 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
 - b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$381.25 per unit towards the General Amenity Reserve Fund; and
 - ii. \$152.50 per unit towards the Affordable Housing Reserve Fund.
 - c. That the applicant provide the following items **prior to First Reading**:
 - i. A plan demonstrating road dedication to the satisfaction of the Director of Engineering and revised buildings plans if necessary;
 - d. That the applicant provide the road dedication **prior to bylaw adoption**.
 - e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
 - i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
 - iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.
3. Direct the Director of Planning to issue the parking variance in the Development Permit.

CARRIED.

**6. Application for Development Variance Permit to vary the front, side and exterior side setbacks for Lot 12 as part of a 12 lot subdivision of 881 Klahanie Drive.
(DVP17-0001)**

That Council:

1. Direct staff to proceed with consideration of the following variances for 881 Klahanie Drive, Lot 12:
 - a) That Section 3.18.01 of Zoning Bylaw No. 300 be varied by increasing the projection limits of a deck on a lot 380 m² or larger from 1 m to 2 m, as shown on Appendix A (attached);
 - b) That Section 6.17.06(2) of Zoning Bylaw No. 300 be varied from the required 3 m to 2 m for the distance a building or structure may be located to an interior side property line; and
 - c) That Section 6.17.06(3) of Zoning Bylaw No. 300 be varied from the required 4 m to 3 m for the distance a building or structure may be located to an exterior side property line.

CARRIED.

**7. Application for Development Variance Permit to reduce the required off-street parking for a 209-unit Apartment at 2000 Hannington Rd.
(DVP17-0002)**

That Council:

1. Direct staff to proceed with consideration of the following variances for 2000 Hannington Rd:
 - a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking for a 209-unit apartment from the required 366 spaces to 289 spaces;

Subject to the following terms and conditions:

- i) That a minimum of 18 spaces are allocated for the exclusive use of visitors to subject apartment building;
- ii) That the site is developed in accordance with the plan attached to this report as Appendix A;

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, February 28th, 2017

1. Building Department Five-Year Financial Plan for 2017-2021 (Building)

That Council approve in principle the Building Department Five Year Financial Plan for 2017-2021 as presented in the staff report dated February 23rd, 2017 and refer it to the Treasurer for inclusion in the consolidated Financial Plan.

2. Community Safety and Municipal Bylaw Enforcement Department Five-Year Financial Plan for 2017-2021 (Bylaw)

That Council approve in principle the 2017-2021 Community Safety and Municipal Bylaw Enforcement Department Five Year Financial Plan and refer it to the Director of Finance for inclusion in the budget.

3. (a) Fire Department Five Year Financial Plan for 2017 – 2021 (Fire)

That Council:

1. Approve, in principle, the Fire Services Five Year Financial Plan for 2017 – 2021 as presented in the Staff Report dated February 20, 2017 and refer it to the Treasurer for inclusion in the budget.

3. (b) Replacement of Rescue 1 Apparatus - \$440,000.00 (Fire)

That Council:

1. Approve the purchase of a new equipment apparatus as per the February 23rd on table report.



Staff Report to Council

Date: March 6, 2017
Department: Administration
Subject: Corporate Officer and Signing Authority Appointments

Background and Commentary

The *Community Charter* requires each municipality to appoint a Corporate Officer to oversee the following duties and functions:

- Ensuring that accurate minutes of the meetings of council and council committees are prepared;
- Ensuring that the minutes, bylaws and other records of the business of council and council committees are maintained and kept safe;
- Ensuring that access is provided to records of council and council committees;
- Administering oaths and taking affirmations, affidavits and declarations;
- Certifying copies of bylaws and other documents;
- Accepting, on behalf of the council or municipality, notices and documents that are required or permitted to be given to, served on, filed with or otherwise provided to council or the municipality; and
- Keeping the corporate seal, if any, and having it affixed to documents as required.

In addition to the above responsibilities, the Corporate Officer is typically given the authority to execute contracts, agreements and other municipal documents in conjunction with the Mayor.

Currently in Langford, CAO Bowden is the Corporate Officer / authorized staff signatory, while Director of Finance Ternent, Director of Engineering Mahovlich and Director of Planning Baldwin act as alternate staff signatories.

Options

Option 1:

That Director of Corporate Services Hutchins be appointed as Corporate Officer / authorized staff signatory for all contracts, agreements and other municipal documents, that Deputy CAO Kiedyk be appointed as Deputy Corporate Officer / authorized staff signatory and that CAO Bowden, Director of Finance Ternent, Director of Engineering Mahovich and Director of Planning Baldwin remain as alternate staff signatories.

Option 2:

Do not change Corporate Officer and authorized staff signatory appointments at this time.

Respectfully submitted,

Submitted by:	Braden Hutchins, Director of Corporate Services
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:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

: 'initials'



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: March 6, 2017
Department: Parks and Recreation
Subject: 20170306 Nature Trail Society - Tourism

Background

As part of Ecoasis Stage 13 requirements, Ecoasis and the Nature Trails Society (NTS) have been working on a trail pilot project in Nicklaus Park, which includes the use of mountain bikes on hiking trails.

Commentary

On February 23, 2017 the Nature Trail Society and Ecoasis presented a "Natures Trail Development Guide" to the Parks, Recreation, Culture & Beautification Committee. The presentation was well received by the Committee although no recommendations were put forward at the meeting.

The Natures Trail Society/Ecoasis would like to move forward with completing and opening up the new trail that has been built in Stage 13, Nicklaus Park. The trail has been constructed based on the "Whistler Standard" which has now become the industry standard for these types of trails.

Prior to opening the trail in Stage 13, staff recommend that the City enter into an Agreement with Ecoasis and NTS to monitor and maintain the trail during the pilot project. As well, proper signage and a community education program is still required prior to the opening of this trail.

City staff are supportive of opening the trail in Nicklaus Park as a pilot project. During this time staff would work with NTS and Ecoasis to develop and finalize the Bear Mountain Master Trails Plan. The Bear Mountain Community have also expressed their support of this project.

Financial Implications

There are minimal costs associated with opening this pilot trail as NTS and Ecoasis will cover the costs associated with this pilot project.

Legal Implications

The City will be legally responsible for ensuring the multiuse trail is properly signed, monitored and maintained. This is similar to all multiuse trails within the City.

Options

That Council direct staff to:

1. proceed with the opening of the new trail in Stage 13 (Nicklaus Park) Nature Trail improvements as a pilot project during which time the Natures Trail Society with monitor and maintain the trail.

OR

2. to not proceed with the opening of the new trail at this time

Respectfully submitted,

Submitted by:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	George Henshall, A/ Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

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Staff Report to Council

Date: March 6, 2017
Department: Planning
Subject: Changes to Liquor Licensing Procedures from the Liquor Control and Licensing Branch (LCLB)

Background

On January 23rd, 2017 the Liquor Control and Licensing Branch (LCLB) made changes to the way they consider businesses applying for a liquor licence for sale or consumption on site.

Currently the LCLB requests Council resolution for liquor primary licenses, certain changes to licences, and temporary liquor licenses done through a special event license. In the past Council has opted out of providing comment or resolution for these licenses and has instead deferred them back to the LCLB and their processes.

City of Langford's only review of licensed establishments is through a business license application where Planning staff ensure the business use complies with Langford's Zoning Bylaw 300 regulations to allow liquor consumption and/or sale on site. As well building department staff review a business license application for safety and compliance to building code while bylaw enforcement officers review it against public safety and municipal standards bylaws.

Commentary

Changes to the liquor laws mainly revolve around what types of businesses may serve alcohol and the process they must go through to obtain approval to do so.

Previously businesses licenced as liquor primary businesses were mainly limited to pubs, entertainment establishments, and night clubs. With the new liquor regulations any business may apply for a liquor primary license unless they operate out of a motor vehicle or are primarily directed at minors. This means, for example, retail businesses, spas, beauty salons, funeral homes and art galleries are now eligible to serve alcohol.

With these new changes all liquor license applications will now be subjected to Council resolution unless Council wishes to delegate this task to staff or to opt out of the process altogether. If Council wishes to provide a resolution on a liquor license application, Council, or a staff delegate, must comply with the applicable local government legislation and section 40 of the Liquor Control and Licensing Act. Council or the delegate can specify some or all types of liquor licensing applications, and must be very specific (for example, all applications to extend closing times up to 2 a.m., or all applications where public input resulted in no more than five letters of opposition). A local government that has delegated authority to staff will be required to send a copy of the delegation to the LCLB describing the chosen parameters.

Regardless of Council's decision to opt out of providing the LCLB with a resolution, Langford Staff can still review the liquor license application through a business license application, for new licensed businesses or through the LCLB application process for changes to the licensed status of an existing business.

Option 1:

1. Council provides resolutions in accordance to Section 40 of the Liquor Control and Licensing Act.

OR Option 2:

2. Council delegates commenting on licensing applications to City staff, who do so in accordance to Section 40 of the Liquor Control and Licensing Act.

OR Option 3:

3. Council decides to opt out of providing resolutions to the Liquor Control and Licensing Branch.

Appendix A

Section 40 of the BC Liquor Act:

Delegation by local government regarding comments and recommendations

40 (1) Despite section 154 (2) (c) of the *Community Charter*, a council as defined in that Act may delegate its powers and duties under section 38 (2) or (3) of this Act.

(2) If a council referred to in subsection (1) delegates its powers and duties under section 38 (3) of this Act, an applicant whose application is the subject of delegated comments and recommendations under that section has the right to have the delegated comments and recommendations reconsidered by the council, and section 156 of the *Community Charter* applies as if the council had delegated a power to make a decision.

(3) Despite section 10 of the *Islands Trust Act*, the trust council as defined in that Act may delegate its powers and duties under section 38 (2) or (3) of this Act.

(4) If the trust council referred to in subsection (3) delegates its powers and duties under section 38

(a) the trust council must, by bylaw, establish procedures for a reconsideration of delegated comments and recommendations, including how a person may apply for a reconsideration,

(b) in undertaking a reconsideration referred to in paragraph (a) of this subsection, the trust council has the same authority as that conferred on the delegate, and

(c) the delegate must advise the applicant whose application is the subject of the delegated comments and recommendations of the applicant's right of reconsideration.

(5) Despite section 229 (2) (e) of the *Local Government Act*, a board as defined in that Act may delegate its powers and duties under section 38 (2) or (3) of this Act.

(6) If a board referred to in subsection (5) delegates its powers and duties under section 38 (3), an applicant whose application is the subject of delegated comments and recommendations under that section has the right to have the delegated comments and recommendations reconsidered by the board, and section 232 of the *Local Government Act* applies as if the board had delegated a power to make a decision.

(7) If the Council as defined in the *Vancouver Charter* delegates its powers and duties under section 38 (3) of this Act to make comments and recommendations,

(a) the Council must, by bylaw, establish procedures for a reconsideration of delegated comments and recommendations, including how a person may apply for a reconsideration,

(b) in undertaking a reconsideration referred to in paragraph (a) of this subsection, the Council has the same authority as that conferred on the delegate, and

(c) the delegate must advise the applicant whose application is the subject of the delegated comments and recommendations of the applicant's right of reconsideration.

Respectfully submitted,

Submitted by:	Lauren Morhart, MCIP, RPP
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovich, 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 Braden Hutchins, Director of Corporate Services Darren Kiedyk, Deputy (CAO) Chief Administrative Officer

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Orcas in the Salish Sea, off the Coast of Vancouver Island. Later, Egg Yolk Jelly Fish.

Photos: Cristina Mittermeier, SeaLegacy

An Application to Recognize the Salish Sea as a UNESCO World Heritage Site Has Been Submitted

Dear Stewart Young,

Last August our Minister of Environment invited Canadians to submit applications for places of outstanding natural and cultural value, to be included on Canada's tentative list of UNESCO World Heritage Sites.

With a 10,000 year old Coast Salish culture, and the natural beauty, biodiversity and a unique inner ocean just outside the back door of 3.5 million B.C. residents, it wasn't long before residents and neighbours, "all who call the Salish Sea home", got to work.

And since then it has become evident that the economic benefits alone will generate the wealth, and establish a foundation for sustainable development, which will in turn maintain the Salish Sea's outstanding values for all to enjoy, a gift to the world.

The Salish Sea, named in 2009, is central to Coast Salish peoples,

"We commend our governing neighbours in the success of bringing our water bodies together under one name, the Salish Sea ...We believe the new name is a symbol of the international message to the World. It demonstrates the importance for all governing bodies of recognizing the connectivity of the ecosystems and ...is a positive move toward future collaboration of policy and science to address issues in an ecosystem that is so vital to the sustainability of all of our life ways." - Coast Salish Gathering, May 2015.



If successful, the 'Salish Sea World Heritage Site' will carry the same international recognition awarded Australia's Great Barrier Reef, the Galapagos Islands in Ecuador, the Great Wall of China, and Canada's Gros Morne National Park.

Having submitted the application to Parks Canada, there is now just two months remaining to append support letters before the April 30th deadline. Partnering with the Salish Sea Trust, National Geographic photographers and Salish Sea residents Cristina Mittermeier and Paul Nicklen have stepped up efforts to gather such support through the non-profit organization SeaLegacy.

Together, and with growing momentum, a community of local government and non-governmental representatives, tourism and heritage associations, as well as Chambers of Commerce and Business Improvement Associations are recognizing the potential for a Salish Sea World Heritage Site. Together we can protect the significant cultural and natural values of the region, and establish a foundation for sustainable development.

As leaders in the region, your support is valuable. All communities in British Columbia benefit from the iconic nature that makes this province unique. Your help to celebrate the Salish Sea, and to provide support for recognition as a UNESCO World Heritage Site, will help to bring long-term sustainability and prosperity.

Please consider the many benefits which recognition of a Salish Sea World Heritage Site could bring to our region, and to Canada, and contact us with any questions you may have. Our websites are a great resource too; and we would of course be pleased if you choose to share this request with your networks, or have additional suggestions.

Thank you.

Sincerely,

Laurie Gourlay

Executive Director, Salish Sea Trust

p. 250-722-3444

e. SalishSeaTrust@shaw.ca

www.salishseatrust.ca

Kait Burgan

SeaLegacy Society

p. 250 816 0046

e. Kait@SeaLegacy.org

www.WeAreTheSalishSea.eco



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Staff Report to Council

Date: 06/03/2017
Department: Planning
Application No.: Z16-0015
Subject: Bylaw No. 1664- Application to Rezone 694 Hoylake Avenue from R2 to RM7A to Allow 10 Townhouse Units

At their Regular Meeting of November 7th, 2016, Council passed the following resolution with respect to the property at 694 Hoylake Avenue:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property at 694 Hoylake Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A), 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.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (a) through (c) in Council's resolution of November 7th, 2016.

Bylaw No. 1200 was signed by the Minister of Transportation on January 24th, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1664;
2. Take no action at this time with respect to Bylaw No. 1664;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovich, 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 Braden Hutchins, Director of Corporate Services Darren Kiedyk, Deputy (CAO) Chief Administrative Officer

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**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 21st day of November, 2016.

PUBLIC HEARING held this 16th day of January, 2017.

READ A SECOND TIME this 16th day of January, 2017.

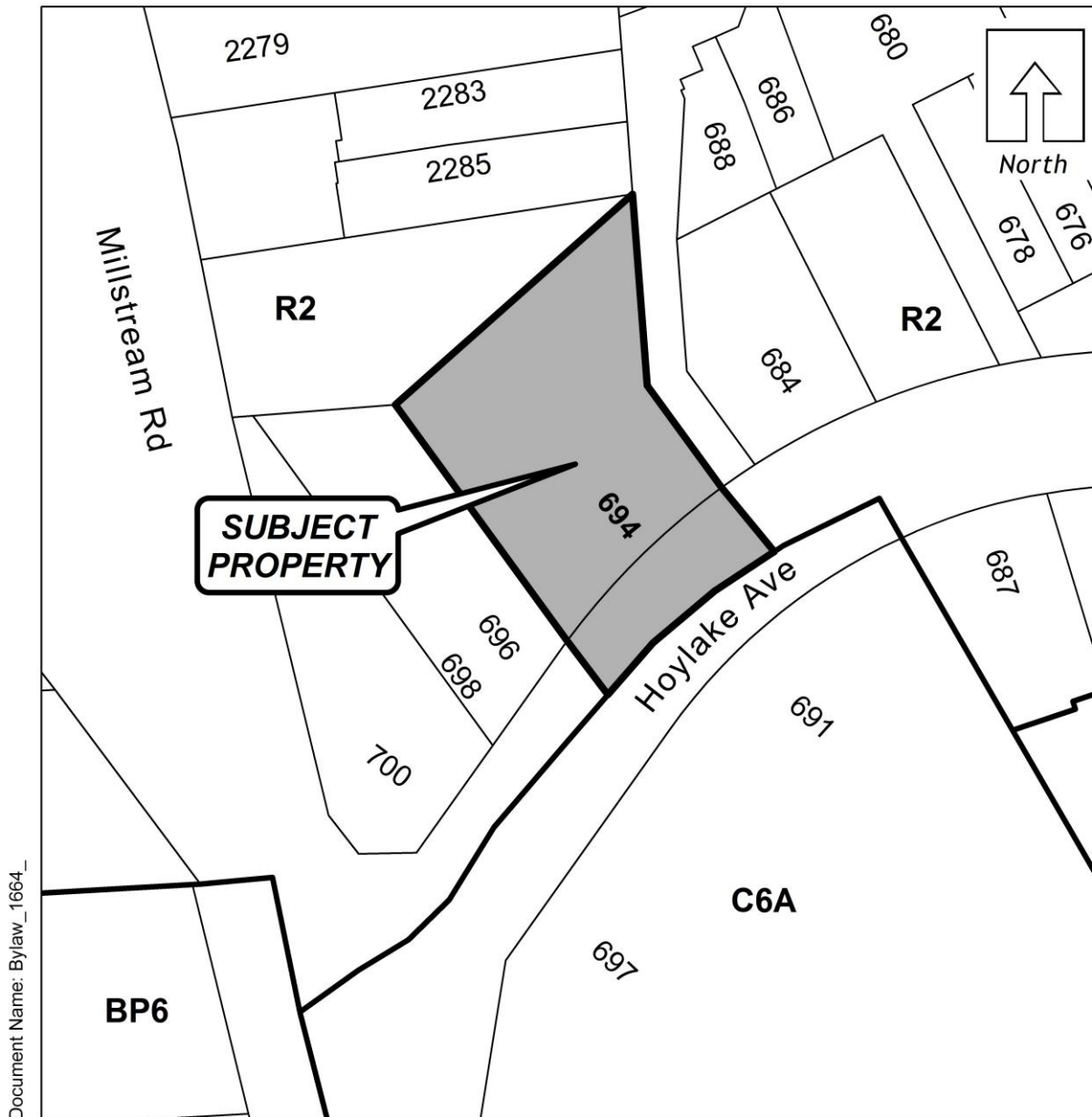
READ A THIRD TIME this 16th day of January, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 24th day of January, 2017.

ADOPTED this day of , 2017.

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 BYLAW NO. 1673

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 **RM2 (Attached Housing) Zone** and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 45918; PID No.: 008-968-284 (616 Goldstream 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	1673	LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 45918 (616 Goldstream Ave)	a) \$610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$1,525 per dwelling unit towards the General Amenity Reserve Fund.	Yes, Column 5 of Table 2 only

3. By deleting Table 2 of Schedule AD and replacing it with the following:

(Column 1)	Multi-family residential building that is compliant with Section 2.1(a)-(d) (Column 2)	Mixed-use multi-family/commercial building compliant with Section 2.1(a)-(d) (Column 3)	Rental Housing, Seniors' Housing compliant with Section 2.1(a)-(e) (Column 4)	Non-Market Housing compliant with Section 2.1(a)-(e) (Column 5)	Offices for Provincial or Federal Government or their Agencies Section 2.1(a)-(d) (Column 6)
% reduction to total required contribution per Table 1	35% reduction to the contribution specified in Table 1;	50% reduction for the multi-family contribution specified in Table 1 and no reduction for the commercial contribution	75% reduction to the contribution specified in Table 1;	100% reduction to the contribution specified in Table 1;	75% reduction to the contribution specified in Table 1;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 470, (616 Goldstream Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

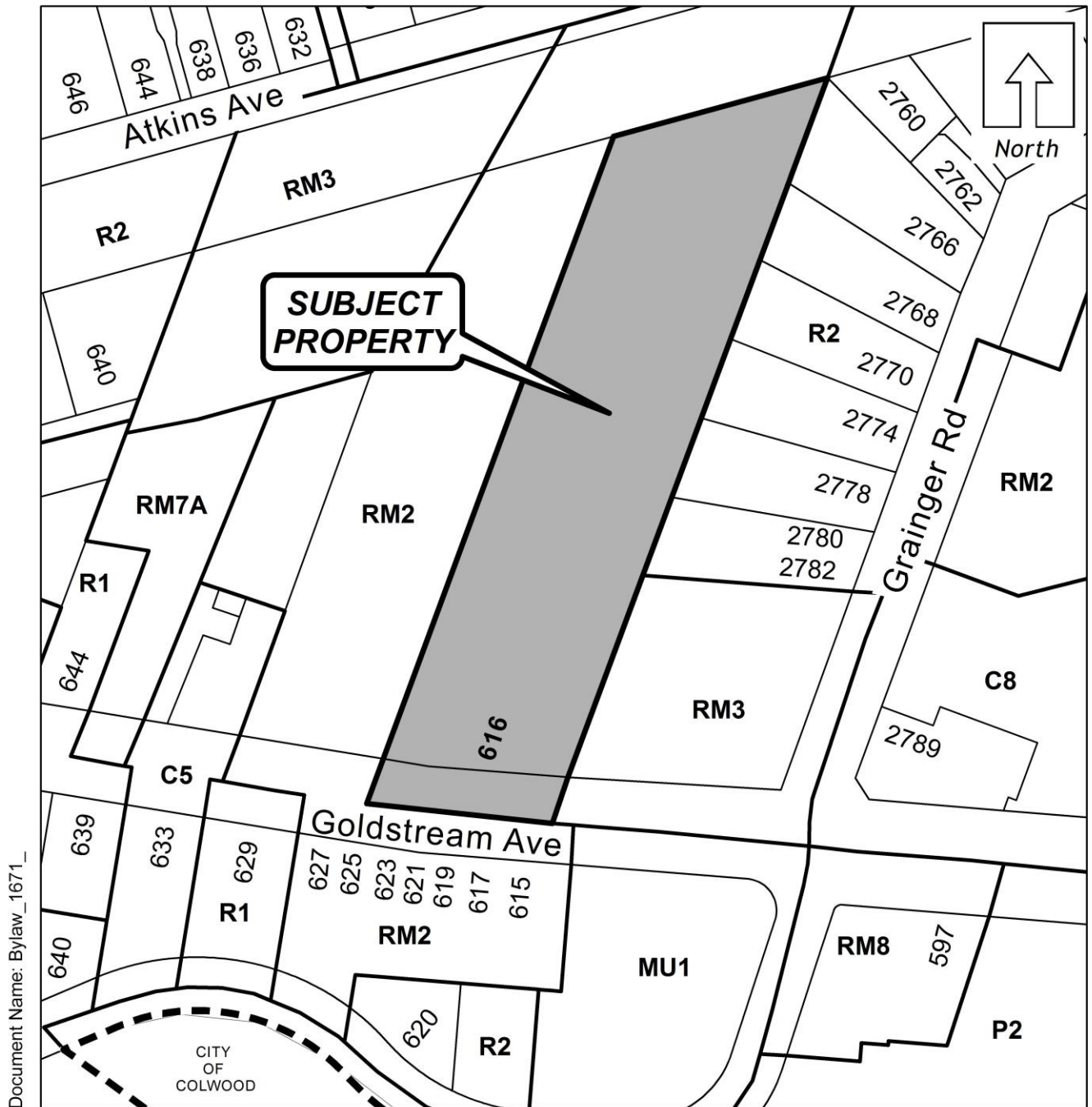
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

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. 1673

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/21/2017

**CITY OF LANGFORD
BYLAW NO. 1676**

**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 Subsection 6.64.01(1)(j) and renumbering subsequent subsections accordingly:

"(j) personal service establishments"

2. By adding the following text to Subsection 6..64.05:

"(7) The gross floor area of a personal service establishment shall not exceed 186 m² (2000 ft²) within a single unit; and

(8) Personal service establishments shall not exceed a total combined gross floor area of 743 m² (8000 ft²) in the BP1A (Business Park 1A – Millstream Road East) zone as a whole."

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 472, (2401 Millstream Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

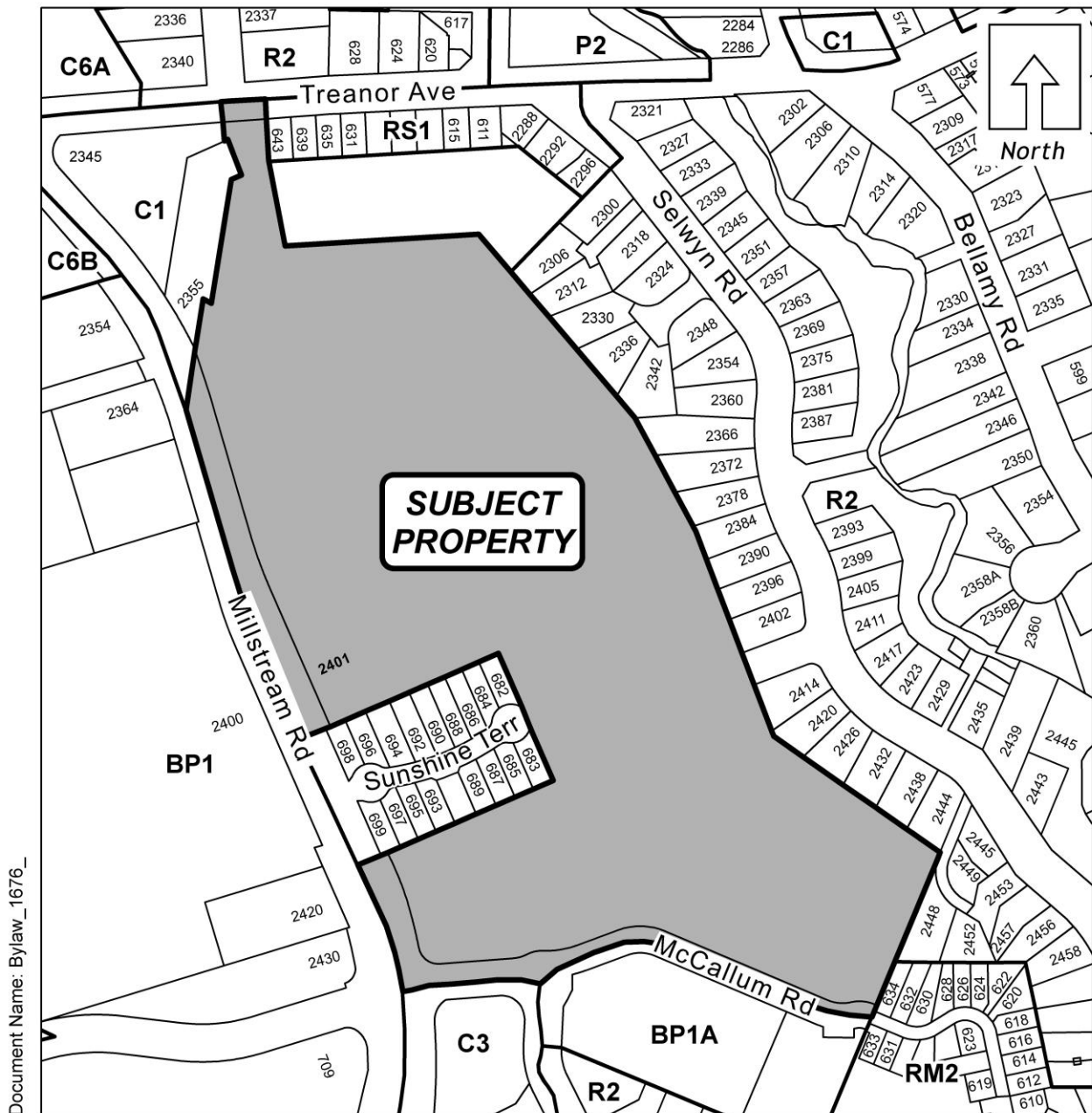
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

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. 1676

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/28/2017

**CITY OF LANGFORD
BYLAW NO. 1677**

**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 7A) Zone** the properties legally described as LOT 3, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071; PID No.: 004-961-064 (817 Arncote 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	1677	LOT 3, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071 (817 Arncote Ave)	a) \$2,562 per new unit created towards the General Amenity Reserve Fund; and b) \$610 per new unit created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 473, (817 Arncote Ave), 2017”.

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

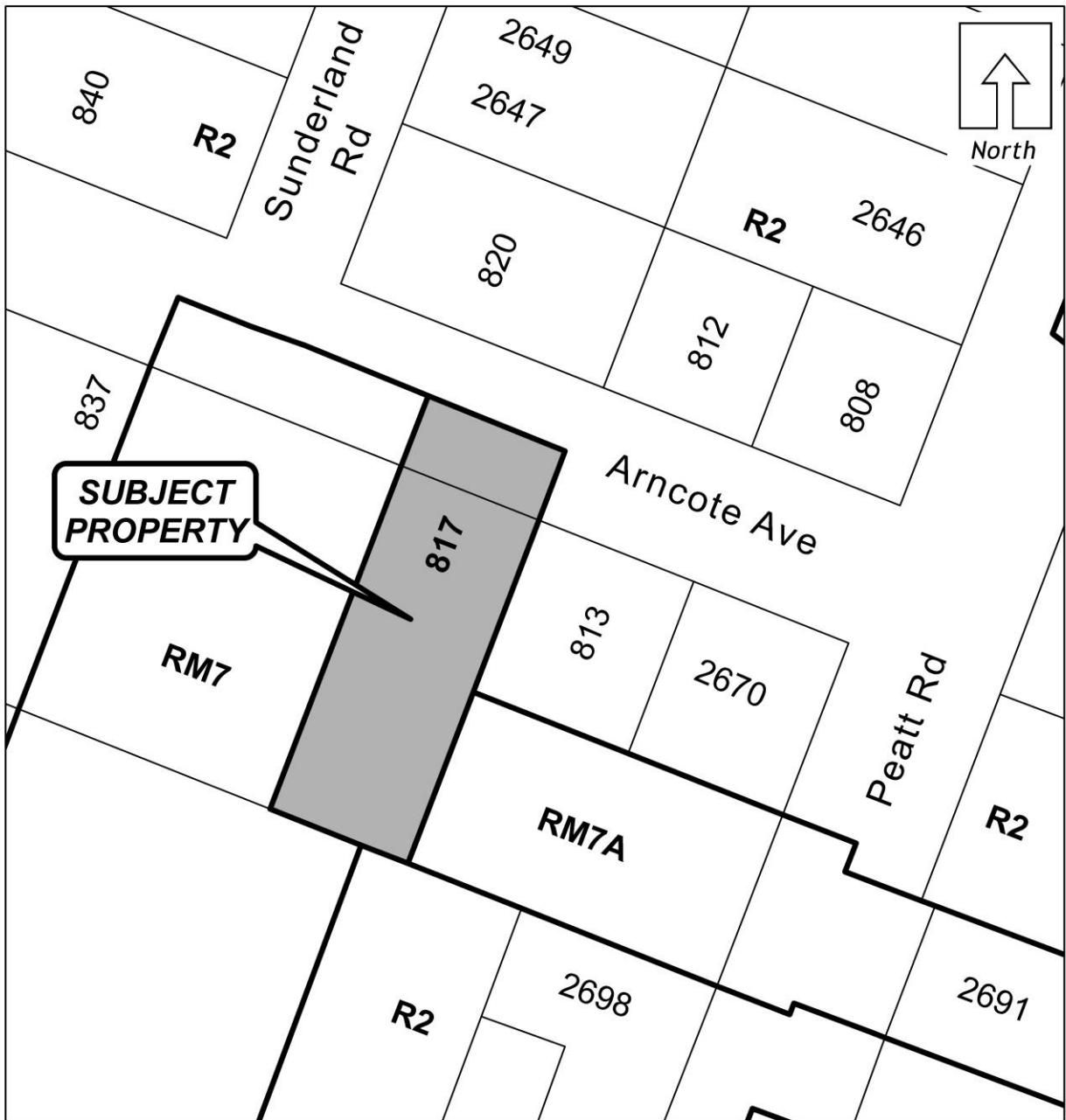
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1677



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1677

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/28/2017

**CITY OF LANGFORD
BYLAW NO. 1678**

**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 7A) Zone** the properties legally described as LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 10541 EXCEPT PART IN PLAN 27737; PID No.: 005-272-556 (2681 Claude Rd) 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	1678	LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 10541 EXCEPT PART IN PLAN 27737 (2681 Claude Rd)	a) \$2,562 per new unit created towards the General Amenity Reserve Fund; and b) \$610 per new unit created toward the Affordable Housing Reserve Fund.	No

- B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), 2017”.

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

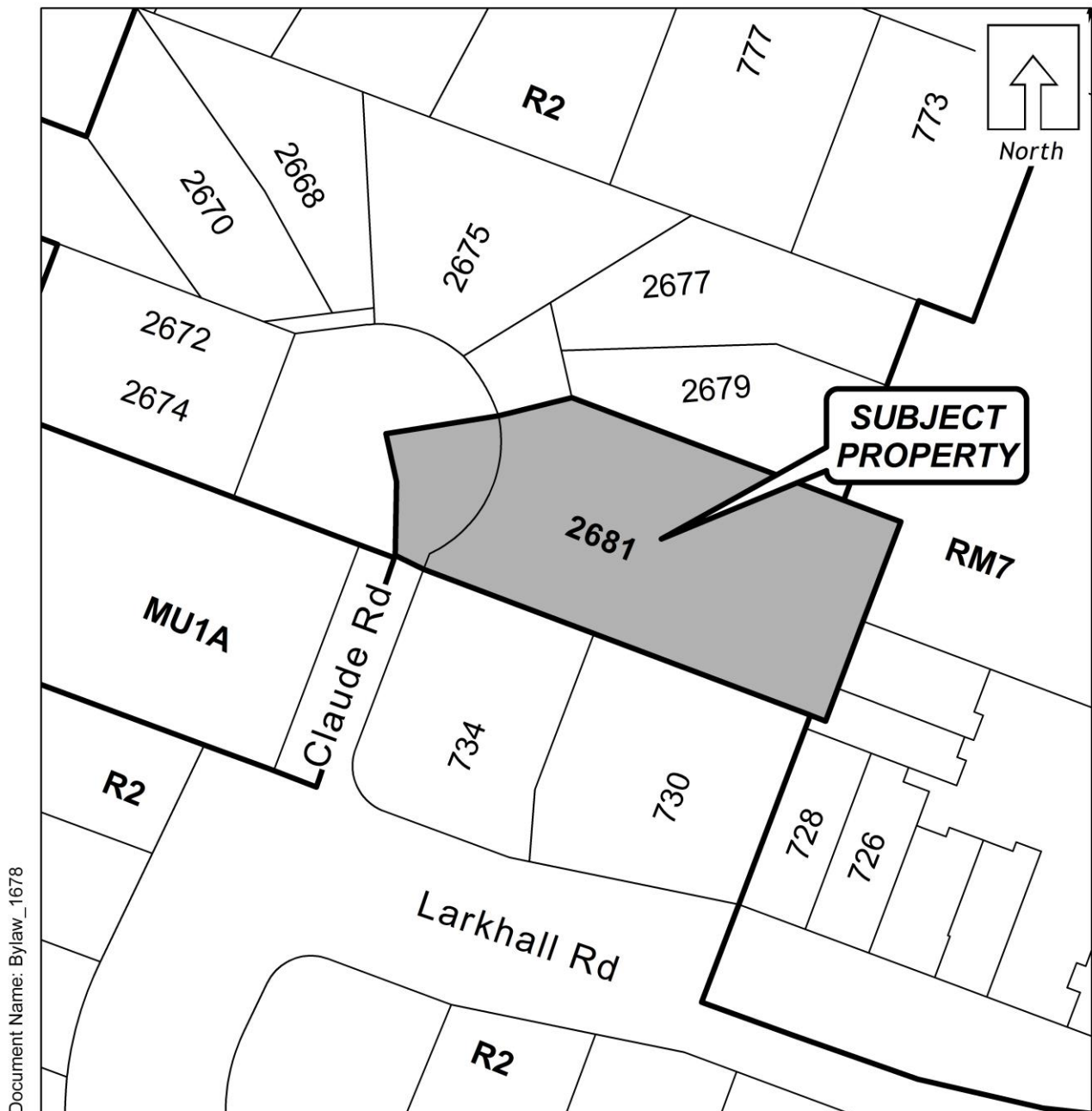
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

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. 1678

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/1/2017



City of Langford

www.cityoflangford.ca

March 6th, 2017

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 litigation and land acquisition under Section 90 (1) (e) (f) and (g) of the Community Charter.
- b) That Council continues the meeting in closed session.