

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, March 6th, 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 Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins, Fire Chief, B. Beckett and Manager of Bylaw Enforcement, L. Fletcher

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – February 20th, 2017

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the Regular Meeting of Council held on February 20th, 2017.

CARRIED.

4. PUBLIC PARTICIPATION

5. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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)

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 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.
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)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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.
 - 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

b) Protective Services Committee – February 28th, 2017

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council 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.

CARRIED.

3. (b) Approve purchase of a new apparatus as per February 23rd on table report.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council approve the purchase of a new equipment apparatus as per the February 23rd on table report.

CARRIED.

6. REPORTS

**a) Corporate Officer and Signing Authority Appointments
- Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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 Mahovlich and Director of Planning Baldwin remain as alternate staff signatories.

CARRIED.

**b) Nature Trail Society – Tourism
- Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to 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.

CARRIED.

- d) **Changes to Liquor Licensing Procedures from the Liquor Control and licensing Branch (LCLB)**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

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

CARRIED.

7. CORRESPONDENCE

- a) **Salish Sea Trust**
Re: An application to Recognize the Salish Sea as a UNESCO World Heritage Site

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council receives the letter from Laurie Gourlay, Executive Director of Salish Sea Trust, and Kait Burgan, SeaLegacy Society, and directs staff to write a letter of support for the Salish Sea to be classified as a UNESCO World Heritage Site.

CARRIED.

8. BYLAWS

- a) **BYLAW NO. 1664**
"Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1664.

CARRIED.

- b) **BYLAW NO. 1673**
"Langford Zoning Bylaw, Amendment No. 470, (616 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1673 First Reading.

CARRIED.

- c) **BYLAW NO. 1676**
"Langford Zoning Bylaw, Amendment No. 472, (2401 Millstream Rd), 2017".

(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1676 First Reading.

CARRIED.

- d) **BYLAW NO. 1677**
"Langford Zoning Bylaw, Amendment No. 473, (817 Arncote Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1677 First Reading.

CARRIED.

- e) **BLYAW NO. 1678**
"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1678 First Reading.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

- 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; and
- b) That Council continues the meeting in closed session.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:51 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer