CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Tuesday, April 18th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. CALL TO ORDER

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- **Staff Report (Engineering)**

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(SECOND AND THIRD READINGS)

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e) BYLAW NO. 1685 **108**
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(SECOND AND THIRD READINGS)

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PUBLIC HEARING
Tuesday, 18 April 2017

Bylaw No. 1679
File No. Z16-0010

A Bylaw to Rezone 592 Phelps Ave from the R2 (One- and Two-Family Residential) Zone to the RS1 (Residential Small Lot 1) Zone to allow a future subdivision of four new single-family residential lots

CITY OF LANGFORD
BYLAW NO. 1679

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 **RS1 (Residential Small Lot 1) Zone** the properties legally described as LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565; PID No.: 018-036-759 (592 Phelps Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing Section 6.23.02(1) with the following: "No lot having and area less than 850 m² (9,150 ft²) may be created by subdivision in the Residential Small Lot (RS1) Zone."

3. By replacing Section 6.23.02(2)(a)(b)(c) with the following: "Notwithstanding Subsection 6.23.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the lot size for subdivision of lots for a one-family dwelling use may be 370 m² (4,000 ft²) if the owner of the land proposed to be subdivided:

   (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. 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)
RS1	1679	LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565 (592 Phelps Ave)	a) $3,960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

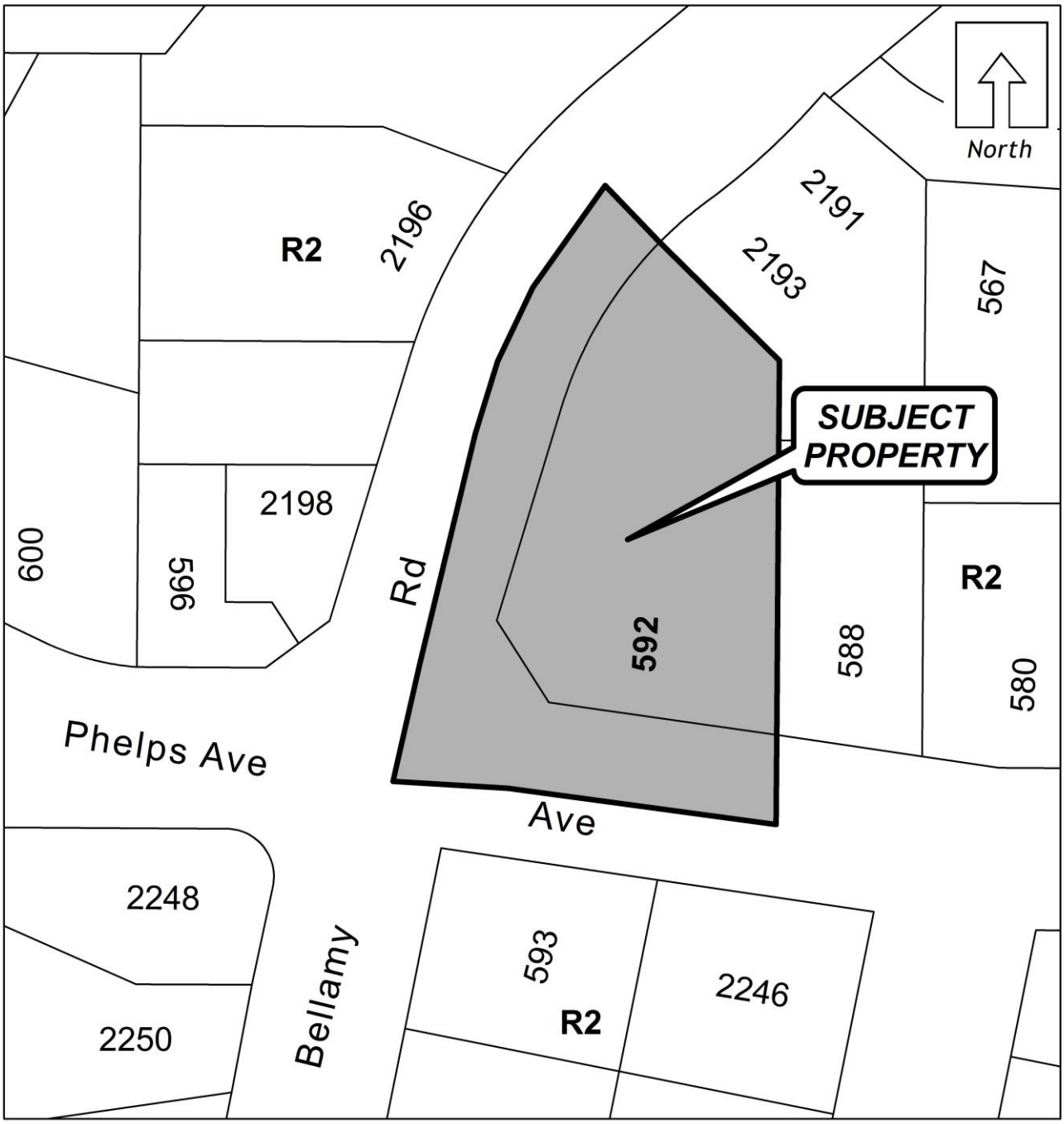
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1679

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1679

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/1/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

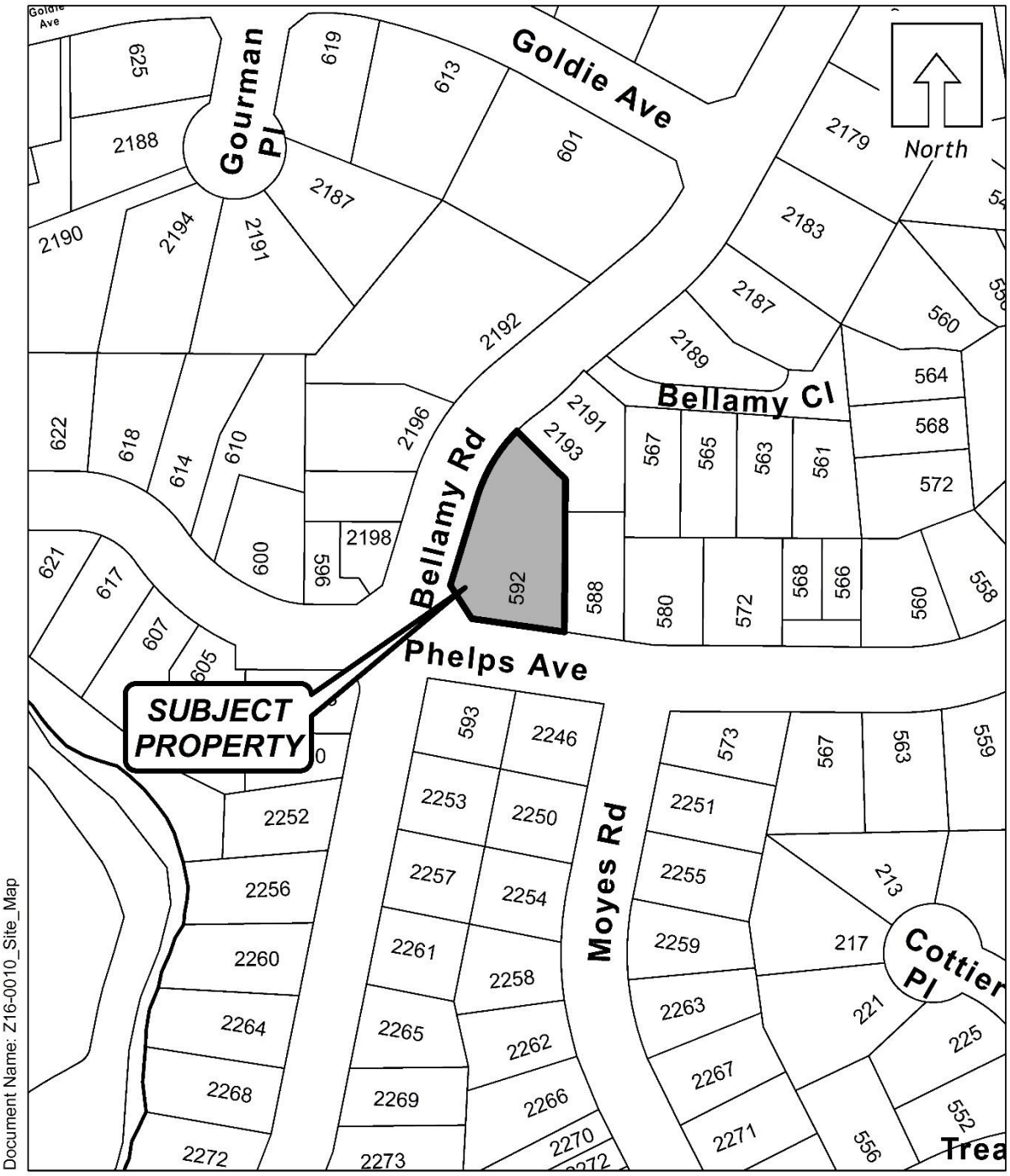
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1679. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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	Tuesday, 18 April 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	592 Phelps Ave	
File	Z17-0010	Bylaw Number: 1679
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS1 (Residential Small Lot 1)
Proposal	To permit a future subdivision of four new single-family residential lots.	

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, 3 April 2017 to Tuesday, 18 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT
(Z16-0010)
592 Phelps Ave



Document Name: Z16-0010_Site_Map

Scale: N.T.S.

Last Revised: 3/29/2016

Upcoming Events

Sunday Night Roast

Our culinary team is serving up an amazing menu of roasted dishes just like mom used to make every Sunday night from 5:30 pm – 9:00 pm!

For more information or to RSVP, please call 250.391.7171

Friday Night Flights

From 6 - 7pm, join us for an intimate gathering as our Sommelier guides you through different wines from a different region of the world each week $40 per person. To RSVP, please call 250.391.7171

Whisky Dinner - April 9

Join us for an amazing opportunity to taste a collection of Victoria Caledonian Whisky's accompanied by dishes crafted for each flavour profile. The host will guide you through evening, explaining each whiskys' distinctive story. Call 250.391.7171 for more info.

Wine Makers Dinner - April 19

Tantalus Vineyards is stopping by Bear Mountain and putting on a Winemakers Dinner! You'll be treated to five amazing Tantalus wines paired with six custom crafted, flavour accompanying courses.

$110 per person. Call 250.391.7171 for more info.



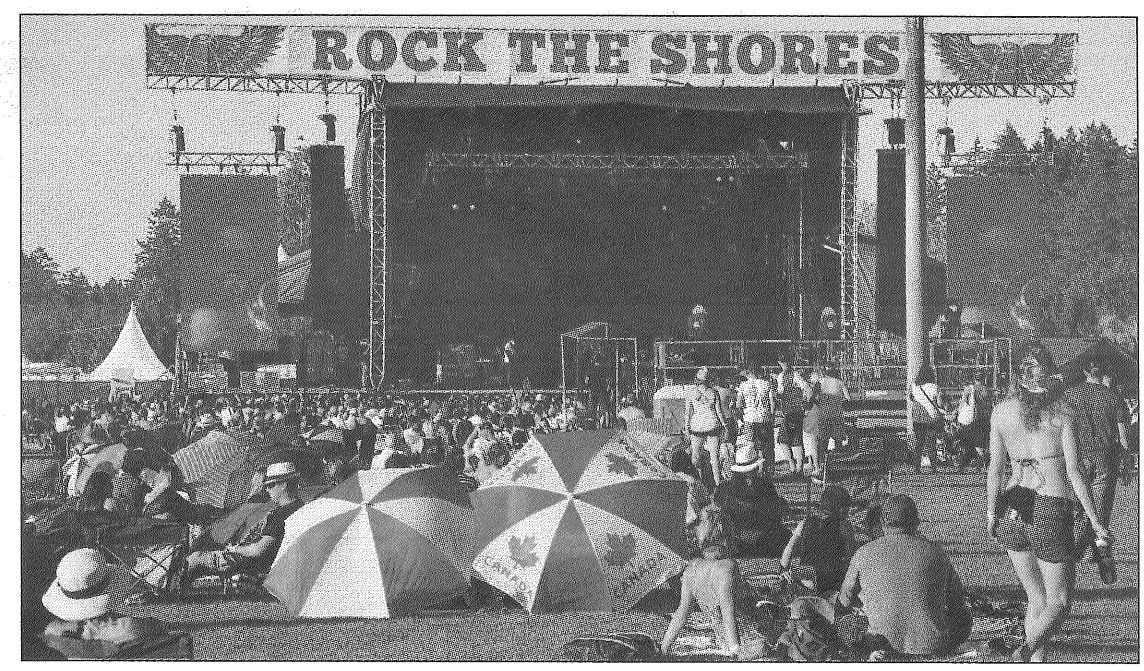
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Golf Canada — Home of Golf Canada's National Development Centre

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KATHERINE ENGVIST/NEWS GAZETTE STAFF

Rock the Shores is cancelled for this summer due to difficulties finding appropriate headliners during this Canada 150 year, among other reasons, but organizers are already planning for the music festival's return in 2018.

Rock the Shores will be welcomed back

Continued from A1

He cited the limited availability of suitable headline talent, market saturation and added competition nationwide due to Canada 150 celebrations, many of which are free.

The festival, which has hosted bands such as the Tragically Hip, Jane's Addiction, City and Colour and Metric on the fields below the Juan de Fuca Recreation Centre, debuted in 2012 and has grown to be West Shore Parks and Recreation's most popular annual event.

Blasko indicated the plan is for the festival to return in 2018. "Our goal from the beginning was to build THE annual rock festival for Islanders and we remain 100 per cent committed to it," he stated on the Rock the Shores website. "Rest assured, the journey is far from over and we will keep everyone posted as we shape next year's festival."

Watson, noting the cancellation came as a surprise to West Shore Parks and Recreation, despite the acknowledged difficulties, said the event would be welcomed back in 2018. "It's unfortunate that they are unable to put the concert on this year. It's been a very popular and well-attended community function," he said.

Refund information for those who already purchased tickets for the festival can be found at rocktheshores.com.

joel.tansey@goldstreamgazette.com

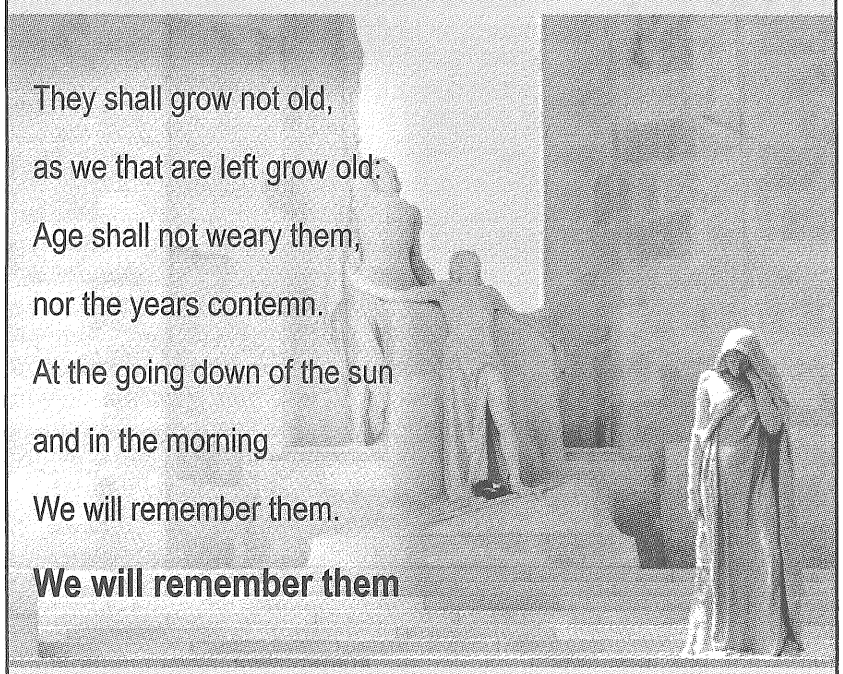
VIMY RIDGE

100th ANNIVERSARY SERVICE

APRIL 9, 2017

11 am

Veterans' Memorial Park



They shall grow not old,

as we that are left grow old:

Age shall not weary them,

nor the years contemn.

At the going down of the sun

and in the morning

We will remember them.

We will remember them

PARADE

Leaving Prince Edward Legion

761 Station Avenue

10:45 am

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. 1679. 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 Tuesday, 18 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.

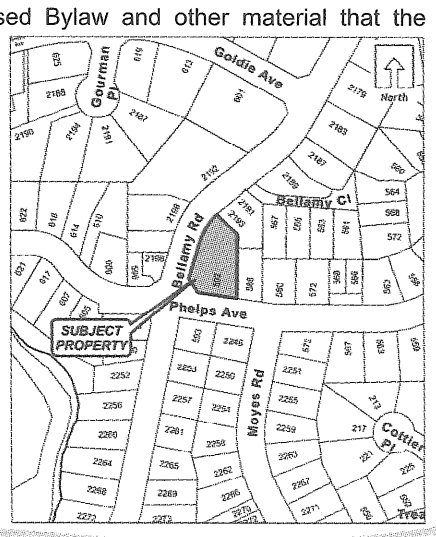
Proposal: **The purpose of Bylaw No. 1679 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1679 from R2 (One-and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow a future subdivision of four new single-family lots.**

Applicant: **Ron McNeil, McNeil Designs**

Location: **The land that is the subject of Bylaw No. 1679 is 592 Phelps 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, 3 April 2017 to Tuesday, 18 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



Historical projects awarded Canada 150 grant funds

Three projects on the west side of the Capital Region have received grants through the province's Canada 150 funding program.

As part of British Columbia/Canada 150: Celebrating B.C. Communities and their Contributions to Canada, the Metchosin Farmers' Institute will receive $24,000 to upgrade its antique farm equipment display building on the Luxton Fairgrounds.

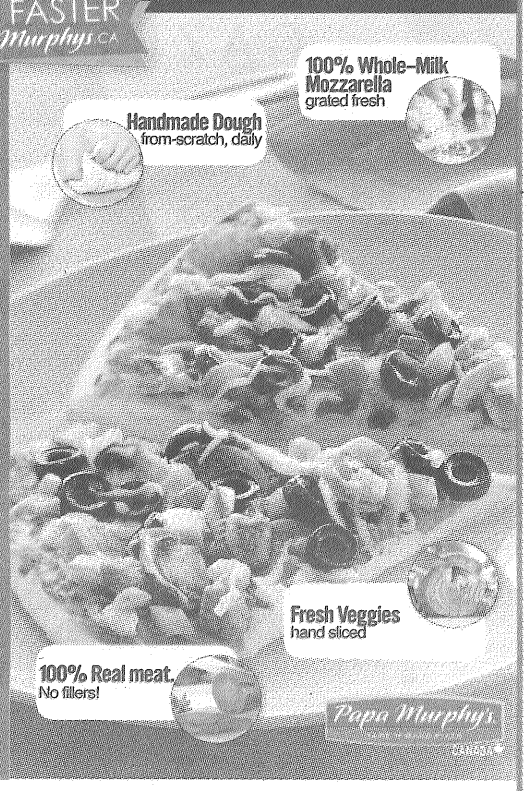
Highlands Heritage Park Society receives $19,000 to improve accessibility at Caleb Pike Heritage Park on Millstream Road. And the Sooke Region Historical Society is receiving $64,000 for outdoor artifact and storage development.

editor@goldstreamgazette.com

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Westshore Town Centre
Victoria, BC
778-430-5410

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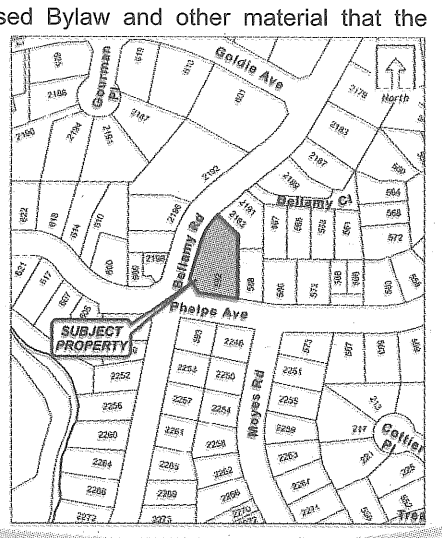
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Jim Bowden
Administrator





Piper Colin Murray plays the Lament as a young girl nearby shields her ears, during the 100th anniversary Vimy commemorative service at Veterans Memorial Park in Langford on Sunday. DON DESCOTEAU/NEWS GAZETTE STAFF

Community gathers for Vimy service in Langford

100th anniversary event has remembrance sentiment

Don Descoteau
News Gazette staff

Residents gathered in Langford's Veterans Memorial Park to pay tribute to Canadians and others who lost their lives at Vimy Ridge, starting 100 years ago Sunday.

The event, held in a section of the park anchored by a scale version of the Vimy memorial in France, resembled a Remembrance Day ceremony with its playing of the Last Post, the singing of "Amazing Grace" and the two minutes of silence. But it also had an upbeat air, as the young and the old joined together to place lanterns next to tiny crosses that lined the perimeter of the memorial.

The candles were tough to see during the ceremony – the Prince Edward Branch #91 of the Royal Canadian Legion scheduled the event during the day to attract more people – but likely provided a glow around the memorial as dusk set in later that evening.

The ceremony was one of many being held across the country and in Vimy itself this weekend to mark the 100th anniversary of the Battle of Vimy Ridge, which many Canadian historians characterize as the event that brought Canada together as a nation on the world stage.

editor@goldstreamgazette.com

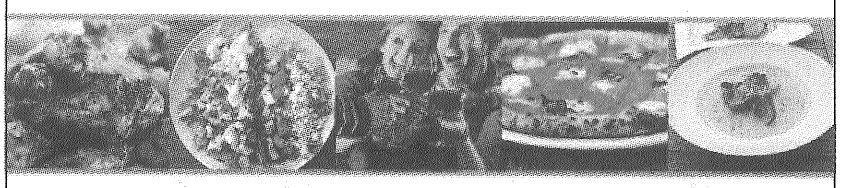
UPCOMING EVENTS

SUNDAY NIGHT ROAST
Our culinary team is serving up an amazing menu of roasted dishes just like mom used to make every Sunday night from 5:30 pm – 9:00 pm!
For more information or to RSVP, please call 250.391.7171

FRIDAY NIGHT FLIGHTS
From 6 - 7pm, join us for an intimate gathering as our Sommelier guides you through different wines from a different region of the world each week $40 per person. To RSVP, please call 250.391.7171

EASTER BRUNCH - APRIL 16
On April 16, after finding the eggs bring the whole family up for a delicious Easter Brunch. Pastries, omelette station, seafood, carving station, and desserts are just a few of the items. Call 250.391.7171 for more info.

WINE MAKERS DINNER - APRIL 19
Tantalus Vineyards is stopping by Bear Mountain and putting on a Winemakers Dinner! You'll be treated to five amazing Tantalus wines paired with six custom crafted, flavour accompanying courses.
$110 per person. Call 250.391.7171 for more info.



BEAR MOUNTAIN RESORT COMMUNITY
THE WESTIN BEAR MOUNTAIN GOLF RESORT & SPA VICTORIA
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Home of Golf Canada's National Development Centre
Official High-Performance Training Centre of the Canadian National Mountain Bike Team

b) Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a future subdivision of five new single-family residential lots.
- Staff Report (Planning Z16-0010)

MOVED BY: K. SHELDRAKE
SECONDED: S. HARVEY

That the Planning Zoning and Affordable Housing Committee recommend to Council:
That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).

CARRIED.

c) Application to Vary Front, Rear and Side Yard Setbacks on 2030 Country Club Way and 1445 Bear Mountain Pkwy
- **Staff Report (File No. DVP16-0008)**

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

That the Planning Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to proceed with consideration of the following variances for the property at 2030 Country Club Way and 1445 Bear Mountain Pkwy:

a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

2. Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a future subdivision of five new single-family residential lots. (Planning Z16-0010)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).

CARRIED.

3. Application to Vary Front, Rear and Side Yard Setbacks on 2030 Country Club Way and 1445 Bear Mountain Pkwy (File No. DVP16-0008)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for the property at 2030 Country Club Way and 1445 Bear Mountain Pkwy:

a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

Subject to the following terms and conditions:

c) Direct Staff to amend the Business Licence and Business Regulation Bylaw No. 216 to limit each licensed premise of this kind a maximum of six (6) special event licenses per year; and
d) Direct Staff to amend the Business License and Business Regulation Bylaw No. 216 to only allow licensed premises of this kind to operate till 12:00am from Sunday to Thursday with the opportunity to apply for a 1:00am closing time for special event purposes

CARRIED.

b) Request to Table the Rezoning Application for 592 Phelps Avenue
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:
1. Rescind their previous resolution that rejected the rezoning application for 592 Phelps Avenue; and;
2. Table the application for up to 18 months.

CARRIED.

c) Pre-Approval of Electrical and Mechanical Contractors – Rugby Canada Training Facility
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council direct staff to pre-approve the Electrical and Mechanical Contracts the week of July 25 based on the evaluation as laid out in the RFP as long as they are within the proposed budget for these contracts.

CARRIED.

d) Planning, Land Development, and Building Departments Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the Planning, Land Development, and Building Departments Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016.

CARRIED.

4. REPORTS

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

MOVED BY: K. SHELDRAKE
SECONDED: COUNCILLOR WADE

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 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
        ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
        iii. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
        ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
        iii. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

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.

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **June 13, 2016**

Department: **Planning**

Application No.: **Z16-0010**

Subject: **Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a future subdivision of five new single-family residential lots.**

PURPOSE

Ron McNeil has applied on behalf of Jarnail Sandu to rezone 592 Phelps Avenue from R2 (One- and Two Family Residential) to RS3 (Residential Small Lot 3) in order to permit the future subdivision of five new single-family residential lots.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

Applicant	Ron McNeil	
Owner	Jarnail Sandu	
Civic Address	592 Phelps Avenue	
Legal Description	Lot 1, Section 1, Range 2 West, Highland District, Plan VIP55565	
Size of Property	1,578m² (0.4 acres)	
DP Areas	Riparian Areas	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is primarily flat but rises towards the northern property boundary. A concrete retaining wall existing along the northern boundary, which is retaining the land immediately to the north. Along the northwest boundary, Bellamy Road is situated at a higher elevation then the property itself and is held up from the sloped ground at this corner.

The surrounding properties to the east, west, and south have single-detached family residential units located on them. Property to the north and one to the west have duplexes located on them.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Residential
East	R2 (One- and Two-Family Residential)	Residential
South	R2 (One- and Two-Family Residential)	Residential
West	R2 (One- and Two-Family Residential)	Residential

COUNCIL POLICY

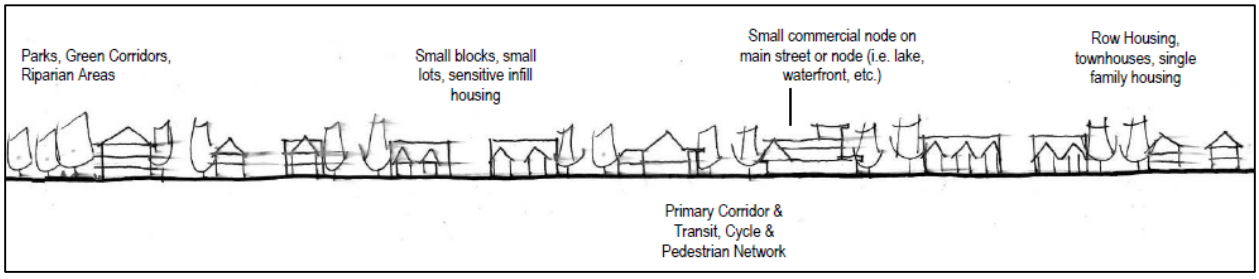
OFFICIAL COMMUNITY PLAN

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.

A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

This property is located within a Riparian Development Permit (DP) Area. The Riparian DP runs in an east-west direction, and properties to the east of this property already have a statutory right of way (SRW) registered on title due to the Riparian DP, which carries storm water to Millstream Creek. The applicant will need to obtain a DP in this regard, which will outline any requirements stemming from professional consultant's review of the site.

The applicant will also need to submit a storm water management plan (SWMP) as part of the subdivision application, which will also highlight any need to secure a SRW on this property to allow for the flow of storm water. A registration of a SRW for storm water purposes may impact the location of property lines and building envelopes, but not to a point where lot yield is impacted.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone 592 Phelps Avenue from R2 (One- and Two Family Residential) to RS3 (Residential Small Lot 3) in order to permit the future subdivision of five new single-family residential lots.

The RS2 zone permits lots to be as small as 220m² (2,370 ft²), which is smaller than most lots in this neighbourhood. However, the smallest lot that the applicant is proposing is 255m² (836 ft²) and two of the lots are proposed to be 378m² and 400m² in size. Council may wish to consider permitting smaller lot sizes in this neighbourhood as the single detached homes appear more fitting with the majority of the surrounding homes. If the proposed smaller lots were to be declined, the current zone would permit this lot to be subdivided in two and each could potentially have a duplex built upon it. Even though there are a few duplexes in this neighbourhood, smaller lots with detached dwellings would appear more suitable.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS2 (Proposed Zoning)**
Permitted Use	• One- and Two-Family Dwellings • Secondary Suites in a One-Family Dwelling • Up to Four Boarders in a One-Family Dwelling • Accessory Buildings and Uses • Home Occupation • Group Day Care in Accordance with Section 3.26.02	• One-Family Dwelling • Up to One Boarder • Accessory Buildings and Uses • Home Occupation
Density (min. lot size)	550m² (5,920 ft²)	220m² (2,368 ft²)
Height	9m (34 ft)	8.5m (28 ft)
Site Coverage	35%	50%
Front Yard Setback	6m (20 ft)	3m (10 ft) except that it shall be 5.5m (18 ft) to a portion of a garage

Interior Side Yard Setback	1.5m (5 ft)	1.2m (4 ft)
Exterior Side Yard Setback	4.5m (15 ft)	3.5m (11.5 ft)
Rear Yard Setback	6m (20 ft)	5.5m (18 ft)
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per principle dwelling unit

HOUSE DESIGN

Past practices for homes on corner lots has been to require the house to present a front style façade towards both streets, which includes front door entranceways, gables, and substantial window areas. Such requirements would be included within a Form and Character DP for the corner lot.

STORM WATER MANAGEMENT

It has been noted that a storm water drainage course exists to the east of this property, which has been secured with a registered statutory right of way. There is reason to believe that this drainage course affects this property (hence the Riparian DP area), and therefore Council may wish to ensure that any drainage course impacted this property is appropriately secured with a statutory right of way. This may require the proposed boundary lines and lots sizes to be amended slightly to accommodate the right of way, but would not eliminate any proposed lot.

GEOTECHNICAL

Along the northern boundary line is a concrete retaining wall that is approximately 1.8m (6 ft) in height, which was built as part of a previous development in 1993. Given the age of the wall and that seismic requirements have changes since 1993, the applicant will need to submit a geotechnical report that verifies this wall is geotechnical safe for the proposed lot next this wall, in accordance with today's geotechnical standards.

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.

WATER REQUIREMENT

As we have seen few small lot developments north of the Trans-Canada Highway, the owner may need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation.

NUISANCES: WESTERN SPEEDWAY

Past practices for development proposals in some parts of north Langford has been for Council to require the applicate to register a restrictive covenant prior to final adoption that informs potential buyers that they would be located within 1.0km of Western Speedway, which may generate noise that some individuals could perceive as a nuisance. Council may wish to require this covenant as part of this development.

FRONTAGE IMPROVEMENTS

Full frontage improvements to the standard set out in the Subdivision and Development Servicing Bylaw is required as a condition of subdivision approval, and more specifically will include the following.

Bellamy Road

- Bikes Lanes
- Curb and gutter
- Paving to centreline
- Street light(s)
- Street parking (1 space per 2 units)
- Boulevard grass and street trees with irrigation

Phelps Avenue

- Paving to centreline
- Full frontage improvements, including a concrete sidewalk.
- Boulevard grass and street trees with irrigation

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**
General Amenity Reserve Fund	$3,960	$15,840
Affordable Housing Reserve Fund	$660	$2,640
TOTAL POLICY CONTRIBUTIONS		**$18,480**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total**
Roads		
• *Small Lot (≤300m²)*	$4,423	$8,846
• *Single-Family (>300m²)*	$6,949	$27,796
Park Improvement	$1,890	$7,560
Park Acquisition	$1,100	$4,400
Incremental Storage Improvement Fees	$371.25	$1,485
Integrated Survey Area	$35	$140
Subtotal (DCCs paid to City of Langford)		**$50,227**
CRD Water	$2,655.34	$10,621.36
School Site Acquisition	$698	$2,792
TOTAL (estimate) DCCs		**$63,640.36**

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 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
        ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
        iii. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

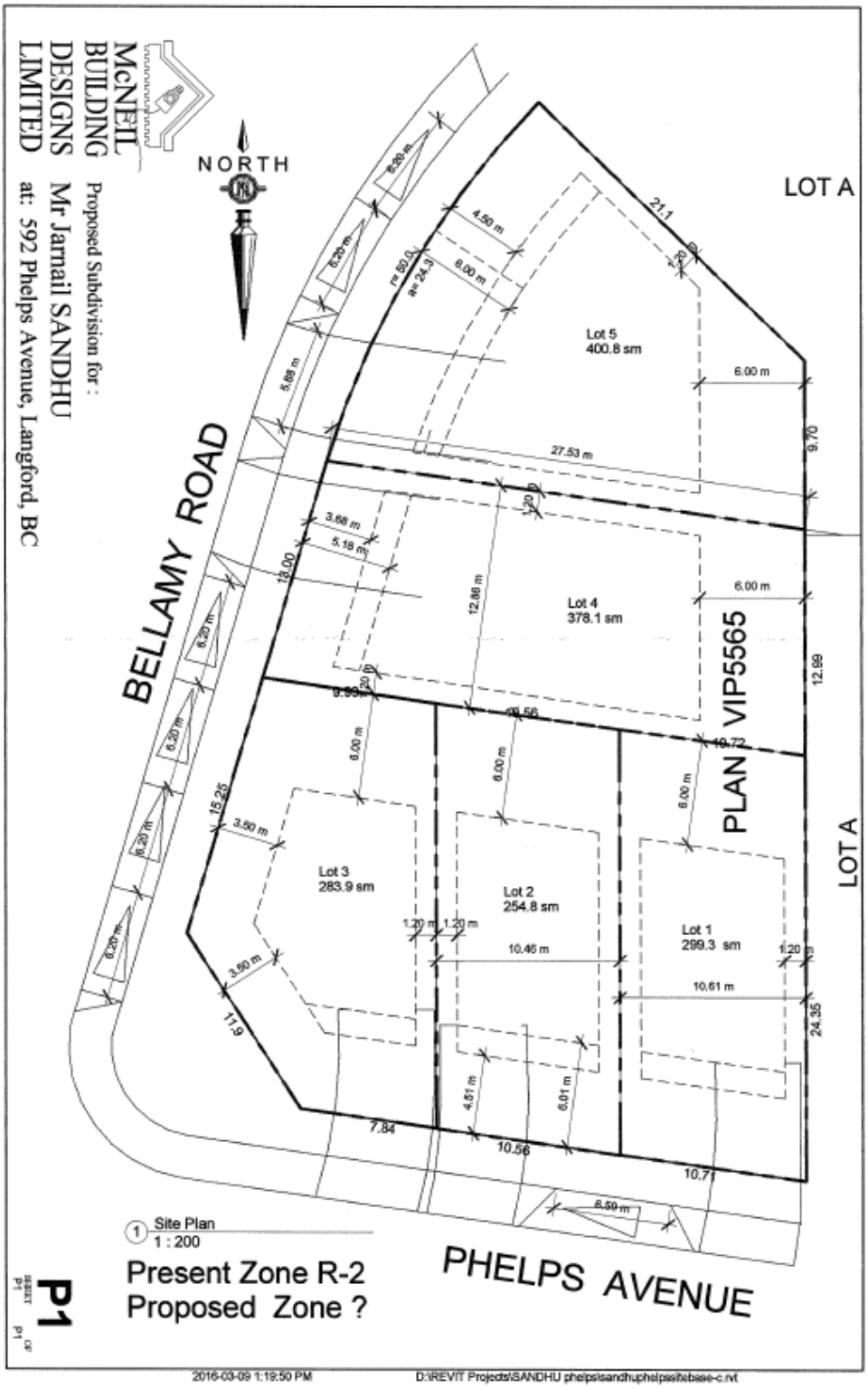
OR Option 2

2. Reject this application for rezoning.

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

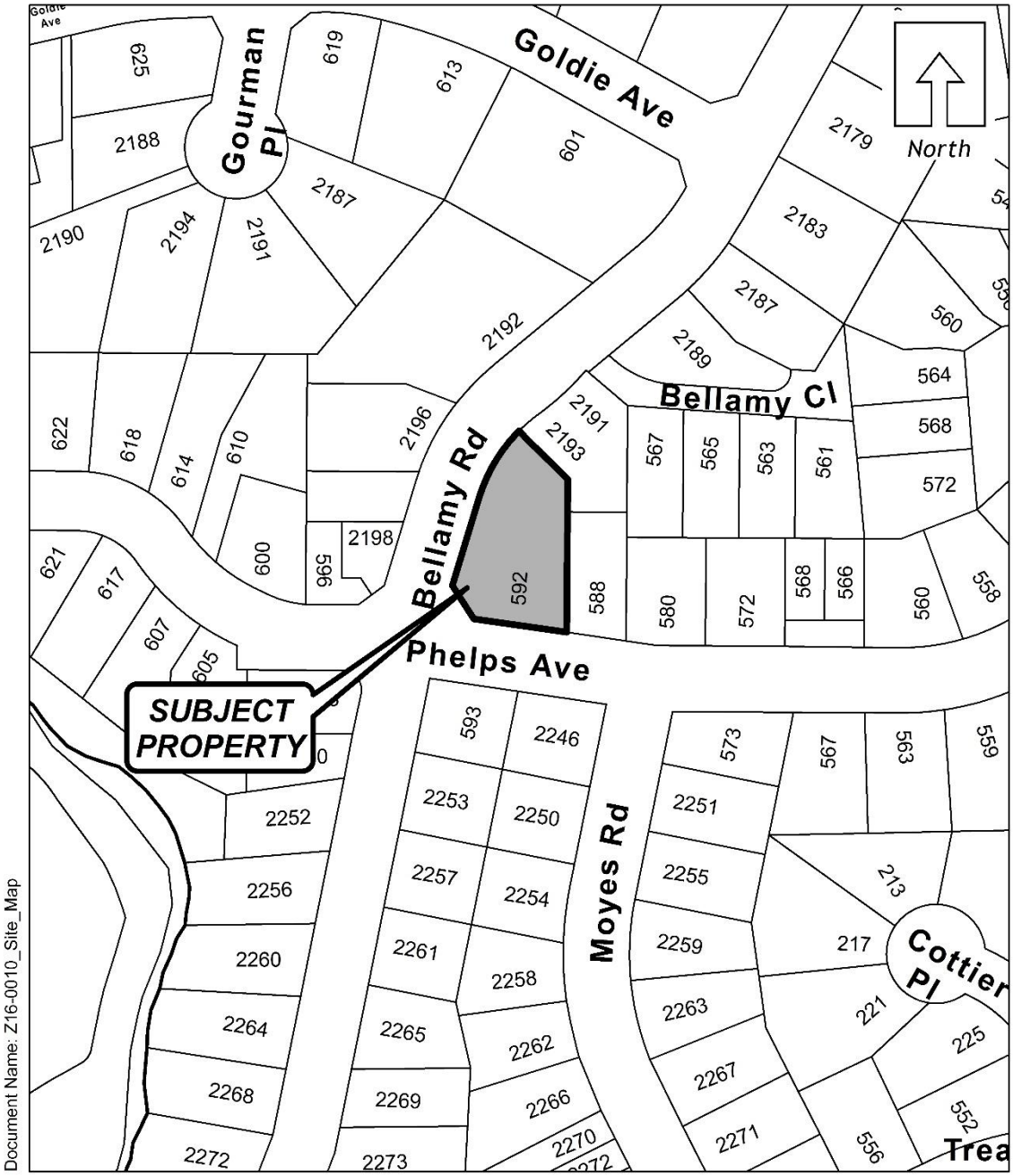
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Appendix A


McNEIL BUILDING DESIGNS LIMITED
Proposed Subdivision for :
Mr Jarnail SANDHU
at: 592 Phelps Avenue, Langford, BC
NORTH
BELLAMY ROAD
LOT A
PLAN VIP5565
LOT A
PHELPS AVENUE
Lot 5
400.8 sm
Lot 4
378.1 sm
Lot 3
283.9 sm
Lot 2
254.8 sm
Lot 1
299.3 sm
Site Plan
1 : 200
Present Zone R-2
Proposed Zone ?
P1
2016-03-09 1:19:50 PM
D:\REVIT Projects\SANDHU phelpsisandhuphelpssitebase-c.rvt

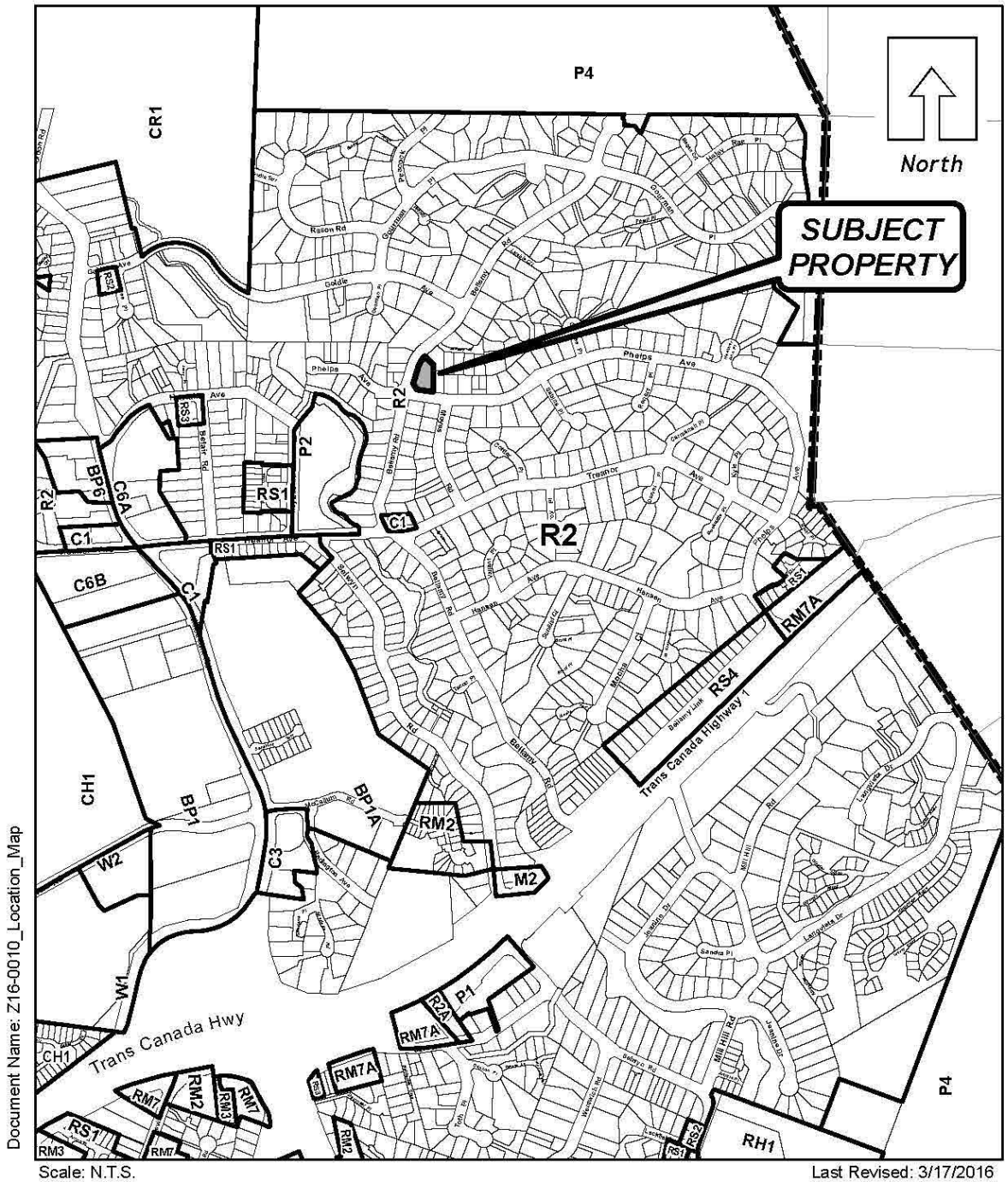
Appendix B

REZONING BYLAW AMENDMENT
(Z16-0010)
592 Phelps Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z16-0010)
592 Phelps Ave



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Staff Report to Council

Date:	**18 July 2016**
Department:	**Planning**
Application No.:	**Z16-0010**
Subject:	**Request to Table an Application for 592 Phelps Ave**

At their Regular Meeting of June 20, 2016, Council passed the following resolution with respect to the property at 592 Phelps Avenue:

1. *That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).*

COMMENTS

Prior to this Council meeting the applicant had put forward a request to table the application (see Schedule 'A'), but the request had not made it in a report to Council in time. This report is to formally request that Council consider tabling the application for up to 18 months in order to give the applicant time to conduct public consultation in the neighbourhood.

OPTIONS

That Council:

1. Rescind their previous resolution that rejected the application;

   AND

2. Table the application for up to 18 months.

   OR

3. Take no action at this time and let the rejection resolution stand.

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:	Brent Molnar, Manager of Land Development
Concurrence:	Jim Bowden, Chief Administrative Officer

:rd

Schedule 'A'

Request to Table an Application

McNeil Building Designs Limited

2272 Millstream Road, Victoria , BC V9B 6H2 Phone/Phax (250) 474 - 2360
Home Page http://mcneildesigns.bc.ca Email ron@mcneildesigns.bc.ca

June 17, 2016

Mayor and Council
Goldstream Ave
Victoria, BC
c/o Planning Dept.
via emailed pdf

Re: Rezoning & Subdivision for 5 Lots , 592 Phelps Ave, Langford, BC

Dear Mayor and Council,

I write on behalf of my client, owner Jarnail Sandhu. After consideration of Planning and Zonings decision to not support our application, we wish to be tabled until we can do some neighbourhood consultation.

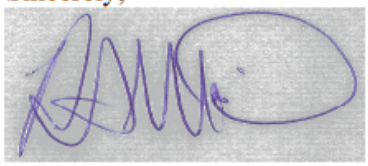
We will update our site concept with the minimum on street parking, though the committee should understand civil engineering will come later. Surprised the committee didn't support us when the complaints are the same for every development in Langford, especially north of TCH yet all others are supported inspite of neighbour concerns.

We will update our application following speaking with some neighbours and then expect to return to the P&Z.

Speaking with the neighbours outside after meeting, the reason they used the word slum so often is Langford has done a poor job of communicating to the public that inspite of committee name, not all projects are 'affordable housing'. . . too bad that discussion didn't come to light inside meeting.

We look forward to meeting again and with a little clarification, obtain a supporting recommendation.

Sincerely,



Ron McNeil, AScT.
mbltr807





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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **February 27, 2017**

Department: **Planning**

Application No.: **Z16-0010**

Subject: **Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow a future subdivision of four new single-family residential lots.**

PURPOSE

Ron McNeil has applied on behalf of Piero Orlak to rezone 592 Phelps Avenue from R2 (One- and Two Family Residential) to RS1 (Residential Small Lot 1) in order to permit the future subdivision of four new single-family residential lots.

BACKGROUND

PREVIOUS APPLICATIONS

In June of 2016 the original application to subdivide this lot into five small lots was brought forward. Neighbouring residents attended that meeting and expressed their opposition to the proposal. The application was tabled to let the applicant adjust their plan and canvass the neighbourhood with a revised proposal.

Table 1: Site Data

Applicant	Ron McNeil	
Owner	Piero Orlak	
Civic Address	592 Phelps Avenue	
Legal Description	Lot 1, Section 1, Range 2 West, Highland District, Plan VIP55565	
Size of Property	1,578m² (0.4 acres)	
DP Areas	Riparian Areas	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RS1 (Residential Small Lot 1)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is primarily flat but rises towards the northern property boundary. A concrete retaining wall exists along the northern boundary, which is retaining the land immediately to the north. Along the northwest boundary, Bellamy Road is situated at a higher elevation than the property itself and is simply held up by the sloped ground at this corner.

The surrounding properties to the east, west, and south have single-detached family residential units located on them. Property to the north and one to the west have duplexes located on them.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Residential
East	R2 (One- and Two-Family Residential)	Residential
South	R2 (One- and Two-Family Residential)	Residential
West	R2 (One- and Two-Family Residential)	Residential

COUNCIL POLICY

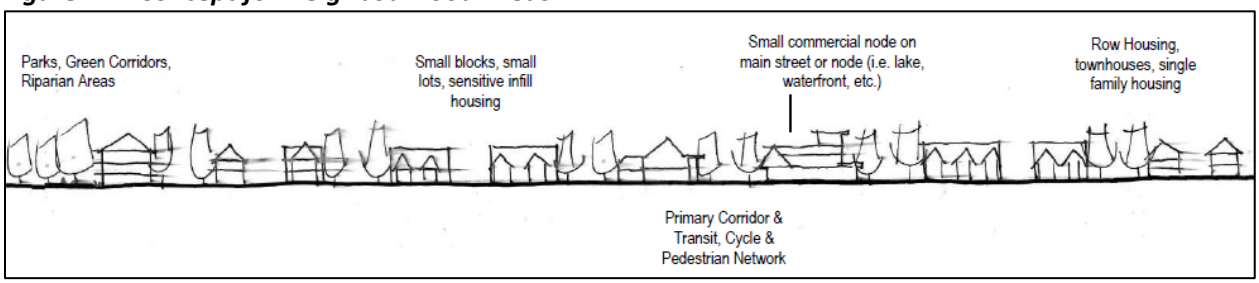
OFFICIAL COMMUNITY PLAN

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 1: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

This property is located within a Riparian Development Permit (DP) Area. The Riparian DP runs in an east-west direction, and properties to the east of the subject property already have a statutory right of way (SRW) registered on title due to this Riparian area, which carries storm water to Millstream Creek. The applicant will need to obtain a DP in this regard, which will outline any requirements stemming from a professional consultants' review of the site.

The applicant will also need to submit a storm water management plan (SWMP) as part of the subdivision application, which would indicate if any SRW for this property is needed to secure municipal access to the storm water flow route. The registration of a SRW for storm water purposes may impact the location of property lines and building envelopes, but would not impact the number of new lots that could be created.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone 592 Phelps Avenue from R2 (One- and Two Family Residential) to RS1 (Residential Small Lot 1) in order to permit the future subdivision of four new single-family residential lots.

The applicant who has brought forward this revised proposal is a new owner of the property. The new owner, Mr. Orlak, has recently purchased the property from Mr. Sandhu and requested the application be changed to an RS1 proposal as opposed to the original RS3 proposal. The change is facilitating a four-lot subdivision as opposed to a five-lot subdivision, as originally presented in June of 2016.

The RS1 zone permits lots to be as small as 370m² (4,000 ft²), which is smaller than most lots in this neighbourhood. However, only one lot is proposed at that size, whereas the other three lots are proposed to be approximately 400m².

It should be noted that under the current R2 zone, the applicant is permitted to subdivide the existing property into two larger lots and construct attached duplexes on each, giving each half of a duplex a 400m² lot size. Even though there are a few duplexes in this neighbourhood, smaller lots with detached dwellings would appear more suitable.

NEIGHBOURHOOD CONSULTATION

After drafting up a revised site plan, the new owner canvassed 11 neighbouring properties (see Figure 2). Four of these neighbours were not home at the time, so a letter was left at their house, a copy of which is attached as Schedule 'D'.

Figure 2: Canvassed Neighbours



Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS1 (Proposed Zoning)**
Permitted Use	• One- and Two-Family Dwellings • Secondary Suites in a One-Family Dwelling • Up to Four Boarders in a One-Family Dwelling • Accessory Buildings and Uses • Home Occupation • Group Day Care in Accordance with Section 3.26.02	• One-Family Dwelling • Up to One Boarder • Accessory Buildings and Uses • Home Occupation
Density	550m² (5,920 ft²)	370m² (4,000 ft²)
Height	9m (30 ft)	8.5m (28 ft)
Site Coverage	35%	40%
Front Yard Setback	6m (20 ft)	4.5m (15 ft) except that it shall be 5.5m (18 ft) to a garage
Interior Side Yard Setback	1.5m (5 ft)	1.2m (4 ft)
Exterior Side Yard Setback	4.5m (15 ft)	3.0m (10 ft)
Rear Yard Setback	6m (20 ft)	6.0m (20 ft)
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per principle dwelling unit

HOUSE DESIGN

Past practices for homes on corner lots has been to require the house to present a front style façade towards both streets, which includes front door entranceways, gables, and substantial window areas. Such requirements would be included within a Form and Character DP for the corner lot.

STORM WATER MANAGEMENT

It has been noted that a storm water drainage course exists to the east of this property, which has been secured with a registered statutory right of way on those lots. There is reason to believe that this drainage course affects the subject property as well (hence the Riparian DP area), and therefore Council may wish to ensure that any drainage course that impacts this property is appropriately secured with a statutory right of way. This may require the proposed boundary lines and lots sizes to be amended slightly, but is not anticipated to eliminate any proposed lot.

GEOTECHNICAL

Along the northern boundary line is a concrete retaining wall that is approximately 1.8m (6 ft) in height, which was built as part of a previous development in 1993. Given the age of the wall and that seismic requirements have changed since 1993, the applicant will need to submit a geotechnical report, which certifies that this wall is geotechnical safe in accordance with today's standards.

SEWERS

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

WATER REQUIREMENT

The owner may need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation.

NUISANCES: WESTERN SPEEDWAY

Past practices for development proposals in some parts of north Langford has been for Council to require the applicate to register a restrictive covenant prior to final adoption that informs potential buyers that they would be located within 1.0km of Western Speedway, which may generate noise that some individuals could perceive as a nuisance. Council may wish to require this covenant as part of this development.

FRONTAGE IMPROVEMENTS

Full frontage improvements to the standard set out in the Subdivision and Development Servicing Bylaw is required as a condition of subdivision approval, and more specifically will include the following.

Bellamy Road

- Bike Lanes
- Curb and gutter
- Street light(s)
- Street parking (1 space per 2 units)
- Boulevard grass and street trees with irrigation

Phelps Avenue

- Full frontage improvements, including a concrete sidewalk.
- Boulevard grass and street trees with irrigation

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.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (4 units)**
General Amenity Reserve Fund	$3,960	$15,840
Affordable Housing Reserve Fund	$660	$2,640
TOTAL POLICY CONTRIBUTIONS		**$18,480**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (3 units)**
Roads	$6,949	$20,847
Park Improvement	$1,890	$5,670
Park Acquisition	$1,100	$3,300
Incremental Storage Improvement Fees	$371.25	$1,113.75
Integrated Survey Area	$35	$105
Subtotal (DCCs paid to City of Langford)		**$31,035.75**
CRD Water	$2,655.34	$7,966.02
School Site Acquisition	$698	$2,094
TOTAL (estimate) DCCs		**$41,095.77**

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 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
        ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
        iii. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

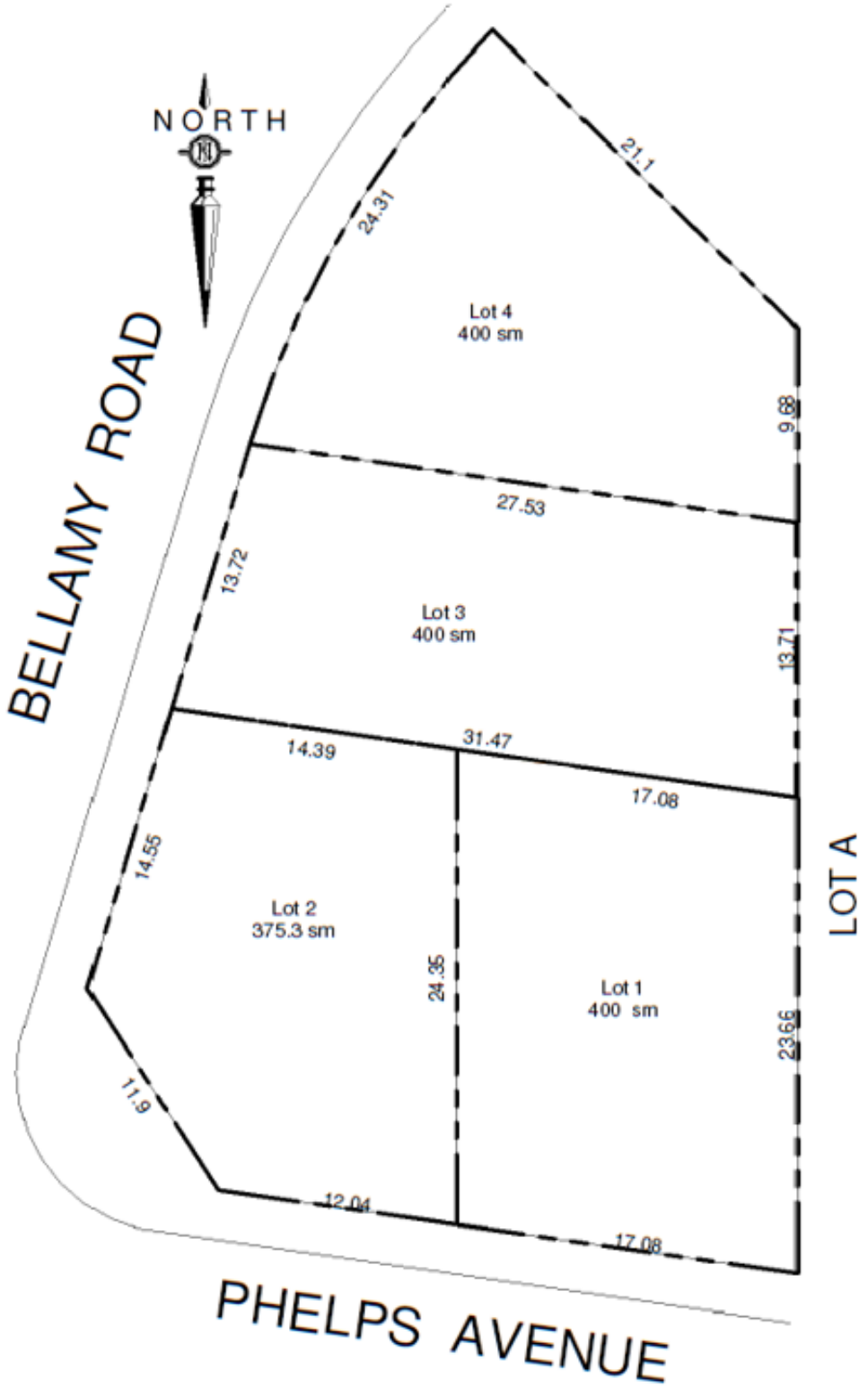
OR Option 2

2. Reject this application for rezoning.

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

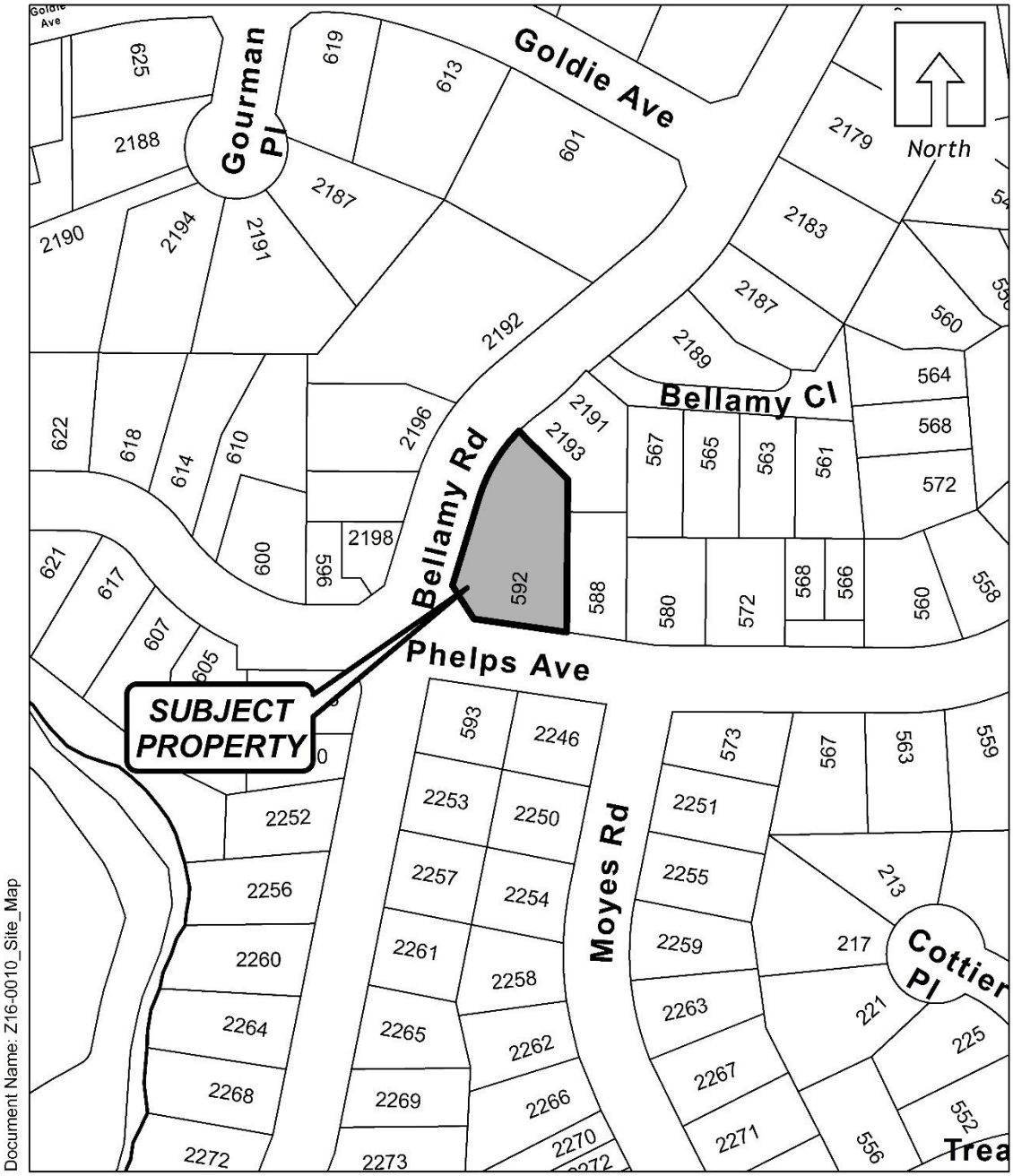
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Appendix A – Site Plan



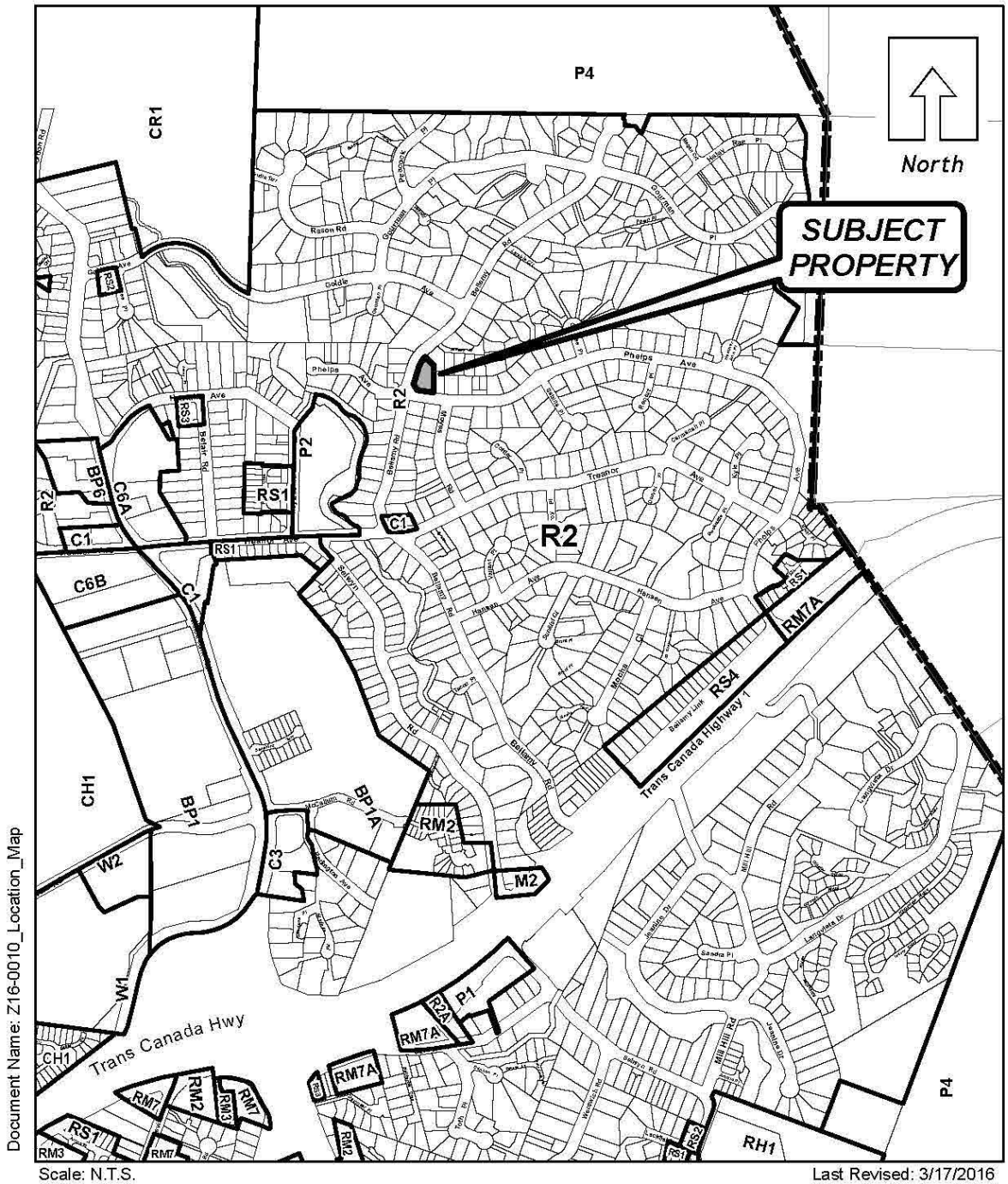
Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z16-0010)
592 Phelps Ave



Appendix C – Site Map

REZONING BYLAW AMENDMENT
(Z16-0010)
592 Phelps Ave



Appendix D – Canvass Letter

January 6, 2017

Hello Neighbors, Sorry we missed you at home today.

We have stopped by today to introduce ourselves as the new owners of the property at 592 Phelps Ave. As we will be moving onto the property once a home is built, a personal visit to hear your concerns we thought is important.

We wanted to keep you informed as to our plans for this property and as we move forward will be working to clean this property up, by removing the current old home (1955) and all associated out buildings, refuse, etc. We understand this has been a source of frustration for the neighborhood. We propose this be done by midyear of 2017 with construction to start after this removal time and upgrades required to the property Water, Sewer, and Hydro.

The previous owners had proposed many high density proposals for this property and ***to be clear we are not. We will be building the density that the neighborhood already is using for this size of property.*** This property is currently zoned for Two (2) Duplex Buildings (4 units). As there are currently duplexes on two (2) sides of the property we will be proposing to the City of Langford a small adjustment to four (4) single family homes instead of four (4) units in two (2) duplex building formations. This would come with a higher development cost to us but feel it would better suit the community where 80% of the homes are single family. Also this would keep your property values in the highest category.

As we move forward we hope we can have your support in bringing this property up to the neighborhood standards.

Thank-you for your time
Peter Orlak
Phone: 250-216-1718

January 9, 2017

City of Langford
Robert Dykstra, Land Planner
877 Goldstream Ave.
Langford, BC V9B 2X8

Re: 592 Phelps Ave.

Dear Robert:

As per our discussions about now moving ahead with the application to subdivide 592 Phelps Ave into 4 lots. We have successfully canvassed the local home owners and residents of 11 homes around our stated property this past weekend. Some residents were not home and all were left the information sheet I have attached to this letter. The information sheet included my name and phone number and I have not received any calls about the property.

The first observation I would like to pass on is the neighborhood seems upset more at the City for allowing this property to degrade to its current state for so long (7 years). Of the 7 of the 11 homes we visited this was the strong message transmitted to us. As well the inability of the previous owners in doing nothing both in yard cleanup and development with the property was a sore point as well.

The cleaning up of the property and removal of this old house (crack house as it's called by neighbors) is met with much appreciation and anticipation. As well the assurance by us to only build 4 homes on the property and not to seek low-cost small homes for the rental market was the next overriding subject. All agreed that single family homes would be the preferable homes to build as opposed to 2 duplexes (4 units) as the current property zoning allows. Landscaping tree removal and planting was also a concern asked by all. I have assured them replanting and landscaping will be an important aspect of development and that some of the very large trees are now a danger to the neighborhood, power lines, roadway and structures.

The parking issue was only asked by one home owner, across the street and wanted assurance we would provide driveways and garages for these new homes. I have assured them this is part of our plan to provide a minimum of a 1 car garage (maybe 2) and driveways for 2 cars to keep street parking and usage to a minimum.

As well owners were pleased with the fact my partners in this development will be living in the first home built on this property.

These are the addresses visited:

- 588 Phelps Ave
- 593 Phelps Ave
- 596 Phelps Ave
- 2198 Bellamy Rd
- 2248 Bellamy Rd
- 2196 Bellamy Rd
- 2193 Bellamy Rd
- 2191 Bellamy Rd
- 567 Bellamy Close
- 565 Bellamy Close
- 2246 Moyes Rd

In closing please advise any paper work required to amend the application to move it forward in the process.

Best regards,

Piero Orlak
1217 Muirfield Place
Victoria, BC V9B 6T2
porlak@telus.net

January 6, 2017

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As we move forward we hope we can have your support in bringing this property up to the neighborhood standards.

Thank-you for your time
Peter Orlak
Phone: 250-216-1718

From:	Alan J.
To:	Langford Planning General Mailbox
Cc:	Robert Dykstra
Subject:	592 Phelps Avenue Rezoning
Date:	Thursday, April 6, 2017 4:55:19 PM

Hi there,

My name is Alan Jess, I live on Bellamy Road. I wanted to make a couple comments regarding the 592 Phelps Avenue rezoning application discussed in the February 14th, 2017 Planning Committee report (Application No.: Z16-0010).

The report states “that under the current R2 zone, the applicant is permitted to subdivide the existing property into two larger lots and construct attached duplexes on each, giving each half of a duplex a 400m² lot size.” This appears to be incorrect. The existing lot size is 1,578m² which would permit one duplex lot of 835m² and a standard lot of 743m².

The report calls for full frontage improvements, including a concrete sidewalk on Phelps Avenue. Would it not be more useful to have the existing sidewalk on Bellamy Road, across from this property, extended to the intersection?

Thank you.

Alan Jess

PUBLIC HEARING
Tuesday, 18 April 2017

Bylaw No. 1685
File No. Z17-0009

A Bylaw to amend the Zoning Bylaw 300 to allow Council's consideration of applications for liquor retail sales

CITY OF LANGFORD
BYLAW NO. 1685

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 to Section 1.01.01: "**Licensed Premises** means land, buildings or structures licensed pursuant to the *Liquor Control and Licensing Act*, but does not include a Liquor Store or a retail store where bottle or canned alcoholic beverages are sold in conjunction with another retail use.";

2. By adding the following as subsection 6.43.08(1): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

3. By adding the following as subsection 6.43A.03(5): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

4. By adding the following as subsection 6.56.03(6): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

5. By adding the following as subsection 6.64.09(1): "retail sales of wine" is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

6. By adding the following as subsection 6.91.01(1)(t) and renumbering subsequent subsections accordingly: "liquor stores";

7. By adding the following as subsection 6.41.01(19) and renumbering subsequent sections accordingly: "liquor stores";

8. By adding the following as subsection 6.44.01(14) and renumbering subsequent sections accordingly: "liquor stores";

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".

READ A FIRST TIME this 20th 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.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford proposes to amend Zoning Bylaw No. 300 by means of Bylaw No. 1685. 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 Tuesday, 18 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. 1685 is to amend the text of the City of Langford Zoning Bylaw No. 300 by amending those Zones that permit liquor stores and premises licensed pursuant to the *Liquor Control and Licensing Act*.**

Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw No. 1685 includes all properties in the Zoning Bylaw No. 300 zones that permit liquor stores and premises licensed pursuant to the *Liquor Control and Licensing Act*.**

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, 3 April 2017 to Tuesday, 18 April 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

City of Langford
www.cityoflangford.ca

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Jim Bowden
Administrator

Who's to blame for the mess in B.C.'s schools?

Hint: It's not the hardworking custodians.

Clean and healthy schools are vital to a child's education. But 16 years of underfunding by the provincial government have made it impossible for custodians to do their jobs properly.

Chronic underfunding has forced some districts to cut daytime custodian positions, leaving no janitors to clean up accidents, vomit or other messes. Increased and unrealistic workloads cause injuries. Staff have been cut in most districts.

Custodians are not willing to compromise the health of the students they support by lowering their standards.

We need a government that's committed to proper funding of public education.

schoolsareamess.ca
1-844-888-MESS

CUPE BC
CANADIAN UNION OF PUBLIC EMPLOYEES BRITISH COLUMBIA

A message from the working men and women who provide support services in schools throughout B.C.

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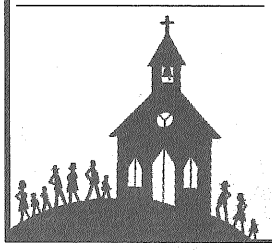
CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

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
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250-478-6632
www.gordonunitedchurch.ca
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Music by Tim Olfert
Favourite Hymns: 10:15am
Worship and Childrens Program: 10:30

CALVARY CHAPEL WESTSHORE
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Victoria BC, V8R 1C6
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LETTERS

Head CRD bylaw officer given kudos on dog issue

Re: CRD not considering ban on specific breeds following attack (goldstreamgazette.com)

I want to commend the Capital Regional District's chief bylaw officer, Don Brown, for his reasonable response after the horrific dog attack that happened at Esquimalt Lagoon.

He recognized that any dog, regardless of breed, is capable of attacking and injuring another dog. As he had also recognized, it is the responsibility of all owners to properly train and know the limitations of their dogs.

Nicolle Simon
Langford

Write to us

Send your comments about a story or topics of interest on the West Shore to editor@goldstreamgazette.com or by mail to Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3.

Vision Matters
Healthy Eyes, Doctor Delivered.



Dr. Brent Morrison, Dr. Jeffrey Thompson, Dr. Amanda Tawadros, Dr. Ann-Marie Stewart, and Dr. Chris Snow

Diabetes and your sight

Most people know that diabetes is a disease that affects the blood sugar levels in the body. The symptoms of diabetes include unusual thirst, fatigue and hunger, and increased need to urinate. Those with the acute, Type 1, form of diabetes will need and seek treatment because their symptoms are severe. Many people with the less acute, Type 2, form of the disease can try to ignore their symptoms and they live with chronically elevated blood sugar levels. This damages many tissues in the body including the blood vessels.

Optometrists are often the first to detect diabetes because its onset can cause a relatively sudden change in vision. This change can be reversed when the blood sugar level is controlled. Poorly controlled diabetes can have very serious effects on the eyes. Blood vessels can leak in the retina at the back of the eye and small blood vessels can grow where they should not. This is called diabetic retinopathy, and if untreated can lead to blindness. Retinal specialists often use lasers to control the spread of the retinopathy.

If you are overweight, over forty, have a family history of diabetes, or are experiencing symptoms, you should ask your family physician about the possibility of diabetes. If diabetes is diagnosed, your family physician will want you to have regular eye exams as part of the monitoring of the disease. Sometimes a team of professionals will work to help you develop a healthy lifestyle with suitable nutrition and exercise. In some cases medication can be avoided by a change in diet. Your Optometrist can be an important member of your team.

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For you. For your eyes.
Formerly SOUTH ISLAND OPTOMETRY
1910 Sooke Rd. 250-478-6811
www.fyidoctors.com

City of Langford
www.cityoflangford.ca

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Jim Bowden
Administrator

RRU students to research Sooke tourism

Kevin Laird
Sooke News Mirror

An agreement between Royal Roads University's School of Tourism and Hospitality Management and the Sooke Region Chamber of Commerce will create educational experiences for students and tourism opportunities for the region, says a school official.

For a third year, students in RRU's master degree in tourism management program will conduct research in the region that looks at tourism, economic development and transportation. Once the research is complete, students will present their findings to the Sooke Region Chamber of Commerce, district council and tourism officials.

"I'm delighted our students will have opportunities to apply their learning while businesses in the Sooke region will benefit from the research," said Royal Roads vice-president academic and provost, Stephen Grundy. "We value our community partnerships as we work together toward common goals."

In a memorandum of understanding, Royal Roads and the Sooke chamber committed to work together to enhance the business opportunities through tourism research.

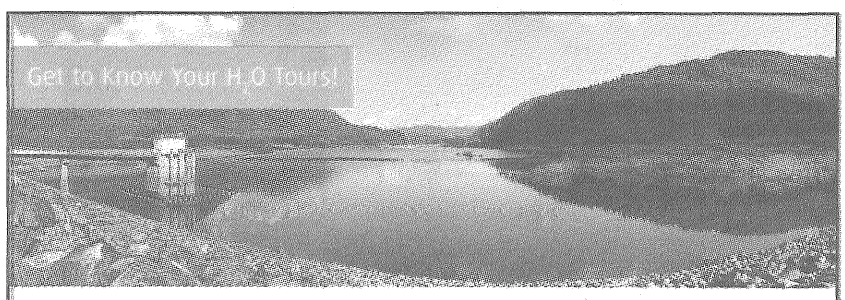
Most of the students taking part in the program this year have international backgrounds, Grundy said. The students will combine visits to the community with classroom work and then make recommendations.

"The community benefits with some fabulous ideas," he said, noting students gain experience by working in the "real world, with real situations."

Besides Sooke, RRU's tourism program has conducted similar programs in Tofino, Victoria and Cumberland.

The Sooke project is expected to be concluded by mid-fall.

editor@goldstreamgazette.com



Tours of Greater Victoria Water Supply Area & Facilities

May to June 2017

Ever wondered about the journey your drinking water takes to get to your taps? Find out by joining one of our free tours and seeing for yourself.

The CRD public tours are back - book your spot now! During the tour you'll learn about the natural landscapes, water supply reservoirs, and disinfection process that provide Greater Victoria with high quality drinking water.

There are several tour options running from May to June 2017. For the detailed schedule and online registration, visit www.crd.bc.ca/watertours and book your spot on the bus today! For more information call 250.474.9627

Visit www.crd.bc.ca/watertours for more information.

CRD



Guess who didn't get the punch line?

If you have a moderate hearing loss, you are most likely experiencing difficulty with everyday activities such as watching TV, talking on the telephone or hearing a loved one. Today's hearing aids stream TV and music directly to your ears so you can take control of your hearing. Getting back the remote control...that's another subject!

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SOOKE 778.352.3277
6631 Sooke Road

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SATURDAY, APRIL 22ND

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(UNLESS NOTED OTHERWISE)

Bouncy Castle, Face Painting & Balloon Animals, Bubble Station
Celebration Cake (12pm)
Level Ground Free Coffee and Cookies (9am Start)
David Foster Foundation Information Booth
Help Fill A Dream Information Booth
Girl Guides Cookie Sale - Raven District
VICPD Information Booth (Historical Car 40)
Esq. Parks & Rec Information Both & Activities
Island Farms Daisy the Cow & Ice Cream Demo
Hot Dog BBQ by Donation - Esq. Lions Minor Baseball
Esquimalt Celebration of Lights Information Booth



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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. <u>IN CAMERA RESOLUTION</u>

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.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: March 20, 2017

Department: **Planning**

Application Number: **Z17-0009**

Subject: Local Government Involvement in the Review of Liquor Store Licenses

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COMMENTARY

Recently it has come to the attention of staff that a large grocery store obtained approvals from the Liquor Control and Licensing Branch (LCLB) to include the sale of local BC wine. This was done through a "Specialty Wine License" obtained through an auction held by the Provincial Government. This type of license allows the sale of locally sourced wine in addition to the sale of food and goods in a large format (greater than 10,000 ft^2) retail store setting. An information sheet attached as Appendix A provides more information regarding Specialty Wine liquor licences.

When City of Langford staff inquired about local government involvement in permitting Specialty Wine license, we were told that the LCLB confirms that the location of the licensee complies with municipal zoning regulations. In this instance, City staff were consulted regarding the zoning of the location and gave the LCLB the affirmative answer that the zoning permitted a licensed premises

Local government resolution is not required for three types of licenses that allow for the sale of liquor for consumption off site. "Specialty Wine Stores," as mentioned, "Wine Stores," and the more prolific "Licensee Retail Stores," do not require anything more formal beyond confirmation that a licensed premise is permitted in the zone. Currently the following zones in the City of Langford allow for a licensed premise, which according to the LCLB, would permit all three types of liquor retail licenses:

- C3 (District Commercial)
- C6 (Neighbourhood Public House) – Liquor Store is already listed as a separate use
- C6A (Neighbourhood Mixed Use) – Liquor Store is already listed as a separate use
- C6C (Neighbourhood Mixed Use McCallum)
- C8 (Community Town Centre Pedestrian)
- C8A (Community Town Centre Pedestrian)
- CT3 (Tourist Commercial – Hotel) – permitted as an Accessory Use

- MUE1 (Mixed Use Employment)
- C10 (Langford City Centre)
- MU2 (Mixed Use Residential Commercial) – Liquor Store is already listed as a separate use
- BP1 (Business Park 1 – Millstream Road West) – permitted only on specific lands
- BP2A (Business Park 2A – Sooke Road West)
- BP3 (Business Park 3 – Amy Road)
- BP7 (Business Park 7 – Henry Eng)
- P2 (Community Institutional) – permitted as an Accessory Use
- P4 (Park and Open Space) – permitted as an Accessory Use
- CD1 (Goldstream Meadows)
- CD2 (Hull's Field)
- CD3 (Westhills)
- CD4 (Olympic View)
- CD6 (Bear Mountain)
- CD6A (Bear Mountain)
- CD7 (Sooke/Jacklin)
- CD12 (South Skirt Mountain)

As Council's current prerogative is to provide resolutions on liquor primary establishments they may also want the opportunity to review and place conditions on applications for the retail sale of liquor. To do this Council may wish to consider amendments to Zoning Bylaw No. 300 that would require Council discretion be applied. As there are several mechanisms through zoning to achieve this, Council may wish to direct staff to prepare a bylaw to amend the Zoning Bylaw so that Council would have the opportunity to consider applications for liquor retail sales.

OPTIONS

Option 1

Give Bylaw 1685 First Reading, as presented;

OR Option 2:

Amend Bylaw 1685 and give it First Reading as amended;

OR Option 3:

Take no action at this time.

Respectfully submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
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

:lhm

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

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

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, J. Bowden, Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Deputy Director of Engineering, G. Henshall, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins and Executive Assistant, Allison Boyd.

1. CALL TO ORDER

The Chair called the meeting to order at 5:33 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) File No. 3220-20 "865 Station Avenue"

The Mayor opened the Public Hearing for File No. 3220-20.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed cell tower shall be given an opportunity to be heard on related matters. Those who wish to speak should give their name, address and views. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Cypress Land Service Inc. has applied on behalf of Blaze Wood Stoves Ltd. to construct a telecommunications tower for Freedom Mobile at 865 Station Avenue. The tower will be located at the rear of the lot at 865 Station Avenue, and will consist of a 30.0 m monopole with four cluster-mounted panel antennas and two microwaves. The tower and equipment compound will be enclosed with chain link fencing.

According to Council's New Transmission Towers Policy No. 0340-50, a Public Hearing is required for any transmission tower proposed within 150 metres of any residential zone or school site. There are residential uses located within approximately 130 metres of the proposed Freedom Mobile tower.

In accordance with the New Transmission Towers policy, the applicant has provided the following:

1. Notification letters and an information package mailed to every owner and occupant within 150 metres of the proposed tower site at 865 Station Avenue; and

2. Notices posted in the Goldstream News Gazette on Friday, March 24th, Wednesday, March 29th and Friday, March 31st.

Following the Public Hearing, staff will compile the comments received in writing, and at the Hearing, and send them to Industry Canada. Council can also provide an opinion on the proposed telecommunications tower by way of a resolution, which will be sent to Industry Canada along with the public comments.

The Mayor called a first time for presentations.

Tawny Verigin, a Freedom Mobile Representative, addressed Council and made a presentation.

A citizen addressed Council with visibility concerns and concerns about the notification timelines.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations, there being none, the Mayor officially declared the Public Hearing for File No. 3220-20 closed.

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

The Mayor opened the Public Hearing for Bylaw No. 1673.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaw shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that TL Housing Solutions has applied on behalf of Pacifica Housing Advisory Association to amend the zoning of 616 Goldstream Ave from the RM2 (Attached Housing) Zone to the RM7A (Medium Density Apartment A) Zone.

This is being proposed in order to allow for the development of approximately 160 apartment units.

As part of this application, a public hearing is required in accordance with the regulations of the *Local Government Act*. In support of this application, the applicant has agreed to provide the following:

a) a stormwater maintenance covenant registered on title prior to the request for Occupancy Permit as a condition of rezoning;
b) a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and
c) 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.

This proposal is consistent with the Official Community Plan City Centre designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Sheryl Harper, 617 Goldstream Avenue addressed Council with questions about expectations on increased traffic and how far back will the building be.

A citizen located at 2775 Grainger Rd addressed Council with concerns about the increase of cars and how much money has the developer contributed to increasing roads. The citizen advised Council that it is bad idea to take down 40 units to build 120 units.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1673 closed.

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

The Mayor opened the Public Hearing for Bylaw No. 1676.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaw shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that 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.

This is being proposed in order to allow for Personal Services businesses within the zone.

As part of this application, a public hearing is required in accordance with the regulations of the *Local Government Act*.

In the resolution from Council's regular meeting of February 20th, 2017 no conditions were required to be carried out prior to Public Hearing.

This proposal is consistent with the Official Community Plan Mixed Use Employment Centre & Neighbourhood Centre designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1676 closed.

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

The Mayor opened the Public Hearing for Bylaw No. 1677.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaw shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that 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.

This is being proposed in order to allow for the development of five new multi-family residential units.

As part of this application, a public hearing is required in accordance with the regulations of the *Local Government Act*.

In support of these/this application, the applicant has agreed to provide the following:

1. $2,562 towards the General Amenity Reserve Fund;
2. $610 towards the Affordable Housing Reserve Fund;
3. A stormwater management and maintenance plan to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
4. Full frontage improvements 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
5. Visitor parking painted as 'Visitor Parking' and designated as common property, not limited common property, on the strata plan.

This proposal is consistent with the Official Community Plan Neighbourhood designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1677 closed.

e) BYLAW NO. 1678
"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1678.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaw shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that the application is 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.

This is being proposed in order to allow for the development of seven new multi-family residential units.

As part of this application, a public hearing is required in accordance with the regulations of the *Local Government Act*.

In support of these/this application, the applicant has agreed to provide the following:

1. $2,562 towards the General Amenity Reserve Fund;
2. $610 towards the Affordable Housing Reserve Fund
3. A stormwater management and maintenance plan to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
4. Full frontage improvements 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
5. Opaque balcony screening and any portions that are perpendicular to the rear building face are constructed to a 5 ft height.

This proposal is consistent with the Official Community Plan City Centre designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

A citizen located at 2679 Claude Rd addressed Council on the timeline for the project.

The applicant responded that there was no timeline.

A citizen located at 2674 Claude Road addressed Council with concerns about density/traffic.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1678 closed.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – February 9, 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the West Shore Parks and Recreation held on February 9th, 2017.

CARRIED.

6. PUBLIC PARTICIPATION

Ed Sykora of 1191 Goldstream Ave addressed Council regarding agenda item 8. a) 4). Mr. Sykora expressed concern about the negative impact to his property should the Development Variance Permit be approved. In particular, Mr. Sykora expressed concern about a loss of privacy. Additional information from Matthew Baldwin, Director of Planning, was provided. The Development Variance Permit applicant's representative spoke on the ways the design of the proposed additional will be changed to ensure that privacy will be enhanced, including: removal of a third story window and the installation of opaque glass in the kitchen and along the deck. These changes to the design of the addition were confirmed by the Development Variance Permit applicant.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0003 – 2267 Nicklaus Drive

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – March 27, 2017 132

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

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 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:

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

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 (Zoning Bylaw Amendment)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

b) Protective Services – March 28, 2017

1. Police Services 2017-2021 Five-Year Financial Plan

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

9. REPORTS

a) Closure and Disposition of a Portion of Hartsdale Drive

- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Hartsdale Drive Closure Bylaw No. 1672 First, Second and Third readings.

CARRIED.

b) Leigh Road Railway Crossing Construction Timeline

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

a) 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

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

CARRIED.

10. BYLAWS

a) BYLAW NO. 1667
"Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1667.

CARRIED.

b) BYLAW NO. 1671
"Road Closure Bylaw No. 1671 (McCallum Road), 2017".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1671.

CARRIED.

c) BYLAW NO. 1672
"Road Closure Bylaw No. 1672 (Hartsdale Drive), 2017".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1672 First, Second and Third Reading.

CARRIED.

d) BYLAW NO. 1673
"Langford Zoning Bylaw, Amendment No. 470, (616 Goldstream Ave), 2017".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1673 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1674
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1674 First Reading.

CARRIED.

f) BYLAW NO. 1675
"Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1675 First Reading.

CARRIED.

g) BYLAW NO. 1676
"Langford Zoning Bylaw, Amendment No. 472, (2401 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1676 First, Second and Third Reading.

CARRIED.

h) BYLAW NO. 1677
"Langford Zoning Bylaw, Amendment No. 473, (817 Arncote Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1677 First, Second and Third Reading.

CARRIED.

i) BYLAW NO. 1678
"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1678 First, Second and Third Reading.

CARRIED.

j) BYLAW NO. 1680
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1680 First Reading.

CARRIED.

k) BYLAW NO. 1682
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1672 First Reading.

CARRIED.

FURTHER TO ITEM 3. a)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

a) That the following criteria apply to the potential installation of all new cell towers within the City of Langford:

   i. That the public notification period for a new cell tower be 30 days to match the Industry Canada requirement;
   ii. That potential cell tower companies must work with staff and landowners to identify suitable locations;
   iii. That potential cell tower companies must liaise with BC Hydro to determine if there are any hydro poles that would be a suitable location;
   iv. That cellular equipment on hydro poles and cellular equipment on buildings be prioritized over a standalone cell tower; and
   v. That staff have the authority to provide comment to Industry Canada, as needed.

b) That Council endorses the proposed cell tower at 865 Station Avenue.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

12. ADJOURNMENT

The Chair adjourned the meeting at 6:32 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP16-0021 – 1189 Goldstream Ave

That Development Variance Permit No. DVP16-0021 be issued by the Council for the City of Langford to Marnice Jones to allow for the reduction of the interior side lot line setbacks, front lot line setback, rear setback, and allowable projections at 1189 Goldstream Ave subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 6.20.06(2)(a) be varied from 6 m to nil for the front lot line;
b) That Section 6.20.06(2)(a) be varied from 6 m to 4.4 m for the rear lot line;
c) That Section 6.20.06(2)(b) 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) be varied from 1.5 m to 0.5 m for the western interior side lot line;
e) That Section 3.18. be varied to increase the allowable projection of a deck from 1 m to 2.9 m for the third floor deck only.

3. Conditions

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

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.

City of Langford
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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, Tuesday, 18 April 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File — Development Variance Permit No. DVP16-0021

Applicant — Marnice Jones

Location — 1189 Goldstream Ave

Proposal

1. That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to nil for the front lot line;
2. 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;
3. 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;
4. 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;
5. 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:

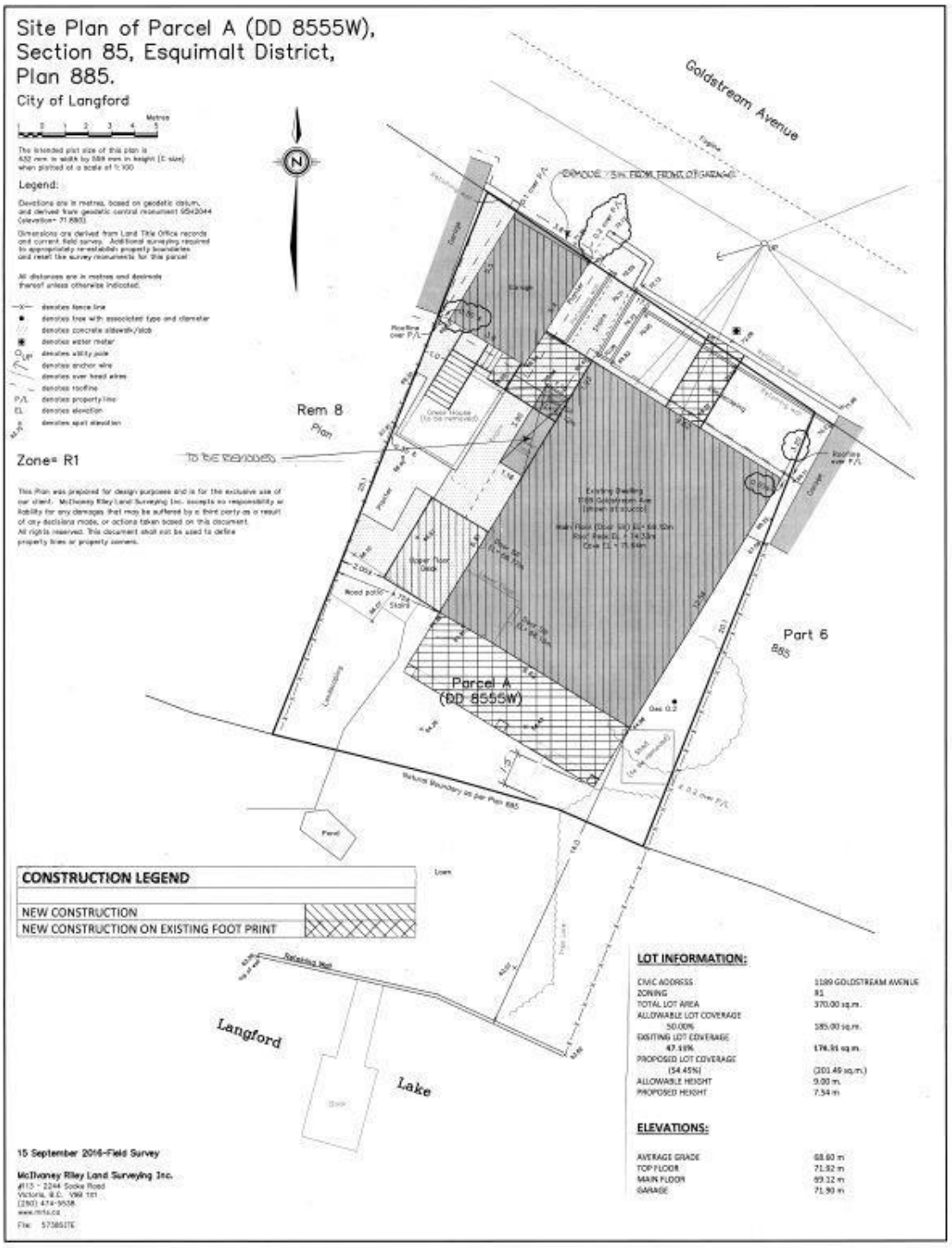
   a. That the site is developed in accordance with the plan attached to this report as Appendix A;
   b. That the variances are only granted for the proposed plan attached to this report as Appendix A. All other future construction will be required to comply with the Zoning Bylaw No. 300 or apply for another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

Purpose — To permit the reduction of the interior side lot line setbacks, front lot line setback, rear setback, and allowable projections.

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, 12 April 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 18 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 Julia Buckingham in the Planning Department.

Jim Bowden
Administrator



CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, April 10th, 2017

1. **Application to Amend the Text of the R2 (One- and Two-Family Residential) Zone to allow a Secondary Suite in an Accessory Building at 3039 Glen Lake Road**
   - Staff Report (Planning Z17-0003)

That Council:

Direct staff to prepare a bylaw to amend the zone of the property located at 3039 Glen Lake Road by:

a) Adding the following to the list of permitted uses in Section 6.21.01 "Secondary Suite in an Accessory Building, on the land legally described as LOT 1, SECTION 87, ESQUIMALT DISTRICT, PLAN 32572, PID 000-159-697 (3039 Glen Lake Road).

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, April 11th, 2017

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1. Monthly Approval of Accounts Payable – February to March 2017 (Finance)

That Council approve the City of Langford disbursements from February, 2017 as outlined in the Accounts Payable Report dated March, 2017.

2. 2016 Audited Financial Statements (Finance)

That Council receive the 2016 Audited Financial Statements for the fiscal year ending December 31st, 2016.

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Staff Report to Council

Date: April 18, 2017

Department: Planning and Subdivision Department and Building Department

Subject: Quarterly (1st) Report – January 1st, 2017 to March 31st, 2017

PLANNING DEPARTMENT

New Applications 2017

Application		Received	Issued	Address	Proposal
1	DP-17-01	6-Jan-17	26-Jan-17	1045 Goldstream Ave	Form & Character - Construction of a new Duplex
2	DP-17-02	9-Jan-17	8-Feb-17	850 Langford Pkwy	Form & Character - Rona conversion to Lowe's
3	DP-17-03	16-Jan-17	8-Mar-17	2822 & 2824 Knotty Pine Rd	Form & Character - Townhouse Development
4	DP-17-04	17-Jan-17		2131, 2160, 2181 & 2251 Bear Mountain Pkwy	Environmental - Site Clearing for staging of construction equipment and storage of aggregate
5	DP-17-05	16-Jan-17		1189 Goldstream Ave	Environmental - Addition in a Riparian area
6	DP-17-06	17-Jan-17		2326 & 2350 Millstream Rd	Form & Character - Two 6-Storey Apartment Bldgs; One 72-Units and One 60-Units
7	DP-17-07	24-Jan-17	23-Mar-17	2895 West Shore Pkwy	Form & Character - 2nd Office and storage space
8	DP-17-08	27-Jan-17		1109 Braeburn Ave	Form & Character - 7 Townhouse Units
9	DP-17-09	14-Feb-17	30-Mar-17	1175 Natures Gate, 2190 & 2220 Spirit Ridge Dr	Environmental for 38 Lot Subdivision
10	DP-17-11	22-Feb-17	22-Mar-17	2975 & 2979 Amy Rd	Ellie Sercombe, Limona Construction
11	DP-17-12	22-Feb-17	13-Mar-17	1306 & 1308 Champions Crt - Lot 17	Chad Bryden, Verity Construction
12	DP-17-13	6-Mar-17	6-Mar-17	1219 Goldstream Ave	Paul and Tammy Douglas
13	DP-17-14	7-Mar-17	8-Mar-17	2913 Kettle Lake Dr & 3300 Kettle Creek Cres	Rachael Sanson, Turner Lane Development Corp
14	DP-17-15	8-Mar-17	8-Mar-17	2880 West Shore Pkwy	City of Langford
15	DP-17-16	15-Mar-17		667 Redington Ave	David Echaiz-McGrath, Wensley Architecture
16	DP-17-17	15-Mar-17		2309 Echo Valley Dr	Ron Coutre, Cora Venture Corp.

New Applications 2017

Application		Received	Issued	Address	Proposal
17	DP-17-18	15-Mar-17	23-Mar-17	2250 Bear Mountain Pkwy	Rohan Rupf, Keycorp Developments Ltd.
18	DP-17-19	24-Mar-17		3130 Jacklin Rd	Danny Jadresko, Woodsmere Holdings Corp
19	DP-17-20	24-Mar-17		1431 Grand Forest Close	Jared Steingard, Westbook Consulting Ltd.
20	DP-17-21	31-Mar-17		3650 Happy Valley Rd	Igor Kotliarsky, 6730907 Manitoba INK
21	DP-17-22	31-Mar-17		1080 Jenkins Ave	Gary Brown, Pardise Homes Ltd.
22	DVP-17-01	19-Jan-17	20-Mar-17	881 Klahanie Dr	N, S & Easterly Lot line Variances for deck projection
23	DVP-17-02	23-Jan-17	20-Mar-17	2000 Hannington Rd	To allow a parking count of 289 spaces
24	DVP-17-03	27-Jan-17	3-Apr-17	2267 Nicklaus Dr	To Reduce Rear Lot Line and Deck Projection
25	DVP-17-04	20-Feb-17		2023 Millstream Rd	Reduce the requirement for sewer and potable water
26	DVP-17-05	16-Mar-17	Wth-4Apr17	2190 & 2220 Spirit Ridge Dr	Bylaw 1000 Variance for 2 point Turn-Around rather than the required cul de sac
27	DVP-17-06	24-Mar-17		2926 Leigh Pl	Riparian, detached bldg and non conforming house setbacks
28	DVP-17-07	29-Mar-17		2213 Navigators Rise	Height Variance
30	SDP-17-01	10-Jan-17	13-Jan-17	#153 - 2401C Millstream Rd	1 Façade - Rogers
31	SDP-17-02	26-Jan-17	2-Feb-17	#207 - 859 Orono Ave	1 Façade - Consolidated Civil Enforcement
32	SDP-17-03	2-Feb-17	2-Feb-17	#113 - 693 Hoffman Ave	1 Façade - 9 Round 30 Minute Kickbox Fitness
33	SDP-17-04	10-Feb-17	22-Feb-17	752B Goldstream Ave	1 Façade - Easy Financial
34	SDP-17-05	24-Feb-17	1-Mar-17	850 Langford Pkwy	5 Façade - Lowe's
35	SDP-17-06	27-Feb-17	1-Mar-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
36	SDP-17-07	28-Feb-17	7-Mar-17	895 Goldstream Ave	1 Façade - Bumper to Bumper
37	SDP-17-08	28-Feb-17	2-Mar-17	#137 - 777 Goldstream Ave	1 Façade - Modus Physiotherapy
38	SDP-17-09	9-Mar-17		#406 - 2945 Jacklin Rd	2 Façade - Chatters Hair and Beauty Salon
39	OCP-17-01	21-Feb-17		Centre Mountain Properties	New Boundary Adjustment from Metchosin
40	TUP-17-01	17-Jan-17	20-Feb-17	721 Station Ave	Space to be used for a orthodontics office
41	Z-17-01	17-Jan-17		903 Tayberry Terr	Amend CD10 zone - remove requirement of 4 rentals in the rental agreement

New Applications 2017

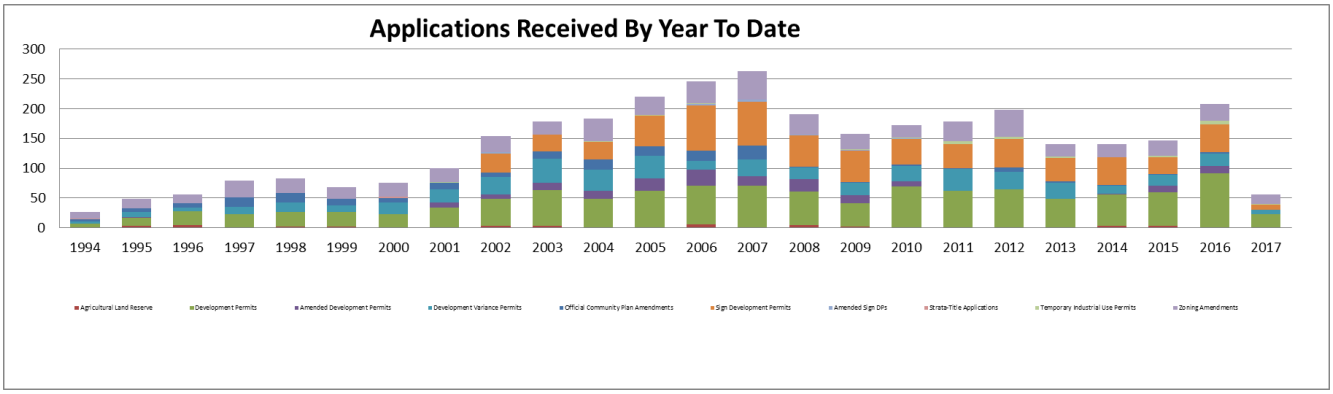
Application		Received	Issued	Address	Proposal
42	Z-17-02	1-Feb-17		767, 769 & 771 Hockley Ave	R1 to MU2 - 6 Storey Apartment Bldg
43	Z-17-03	14-Feb-17		3039 Glen Lake Rd	Permit a Carriage House
44	Z-17-04	10-Feb-17		1319 & 1323 Ravensview Dr	RR4 to R2
45	Z-17-05	21-Feb-17		Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	New Boundary Adjustment from Metchosin
46	Z-17-06	23-Feb-17		2579 Rainville Rd	Text amendment for a detached suite
47	Z-17-07	28-Feb-17		1253 Goldstream Ave	To RS4 - 4 Lot Subdivision with Secondary Suites
48	Z-17-08	9-Mar-17		Omnibus No. 45 - Care Facilities	Omnibus No. 45- to allow community care facilities in the M1 zone
49	Z-17-09	10-Mar-17		Omnibus No. 46 - Liquor Store Licenses	Omnibus No. 46 - Liquor Store Licenses
50	Z-17-10	31-Mar-17		3690 & 3694 Happy Valley Rd	RR2 to new zone…..
51	Z-17-11	17-Mar-17		656 Frederic Rd and 765 Willing Dr	To RR6A for 53 Lots of 550m^2
52	Z-17-12	22-Mar-17		2670 Peatt Rd & 813 Arncote Ave	Rezone to accommodate 32 condo units
53	Z-17-13	24-Mar-17		3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Bldg
54	Z-17-14	27-Mar-17		731 Station Ave	To MU1A - 55 Units with 600m2 commercial office space
55	Z-17-15	28-Mar-17		3343 - 3359 Luxton Rd	8 Small Lots and 72 townhouse units
56	Z-17-16	28-Mar-17		866 Latoria Rd	25 Single Family Lots

Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	3	0
Development Permits*	19	23
Sign Development Permits	6	8
Development Variance Permits	6	8
OCP Amendments	1	0
Temporary Use Permits	0	3
Zoning Amendments	1	3
TOTAL	62	44

Applications Received to Date

	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	2	0	10	**26**
1995	3	14	1	9	6	0	0	0	0	15	**48**
1996	4	24	0	6	7	0	0	0	0	15	**56**
1997	1	22	0	12	16	0	0	0	0	28	**79**
1998	2	24	0	17	16	0	0	0	0	24	**83**
1999	2	24	1	11	11	0	0	0	0	19	**68**
2000	1	22	0	19	8	0	0	2	0	24	**76**
2001	0	34	9	21	12	0	0	0	1	23	**100**
2002	3	46	7	29	8	32	2	0	0	27	**154**
2003	3	60	13	40	12	28	0	0	0	22	**178**
2004	1	47	14	36	17	29	0	0	1	38	**183**
2005	1	61	21	38	16	51	0	0	1	31	**220**
2006	6	65	26	15	18	76	2	0	1	37	**246**
2007	0	71	15	29	23	74	3	0	0	48	**263**
2008	5	56	21	19	2	52	1	0	0	35	**191**
2009	2	39	14	20	2	53	1	0	1	26	**158**
2010	0	70	8	26	2	43	1	0	2	20	**172**
2011	0	62	0	37	1	40	0	0	6	32	**178**
2012	1	63	0	30	7	48	0	0	4	45	**198**
2013	0	49	0	27	2	39	0	0	3	20	**140**
2014	4	56	1	15	1	55	0	0	1	21	**154**
2015	2	69	13	18	2	29	0	0	3	28	**164**
2016	0	92	12	21	2	47	0	0	6	28	**208**
2017	1	22	0	7	0	9	0	0	1	16	**56**
Total	**42**	**1099**	**176**	**505**	**195**	**705**	**10**	**4**	**31**	**632**	**3399**



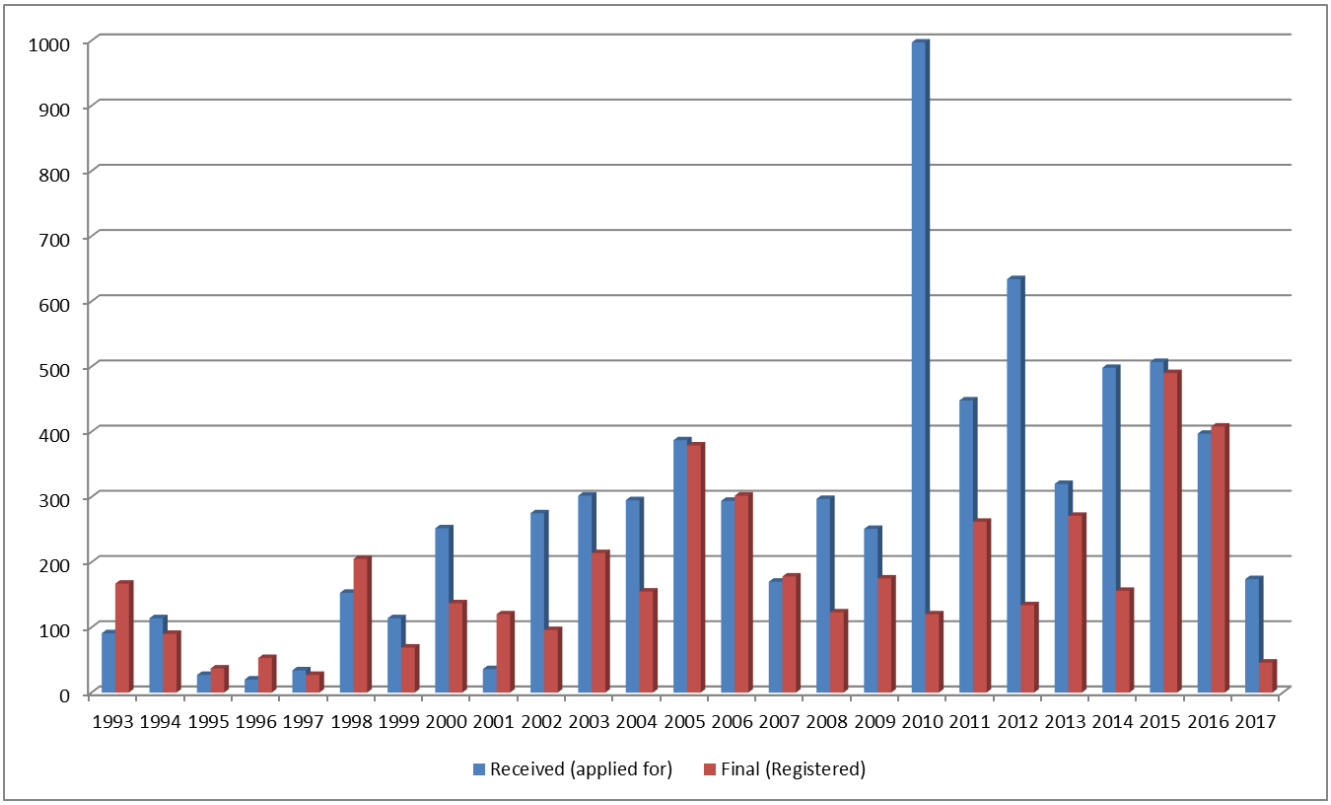
Fees Collected By Type of Application by Month and By Year

	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	$ -	$ 38,038	$ 3,978	$ 2,494	$ 4,857	$ 300	$ 1,857	$ 51,524	$ 51,524
Feb	$ -	$ 12,195	$ 1,326	$ 21,855	$ 11,670	$ 950	$ -	$ 47,996	$ 99,520
Mar	$ 700	$ 39,693	$ 3,978	$ 29,388	$ 9,336	$ 350	$ -	$ 83,445	$ 182,965
Apr	$ -						$ -	$ -	$ 182,965
May	$ -							$ -	$ 182,965
Jun	$ -			$ -	$ -		$ -	$ -	$ 182,965
Jul	$ -				$ -		$ -	$ -	$ 182,965
Aug	$ -		$ -	$ -	$ -		$ -	$ -	$ 182,965
Sep	$ -						$ -	$ -	$ 182,965
Oct	$ -						$ -	$ -	$ 182,965
Nov	-						-	$ -	$ 182,965
Dec	$ -							$ -	$ 182,965
Total	$ 700	$ 89,926	$ 9,282	$ 53,737	$ 25,863	$ 1,600	$ 1,857	$ 182,965	$ 182,965
2017	$ 700	$ 89,926	$ 9,282	$ 53,737	$ 25,863	$ 1,600	$ 1,857		$ 182,965
2016	$ -	$ 296,422	$ 24,152	$ 134,245	$ 49,623	$ 8,125	$ 5,275		$ 517,842
2015	$ 1,500	$ 231,603	$ 17,500	$ 79,270	$ 44,000	$ 4,535	$ 1,700		$ 380,108
2014	$ 1,800	$ 169,859	$ 20,750	$ 121,400	$ 35,200	$ 9,025	$ 1,700		$ 359,734
2013	$ -	$ 143,608	$ 25,450	$ 62,800	$ 28,600	$ 6,725	$ 1,857		$ 269,040
2012	$ 300	$ 190,621	$ 20,475	**$ 192,752**	**$ 76,630**	$ 8,050	**$ 4,825**		$ 493,653
2011	$ -	$ 242,039	$ 34,450	$ 91,120	$ 44,100	$ 7,625	$ 3,525		$ 422,859
2010	$ 3,600	$ 339,882	$ 29,055	$ 50,075	$ 24,300	$ 6,600	$ 2,350		$ 455,862
2009	$ 600	$ 177,908	$ 24,330	$ 133,750	$ 26,400	$ 10,800	$ -		$ 373,788
2008	**$ 3,600**	$ 286,539	$ 19,990	$ 149,982	$ 55,311	$ 11,445	$ -		$ 526,867
2007	$ -	$ 277,015	$ 31,577	$ 130,696	$ 91,473	$ 14,405	$ -		$ 545,167
2006	$ 3,150	$ 372,655	$ 15,425	$ 139,796	$ 40,600	**$ 14,800**	$ -		$ 586,426
2005	$ 300	**$ 412,137**	$ 34,195	$ 178,171	$ 36,400	$ 10,270	$ -		**$ 671,474**
2004	$ -	$ 261,296	$ 30,920	$ 167,845	$ 45,766	$ -	$ -		$ 505,828
2003	$ 1,200	$ 178,048	**$ 39,965**	$ 182,920	$ 24,850	$ -	$ -		$ 426,983
2002	$ -	$ 97,072	$ 37,851	$ 61,082	$ 20,262	$ -	$ -		$ 216,266

SUBDIVISION

Subdivision Applications Received this Year					
Sub Number	**Location**	**Status**	**Application Date**	**SOC Issued Date**	**# of Lots**
SUB17-0015	2559 Millstream Rd	Subdivision	20170328		1
SUB17-0014	935 Walfred Rd	Subdivision	20170323		24
SUB17-0013	1270 Bear Mountain Pky	Subdivision	20170316		1
SUB17-0012	721 Station Ave	To dissolve strata, Lot 2	20170224		0
SUB17-0011	2854, 2856 Peatt Rd and 815, 819 Hockley Ave	Lot consolidation	20170223		0
SUB17-0010	925, 927, 931 Walfred Rd	Subdivision	20170220	20170322	44
SUB17-0009	2190 and 2220 Spirit Ridge Dr	Subdivision	20170214	20170320	19
SUB17-0008	3348 Vision Way	Subdivision	20170209		2
SUB17-0007	2913 Kettle Lake Dr, 3300 Kettle Creek Cres	Subdivision	20170202		3
SUB17-0006	1067 Braeburn Ave, Phase 4, McCormick Meadows	Subdivision	20170202	20170217	1
SUB17-0005	3003 Irwin Rd, Westhills Phase 7	Subdivision	20170127		32
SUB17-0004	733 Goldstream Ave, Westwind Apartments	Subdivision	20170126		1
SUB17-0003	2326 and 2350 Millstream Rd	Boundary Adjustment	20170116		
SUB17-0002	2133 Champions Way	Subdivision	20170113	20170223	1
SUB17-0001	1067 Braeburn Ave, Phase 4	Subdivision	20170113	20170301	45
				Total Lots Under Consideration 4th Quarter	
				Total Lots Under Consideration 3rd Quarter	
				Total Lots Under Consideration 2nd Quarter	
				Total Lots Under Consideration 1st Quarter	**174**
				Year To Date	**174**

Subdivision Activity (Number of Lots)



Average Processing Time in Number of Days				
Year	**1st Quarter**	**2nd Quarter**	**3rd Quarter**	**4th Quarter**
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7
2016	57.6	42.4	35.75	29.33
2017	40.5			

Subdivision Revenue			
Account	**Budget**	**2017**	**Variance**
10-02-115-472-0000-0078–Subdivision Application Fees	$182,700	$72,856	$109,844
10-02-115-472-0000-0079–Subdivision Final Approval	$71,100	$7,825	$63,275
10-02-115-472-0000-0080–Strata Conversion Applications	$2,000	$260	$1,740
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	$71,100	$6,228	$64,872
10-02-150-472-0000-0548–Latecomer Processing Charges	$1,500	$0	$1,500

Subdivision Administration Synopsis

In North Langford;

- Ecoasis is moving forward to enable townhouse and single family lot creation in the lands between the Village core and Skirt Mountain.
- PCC Lands –
    - South Side – clearing and grubbing works continuing.
- Skirt Mountain – Statement of Conditions have been issued for the first residential portion, and development consideration has been applied to the first multi-family site (both located off Road A; the first road located off Bear Mountain Parkway). Works on Bear Mtn Parkway provide for the services necessary to serve the lands.

In South Langford;

- Latoria Road – North Side - McCormick lands continue development, however the lands require a storm drainage route that at present cannot be enabled due to the agricultural lands. CRD Water has notified the City of a water service restriction due to elevations. A pump station is likely the solution.
- Latoria Road – South Side – there was a significant amount of development activity on the south side in 2016 including the intersection with Klahanie Drive.
- Center Mountain – Metchosin Land Exchange has been coordinated and signed and is with the Province.

Goldstream / Leigh;

- District 49 (historical name) for the lands located north of Goldstream, west of Leigh Road and south of the Trans-Canada Highway
    - Staff have been working hard with the developer and his legal counsel in regards to the land consolidation.
        - The intent is to subdivide all properties along the line of zoning separating Goldstream access uses from those within the Business Park.
        - DRAFT Review of all subdivision documents has occurred, waiting for final submission.

Staff Transition – Approving Officer;

- Leah Stohmann will be the designated Approving Officer after March 16, 2017.

City of Langford
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Building Inspection Department

Quarterly Report for the 1st quarter of 2017

	1st qtr 2017	1st qtr 2016
Single Family Dwelling	**75**	**64**
# of Units Created	104	93
Construction Cost	$36,989,773.00	$25,361,906.00
Permit Fees	$305,756.50	$207,421.20
Duplex	**1**	**5**
# of Units Created	2	10
Construction Cost	$584,753.00	$2,846,679.00
Permit Fees	$4,818.83	$22,800.00
Multifamily	**26**	**6**
# of Units Created	60	46
Construction Cost	$24,239,211.00	$7,924,197.00
Permit Fees	$144,676.04	$38,785.84
Residential Additions/Alterations	**9**	**3**
# of Units Created	1	0
Construction Cost	$343,858.00	$74,000.00
Permit Fees	$3,580.00	$860.00
Commercial/Industrial	**13**	**12**
# of Units Created	0	1
Construction Cost	$2,169,170.51	$900,000.00
Permit Fees	$18,441.36	$8,455.00
Institutional	**3**	**0**
# of Units Created	0	
Construction Cost	$8,325,000.00	
Permit Fees	$42,384.10	
Plumbing	**157**	**125**
Permit Fees	$58,655.74	$58,296.50
Chimney	**7**	**4**
Permit Fees	$180.25	$115.00
Suites	***37***	***30***
Quarterly Totals	**291**	**219**
# of Units Created	167	150
Construction Cost	$72,651,765.51	$37,106,782.00
Permit Fees	$578,492.82	$336,733.54

Respectfully submitted,

Submitted by:	Trina Cruikshank, Assistant, Land Development Department
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Jerry Worobec, Chief Building Inspector

:tlc

City of Langford
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Staff Report

to

Council

Date: April 18, 2017

Department: **Parks & Recreation**

Subject: Rugby Canada – Request for Financial Partnership

Background
The World Rugby Canada Women's 7's Event stops in Langford on May 27 and 28, 2017. This is the 3rd year that this significant world event will come to Langford.

Commentary
As in previous years, Rugby Canada is requesting financial assistance to host this world-class sporting event (Attachment A). A breakdown of the item and costs are as follows:

- Stadium hire/rent $2550
- Field maintenance, costs including painting $2845
- Broadcast tower construction $2500
- Bleacher rental $1500
- Electrical/IT support $7881
- Broadcast support $1600
- Hiring of BCTC certified electricians and additional security $5890

The approximate cost to support the event is $25,000.

Financial Implications
The cost to assist Rugby Canada can be found within the current operating budget.

Legal Implications
None.

Options

That Council :

1. Support Rugby Canada's financial request of approximately $25,000 for the World Rugby Canada Women's 7's event;

or

2. Not support the request.

or

3. Support the request with the following conditions:

_____

_____

_____

Respectfully submitted,

Submitted by:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

ML/

ATTACHMENT A

February 17, 2017

Honourable Stewart Young, Mayor of City of Langford
Members of City of Langford Council
2nd Floor, 877 Goldstream Avenue
Langford, British Columbia
V9B 2X8

Dear Mayor Young and City of Langford Council,

The purpose of this letter is to once again seek partnership with the City of Langford in supporting the 2017 HSBC Canada Women's Sevens. Rugby Canada and the City of Langford have enjoyed a strong relationship over the last several years, and through this support Rugby Canada has grown the sport of rugby across Canada and in the Langford region.

Last April, 2016, Rugby Canada attracted nearly 6000 fans over two days to Langford's Westhills Stadium to watch the 2nd annual Canadian leg of the World Rugby Women's Sevens Series. The Langford event was again ranked near the top of the Series in terms of player welfare and attendance, and attracted both local, Provincial, National, and international fans to Vancouver Island.

The hosting of the last two tournaments have been proud moments for Rugby Canada, and we hope also for all residents in the City of Langford. We take great pride in being 1 of only 3 'stand-alone' women's events on the 2016/17 Series, giving our female athletes a stage on which to perform for the world. Live broadcast of the global streaming feed of the entire tournament via World Rugby provided significant world-class profile for women's rugby and the City of Langford.

To stage a world-class international event hosting teams from 12 different nations is a large financial commitment. Rugby Canada will invest over $1.1 million to stage the 2017 tournament. This financial commitment is mitigated through the sale of tickets, sponsorship and the provision of funding support from World Rugby and other key strategic partners. However, even with significant support in 2016 the tournament found itself in a deficit situation.

It is with this reality that we request support from the City of Langford in the form of budget-relieving goods and (VIK) services. This contribution will assist Rugby Canada in mitigating the financial risk, and aid in efforts to allow the tournament to reach a 'break-even' level in 2017.
In conjunction with Tourism Victoria and the CSTA, the HSBC Canada Women's Sevens will implement an economic impact study (STEAM model) for the 2017 event. It is estimated that this event generated millions of dollars of industry output for the Langford community, including about $500,000 of direct tournament spending to local businesses. Rugby Canada also hosts other international competitions each year in the City of Langford, including the just completed ARC matches versus Argentina and Chile, with each of these delivering further positive economic impact.

With the aforementioned facts, Rugby Canada respectfully requests continued financial support from the City of Langford to assist in staging this world-class sporting event. We are requesting that the City of Langford approve the following support of the tournament:

- Stadium hire/rent
- Field maintenance costs, including painting
- Broadcast tower construction
- Bleacher rentals
- Electrical/IT support
- Broadcast support
- Hiring of BCTC certified electricians and additional security

Our team would be happy to review the above list with City staff to confirm details in order to determine scope of each area of support.

Thank you very much for the consideration and on-going partnership with Rugby Canada. Please do not hesitate to reach out if any further information is required.

We look forward to another world-class event on May 27 & 28 in Langford!

Yours in rugby,

Jamie Levchuk
Managing Director – HSBC Canada Sevens | Rugby Canada
E: jlevchuk@canadasevens.com | C: 604.345.2481

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: April 18, 2017

Department: **Engineering**

Subject: Pre Award Approval for Langford Parkway Remediation Project

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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 pre-approval to award remedial works 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 remedial work will include excavating and removing underlying peat in the project area and backfilling the area under the direction of geotechnical engineers from WSP Canada Inc. This work must be completed in conjunction with the Parks department Westhills turf field surface replacement. The field replacement will occur approximately after June 26th and be completed approximately July 10. However part of the remediation in the northwest corner of the field must occur prior to June 26th. Work cannot begin any sooner than the end of May due to the Women's Rugby event occurring the last weekend in May. The remainder of the peat remediation can occur after the new field surface is installed approximately mid-July but must be completed by mid-August.

Due to the restricted construction schedule and the coordination required with the Parks department both Parks and Engineering staff are suggesting that Council consider an Invitation to Quote process inviting Lakewood Excavating, Draycor Construction and Scansa Construction, three local contractors all of whom have worked at the stadium at various times so are very familiar with the work area.

Financial Implications

The project will be funded through the Parks Development Cost Charge program for remediation works. This project is included in the City's 2017 budget.

Legal Implications

None noted. The entire project can be completed within the existing road right of way.

Options

That Council:

1. Direct staff to award the construction contract for the Langford Parkway Peat remediation project to the lowest bidder who is in compliance with the invitation to quote documents and fund the project through the City's Parks Development Cost Charge program;

OR

2. Not award the contract at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng. P.Geo., Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	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
www.cityoflangford.ca

Staff Report

to

Council

Date: April 18, 2017

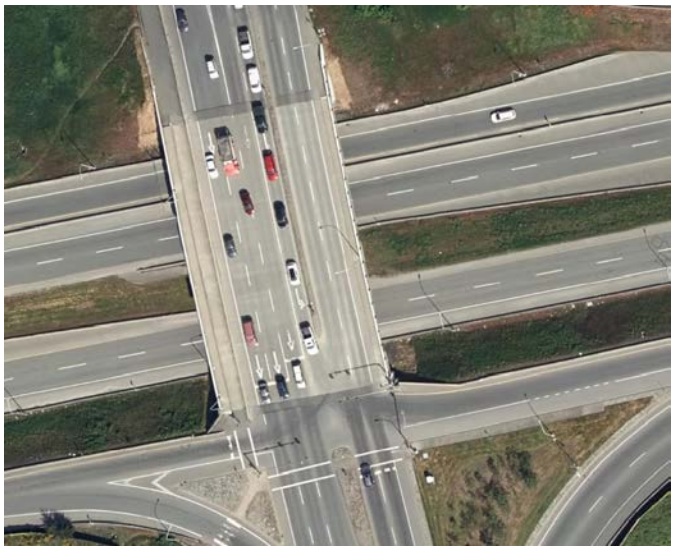
Department: **Engineering**

Subject: Pre Award Approval for Millstream Overpass Dual Left Turnlane Project

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Background

The Millstream Interchange currently consists of two on-ramps and two off-ramps. The existing bridge deck consists of one southbound left turnlane heading onto the Trans Canada Highway (TCH) towards the City of Victoria as well as three southbound thru lanes. The southbound access to the TCH is often backed up during peak travel times and on weekends. The purpose of this report is to gain Council pre-approval to award the construction contract for safety and traffic flow improvements in this area.



Commentary

The City has been working with design team of Tetra Tech, PBX, Watt Consulting and Raylec to design the improvements to the Millstream interchange.

The City tendered the Millstream Interchange Dual Left Turnlane project to BC Bid the week of April 10th, 2017. The tender is slated to close Wednesday May 10th, 2017 and is subject to the City of Langford Council approval for construction award.

Staff are looking for Council pre-approval to award the construction contract to the lowest bidder assuming the bid is compliant to the tender specifications and no errors are found in the bid.

Construction timing on this project is critical due to traffic volumes in the general area and to weather constraints. The ideal construction timeframe is June/July/August with completion by Labour Day Weekend. Traffic volumes in general increase once school is back in session after the Labour Day weekend. Traffic volumes also increase notably in the early Fall approaching the Christmas shopping period in this area. Additionally the City does not want the project to creep later into the Fall when weather can be a challenge for any paving, concrete pouring or line painting.

The project includes:

- Improved pedestrian and cycling safety with fully extended sidewalks, bikelaneds and signalized pedestrian crossings at all notable intersections;
- Addition of the second left turnlane southbound onto the Trans Canada Highway; and
- Installation of an additional signal light required on the northbound left turnlane on the bridge deck, turning north to the Trans Canada Highway (Duncan/Nanaimo).

Financial Implications

This is a City of Langford initiative funded entirely by the City of Langford Road Development Cost Charge program with some funding from ICBC. This project is already contained in the 2017 Capital Projects budget for the City's Engineering Department.

Legal Implications

None noted. The entire project can be completed within the existing road right of way.

Options

That Council:

1. Direct staff to award the construction contract for the Millstream Interchange Dual Left Turnlane project to the lowest bidder who is in compliance with the tender documents and fund the project through the City's Road Development Cost Charge program;

OR

2. Not award the contract at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng. P.Geo., Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	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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Huntington Society of Canada
HUNTINGTON
Société Huntington du Canada

March 7, 2017

The Honourable Stewart Young
City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young,

May 2017 will be recognized as Huntington Awareness Month. Huntington disease (HD) is a debilitating brain disorder that does not currently have a cure. About one in every 7,000 Canadians has HD and approximately one in every 5,500 is at-risk of developing the disease. Many more are touched by HD as a caregiver, family member or friend. HD causes cells in specific parts of the brain to die. The disease leads to incapacitation and, eventually, death. It is likened to experiencing the symptoms of Alzheimer's, Parkinson's and schizophrenia all in one disease.

To help generate awareness, volunteers across the country are asking mayors to join us in this declaration. Huntington Awareness Month reflects the Huntington Society of Canada's mission, which is to aspire to a world free from HD. The Society strives to: maximize the quality of life of people living with HD by delivering services; enable others to understand the disease; and further research to slow and to prevent HD. The Society works with health and social services professionals to enable them to better serve people living with HD. Our local chapter has organized a Light Up the Legislature for HD event on Friday, May 5th (our second year), a Run/Walk to End Huntington's Disease on May 7th and Tat's for a Cure 3.0 on May 13th.

As your constituent, and as a retired veteran who has Huntington Disease, I am taking this opportunity to be proactive and empower myself to do something positive. I ask that you help me raise awareness of this serious and debilitating condition by issuing a proclamation declaring May 2017 Huntington Disease Awareness Month.

The Huntington Society of Canada (HSC) is a respected leader in the worldwide effort to end Huntington disease. HSC is the only Canadian health charity dedicated to providing help and hope for families dealing with HD across Canada.

Please help draw attention to this devastating disease. Help the citizens of Langford learn about the importance of increasing funding for research and services in our local area. Please formally proclaim May 2017 as Huntington Awareness Month in Langford. I would also like to request that the Huntington Society of Canada flag be flown outside City Hall during the third or fourth week of May.

Respectfully Submitted,

Hedley Cullen
2-3220 Loledo Place
Langford, BC V9C 3W6

Email: hsc.southvancouverisland@yahoo.com
Web: http://www.**huntingtonsociety**.ca
Facebook: https://www.facebook.com/groups/285790031618411/

Hedley Cullen -
250 - 858 - 1240

City of Langford

PROCLAMATION

"Huntington Awareness Month"

May 2017

WHEREAS Huntington disease is a debilitating brain disorder that does not currently have a cure; and

WHEREAS one in every 7,000 Canadians has HD and approximately one in every 5,000 is at-risk of developing the disease. Many more are touched by HD as a caregiver, family member or friend; and

WHEREAS HD causes cells in specific parts of the brain to die. The disease leads to incapacitation and, eventually, death. It is likened to experiencing the symptoms of Alzheimer's, Parkinson's, and Schizophrenia all in one; and

WHEREAS Huntington Awareness Month reflects the Huntington Society of Canada's mission, which is to aspire to a world free from HD. The Society strives to: maintain the quality of life of people living with HD by delivering services; enable others to understand the disease; and further research to slow and to prevent HD; and

WHEREAS the Society works with health and social services professionals to enable them to better serve people living with HD; and

WHEREAS the Huntington Society of Canada (HSC) is a respected leader in the worldwide effort to end Huntington disease. HSC is the only Canadian health charity dedicated to providing help and hope for families dealing with HD across Canada.

NOW THEREFORE I, Stewart Young, Mayor of the City of Langford do hereby proclaim the month of *May 2017* as **"Huntington Awareness Month"** in the City of Langford of the Province of British Columbia and the Traditional Territories of the Esquimalt and Songhees First Nations

MAYOR

ROGER WADE
ACTING MAYOR

SEAL

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 (Hartsdale Drive), 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.

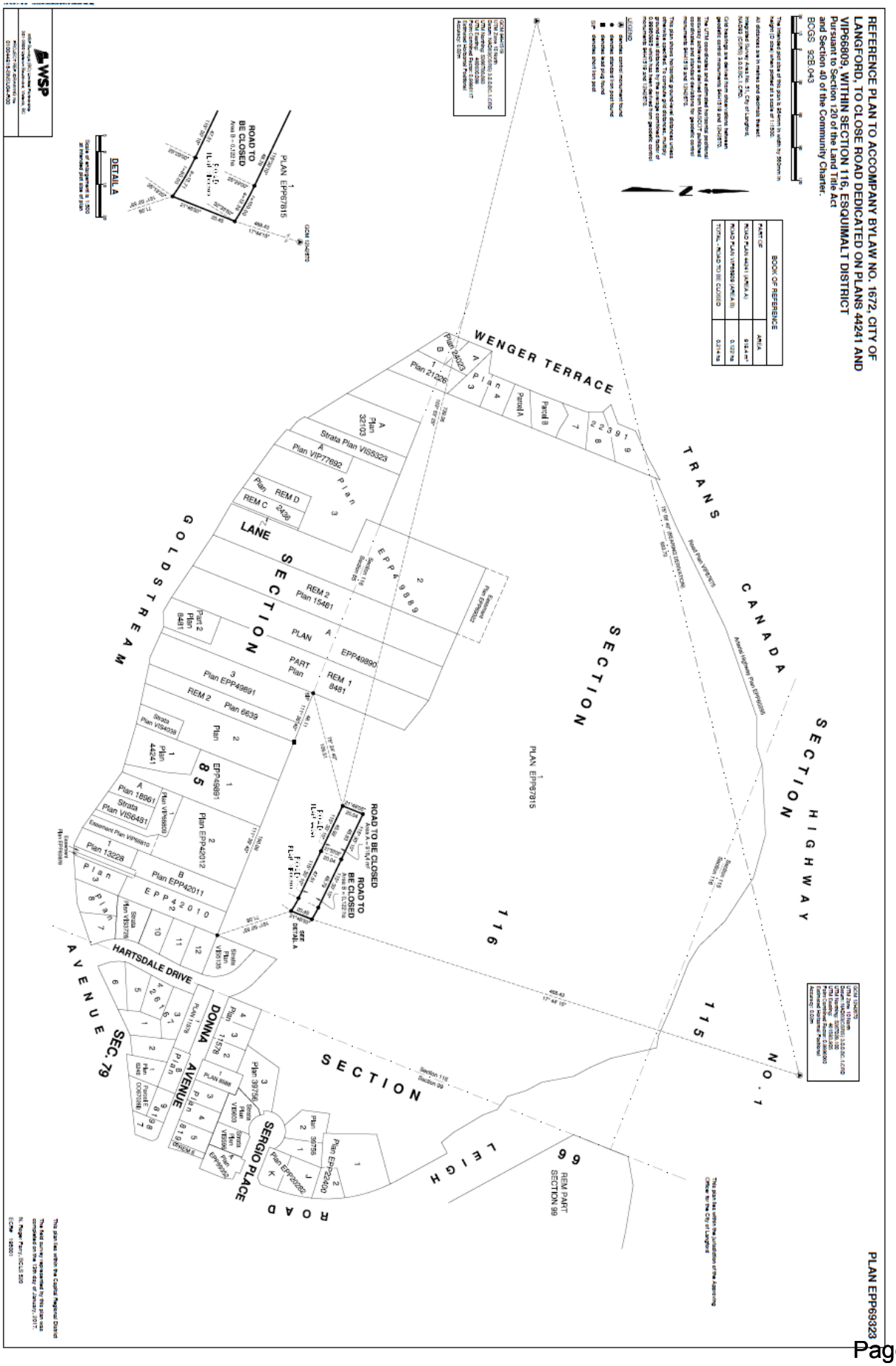
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 5th DAY OF APRIL, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**April 18, 2017**
Department:	**Planning**
Application No.:	**Z16-0025**
Subject:	**Bylaw No. 1676, Application to amend the text within the Business Park 1A (BP1A – Millstream Road East) zone to permit personal service businesses on the property at 2401 Millstream Road.**

At their Regular Meeting of February 20th 2017, Council passed the following resolution with respect to the property at 2401 Millstream Road:

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.*

COMMENTS

Council has not requested any additional conditions be carried out prior to consideration of Bylaw Adoption, so they may wish to do so at this time.

Bylaw No. 1200 was signed by the Minister of Transportation on 6 April 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1676; or

2. Take no action at this time with respect to Bylaw No. 1676;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
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

:lhm

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 3rd day of April, 2017.

READ A SECOND TIME this 3rd day of April, 2017.

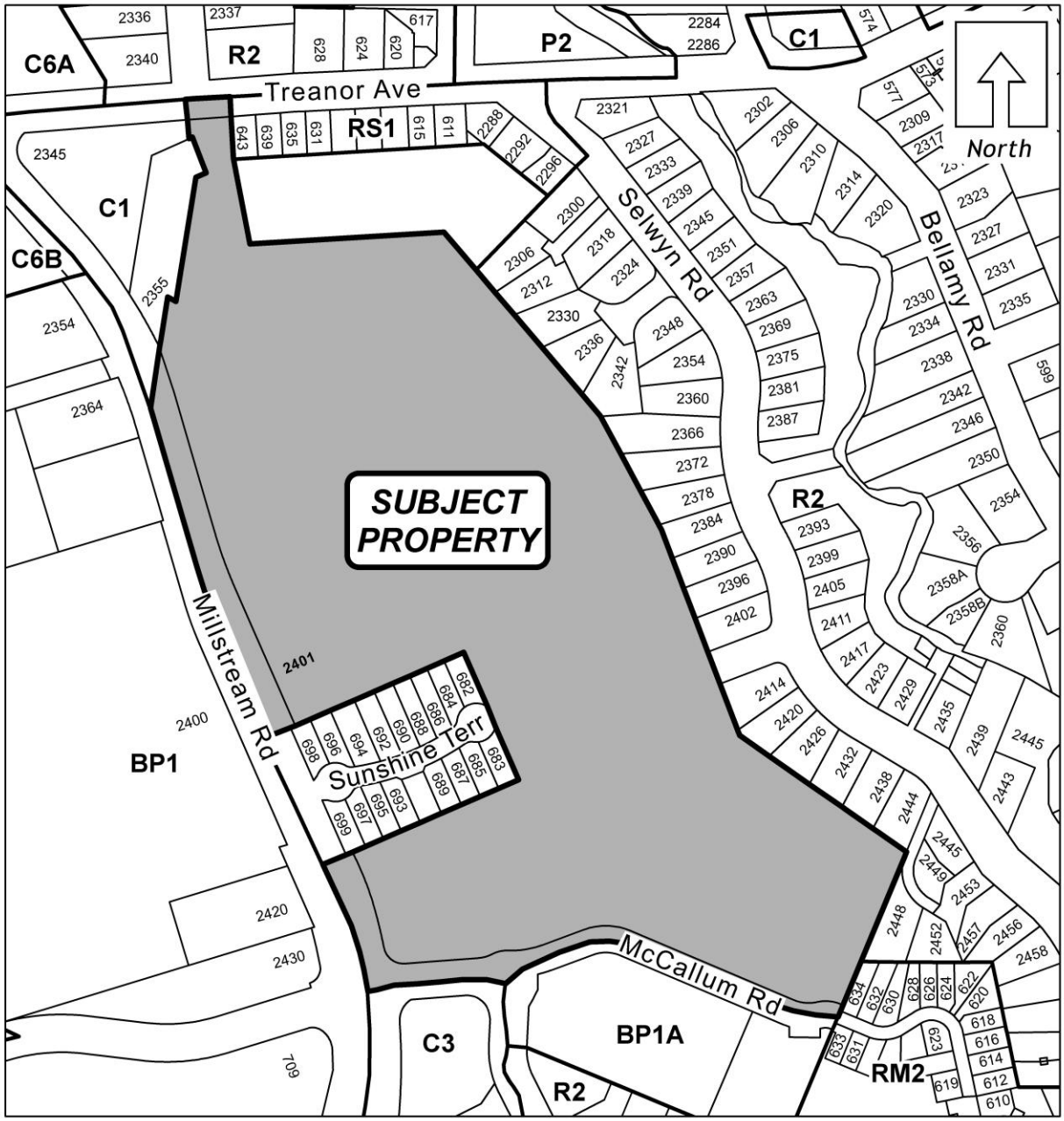
READ A THIRD TIME this 3rd day of April, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 6th day of April, 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. 1679

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 **RS1 (Residential Small Lot 1) Zone** the properties legally described as LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565; PID No.: 018-036-759 (592 Phelps Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing Section 6.23.02(1) with the following: "No lot having and area less than 850 m² (9,150 ft²) may be created by subdivision in the Residential Small Lot (RS1) Zone."

3. By replacing Section 6.23.02(2)(a)(b)(c) with the following: "Notwithstanding Subsection 6.23.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the lot size for subdivision of lots for a one-family dwelling use may be 370 m² (4,000 ft²) if the owner of the land proposed to be subdivided:

   (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. 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)
RS1	1679	LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565 (592 Phelps Ave)	a) $3,960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

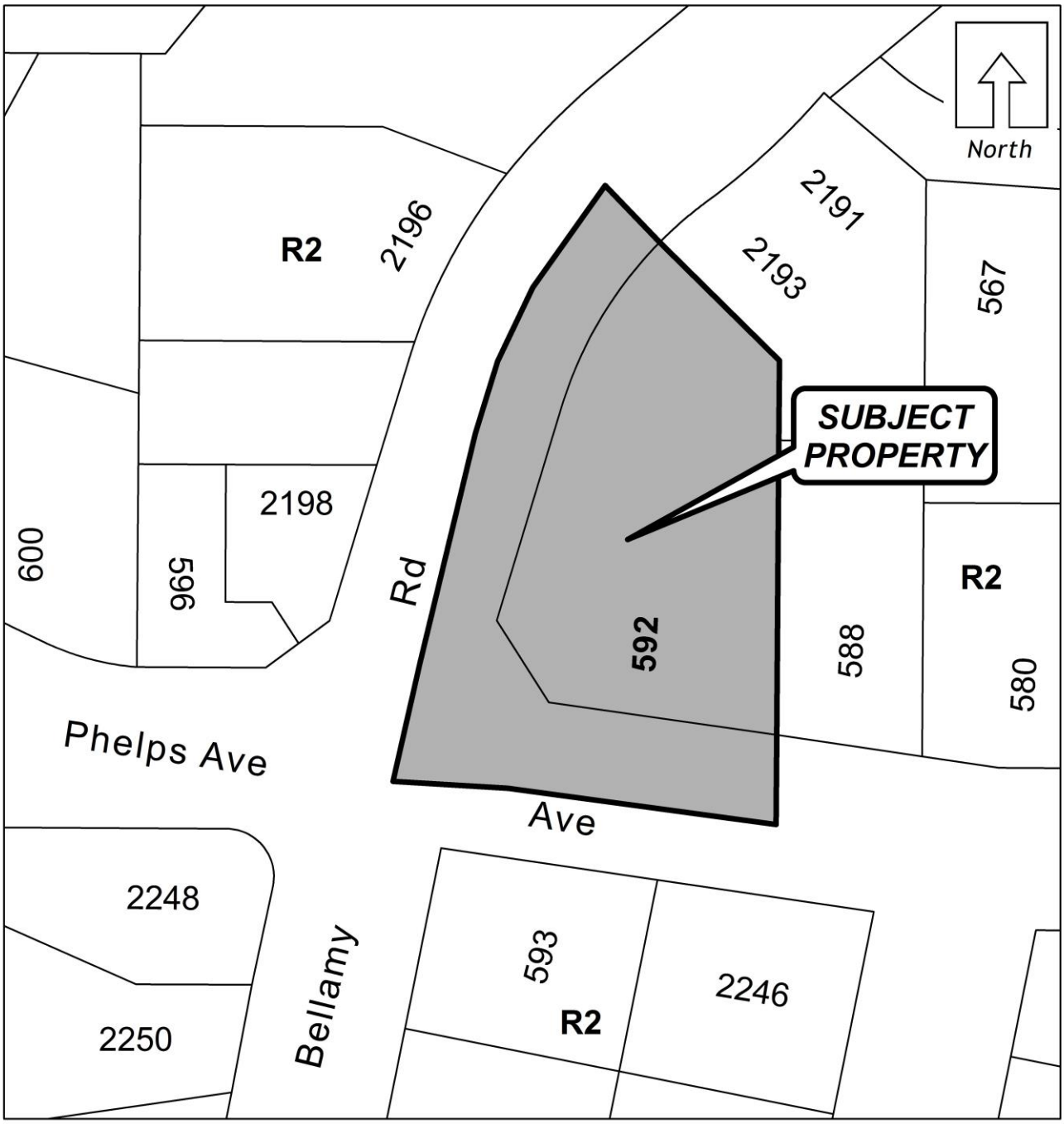
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1679

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1679

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/1/2017

CITY OF LANGFORD
BYLAW NO. 1684

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 to Section 6.70.01(5) and re-numbering subsequent subsections accordingly:

"(5) community care facilities, where the care provided is for adults and where none of those in care, or providing care, reside at the property;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 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

CITY OF LANGFORD
BYLAW NO. 1685

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 to Section 1.01.01: "**Licensed Premises** means land, buildings or structures licensed pursuant to the *Liquor Control and Licensing Act*, but does not include a Liquor Store or a retail store where bottle or canned alcoholic beverages are sold in conjunction with another retail use.";

2. By adding the following as subsection 6.43.08(1): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

3. By adding the following as subsection 6.43A.03(5): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

4. By adding the following as subsection 6.56.03(6): "a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

5. By adding the following as subsection 6.64.09(1): "retail sales of wine" is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;"

6. By adding the following as subsection 6.91.01(1)(t) and renumbering subsequent subsections accordingly: "liquor stores";

7. By adding the following as subsection 6.41.01(19) and renumbering subsequent sections accordingly: "liquor stores";

8. By adding the following as subsection 6.44.01(14) and renumbering subsequent sections accordingly: "liquor stores";

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".

READ A FIRST TIME this 20th 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.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1687

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2017 – 2021

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

1. Schedule "A" attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2017 – 2021

2. Schedule "B" attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.

3. This bylaw may be cited for all purposes as "City of Langford 2017-2021 Financial Plan Bylaw No. 1687, 2017".

READ A FIRST TIME this day of April, 2017.

READ A SECOND TIME this day of April, 2017.

READ A THIRD TIME this day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule "A"

Bylaw No. 1687

Consolidated Financial Plan 2017-2021

	2017	2018	2019	2020	2021
REVENUES:					
External Revenues					
Development Fees					
Development Cost Charges	$ 3,923,200	$ 1,712,500	$ 2,452,500	$ 1,552,500	$ 1,002,500
Developer Contributions	13,406,300	1,500,000	-	150,000	900,000
Other Capital Contributions	2,209,900	-	-	-	-
Development Fees Total	19,539,400	3,212,500	2,452,500	1,702,500	1,902,500
Municipal Property Taxes	26,755,200	29,264,844	31,792,579	34,237,782	36,598,863
Parcel Taxes	1,542,100	1,990,500	1,953,000	2,021,800	2,079,800
Fees and Charges	7,138,800	7,235,300	7,178,400	6,790,800	6,826,900
Interest	388,200	396,000	403,000	411,000	418,000
Grants From Other Governments	15,582,600	3,849,400	2,403,500	2,518,800	2,536,500
Other Sources	1,864,500	1,866,488	1,841,600	1,953,700	1,955,900
Total External Revenues	72,810,800	47,815,032	48,024,579	49,636,382	52,318,463
EXPENDITURES:					
External Expenditures					
Operating Expenditures	35,065,000	36,591,032	37,978,879	39,296,082	40,876,163
Interest Payments on Debt	731,700	810,300	788,000	851,600	906,300
Capital Expenditures	44,762,600	10,146,300	5,996,300	6,186,300	4,486,300
Total External Expenditures	80,559,300	47,547,632	44,763,179	46,333,982	46,268,763
CHANGE IN NET FINANCIAL POSITION	**(7,748,500)**	**267,400**	**3,261,400**	**3,302,400**	**6,049,700**
OTHER REVENUES:					
Borrowing Proceeds	5,035,000	750,000	750,000	750,000	33,800
OTHER EXPENDITURES:					
Principal Payments on Debt	2,326,600	2,157,900	1,632,000	1,655,800	1,652,700
TOTAL REVENUES LESS EXPENDITURES	-$ 5,040,100	-$ 1,140,500	$ 2,379,400	$ 2,396,600	$ 4,430,800
INTERNAL TRANSFERS:					
Transfer from Reserve Funds					
Affordable Housing	10,800	11,100	11,400	11,700	12,000
Capital Works & Equipment	$ 3,095,400	$ 2,435,000	$ 1,450,000	$ 2,130,000	$ 1,400,000
Equipment Replacement	837,500	110,000	260,000	-	140,000
Parks & Open Space	700,000	700,000	-	-	-
Park Improvement	-	-	-	-	-
Sidewalk Capital	100,000	-	-	-	-
Police Building Capital	160,800	33,800	-	33,800	-
General Amenity	1,697,300	1,007,600	807,900	623,700	524,000
Transfer from Reserve Fund Total	6,601,800	4,297,500	2,529,300	2,799,200	2,076,000
Less: Transfer to Reserve and Capital Funds					
Reserves:					
Police Building Capital	14,500	5,000	15,300	11,200	7,200
Capital Works & Equipment	1,335,600	1,665,600	1,835,000	2,105,000	2,405,000
Equipment Replacement	650,000	650,000	700,000	800,000	850,000
Infrastructure Sustainability	175,000	828,000	1,575,000	1,835,000	2,300,000
General Capital Fund	118,000	118,000	118,000	118,000	118,000
	2,293,100	3,266,600	4,243,300	4,869,200	5,680,200
Transfers from(to) Surplus	1,100,000	500,000	200,000	200,000	200,000
Transfers from(to) Reserve Accounts	(368,600)	(390,400)	(865,400)	(526,600)	(1,026,600)
TOTAL INTERNAL TRANSFERS	$ 5,040,100	$ 1,140,500	-$ 2,379,400	-$ 2,396,600	-$ 4,430,800

Schedule "B"

Bylaw No. 1687

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions

	2017		2018		2019		2020		2021	
	($'000s)	%	($'000s)	%	($'000s)	%	($'000s)	%	($'000s)	%
Property Taxes	26,755	34%	29,265	60%	31,793	64%	34,238	67%	36,599	70%
Parcel Charges	1,542	2%	1,991	4%	1,953	4%	2,022	4%	2,080	4%
Fees	7,139	9%	7,235	15%	7,178	15%	6,791	13%	6,827	13%
Other Sources	37,375	49%	9,325	19%	7,101	15%	6,585	14%	6,813	13%
Proceeds From Borrowing	5,035	6%	750	2%	750	2%	750	1%	34	0%
	77,846	100%	48,566	100%	48,775	100%	50,386	99%	52,353	100%

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

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Schedule "B" Continued
Revenue and Property Tax Disclosure

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

The table below presents tax revenue and tax rates based on the 2017 Revised Assessment Roll:

Property Tax Distribution

Property Class	Taxation Revenue		Net Taxable Assessed Value		Tax Rate	Multiple
	($'000s)	%	($'000s)	%	($/1000)	(Rate/Res. Rate)
1. Residential	16,621	63.3%	6,100,510	83.66%	2.7246	1.00
2. Utility	147	0.6%	7,314	0.10%	20.1621	7.40
3. Supportive Housing	-	0.0%	-	0.00%	2.7246	1.00
4. Heavy Industry	-	0.0%	-	0.00%	8.7459	3.21
5. Light Industry	239	0.9%	28,265	0.39%	8.4463	3.10
6. Business/Other	9,203	35.0%	1,144,948	15.70%	8.0376	2.95
7. Managed Forest	-	0.0%	147	0.00%	2.7246	1.00
8. Rec./Non-Profit	37	0.1%	11,312	0.16%	3.2832	1.21
9. Farm	-	0.0%	142	0.00%	2.7246	1.00
	26,247		7,292,638			

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes. In 2017 Council has embarked on a 10-year program to reduce the burden of business properties by reducing the multiple by 0.05 each year so that by 2026 the business multiple will be 2.5

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants a five-year or 10-year exemption for eligible buildings. An exemption certificate was issued for one property in 2011 for which the exemption expires in 2021

CITY OF LANGFORD

BYLAW NO. 1688

A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2017.

WHEREAS, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2017:

    a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
    b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
    c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 1688, 2017."

READ A FIRST time on this day of April, 2017.

READ A SECOND time on this day of April, 2017.

READ A THIRD time on this day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford

Schedule 'A' to Bylaw 1688

2017 Tax Rates (Dollars of Tax Per $1000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.7246	0.5976	0.2592
Utilities	2	20.1621	4.4222	0.9072
Major Industry	4	8.7459	1.9183	0.8813
Light Industry	5	8.4463	1.8526	0.8813
Business/Other	6	8.0376	1.7629	0.6350
Managed Forest	7	2.7246	0.5976	0.7776
Recreational/Non Profit	8	3.2832	0.7201	0.2592
Farm	9	2.7246	0.5976	0.2592

CITY OF LANGFORD

BYLAW NO. 1689

A BYLAW TO AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE DEVELOPMENT COST CHARGE RESERVE FUND.

WHEREAS Council of the City of Langford has established and accumulated development cost charge reserves for road, drainage, parkland acquisition and parkland improvements

AND WHEREAS the Council deems that it is expedient and desirable that the City of Langford perform road, park and drainage improvements;

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

1. The expenditure of up to $106,000 from the Development Cost Charge Road Reserve Fund is hereby authorized for South West Quadrant Interchange Ramp; and

2. The expenditure of up to $27,600 from the Development Cost Charge Drain Reserve Fund is hereby authorized for Willing Storm Drain; and

3. The expenditure of up to $1,256,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Re-alignment of Leigh/Goldstream Intersection; and

4. The expenditure of up to $31,500 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Millstream Overpass; and

5. The expenditure of up to $492,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum Road Connector; and

6. The expenditure of up to $97,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for West Shore Parkway Extension; and

7. The expenditure of up to $38,500 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Disability and Access Improvements; and

8. This Bylaw may be cited as the “Development Cost Charge Reserve Fund Expenditure Bylaw No. 1689, 2016”.

READ A FIRST TIME this 18th day of April, 2017.

READ A SECOND TIME this 18th day of April, 2017.

READ A THIRD TIME this 18th day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1691

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 subsection 6.99.04(c);

This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 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

City of Langford
www.cityoflangford.ca

April 18th, 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 information about an identifiable individual, land disposition, potential provision of a new service and litigation under Section 90 (1) (a) (e) (g) and (k) of the Community Charter.
b) That Council continues the meeting in closed session.

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