CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, April 3rd, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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PUBLIC HEARING
Monday, 3 April 2017

File No. 3220-20
865 Station Ave

A Public Hearing to construct a telecommunications tower for Freedom Mobile at 865 Station Ave

Invitation for Public Input
Proposed Freedom Mobile 30.0 metre Monopole Wireless Antenna Installation located at 871 (865) Station Avenue, Langford, BC

Dear Neighbour,

Freedom Mobile ("Freedom") is striving to provide high quality wireless communications services to Canadians. Increasingly, Canadians depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In order to launch Freedom Mobile's wireless service in the Greater Victoria area, Freedom is proposing the construction of a new radiocommunications installation. Freedom has commenced consultation in accordance with City of Langford's New Transmission Tower Policy for one of these new facilities.

Please be advised that there will be a Public Hearing on April 3, 2017 at 5:30pm. The meeting will take place at City Hall Council Chambers, Third Floor, 877 Goldstream Avenue.

PROPOSAL DETAILS:

Freedom is proposing to install a 30.0 metre monopole tower at 871 (865) Station Avenue, Langford, BC. The subject property is zoned CS1 - Service Commercial. The land uses immediately adjacent to the subject site are commercial. The installation consists of a monopole 30.0 metre in height, with four (4) cluster mounted panel antennas and a two (2) microwaves. The equipment compound will be located at the base of the monopole and enclosed in chain link fencing. The pole is required to support Freedom's antennas in order to provide wireless communication network service within a few kilometres of the proposed location.

REGULATORY AUTHORITY:

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. Freedom is committed to meaningful consultation with the City of Langford and the public. The City of Langford has adopted New Transmission Tower Policy to define Council policy with respect to telecommunication towers and antennas, outline community consultation procedures, and to describe municipal expectations with regard to minimizing community impacts from those structures. This letter provides written notification to adjacent landowners and stakeholders with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. You have received a copy of this notification package because your property, or a property you have an interest in, is located within 150 metres or less from the proposed installation. The closing period for written comments regarding the proposal is March 31, 2017; however, you can make comments in person at the Public Hearing meeting on April 3, 2017 which begins at 5:30pm. Any inquiries that are received as a result of this notification will be logged and submitted to the City of Langford as part of our application process.

Purpose

The purpose of the proposed facility is to help Freedom provide wireless coverage in Langford and surrounding areas. Currently, there are no existing antenna support structures or other feasible infrastructure that can be utilized; as a result, this new antenna support structure is required. An aerial photo of the proposed location and a photo-simulation of the proposed tower is included as part of this notification package.

Location

The tower will be located at the coordinates N 48.444534, W -123.505881°. It is proposed to be located at 871 (865) Station Avenue, Langford, BC at the rear of the property in the storage area. The pole is well

setback from the street and the antennas equipment will be mounted flush to the pole. The top of the pole will be taller than the existing buildings located on the property.

Health & Safety of Wireless Facilities
ISED manages the radio communications spectrum in Canada and requires cellular telecommunications facilities to comply within the guidelines set by Health Canada in order to protect people who live or work near these facilities. These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Freedom facilities adhere to and are generally well within these standards. Freedom attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Site Access
Access is existing through the parking lot of the property. Construction is anticipated to take 30 to 45 days. Once complete, the site will only be accessed for routine maintenance visits which typically occur once or twice a month. To safeguard the site from the general public, the tower base and equipment shelter will be enclosed by a fence.

Environment
Freedom confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Design
This proposal is for a 30.0 metre monopole with flush mounted antennas and accessory equipment cabinets enclosed in a chain-link fence. A preliminary design of the site plan, compound plan and monopole profile are included in this notification for your reference.

Transport Canada
The pole will be marked in accordance with the Department of Transportation and NAV Canada requirements. Comments are pending.

Structural Considerations
Freedom confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. The facility will be built to the National Building Code as well as the BC Building Code.

Local Municipality
The City of Langford's New Transmission Tower Policy is to define Council policy with respect to telecommunication towers and antennas, outline community consultation procedures, and to describe municipal expectations with regard to minimizing community impacts from those structures.

General Information
General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:
http://www.ic.gc.ca/eic/site/smt-gst.nsf/en/h_sf01702e.html

Contacts

Freedom Mobile
c/o Tawny Verigin of Cypress Land Services Inc.
Agents for Freedom Mobile
Suite 120, 736 Granville Street
Vancouver, BC V6Z 1G3
Telephone: 1-855-301-1520
Fax: (604) 620-0876
Email: publicconsultation@cypresslandservices.com

City of Langford's Contact Information:
If you have questions regarding the City of Langford's "New Transmission Tower Policy" please contact: Sarah Herring, Planner at (250) 478-7882 or email Sherring@cityoflangford.ca.

ISED
Vancouver Island Office
1230 Government Street, Room 430
Victoria, BC V8W 3M4
Telephone: 250-363-3803
Fax: 250-363-0208
Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca
(By appointment only)

Aerial Photo



Freedom mobile

Photo Simulations

BEFORE



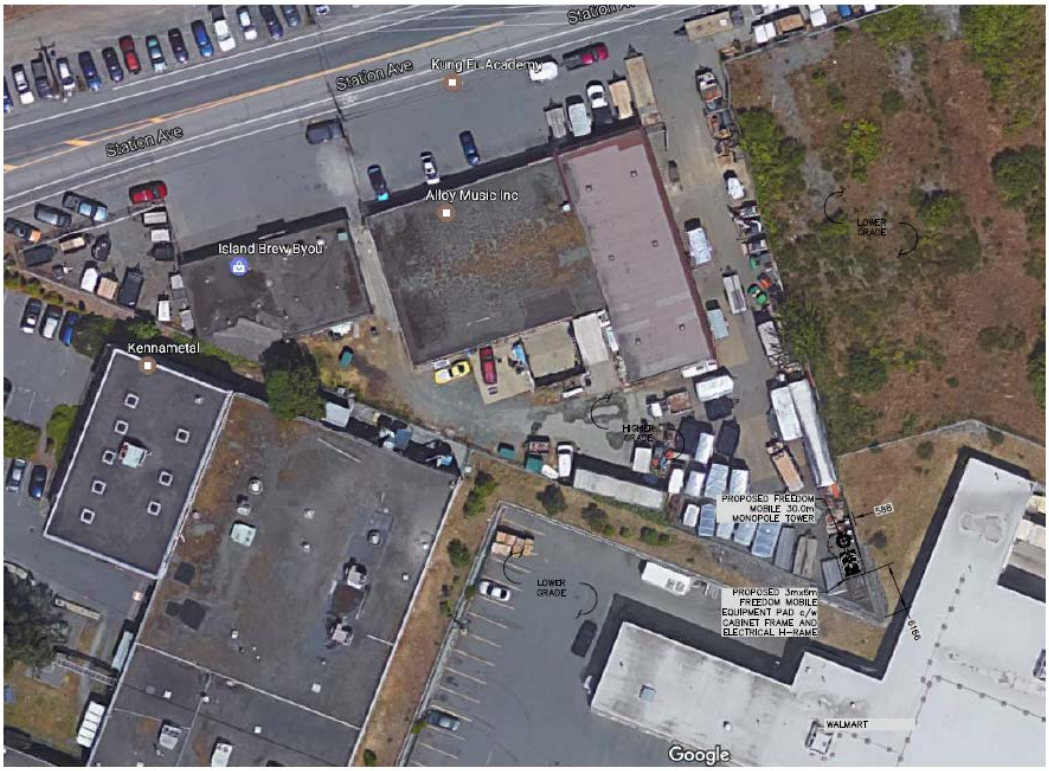
AFTER



Artist's rendering of proposed facility, looking southeast from Station Avenue.

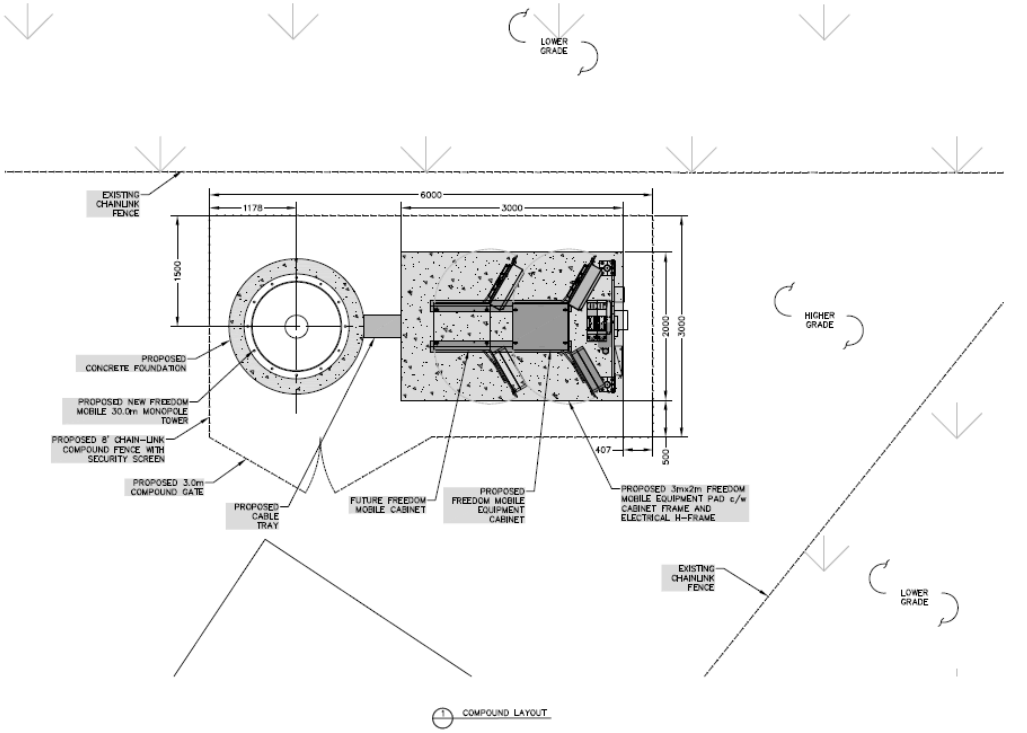
Note: Photo-simulation is for conceptual purposes only.

Site Plan



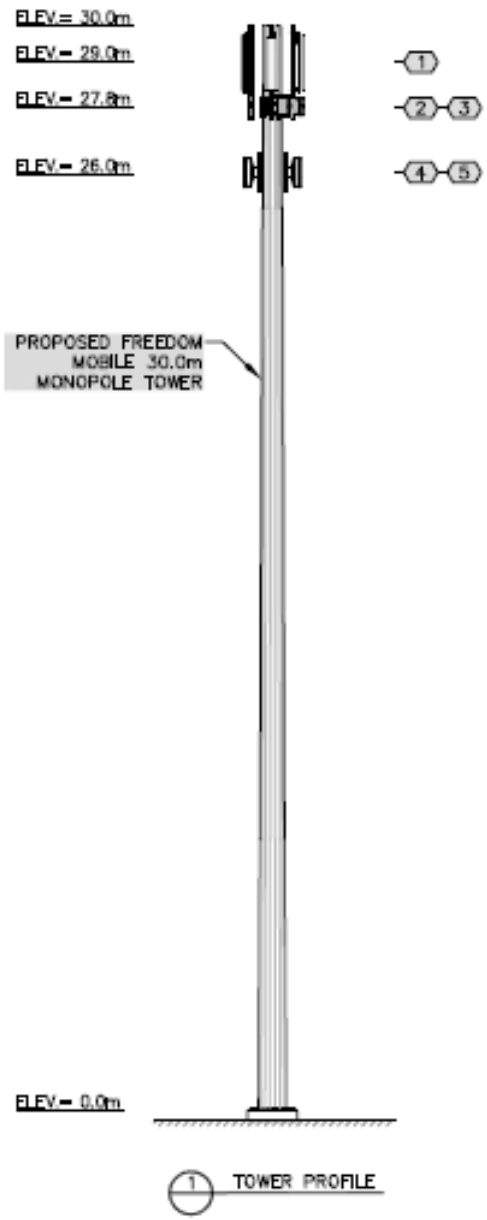
1 SITE PLAN

Compound Layout



1 COMPOUND LAYOUT

Tower Profile



COMMENT SHEET
PROPOSED RADIOCOMMUNICATIONS TOWER
871 (865) STATION AVENE, LANGFORD, BC
FREEDOM MOBILE SITE: BVI0046

1. Do you feel this is an appropriate location for the proposed facility?

☐ Yes
☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

☐ Yes
☐ No

Comments _____

3. Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by Freedom Mobile in satisfying the City of Langford's "New Transmission Tower Policy".

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

Freedom Mobile c/o Cypress Land Services Inc.
Suite 120, 736 Granville Street, Vancouver, BC V6Z 1G3
Attention: Tawny Verigin, Municipal Affairs Specialist

Thank you for your input.

Petition being circulated by Christie Point plan opponents

Community Association hosted refresher discussion this week

Don Descoteau
News Gazette staff

View Royal residents, including those living at the Christie Point Apartment complex, are being encouraged to keep up a fight against a redevelopment proposal for property on which the buildings currently sit.

Attendees at a meeting hosted Tuesday at the community hall by the View Royal Community Association heard again of the potential impacts of a largely six-storey, 473-unit development on various areas of concern in and around Portage Inlet.

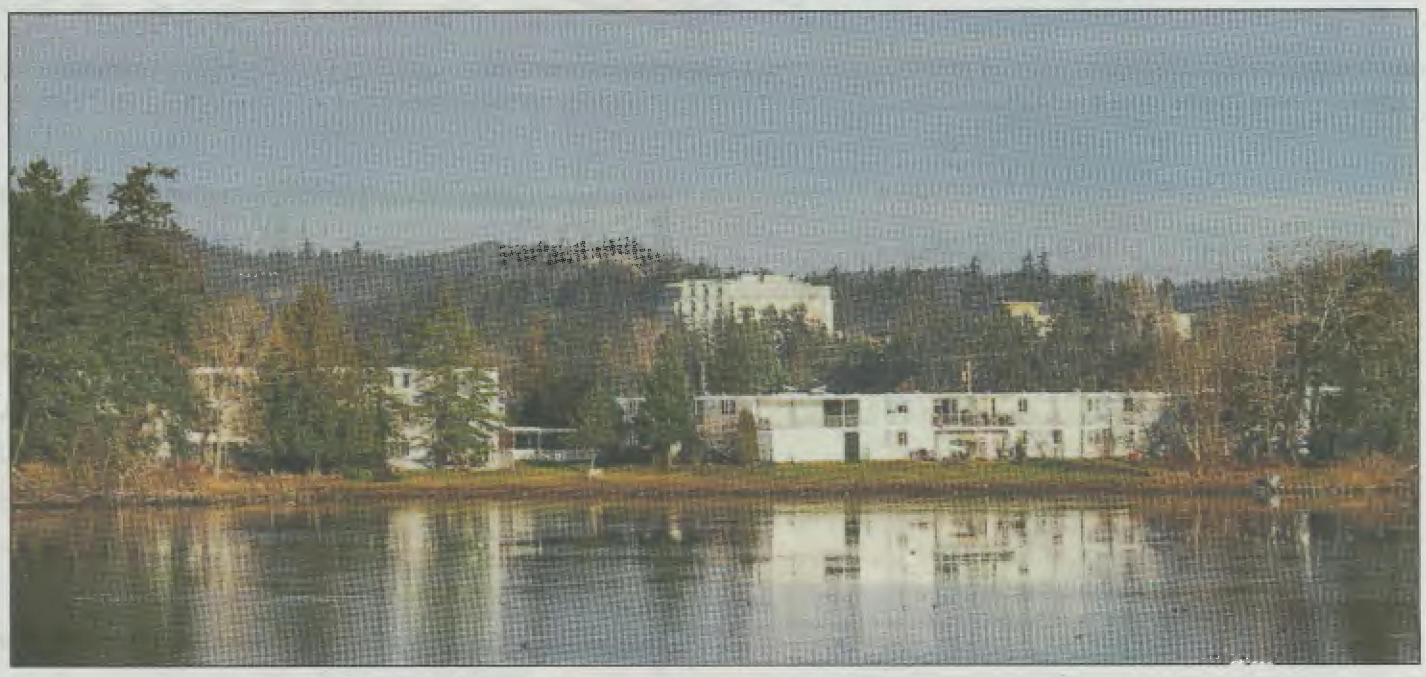
According to community association president Barb Fetherstonhaugh, those range from added traffic to environmental to the precedent that building a project of this density on this site would have on future development in View Royal.

The association wants more residents to sign a pen-and-paper petition to mayor and council opposing a rezoning of the property to allow for six storeys, and amending sections of View Royal's Official Community Plan relating to the site.

Current zoning limits building heights to four storeys on this peninsula of land on Craigowan Road off Shoreline Drive.

An online petition, entitled Protect Christie Point, is being administered on change.org by the Christie Point Advocates group. As of Tuesday afternoon, 267 people had signed, towards a goal of 500.

Melanie Molloy, a member of the group, said things are fairly quiet right now in terms of three-way discussions between residents, the Town and property owner Realstar Management. The top three areas of concern among residents at Christie Point, she said, continue to be environment, traffic and housing affordability.



DON DESCOTEAU/NEWS GAZETTE STAFF

The Christie Point redevelopment plans are the subject of both online and pen-and-paper petitions that opponents are encouraging residents to sign.

"The conversation's not changing, it's just more people saying they are not happy with the plans as they are," she said.

As for hoped-for results in the end, Molloy said, "Our attitude is still very much the same, the three parties working together to ensure that every tenant has a roof over their head at the end of this, whether that's at Christie Point or somewhere else." The group also wants to see whatever development is built on the site reflect what's best for the long-term future of the community, she added.

The results of a online survey of residents, demographics and housing, offered through the Advocates' website over the previous couple of months, will be released next week, Molloy noted.

It was initially thought that the Realstar proposal would be discussed by the Town's community development advisory committee at its meeting next Tuesday (March 28) at 7 p.m. in council chambers. However, the item is only on the agenda to remind members that it will be discussed at a future meeting.

editor@goldstreamgazette.com

NOTICE OF PUBLIC HEARING

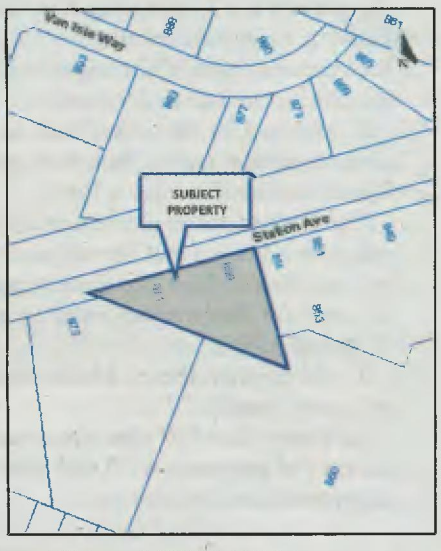
Cypress Land Services Inc., on behalf of Freedom Mobile, intends to construct a telecommunications tower at 871 (865) Station Avenue, Langford, BC. All persons who believe their interest in property is affected by the proposed development will be afforded an opportunity to be heard or present written submissions respecting this proposal at a Public Hearing to be held **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 03 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **To construct a 30.0 metre wireless telecommunications monopole tower and equipment compound.**

Applicant: **Cypress Land Services Inc. on behalf of Freedom Mobile**

Location: **871 (865) Station Avenue, Langford, BC as shown shaded on the plan.**

Information about the proposed development may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 or Tawny Verigin of Cypress Land Services Inc., Agents for Freedom Mobile at 604-620-0877 with any questions on this proposal.



NOTICE

is hereby given that on
March 31, 2017
West Shore U-Lock Mini Storage Ltd. 1621 Island Highway, Victoria BC will sell the contents of the lockers listed below if the monies owed are not paid and contents removed from the premises:

Amanda Clarricoates	**2057A**
Nathan Condon	**1229A**

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property heretofore stored at the above noted space by the above noted occupant, to the highest bidder. Notice is hereby given that the ONLINE Auction is being held on March 31, 2017 starting at 1pm and ending on April 5, 2017 on or after 1pm at
www.ibid4storage.com

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DEADLINE MIDNIGHT FRIDAY, MARCH 31ST
BC Children's Hospital Lottery
BCChildren.com TOLL FREE 1-888-887-8771 In support of: BC Children's Hospital
Winner will choose one prize option; other prize options will not be awarded.
Buy tickets in person at save on foods LONDON DRUGS
TICKETS 3 for $100 | 6 for $175 | 9 for $250 | 20 for $500
Chances are 1 in 295,000 (total tickets for sale) to win a grand prize.
BC Gaming Event Licence #91612
Problem Gambling Help Line 1-888-795-6111
www.bcresponsiblegambling.ca
Know your limit, play within it.
19+ to play!



PHOTO ILLUSTRATION BY BEVERLY BANFIELD

Students from Erin Wood's Grade 2-3 class at Lakewood elementary in Langford gather in the playground along with the colourful characters they created for the now-published book *Art is Alive at Lakewood School*.

Students star in first published work

A group of students at Lakewood elementary in Langford have had their collective artworks published, thanks in large part to the efforts of local author/illustrator Beverly Henry.

The aptly named storybook, entitled *Art is Alive at Lakewood School*, was released in hardcover on Amazon.ca earlier this month. The story line sees the students engaged in fun activities alongside the characters they created in a school art project, after a breeze through the class window brings the characters to life.

Students in teacher Erin Wood's split Grade 2/3 class began collaborating on the project in early February by drawing characters for the book and helping with the story line. Not only were the students in charge of creating their characters, they were integrated into the story on the pages of the book, with some clever photography and design work from Henry, who publishes under the name Beverley Banfield.

Wood was thrilled to have Henry, whose son is in the class, volunteer to work with the students on such an ambitious project. "It fit right in with what we were doing at the time," Wood said. "She wrote the bones of the story and did some art lessons with the kids."

While class projects often see collaborative student books assembled and bound in the classroom, "having a real published book is a step beyond that," she added.

Around the time of the book's release, Henry presented each student with a photo of themselves with the original artwork of their character.

All proceeds from sales of the book on Amazon.ca will be donated back to the Lakewood PAC or school-related projects.

Find the book online at coppertreepublishing.com or search for *Art is Alive at Lakewood School* or Banfield on amazon.ca.

editor@goldstreamgazette.com

NOTICE OF PUBLIC HEARING

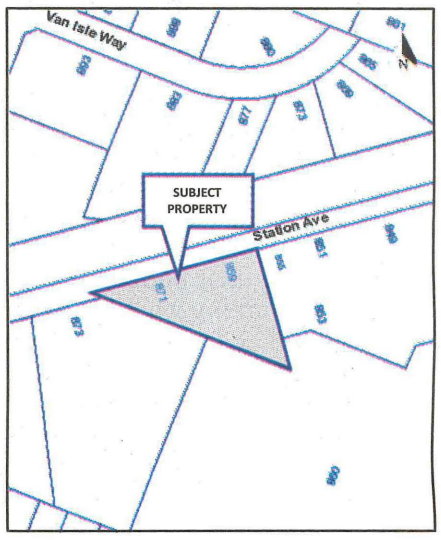
Cypress Land Services Inc., on behalf of Freedom Mobile, intends to construct a telecommunications tower at 871 (865) Station Avenue, Langford, BC. All persons who believe their interest in property is affected by the proposed development will be afforded an opportunity to be heard or present written submissions respecting this proposal at a Public Hearing to be held **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 03 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: To construct a 30.0 metre wireless telecommunications monopole tower and equipment compound.

Applicant: Cypress Land Services Inc. on behalf of Freedom Mobile

Location: 871 (865) Station Avenue, Langford, BC as shown shaded on the plan.

Information about the proposed development may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 or Tawny Verigin of Cypress Land Services Inc., Agents for Freedom Mobile at 604-620-0877 with any questions on this proposal.



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

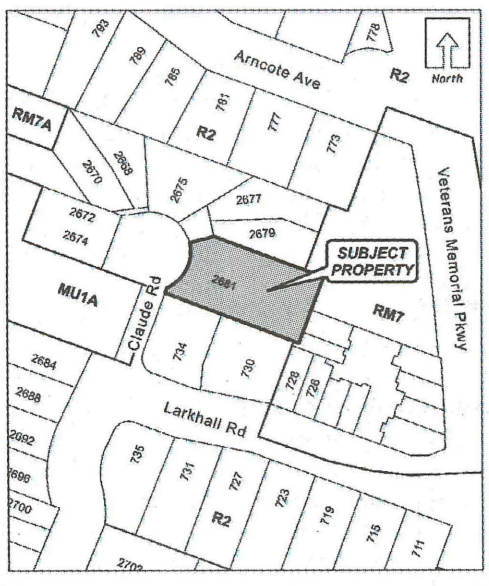
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1678. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1678 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1678 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a future development of seven new multi-family residential units.

Applicant: David Fulkco

Location: The land that is the subject of Bylaw No. 1678 is 2681 Claude Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

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NOTICE OF PUBLIC HEARING

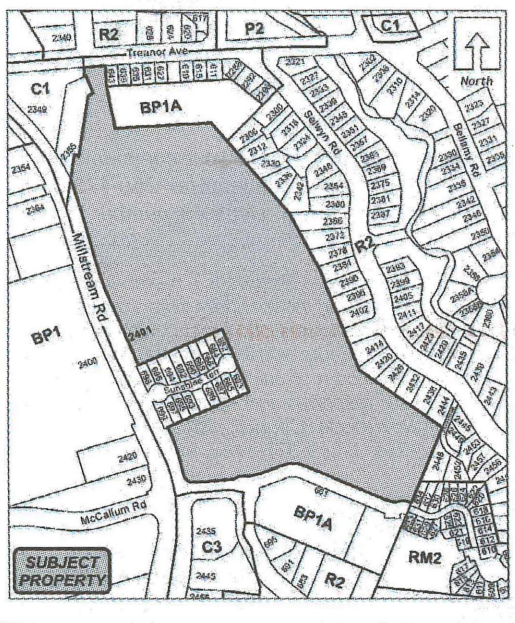
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1676. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1676 is to amend the text in the City of Langford Zoning Bylaw No. 300 to include personal service businesses as a permitted use in the BP1A (Business Park 1A – Millstream Rd East) zone.

Applicant: Beth Breasail, GWL Realty Advisors

Location: The land that is the subject of Bylaw No. 1676 is 2401 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

PUBLIC HEARING
Monday, 3 April 2017

Bylaw No. 1673
File No. Z16-0028

A Bylaw to Rezone 616 Goldstream Ave from the RM2 (Attached Housing) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a 160-unit non-profit housing development.

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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

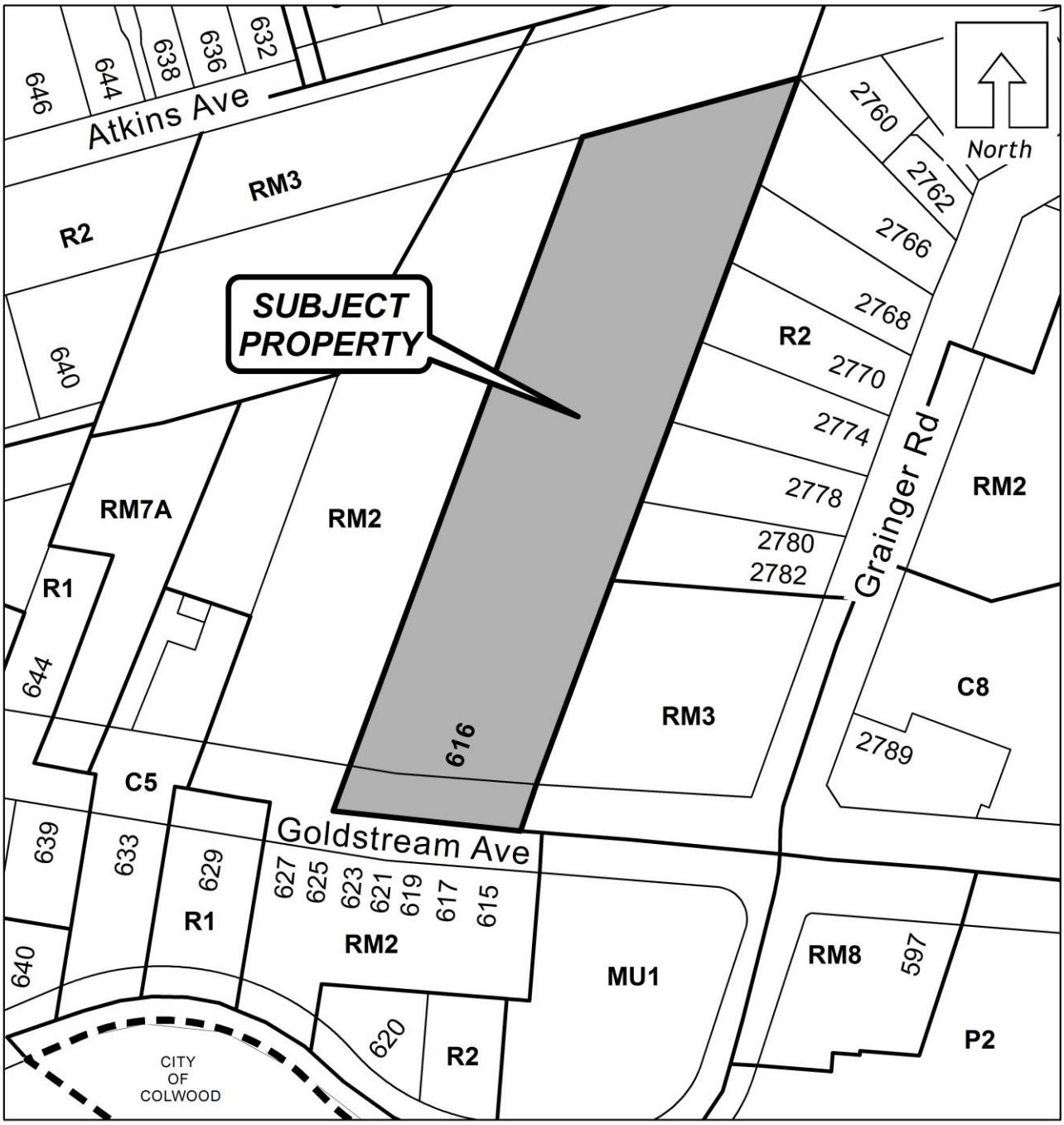
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1671_

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
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1673. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 3 April 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	616 Goldstream Ave	
File	Z16-0028	Bylaw Number: 1673
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: RM2 (Attached Housing)	Proposed: RM7A (Medium-Density Apartment A)
Proposal	To permit the development of approximately 160 apartment units.	

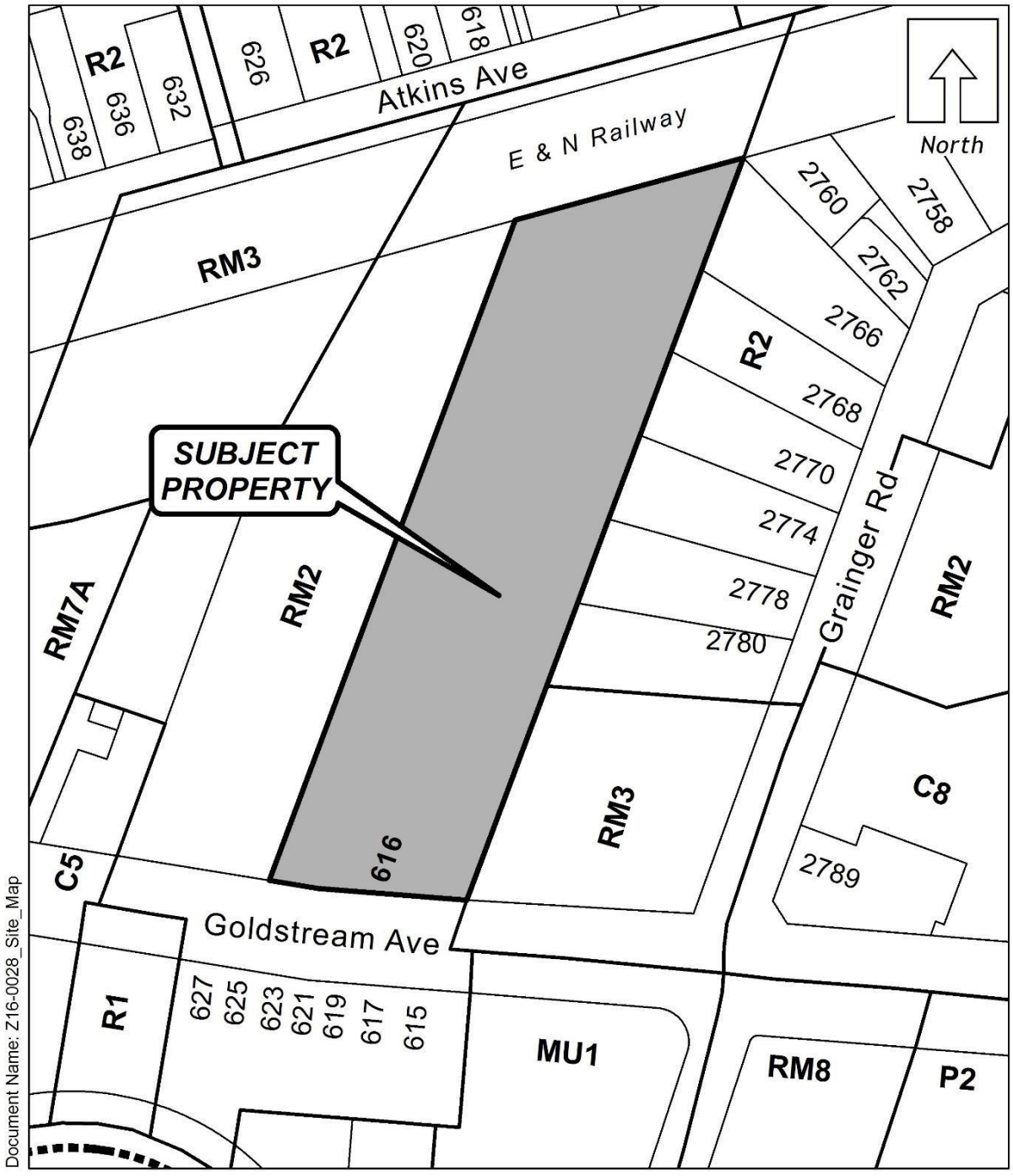
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Jim Bowden
Administrator

REZONING BYLAW AMENDMENT

(Z16-0028)

616 Goldstream Ave



Document Name: Z16-0028_Site_Map

Scale: N.T.S.

Last Revised: 12/23/2016

Community supports owner, all grieve loss of equine friend

Continued from A1

Kangas purchased Erik and his uncle, Ron, in the fall of 1984 from the former Silver Spring Ranch in East Sooke. While both turned out to be great horses, Erik was particularly easy to train.

"When you're breaking and training horses, there's a bunch of steps in doing it. Erik, it was like he was one of those critters who 'gets it' ... nothing was difficult for him," he recalled, smiling.

One of the first lessons in Being a Horse 101 is learning how to be tied up. Typically a horse will start by fighting against the tie, before settling in and getting comfortable with their new reality.

"Erik never even fought the tie. He untied it," Kangas said, laughing.

Despite getting loose, Erik didn't bolt and calmly wandered around until Kangas brought him back and tied a tougher knot. "He was a natural."

The Norwegian Fjord pony, who was just a shade under the required height to be classified as a horse, was also used to train many how to ride because of his calm and forgiving attitude. "If people made a mistake, he didn't get anxious about it. He didn't cause them any grief. He'd kind of gently walk them through it until they got it right," Kangas explained.

Erik's gentle demeanor and abilities to learn new skills were perhaps only matched by his sense of adventure. That allowed Kangas to comfortably take him on trips around the Metchosin wilderness, into the heart of the village and as far as View Royal, where Kangas's mother used to live.

"If I was at a stop light (people) would get out of their cars. That used to be pretty funny.

"For a couple of years, I didn't own a car after I retired and I rode everywhere. I rode to the village for lunch, I rode into West Shore to do my banking. Wherever I needed to go, that's where I'd go," he said.

And Erik's regular outings made him a common sight on Metchosin roads.

"I would sometimes see him tied up next to the My Chosen Cafe. It used to bring back happy memories of my time with horses," said Allison Marshall. "A lot of people really enjoyed him."

The lasting impression Erik made on many in the community is also evident by the number of sympathy cards Kangas and his wife, Sybil, have received since their pony's death.

"He was so engaging. People just loved him," Kangas said.

Erik may have been small in stature, but few horses have stood quite so tall.

joel.tansey@goldstreamgazette.com

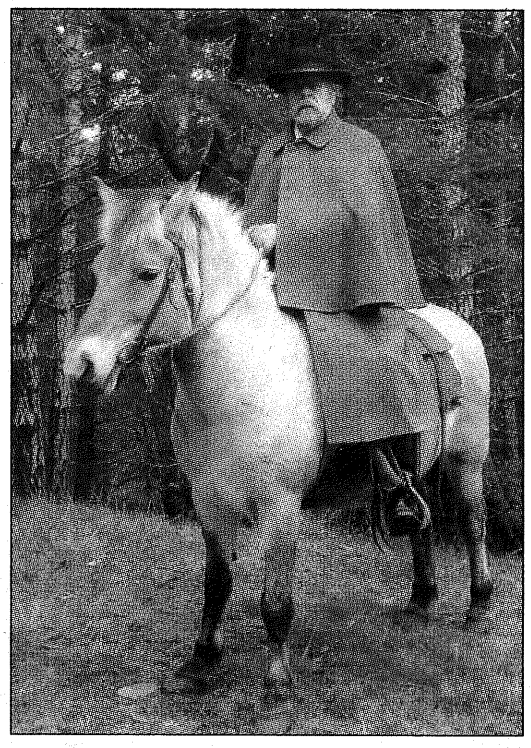


PHOTO CONTRIBUTED

Metchosin's Gary Kangas sits tall on Erik the pony.

Schools will be spreading out across district

Continued from A1

Other spaces currently being used by high school teachers for prep periods will also be converted to full-time classrooms.

"We'll (also) be looking at eliminating elementary school computer labs, where necessary, and turning them back into classrooms," he said. While many adults have fond memories of computer labs during their elementary school years, Cambridge noted the concept is dated and no longer very practical. "We'd rather have the technology in the hands of the kids in the classroom ... Kids should have access to technology when they need it."

Looking ahead, the district is also considering boundary adjustments to redraw catchment areas. With demographics constantly changing in neighbourhoods, Cambridge said, this will alleviate pressure on some schools by shifting some of the student body to under-utilized schools. Before this happens, however, public consultation will allow parents to weigh in.

With more classes comes the need for more teachers. In February the district hired roughly 20 educators using interim funding from the province. Cambridge expects another 10 to 15 will be needed. As a result, there's more need for support and administrative staff. "Custodians now have to clean those extra classrooms (as well)," he said. "All of those supports need to be in place."

Earlier this month, B.C. teachers accepted a deal with the province to end a 15-year battle over bargaining rights. The vote came months after the Supreme Court of Canada ruled a provincial law blocking teachers' ability to bargain on class size was unconstitutional. At the time of that ruling, B.C. Teachers' Federation president Glen Hansman estimated it would cost between $250 and $300 million per year to bring in the additional resources.

While the Ministry of Education has yet to release details, Cambridge is hopeful there will be funding for elementary teacher librarians, something he said has been underfunded in previous years.

"It'll be great to see that return," he said.

katie@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

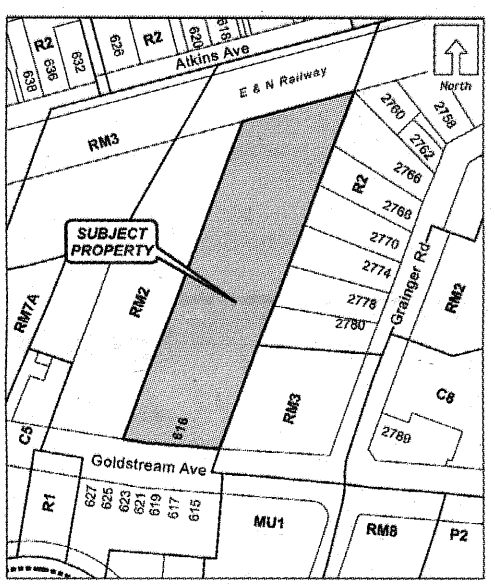
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Proposal: **The purpose of Bylaw No. 1673 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1673 from RM2 (Attached Housing) Zone to RM7A (Medium-Density Apartment A) Zone to permit the development of approximately 160 apartment units.**

Applicant: **Justin Filuk, TL Housing Solutions**

Location: **The land that is the subject of Bylaw No. 1673 is 616 Goldstream Ave as shown shaded on the plan.**

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Jim Bowden
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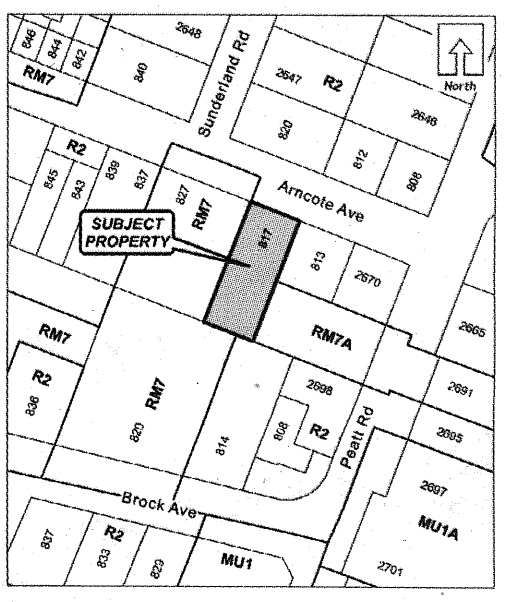
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Proposal: **The purpose of Bylaw No. 1677 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1677 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment 7A) Zone to allow the future development of five new multi-family residential units.**

Applicant: **Ron McNeil, McNeil Designs**

Location: **The land that is the subject of Bylaw No. 1677 is 817 Arncote Ave as shown shaded on the plan.**

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Jim Bowden
Administrator

COMMUNITY NEWS
IN BRIEF

Highlands seeking emergency planner

The District of Highlands is looking for a volunteer to take on the emergency co-ordinator position.

This person will be responsible for ensuring the District is able to respond effectively to and recover from minor and major emergencies while maximizing use of resources and cost recovery.

This specialized work includes developing, implementing and maintaining all aspects of emergency management, including mitigation, preparedness, response and recovery.

If this sounds like a position that may interest you, contact Loranne Hilton, the district's chief administrative officer, at lhilton@highlands.ca or call 250-474-1773 to submit your expression of interest by April 13. For more information on the position go to bit.ly/2nWvsk0.

katie@goldstreamgazette.com

Bee condos project approved in View Royal

A group wishing to install mason bee and leaf cutter bee "condos" in View Royal Park has been granted permission to do so by council.

Representatives of the View Royal Community Garden Society outlined details of the project in a presentation to council, describing how the box-like hives would be placed near the garden area.

Council was told that unlike other types of bees, these natural pollinators are not aggressive and fly away if disturbed.

After giving kudos for the idea of introducing the natural pollinators to the area, which has seen declines in bee populations in recent years, council gave unanimous approval to commence the project.

The View Royal Community Garden hosts 30 plots for registered users.

editor@goldstreamgazette.com



Songhees Chief Ron Sam and Colwood Mayor Carol Hamilton signed a memorandum of understanding Monday that establishes a framework for collaboration for the future of the Royal Roads lands.
KATHERINE ENGQVIST/ NEWS GAZETTE STAFF

DND deal must be signed yet for lands

Continued from A1

Through their lawyer Robert Janes, the Songhees Nation has also expressed a desire for sensible development that can maintain the integrity of the historic site.

From the City of Colwood's perspective, Hamilton said this agreement will afford the City more options for input during the process and will help shape the City's plans for the future of the entire community. Since the land is owned by the DND, the City has never had zoning or land use jurisdiction.

"We welcome the opportunity to strengthen our relationship with the Songhees Nation," Hamilton said. "If we can work with them to retain a lot of the dynamic of the property, that ensures we maintain a significant green space … In many ways they have the same beliefs in honouring the land that we have."

Both the City and the Songhees have expressed a shared interest in seeing some of the site preserved as park space.

In response to some of the petitions circulating online that oppose the Songhees Nation taking ownership of the property, Sam said, "I just want to acknowledge everyone has a right to their opinions."

He encouraged anyone with concerns about future development on the site to contact the Songhees Nation to learn more about their intentions. "We're not out to bulldoze and log every tree on that site ... Our people truly made a life on that land."

Detailed plans regarding the future of the site cannot be completed until discussions are finalized between DND and all First Nations who have expressed interest, and the land has been allocated.

Esquimalt Nation has also been brought into the process and is working in concert with the Songhees. It's unclear where the neighbouring nation fits into the framework of the memorandum.

"It's a long road ahead yet with no for-sure outcome," Sam noted.

The City of Colwood has reportedly been an observer to the ongoing negotiations between the federal government and First Nations groups.

– with files from Katherine Engqvist

joel.tansey@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

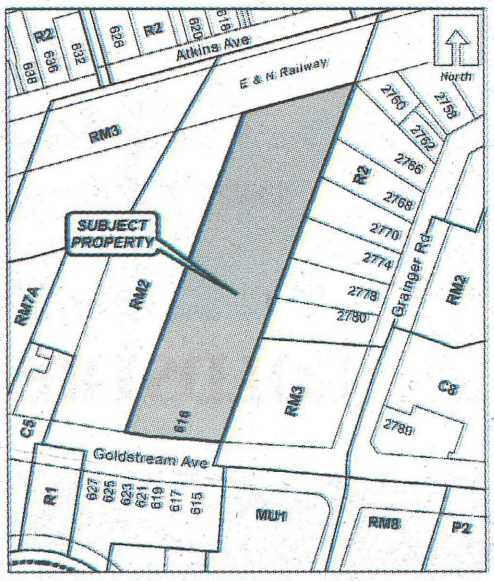
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Applicant: Justin Filuk, TL Housing Solutions

Location: The land that is the subject of Bylaw No. 1673 is 616 Goldstream Ave as shown shaded on the plan.

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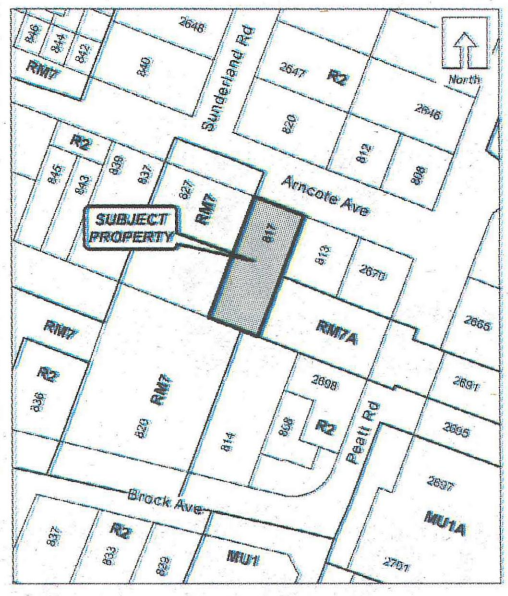
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Proposal: The purpose of Bylaw No. 1677 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1677 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment 7A) Zone to allow the future development of five new multi-family residential units.

Applicant: Ron McNeil, McNeil Designs

Location: The land that is the subject of Bylaw No. 1677 is 817 Arncote Ave as shown shaded on the plan.

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Jim Bowden
Administrator

d) 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.
- Staff Report (Planning Z16-0028)

MOVED BY: M. HALL
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing recommend to Council:
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.

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.

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".

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **February 27, 2017**

Department: **Planning**

Application No.: **Z16-0028**

Subject: **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**

PURPOSE

Justin Filuk of TL Housing Solutions has applied on behalf of Pacifica Housing Advisory Association to rezone 616 Goldstream Ave from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to allow a 160-unit non-profit housing development. These units will be constructed in two phases, the first being a 73-unit four storey apartment building, and the second being a +/-87-unit 4-6 storey apartment building.

BACKGROUND

PREVIOUS APPLICATIONS

The Capital Regional District rezoned the subject property and issued a Development Permit prior to Langford's incorporation to allow for a 25-unit non-profit townhouse development. A subsequent development permit was issued by the City in 1999 to allow for the construction of 10 additional townhouses on the property; however, these 10 additional units were never constructed.

Table 1: Site Data

Applicant	Justin Filuk, TL Housing Solutions	
Owner	Pacifica Housing Advisory Association	
Civic Address	616 Goldstream Ave	
Legal Description	LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 45918	
Size of Property	~1 ha	
DP Areas	Multi-Family Form and Character	
Zoning	Existing: RM2	Proposed: RM7A
OCP Designation	Existing: City Centre	Proposed: no change

SITE AND SURROUNDING AREA

The subject property is located on the north side of Goldstream Ave, between Granderson Rd and Grainger Rd. The E&N Rail corridor and rail trail are directly north of the subject property, with a four-storey apartment and R2 lots to the east and two-storey townhouses to the west. Two-storey townhouses and a four-storey apartment exist on the south side of Goldstream Ave, across the street from the subject property.

The subject property currently contains six blocks of two-storey townhouses (containing 25 units), accessory buildings and communal outdoor amenity space. These units are currently operated by Pacifica Housing within their subsidized rental portfolio. If this application is approved, the applicant intends to proceed with construction of the new project in 2 phases. In the first phase, the applicant would remove 3 blocks of townhouses (containing 12 units), the associated off-street parking, and 2 accessory buildings from the front half of the site in order to construct Building 1. The remaining 3 blocks of townhouses (containing 13 units) along with their associated off-street parking and the communal outdoor amenity space would remain in place until the applicant is ready to move forward with the second phase. The timeline for Phase 2 is currently undetermined. All new dwelling units would also be operated by Pacifica Housing as subsidized rental units, with rental rates determined via BC Housing Household Income Level rates, or lesser rents where possible.

Figure 1 – Orthophoto Map



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2	E&N Rail corridor directly north, with single-family and duplex lots further north off of Atkins Ave
East	RM3, R2	Apartment, single-family and duplex lots
South	RM2, MU1	Apartment and townhouses
West	RM2	Townhouses

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as *City Centre*, as defined by the following text:

- *A major regional growth centre that support a wide range of high density housing, including affordable and rental housing;*
- *A major employment area for institutional, office, commercial and light industrial;*
- *Major civic uses and public buildings are key landmarks;*
- *A major place of community gathering and celebration;*
- *A wide range of public squares, parks and open spaces are integrated throughout;*
- *The City's major entertainment and/or cultural precinct;*
- *Inter-city and/or inter-regional transit hub connects residents.*

Policy 5.1.3 Relate all neighbourhood development and infill to the nearest centre through direct and/or improved connections, scale and character.

Policy 5.4.1 Encourage street-orientation of buildings along all roads and corridors where topographical conditions allow.

Policy 5.5.2 Ensure residential densities and the location of dense development increases viability and frequency of transit service.

Objective 7.1 Preserve and increase the stock of safe and affordable housing.

The proposal is consistent with the OCP's *"City Centre"* designation as it fits in with the growth management and land use strategy in an existing developed area. This designation supports a mix of residential and commercial uses, including affordable and rental housing.

DEVELOPMENT PERMIT AREAS

The subject property is designated within the Multi-Family Development Permit Area, and is therefore subject to a form and character development permit. The subject property is not designated as an environmentally sensitive or hazardous development permit area.

COMMENTS

DEVELOPMENT PROPOSAL

As noted, the applicant wishes to redevelop the existing 25 townhouses in two phases. The first phase would result in the construction of a 73-unit, four-storey building (Building 1) in the front half of the subject property along with 65 surface parking spaces. The applicant has secured BC Housing funding for this phase and intends to proceed with construction during the summer of 2017. 13 existing townhouses, their associated parking and the communal outdoor amenity space would be retained in the back half of the subject property until the applicant moves forward with Phase 2.

Building 1 has been designed to include a mix of one-, two- and three bedroom units on all four floors. The primary entrance faces the internal parking area; however, an additional prominent entrance feature has been provided along the Goldstream Ave façade in order to create a pedestrian level interaction with the street. The proposed design incorporates visual interest through the use of articulated building massing, the incorporation of balconies and patios, and through the placement of colours/materials. While the east/west façades have a fairly flat roofline, contrary to the design guidelines, the front portion of the building that will be visible from Goldstream Ave incorporates articulated building massing that creates the illusion of a varied roofline. Please refer to Figure 2 below. If Council feels that the proposed design meets the intent of the design guidelines, they may wish to direct staff to proceed accordingly. Conversely, if Council would prefer to see a more varied roofline, they may wish to direct the applicant to redesign to the satisfaction of the Director of Planning prior to the issuance of a Development Permit.

Figure 2 – Goldstream Ave Elevation of Building 1



As noted, the timeline for Phase 2 has not yet been determined. At this point in time, Phase 2 is expected to result in the redevelopment of the back half of the subject property to allow for the construction of Building 2. A portion of the surface parking area will be also be reconfigured as part of this Phase. Under the current design, Building 2 would consist of a six storey wing along the eastern side property line and a four storey wing extending west through the site to form an "L" shape. This Building is expected to consist of 87 units, and create 126 underground parking spaces and 12 additional surface parking spaces. Again, the unit types are expected to consist of a mixture of one-, two- and three-bedroom units. While conceptual massing models have been developed for Building 2, detailed design will be reviewed and approved as part of the development permit process when the applicant wishes to move forward with Phase 2. The proposed site plans are attached to this report as Appendices A-B.

Table 3: Proposal Data

	Permitted by RM2 (Current Zoning)	**Permitted by RM7A (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	• Attached Housing/Townhouse; and • Related accessory uses	• Apartments; • Attached Housing/Townhouse; and • Related accessory uses	• Apartments; and • Attached Housing/Townhouse (to be removed in phases)
Density (FAR and/or min. lot size)	• One dwelling unit per 285 m2 of lot area; • FAR of 0.6, which may be increased to 0.75 if 75% of the parking is provided underground	• FAR of 1.0, which may be increased to as much as 1.25 if 75% of the required parking is provided underground	• Phase 1 (Building 1 plus retained townhouses) only – 0.68 • Combined site at build-out – 1.20
Height	9m	• Apartment - 6 storeys; and • Attached Housing/ Townhouses – three storeys	• Building 1 – 4 storeys; and • Building 2 – max. 6 storeys
Site Coverage	35%	50%	• Phase 1 only – 20.4% • Combined site – 25.6%
Front Yard Setback	7.5m	7.5m	• Building 1 – 7.5m • Building 2 – 134m
Interior Side Yard Setback	6m	3m	• Building 1 – 22.7m east side and 6.7m west side • Building 2 – 5.3m east side and 8.1m west side
Exterior Side Yard Setback	7.5m	7.5m	n/a
Rear Yard Setback	10m	7.5m	• Building 1 – 94m • Building 2 – 10m

The proposed development does not require any variances or amendments to the provisions of the RM7A Zone. It is noted for reference that while Building 2 will push the Floor Area Ratio for the site over the standard maximum of 1.0, 76% of the *required* parking will be provided underground, so a Floor Area Ratio of up to 1.25 may be developed.

OFF-STREET PARKING

Please refer to Table 4 below to view the off-street parking data for the proposed development.

Table 4 – Off-street Parking Data

	Phase 1 – 73 units in Building 1 plus 13 retained townhouses	**Building 2- 87 units**	**Combined (full build out) – 160 units**	**Required by Zoning Bylaw**
Surface Parking	65 for Building 1; 13 for townhouses;	12	90	1 space per unit plus 10 visitor parking spaces (5 per building)
Underground Parking	n/a	126	126	
Total Parking	78*	138	216	170

**Variance Required*

At full build-out, under the current plans, the proposed development will exceed the off-street parking requirement by 46 spaces. However, the site will temporarily be deficient in parking during Phase 1. In terms of Building 1, 73 resident parking spaces (one per unit) and 5 visitor parking spaces are required by Zoning Bylaw No. 300 for a total of 78 spaces, whereas 65 are being provided. Of these, the applicant has indicated that 5 spaces will be allocated to visitor parking, in keeping with the visitor parking requirement of the Zoning Bylaw. This leaves 60 spaces for the 73 proposed residential units. The total amount of proposed parking works out to an average of 0.89 spaces per unit for Building 1.

The applicant has provided a parking study prepared by a qualified professional which assess the projected parking demand for a separate 82-unit Pacifica Housing project located in Colwood, at 2006 Sooke Road. This study determined that the parking demand for this project would be a total of 76 spaces including resident and visitor parking. This works out to an average of 0.92 spaces per unit, slightly more than the amount proposed as part of this application. However, is it noted that the subject property of this application is located in an area that is more highly served by transit and alternative transportation, which will likely reduce the expected parking demand on-site. Furthermore, there is expected to be a considerable surplus of parking at build-out, once Phase 2 is completed. If Council is supportive of the proposed amount of parking, they may wish to authorize the Director of Planning to issue this variance within the Development Permit, 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.

Furthermore, the retained townhouses will be allocated one space per unit until they are removed during Phase 2, rather than the two spaces per unit required by the Zoning Bylaw. However it is noted for Council's benefit that when the project was constructed under CRD approvals in the 1990s, only one space

per unit was required. As such, these townhouses would be considered "legal non-conforming" and therefore this ratio may continue under the protection of the *Local Government Act* without the need for a variance.

All required bicycle parking will be provided.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Full frontage improvements have already been completed along Goldstream Avenue (including on-street parking, bike lane, sidewalk and boulevard), so the applicant will not be required to complete any new improvements as part of this development.

That portion of Goldstream Ave fronting the subject property has a central left turn lane, allowing left turn movements into properties on the north side of Goldstream Ave as well as left turn movements into properties on the south side of Goldstream Ave. This central left turn lane also contains strategically placed planted medians to break up the queue length, provide traffic calming, and improve the aesthetics of the road cross section. In this case, an existing median is located such that 13m of queue length is available for left turn movements into the subject property. The applicant has provided a memo from a traffic engineer that assesses this existing left turn queue length in relation to Phase 1 (the 73-unit Building 1 and the 13 retained townhouses) and has determined that the existing queue length is adequate. As the impact of Phase 2 has not been assessed at this point, Council may wish to require the applicant to provide a new queue length assessment to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit for Phase 2. This can be secured in a Section 219 Covenant prior to Bylaw Adoption.

Council may wish to have the applicant provide a construction management parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering, and have this condition secured in a Section 219 Covenant registered on title prior to bylaw adoption. This should address any concerns around employee parking during construction.

INFRASTRUCTURE

The applicant will be required to connect the proposed buildings to all necessary services and utilities as part of the Building Permit process. Due to the increase in density, upgrades to existing services may be required; however the applicant has been advised to contact the applicable agencies directly to determine this.

Prior to issuance of a Building Permit, the applicant must demonstrate that storm water can be managed on-site. To ensure future owners are apprised of the maintenance obligations, should this property ever change hands, Council may wish to require a Section 219 Covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning.

NEIGHBOURHOOD CONSULTATION

The applicant held an open house to advise the surrounding neighbourhood of this application on February 23rd. Staff have not yet received any feedback as a result of this open house.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may contribute more to municipal revenue than redeveloping it under its present zoning. As the applicant will connect the development to municipal sewers, the direct capital costs to the municipality associated with this development will be negligible.

As noted, the applicant intends to continue the use of the property as subsidized, non-profit rental housing, albeit at a higher density and different form of housing than is present today. Due to the nature of the housing, the applicant has requested that Council consider waiving several financial costs that would be incurred through the development process. Council may recall that a similar request was made by M'Akola Housing Society for their subsidized non-profit affordable housing project at 550 Goldstream Ave. The requests made as part of this application are listed in Table 5 below along with a comparison to the request approved by Council for M'Akola Housing.

In January 2015, Council amended the Amenity Contribution Policy to allow for a 75% reduction to the required amenity contributions for rental and affordable housing projects within the Pedestrian Downtown Commercial DP Area, and subsequently amended the Development Application Fees and Procedures Bylaw No. 209 to reduce planning application fees by the same amount. However considering the previous 100% waiver provided to M'Akola Housing and the different community benefit provided via subsidized non-profit affordable housing projects when compared to market rental projects, Council may wish to further amend the Amenity Contribution Policy and Bylaw No. 209 to differentiate between the reductions provided to these different types of projects. Staff will be providing an assessment with regards to the market rental aspect of this reduction separately; however to provide certainty to this applicant, Council may wish to provide direction with regards to the reduction they wish to apply to future subsidized non-profit housing projects as part of this application. If Council wishes to waive amenity contributions and application fees for subsidized non-profit affordable housing projects, they may wish to direct staff to do so at this time. Conversely, if Council feels a 75% reduction is appropriate, they may wish to direct staff to amend the applicable Policy and Bylaws to allow for this reduction everywhere in Langford, and not just within the Pedestrian Downtown Commercial DP Area.

Table 5 – Summary of requests for Financial Assistance

	Provided to M'Akola	**Total**
Affordable Housing Grant	Yes - $200,000	$365,000 requested but has not yet been reviewed by Council
Property Tax Exemption	Yes – 10-year permissive tax exemption for improvements and land was granted by Council	Value of tax exemption will be determined at the time a permissive tax exemption bylaw is brought forward for Council consideration
Waiver of land use application fees: • *Rezoning* • *Development permit* • *Building permit* • *Plumbing permit*	Yes	• *Rezoning - $11,140* • *Development permit - $10, 080 plus an additional $2,620.80 for Phase 2 amendment (at current rates)*

• *Bylaw 33* • *Soil deposit*		• *Building permit - TBD* • *Plumbing permit - TBD* • *Bylaw 33 - TBD* • *Soil deposit - TBD*
Connection fees to municipal services	The ability to waive or reduce fees to connect to services such as water and sewer do not reside with the City. Any requests to waive or reduce fees must be considered by West Shore Environmental Services and CRD Water.	
Frontage improvements	Frontage improvements were provided in accordance with Bylaw No. 1000 requirements.	No frontage improvements are required.
Development Cost Charges	Approx. $268,740 waived in accordance with DCC Bylaw No. 26	Approx. $1,105,120 would be waived in accordance with DCC Bylaw No. 26
Amenity Contributions	Approx. 158,400 waived	Approx. 507,520 would be waived if 100% reduction granted

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

And Either

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;

   OR

6. Reduce by 75% 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 apply this 75% reduction to the required amenity contributions and application fees for any subsequent subsidized affordable housing rental development anywhere in Langford

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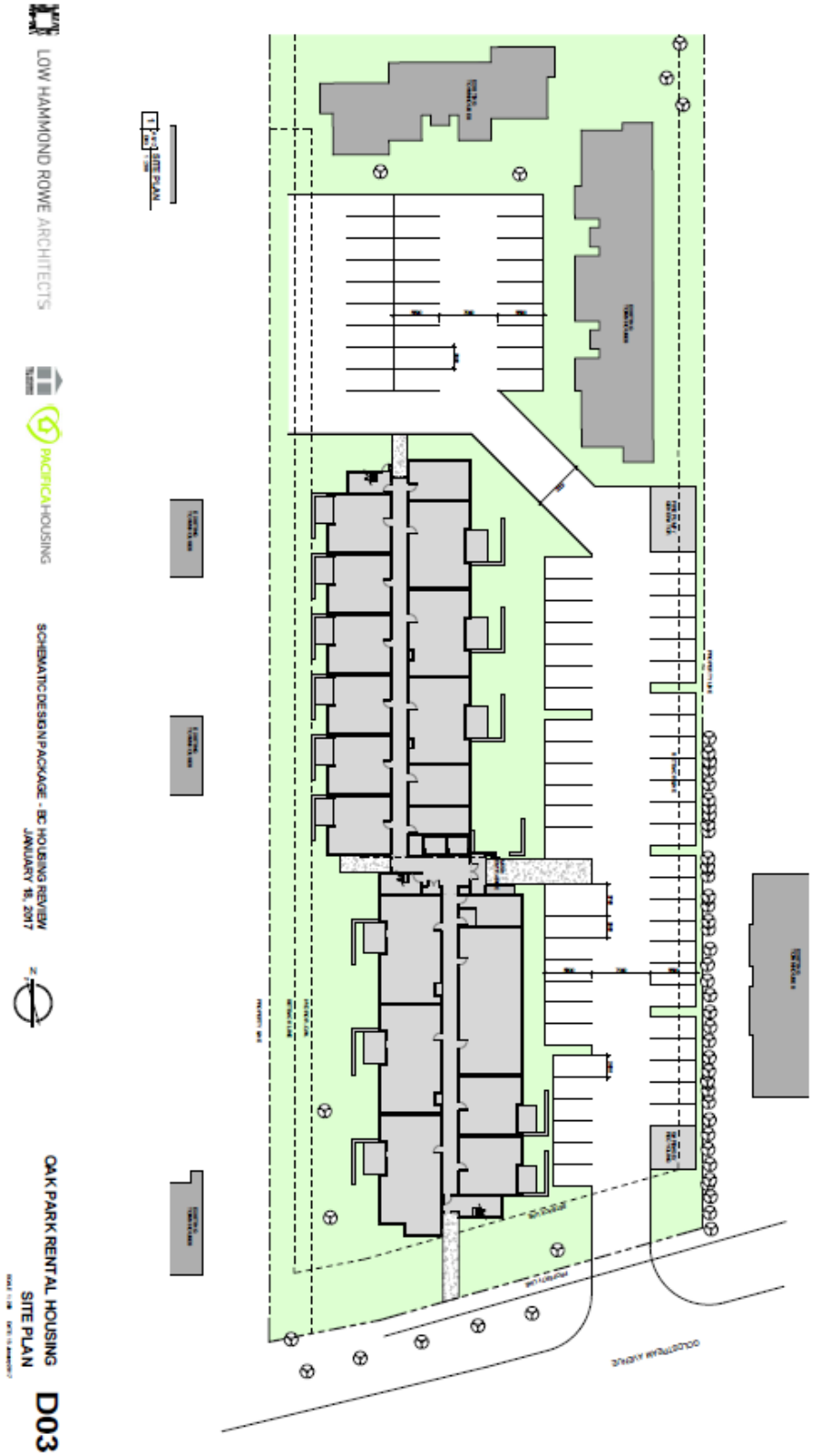
OR Option 2

7. Reject this application for rezoning.

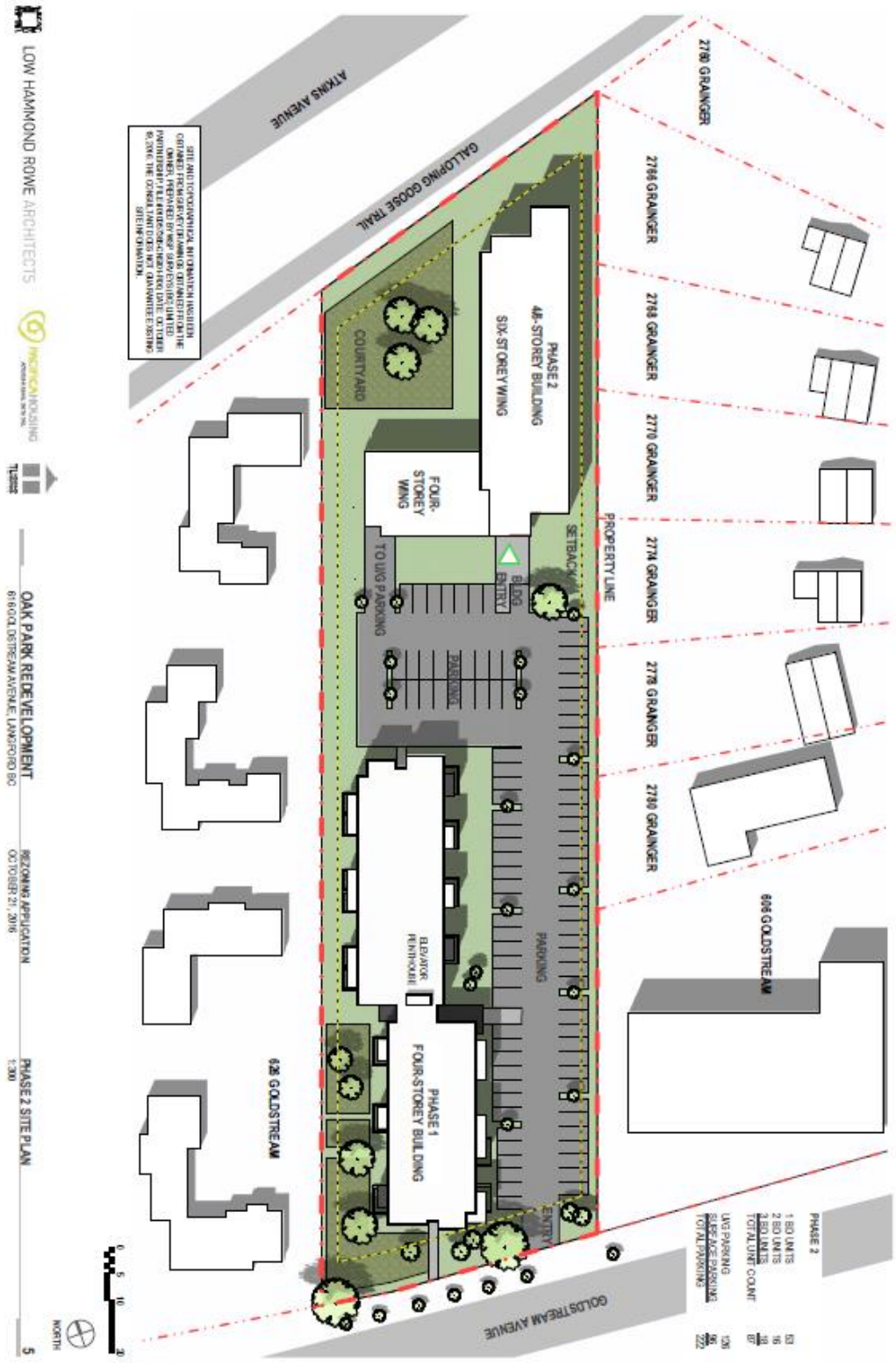
Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:ls

Appendix A – Phase 1 Site Plan

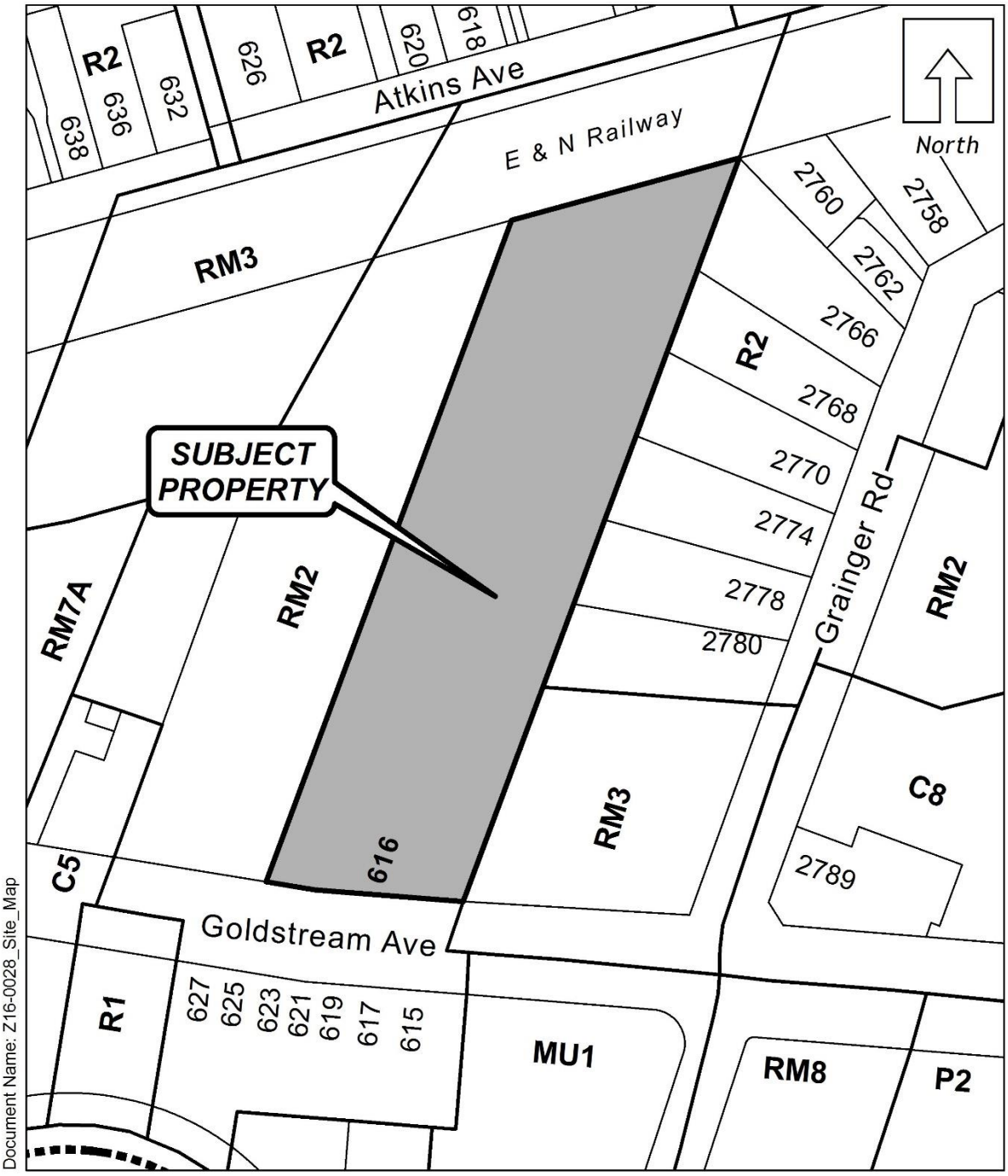


Appendix B – Site Plan at Full Build-Out



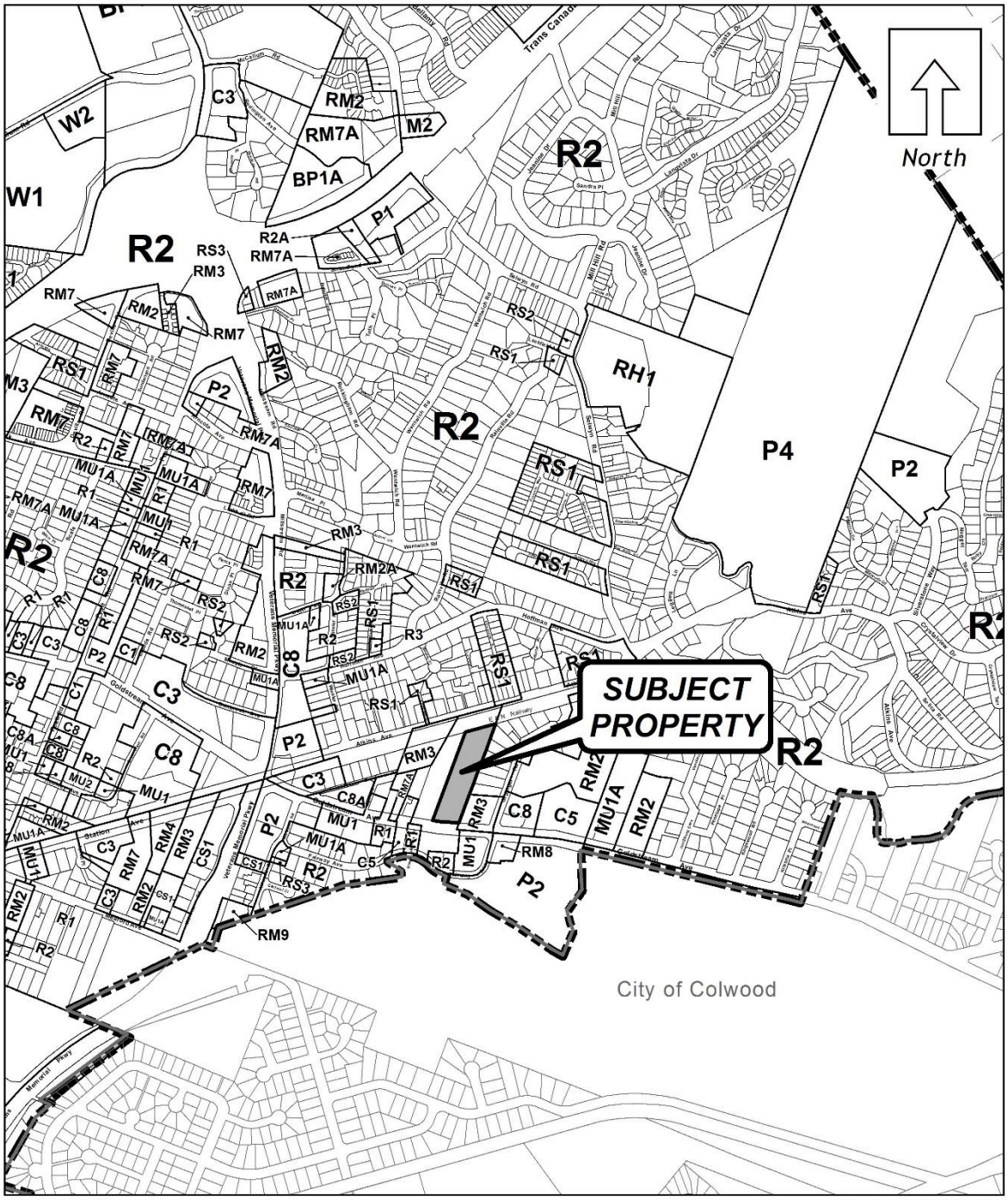
Appendix C

REZONING BYLAW AMENDMENT
(Z16-0028)
616 Goldstream Ave



Appendix D

REZONING BYLAW AMENDMENT
(Z16-0028)
616 Goldstream Ave



Document Name: Z16-0028_Location_Map

Scale: N.T.S.

Last Revised: 12/23/2016

From: Leah Stohmann
To: Suzette Chapman
Subject: FW: Rezoning 616 Goldstream Ave
Date: Wednesday, March 29, 2017 3:27:09 PM

Correspondence for the 616 Goldstream Public Hearing

From: Terrie Wilcox [mailto:moneterrie@hotmail.com]
Sent: Wednesday, March 29, 2017 1:04 PM
To: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: Rezoning 616 Goldstream Ave

Hello!
This email is my opposition to the rezoning of the property on 616 Goldstream Ave. to allow for 160 units from 4-6 stories. Two stories is more than enough.
Far too much construction in the Westshore area taking out several hundred year old fir trees. And the increased traffic & construction noise.
Traffic on Goldstream is bumper to bumper or high speeding when traffic is light. I never see WS RCMP stopping these offending speeders or loud mufflers.

With the construction of the condo which has been ongoing for the past year now on the corner of Goldstream & Grainger,
the workers, cranes & delivery trucks are all parking on the roadway & "permit parking only" spots.
All morning long there has been a green pickup parked 4-5' away from the fire hydrant on Grainger.
Very seldom do I see any traffic safety people on Grainger when the concrete or dump trucks are stopped & maneuvering backwards onto the site.
Just now there was a Gray Line dump truck unloading & blocking two lanes with no traffic people stopping cars from coming down Grainger.
Residents & the school at the end of Grainger, simply an accident waiting to happen. They are also tying up the parking spaces at St Anthony's & two hour parking on Grainger.
Where is the parking for 39 units in that building?

I know that Langford has increased their population in the last few years, but this condo construction boom has to stop until other options have been looked.

Terrie Wilcox
207-2785 Grainger Rd
Victoria, BC, V9B0R7
(250) 391-4040

PUBLIC HEARING
Monday, 3 April 2017

Bylaw No. 1676
File No. Z16-0025

A Bylaw to permit a Text Amendment to BP1A (Business Park 1A – Millstream Rd East) to include Personal Service Businesses as a permitted use for the property located at 2401 Millstream Rd

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 m^2 (2000 ft^2) within a single unit; and*

   (8) Personal service establishments shall not exceed a total combined gross floor area of 743 m^2 (8000 ft^2) 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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

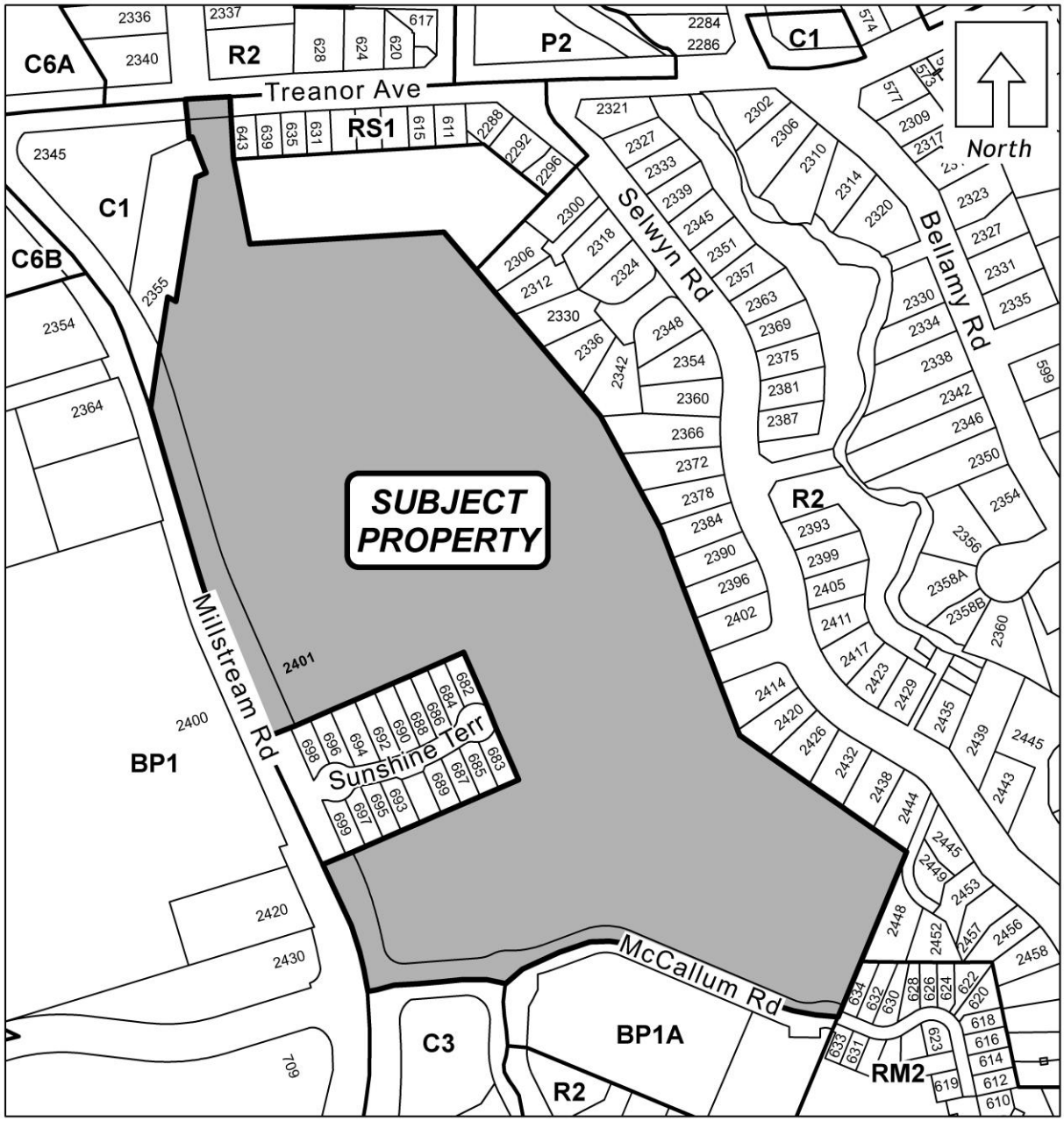
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1676_

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
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1676. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 3 April 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2401 Millstream Rd	
File	Z16-0025	Bylaw Number: 1676
Official Community Plan	Current: Mixed Use Employment Centre & Neighbourhood Centre	Proposed: No Change
Zoning	Current: BP1A (Business Park 1A – Millstream Rd East)	Proposed: Text Amendment to BP1A to include personal service business as a permitted use
Proposal	To include personal service businesses as a permitted use with the BP1A Zone.	

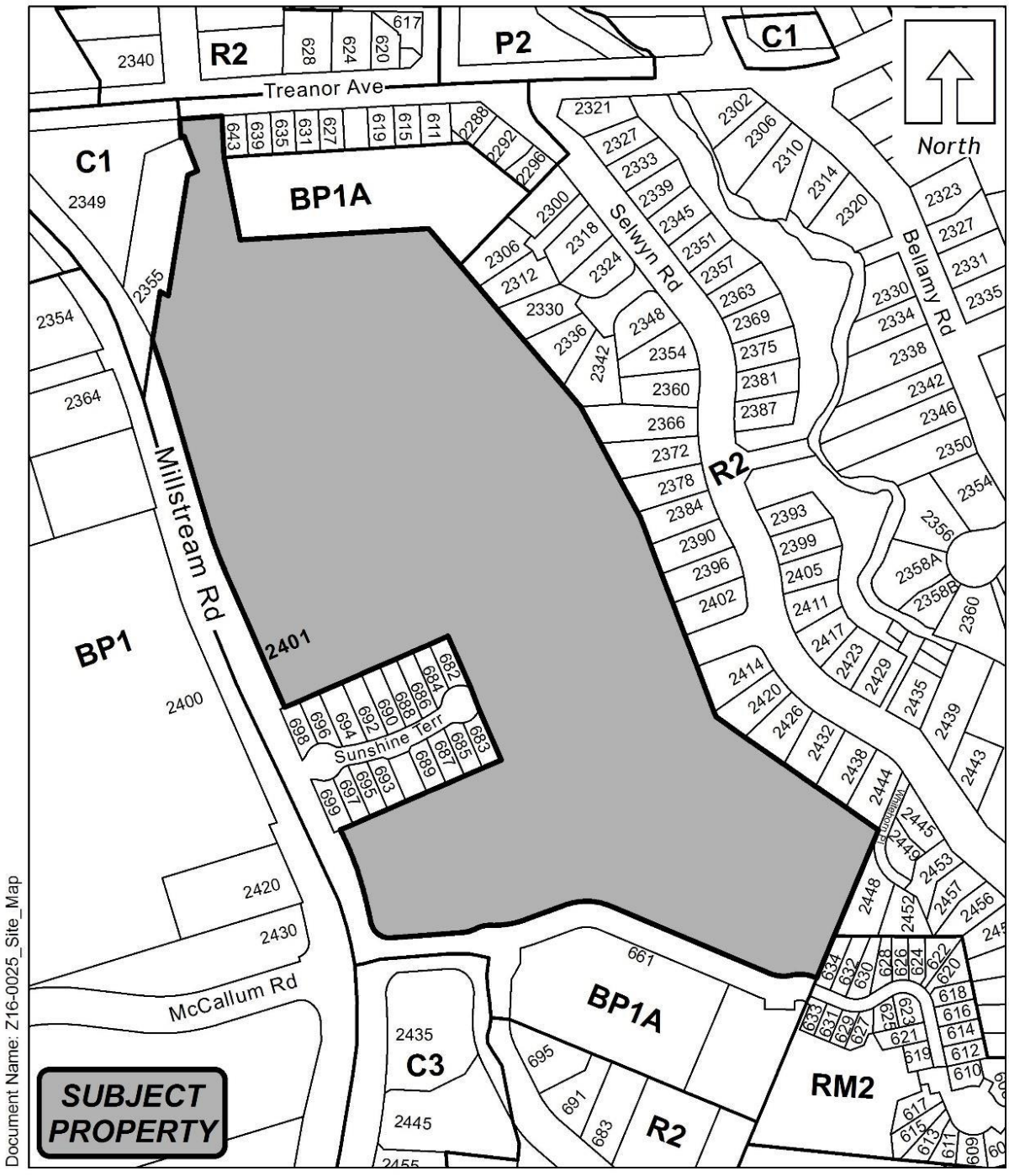
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT

(Z16-0025)

2401 Millstream Rd



Scale: N.T.S.

Last Revised: 12/14/2016

CHURCH SERVICES in the West Shore

COLWOOD PENTECOSTAL CHURCH
2250 Sooke Road
250-478-7113
You Belong
Sun. services at
9 am and 11 am
www.colwoodchurch.com

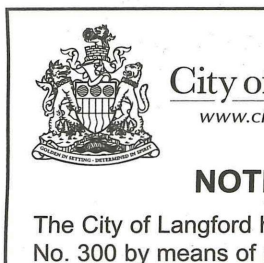
CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

SHABATT WORSHIP ASSEMBLY
503-2637 Sunderland Rd.
A Messianic service to provide a catalyst for those with a heart for Israel.
And to study the Torah Services every Saturday 10:30 am
cfican@telus.net
250-380-5036

Gordon United Church
935 Goldstream Avenue
250-478-6632
www.gordonunitedchurch.ca
Rev. Heidi Koschizeck
Music by Tim Olfert
Favourite Hymns: 10:15am
Worship and Childrens Program: 10:30

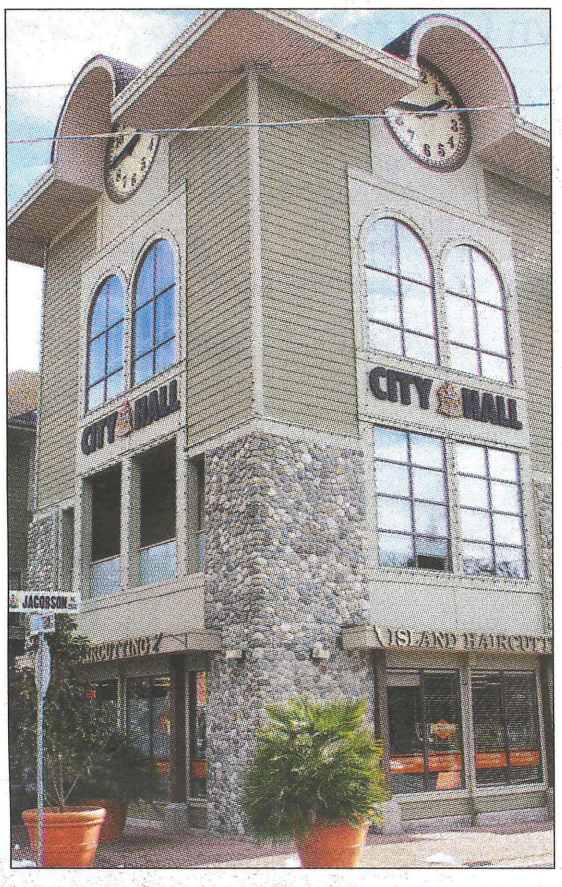
CALVARY CHAPEL WESTSHORE
Sunday 10am
934 Goldstream Ave
778-679-2092
www.ccwestshore.com

WESTSHORE ALLIANCE CHURCH
Loving God ... Loving Others
Worship Services
Sunday at 10:00 am
2207 Millstream Road
Located next to Western Speedway
wachurch.org



The Anglican Church of Canada
Saint Mary of the Incarnation
4125 Metchosin Road
Service at 9:30 am on Sundays
For info contact 250-474-4119
All are welcome

New staff settle in at Langford hall



KATHERINE ENGQVIST/NEWS GAZETTE STAFF

There's a few new faces operating out of Langford's City Hall, located at 877 Goldstream Ave.

More new hires are expected in coming months

Katherine Engqvist
News Gazette staff

There are some new faces in Langford's city hall with the filling of several vacant positions.

Braden Hutchins is settling in at 877 Goldstream Ave. in the newly created position of director of corporate services.

"It's going to be a bit fluid," Hutchins said of the coming weeks and months, as several new hires begin working with the existing team. And more changes are ahead as long-term staffers prepare to retire.

Hutchins will take over a number of responsibilities that formerly fell to Lindy Kaercher, whom retired from her position as deputy clerk last year.

Some of those responsibilities include overseeing records, freedom of information requests, communications, human resources and other duties.

Originally from the Cowichan Valley, Hutchins hasn't lived on the Island for the past 10 years. "It's good to be back … Langford has a great thing going for it."

While encouraging both businesses and families to find their place in Langford, he hopes he can find his own, while helping Langford blossom.

"If I can continue to support that culture, I think I'll have done that job."

Hutchins makes the move after serving as manager of corporate office and lands with the City of Port Coquitlam. He has also worked for the federal government and the Village of Valemount and has done environmental consulting in the United Kingdom.

Darren Kiedyk will be the City's new deputy chief administrative officer, working under CAO Jim Bowden. Kiedyk has worked for the City of Nanaimo, the City of Campbell River and the Village of Sayward. He's also worked in the private sector and for the provincial government.

The city's information and technology department will now be led by Alan Savjord. He's making the move from Cold Lake, Alta., where he was information systems technology manager.

And Alison Boyd will take over the role of executive assistant. She will work closely with mayor and council as well as supporting the daily operations and administrative functions at city hall. Her background includes working at the Capital Regional District and the Municipal Finance Authority of B.C.

The job vacancies came up as a result of a number of retirements and some departmental reorganization.

Over the course of the next several months, the city will be looking for a new director of finance and fire chief due to the impending retirements of Steve Ternent and Bob Beckett, respectively.

katie@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

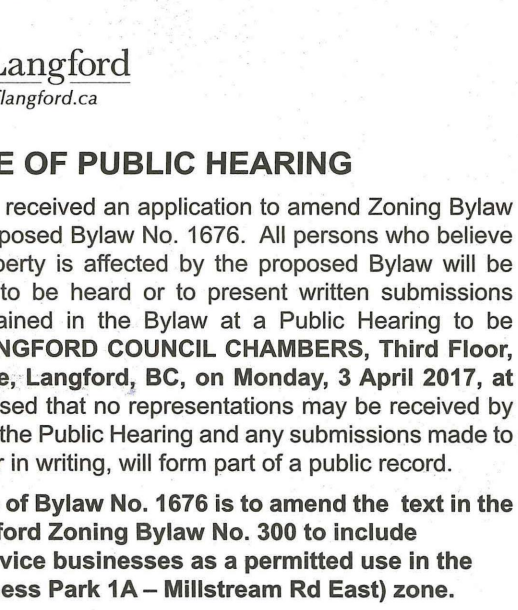
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1676. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1676 is to amend the text in the City of Langford Zoning Bylaw No. 300 to include personal service businesses as a permitted use in the BP1A (Business Park 1A – Millstream Rd East) zone.**

Applicant: **Beth Breasail, GWL Realty Advisors**

Location: **The land that is the subject of Bylaw No. 1676 is 2401 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

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NOTICE OF PUBLIC HEARING

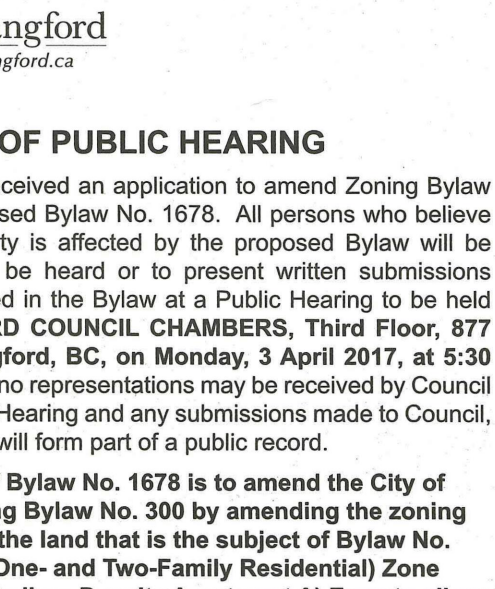
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1678. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1678 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1678 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a future development of seven new multi-family residential units.**

Applicant: **David Fulkco**

Location: **The land that is the subject of Bylaw No. 1678 is 2681 Claude Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator



PHOTO ILLUSTRATION BY BEVERLY BANFIELD

Students from Erin Wood's Grade 2-3 class at Lakewood elementary in Langford gather in the playground along with the colourful characters they created for the now-published book *Art is Alive at Lakewood School*.

Students star in first published work

A group of students at Lakewood elementary in Langford have had their collective artworks published, thanks in large part to the efforts of local author/illustrator Beverly Henry.

The aptly named storybook, entitled *Art is Alive at Lakewood School*, was released in hardcover on Amazon.ca earlier this month. The story line sees the students engaged in fun activities alongside the characters they created in a school art project, after a breeze through the class window brings the characters to life.

Students in teacher Erin Wood's split Grade 2/3 class began collaborating on the project in early February by drawing characters for the book and helping with the story line. Not only were the students in charge of creating their characters, they were integrated into the story on the pages of the book, with some clever photography and design work from Henry, who publishes under the name Beverley Banfield.

Wood was thrilled to have Henry, whose son is in the class, volunteer to work with the students on such an ambitious project. "It fit right in with what we were doing at the time," Wood said. "She wrote the bones of the story and did some art lessons with the kids."

While class projects often see collaborative student books assembled and bound in the classroom, "having a real published book is a step beyond that," she added.

Around the time of the book's release, Henry presented each student with a photo of themselves with the original artwork of their character.

All proceeds from sales of the book on Amazon.ca will be donated back to the Lakewood PAC or school-related projects.

Find the book online at coppertreepublishing.com or search for *Art is Alive at Lakewood School* or Banfield on amazon.ca.

editor@goldstreamgazette.com

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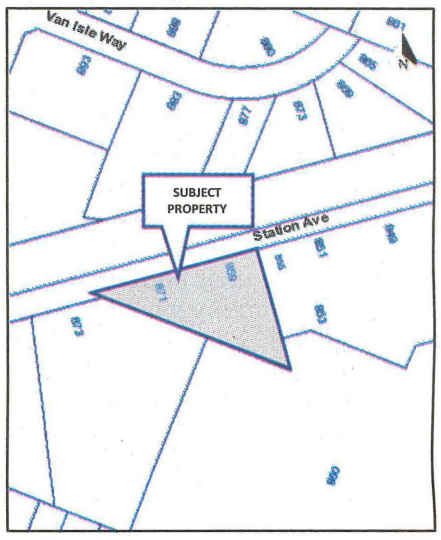
Cypress Land Services Inc., on behalf of Freedom Mobile, intends to construct a telecommunications tower at 871 (865) Station Avenue, Langford, BC. All persons who believe their interest in property is affected by the proposed development will be afforded an opportunity to be heard or present written submissions respecting this proposal at a Public Hearing to be held **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 03 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: To construct a 30.0 metre wireless telecommunications monopole tower and equipment compound.

Applicant: Cypress Land Services Inc. on behalf of Freedom Mobile

Location: 871 (865) Station Avenue, Langford, BC as shown shaded on the plan.

Information about the proposed development may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 or Tawny Verigin of Cypress Land Services Inc., Agents for Freedom Mobile at 604-620-0877 with any questions on this proposal.



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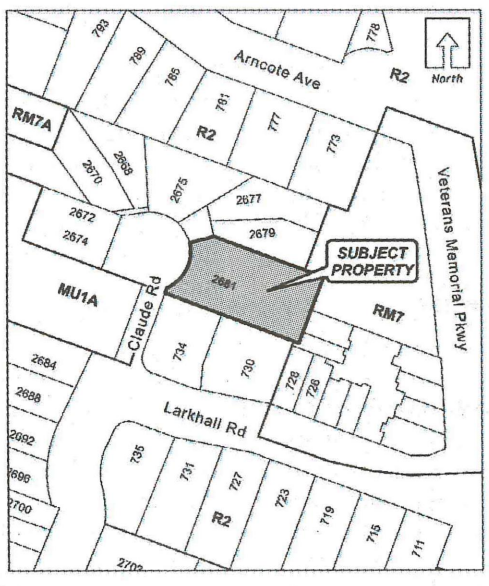
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Proposal: The purpose of Bylaw No. 1678 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1678 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a future development of seven new multi-family residential units.

Applicant: David Fulkco

Location: The land that is the subject of Bylaw No. 1678 is 2681 Claude Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



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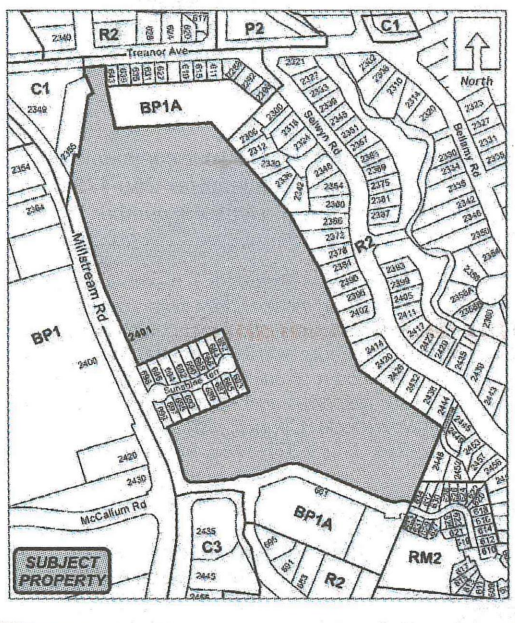
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Proposal: The purpose of Bylaw No. 1676 is to amend the text in the City of Langford Zoning Bylaw No. 300 to include personal service businesses as a permitted use in the BP1A (Business Park 1A – Millstream Rd East) zone.

Applicant: Beth Breasail, GWL Realty Advisors

Location: The land that is the subject of Bylaw No. 1676 is 2401 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

c) 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.
- Staff Report (Planning Z16-0010)

MOVED BY: M. HALL
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing recommend to Council:
That Council:

1. Refer this application back to staff to be considered at a future committee meeting.

CARRIED.

d) 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.
- Staff Report (Planning Z16-0025)

MOVED BY: A. CREUZOT
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing recommend to Council:
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 m^2 (2000 ft^2) 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 m^2 (8000 ft^2) in the BP1A (Business Park 1A – Millstream Road East) zone.

CARRIED.

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 m^2 (2000 ft^2) 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 m^2 (8000 ft^2) 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.

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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**February 14, 2017**
Department:	**Planning**
Application No.:	**Z16-0025**
Subject:	**Application to amend the text in the BP1A Zone to allow for Personal Service businesses on the property located at 2401 Millstream Road.**

PURPOSE

Beth Breasail, of GWL Realty Advisors has applied on behalf of KS Village (Millstream) Inc. to amend the text within the Business Park 1A (BP1A – Millstream Road East) Zone to allow Personal Services businesses within the zone.

BACKGROUND

PREVIOUS APPLICATIONS

On December 21, 2001 Council adopted Bylaw No. 627 and Bylaw No. 628 to accommodate the development of a business park complex at the east side of Millstream Road, between McCallum Road and Treanor Avenue. The intention of the new business park zone, was to accommodate a variety of commercial businesses, allowing larger retail stores or "big box" stores and limiting the amount of restaurants allowed on site so as not to detract from businesses in the downtown core where revitalization programs were being concentrated.

On January 19th, 2004 Council adopted Bylaw No. 812 which amended the BP1A (Business Park 1A – Millstream Road East) zone by re-establishing one family dwellings as a permitted use in the zone, as existing residential properties along Sunshine Terrace and Treanor Avenue had become legally non-conforming under the new zone. The Bylaw also stipulated that if the lands were ever consolidated one family dwellings would not be permitted within the BP1A zone. A subsequent amendment to the Official Community Plan (OCP) only recognized the properties along Treanor Avenue, leaving those properties along Sunshine Terrace still with a Business Park policy designation in the OCP.

On June 20th, 2005 Council adopted Bylaw No. 945, a text amendment to the BP1A (Business Park 1A – Millstream Road East) zone that expanded the types of uses allowed within the zone. The amendment also allowed for smaller retail stores while limiting the number allowed, limited the density for some commercial uses, increased the density allowance for office uses, and allowed for multi- family dwellings within a specified area of the zone. This Bylaw divided the BP1A zone into residential and commercial uses, and further broke down residential uses into specific types such as multi-family dwellings and single family dwellings. The newly separated areas became known as Schedule "T" within Langford's Zoning Bylaw.

The most recent rezoning application for BP1A (Business Park 1A – Millstream Road East) zone that Council adopted was Bylaw No. 1010 on May 1st, 2006. This Bylaw allowed the retail sale of wine in the BP1A (Business Park 1A – Millstream Road East) zone as well as further reduced the size requirements of retail businesses permitted within the zone from 697 m^2 to 464.5 m^2 and limited the number of smaller retail spaces allowed by not allowing them to exceed 7432 m^2 combined gross floor area within the entire BP1A zone.

As the subject parcel is over 8.2 hectares containing a variety of uses, there have been many planning applications applied for the site. In addition to the Official Community Plan and rezoning applications described above, the following Development Permits and Development Variance Permits have been issued in the subject area:

- DP04-32
  - Environmental Protection DP to allow for site grading on sites within an environmentally sensitive DP area
- DP04-32A
  - An amendment to DP04-32 to add a rock wall within the environmentally sensitive area
- DP05-38
  - Development Permit with reference to the parking and building layouts of the proposed business park complex
- DP05-49
  - Development Permit to allow for the development of commercial (retail) buildings to be located at the west block of the business park complex
- DP05-54
  - Development Permit for the development of commercial (retail) buildings to be located at the east block of Millstream Village
- DP06-09
  - Development Permit application to permit the remainder of commercial (retail) buildings to be located at the east block of Millstream Village
- DP06-21
  - Development Permit application to allow the development of two story commercial (office/retail) building to be located on the east block of Millstream Village
- DP06-38
  - Development permit application to allow for the development of 3735 m^2 of commercial buildings, adjacent to McCallum Road.
- DVP06-01
  - Development Variance Permit and Sign permit to vary the height and number of signs allowed

- DVP07-02
  - Development Variance Permit for one additional fascia sign for Milestone's Restaurant
- DVP10-0013
  - Development Variance Permit for three wall signs, mounted on rock walls
- DP15-0019
  - Development Permit for the installation of 40 double sided projecting signs

Table 1: Site Data

Applicant	Beth Breasail	
Owner	KS Village (Millstream) Inc.	
Civic Address	2401 Millstream Road	
Legal Description	LOT 10 SECTIONS 111 AND 112 ESQUIMALT DISTRICT PLAN VIP79770	
Size of Property	82751.98 m^2 or 8.28 ha	
DP Areas	Hazardous DP Areas: Drainage Concern Environmentally Sensitive DP Areas: Habitat and Biodiversity, Terrestrial Herbaceous	
Zoning	Existing: BP1A	Proposed: BP1A with Personal Service added to list of permitted uses
OCP Designation	Existing: Mixed Use Employment Centre & Neighbourhood Centre	Proposed: No Change

SITE AND SURROUNDING AREA

The subject site is approximately 8.28 hectares and located east of Millstream Road between McCallum Road and Treanor Avenue. Currently, only the property at 2401 Millstream Road and the residential properties along Sunshine Terrace and at 623 Treanor Avenue are zoned BP1A (Business Park 1A – Millstream Road East).

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (2345 and 2349 Millstream Road)	C1 (Neighbourhood Commercial)	Retail, Office, Restaurant
North (611, 615, 619 627, 631, 635, 639, 643 Treanor Avenue)	RS1 (Small Lot Residential)	Single Family Dwellings
East (2300 and 2400 Block of Selwyn Road)	R2 (One and Two Family Residential)	Single Family Dwellings
South (600 Block of McCallum Road)	RM2 (Attached Housing)	Single Family Dwellings
West (671, 675, 683, 691, 695 Redington Avenue)	R2 (One and Two Family Residential	Single Family Dwellings
West (2435 Millstream Road)	C3 (District Commercial)	Gas Station
West (2430 Millstream Road)	BP1 (Business Park)	Restaurant (A&W)
West (2420 Millstream Road)	BP1 (Business Park)	Repair and servicing of motor vehicles and parts and accessories thereof (Kal Tire)
West (2400 Millstream Road)	BP1 (Business Park)	Lumber and Building Supply Store (Home Depot)
West (2374 Millstream Road)	BP1 (Business Park 1)	Various commercial uses
West (2364 Millstream Road)	BP1 (Business Park 1)	Retail
West (2364 Millstream Road)	BP1 (Business Park 1)	Mini storage facility

COUNCIL POLICY

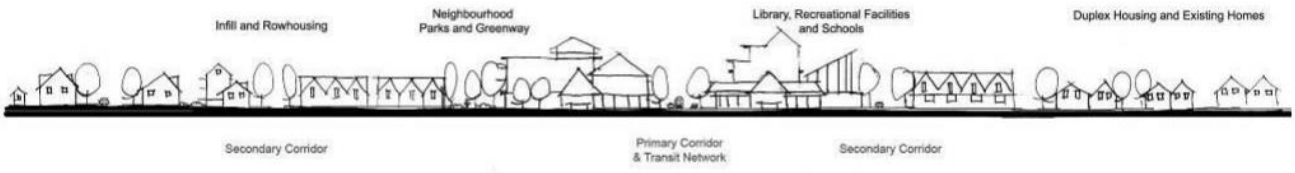
OFFICIAL COMMUNITY PLAN

The area has two designations within the Official Community Plan (OCP): Neighbourhood Centre and Mixed Use Employment. A multi- family residential building exists in the portion of the BP1A (Business Park 1A – Millstream Road East zone) that runs parallel to Treanor Avenue, at the north portion of the property, and aligns with the Neighbourhood Centre OCP designation. The majority of the zone is mixed business park uses and aligns with the Mixed Use Employment designation. Council policy does not directly support or deter the addition of Personal Service Businesses to the BP1A zone. Current policies within the OCP support all types of commercial businesses within the Mixed Employment Centre designation.

Neighbourhood Centre

- Predominantly residential precinct that supports a range of medium and high density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial uses

A Concept for a Neighbourhood Centre on the Valley Floor



Mixed Use Employment Centre

- A predominantly workplace precinct that includes businesses of all types including commercial, light industrial, and institutional
- An ideal location for creative or innovative infill housing (such as artisan live-work, mixed use buildings, etc) that does not jeopardize the long term function of the centre as an employment node
- Parks, public squares, and open spaces are integrated throughout
- Centre is an inter-city and/or inter-regional transit hub that connects residents and employees

A Concept for a Mixed-Use Employment Centre

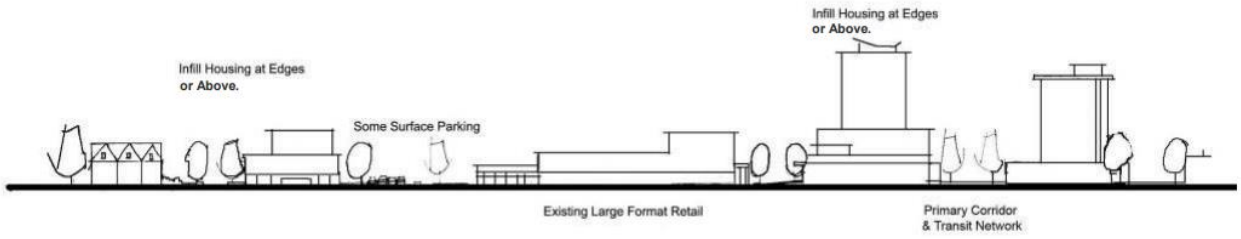
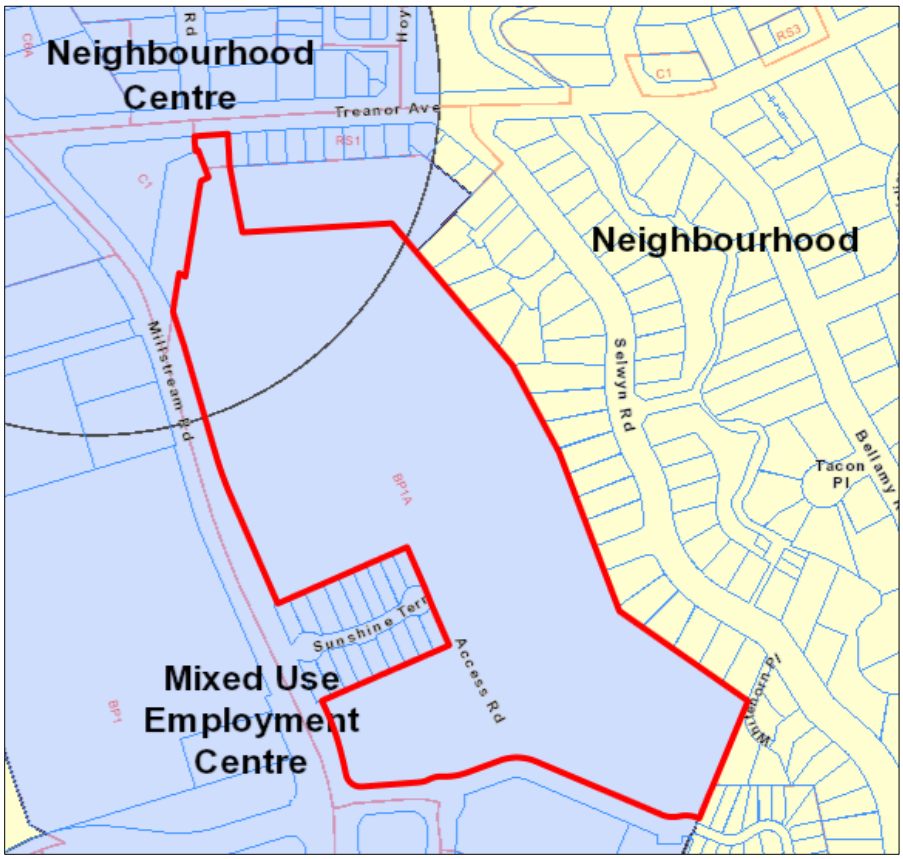


Figure 1: Subject Parcel (outlined in red) showing Official Community Plan designations



DEVELOPMENT PERMIT AREAS

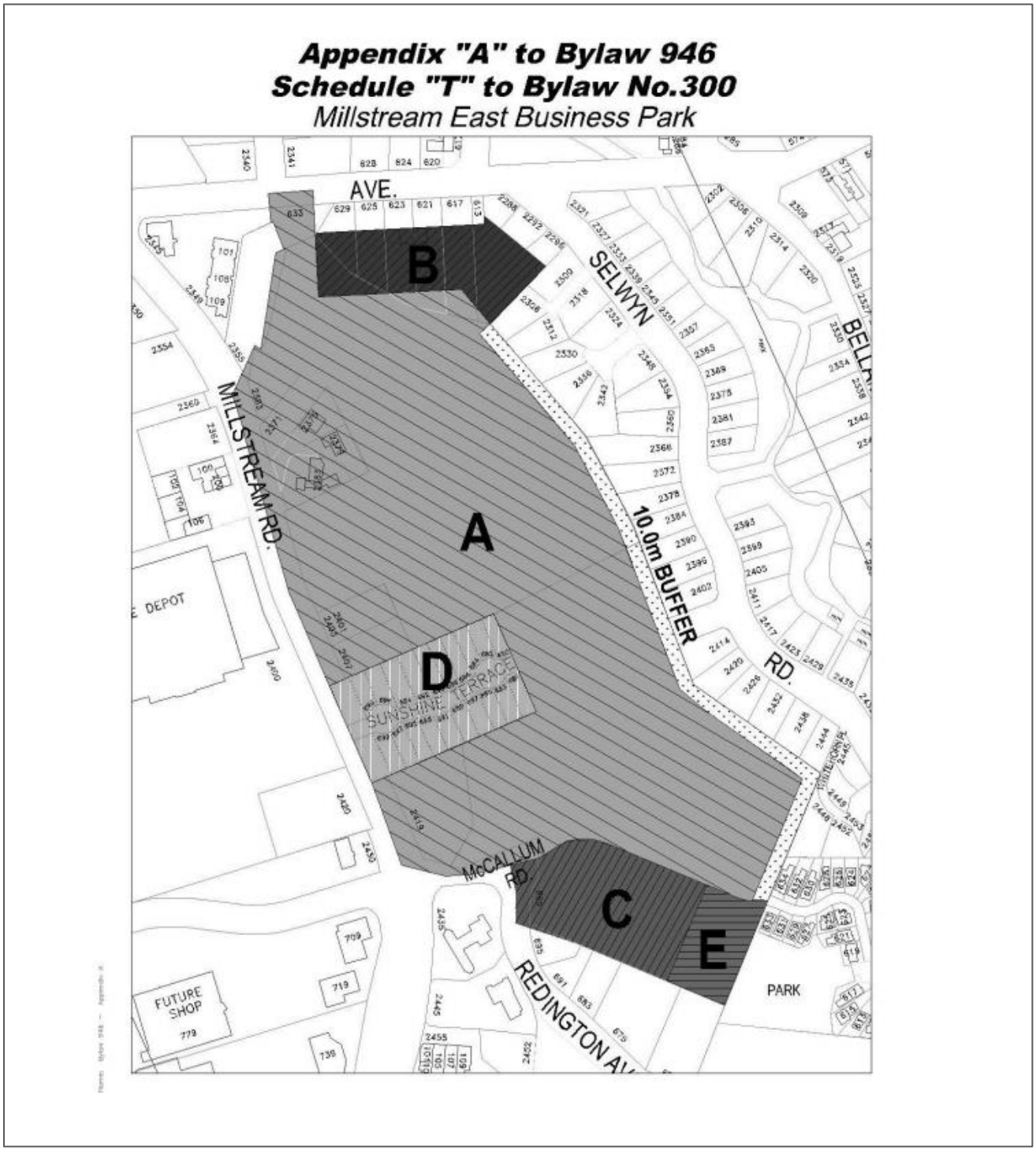
The subject site has a small area, adjacent to the Sunshine Terrace single family homes, that is identified as a "drainage concern" within the City of Langford's Hazardous Development Permit Area. The amendment to the BP1A (Business Park 1A – Millstream Road East) zone will not require a subsequent development permit to address hazardous conditions as the site has already addressed these concerns at the time of initial development of the business park complex.

A large portion of the site is within the Habitat and Biodiversity and Terrestrial Herbaceous Environmentally Sensitive Development Permit Areas. As the site is fully developed, and development permits to address these Areas were approved during the initial development, no new development will be required as a result of this text amendment being within an environmentally sensitive area.

Currently the BP1A (Business Park 1A – Millstream Road East) zone allows for the following uses within the areas identified as Area A – Commercial, Area C – Commercial and/or Multi- Family, Area E – Amenity, within Schedule "T" of the Zoning Bylaw 300. This proposal would add Personal Service businesses to this list of permitted uses.

- Accessory building and uses;
- Animal hospitals;
- Car wash;
- Computer technology sales, service and manufacturing;
- Electronics manufacturing (considered a commercial use)
- Financial institution;
- Gymnasium, health establishments;
- Home occupation;
- Offices;
- Post office;
- Printing, publishing, and book binding;
- Repair of automobiles;
- Retail sales of wine
- Temporary construction and real estate marketing offices;
- Theatres.

Figure 2: Schedule T, showing Areas A, B, C, D and E of Millstream Villlage Commercial Complex:



COMMENTS

DEVELOPMENT PROPOSAL

A potential tenant has come forward with the intent to run a nail salon business in a unit within the "C" block of Millstream Village, which are the commercial businesses that align the east boundary of the site and the Selwyn Road residential properties. In order to accommodate this request the applicant has requested that Personal Service uses be allowed within the BP1A (Business Park 1A – Millstream Road East) zone to permit businesses such as, but not limited to: hair salons, dry cleaners, nail salons, massage clinics and any other where services are applied to the body or clothing of a person.

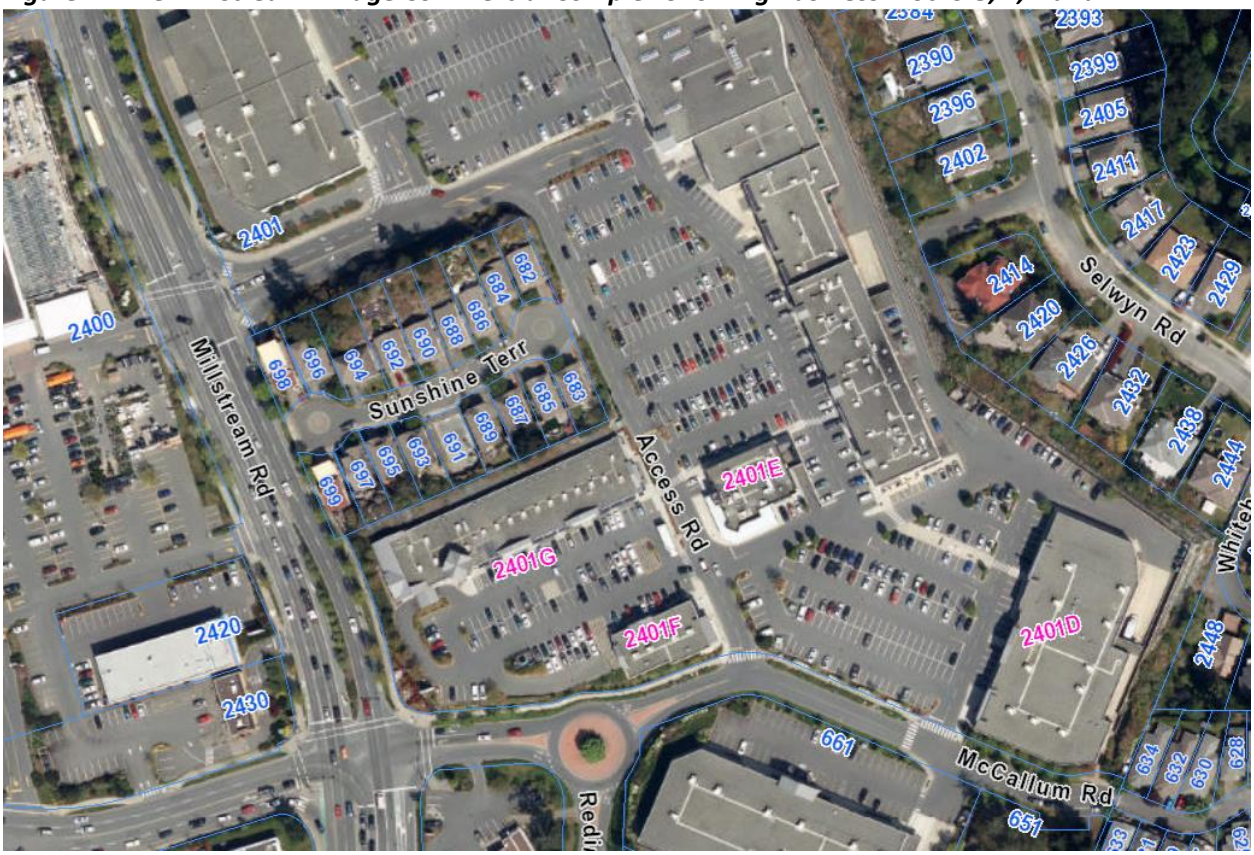
Figure 3: The Millstream Village Commercial Complex showing Business Blocks A, B, C and E



If Council supports this amendment they may wish to restrict the size of Personal Service businesses within the BP1A (Business Park 1A – Millstream Road East) zone, as well as restrict the number of personal service businesses within the zone. Staff is suggesting restricting the size of personal service business to 186 m^2 or 2000 ft^2 gross floor area, and limiting the size of all personal service businesses within the complex to 743 m^2 or 8000 ft^2 gross floor area. At their maximum size allowance this would allow for 4 personal service business establishments to be located within the BP1A zone. This would limit the amount of Personal Service businesses that are allowed to operate at the Millstream Village site which protects the viability of those businesses found within the Downtown Core where ongoing revitalization efforts have been directed.

Currently a personal service business exists in the "G" block of businesses which are located in the south portion of the complex, between McCallum Road and the Sunshine Terrace residential properties. This business was approved to operate in this location as it contains a retail component in addition to the services it provides. The size of the unit it currently occupies is under 186 m^2 or 2000 ft^2 and therefore it would not be rendered "non-conforming" if it decided to forgo its status as a retail business and be recognized under the regulations accompanying this proposed rezoning.

Figure 4: The Millstream Village Commercial Complex Showing Business Blocks G, E, F and D.



This application to amend the text within the BP1A (Business Park 1A – Millstream Road East) zone does not propose any physical changes to the current buildings within the Millstream Village commercial complex, therefore no subsequent development permit applications are required as part of this application. As well no frontage or road improvements are being requested as no changes to the developed site are being proposed.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Due to its proximity to Highway 1 and to other commercial businesses on the west side of Millstream Road, the business park complex is accessible by varying modes of transportation.

Traveling by personal vehicle, the business park has three access points, one from McCallum Road and the other two from private roads accessed directly off of Millstream Road. All accesses contain turning lanes, depending on direction of travel, as well as signal lights to ensure safe access to and from the complex.

Sidewalks line the periphery of the commercial site along Millstream Road and McCallum Road and a series of crosswalks, paved medians and accessible storefronts make the interior of the site accessible to pedestrians.

Both sides of Millstream Road contain bike lanes, however bike lanes do not extend into the business park complex and very few storefronts incorporate bicycle parking.

Bus travel to the site is serviced by both BC transit and the Langford Trolley. BC Transit routes 47, 52 and 57 run Southbound and Northbound on Millstream Road with the closest stop being across from the second access into the business park complex, and adjacent to the Home Depot parking lot. Route 47 operates on weekday mornings between the hours of 6:30 a.m. and 8:30 a.m. The route stops north and southbound along Millstream Road on its way to and from downtown Victoria. The 52 bus service runs to and from the Bear Mountain Village Centre to the Colwood Bus Exchange. Route 57 provides service to and from Thetis Lake Heights community and to the community of Westhills via Millstream Road and also stops at the Langford Bus Exchange off of Station Avenue.

The site is also serviced by the Langford Trolley which has a stop in the interior of the business park complex. The Langford Trolley is a by donation transit service special to Langford. It travels to several points in its run to Westshore Mall to City Centre Park, one of them being the Millstream Market retail store within the business park complex. The service runs from noon to 10 p.m. and from 10 a.m. to 4 p.m. on Sundays.

INFRASTRUCTURE

The proposed rezoning was circulated for comment to BC Hydro, Westshore Environment, Fortis BC, CRD Water as well as internal municipal departments. None had any objections or comments for the proposal to add personal service businesses to the BP1A zone (Business Park 1A – Millstream Road East) zone.

FINANCIAL CONTRIBUTIONS

If Council decides to approve the proposed text amendment to the BP1A (Business Park 1A- Millstream Road East) Zone the property will remain zoned as Business Park and will continued to be taxed at a business park rate. Therefore, the proposed text amendment is not likely to impact municipal revenues.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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 m^2 (2000 ft^2) 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 m^2 (8000 ft^2) in the BP1A (Business Park 1A – Millstream Road East) zone.

OR Option 2

2. 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;

OR Option 3

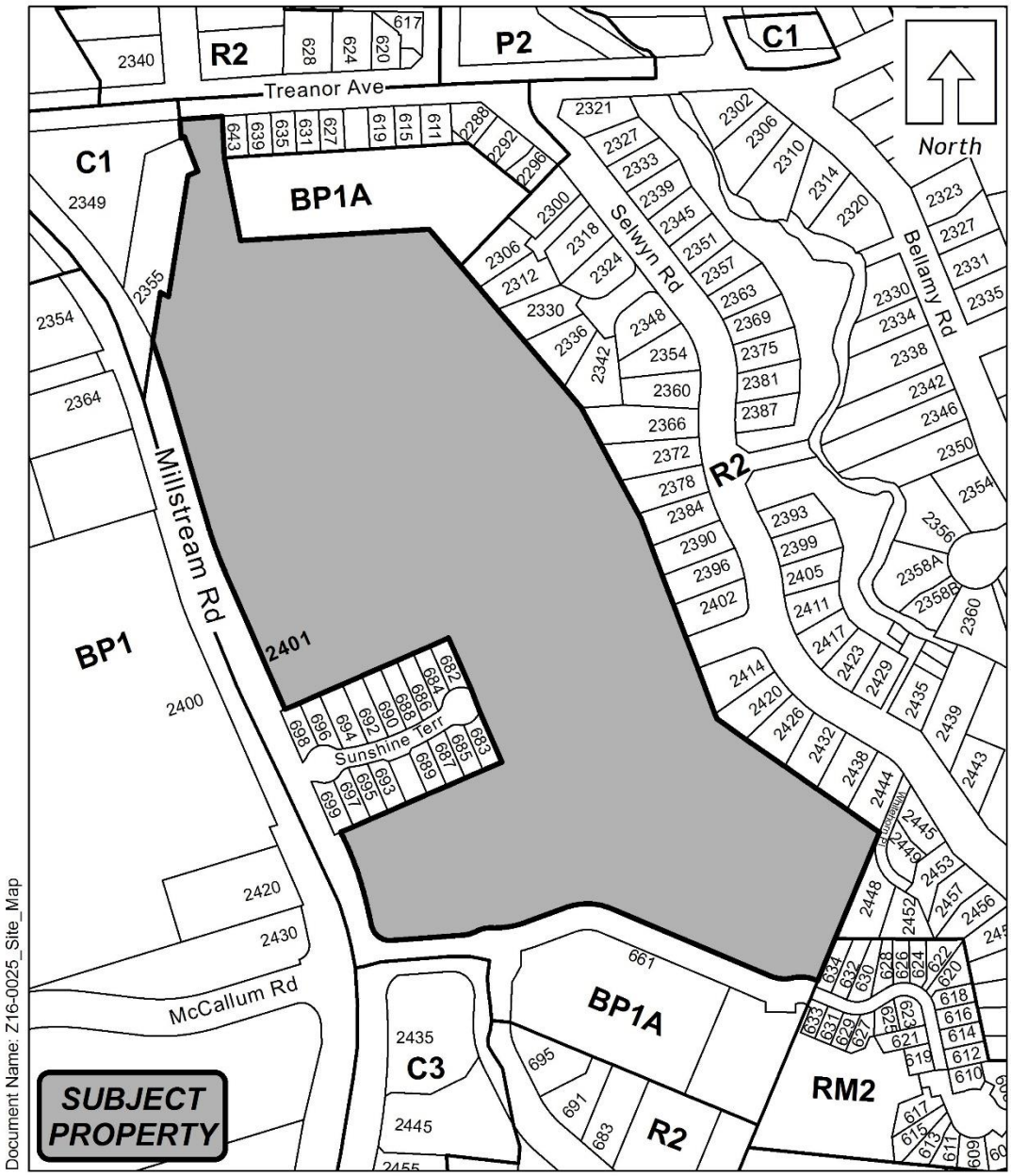
3. Reject this application for rezoning

Submitted by:	Lauren Morhart, MCIP, RPP, Planner II
Concurrence:	Leah Stohmann, MCIP, RPP for Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, 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

:lhm

Appendix A

REZONING BYLAW AMENDMENT
(Z16-0025)
2401 Millstream Rd

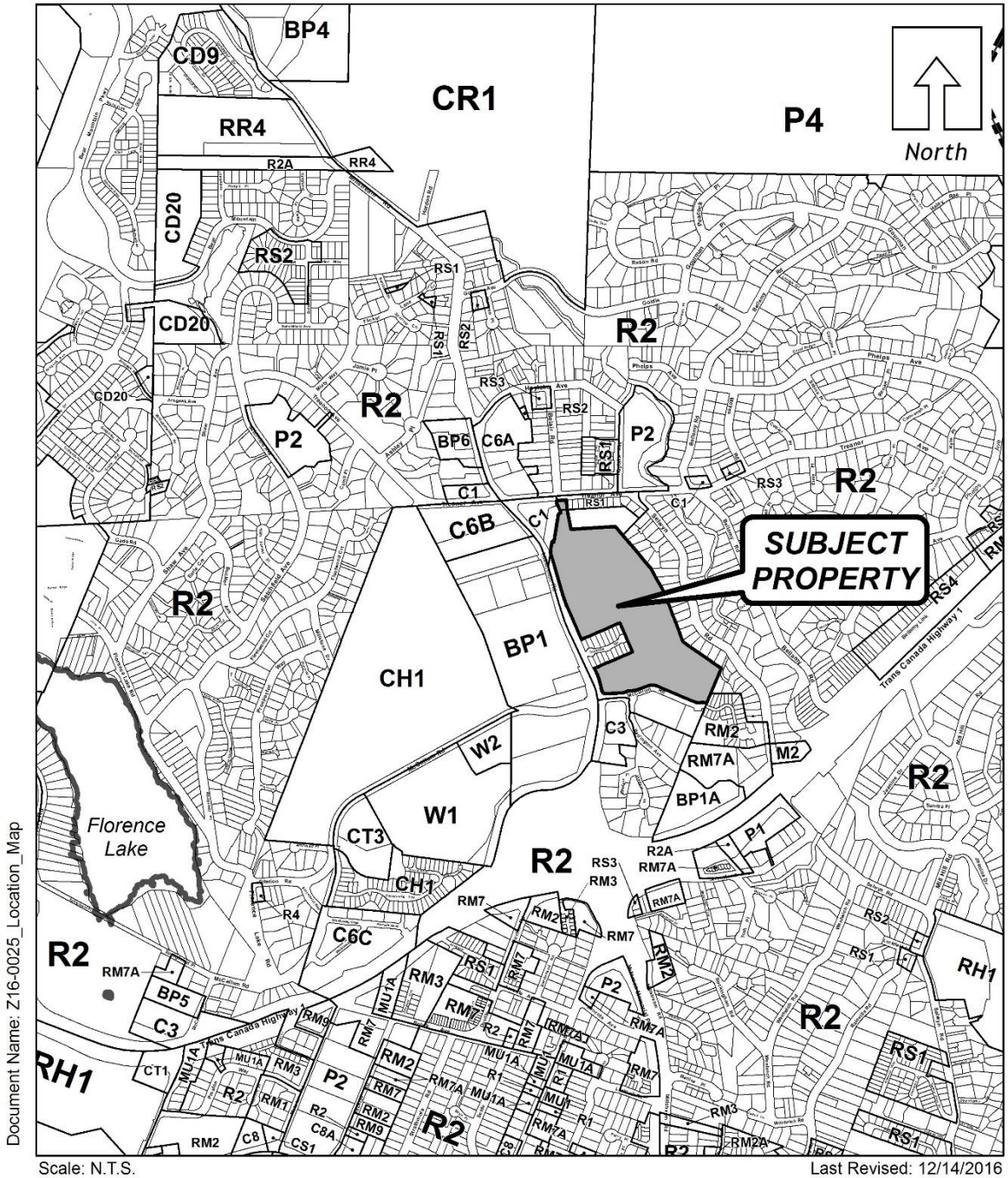


Scale: N.T.S.

Last Revised: 12/14/2016

Appendix B

REZONING BYLAW AMENDMENT
(Z16-0025)
2401 Millstream Rd



Scale: N.T.S.

Last Revised: 12/14/2016

PUBLIC HEARING
Monday, 3 April 2017

Bylaw No. 1677
File No. Z16-0006

A Bylaw to Rezone 817 Arncote Ave from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment 7A) Zone to permit the future development of five new multi-family residential units

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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

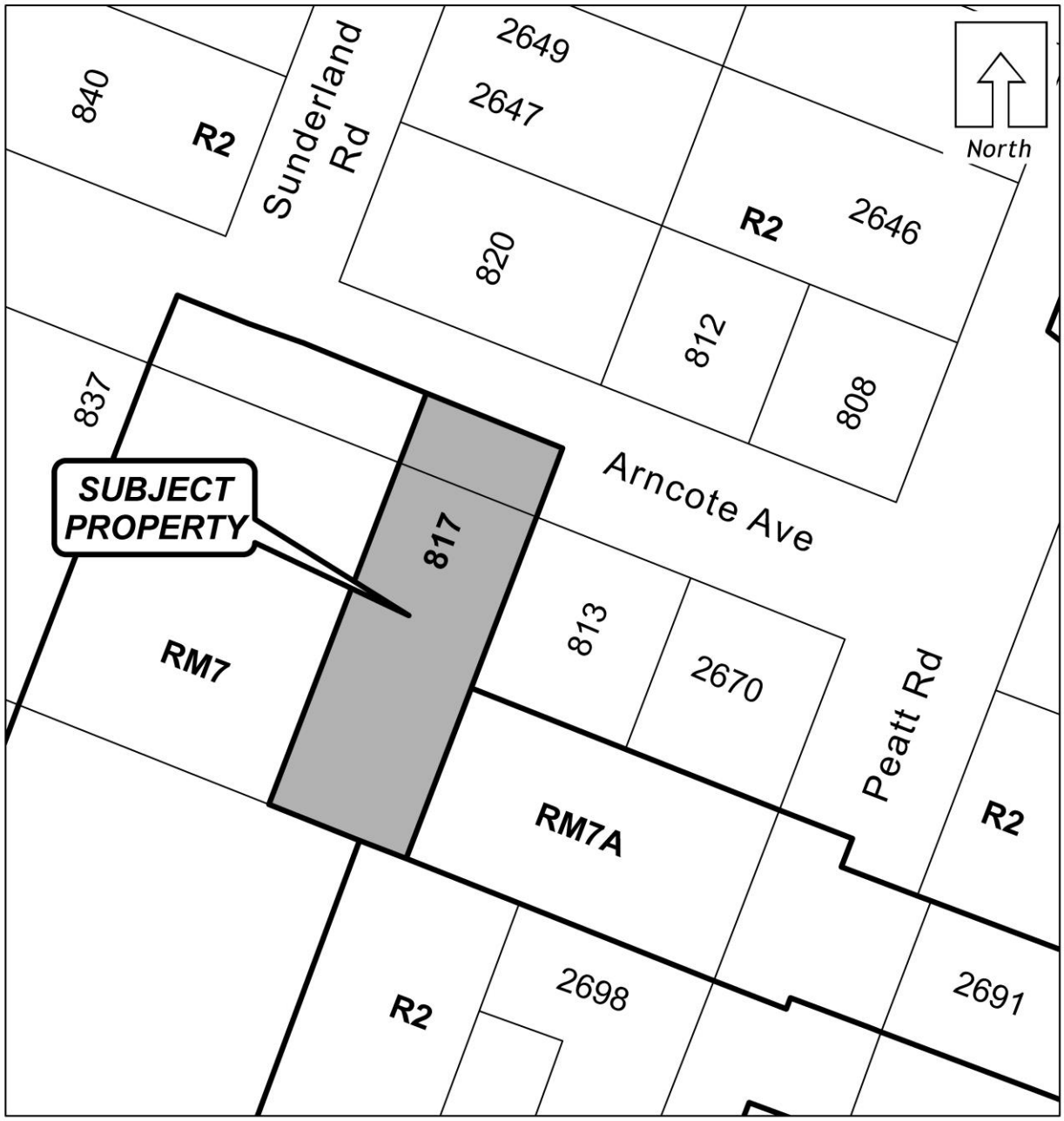
READ A THIRD TIME this day of, 2017.

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
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

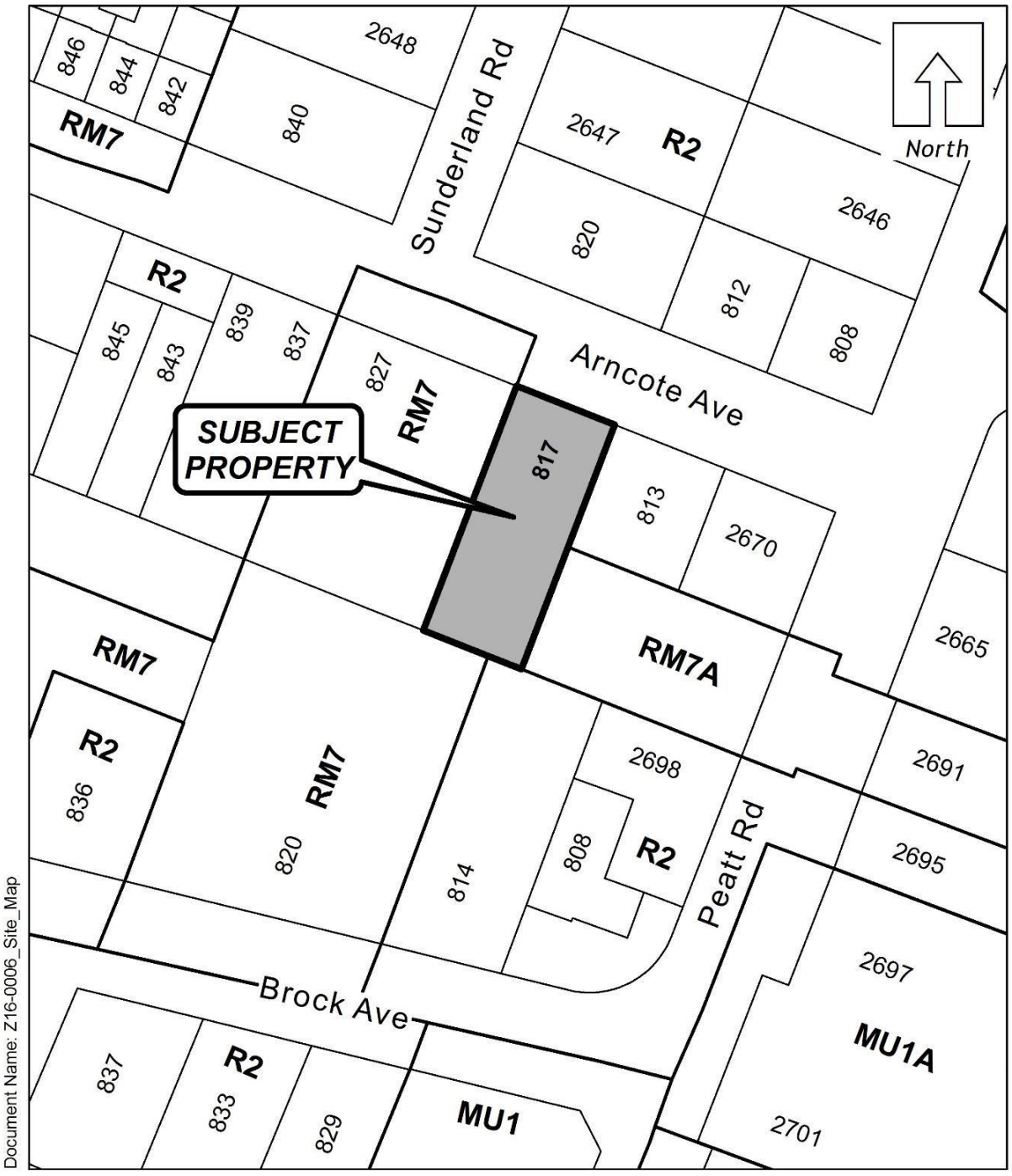
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1677. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 3 April 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	817 Arncote Ave	
File	Z16-0006	Bylaw Number: 1677
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RM7A (Medium-Density Apartment A)
Proposal	To permit a future development of five new multi-family residential units.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT
(Z16-0006)
817 Arncote Ave



Document Name: Z16-0006_Site_Map

Scale: N.T.S.

Last Revised: 1/11/2017

Community supports owner, all grieve loss of equine friend

Continued from A1

Kangas purchased Erik and his uncle, Ron, in the fall of 1984 from the former Silver Spring Ranch in East Sooke. While both turned out to be great horses, Erik was particularly easy to train.

"When you're breaking and training horses, there's a bunch of steps in doing it. Erik, it was like he was one of those critters who 'gets it' ... nothing was difficult for him," he recalled, smiling.

One of the first lessons in Being a Horse 101 is learning how to be tied up. Typically a horse will start by fighting against the tie, before settling in and getting comfortable with their new reality.

"Erik never even fought the tie. He untied it," Kangas said, laughing.

Despite getting loose, Erik didn't bolt and calmly wandered around until Kangas brought him back and tied a tougher knot. "He was a natural."

The Norwegian Fjord pony, who was just a shade under the required height to be classified as a horse, was also used to train many how to ride because of his calm and forgiving attitude. "If people made a mistake, he didn't get anxious about it. He didn't cause them any grief. He'd kind of gently walk them through it until they got it right," Kangas explained.

Erik's gentle demeanor and abilities to learn new skills were perhaps only matched by his sense of adventure. That allowed Kangas to comfortably take him on trips around the Metchosin wilderness, into the heart of the village and as far as View Royal, where Kangas's mother used to live.

"If I was at a stop light (people) would get out of their cars. That used to be pretty funny.

"For a couple of years, I didn't own a car after I retired and I rode everywhere. I rode to the village for lunch, I rode into West Shore to do my banking. Wherever I needed to go, that's where I'd go," he said.

And Erik's regular outings made him a common sight on Metchosin roads.

"I would sometimes see him tied up next to the My Chosen Cafe. It used to bring back happy memories of my time with horses," said Allison Marshall. "A lot of people really enjoyed him."

The lasting impression Erik made on many in the community is also evident by the number of sympathy cards Kangas and his wife, Sybil, have received since their pony's death.

"He was so engaging. People just loved him," Kangas said.

Erik may have been small in stature, but few horses have stood quite so tall.

joel.tansey@goldstreamgazette.com

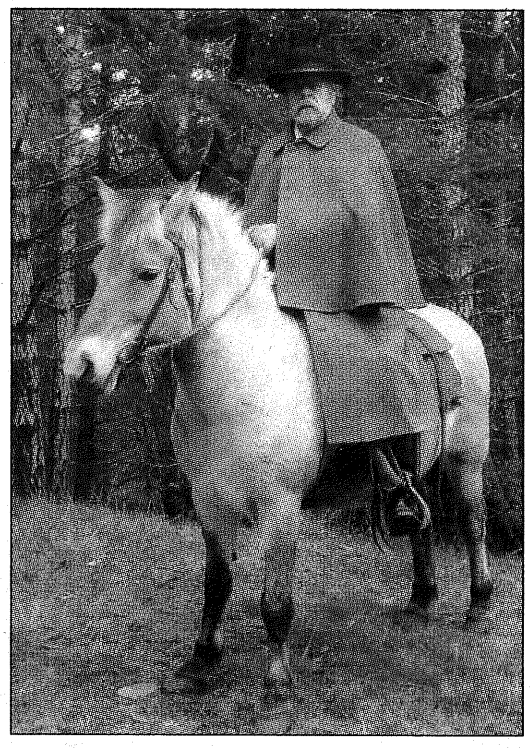


PHOTO CONTRIBUTED

Metchosin's Gary Kangas sits tall on Erik the pony.

Schools will be spreading out across district

Continued from A1

Other spaces currently being used by high school teachers for prep periods will also be converted to full-time classrooms.

"We'll (also) be looking at eliminating elementary school computer labs, where necessary, and turning them back into classrooms," he said. While many adults have fond memories of computer labs during their elementary school years, Cambridge noted the concept is dated and no longer very practical. "We'd rather have the technology in the hands of the kids in the classroom ... Kids should have access to technology when they need it."

Looking ahead, the district is also considering boundary adjustments to redraw catchment areas. With demographics constantly changing in neighbourhoods, Cambridge said, this will alleviate pressure on some schools by shifting some of the student body to under-utilized schools. Before this happens, however, public consultation will allow parents to weigh in.

With more classes comes the need for more teachers. In February the district hired roughly 20 educators using interim funding from the province. Cambridge expects another 10 to 15 will be needed. As a result, there's more need for support and administrative staff. "Custodians now have to clean those extra classrooms (as well)," he said. "All of those supports need to be in place."

Earlier this month, B.C. teachers accepted a deal with the province to end a 15-year battle over bargaining rights. The vote came months after the Supreme Court of Canada ruled a provincial law blocking teachers' ability to bargain on class size was unconstitutional. At the time of that ruling, B.C. Teachers' Federation president Glen Hansman estimated it would cost between $250 and $300 million per year to bring in the additional resources.

While the Ministry of Education has yet to release details, Cambridge is hopeful there will be funding for elementary teacher librarians, something he said has been underfunded in previous years.

"It'll be great to see that return," he said.

katie@goldstreamgazette.com

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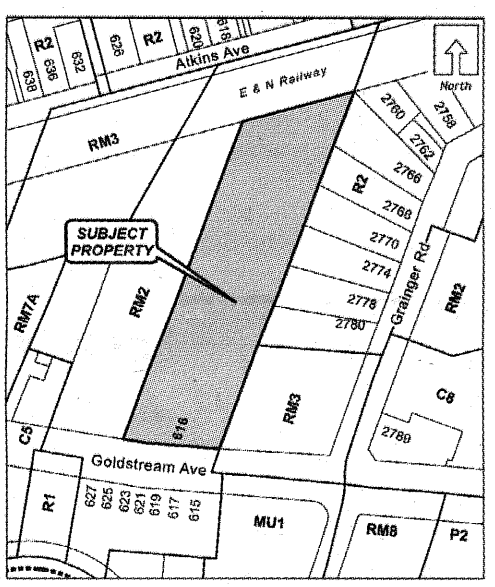
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1673. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1673 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1673 from RM2 (Attached Housing) Zone to RM7A (Medium-Density Apartment A) Zone to permit the development of approximately 160 apartment units.**

Applicant: **Justin Filuk, TL Housing Solutions**

Location: **The land that is the subject of Bylaw No. 1673 is 616 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

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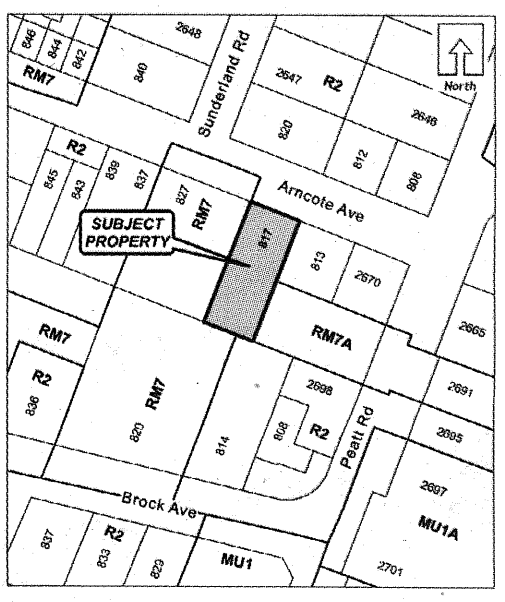
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Applicant: **Ron McNeil, McNeil Designs**

Location: **The land that is the subject of Bylaw No. 1677 is 817 Arncote Ave as shown shaded on the plan.**

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Jim Bowden
Administrator

COMMUNITY NEWS
IN BRIEF

Highlands seeking emergency planner

The District of Highlands is looking for a volunteer to take on the emergency co-ordinator position.

This person will be responsible for ensuring the District is able to respond effectively to and recover from minor and major emergencies while maximizing use of resources and cost recovery.

This specialized work includes developing, implementing and maintaining all aspects of emergency management, including mitigation, preparedness, response and recovery.

If this sounds like a position that may interest you, contact Loranne Hilton, the district's chief administrative officer, at lhilton@highlands.ca or call 250-474-1773 to submit your expression of interest by April 13. For more information on the position go to bit.ly/2nWvsk0.

katie@goldstreamgazette.com

Bee condos project approved in View Royal

A group wishing to install mason bee and leaf cutter bee "condos" in View Royal Park has been granted permission to do so by council.

Representatives of the View Royal Community Garden Society outlined details of the project in a presentation to council, describing how the box-like hives would be placed near the garden area.

Council was told that unlike other types of bees, these natural pollinators are not aggressive and fly away if disturbed.

After giving kudos for the idea of introducing the natural pollinators to the area, which has seen declines in bee populations in recent years, council gave unanimous approval to commence the project.

The View Royal Community Garden hosts 30 plots for registered users.

editor@goldstreamgazette.com



Songhees Chief Ron Sam and Colwood Mayor Carol Hamilton signed a memorandum of understanding Monday that establishes a framework for collaboration for the future of the Royal Roads lands.
KATHERINE ENGQVIST/ NEWS GAZETTE STAFF

DND deal must be signed yet for lands

Continued from A1

Through their lawyer Robert Janes, the Songhees Nation has also expressed a desire for sensible development that can maintain the integrity of the historic site.

From the City of Colwood's perspective, Hamilton said this agreement will afford the City more options for input during the process and will help shape the City's plans for the future of the entire community. Since the land is owned by the DND, the City has never had zoning or land use jurisdiction.

"We welcome the opportunity to strengthen our relationship with the Songhees Nation," Hamilton said. "If we can work with them to retain a lot of the dynamic of the property, that ensures we maintain a significant green space … In many ways they have the same beliefs in honouring the land that we have."

Both the City and the Songhees have expressed a shared interest in seeing some of the site preserved as park space.

In response to some of the petitions circulating online that oppose the Songhees Nation taking ownership of the property, Sam said, "I just want to acknowledge everyone has a right to their opinions."

He encouraged anyone with concerns about future development on the site to contact the Songhees Nation to learn more about their intentions. "We're not out to bulldoze and log every tree on that site ... Our people truly made a life on that land."

Detailed plans regarding the future of the site cannot be completed until discussions are finalized between DND and all First Nations who have expressed interest, and the land has been allocated.

Esquimalt Nation has also been brought into the process and is working in concert with the Songhees. It's unclear where the neighbouring nation fits into the framework of the memorandum.

"It's a long road ahead yet with no for-sure outcome," Sam noted.

The City of Colwood has reportedly been an observer to the ongoing negotiations between the federal government and First Nations groups.

– with files from Katherine Engqvist
joel.tansey@goldstreamgazette.com

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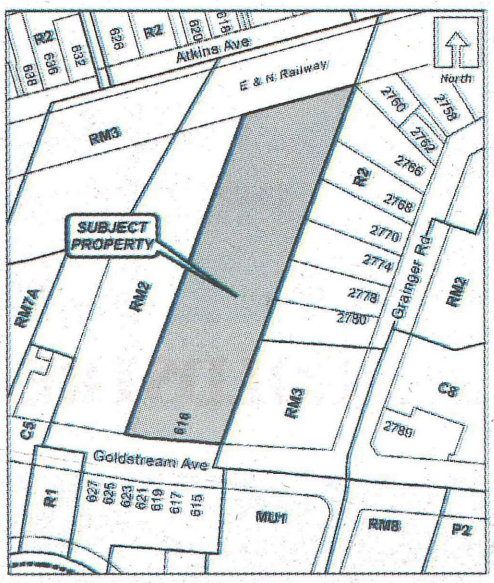
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Applicant: Justin Filuk, TL Housing Solutions

Location: The land that is the subject of Bylaw No. 1673 is 616 Goldstream Ave as shown shaded on the plan.

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NOTICE OF PUBLIC HEARING

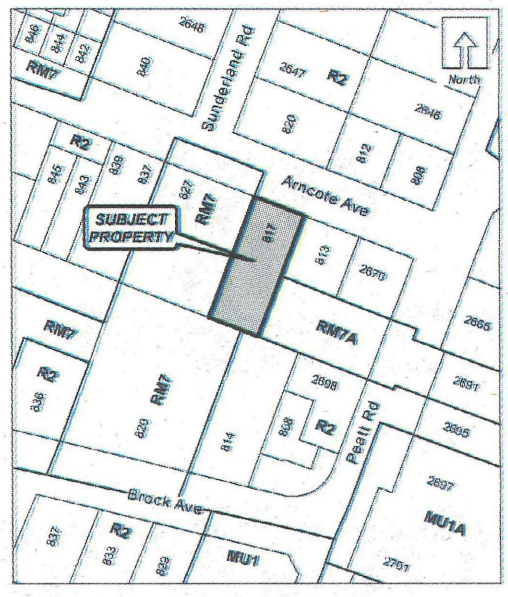
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1677. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1677 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1677 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment 7A) Zone to allow the future development of five new multi-family residential units.

Applicant: Ron McNeil, McNeil Designs

Location: The land that is the subject of Bylaw No. 1677 is 817 Arncote Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Land Development Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

4. REPORTS

a) 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.
- Staff Report (Planning Z16-0006)

MOVED BY: A. CREUZOT
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing recommend to Council:
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.

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:

(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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **February 14, 2017**

Department: **Planning**

Application No.: **Z16-0006**

Subject: **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.**

PURPOSE

Ron McNeil has applied on behalf of Baldeep Atwal (Western Concept Development Ltd.) to rezone 817 Arncote Avenue from R2 (One- and Two Family Residential) to RM7A (Medium-Density Apartment 7A) in order to permit the future development of five new multi-family residential units.

BACKGROUND

PREVIOUS APPLICATIONS

- There are no previous planning applications on record for the subject property.

Table 1: Site Data

Applicant	Ron McNeil	
Owner	Baldeep Atwal	
Civic Address	817 Arncote Avenue	
Legal Description	Lot 3, Section 111, Esquimalt District, Plan VIP12071	
Size of Property	850m² (0.21 acres)	
DP Areas	None	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RM7A (Medium-Density Apartment 7A)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is flat throughout and an existing dwelling currently is located on it. A few large bushes dot the rear property line and one larger tree is located in the north-west corner. The surrounding properties to the west, south, and one property to the east are already multi-family residential. One property to east is zoned R2 and has a single-detached family residential unit on it.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Residential
(North) East	R2 (One- and Two-Family Residential)	Residential
(South) East	RM7A (Medium-Density Apartment 7A)	Residential
South	RM7 (Medium-Density Apartment 7)	Residential
West	RM7 (Medium-Density Apartment 7)	Residential

COUNCIL POLICY

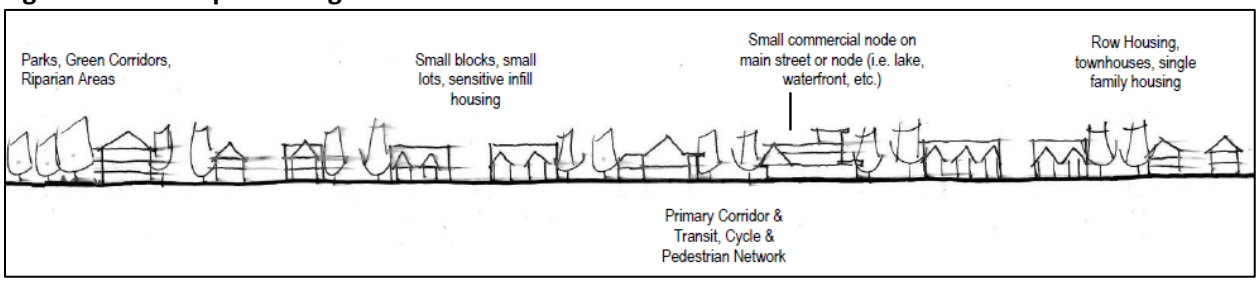
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood', as defined by the following text:

Existing settled areas throughout the community predominantly located on the valley floor.

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites.
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit.
- Schools, community facilities and other institutional uses are permitted throughout the area.
- Retail serving local residents is encouraged along transportation corridors.
- Home-based businesses, live-work housing is encouraged.
- Parks, open spaces and recreational facilities are integrated throughout the area.
- This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.
- Transit stops are located where appropriate.

Figure 2: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

This property is not located within a Development Permit (DP) Area. The only Development Permit that the applicant would require is one for Form and Character.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone 817 Arncote Avenue from R2 (One- and Two Family Residential) to RM7A (Medium-Density Apartment 7A) in order to permit the future development of five new residential units.

The proposal would to create one block of three townhomes and one of two townhomes, both of which would share the common access route located in between them. All units would have direct access onto this common driveway, and the two required visitor parking spaces would also have direct access onto the common driveway.

The two required visitor parking spaces are proposed to be located within a carport structure, which could be mistaken as privately owned (limited common property). To ensure future owners are not mistaken about the intended use, Council may wish to require the applicant to paint the spaces as 'Visitor Parking' and to designate these spaces as common property in the strata plan.

Figure 3: The Proposed Multi-Family Development

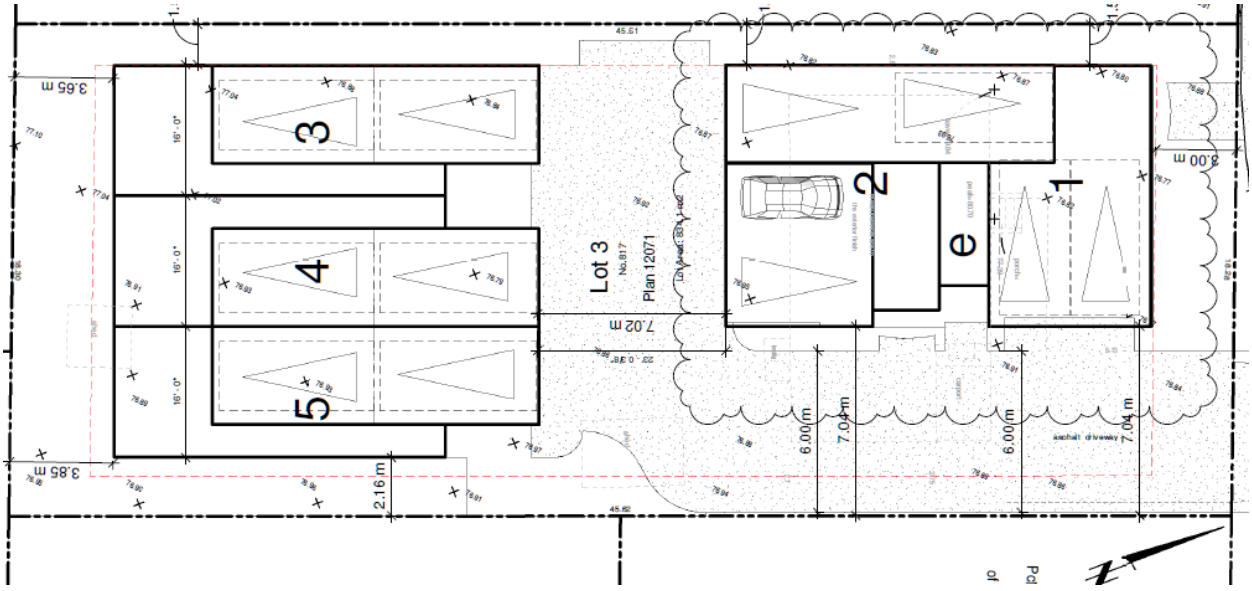


Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RM7A (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	One- and Two-Family Dwellings Secondary Suites in a One-Family Dwelling Up to Four Boarders in a One-Family Dwelling Home Occupation Group Day Care	Apartments Attached Housing Townhouses Home Occupation	Townhomes
Density	550m² (5,920 ft²)	FAR of 1.0	FAR of 0.93
Height	9m (30 ft)	3 Storeys	3 Storeys
Site Coverage	35%	50%	44.6%
Front Yard Setback	6m (20 ft)	7.5m (25 ft)	3.0m (10 ft) *
Interior Side Yard Setback	1.5m (5 ft)	3.0m (10 ft)	1.5m (5 ft) *
Exterior Side Yard Setback	4.5m (15 ft)	7.5m (25 ft)	N/A
Rear Yard Setback	6m (20 ft)	7.5m (25 ft)	3.65m (12 ft) *
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per dwelling unit plus 2 visitor spaces	2 spaces per dwelling unit plus 2 visitor spaces

***** Variance Required

As indicated in Table 3 above, the current proposal does not fully comply with the setback requirements of the RM7A zone. The development, as proposed, would require variances the interior side yard setback, the front yard setback, and the rear yard setback as noted above.

These requested variances would not be dissimilar to variances that neighbouring multi-family residential developments were granted in the past. If Council is supportive of these requested setback variances, they may wish to authorize the Director of Planning to issue them within the required Development Permit.

SEWERS

The City's sewer system existing along both frontage of the subject property. The applicant will be required to connect to municipal sewer and be responsible for the costs associated with connecting each unit to municipal sewer.

WATER REQUIREMENT

The developer will be required to meet the water supply requirements as per the Fire Underwriter's Survey. Council may wish to require this to be done as a condition of the Development Permit.

FRONTAGE IMPROVEMENTS

As a condition of rezoning, Council may wish to require the applicant to construct full frontage improvements to the standards as set out in the Subdivision and Development Servicing Bylaw 1000. This can be secured in a Section 219 covenant.

LANDSCAPING AND ONSITE DRAINAGE MAINTENANCE

The site plan submitted for this application included a conceptual landscape plan. Details of this plan will need to be to the satisfaction of the Director of Planning, and will be addressed through the DP. To ensure the proper functioning of the on-site works in the future, Council may wish to require the applicant register a Section 219 Covenant on title agreeing that a stormwater management and maintenance plan should be created and registered on title.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (5 units)**
General Amenity Reserve Fund	$2,562	$12,810
Affordable Housing Reserve Fund	$610	$3,050
TOTAL POLICY CONTRIBUTIONS		**$15,860**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (5 units)**
Roads	$4,423.00	$22,115.00
Park Improvement	$1,890.00	$9,450.00
Park Acquisition	$1,100.00	$5,500.00
Incremental Storage Improvement Fees	$371.25	$1,856.25
Integrated Survey Area	$35.00	$175.00
Subtotal (DCCs paid to City of Langford)		**$39,096.25**
CRD Water	$2,323.43	$11,617.15
School Site Acquisition	$558.00	$2,790.00
TOTAL (estimate) DCCs		**$53,503.40**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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

OR Option 2

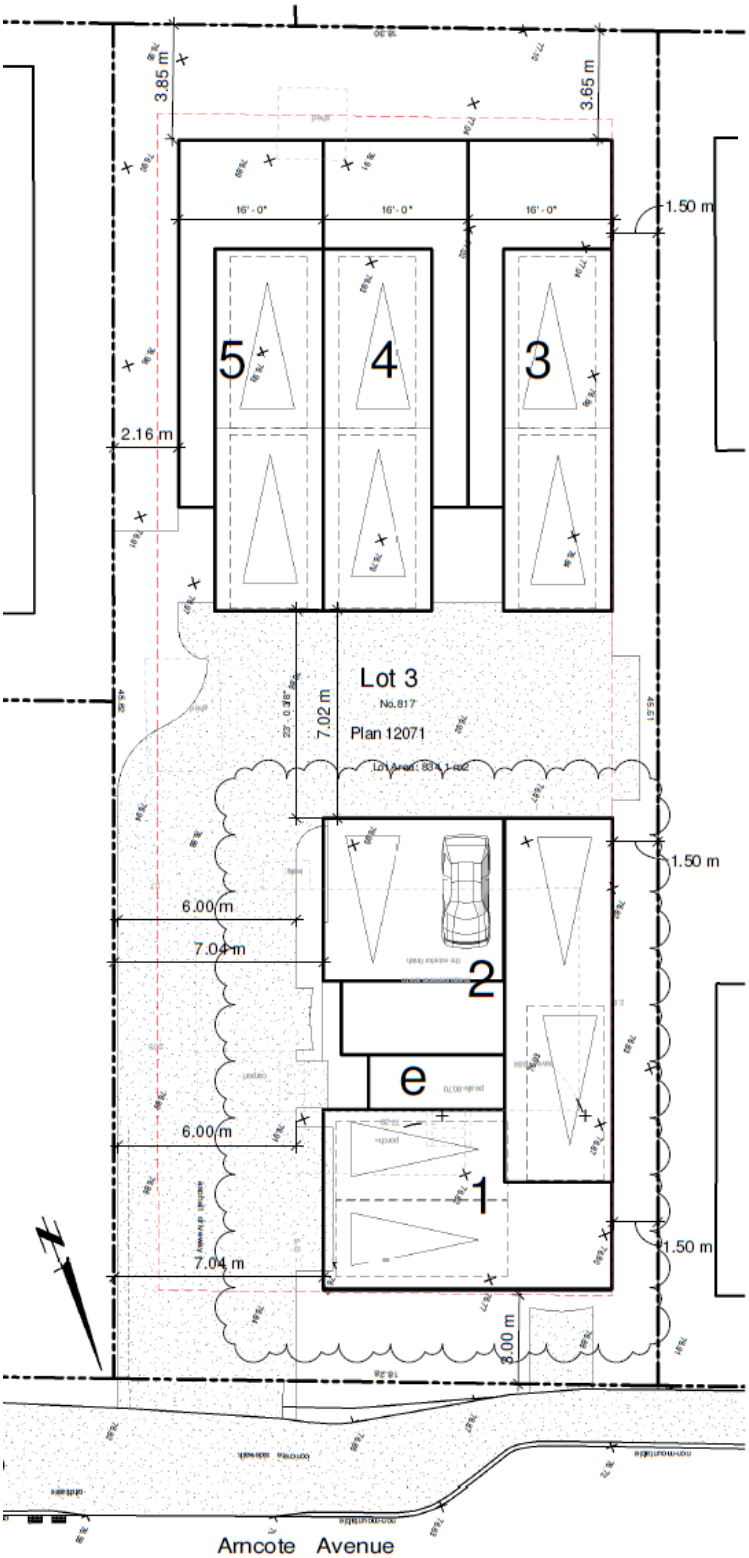
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

3. Reject this application to rezone 817 Arncote Avenue.

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, 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

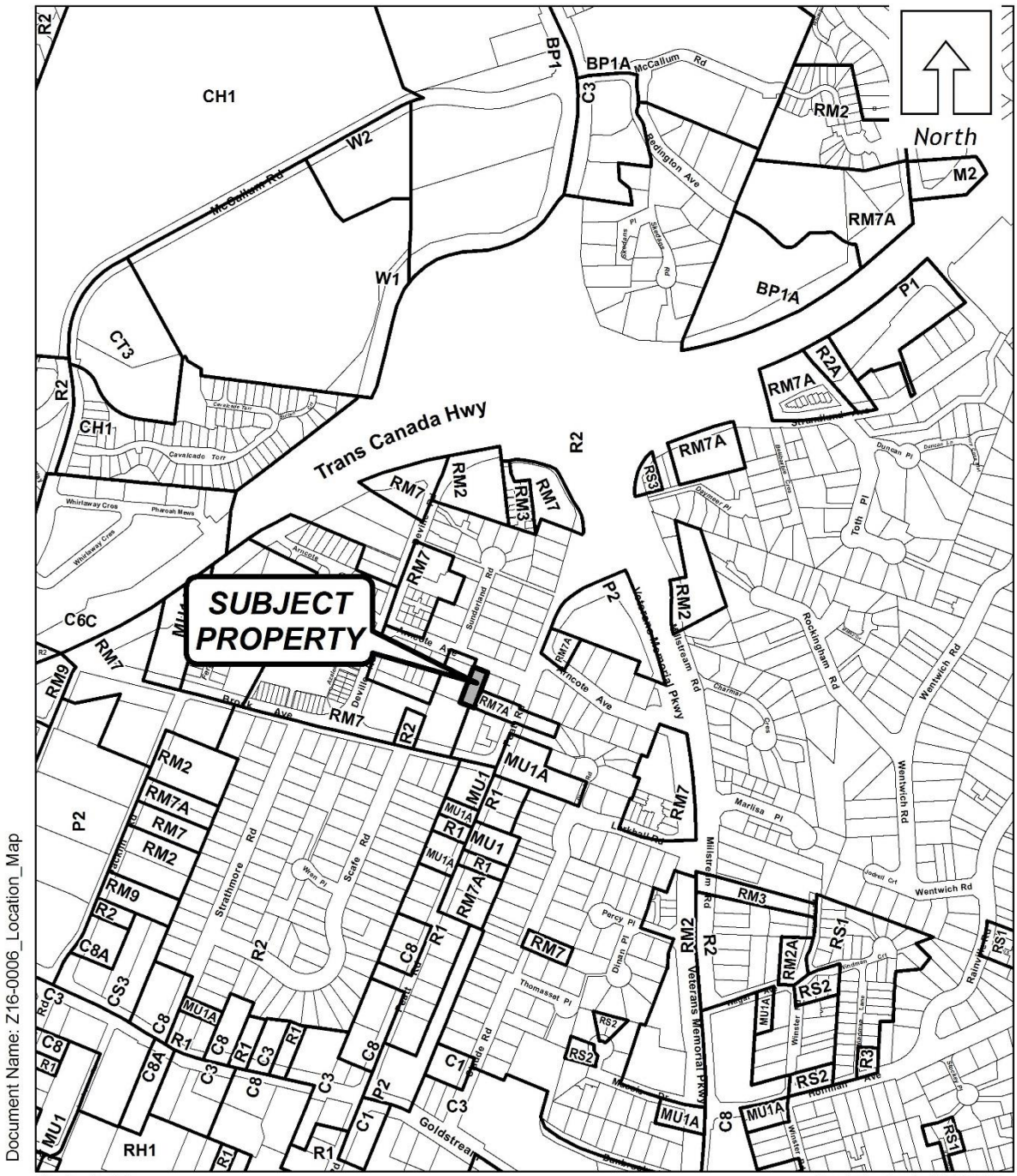
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Appendix A – Site Plan

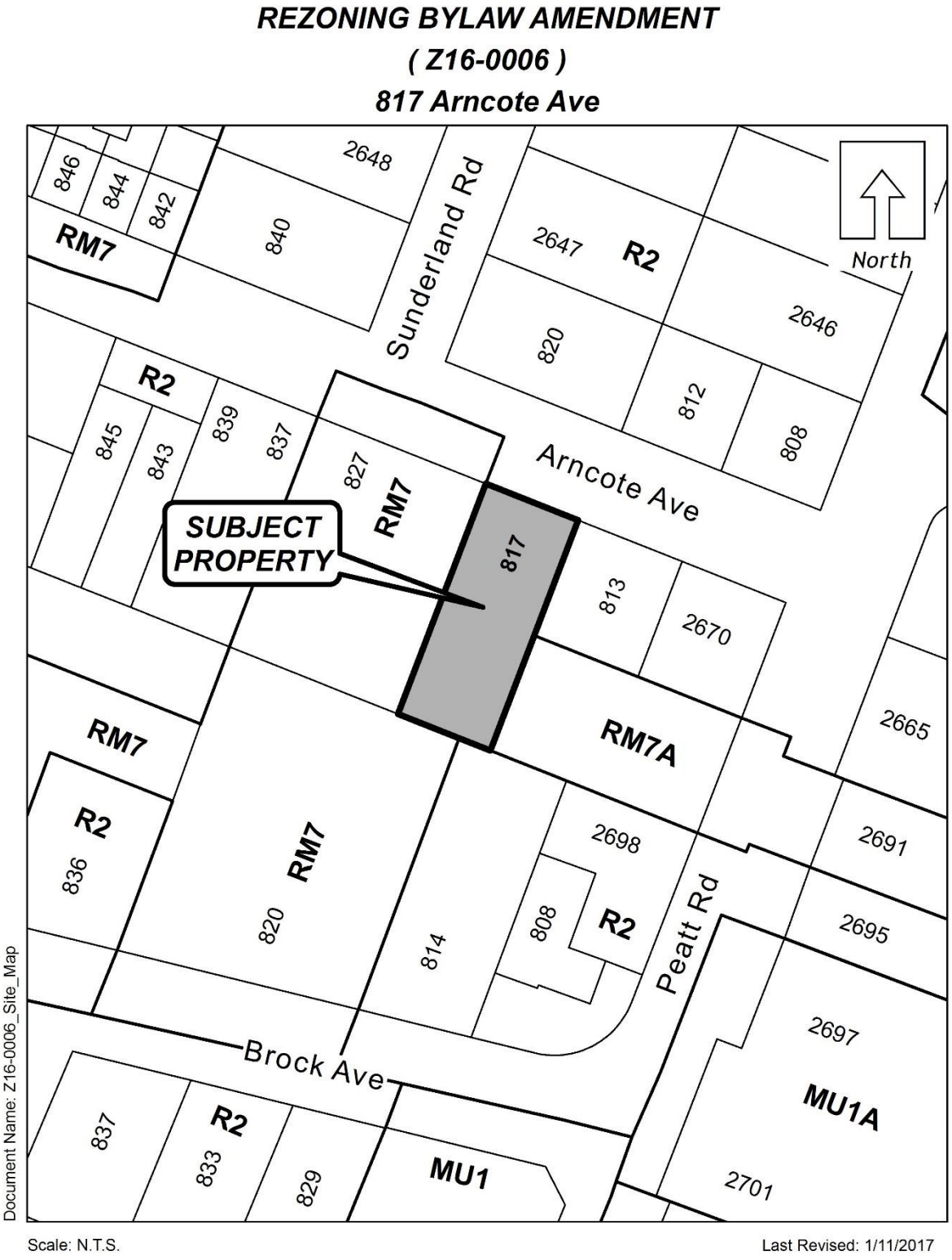


Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z16-0006)
817 Arncote Ave



Appendix C – Site Map



PUBLIC HEARING
Monday, 3 April 2017

Bylaw No. 1678
File No. Z16-0007

A Bylaw to Rezone 2681 Claude Rd from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment 7A) Zone to allow a future development of seven new multi-family residential units

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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

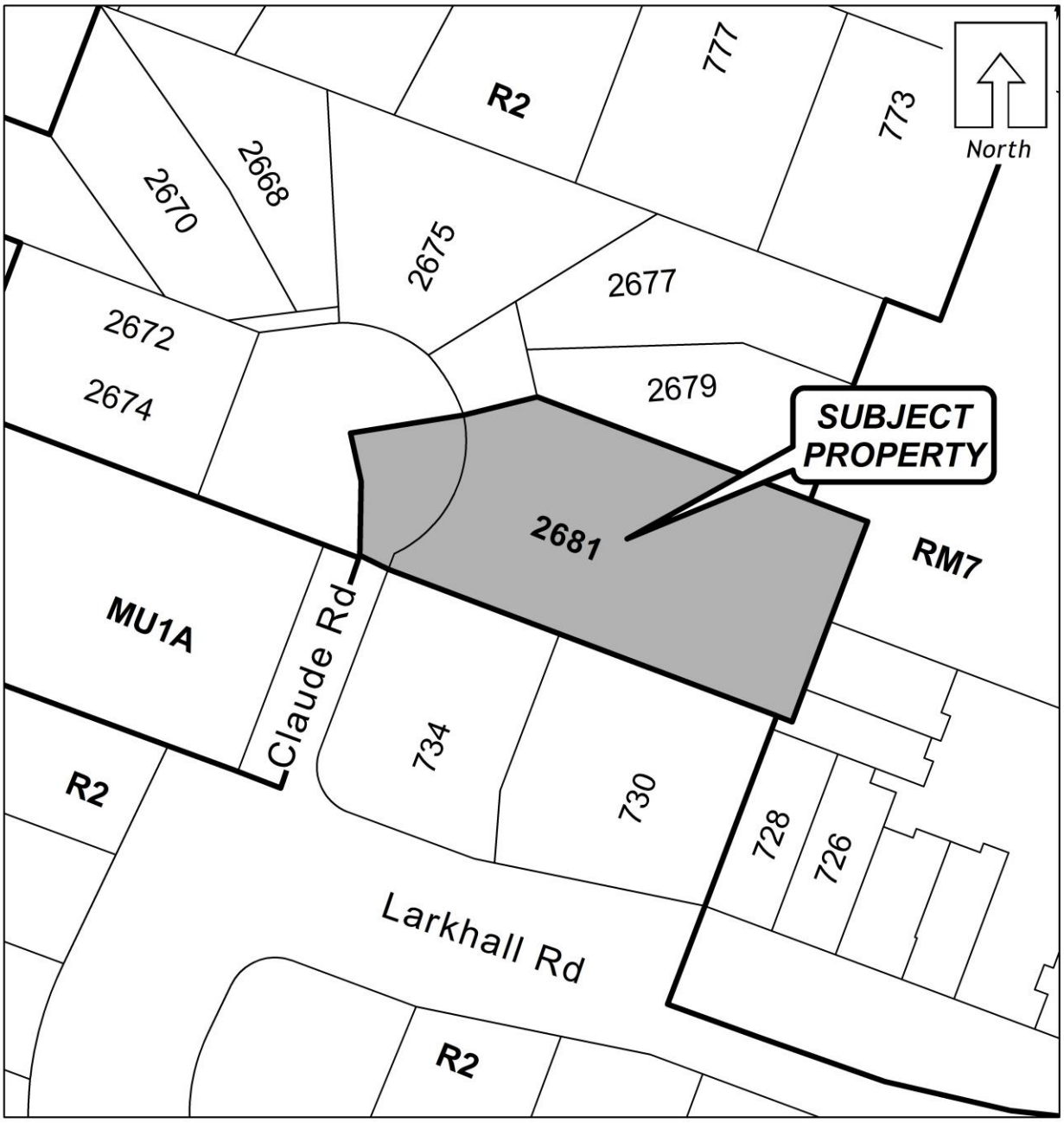
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1678

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

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1678. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 3 April 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2681 Claude Rd	
File	Z16-0007	Bylaw Number: 1678
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RM7A (Medium-Density Apartment A)
Proposal	To permit a future development of seven new multi-family residential units.	

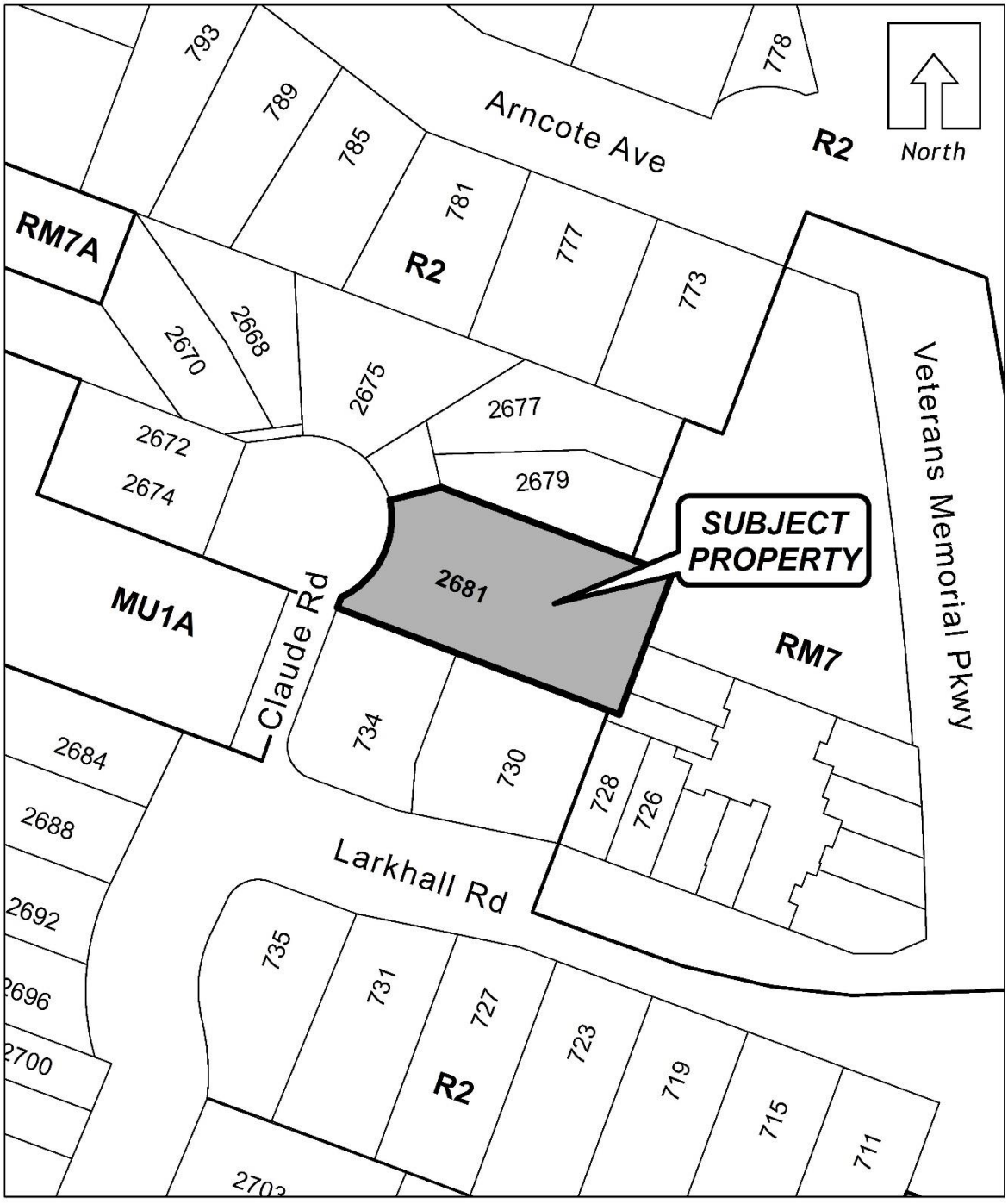
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT

(Z16-0007)

2681 Claude Rd



Document Name: Z16-0007_Site_Map

Scale: N.T.S.

Last Revised: 2/19/2016

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www.colwoodchurch.com

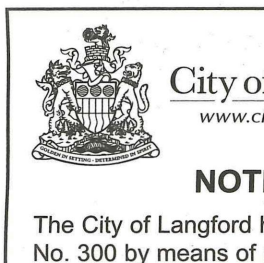
CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

SHABATT WORSHIP ASSEMBLY
503-2637 Sunderland Rd.
A Messianic service to provide a catalyst for those with a heart for Israel.
And to study the Torah Services every Saturday 10:30 am
cfican@telus.net
250-380-5036

Gordon United Church
935 Goldstream Avenue
250-478-6632
www.gordonunitedchurch.ca
Rev. Heidi Koschizeck
Music by Tim Olfert
Favourite Hymns: 10:15am
Worship and Childrens Program: 10:30

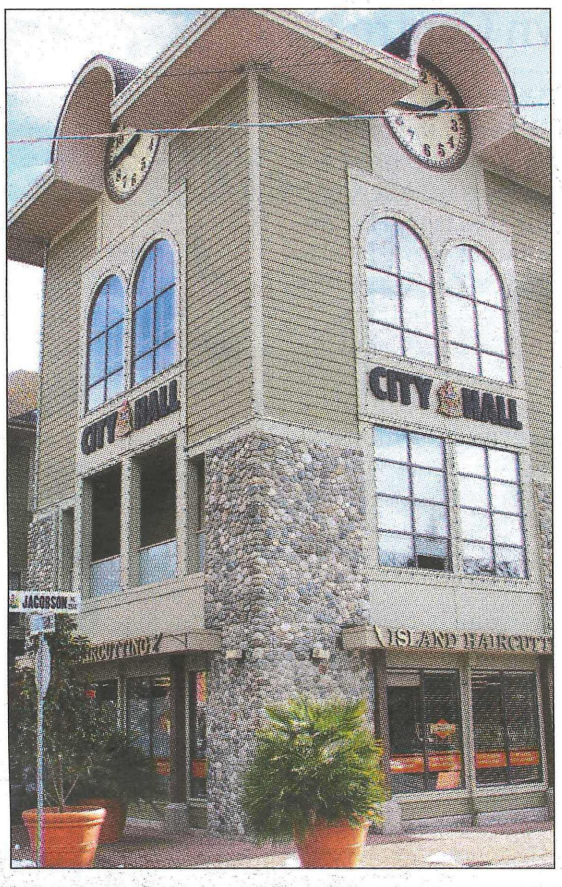
CALVARY CHAPEL WESTSHORE
Sunday 10am
934 Goldstream Ave
778-679-2092
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The Anglican Church of Canada
Saint Mary of the Incarnation
4125 Metchosin Road
Service at 9:30 am on Sundays
For info contact 250-474-4119
All are welcome

New staff settle in at Langford hall



KATHERINE ENGQVIST/NEWS GAZETTE STAFF

There's a few new faces operating out of Langford's City Hall, located at 877 Goldstream Ave.

More new hires are expected in coming months

Katherine Engqvist
News Gazette staff

There are some new faces in Langford's city hall with the filling of several vacant positions.

Braden Hutchins is settling in at 877 Goldstream Ave. in the newly created position of director of corporate services.

"It's going to be a bit fluid," Hutchins said of the coming weeks and months, as several new hires begin working with the existing team. And more changes are ahead as long-term staffers prepare to retire.

Hutchins will take over a number of responsibilities that formerly fell to Lindy Kaercher, whom retired from her position as deputy clerk last year.

Some of those responsibilities include overseeing records, freedom of information requests, communications, human resources and other duties.

Originally from the Cowichan Valley, Hutchins hasn't lived on the Island for the past 10 years. "It's good to be back … Langford has a great thing going for it."

While encouraging both businesses and families to find their place in Langford, he hopes he can find his own, while helping Langford blossom.

"If I can continue to support that culture, I think I'll have done that job."

Hutchins makes the move after serving as manager of corporate office and lands with the City of Port Coquitlam. He has also worked for the federal government and the Village of Valemount and has done environmental consulting in the United Kingdom.

Darren Kiedyk will be the City's new deputy chief administrative officer, working under CAO Jim Bowden. Kiedyk has worked for the City of Nanaimo, the City of Campbell River and the Village of Sayward. He's also worked in the private sector and for the provincial government.

The city's information and technology department will now be led by Alan Savjord. He's making the move from Cold Lake, Alta., where he was information systems technology manager.

And Alison Boyd will take over the role of executive assistant. She will work closely with mayor and council as well as supporting the daily operations and administrative functions at city hall. Her background includes working at the Capital Regional District and the Municipal Finance Authority of B.C.

The job vacancies came up as a result of a number of retirements and some departmental reorganization.

Over the course of the next several months, the city will be looking for a new director of finance and fire chief due to the impending retirements of Steve Ternent and Bob Beckett, respectively.

katie@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

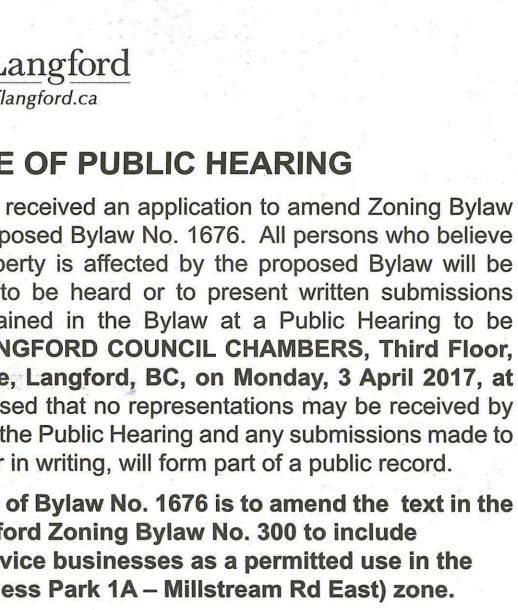
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1676. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1676 is to amend the text in the City of Langford Zoning Bylaw No. 300 to include personal service businesses as a permitted use in the BP1A (Business Park 1A – Millstream Rd East) zone.**

Applicant: **Beth Breasail, GWL Realty Advisors**

Location: **The land that is the subject of Bylaw No. 1676 is 2401 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

City of Langford
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NOTICE OF PUBLIC HEARING

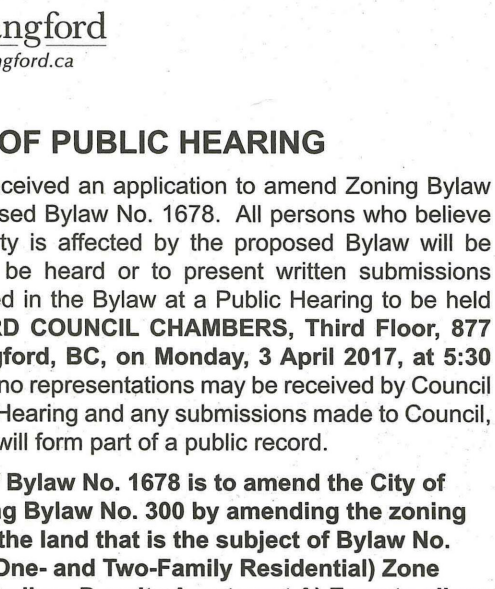
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1678. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 3 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1678 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1678 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a future development of seven new multi-family residential units.**

Applicant: **David Fulkco**

Location: **The land that is the subject of Bylaw No. 1678 is 2681 Claude Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator



PHOTO ILLUSTRATION BY BEVERLY BANFIELD

Students from Erin Wood's Grade 2-3 class at Lakewood elementary in Langford gather in the playground along with the colourful characters they created for the now-published book *Art is Alive at Lakewood School*.

Students star in first published work

A group of students at Lakewood elementary in Langford have had their collective artworks published, thanks in large part to the efforts of local author/illustrator Beverly Henry.

The aptly named storybook, entitled *Art is Alive at Lakewood School*, was released in hardcover on Amazon.ca earlier this month. The story line sees the students engaged in fun activities alongside the characters they created in a school art project, after a breeze through the class window brings the characters to life.

Students in teacher Erin Wood's split Grade 2/3 class began collaborating on the project in early February by drawing characters for the book and helping with the story line. Not only were the students in charge of creating their characters, they were integrated into the story on the pages of the book, with some clever photography and design work from Henry, who publishes under the name Beverley Banfield.

Wood was thrilled to have Henry, whose son is in the class, volunteer to work with the students on such an ambitious project. "It fit right in with what we were doing at the time," Wood said. "She wrote the bones of the story and did some art lessons with the kids."

While class projects often see collaborative student books assembled and bound in the classroom, "having a real published book is a step beyond that," she added.

Around the time of the book's release, Henry presented each student with a photo of themselves with the original artwork of their character.

All proceeds from sales of the book on Amazon.ca will be donated back to the Lakewood PAC or school-related projects.

Find the book online at coppertreepublishing.com or search for *Art is Alive at Lakewood School* or Banfield on amazon.ca.

editor@goldstreamgazette.com

NOTICE OF PUBLIC HEARING

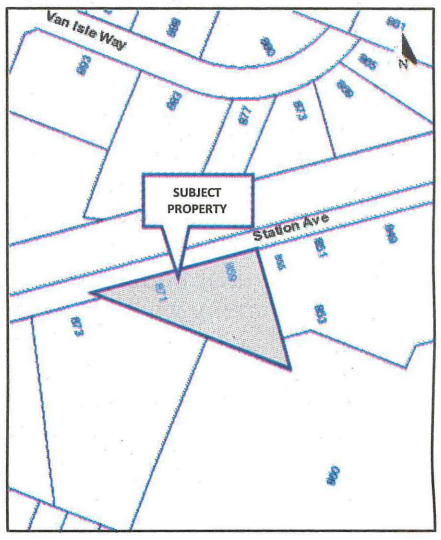
Cypress Land Services Inc., on behalf of Freedom Mobile, intends to construct a telecommunications tower at 871 (865) Station Avenue, Langford, BC. All persons who believe their interest in property is affected by the proposed development will be afforded an opportunity to be heard or present written submissions respecting this proposal at a Public Hearing to be held **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 03 April 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: To construct a 30.0 metre wireless telecommunications monopole tower and equipment compound.

Applicant: Cypress Land Services Inc. on behalf of Freedom Mobile

Location: 871 (865) Station Avenue, Langford, BC as shown shaded on the plan.

Information about the proposed development may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 or Tawny Verigin of Cypress Land Services Inc., Agents for Freedom Mobile at 604-620-0877 with any questions on this proposal.



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NOTICE OF PUBLIC HEARING

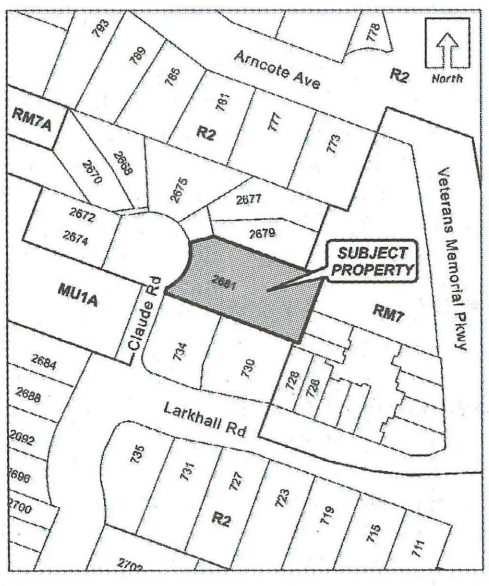
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Proposal: The purpose of Bylaw No. 1678 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1678 from R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone to allow a future development of seven new multi-family residential units.

Applicant: David Fulkco

Location: The land that is the subject of Bylaw No. 1678 is 2681 Claude Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

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NOTICE OF PUBLIC HEARING

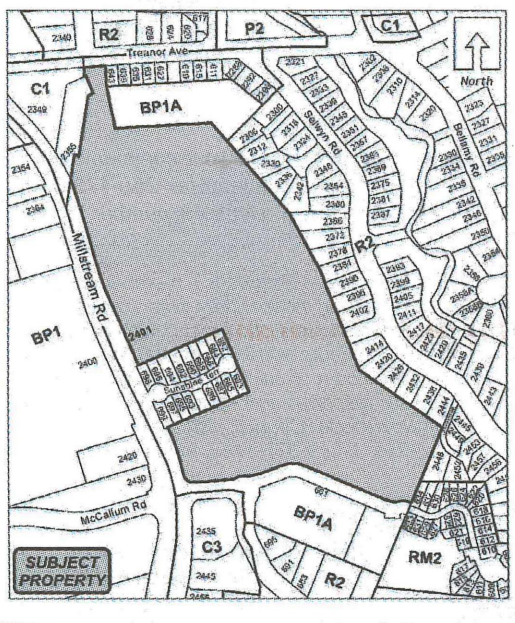
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Proposal: The purpose of Bylaw No. 1676 is to amend the text in the City of Langford Zoning Bylaw No. 300 to include personal service businesses as a permitted use in the BP1A (Business Park 1A – Millstream Rd East) zone.

Applicant: Beth Breasail, GWL Realty Advisors

Location: The land that is the subject of Bylaw No. 1676 is 2401 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 20 March 2017 to Monday, 3 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

b) 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.
- Staff Report (Planning Z16-0007)

MOVED BY: D. HORNER
SECONDED: M. HALL

That the Planning, Zoning and Affordable Housing recommend to Council:
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.

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;

(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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **February 14, 2017**

Department: **Planning**

Application No.: **Z16-0007**

Subject: **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.**

PURPOSE

David Fulkco has applied on behalf of Steven and Dianne Hoel 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.

BACKGROUND

PREVIOUS APPLICATIONS

- There are no previous planning applications on record for the subject property.

Table 1: Site Data

Applicant	David Fulkco	
Owner	Steven and Dianne Hoel	
Civic Address	2681 Claude Road	
Legal Description	Lot 2, Section 109, Esquimalt District, Plan 10541, Except Part in Plan 27737	
Size of Property	1,376m² (0.34 acres)	
DP Areas	N/A	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RM7A (Medium-Density Apartment 7A)
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The subject property is flat and currently has an existing home on it. There are a few bushes scattered along the southern property line, leaving the rest of the property relatively bare. Single family and duplex homes are the majority types of residences in the surrounding area, with the exception of a multi-family building to the east that abuts Veterans Memorial Parkway.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single-Family Residential
East	RM7 (Medium Density Apartment 7)	Multi-Family Residential
South	R2 (One- and Two-Family Residential)	Single-Family Residential
West	R2 (One- and Two-Family Residential)	Single-Family Residential

COUNCIL POLICY

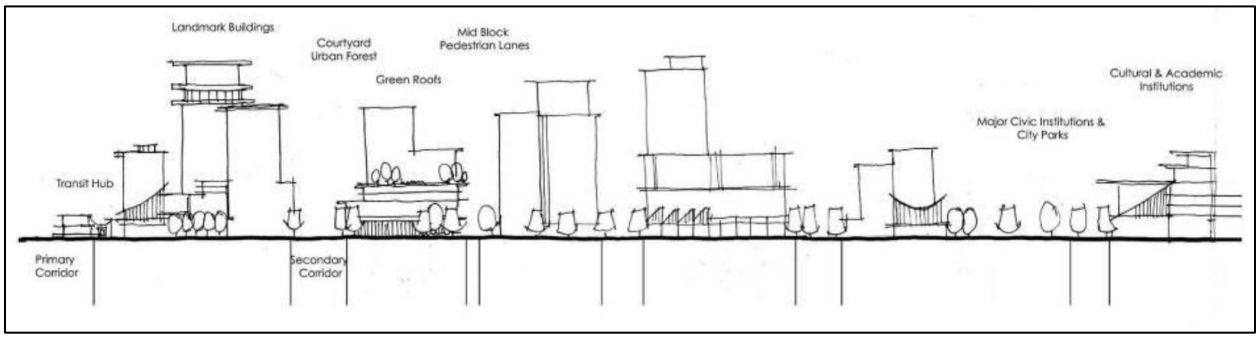
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'City Centre', as defined by the following text:

> Existing settled areas throughout the community predominantly located on the valley floor.

- A major regional growth centre that support a wide range of high density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 2: A Concept for City Centre Areas



DEVELOPMENT PERMIT AREAS

This property is not located within a Development Permit (DP) Area. The only Development Permit that the applicant would require is one for Form and Character.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone 2681 Claude Road from R2 (One- and Two Family Residential) to RM7A (Medium-Density Apartment 7A) in order to permit the future development of seven new residential units.

The proposal would to create one block of three townhomes and one of four townhomes, both of which would share the common access route located in between them. All units would have direct access onto this common driveway, and the two required visitor parking spaces would also have direct access onto the common driveway. These two parking stalls are located at the north end of each block.

Figure 3: The Proposed Multi-Family Development

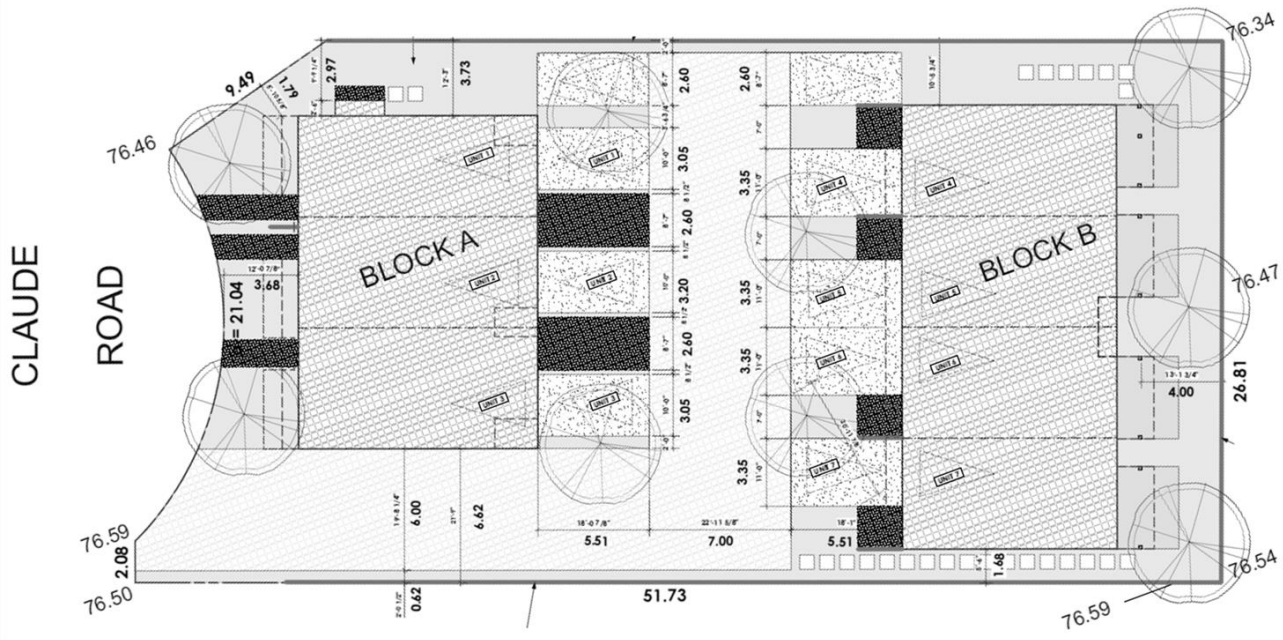


Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RM7A (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	One- and Two-Family Dwellings Secondary Suites in a One-Family Dwelling Up to Four Boarders in a One-Family Dwelling Home Occupation Group Day Care	Apartments Attached Housing Townhouses Home Occupation	Townhomes
Density	550m² (5,920 ft²)	FAR of 1.0	FAR of 0.84
Height	9m (30 ft)	3 Storeys	3 Storeys
Site Coverage	35%	50%	32%
Front Yard Setback	6m (20 ft)	7.5m (25 ft)	3.6m (12 ft) *
Interior Side Yard Setback	1.5m (5 ft)	3.0m (10 ft)	1.6 m (5.2 ft) *
Exterior Side Yard Setback	4.5m (15 ft)	7.5m (25 ft)	N/A
Rear Yard Setback	6m (20 ft)	7.5m (25 ft)	4.0m (13 ft) *
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per dwelling unit plus 2 visitor spaces	2 spaces per dwelling unit plus 2 visitor spaces

***** Variance Required

As indicated in Table 3 above, the current proposal does not fully comply with the setback requirements of the RM7A zone. The development, as proposed, would require variances for the interior side yard setback, the front yard setback, and the rear yard setback as noted above. If Council is supportive of these setback variances, they may wish to authorize the Director of Planning to issue them in the required DP.

Much of this neighbourhood is still single-family residential and have not needed setback variances, but the existing RM7 properties to the east appear to have similar setbacks to what is being requested.

SEWERS

The City's sewer system is existing along the frontage of the subject property. The applicant will be required to connect to municipal sewer and be responsible for the costs associated with connecting each unit to municipal sewer.

WATER REQUIREMENT

The developer will be required to meet the water supply requirements as per the Fire Underwriter's Survey. Council may wish to require this to be done as a condition of the Development Permit.

FRONTAGE IMPROVEMENTS

As a condition of rezoning, Council may wish to require the applicant to construct full frontage improvements to the standards as set out in the Subdivision and Development Servicing Bylaw 1000. This can be secured in a Section 219 covenant.

LANDSCAPING AND ONSITE DRAINAGE MAINTENANCE

The site plan that was submitted for this application did not have any details related to landscaping. Council may wish to require the applicant submit a landscape plan prior to Public Hearing to the satisfaction of the Director of Planning. Council may also wish to require the applicant to register a Section 219 covenant on title agreeing that a stormwater management and maintenance plan will be created to the City Engineer's satisfaction and registered on title prior to the issuance of a Building Permit.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (7-units)**
General Amenity Reserve Fund	$2,562	$17,934
Affordable Housing Reserve Fund	$610	$4,270
TOTAL POLICY CONTRIBUTIONS		**$22,204**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (7-units)**
Roads	$4,423	$30,961
Park Improvement	$1,890	$13,230
Park Acquisition	$1,100	$7,700
Incremental Storage Improvement Fees	$371.25	$2,598.75
Integrated Survey Area	$35	$245
Subtotal (DCCs paid to City of Langford)		**$54,734.75**
CRD Water	$2,323.43	$16,264.01
School Site Acquisition	$558	$3,906
TOTAL (estimate) DCCs		**$74,904.76**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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

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

OR Option 2

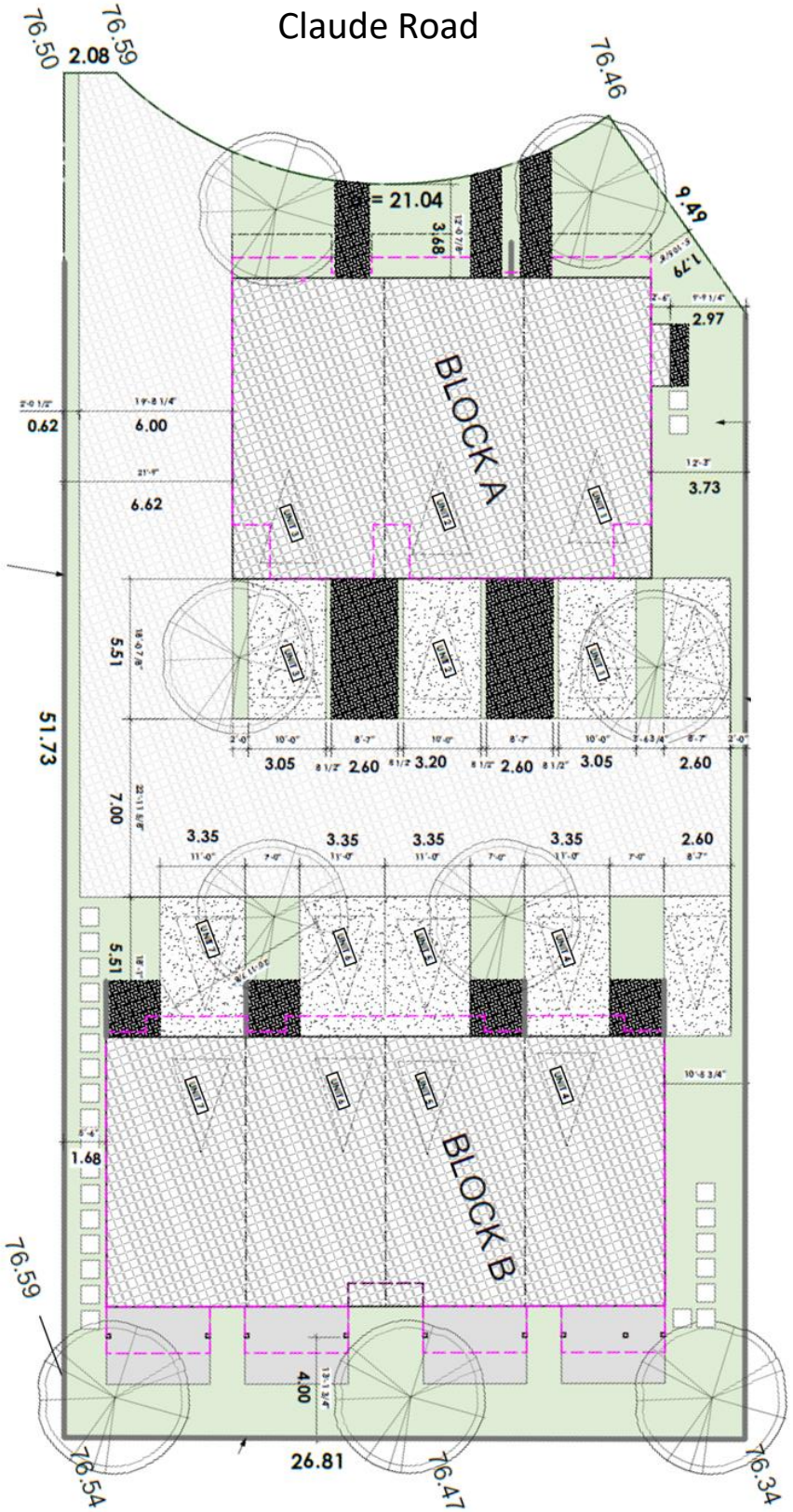
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

3. Reject this application to rezone 2681 Claude Road.

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, 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

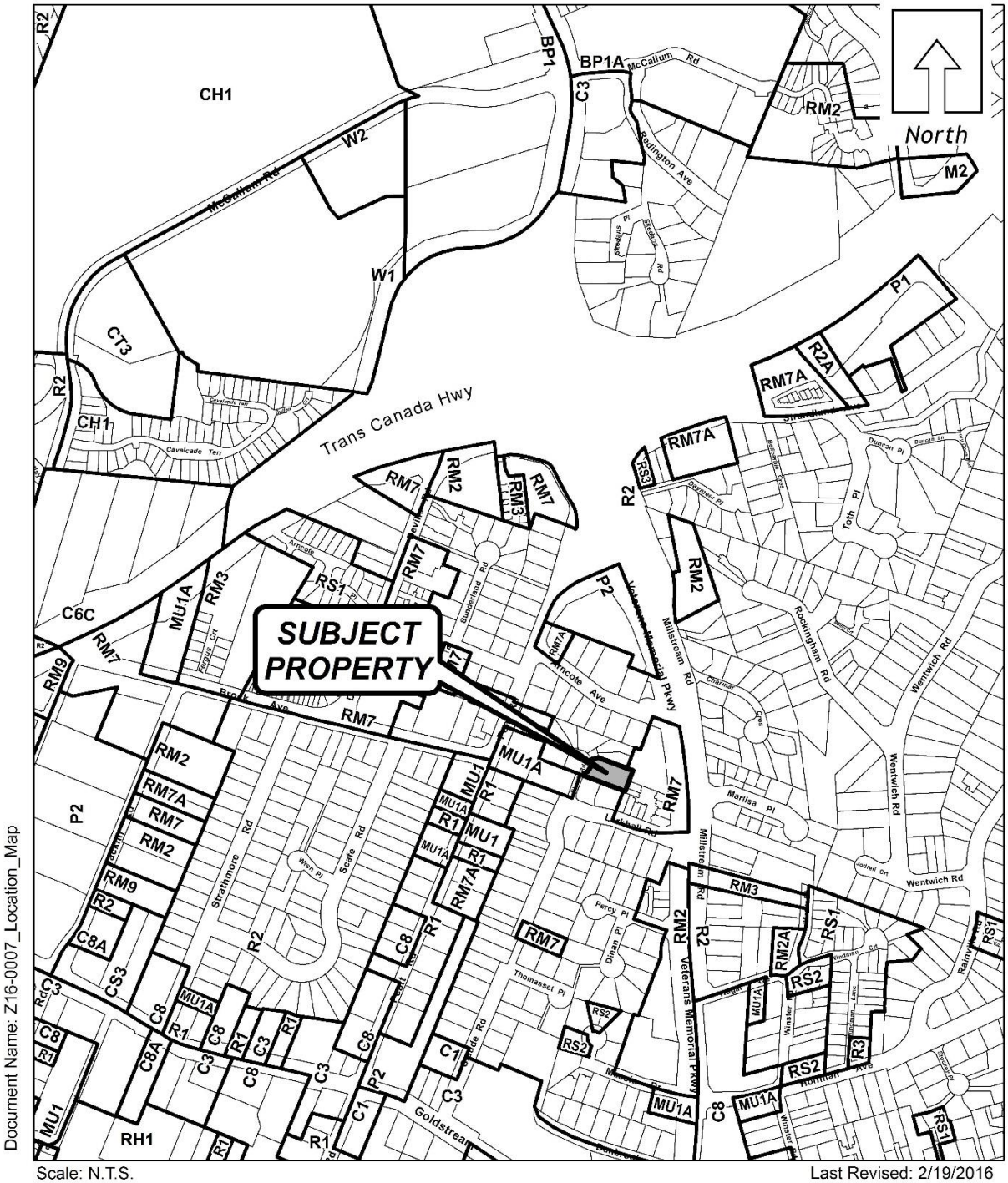
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Appendix A – Site Plan

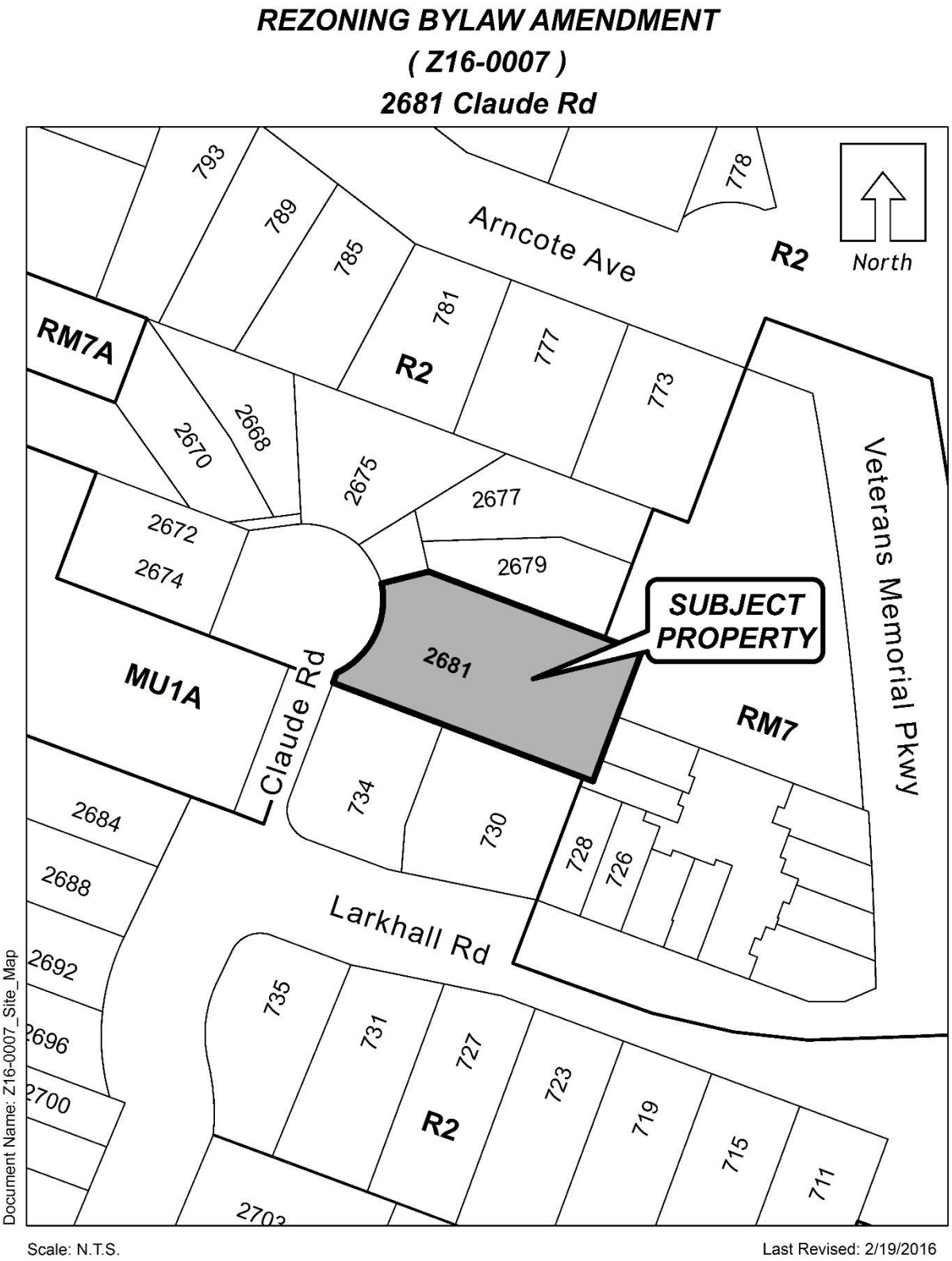


Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z16-0007)
2681 Claude Rd



Appendix C – Site Map



From: Robert Dykstra
To: Suzette Chapman
Subject: FW: file #z16-0007-2681 Claude Rd
Date: Thursday, February 9, 2017 9:58:08 AM

Hello Suzette,

Below is correspondence I've received in regards to the proposed rezoning at 2681 Claude Road, if you could include it in the Committee's package.

Thanks,
-Rob

From: Leslie Whitlock [mailto:lwhitlock@shaw.ca]
Sent: February-09-17 9:28 AM
To: Robert Dykstra <rdykstra@cityoflangford.ca>
Cc: Leslie Whitlock <lwhitlock@shaw.ca>
Subject: file #z16-0007-2681 Claude Rd

Hello I would like to express my opinions about the redevelopment of 2681 Claude Rd. I am the owner of 730 Larkhall which will be greatly effected by this new development. First off I would prefer that there was a reduction of height to better blend with the other town houses behind this lot. I would like a solid fence at least 6 ft high to run the entire length of my property. I would like the colour of the townhouse closest to me to be as light as possible. It would also make me happier if the planting of a tree at the back left corner was left out as there is already a magnificent plum there just on my side that provides the whole neighborhood with plums and will look beautiful from that back garden if allowed to hang over the fence as it does now. I realize this is just the first meeting and I hope to attend the next one in person. Thank you Leslie Whitlock

From:	Matthew Baldwin
To:	Sheryl; Robert Dykstra
Cc:	Leah Stohmann
Subject:	RE: 2681 Claude Road Rezoning
Date:	Wednesday, February 15, 2017 10:53:23 AM
Attachments:	image001.gif DVP-03-25.pdf

Hello Sheryl,

The next step in this rezoning process will be next Monday night. Council will receive the recommendation that came out of last night's meeting, and they will make a resolution to either proceed with the rezoning, or not. The recommendation is not binding on Council, but typically Council takes the advice of their committee.

When a Public Hearing has been scheduled (probably in April), you will receive a written notice. There will also be an ad in the Goldstream Gazette and a sign placed in front of the subject property.

In the meantime, you may want to consider the following:

- The properties that you and your neighbours have at 724-728 Larkhall are zoned RM7 (Medium Density Apartment), which is essentially the same zoning that the owner on Claude Road is seeking;
- The required setback between 728 Larkhall (Mr. Kirkaldy's home) and the property boundary that is common to 730 Larkhall was varied from 3m (10ft) to 2.4 m(8 ft) and constructed to that distance;
- The required setback between your home and Ms. Dueck's home (112-724 Larkhall) and the property boundary that is common to 2681 Claude Road was also varied from 3 m (10 ft) to 2.4 m (8 ft), but I believe that the actual setback is 3m (10 ft), and this is the same as what the applicant is seeking by variance at 2681 Claude Road;
- The maximum permitted height and the maximum permitted lot coverage (which together determine building massing) in your zone is the same as what is permitted in the zone that the owner of 2681 Claude Road is seeking;

Given the parity between your property and what is proposed for 2681 Claude Road, it may be difficult for Council to give special consideration or compensation to you and your neighbours when no similar compensation was given when your property developed. On this point I would draw your attention to the attached Development Variance Permit, and the sole condition that your development provide intensive landscape screening between your property at 2681 Claude Road, and remind you that you are still obligated by this Variance Permit to maintain a 1.8 m (6 ft) high fence along this property boundary AND a landscape screen that is 2.5 m in height. The normal requirement is a 1.8 m (6 ft) high fence within a landscape area that is 1m wide. I expect that this might be an appropriate level of landscaping for 2681 Claude Road also.

If you have any further questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

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From: Sheryl [mailto:sheward@shaw.ca]
Sent: Wednesday, February 15, 2017 9:02 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Robert Dykstra <rdykstra@cityoflangford.ca>
Cc: sheward <sheward@shaw.ca>
Subject: Re: 2681 Claude Road Rezoning

Thank you Robert and Matthew for your assistance with providing information on this rezoning. Regrettably the Rezoning was passed last night.

Our **primary** concerns are:

- rear lot variance from 7.5m (25 feet) to 4m (13 feet) - which is reduced an additional ~3ft on the second floor by the deck

- Block B positioning essentially covers the full width of the rear lot and loams at least 38ft (site plan records height as 34ft which is not measured to the highest point)

It is my understanding that the next step is a Public Hearing.

As I've indicated, I am not familiar with the process and am hoping to be better prepared for the hearing. How will we be notified of the date and time of the Public Hearing and how far in advance is the meeting scheduled?

We will be looking for a chance to provide feedback on the Landscaping Plan and would like to allow

ourselves as much time as possible to review it prior to the meeting.
Once we know the date of the Public Hearing, I assume it is appropriate to request a copy of the landscape plan. Yes?

regards, Sheryl Ward

From: "mbaldwin" <mbaldwin@cityoflangford.ca>
To: "sheward" <sheward@shaw.ca>
Sent: Tuesday, February 14, 2017 2:43:18 PM
Subject: RE: 2681 Claude Road Rezoning

Hi Sheryl,

Thank you for this email. I have included my comments below in green, although this all may be moot if the applicant asks the Committee to set his application aside while he determines if he has other options. I am expecting that this may be how it goes tonight.

All the best,

-Matthew

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
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From: Sheryl [mailto:sheward@shaw.ca]
Sent: Tuesday, February 14, 2017 2:14 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>

Cc: sheward <sheward@shaw.ca>
Subject: Fwd: 2681 Claude Road Rezoning

Good afternoon Matthew
We met Friday afternoon when I came in to discuss the rezoning for 2681 Claude Road.
I understand that Robert is not in the office today and wonder if you might be able to provide information as noted below or at least be aware of these items in case they are raised at the meeting this evening.

Regards, Sheryl Ward

From: "sheward" <sheward@shaw.ca>
To: "Robert Dykstra" <rdykstra@cityoflangford.ca>
Cc: "sheward" <sheward@shaw.ca>
Sent: Monday, February 13, 2017 11:48:04 AM
Subject: 2681 Claude Road Rezoning

Hi Robert
I stopped by the Planning office Friday afternoon and had a chance to speak with Matthew Baldwin and picked up the meeting information package. Thank you for making this available to us.

I am in the process of reviewing the Staff Report and drawings for Application Z16-0007 and have a few questions.

- Site plans show the front setback is measured from the front building exterior wall. The rear setback is measured from the roof line. Both measurements should be from the building face, although sometimes the designer will use the closest feature of the building (such as the roof) when seeking a variance, so that the variance in an absolute distance. Otherwise, the applicant may obtain a variance to the building face, and then be entitled to projections from that point for features such as decks, porches, patios and roof overhang.

The front decks extend approximately 6 ft. into the proposed reduced 12 ft. setback.
The rear decks extend 3 feet into the proposed reduced 13 ft. setback. The applicant is currently seeking a reduction in the rear yard setback from 7.5 m to 4 m. The decks and eaves appear to project a further 1m into this setback, as would be permitted under the zoning.
This means Block A decks are 6 feet from the front lot line and Block B decks are 10 feet from the lot line.
Is my interpretation of this correct? The rear decks (block B) appear to be shown @ 3m from the rear lot line. The distance of the front decks from the front property line is a bit more difficult to determine from the plan that I am reviewing, as the front lot line is not square to the building face.

- Block A and B height (front elevation diagrams) - show the Building height as 34 ft. This measure is not to the top most portion of the roof. Why is that? The proposed site plan positions Block B across the width of the lot, which means the full height of the building (to the upper most points), will impact the amount of direct sunlight our rear lots will receive. See my first comment, above.
- Staff Report Page 21 Option 1 point 1b - requires an on-site landscape plan be provided prior to the public hearing. Has one been submitted? Since completion of the apartment building on Veteran's Memorial (next door to us) we have experienced issues with drainage from the watering system and with shrubbery next to the fence. We would therefore appreciate an opportunity to review the landscape plan and provide feedback. The meeting tonight is the first consideration of the proposal by Council's Planning and Zoning Committee. If Council wishes to proceed with this rezoning, they will convene a Public Hearing. Public Hearings usually occur 6-8 weeks after Council gives its first consideration to the rezoning. You can address the Landscape Plan (if Council requires it prior to Public Hearing) at the Public Hearing.

Any assistance you can provide with respect to answers to these questions prior to the Tuesday 5:30 meeting would be appreciated.

Regards, Sheryl Ward

Again, all of this may be moot if the applicant requests that the application be set aside while he redesigns.

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, March 20th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

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 and Executive Assistant, Allison Boyd.

ABSENT

Mayor S. Young.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on March 6th, 2017.

CARRIED.

4. PRESENTATION

a) Expression of Appreciation
Re: To Lisa Burrows for the Donation of a Quilt Square to the City in Celebration of the Capital Regional District's 50th Anniversary

Councillors Denise Blackwell and Lanny Seaton received the quilt square donated to the City in celebration of the Capital Regional District's 50th anniversary and thanked Lisa Burrows for representing Langford.

5. PUBLIC PARTICIPATION

None.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0001 – 881 Klahanie Dr

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP17-0001 be issued by the Council for the City of Langford to Aaron Flaig of Pacific East Developments Limited has applied on behalf of Base Pacific Developments Ltd for a development variance permit to reduce the building setback regulations for Lot 12 on the property at 881 Klahanie Drive subject to the following terms and conditions:

1. Variances

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

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.

b) DVP17-0002 – 2000 Hannington Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Development Variance Permit No. DVP17-0002 be issued by the Council for the City of Langford to Devin Marlowe of Ecoasis Development LLP on behalf of BM Highlander Development Ltd for the property located at 2000 Hannington Rd subject to the following terms and conditions:

1. Variances

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

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.

2. Conditions

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

a) That a minimum of 18 spaces are allocated for the exclusive use of visitors to the subject apartment building;

CARRIED.

7. REPORTS

a) Application for a Variance of the Rear Building Setback Regulations to Permit an Existing Single Family Dwelling and a Rear Deck at 2267 Nicklaus Drive (DVP17-0003)

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council direct staff to proceed with consideration of the following variances for 2267 Nicklaus Drive:

a) That Section 6.95.09(b) of Zoning Bylaw No. 300 be varied from 6 m to 5.60 m.

CARRIED.

b) Capital District Regional Growth Strategy Acceptance and Non-Acceptance of Bylaw 4017

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive this report for information.

CARRIED.

c) Greater Victoria Public Library 2017 Final Budget

- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the Greater Victoria Public Library 2017 Operating Budget.

CARRIED.

d) Application for Development Variance Permit to Allow a Development with a Septic Tank and a Water Holding Tank at 2023 Millstream Road (DVP17-0004)

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to proceed with consideration of the following variances for 2023 Millstream Road:

a) That Section 6.1.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the proposed development to be serviced by septic and water holding tanks instead of connecting to the existing municipal services;

Subject to the following terms and conditions:

i) That the site is developed in accordance with the site plan attached to this report as Appendix A; and

ii) That the applicant, **prior to issuance of the Development Variance Permit**, registers a covenant under Section 219 of the *Local Government Act* that agrees that no building, structures, or uses which generate sanitary sewage flows will be located on the leased portion of the subject site after October 31, 2019.

CARRIED.

e) Approving Officer Appointments

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve Deputy Director of Planning Leah Stohmann to be appointed as Approving Officer effective March 20th, 2017, and that Land Development Technicians' Daryl Minifie, James Oliver and Robert Dykstra remain as Deputy Approving Officers.

CARRIED.

f) Revenue Anticipation Borrowing Bylaw – Bylaw No. 1683
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give three readings to "Revenue Anticipation Borrowing Bylaw No. 1683, 2017".

CARRIED.

g) Closure and Disposition of a Portion of McCallum Road
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give McCallum Road Closure Bylaw No. 1671, 1st, 2nd, and 3rd readings.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1671
"Road Closure Bylaw No. 1671, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1671 First, Second and Third Reading.

CARRIED.

b) BYLAW NO. 1679
"Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1679 First Reading.

CARRIED.

c) BYLAW NO. 1681
"Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1681 First Reading.

CARRIED.

d) BYLAW NO. 1683
"Revenue Anticipation Borrowing Bylaw No. 1683, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1683 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1685
"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1685 First Reading.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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 property matters and road improvements under Section 90 (1) (e) and (k) of the Community Charter.
b) That Council continues the meeting in closed session.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:41 pm.

PRESIDING COUNCIL MEMBER	CERTIFIED CORRECT Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, February 9, 2017 in the Lower Clubhouse

PRESENT: Directors Ed Watson (Chair), Leslie Anderson, Lilja Chong, Arnie Hamilton, Al Hood, Jennifer Jakobsen, Rob Martin, Ron Mattson, Moralea Milne, Lanny Seaton, Winnie Sifert and Allen Sturgeon

ABSENT: Directors Les Bjola, Matt Sahlstrom and CRD Director

STAFF PRESENT:
Linda Barnes, Administrator
Sandy Clarke, Manager of Recreation
Sue Dickson, Manager of Finance
Brian Merryweather, Manager of Human Resources
Lisa Lehive, Recorder
Rob Wilson, Fitness Coordinator
Bobbi Neal, Community Development Coordinator

PUBLIC PRESENT: Carol Hamilton, Mayor of Colwood
(4) Members of the Skatepark Coalition

Adopted March 9, 2017

CALL TO ORDER

1. The Chair called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS MATTSON AND SIFERT THAT THE AMENDED AGENDA BE APPROVED WITH THE REMOVAL OF IN CAMERA 10 (a) GREATER VICTORIA LABOUR RELATIONS ASSOCIATION DISCUSSION AND THE ADDITION OF 6 (d) ENVIRONMENT – COMMITTEE APPOINTMENTS.*
CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS MILNE AND CHONG THAT THE MINUTES OF THE REGULAR MEETING HELD JANUARY 19, 2017 BE ADOPTED.*
NO ERRORS, NO OMMISIONS
CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIRS REMARKS

5. The Chair gave the following remarks:
   - The Strategic Planning Committee (including WSPR staff and managers) met on February 7, 2017. The Strategic Priorities 2016-2020 has been vetted by staff and will be presented to the Board during this meeting.
   - WSPR staff worked hard to keep the facility open and functioning safely during the snow storm. The Victoria Wolves were still able to play their scheduled game.

STANDING COMMITTEES

6. **a) Finance**
   - N/A

b) Strategic Planning

- Strategic Priorities 2016-2020 – Update from Director Jakobsen:
  - The Board and Staff Strategic Planning Committee met on February 7, 2017 to review the most current version of the Strategic Priorities; impressed by the amount of engagement by staff, and how passionate and driven staff are to see these goals accomplished.
  - There are a few minor changes from the version the Board received at the January meeting.
  - The Board participated in a SWOT analysis last year and this has been incorporated into the Strategic Priorities.
  - Action Items are a staff piece and for staff to add to their work plans. Action Items may be changed in the future as staff begin to work on outcomes.
  - Board Exercise: The Board was asked to focus on the Desired Outcomes and what is the most important Desired Outcomes to be accomplished in 2017. Each Board Member was encouraged to put a sticker on six Desired Outcomes that they identified as the most important for staff to focus on in 2017.
  - The Board was encouraged to add any additions or changes to the Desired Outcomes as necessary.
  - After the exercise it was noted that there were trends with what was deemed as the more important Desired Outcomes. This will give staff some direction on where to focus their efforts as staff plan their action items.

MOVED/SECONDED *BY DIRECTORS JAKOBSEN AND ANDERSON THAT WSPR BOARD ADOPT THE STRATEGIC PRIORITIES FOR 2016-2020.*
NO ERRORS, NO OMMISIONS
CARRIED

c) Policy

- Committee Appointments
  - The Chair called for volunteers for the Policy Committee.
  - The Chair announced the following appointments to the Policy Committee:
    - Directors Chong, Anderson and Hamilton

Adopted March 9, 2017

d) Environment

- Committee Appointments
  - The Chair called for volunteers for the Environment Committee.
  - The Chair announced the following appointments to the Environment Committee:
    - Directors Milne, Jakobsen and Chong

OLD BUSINESS

7. a) Skatepark Update

- Linda Barnes provided the following update:
  - Staff revisited the idea of potentially building the Skatepark at WSPR. Staff came up with two strong possibilities which are noted in the report (Option 1 Bottom of the Hill and Option 2 Upper Lot Area).
  - Using a rationale that included factors such as proximity to a bus route, parking, lighting for evening hours, etc., preference from the Skatepark Coalition and WSPR Staff would be to pursue Option 1 – Bottom of the Hill.
  - WSPR Staff looked at various implications in using this site (Option 1) and it seems that it is a possible option.
  - If the Board approves Option 1 as a possible site, then staff would like to go through an RFP process for a concept design. WSPR staff will prepare the RFP in house.
  - Going through this process will allow staff to identify more concrete costs. Without knowing the site considerations it is difficult to identify accurate costs associated with this project.
  - A Crime Prevention through Environmental Design (CPTED) approach will be used to ensure the park design deters criminal behaviour.
- Questions:
  - Director Martin asked if different funding options including the Gas Tax Fund will be explored.
    - Not yet but, the Coalition will be looking into different funding options.
  - Director Sturgeon asked how much the Skatepark will cost.
    - The attached report identifies the cost of the Skatepark to be about $650,000 but a more detailed design is needed for a more accurate cost.

MOVED/SECONDED *BY DIRECTORS MATTSON AND MILNE THAT WSPR STAFF FURTHER EXPLORE OPTION 1 – BOTTOM OF THE HILL AS THE POTENTIAL LOCATION OF THE SKATEPARK.*
NO ERRORS, NO OMMISIONS
CARRIED

MOVED/SECONDED *BY DIRECTORS MATTSON AND HOOD THAT WSPR STAFF PREPARE A RFP FOR THE INITIAL CONCEPT DESIGN OF A NEW SKATEPARK AT WSPR.*
NO ERRORS, NO OMMISIONS
CARRIED

- Skatepark Committee Appointments:
  - The Chair called for volunteers for the Skatepark Board Committee to work on this project.
  - The Chair announced the following appointments to the Skatepark Committee:
    - Directors Mattson, Hood and Jakobsen
    - Director Mattson will Chair this committee.
  - The committee and staff will work with and communicate with the Skatepark Coalition.

Adopted March 9, 2017

NEW BUSINESS

8. Director Seaton noted:

- Langford will be replacing Rugby Canada Field #1 in August 2017. The field is 15 years old. WSPR should anticipate more field bookings during this closure. The expected closure timeline is 3 weeks.

FOR INFORMATION

9. **a) Human Resources Report**

Highlights from the report:

- Several positions are currently posted, which is normal for this time of year as auxiliary's tend to be students.

FOR INFORMATION ONLY

b) Administrator's Report

Highlights from the report:

- The parks department has installed a new ET (evapotranspiration) system which waters the fields based on weather reports and can anticipate different surfaces getting different amounts of waters. This will reduce water use.
- Addition to report:
    - In January a young child was killed in car accident. This child was a member of our out of school care program and the family has been coming to the recreation centre for years. WSPR brought in counselling service for staff. WSPR ASC staff were outstanding. The family stopped by WSPR to thank the staff for the comfort they were given. WSPR will be putting a decal on the new Sunshine Coach that will read "Remembering Evelyn".

FOR INFORMATION ONLY

IN CAMERA

10. ***N/A***

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS SEATON AND SIFERT THAT THE MEETING BE ADJOURNED AT 7:35 PM.*

CARRIED

Adopted March 9, 2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0003 – 2267 Nicklaus Dr

That Development Variance Permit No. DVP17-0003 be issued by the Council for the City of Langford to Cliff Dueck to reduce the required rear yard building setback to permit a newly constructed single family dwelling and rear deck at 2267 Nicklaus Dr subject to the following terms:

1. Variances

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

a) That Section 6.95.09(b) of Zoning Bylaw No. 300 be varied from 6 m to 5.60 m

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 3 April 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0003
Applicant	Cliff Dueck
Location	2267 Nicklaus Dr
Proposal	1. That Section 6.95.09(b) of Zoning Bylaw No. 300 be varied to reduce the minimum rear yard setback from 6 m to 5.60 m to accommodate the existing dwelling and deck.
Purpose	To vary the required setbacks for a newly constructed single family dwelling and rear deck at 2267 Nicklaus Drive.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 29 March 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 3 April 2017 during the Public Participation Section at the beginning of the meeting.

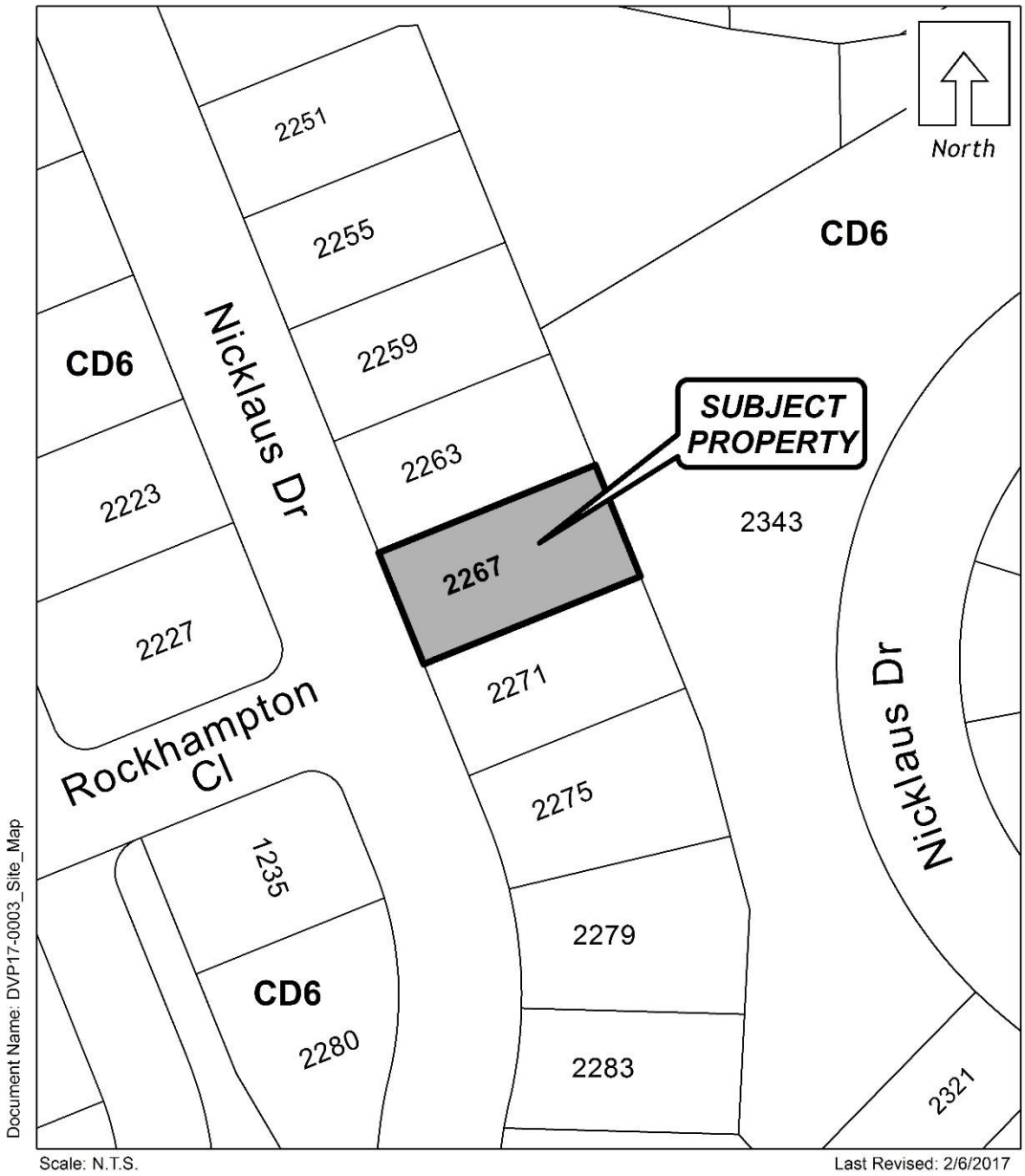
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Lauren Morhart in the Planning Department.

Jim Bowden
Administrator

DEVELOPMENT VARIANCE PERMIT

(DVP17-0003)

2267 Nicklaus Dr



CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, March 27th, 2017

1. **Application to Rezone 3296 Jacklin Road from Rural Residential 5 (RR5) to Medium Density Apartment A (RM7A) and Small Lot Residential 2 (RS2) to allow the development of 10 Townhouse Units and Two One-Family Dwellings.**
   - Staff Report (Planning Z16-0027)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3296 Jacklin Road from Rural Residential 5 (RR5) to Medium Density Apartment A (RM7A) and Small Lot Residential (RS2), 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 single family equivalent (SFE) dwelling unit created, prior to subdivision approval or Building Permit issuance, whichever occurs first:

      i. $6,000 towards the General Amenity Reserve Fund; and

      ii. $1,000 towards the Affordable Housing Reserve Fund;

   b) That the Medium Density A (RM7A) Zone be amended to exclude Apartments as a permitted use on the subject site;

   c) That the applicant provide, prior to first reading, a site plan showing the proposed new road connection to Ernhill Drive;

   d) That the applicant provides, **prior to Public Hearing**:

      i. A stormwater management plan to the satisfaction of the Director of Engineering; and

      ii. Revised elevation plans for the proposed one-family dwellings fronting on Walfred Road, to the satisfaction of the Director of Planning;

   e) 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:

CONT'

i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;

ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision or the issuance of a Building Permit, whichever occurs first, to the satisfaction of the Director of Engineering;

iii. That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1.8 kilometers (1.1 miles) from the subject site and may generate a noise nuisance; and

iv. That a construction parking management plan, to the satisfaction of the Director of Engineering, be provided prior to the commencement of any works on the site; and

v. That the proposed one-family dwellings be designed and constructed in accordance with the plans presented at Public Hearing;

f) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering.

2. Authorize the Director of Planning to issue the requested variances for the proposed townhouses as part of the required Development Permit.

3. Direct staff the proceed with consideration of the following variances for the proposed one-family dwellings through a Development Variance Permit application, to be submitted by the applicant:

a) To increase the maximum permitted height of the principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;

b) To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;

c) To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;

d) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; and

CONT'

e) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A.

4. Maintain the requirement for a minimum lot area of 550.0 m^2 (5,920.2 ft^2) for a secondary suite in a one-family dwelling in the Small Lot Residential (RS2) Zone.

CARRIED.

2. Centre Mountain.
- Staff Report (Planning Z17-0005)

That Council give first reading to Bylaw No. 1674 and 1675 as presented.

CARRIED.

3. Omnibus Amendment to Zoning Bylaw No. 300 to Allow Community Care Facilities in the M1 (Light Industrial) Zone.
- Staff Report (Planning Z17-0008)

That Council:

Direct staff to prepare a bylaw to amend the Zoning Bylaw No. 300 to add "community care facility" to the list of uses in the M1 (Light Industrial) zone with the following conditions:

i. That the care provided be restricted to adult individuals only; and
ii. That those in care are not residing in a building within the M1 zone.

CARRIED.

4. Application for Development Variance Permit to allow for the reduction of the interior side lot line setbacks, front lot line setback, rear setback, and allowable projections at 1189 Goldstream Avenue.
- Staff Report (Planning DVP16-0021)

That Council:

Direct staff to proceed with consideration of the following variances for 1189 Goldstream Avenue:

a) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to nil for the front lot line;

CONT'

b) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to 4.4 m for the rear lot line;
c) That Section 6.20.06(2)(b) of Zoning Bylaw No. 300 be varied from 1.5 m to 0.3 m for the eastern interior side lot line;
d) That Section 6.20.06(2)(b) of Zoning Bylaw No. 300 be varied from 1.5 m to 0.5 m for the western interior side lot line;
e) That Section 3.18.01 of the Zoning Bylaw No. 300 be varied to increase the allowable projection of a deck from 1 m to 2.9 m for the third floor deck only;

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That the variances are only granted for the proposed plan attached to this report as Appendix A. All other future construction will be required to comply with the Zoning Bylaw No. 300 or apply for another variance permit;
iii) That the applicant minimized the number and size of windows on the westerly façade of the house;
iv) That the applicant use opaque glass for the deck screen;

CARRIED.

5. Application to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to nullify the requirement to provide 4 rental houses in a 25 year housing agreement.

- Staff Report (Planning Z17-0001)

That Council:

Direct staff to prepare a bylaw to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to no longer require the applicant to provide 4 one-family dwellings as rental houses.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, March 28th, 2017

1. Police Services 2017-2021 Five-Year Financial Plan (Finance)

That Council approve in principle the Police Services Five Year Financial Plan for 2017-2021 as presented in the staff report dated March 28, 2017 and refer it to the Treasurer for inclusion in the budget,

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **April 3, 2017**

Department: **Administration**

Subject: **Closure and Disposition of a Portion of Hartsdale Drive**

Background
As part of a land consolidation process that 0934890 BC Ltd. (Les Bjola) is undertaking for lands that are located in between Goldstream Avenue, Leigh Road, and the Trans-Canada Highway, Council has agreed to close and dispose of some road right of ways in this area and sell them to 0934890 BC Ltd.

Commentary
Hartsdale Drive, as outline in this report is one of those areas proposed to be closed and sold to 0934890 BC Ltd. This is only one part of the larger picture, but on a square metre bases the sale price of this closed road works out to be approximately $140,000. The attached plan outlines the proposed road closure in bold outline.

Financial Implications
All costs associated with the closure and disposition of this portion of Hartsdale Drive would be the responsibility of the developer. Additionally, the City would receive approximately $140,000 from the sale of this land.

Legal Implications
There are no know legal implications with the proposed closure and disposition of road.

Options
That Council;

1. Give Hartsdale Drive Closure Bylaw No. 1672 1st, 2nd, and 3rd readings.

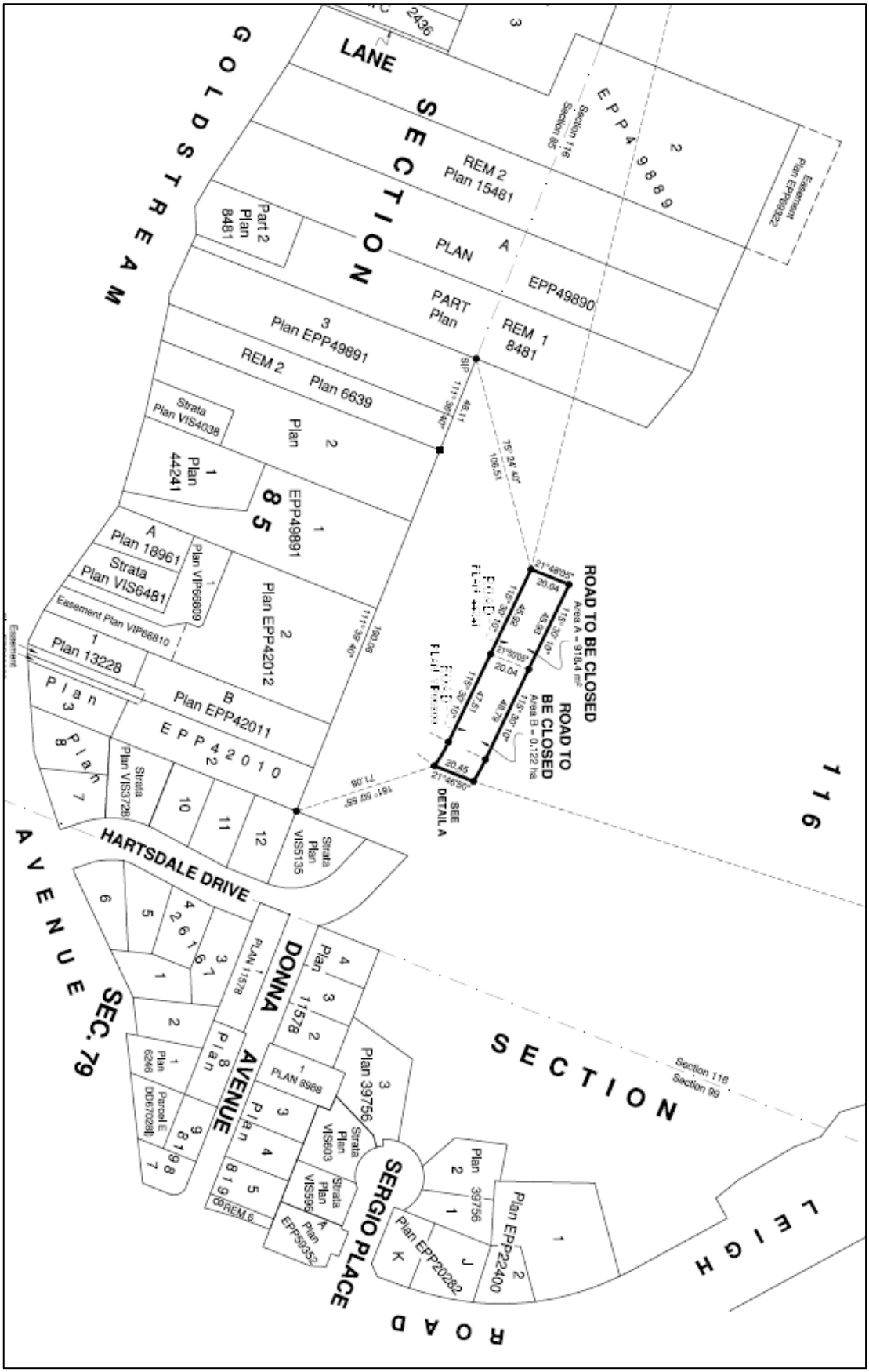
   OR

2. Do nothing at this time, and not close Hartsdale Drive as outlined in this report.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Braden Hutchins, Director of Corporate Services

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LANE
SECTION
GOLDSTREAM
REM 2
Plan 15481
Part 2
Plan
8481
PLAN
A
EPP49890
PART
Plan
REM 1
8481
3
Plan EPP49891
REM 2
Plan 6639
Strata
Plan VIS4038
Plan
2
1
Plan
44241
EPP49891
85
A
Plan 18961
Strata
Plan VIS6481
Plan VIP66809
Easement Plan VIP66810
1
Plan 13228
2
Plan EPP42012
B
Plan EPP42011
EPP42010
Plan
Plan
Strata
Plan VIS3729
10
11
12
Strata
Plan
VIS5135
HARTSDALE DRIVE
AVENUE
SEC. 79
ROAD TO BE CLOSED
Area A - 916.4 m²
ROAD TO
BE CLOSED
Area B - 0.122 ha
SEE
DETAIL A
116
SECTION
Section 116
Section 99
DONNA
AVENUE
PLAN 11578
PLAN 8968
Strata
Plan
VIS603
Strata
Plan
VIS5996
Plan
EPP39352
SERGIO PLACE
ROAD
Plan 39756
Plan EPP20262
Plan EPP22400
LEIGH
EPP49832
Easement
Plan EPP49832
Section 116
Section 85
EPP49889
2436

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Staff Report

to

Council

Date: **April 3, 2017**

Department: **Engineering**

Subject: **Leigh Road Railway Crossing Construction Timeline**

Background

The City of Langford's Master Transportation plan includes extending Leigh Road over the railway tracks to connect to Langford Parkway. The construction of this extension is mandated through the Development Agreement with Westhills and is triggered at a predetermined build out density. Although Westhills has not reached that density trigger they wish to begin construction of this project in 2017 with the goal to complete the project by the summer of 2018.

The purpose of this report is to seek Council approval to undertake some remedial work in the area south of Langford Parkway and north of the Westhills Turf field that the City is responsible to undertake.

Commentary

The location of the soil remediation area is shown in the red area below.



The railway crossing land is under the jurisdiction of the Island Corridor Foundation (ICF). The City already has agreement in principal to cross at this location. The formal steps of approval to cross will include:

- Completion of the mandatory rail crossing analysis by a professional engineer;
- Review and approval of the crossing analysis by Southern Rail;
- City and ICF sign-off on the Statutory Right of Way documents. The City recently signed the West Shore Parkway SRW and this one should be identical.

Costs for the abovementioned items would be borne by Westhills as part of the crossing costs.

To construct the railway crossing a new eastbound left turnlane is required on Langford Parkway to turn north or left up Leigh Road. There is sufficient room in the existing road right of way land to accomplish this turnlane (additional 3.0m widening to the south), however some of the existing parking at City Centre Park will be removed to accommodate the turnlane. However the City will be able to recover this parking with the remediation works. The City has been aware of this future parking removal for several years. The area south of Langford Parkway and north of the Westhills turf field remediated of any peat deposits that exist under direction of a geotechnical engineer. Remediation of the land inside the road right of way south of the existing driving lanes on Langford Parkway is the City's responsibility.

Westhills is proposing to construct the new railway crossing in two stages. In order to obtain the most optimum results at the least cost the excavations for the proposed railway crossing must be undertaken in the driest summer months.

Work proposed for the Spring/Summer of 2017 would include remediating the City's land between the Parkway and the Westhills playing field. The northwest corner of the turf field is slated to be remediated and the entire field surface replaced this summer. Optimally both the road and field remediation should be done at the same time to save time and money.

In 2017 Westhills would liaise with BC Hydro and Fortis gas due to the proximity of large underground and overhead utilities in this same area and would also prepare all of the necessary railway crossing documents for Island Corridor and Southern Rail to review.

In 2018, assuming that the City remediates our land in 2017, Westhills would complete construction of the railway crossing and install the new northbound left turnlane on Langford Parkway. With the City land remediated, eastbound traffic on Langford Parkway can be diverted around the new intersection during construction.

Staff have received various options to remediate the peat deposit located between the Parkway and the Westhills playing field however at this time our consultant has suggested that excavating what can be removed, backfilling the area and compacting is likely the best option. The cost to undertake this work could vary and will likely include some dewatering even when the work is completed in the summer. The summer will reduce but not remove entirely the need to dewater. The current Parks Budget has $700,000 allocated to the reclamation of the pipeline area for parking, this money is separate from the $700,000 allocated to replace the turf field playing surface.

WSP Canada Inc. (formally Levelton Consultants) are the geotechnical design engineer on this project. Staff are suggesting that the City continue this relationship for the peat remediation work.

Financial Implications

The remedial works can be funded from the City's Parks Development Cost Charge fund.

Legal Implications

The City will sign the necessary Statutory Right of Way documents with the ICF to allow this crossing since it is a City owned road. This work can be completed separately from the City's peat remediation because the railway crossing is in a different location.

Options

That Council:

1. Proceed to remediate the peat deposits located north of the Westhills turf field and south of the Langford Parkway from the east end of the field to the west end of the field in the Spring and Summer of 2017 and pay for this work from the Parks Development Cost Charge fund;

   AND

2. Continue to use WSP Canada Inc as the geotechnical engineers designing and monitoring the peat remediation project;

   OR

3. Do nothing at this time with respect to remediating the peat located on City land adjacent to the Westhills turf field and Langford Parkway.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng., P.Geo Director of Engineering
Concurrence:	George Henshall, AScT., Deputy Director of Engineering & Public Works
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Leah Stohmann, Deputy Director of Planning / Approving Officer
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:	**April 3, 2017**
Department:	**Planning**
Application No.:	**Z16-0020**
Subject:	**Bylaw No. 1667 - Application to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for 90 children in a group day care.**

At their Regular Meeting of November 21st, 2016, Council passed the following resolution with respect to the property at 2780 Veterans Memorial Parkway:

1. *Direct staff to prepare a bylaw to amend the C3 zone to allow for a 90 child day care on the property at* 2780 Veterans Memorial Parkway only, *subject to the following terms and conditions:*

    a) *That the applicant provide, prior to adoption a Sec. 219 covenant, registered in priority over all other charges on title, that agrees to the following:*

        i. *To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit.* ***(secured by covenant)***

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (a) in Council's resolution of November 21st, 2016.

Bylaw No. 1667 was signed by the Minister of Transportation on January 24th, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1667;

2. Take no action at this time with respect to Bylaw No. 1667;

Respectfully Submitted,

Submitted by:	Julia Buckingham, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
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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CITY OF LANGFORD
BYLAW NO. 1667

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 text as Section 6.41.01 (14) and renumbering the subsequent sections accordingly:

"Group daycare with a maximum capacity of 90 children on the lot legally described as LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN EPP24286 (2780 Veterans Memorial Parkway)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".

READ A FIRST TIME 5th this day of December, 2016.

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

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

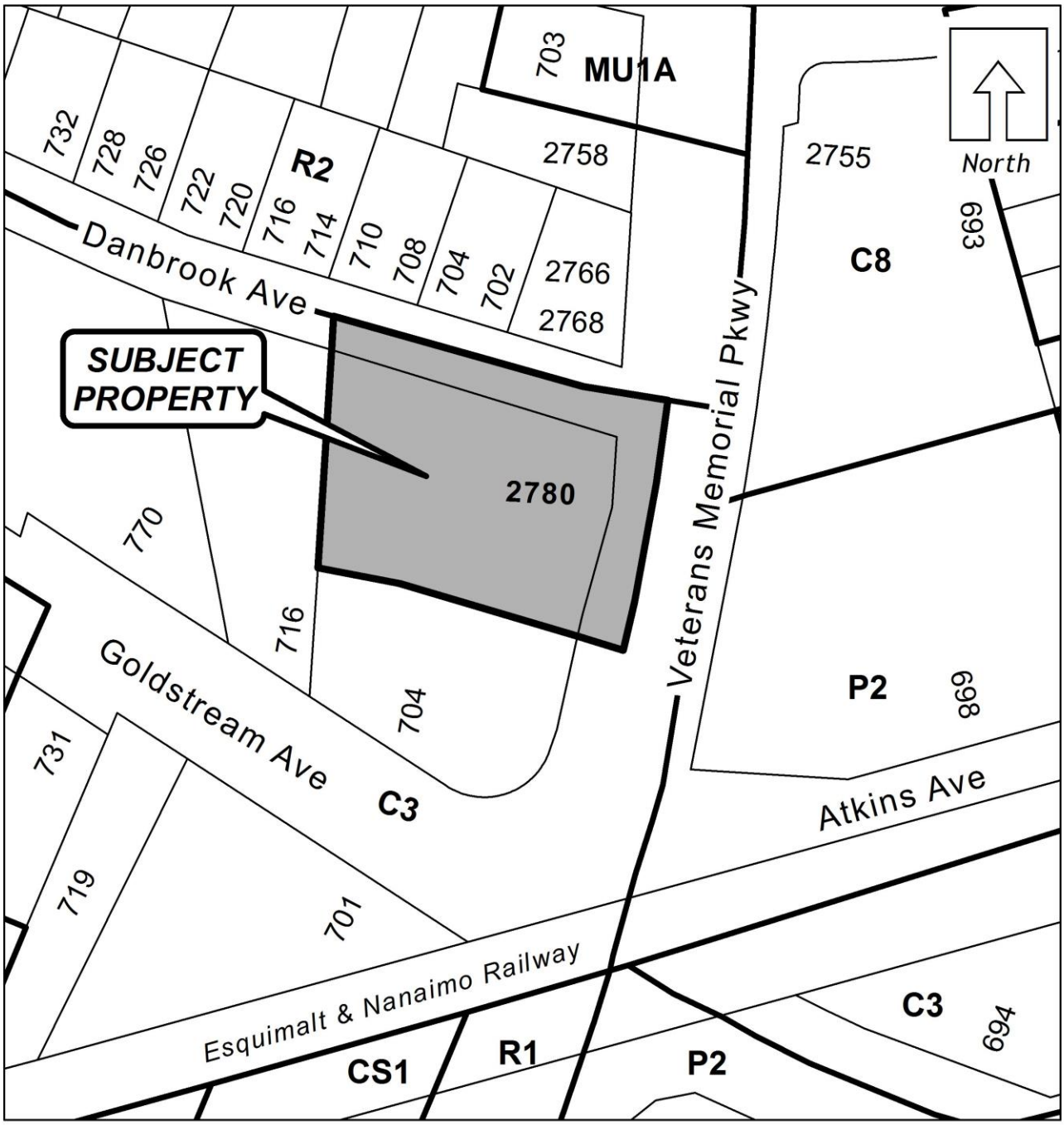
READ A THIRD TIME this 16th day of January, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1667_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1667

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/22/2016

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1671, 2017
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 320 square metres (3,418 square feet), which was dedicated as highway by Plans EPP53105 and 6637, shown outlined in a bold black line on the reference plan prepared by Joseph S. Hadley, BCLS on the 6th day of March, 2017, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 320.6 square metres of highway, which was dedicated as highway by Plans EPP53105 and 6637, labelled "Closed Road Area 1 and 2" on the Road Closure Plan

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 1671 (McCallum Road), 2017”.

READ A FIRST TIME this 20th day of March, 2017.

READ A SECOND TIME this 20th day of March, 2017.

READ A THIRD TIME this 20th day of March, 2017.

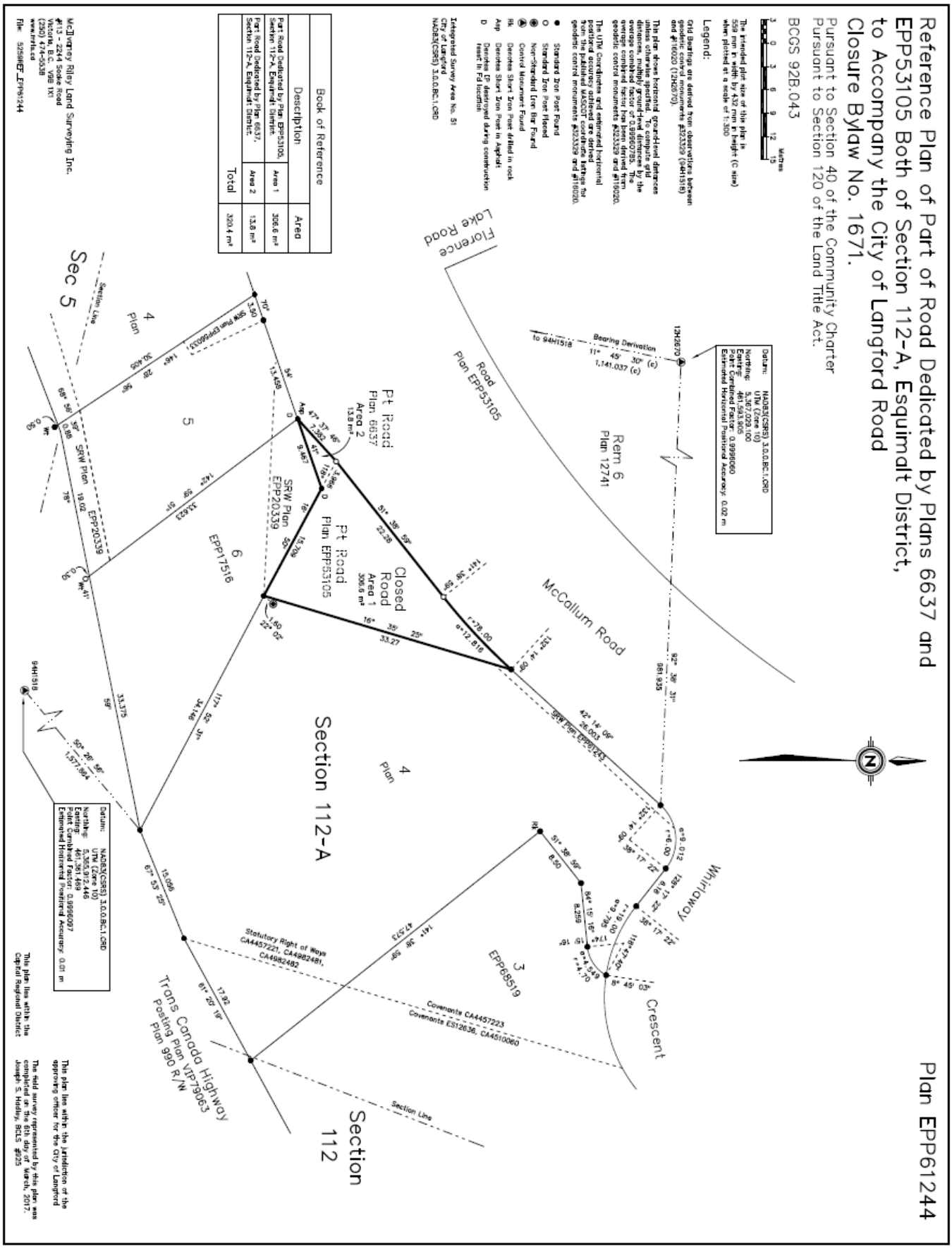
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 28th DAY OF March, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1672, 2017
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 0.214 hectares (0.53acres), which was dedicated as highway by Plans 44241 and VIP66809, shown outlined in a bold black line on the reference plan prepared by N. Roger Parry, BCLS on the 13th day of January, 2017, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 0.214 hectares of highway, which was dedicated as highway by Plans 44241 and VIP66809, labelled "Road to be Closed Area A and B" on the Road Closure Plan

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as "Road Closure Bylaw No. 1672, 2017".

READ A FIRST TIME this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

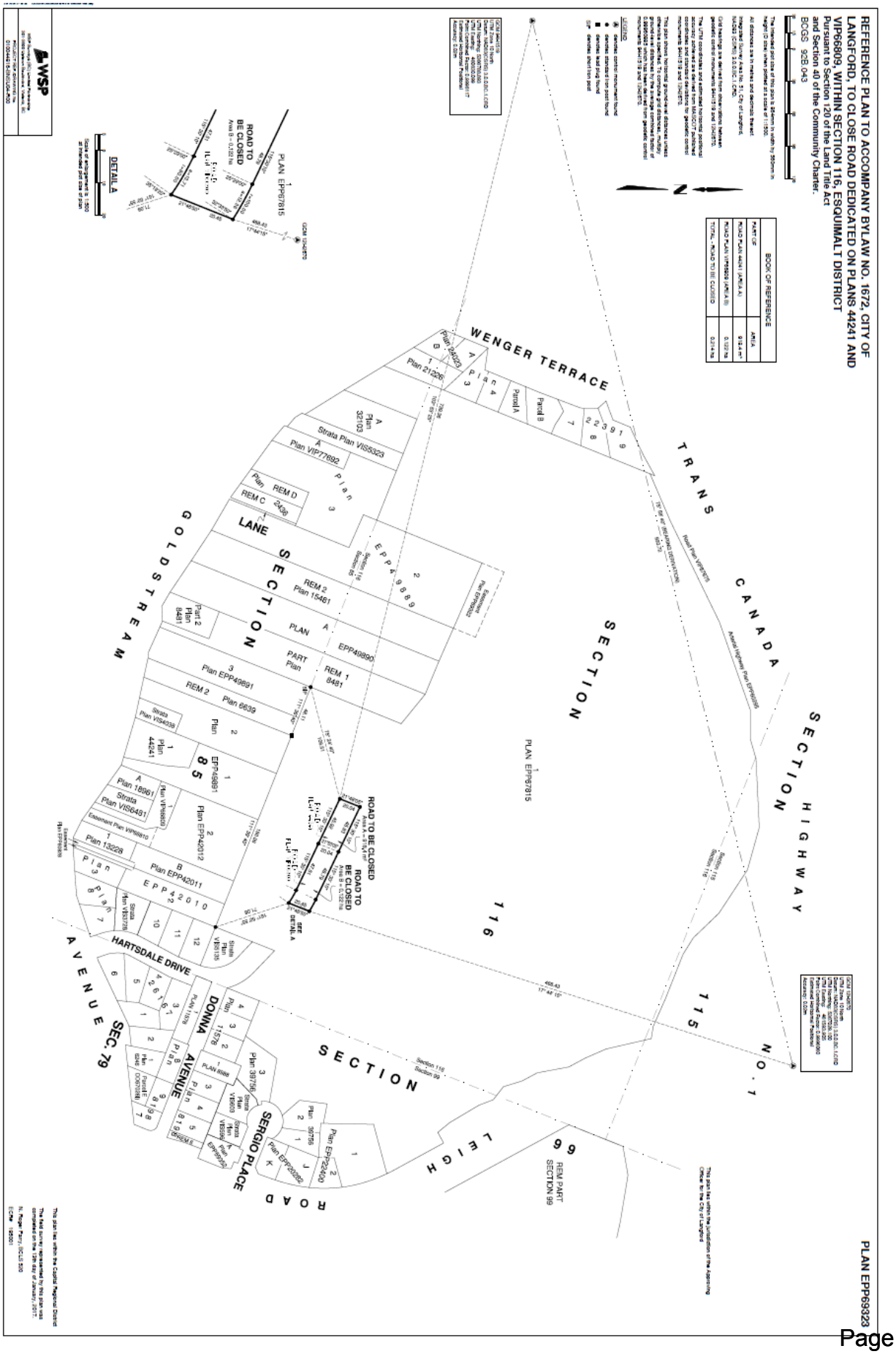
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

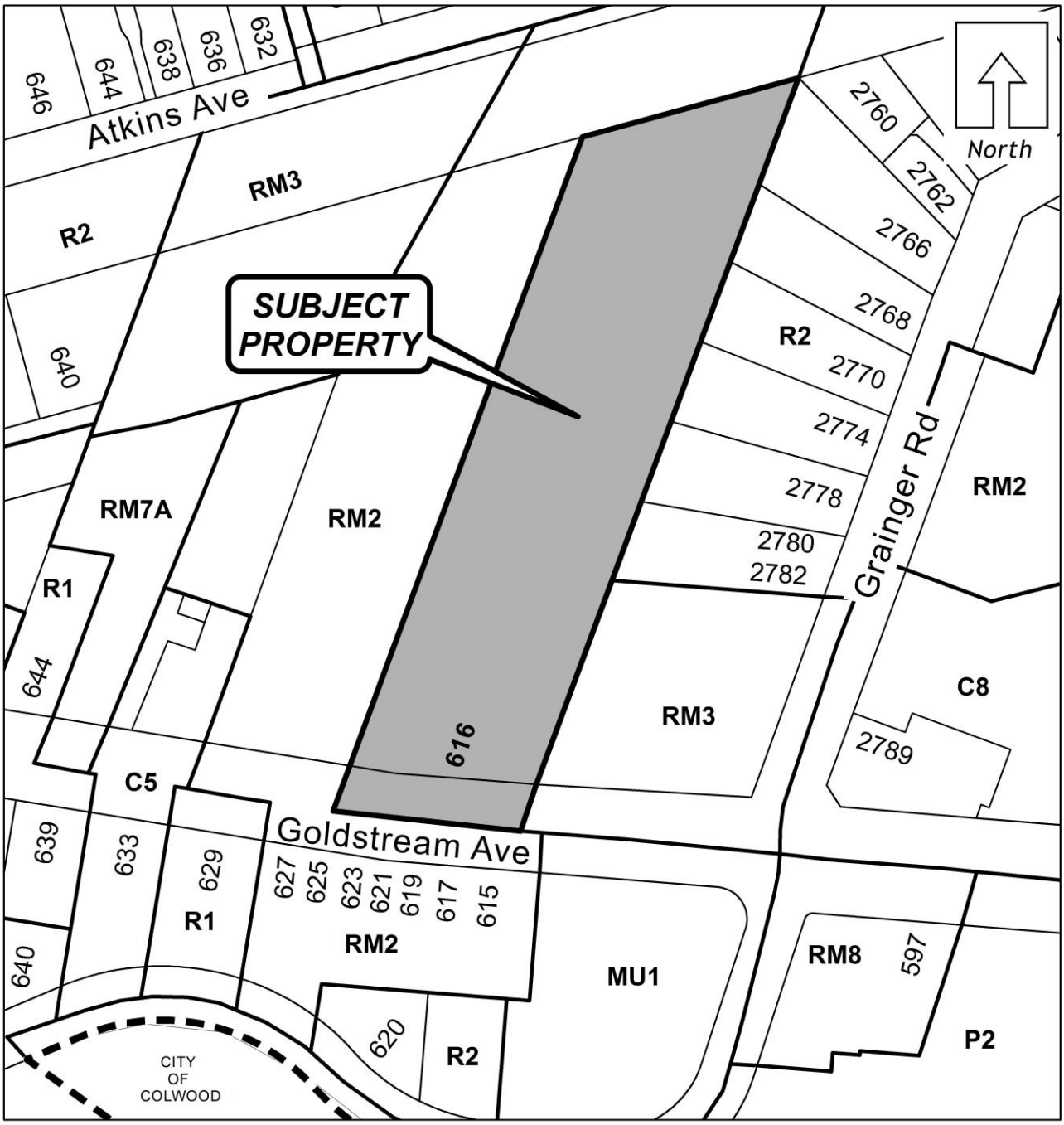
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1671_

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. 1674

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By adding to the BUSINESS OR LIGHT INDUSTRIAL designation and the HILLSIDE OR SHORELINE designation the property as shown shaded Plan No. 1 attached to and forming part of this Bylaw;

2. By replacing "Map 1: Planning Area" with a new Map 1 as shown in Schedule A attached to and forming part of this Bylaw;

3. By replacing "Map 2: City of Langford – Growth Management & Land Use Strategy" with a new Map 2 as shown in Schedule B attached to and forming part of this Bylaw;

4. By replacing "Map 3: Sensitive Ecosystems & Habitat Areas" with a new Map 3 as shown in Schedule C attached to and forming part of this Bylaw;

5. By replacing "Map 4: Natural Features" with a new Map 4 as shown in Schedule D attached to and forming part of this Bylaw;

6. By replacing "Map 5: Natural Setting, Parks & Open Spaces Inventory" with a new Map 5 as shown in Schedule E attached to and forming part of this Bylaw;

7. By replacing "Map 6: Natural Setting, Parks & Open Spaces Integration Strategy" with a new Map 6 as shown in Schedule F attached to and forming part of this Bylaw;

8. By replacing "Map 7: Institutional Uses & Institutions Inventory" with a new Map 7 as shown in Schedule G attached to and forming part of this Bylaw;

9. By replacing "Map 8: Regional Transportation System Context" with a new Map 8 as shown in Schedule H attached to and forming part of this Bylaw;

10. By replacing "Map 9: Multi-Modal Transportation Strategy" with a new Map 9 as shown in Schedule I attached to and forming part of this Bylaw;

11. By replacing "Map 10: Agricultural Land Reserve (ALR) Inventory" with a new Map 10 as shown in Schedule J attached to and forming part of this Bylaw;

12. By replacing "Map 11: Water Infrastructure Inventory" with a new Map 11 as shown in Schedule K attached to and forming part of this Bylaw;

13. By replacing "Map 12: Sanitary Sewer Inventory" with a new Map 12 as shown in Schedule L attached to and forming part of this Bylaw;

14. By replacing “Map 13: Riparian Zones” with a new Map 13 as shown in Schedule M attached to and forming part of this Bylaw;

15. By replacing “Map 14: Sensitive Ecosystems” with a new Map 14 as shown in Schedule N attached to and forming part of this Bylaw;

16. By replacing “Map 15: Areas with Potential Habitat & Biodiversitty Values” with a new Map 15 as shown in Schedule O attached to and forming part of this Bylaw;

17. By replacing “Map 16: 200 Year Floodplain” with a new Map 16 as shown in Schedule P attached to and forming part of this Bylaw;

18. By replacing “Map 17: Steep Slopes” with a new Map 17 as shown in Schedule Q attached to and forming part of this Bylaw;

19. By replacing “Map 18: Drainage Concerns” with a new Map 18 as shown in Schedule R attached to and forming part of this Bylaw;

20. By replacing “Map 19: Interface Fire Hazard Areas” with a new Map 19 as shown in Schedule S attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

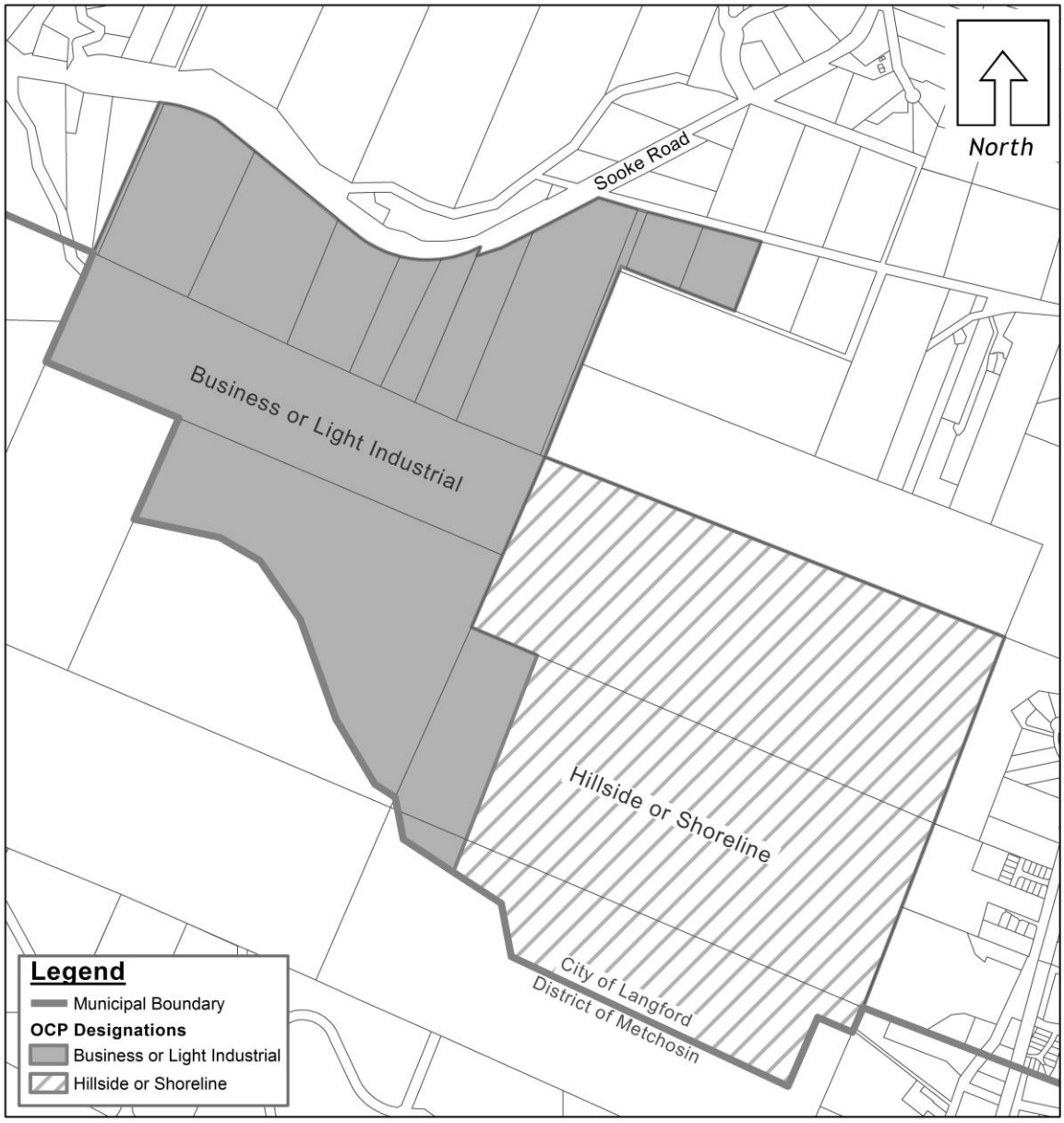
READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1674_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1674

_____
MAYOR

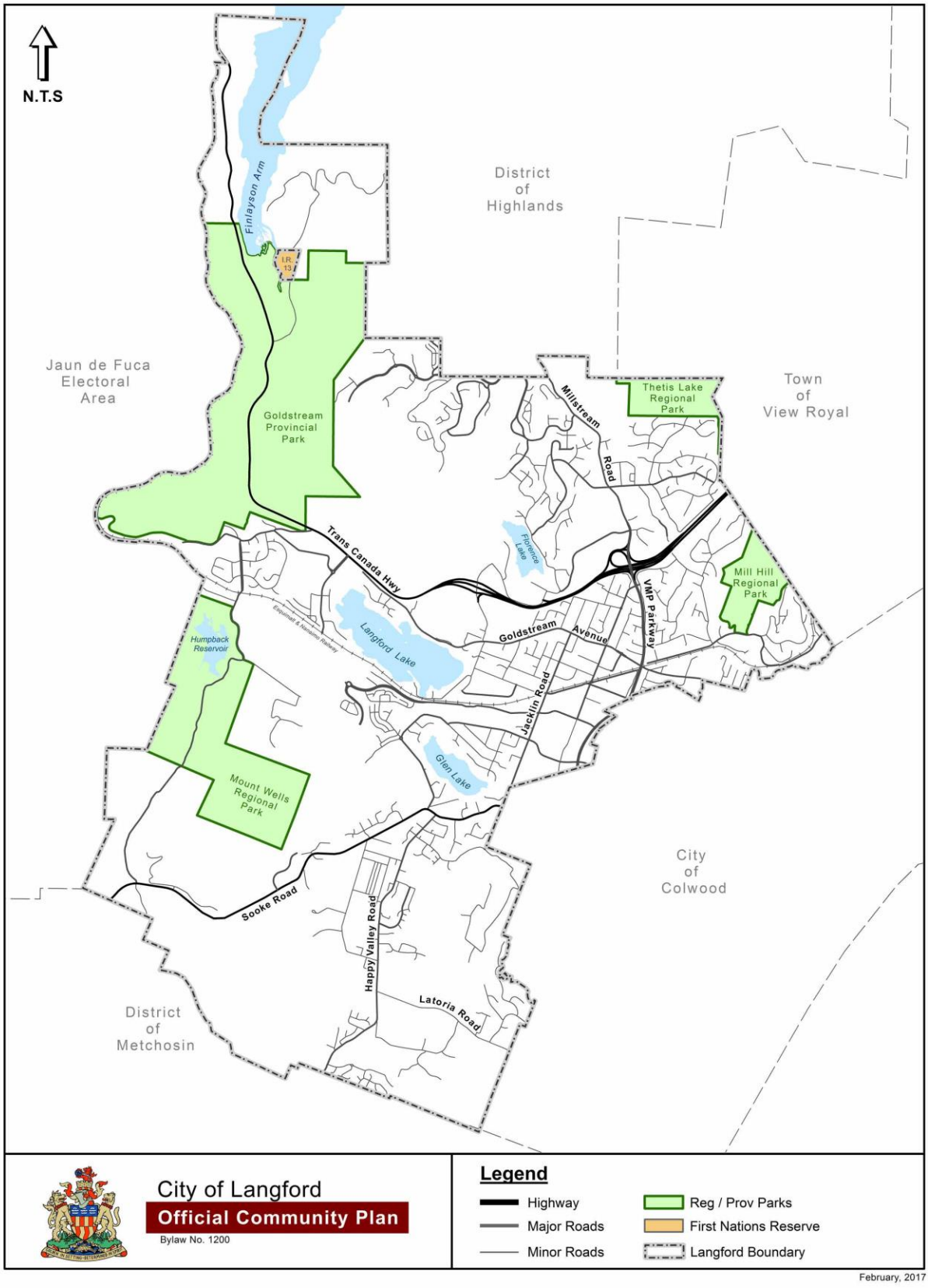
ADOPTION: _____

_____
CORPORATE OFFICER

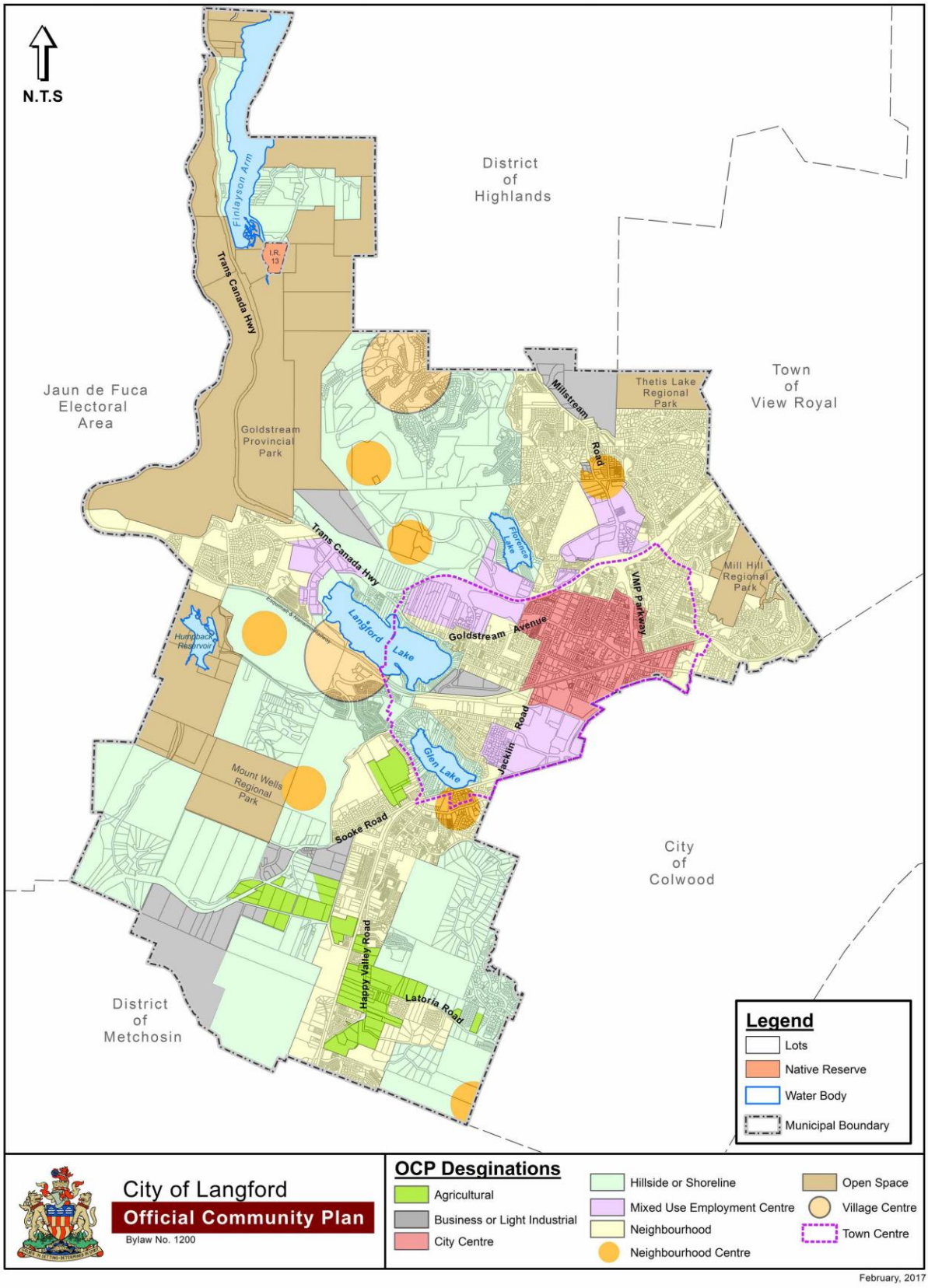
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Last Revised: 2/21/2017

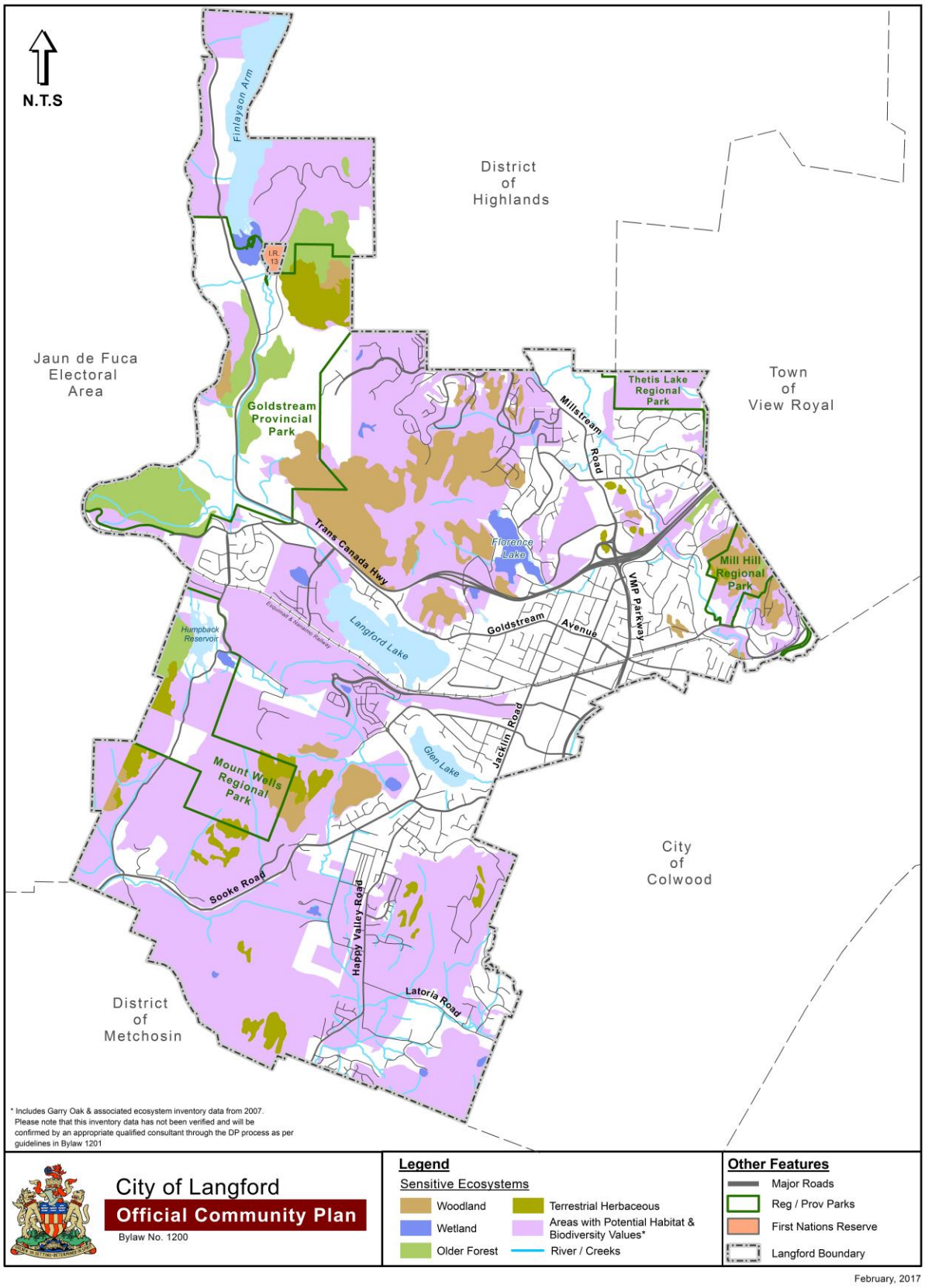
Map 1: Planning Area



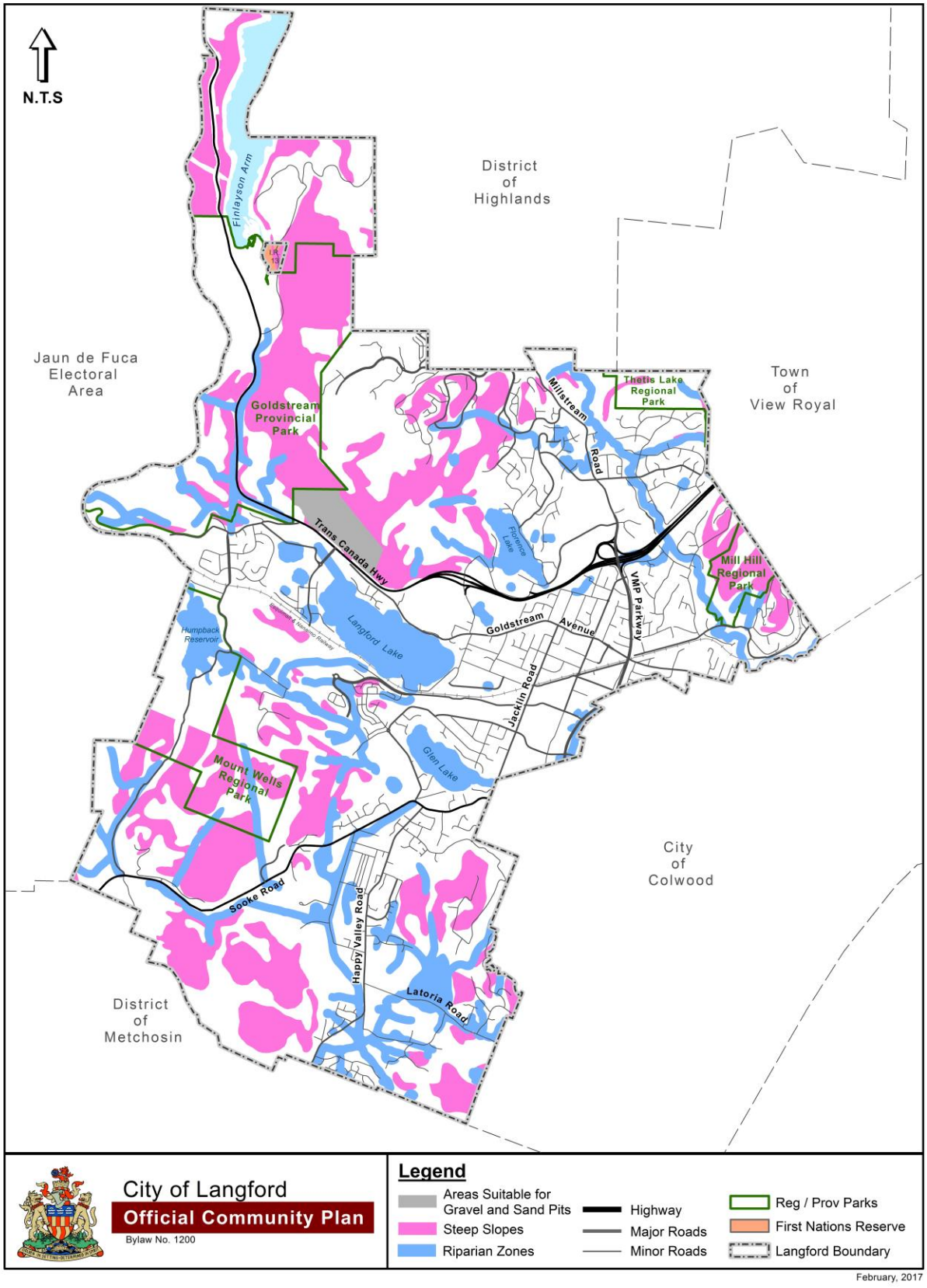
Map 2: City of Langford - Growth Managment & Land Use Strategy



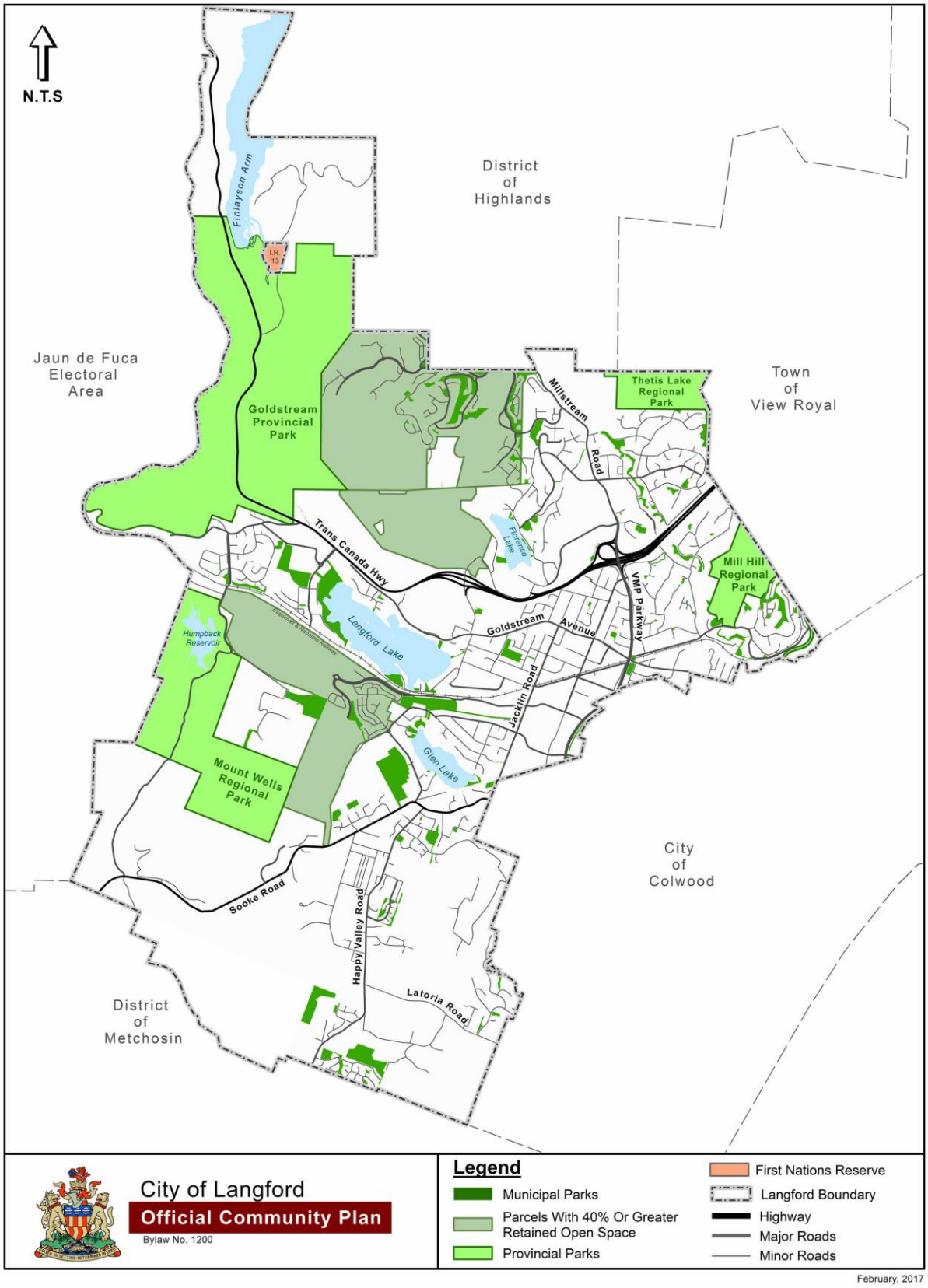
Map 3: Sensitive Ecosystems & Habitat Areas



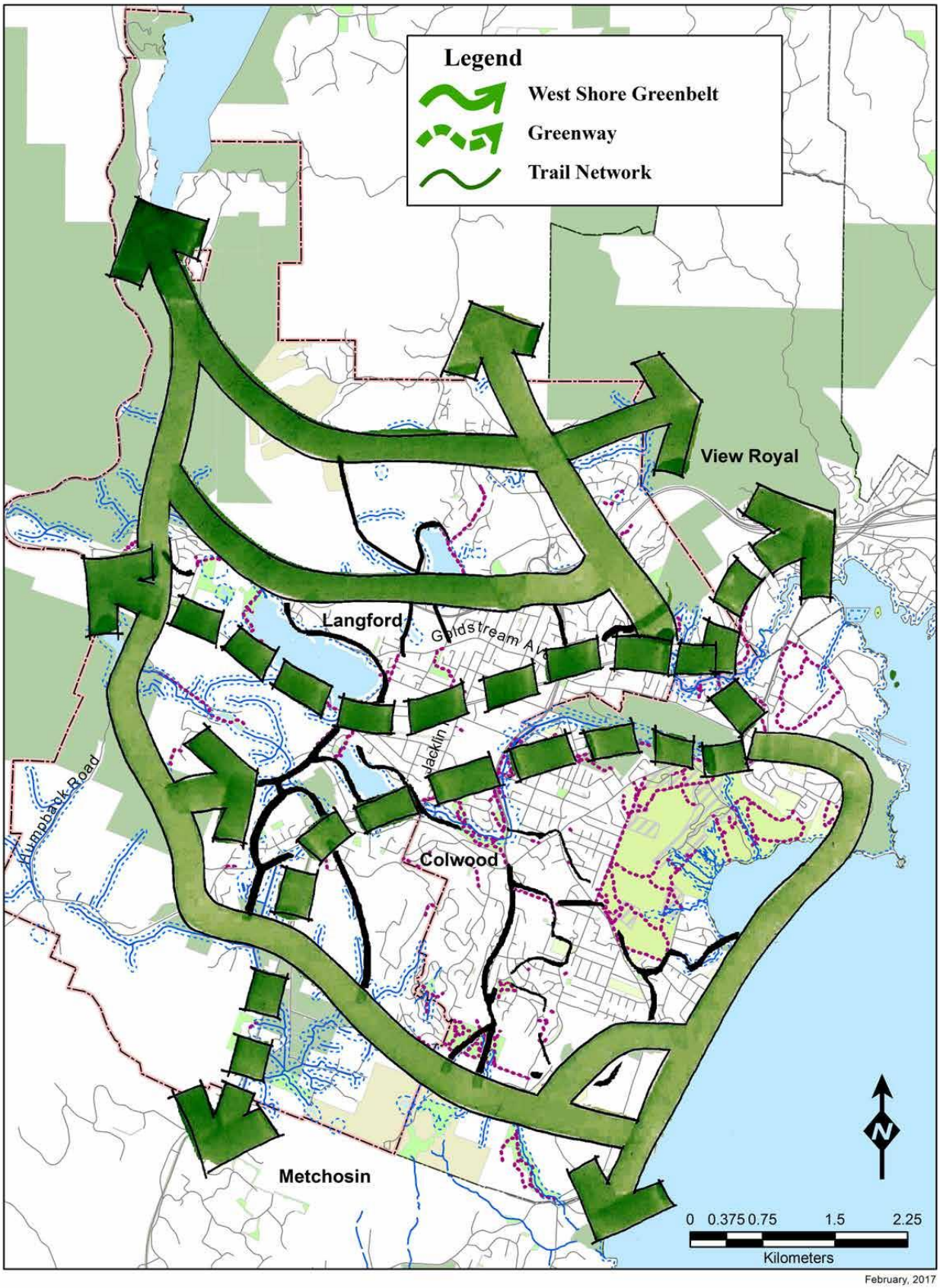
Map 4: Natural Features



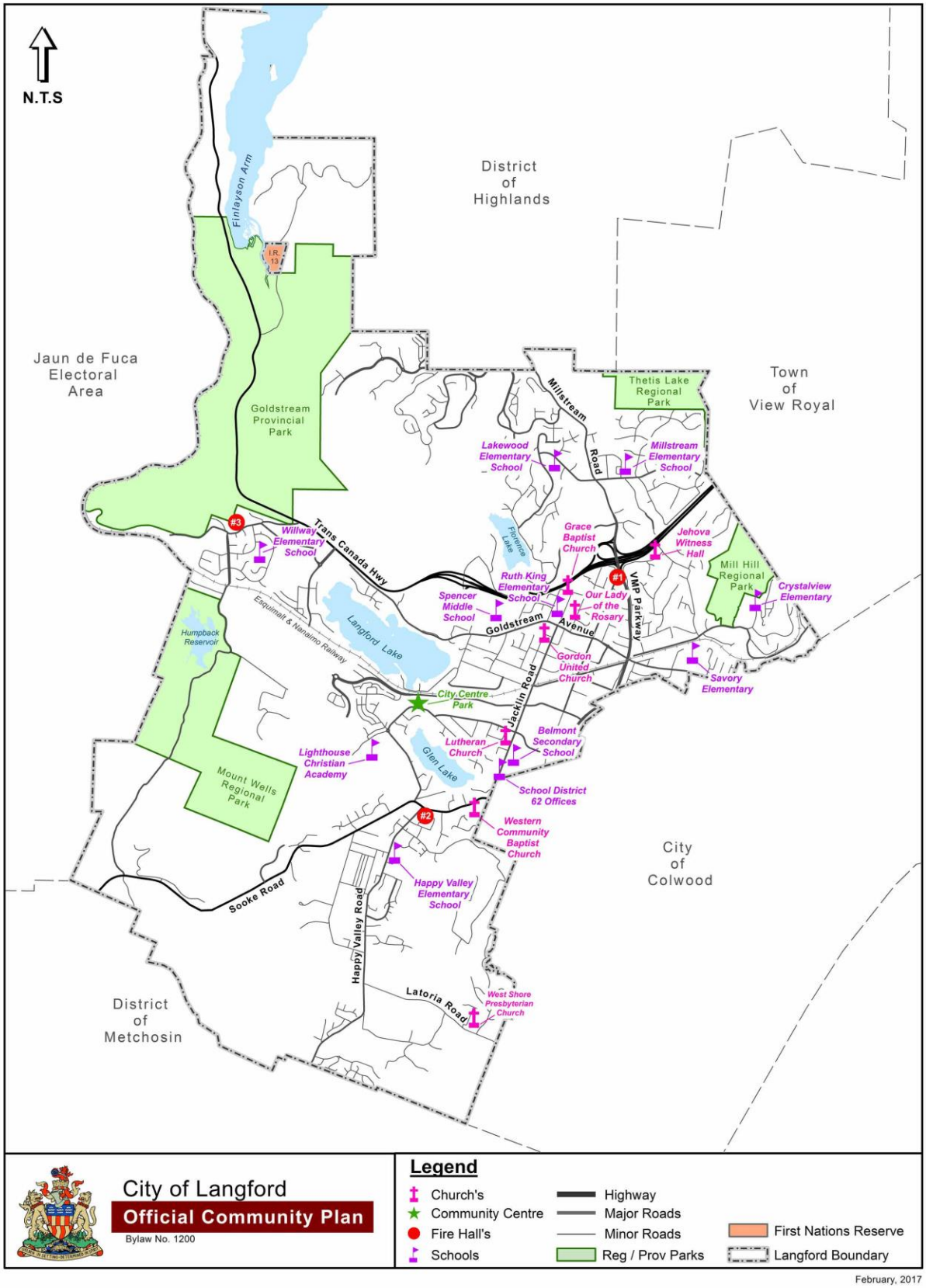
Map 5: Natural Setting, Parks & Open Spaces Inventory



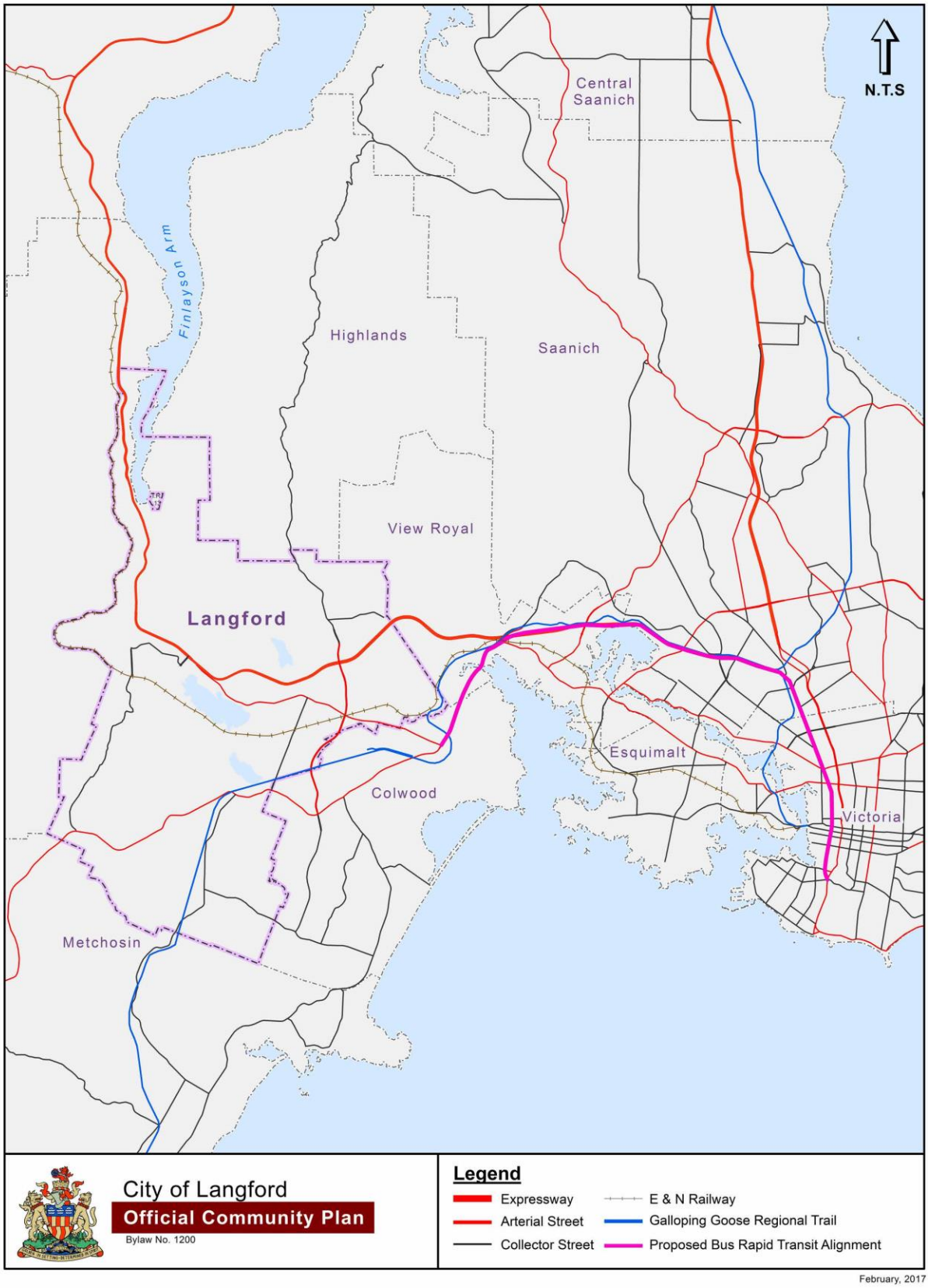
Map 6: Natural Settings Parks & Open Spaces Integration Strategy



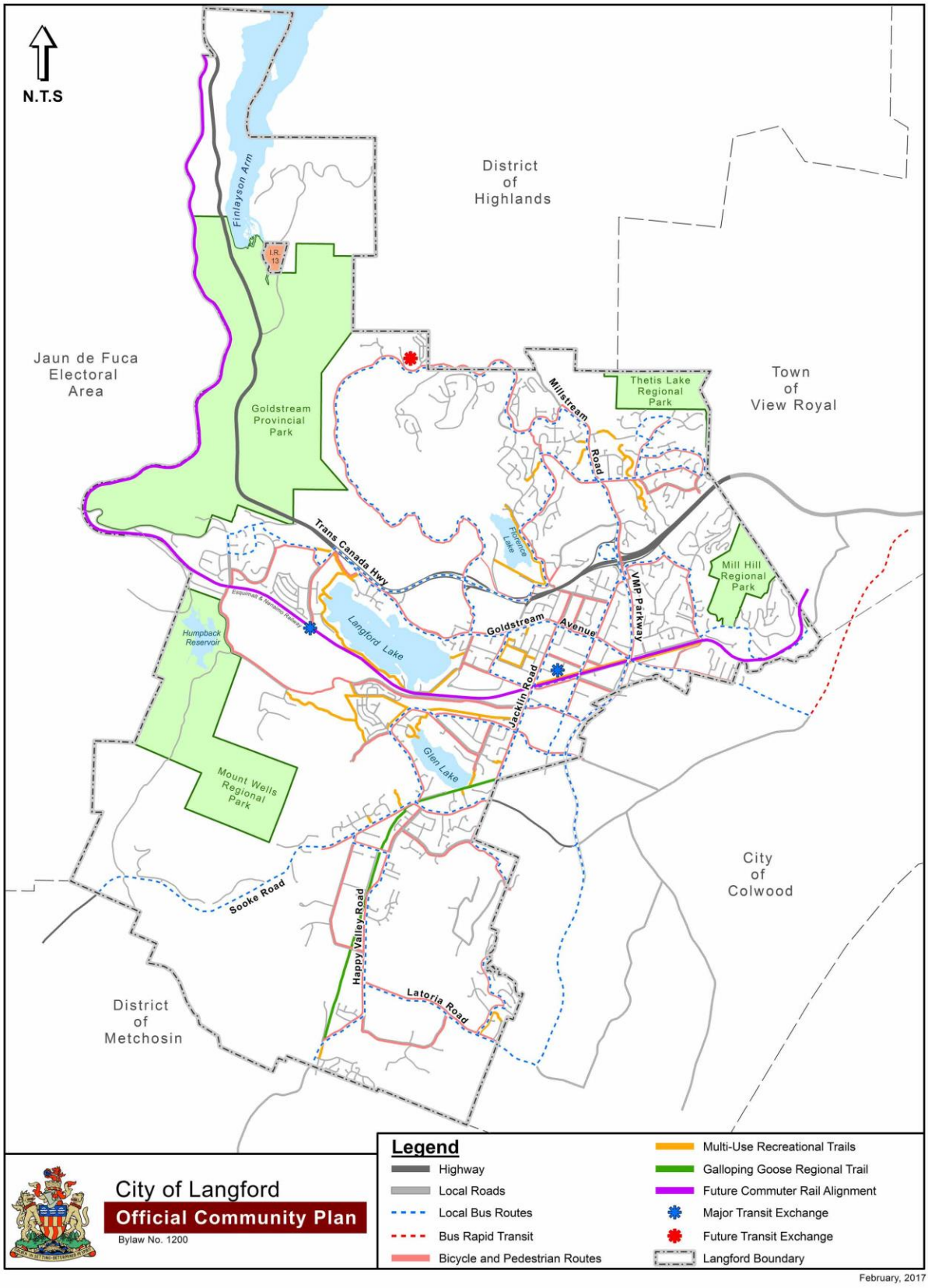
Map 7: Institutional Uses & Institutions Inventory



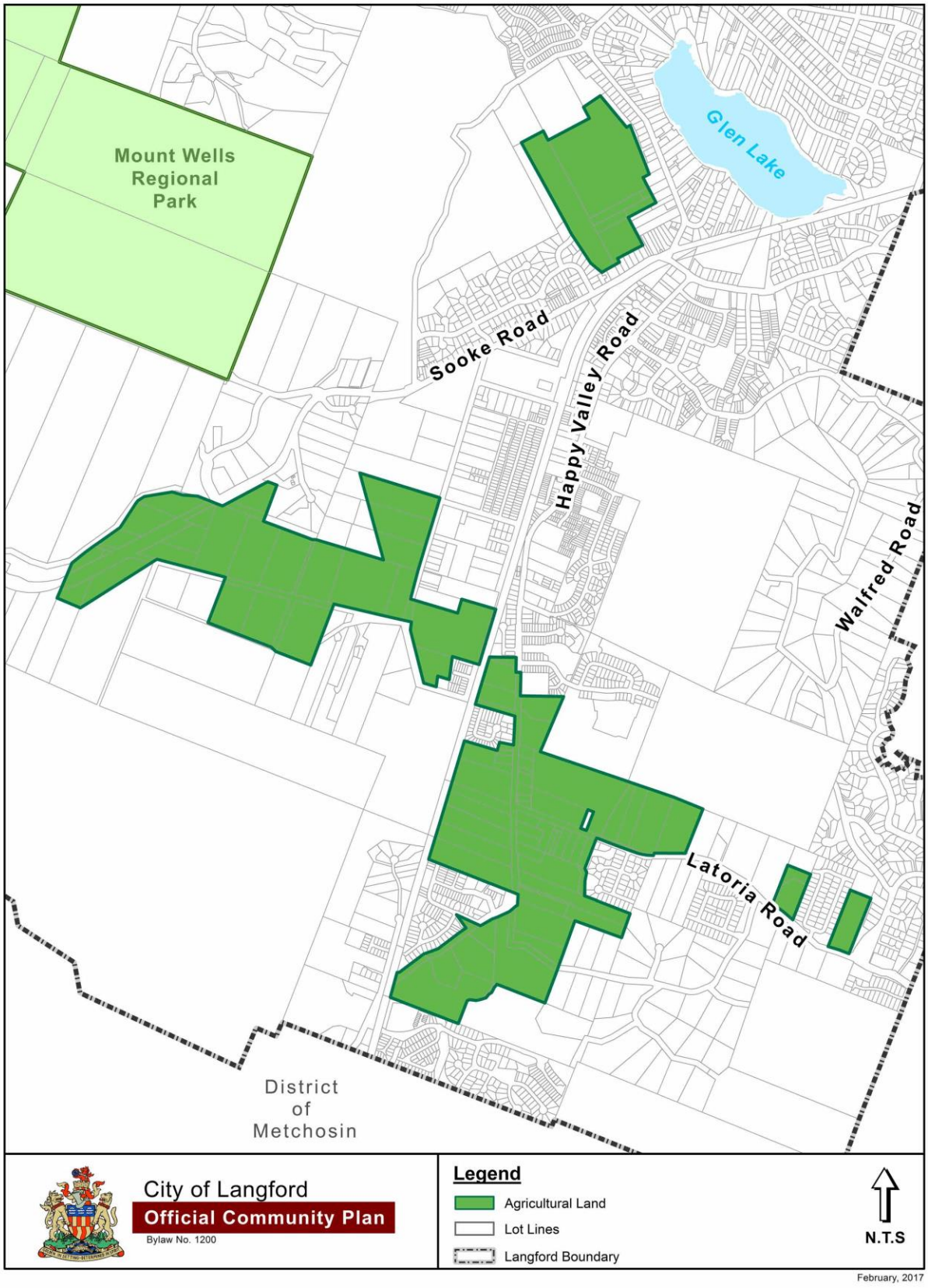
Map 8: Regional Trasportation System Context



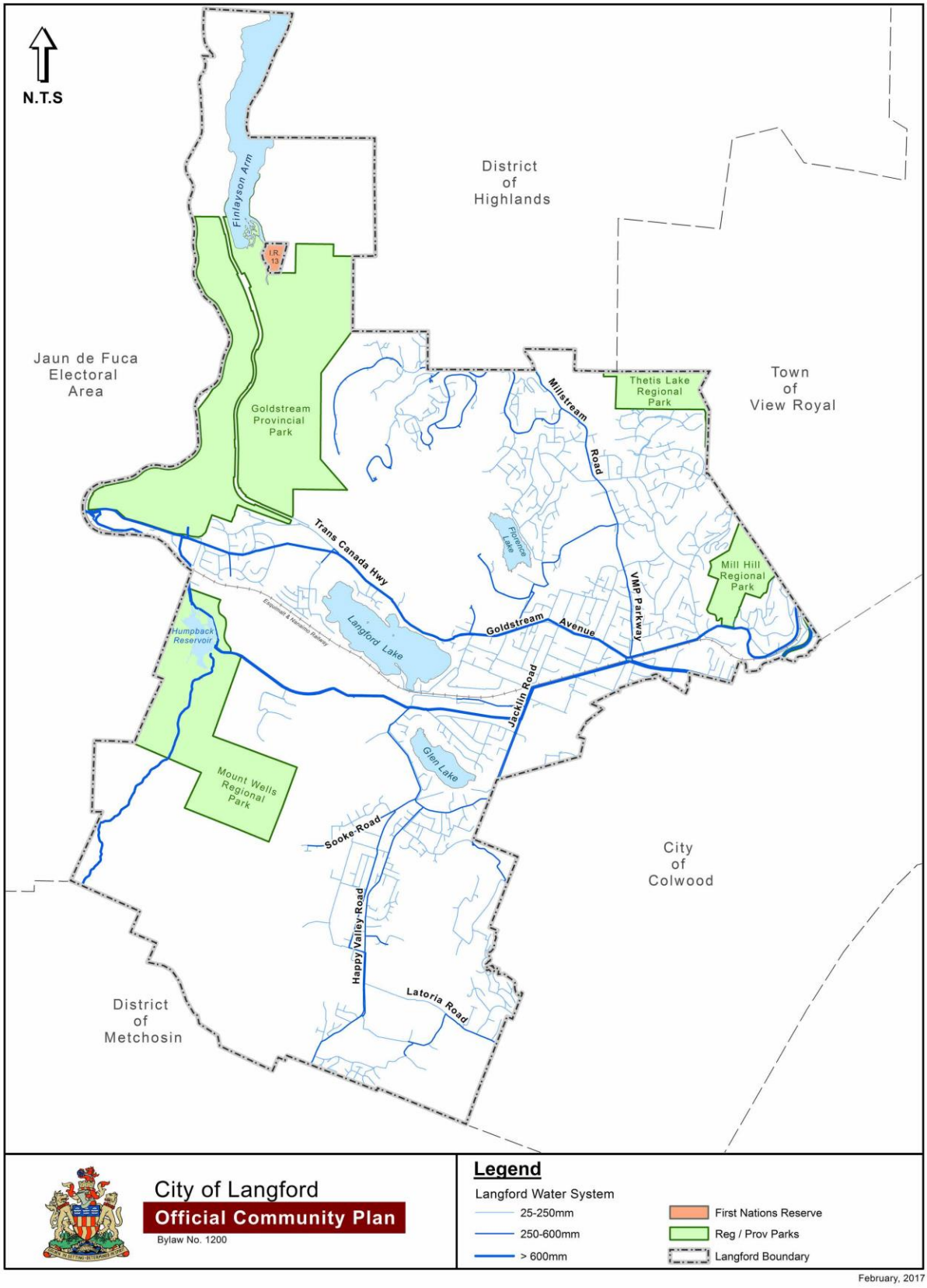
Map 9: Multi-Modal Transportation Strategy



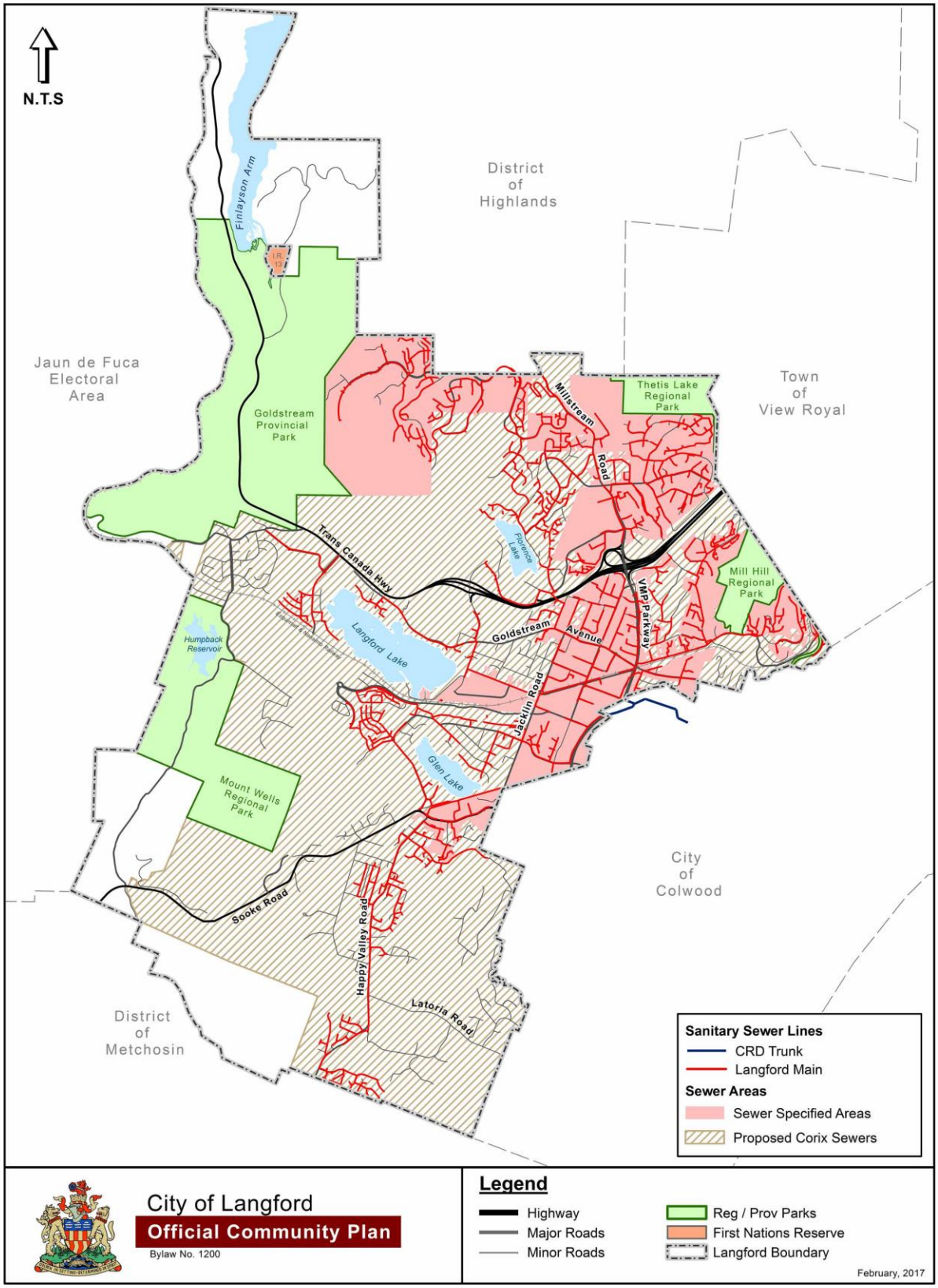
Map 10: Agricultural Land Reserve (ALR) Inventory



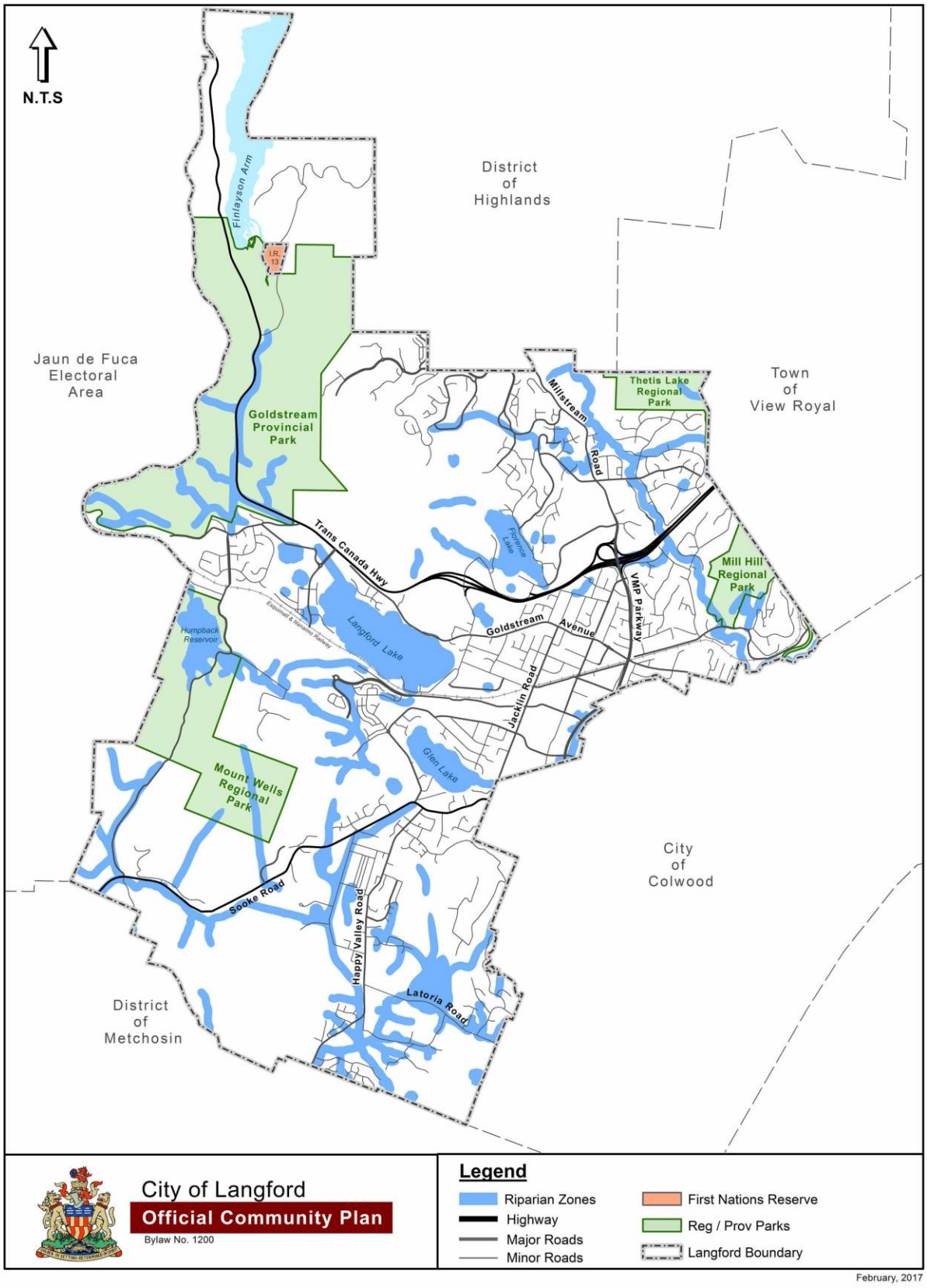
Map 11: Water Infrastructure Inventory



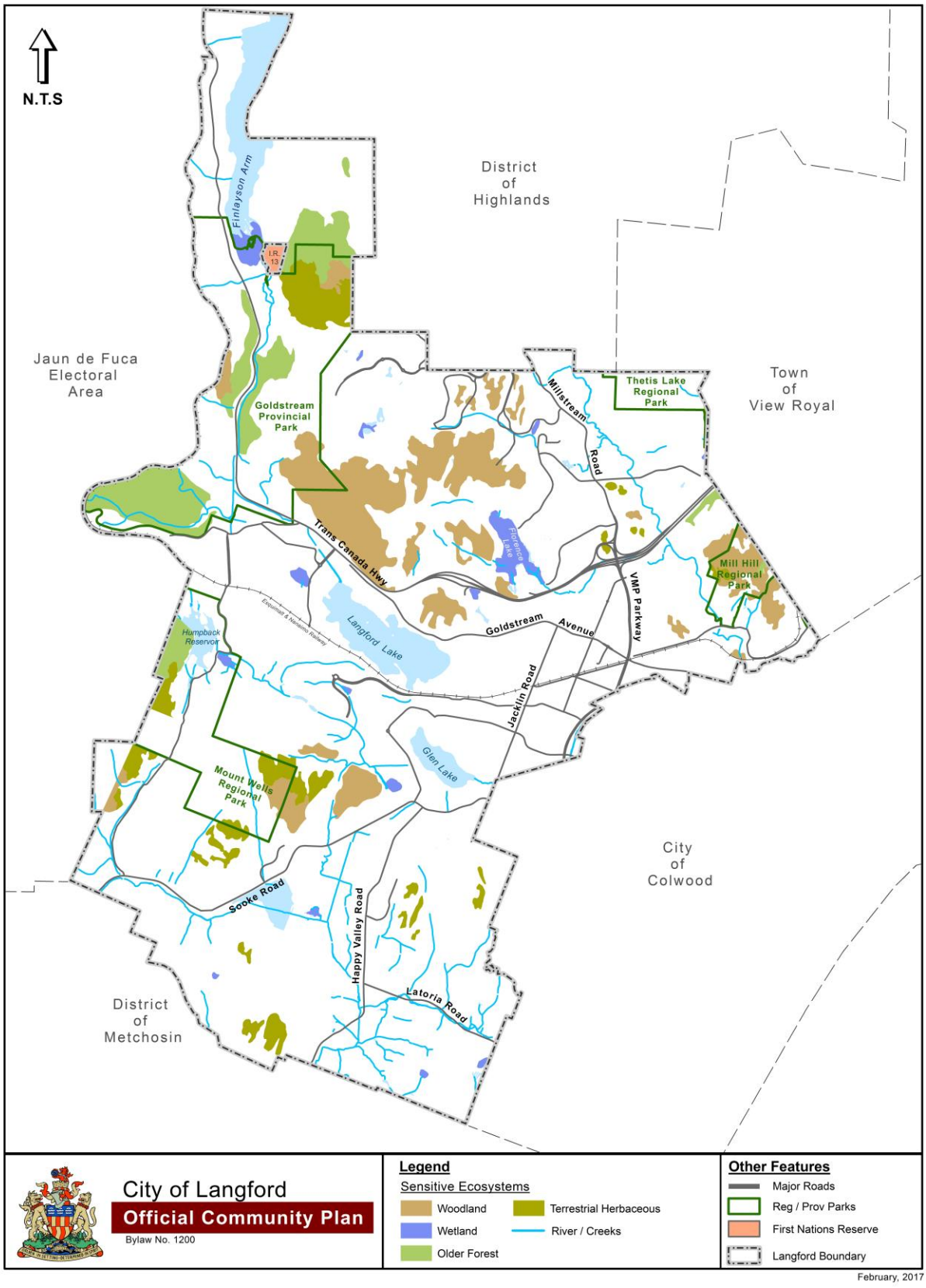
Map12: Sanitary Sewer Inventory



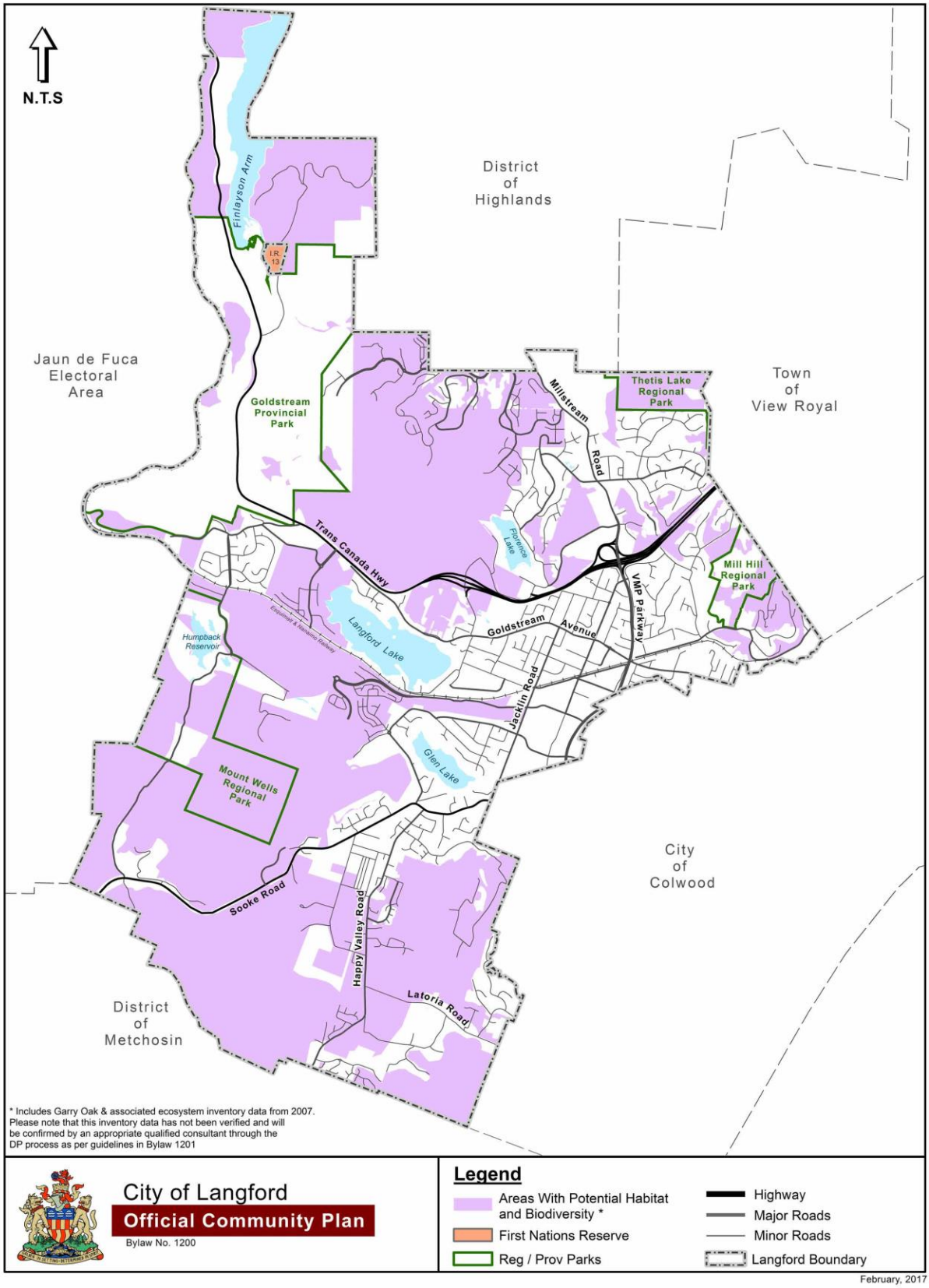
Map 13: Riparian Zones



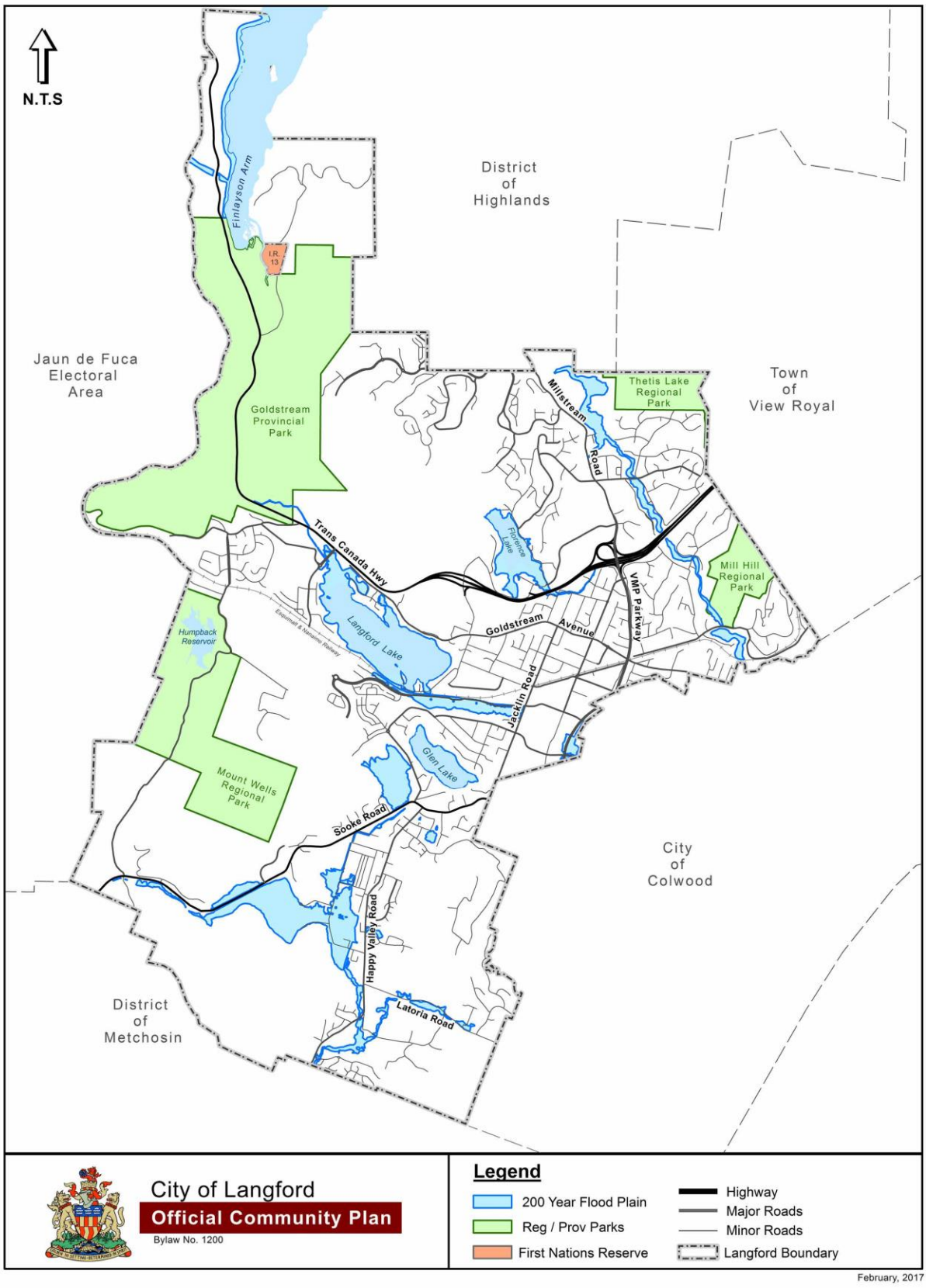
Map 14: Sensitive Ecosystems



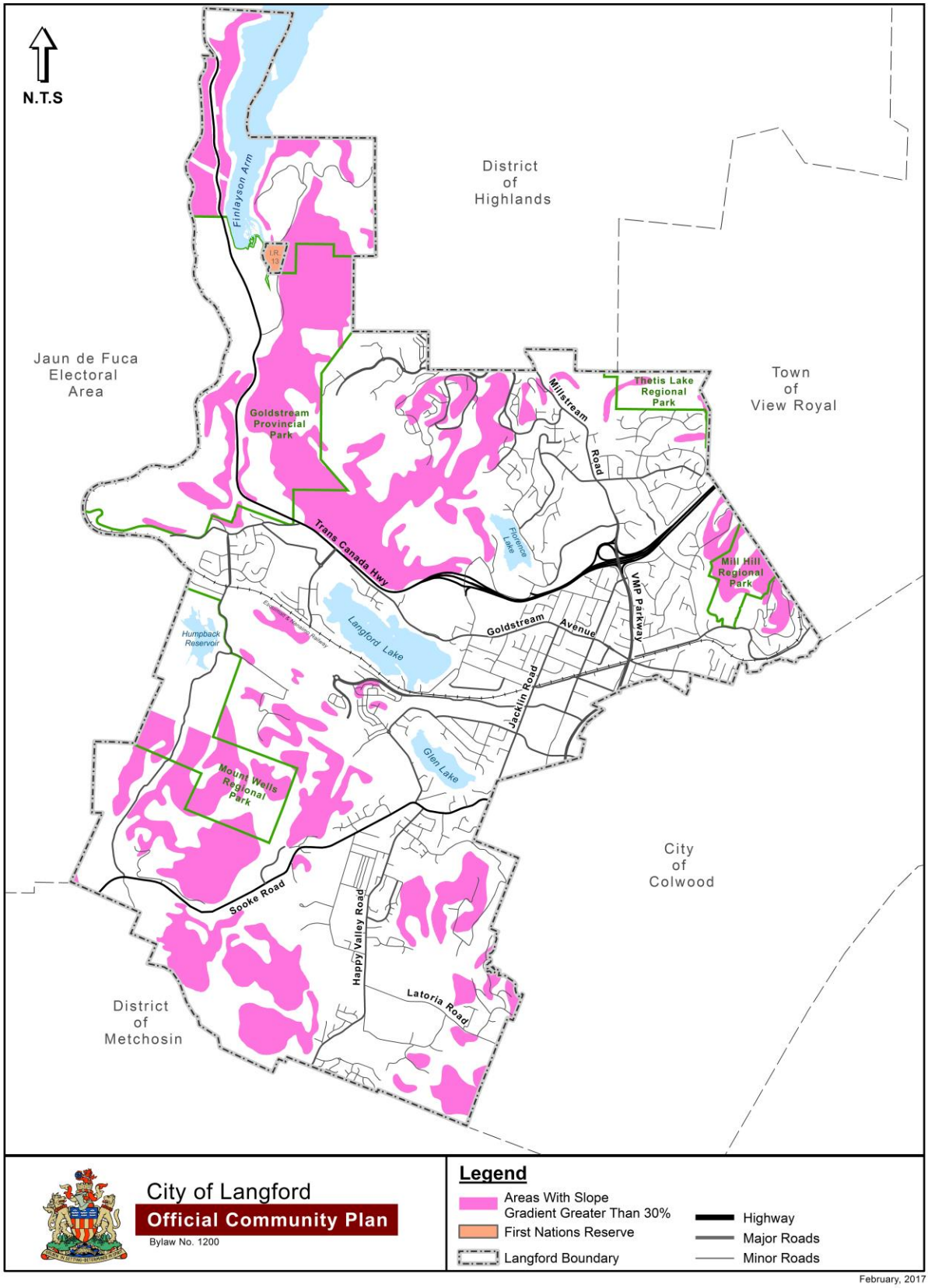
Map 15: Areas with Potential Habitat and Biodversity Values



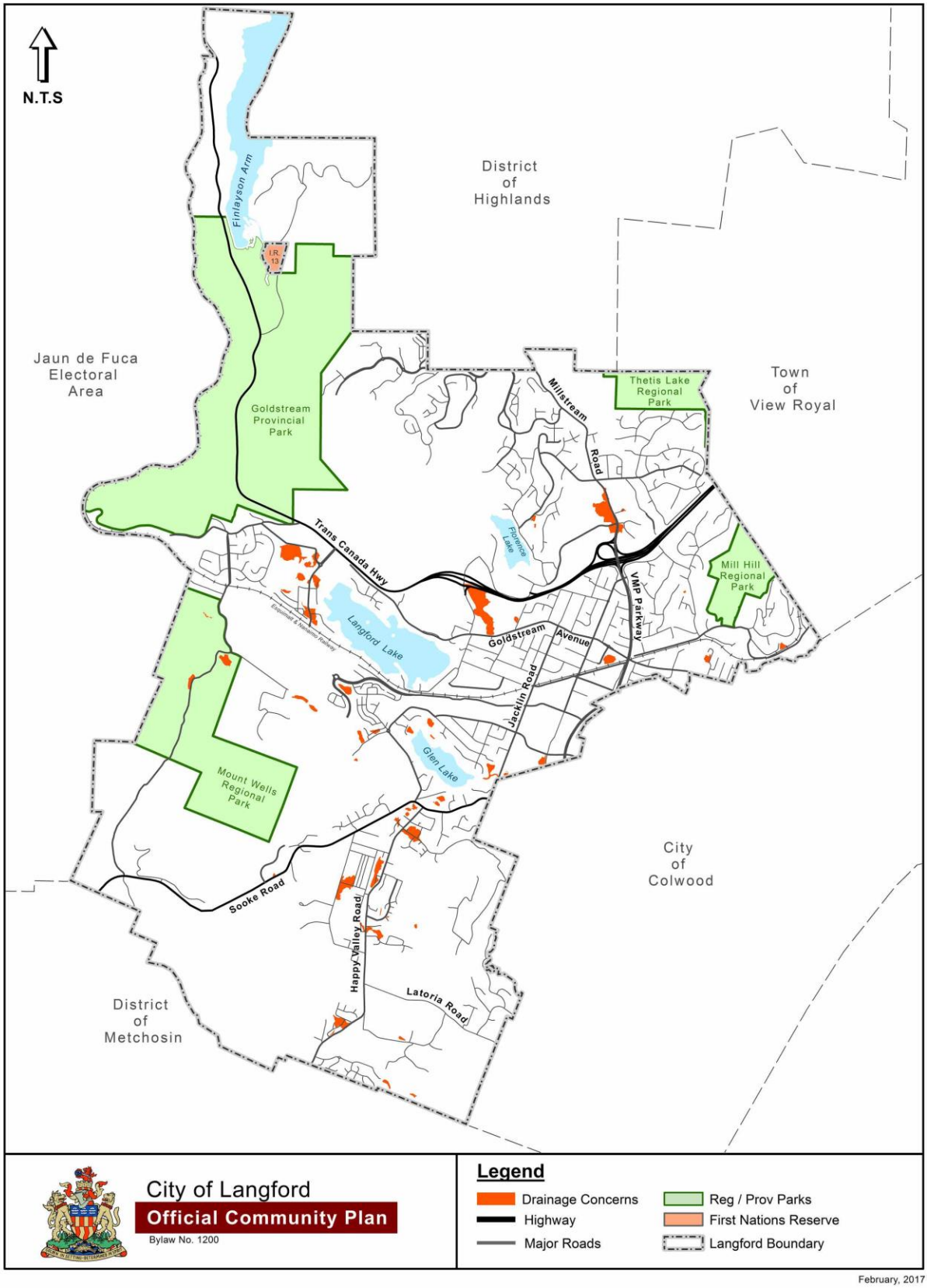
Map 16: 200 Year Flood Plain



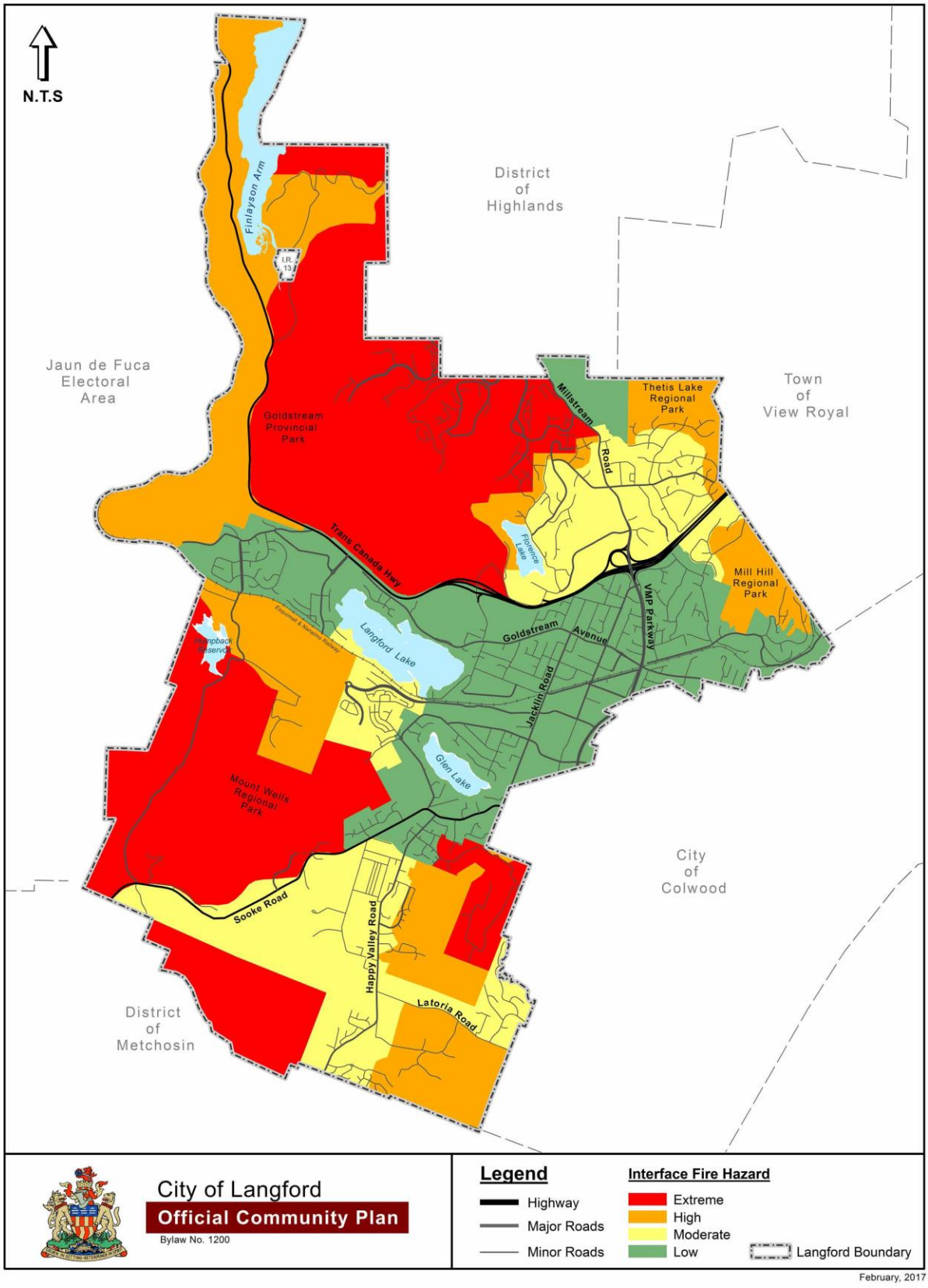
Map 17: Steep Slopes



Map 18: Drainage Concerns



Map 19: Interface Fire Hazard Areas



CITY OF LANGFORD
BYLAW NO. 1675

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 Section 6.13.02(3): "Notwithstanding Subsections 6.13.02(1) and (2), a lot having an area not less than 2,000.0 m^2 (0.5 ac) may be created from land legally described as: Lot 3, Sections 98 AND 99, Metchosin District, Plan 20923 Except Part In Plan VIP51472; Lot 5, Sections 98, 99, AND 100, Metchosin District, Plan 20923 Except Part In Plan VIP52592 and Lot 5, Block 3, Sections 89, 97, 98, 99, 100, 100A, 101, AND 101A, Metchosin District, Plan 1817, Except Part In Plan VIP522;"

2. By adding as Section 6.37B the text found in Schedule "A" attached to and forming part of this bylaw;

3. By adding as Section as Section 6.69B the text found in Schedule "B" attached to and forming part of this bylaw;

4. By adding to the **CH5 (Cluster Housing 5)** and the **BP8 (Business Park 8)** zone the properties as shown on Plan No. 1 attached to and forming part of this bylaw;

5. By adding the property legally described as Section 92, Metchosin District (PID: 001-668-374) to the RR4 (Rural Residential 4) Zone as shown shaded on Plan No. 1 attached to and forming part of this bylaw;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

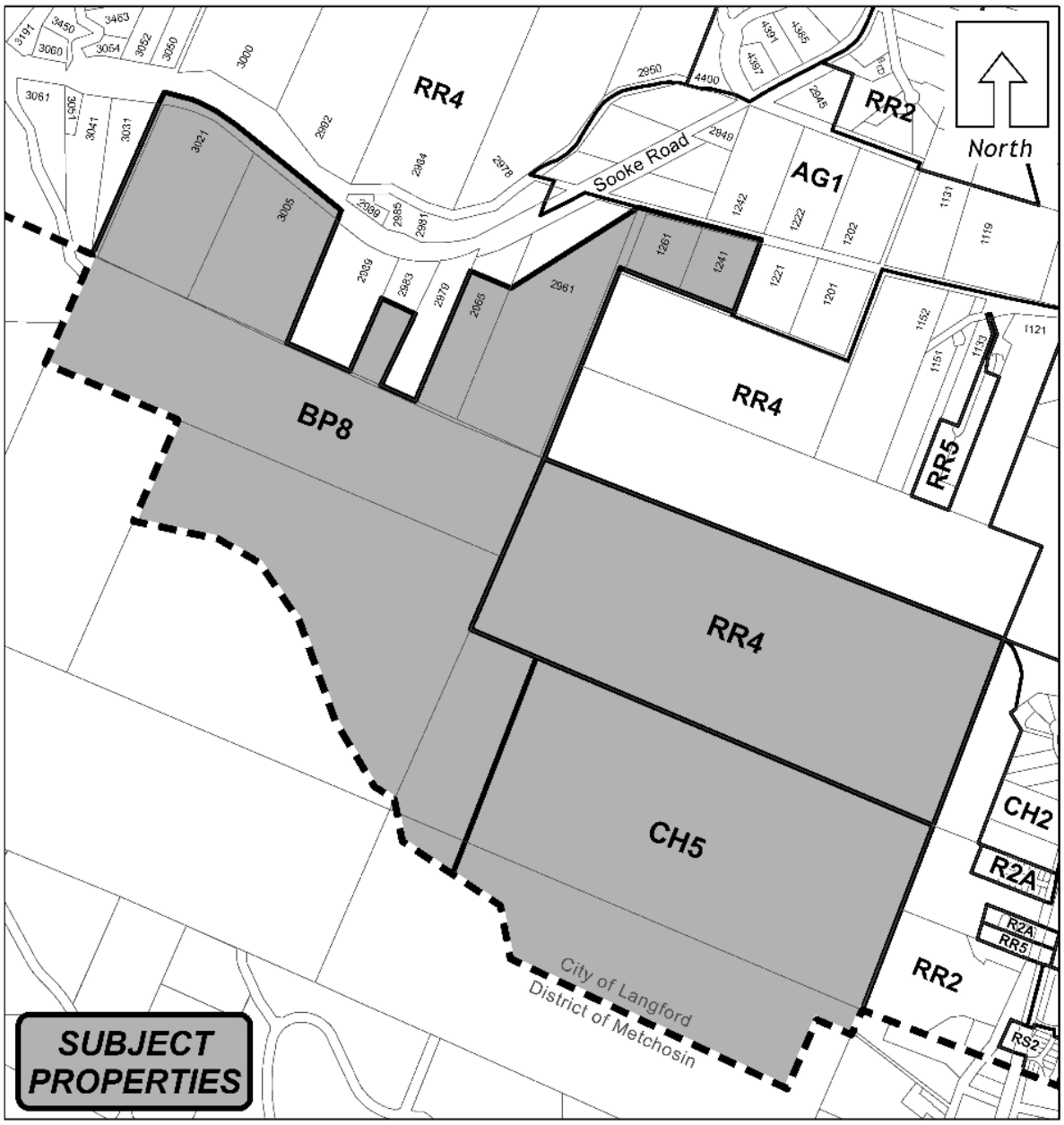
READ A THIRD TIME this day of, 2017.

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. 1675

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/21/2017

Schedule A

Section 6.37B – Cluster Housing Residential 5 (CH5) Zone

6.37B.01 Permitted Uses

The following uses and no others are permitted in the CH5 Zone:

(1) Accessory Buildings and Structures, subject to Section 3.05;

(2) Home Occupation, subject to Section 3.09;

(3) One-Family Dwelling;

(4) Two-Family Dwelling;

(5) Secondary Suite in a One-Family Dwelling, subject to Section 3.08;

(6) Townhouse;

(7) The keeping of not more than two Boarders in a One-Family Dwelling;

(8) Uses Accessory to a Principal Use permitted in this Zone; and

(9) Uses permitted by Section 3.01 of this Bylaw.

6.37B.02 Subdivision Lot Requirements in the CH5 Zone

One-Family Residential Lots

(1) No lot having an area less than 700.0 m^2 (7,534.7 ft^2) may be created by subdivision in the CH5 Zone for a One-Family Dwelling.

(2) No lot for a One-Family Dwelling may have a lot width less than 15.0 m (49.2 ft).

(3) No lot for a One-Family Dwelling may have a building envelope width or depth less than 7.0 m (23.0 ft).

Two-Family Residential Lots

(4) No lot having an area less than 835.0 m^2 (8,987.9 ft^2) may be created by subdivision in the CH5 Zone for a Two-Family Dwelling.

(5) No lot for a Two-Family Dwelling may have a lot width less than 18.0 m (59.1 ft).

(6) No lot for a Two-Family Dwelling may have a building envelope width less than 14.0 m (45.9 ft).

Townhouse Lots

(7) No lot having an area less than 600.0 m^2 (6,458.3 ft^2) may be created by subdivision in the CH5 Zone for a Townhouse.

(8) No lot for a Townhouse may have a lot width less than 24.0 m (78.7 ft).

6.37B.03 Density of Development on Individual Lots

(1) There may not be more than one residential building on a One- or Two-Family residential lot.

(2) There may not be less than three dwelling units on a Townhouse lot.

(3) The maximum density of development on a Townhouse lot is one dwelling unit per 200.0 m^2 (2,152.8 ft^2) of lot area.

6.37B.04 Density of Development in the CH5 Zone

(1) There may not be more than 10 dwelling units in the CH5 Zone.

(2) Despite subsection 6.37B.04(1), there may be more than 10 dwelling units in the CH5 Zone if the owner of the land to be built upon has provided to the City, prior to the issuance of a Building Permit for a Two-Family Dwelling or Townhouse and prior to subdivision approval for a One-Family Dwelling:

(a) $1,000 per one-family lot towards the General Amenity Reserve Fund;

(b) $660 per dwelling unit for a Two-Family Dwelling towards the General Amenity Reserve Fund;

(c) $610 per Townhouse dwelling unit towards the General Amenity Reserve Fund; and

(d) An area of land not less than 141,640 m2 (35 acres) as open space.

(3) Provided that all of the requirements of subsection 6.37B.04(2) have been met, the maximum density of development in the CH5 Zone shall be 312 dwelling units, exclusive of Secondary Suites.

6.37B.05 Regulations for Two-Family Dwelling Use

(1) Two-Family Dwellings are prohibited on panhandle lots;

6.37B.06 Height and Size of Principal Use Buildings

(1) No One-Family Dwelling may exceed a height of 10.0 m (32.8 ft).

(2) No Two-Family Dwelling may exceed a height of 10.0 m (32.8 ft).

(3) No Townhouse building may exceed a height of three storeys.

6.37B.07 Setbacks

(1) No One-Family Dwelling may be located:

(a) Within 6.0 m (19.8 ft) of any front lot line; or

(b) Within 6.0 m (19.8 ft) of any rear lot line; or

(c) Within 1.5 m (4.9 ft) of any interior side lot line; or

(d) Within 4.5 m (14.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line.

(2) No Townhouse may be located:

(a) Within 3.0 m (9.8 ft) of any front lot line, except that no garage or carport that faces a front lot line may be located within 5.5 m (18.0 ft) of the front line; or

(b) Within 5.5 m (18.0 ft) of any rear lot line; or

(c) Within 3.0 m (9.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line; or

(d) Within 1.2 m (3.9 ft) of any interior side lot line.

6.37B.08 Lot Coverage

(1) The lot coverage of all buildings and structures where the principal use building is less than two storeys above finished grade may not exceed 40%.

(2) The lot coverage of all buildings and structures where the principal use building is two storeys or greater may not exceed 35%.

6.37B.09 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw apply.

6.37B.10 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule “B”

6.69B - Business Park 8 (BP8) – Centre Mountain Zone

6.69B.01 Permitted Uses:

The following uses and no others are permitted in the Business Park 8 (BP8) Centre Mountain Zone:

(1) Accessory Buildings and Structures, subject to Section 3.05;

(2) Animal Hospital;

(3) Asphalt Plant;

(4) Auction;

(5) Automobile and Recreational Vehicle Storage Facility;

(6) Automobile Body and Paint Shop;

(7) Automobile Parts and Accessories Sale, Installation and Repair;

(8) Automobile Rental and Sale Facility, Major;

(9) Automobile Rental and Sale Facility, Minor;

(10) Automobile Repair and Service Facility, Major;

(11) Automobile Repair and Service Facility, Minor;

(12) Automobile Towing and Storage Facility;

(13) Bakery;

(14) Building and Lumber Supply Store;

(15) Bulk oil plant;

(16) Business Support Service;

(17) Campsite;

(18) Car Wash;

(19) Carpentry Shop;

(20) Catering;

(21) Charitable Facility;

(22) Commercial Composting;

(23) Commercial Nursery and Greenhouse;

(24) Community Garden;

(25) Concrete Plant;

(26) Conference and Meeting Facility;

(27) Contractor Service;

(28) Crematorium;

(29) Cultural Facility;

(30) Electronics Sale, Service and Manufacturing;

(31) Equipment Sales, Service, Repair and Rental; Major;

(32) Equipment Sales, Service, Repair and Rental, Minor;

(33) Film Production Studios;

(34) Financial Institution, including drive-through;

(35) Fitness Centre;

(36) Funeral Parlour;

(37) Garden Centre and Feed Supply Store;

(38) Gasoline Service Station, including cardlock;

(39) Golf Course;

(40) Golf Driving Range;

(41) Golf Course, Miniature;

(42) Group Daycare;

(43) Gravel Processing Facility;

(44) Hotel;

(45) Household Equipment and Appliance Service and Repair;

(46) Industrial Use, General;

(47) Industrial Use, Light;

(48) Licensed Premises;

(49) Liquor Store;

(50) Machine shop;

(51) Mini-Storage Facility;

(52) Office;

(53) Office Supply Store;

(54) One Caretaker Dwelling Unit, in conjunction with and in addition to any of the other principal uses permitted in this Zone;

(55) Parking Facility;

(56) Personal Service Establishment;

(57) Pet Daycare;

(58) Recreation Facility, both indoor and outdoor;

(59) Recycling Depot;

(60) Recycling Facility, subject to Section 3.14;

(61) Rental of goods and equipment, excluding Automobiles, Large Automobiles or Recreational Vehicles;

(62) Research and Development Facility;

(63) Restaurant, including drive-through;

(64) Retail Store;

(65) School;

(66) Shopping Centre;

(67) Transportation Facility;

(68) Training and Education Facility;

(69) Unenclosed Storage, subject to Section 3.13;

(70) Uses Accessory to a Principal Use permitted in this Zone;

(71) Uses permitted by Subsection 3.01 of this Bylaw;

(72) Veterinary Practice;

(73) Warehouse;

(74) Welding shop.

6.69B.02 Subdivision Lot Requirements

(1) No lot having an area less than 1,000.0 m^2 (0.25 acres) may be created by subdivision in the BP8 Zone.

(2) No lot having a lot width less than 7.0 m (23.0 ft) may be created by subdivision in the BP8 Zone.

6.69B.03 Lot Coverage

(1) Lot coverage of all buildings and structures may not exceed 60%.

6.69B.04 Height and Size of Principal Use Buildings

(1) No building may exceed a height of four storeys.

(2) No structure may exceed a height of 15.0 m (49.2 ft).

6.69B.05 Setbacks

(1) No building or structure may be located within 4.5 m (14.8 ft) of any lot line that abuts a highway.

(2) No building or structure may be located within 6.0 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

6.69B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to development in the BP8 Zone:

(1) A continuous landscape and screening area not less than 2.0 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in height, at the time of installation or planting, shall be provided along the developed portion of any lot that abuts a Highway.

(2) A continuous landscape and screening area not less than 3.0 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) high and decorative planting shall be provided along the developed portion of any lot that does not abut a lot in a Business Park or Industrial Zone.

6.69B.07 General

The relevant regulations of Part 3 of this Bylaw apply to development in the BP8 Zone.

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 m^2 (2000 ft^2) within a single unit; and*

   (8) Personal service establishments shall not exceed a total combined gross floor area of 743 m^2 (8000 ft^2) 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 6th day of March, 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_1676_

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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

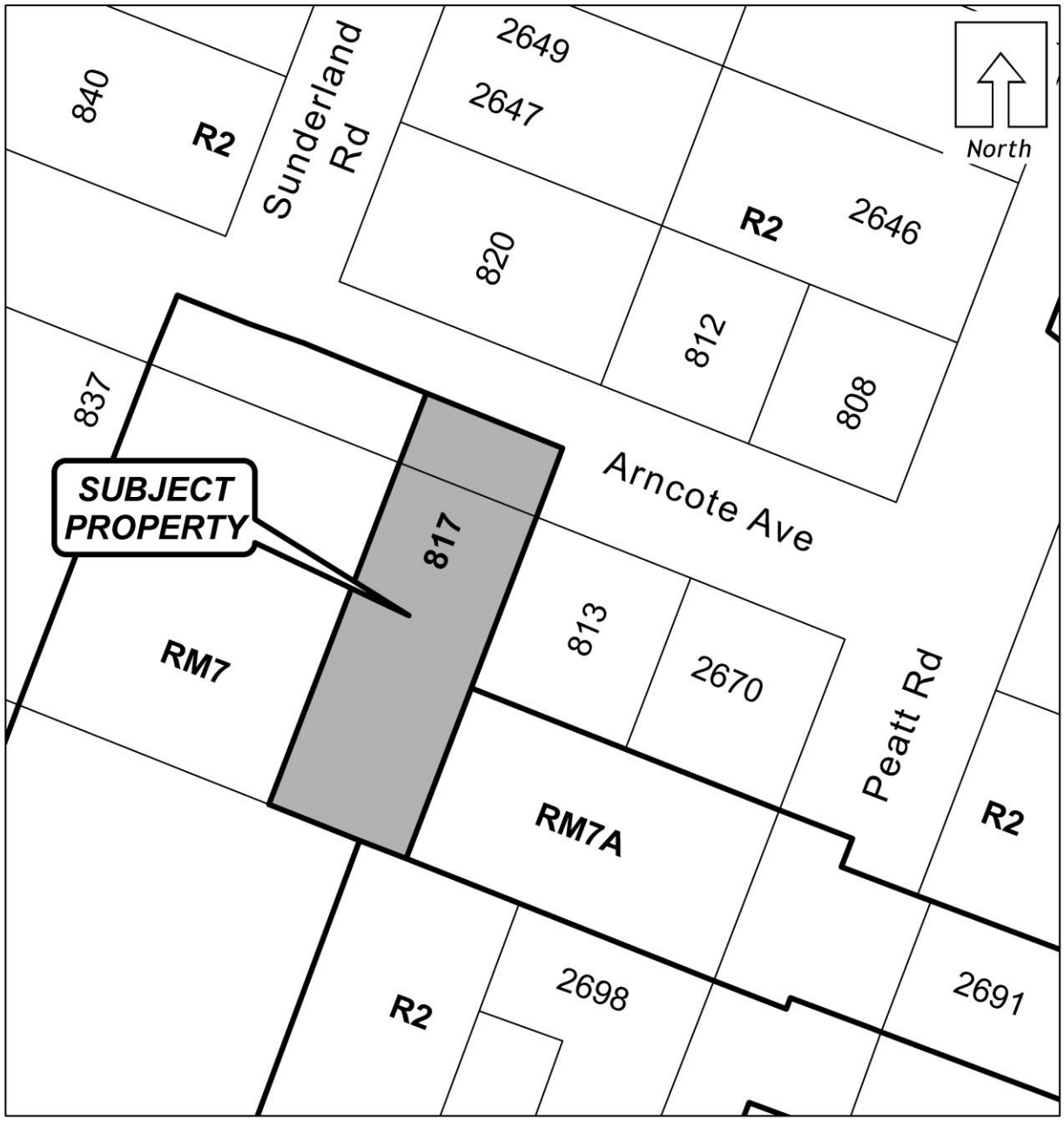
READ A THIRD TIME this day of, 2017.

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 6th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

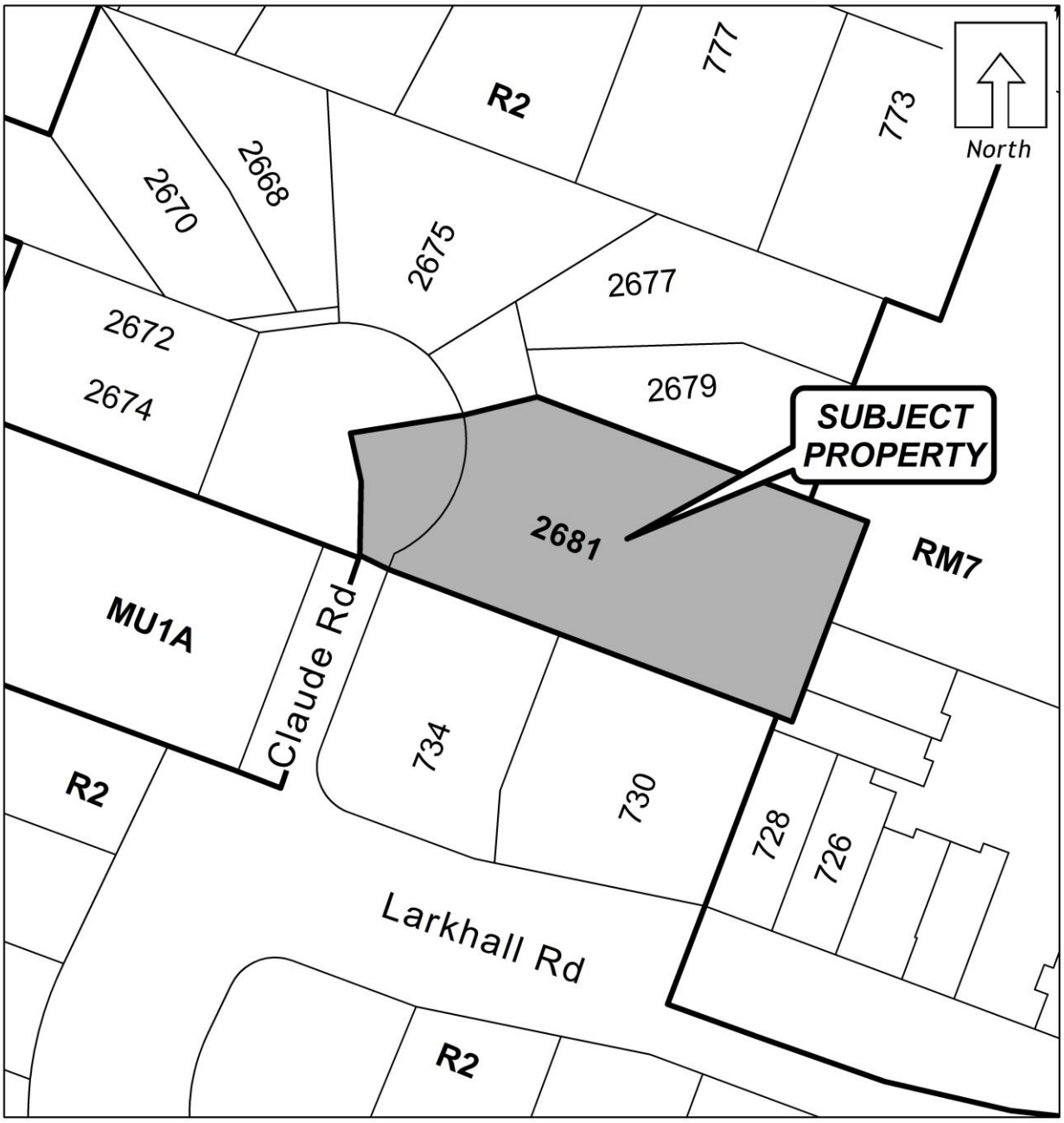
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1678

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

Staff Report to Council

Date:	**April 3, 2017**
Department:	**Planning**
Application No.:	**Z17-0002**
Subject:	**Bylaw No. 1680 - 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**

At the Regular Meeting of Council on March 6th, 2017 Council passed the following resolution with respect to the properties at 767, 769 and 771 Hockley Avenue:

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;

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.*

COMMENTS

The applicant is required to provide road dedication as a condition of zoning. As shown in section 1. c) of Council's resolution above, the applicant was required to provide a road dedication plan prior to first reading of the bylaw. The applicant is now requesting to acquire approximately 10m2 of road from the City. This would require a road closure bylaw and the City would have to sell the road for fair market value. If Council finds it appropriate, they may wish to defer the matter until Public Hearing, where the applicant can provide plans for the road dedication/closure and disposition to the satisfaction of the Direction of Engineering.

Staff have prepared Bylaw No. 1680 in accordance with Council's resolution of March 6th, 2017. If Council has no objection to deferring the conditions of first reading to the Public Hearing, Council may now wish to give Bylaw No. 1680 first reading.

A public hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1680.

OPTIONS

Option 1

That Council:

1. That prior to Public Hearing, the applicant to provide plans for the road dedication and closure and disposition to the satisfaction of the Direction of Engineering.

2. Give first reading to Bylaw No. 1680.

OR

Option 2

1. Take no action at this time with respect to Bylaw No. 1680.

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1680

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 **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235; PID No.: 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-977 (769 Hockley Ave); STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-969 (771 Hockley 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)
MU2	1680	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235, PID 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID 017-583-977 (769 Hockley Ave); and STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve	Yes

		ON FORM 1, PID 017-583-969 (771 Hockley Ave)	Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund.	

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley 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.

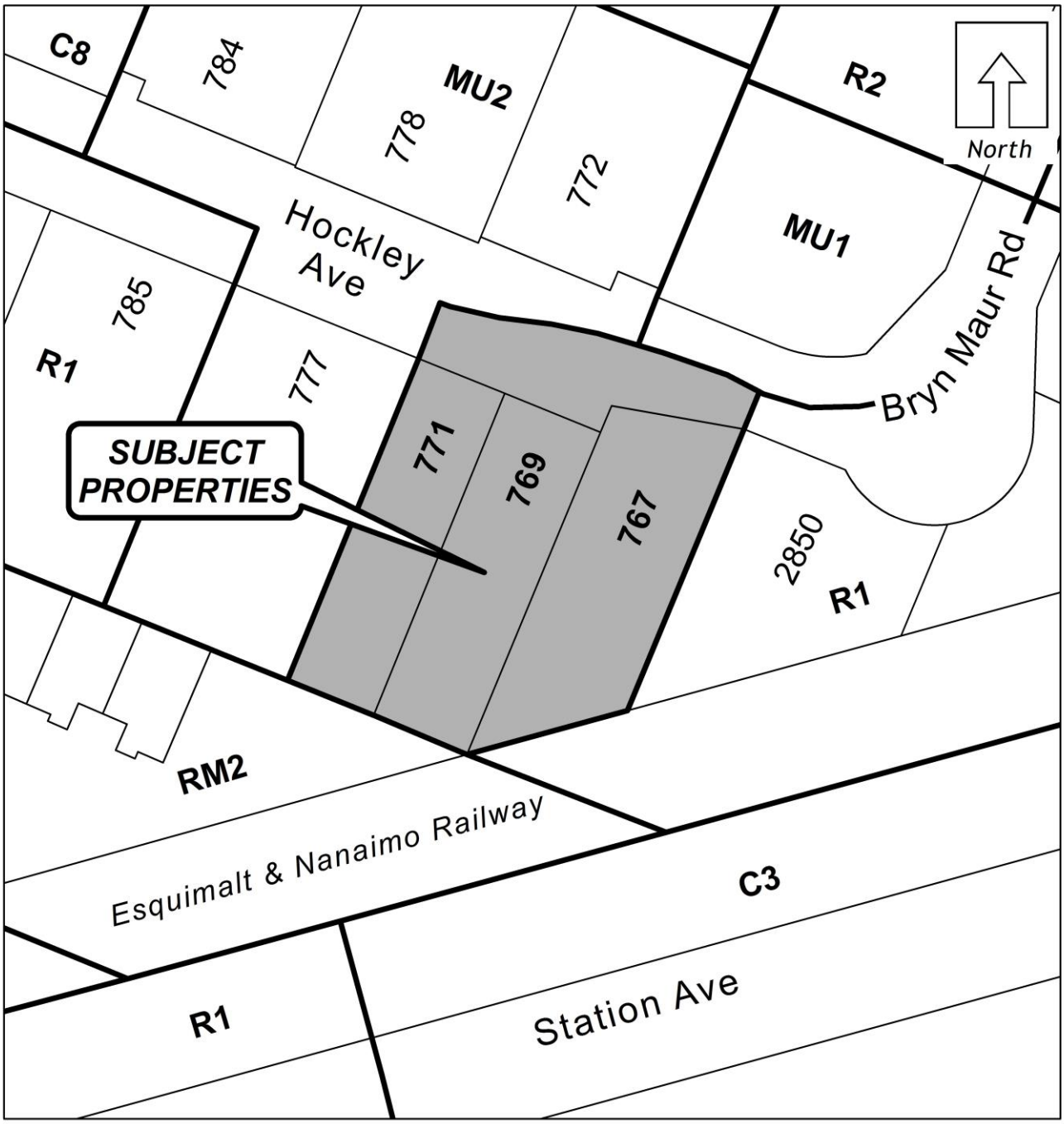
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1680

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1680

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**April 3, 2017**
Department:	**Planning**
Application No.:	**Z16-0019**
Subject:	**Bylaw No. 1682 - 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.**

At the Regular Meeting of Council on March 6th, 2017 Council passed the following resolution with respect to the properties at 2845, 2847 and 2850 Bryn Maur Road and 737 Goldstream Avenue:

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.

COMMENTS

Shown above in Section 1. c) i-iii, Council's resolution required the applicant to provide the plans for road dedication/exchange/closure and disposition, as well as confirming the location of underground infrastructure prior to first reading. The applicant was also required to provide a redesign of the building (if it was deemed necessary) prior to first reading.

The applicant has been working on the plans and feels confident that he can move forward to achieve his proposal. Final design drawings have not yet been provided, but if Council does not object, the applicant can provide these items prior to Public Hearing.

Aside from the above, Staff have prepared Bylaw No. 1682 in accordance with Council's resolution of March 6th, 2017. If Council has no objection to deferring the conditions of first reading to the Public Hearing, Council may now wish to give Bylaw No. 1682 first reading.

A public hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1682.

OPTIONS

Option 1
That Council:

1. That prior to Public Hearing, the applicant provide plans for the road dedication, exchange and closure and disposition to the satisfaction of the Direction of Engineering.

2. Give first reading to Bylaw No. 1682.

OR

Option 2

1. Take no action at this time with respect to Bylaw No. 1682.

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1682

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 **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; PID No.: 018-410-162 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 018-410-171 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643, PID No.: 005-839-696 (2850 Bryn Maur Rd); LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP71257, PID No.: 024-839-671 (portion of 737 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)
MU2	1682	STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643 (2850 Bryn Maur Rd); and LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required:	Yes

		VIP71257 (portion of 737 Goldstream Ave)	a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund.	

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 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.

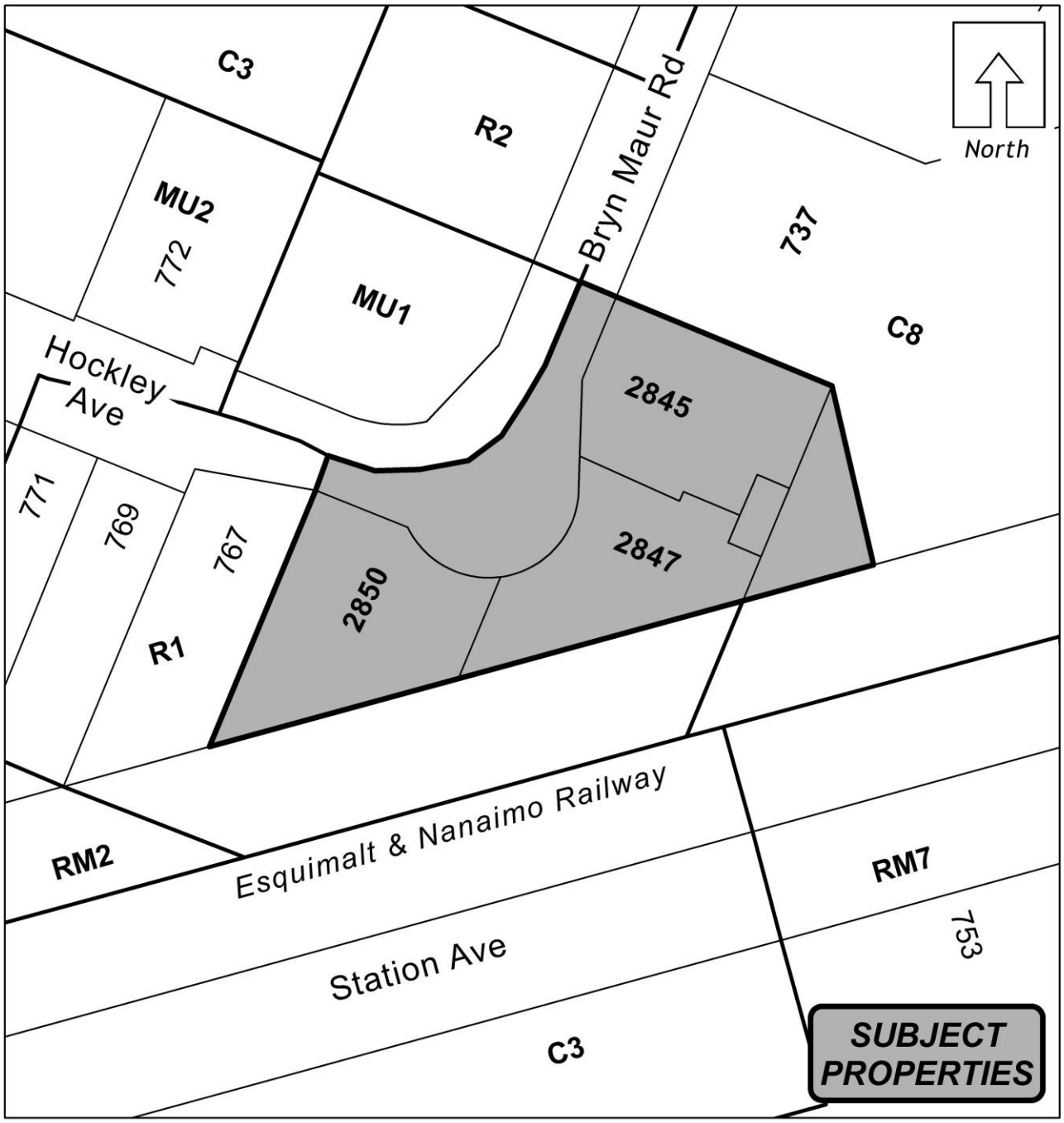
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1682

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1682

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

City of Langford
www.cityoflangford.ca

April 3rd, 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 property matters and road improvements under Section 90 (1) (e) and (k) of the Community Charter.
b) That Council continues the meeting in closed session.

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864