

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, June 19th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
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PUBLIC HEARING
Monday, 19 June 2017

Bylaw No. 1702
File No. Z17-0014

*A Bylaw to Rezone 731 Station Ave from the RM3
(Apartment) to MU1A (Mixed- Use Residential
Commercial) Zone to allow a 55-unit, non-profit housing
development with 600m² of commercial office space*

**CITY OF LANGFORD
BYLAW NO. 1702**

**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 **RM3 (Apartment) Zone** and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443; PID No.: 005-500-907 (731 Station Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as Section 6.51A.05 (5): “Despite article (2), the lot coverage of all buildings and structures on the property legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443, PID 005-500-907, (731 Station Avenue) may be less than 50%.”
3. 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)
MU1A	1702	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443 (731 Station Ave)	a) \$610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$1,525 per dwelling unit towards the General Amenity Reserve Fund.	Yes, Column 5 of Table 2 only

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017”.

READ A FIRST TIME this 15th day of May, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

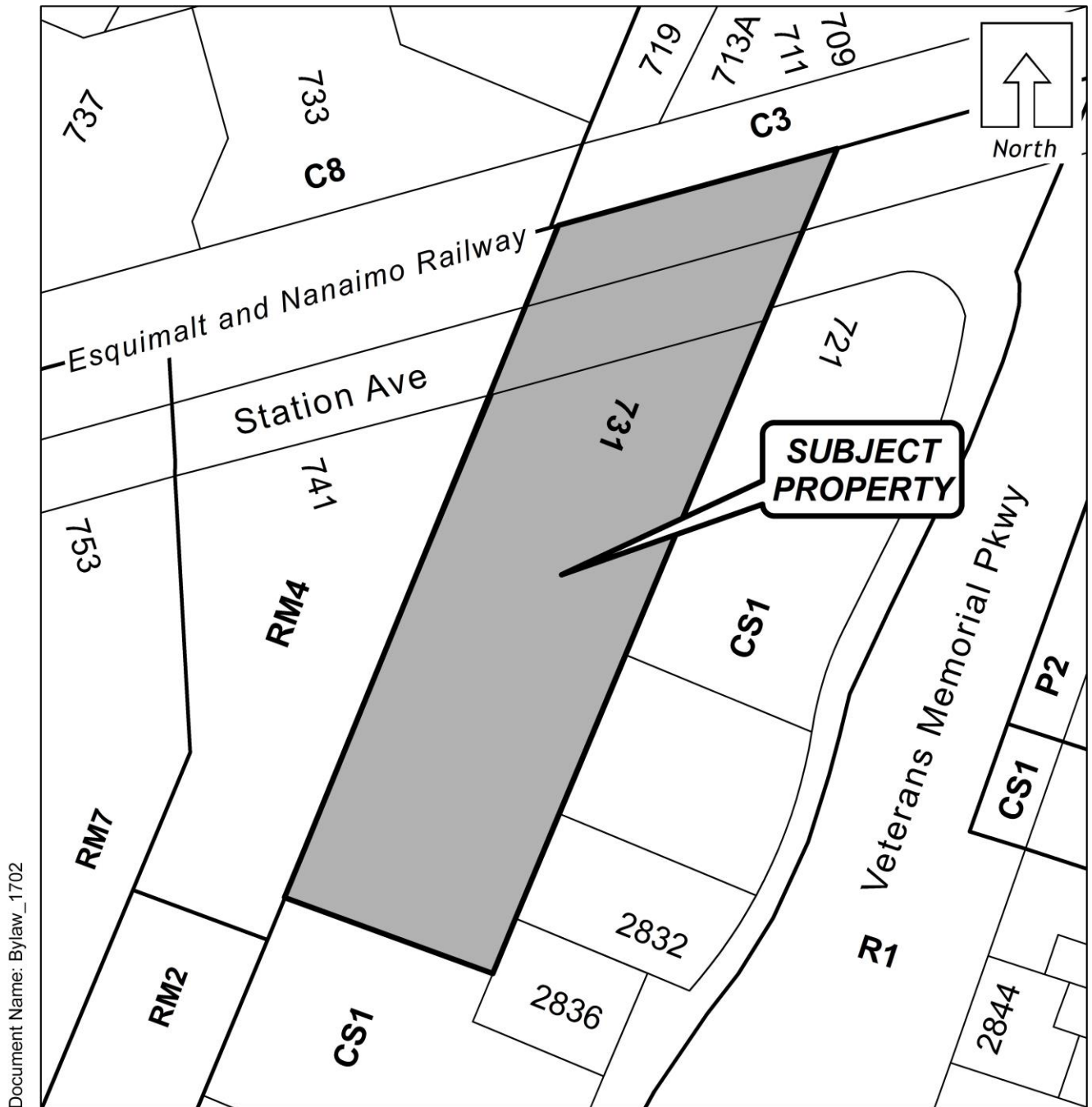
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1702

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/1/2017



NOTICE OF PUBLIC HEARING

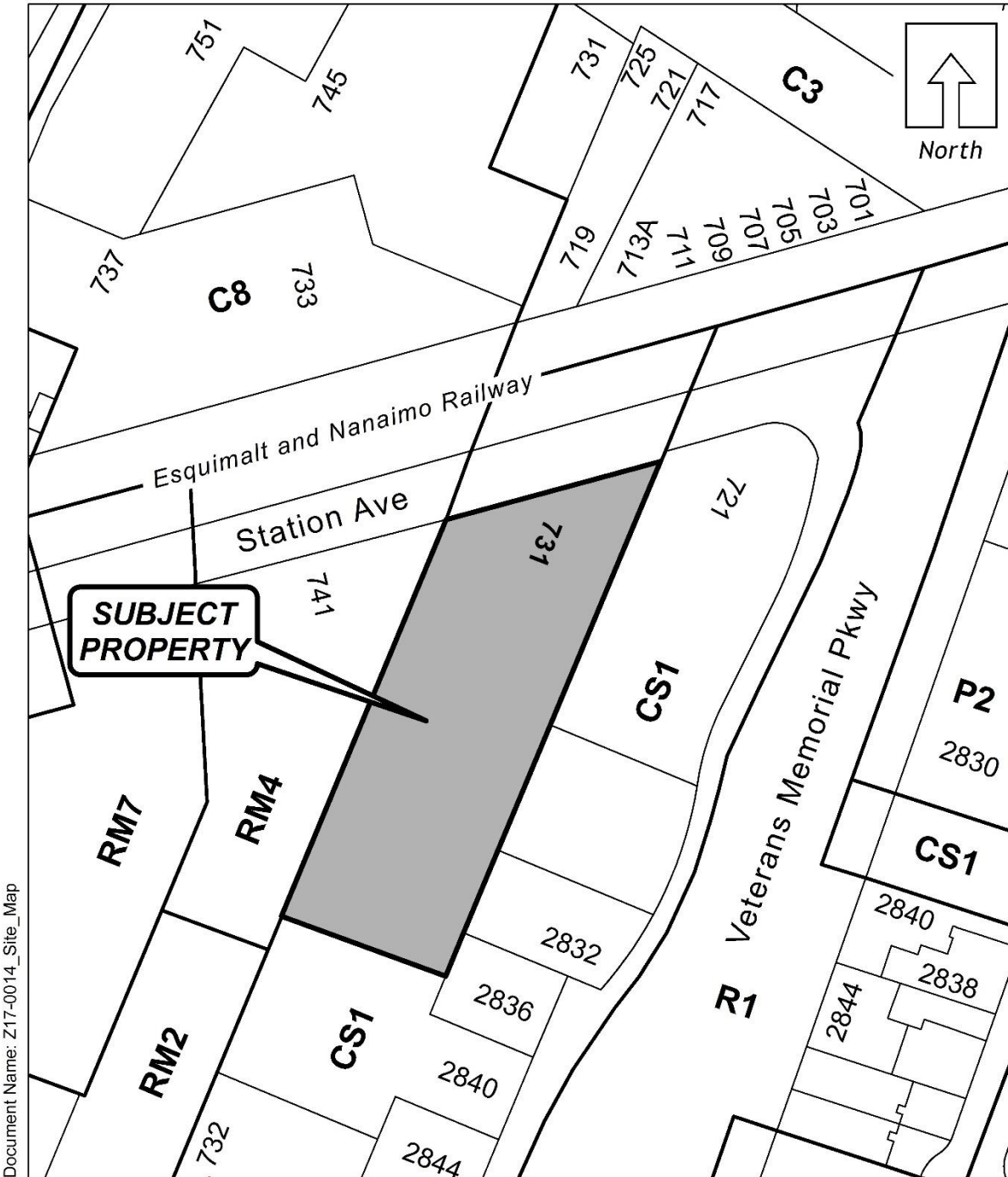
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1702. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 19 June 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	731 Station Ave	
File	Z17-0014	Bylaw Number: 1702
Official Community Plan	Current: City Centre	
Zoning	Current: RM3 (Apartment)	Proposed: MU1A (Mixed-Use Residential Commercial)
Proposal	To permit a non-profit development consisting of approximately 55 apartment units and 600m ² of commercial office space.	

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, 5 June 2017 to Thursday, 19 June 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

**REZONING BYLAW AMENDMENT
(Z17-0014)
731 Station Ave**



Document Name: Z17-0014_Site_Map

Scale: N.T.S.

Last Revised: 3/31/2017

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LETTERS

Public continues to worry about speeders

Re: Speeding worries Lagoon-area residents (Letters, May 26)

I continue to read in the *Goldstream Gazette* about speeding all around Langford. I not only read it but I see it, why isn't something being done about this?

Do RCMP not hand out tickets for speeding, I guess if you aren't watching for them you wouldn't know that.

Maybe we need to increase our number of officers in Langford, I don't mind one bit paying more taxes to accomplish this.

I have talked to our municipal hall about the speeders going up Langford Lake Road at 60 km/h

and more in a 30 km/h zone, right past Belmont secondary and a residential area.

I am going to purchase the small plastic little man with the slow sign on it and put two of them on Langford Lake Road, one half way up the hill and one at Clearwater Road.

If the RCMP and town hall won't do anything maybe the residents should.

And it's not only going on in Westhills but I see it all over Langford. I moved here four years ago and cannot get over the drivers that speed. Like Ian Preston said in his letter May 24th, heaven knows what the traf-

fic will be like when the Westshore Parkway is put through to Highway 1. Langford builds and builds but does nothing about the traffic.

Sorry Stew Young, but that is the truth.

Karol Sanderson
Langford

Where are the police on the West Shore

Re: Show respect for Lagoon area residents (Letters, May 31)

Susan MacDonald's letter raises in my mind the question "Where are the police?"

MacDonald says they are there sometimes. I think that police

repeatedly in the face of the deliberately dangerous drivers is the only thing that will stop them. Typically they are skilled at spotting police, so I recommend police be on foot lounging behind trees and in corners.

From my observations in Esquimalt and Saanich I say that speed bumps and other "traffic calming" schemes will not work - off-roader wannabes and road-racer wannabes view them as a fun challenge.

I ask Ms. MacDonald and all readers if they will develop and vote for candidates who will do government's duty to protect individuals, instead of wasting

money on cutesiness like the fake stonework on Wale Road.

The current mayor and majority of council won't - and have claimed Colwood could not afford more policing. The next municipal election is only a year and a half away.

PS: I think more police feet on the street would increase apprehension of drunk drivers earlier.

I think that some deliberately dangerous drivers will go on to theft, rape and murder because the underlying mentality is the same.

Keith Sketchley
Saanich

Trudeau falling short on international aid election promises

How many people have sheepishly admitted that President George Bush is starting to look good under the circumstances?

North of the border, we can hardly make the same comparison, however, when it comes to international aid, Stephen Harper might outshine Justin Trudeau's Liberals.

While Mr. Trudeau is happy to pose with Malala Youfsafsai and offer honorary citizenship, his government is certainly not doing much by way of international aid for countries that need a boost to escape the cycle of poverty.

It is well documented that when girls are educated, they make better decisions for

their families, which in turn betters their communities and their countries.

Canadians have repeatedly expressed that they care deeply about the role that Canada plays on the international stage and Malala Youfsafsai specifically asked that we take a leadership role in helping girls become educated.

Prime Minister Justin Trudeau is starting to fall short on his campaign promises.

The oft-quoted "We're back" is losing the significance that it had when first quoted

Connie Lebeau,
Victoria

Letters

The *Goldstream News Gazette* welcomes your opinions and comments.

Letters to the editor should discuss issues and stories that have been covered in the pages of the *Gazette*. Please keep letters to less than 300 words.

The *Gazette* reserves the right to edit letters for style, legality, length and taste. The *Gazette* will not print anonymous letters.

Please enclose your municipality of residence. Send your letters to:

■ **Email:** editor@goldstreamgazette.com

■ **Mail:** Letters to the Editor, *Goldstream News Gazette*, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3

Comments can also be made online at goldstreamgazette.com.



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1702. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 June 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.

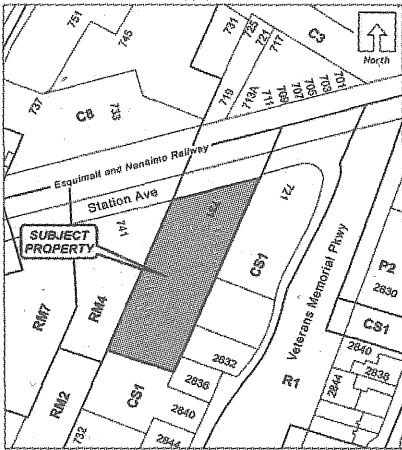
Proposal: The purpose of Bylaw No. 1702 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1702 from the RM3 (Apartment) Zone and to the MU1A (Mixed-Use Residential Commercial) Zone to allow a non-profit development consisting of approximately 55 apartment units and 600m2 of commercial office space.

Applicant: Heather Rock, M'akola Development Services

Location: The land that is the subject of Bylaw No. 1702 is 731 Station 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, 5 June 2017 to Monday, 19 June 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



NORTH LANGFORD
RECREATION CENTRE



SUNRISE YOGA

Start your day off right with our energizing sunrise yoga class (it's better than coffee!)

Our new and fabulous instructor Heidi Mois who has over 20 years experience in the health and wellness industry will be leading you for this amazing summer-time class!

Every Friday Starting June 2nd
7:45-8:45am

CALL 250-391-3758 TO SIGN UP

- iv. That advisory notes be written to provide future owners with the understanding that lands with the Agricultural Land Reserve (ALR) are located in close proximity to the development, and that the South Vancouver Island Rangers gun range is located within approximately 700 m (2,297 ft) of the development, and that both may generate general nuisances;
- e) Direct staff to proceed with consideration of the requested lot width variances through a Development Variance Permit application, to be submitted by the applicant.

CARRIED.

- d) Application to rezone 731 Station Avenue from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit, non-profit housing development with 600m² of commercial office space.**
- Staff Report (Planning Z17-0014)

MOVED BY: D. Horner
SECONDED: M. Hall

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

1. Give Bylaw No. 1702 First Reading as presented to amend the zoning designation of the property located at 731 Station Avenue from the RM3 (Apartment) zone to the MU1A (Mixed-Use Residential Commercial) zone subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Public Hearing**, a plan demonstrating full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering to determine if any road dedication is required and if any further frontage works will be required as a condition of rezoning.
 - b) That the applicant provides, **prior to bylaw adoption**, road dedication (if determined to be required);
 - c) That the applicant provides, **prior to bylaw adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;
 - ii. That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and
 - iii. That any frontage improvements required in accordance with Bylaw No. 1000 be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit.
2. Remove the minimum lot coverage requirements of the MU1A zone for the subject property;

3. Waive all required amenity contributions and application fees charged by the City of Langford to allow the 55 unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years; and
4. Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years and subject to the commercial space being continuously leased to a not-for-profit organization.

CARRIED.

**e) Application to Rezone 3130 Jacklin Road from R2 (Residential One and Two Family) zone to RM7A (Medium Density Apartment A) zone.
- Staff Report (Planning Z17-0013)**

MOVED BY: A. Creuzot

SECONDED: K. Sheldrake

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

1. Give Bylaw 1692 First Reading as presented to amend the zoning designation of the property located at 3130 Jacklin Road from R2 (One and Two family dwelling) to RM7A (Medium Density Apartment A) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval or building permit issuance whichever is first:
 - i. \$640.50 towards the General Amenity Reserve Fund;
 - ii. \$152.50 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to **Public Hearing** of the bylaw, the following:
 - i. A Traffic Study to the satisfaction of the Director of Engineering;
 - c) That the applicant undertakes public consultation prior to Public Hearing;
 - d) That the applicant registers a road dedication plan, to the satisfaction of the Director of Engineering, **prior to Bylaw Adoption**.
 - 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:

- iv. That advisory notes be written to provide future owners with the understanding that lands with the Agricultural Land Reserve (ALR) are located in close proximity to the development, and that the South Vancouver Island Rangers gun range is located within approximately 700 m (2,297 ft) of the development, and that both may generate general nuisances;
- e) Direct staff to proceed with consideration of the requested lot width variances through a Development Variance Permit application, to be submitted by the applicant.

CARRIED.

4. Application to rezone 731 Station Avenue from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit, non-profit housing development with 600m2 of commercial office space.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give Bylaw No. 1702 First Reading as presented to amend the zoning designation of the property located at 731 Station Avenue from the RM3 (Apartment) zone to the MU1A (Mixed-Use Residential Commercial) zone subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Public Hearing**, a plan demonstrating full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering to determine if any road dedication is required and if any further frontage works will be required as a condition of rezoning.
 - b) That the applicant provides, **prior to bylaw adoption**, road dedication (if determined to be required);
 - c) That the applicant provides, **prior to bylaw adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;
 - ii. That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and
 - iii. That any frontage improvements required in accordance with Bylaw No. 1000 be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit.
2. Remove the minimum lot coverage requirements of the MU1A zone for the subject property;

3. Waive all required amenity contributions and application fees charged by the City of Langford to allow the 55 unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years; and
4. Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years and subject to the commercial space being continuously leased to a not-for-profit organization.

CARRIED.

5. Application to Rezone 3130 Jacklin Road from R2 (Residential One and Two Family) zone to RM7A (Medium Density Apartment A) zone.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council:

1. Give Bylaw 1692 First Reading as presented to amend the zoning designation of the property located at 3130 Jacklin Road from R2 (One and Two family dwelling) to RM7A (Medium Density Apartment A) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval or building permit issuance whichever is first:
 - i. \$640.50 towards the General Amenity Reserve Fund;
 - ii. \$152.50 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to **Public Hearing** of the bylaw, the following:
 - i. A Traffic Study to the satisfaction of the Director of Engineering;
 - c) That the applicant undertakes public consultation prior to Public Hearing;
 - d) That the applicant registers a road dedication plan, to the satisfaction of the Director of Engineering, **prior to Bylaw Adoption**.
 - 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:

- f) BYLAW NO. 1692**
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1692 First Reading.

CARRIED.

- g) BYLAW NO. 1693**
"City of Langford Development Procedures, Amendment Bylaw No. 17, 2017".
(FIRST SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1693 First, Second and Third Reading.

CARRIED.

- h) BYLAW NO. 1694**
"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1694 First Reading.

CARRIED.

- i) BYLAW NO. 1702**
"Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1702 First Reading.

CARRIED.



**Staff Report
to
Planning, Zoning and Affordable Housing Committee**

Date: May 8, 2017
Department: Planning
Application No.: Z17-0014
Subject: Application to rezone 731 Station Ave from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit, non-profit housing development with 600m² of commercial office space

PURPOSE

Heather Rock of M'akola Development Services is applying on behalf of the M'akola Housing Society to rezone 731 Station Avenue from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit non-profit housing development. The development anticipates two phases construction, the first being a 55-unit, six storey apartment building with ground floor commercial, and the second being another residential apartment building with the size and scope undetermined at this time.

BACKGROUND

PREVIOUS APPLICATIONS

Prior to Langford's incorporation, the Capital Regional District rezoned the subject property and issued a Development Permit to allow for a 17-unit non-profit townhouse development.

Table 1: Site Data

<i>Applicant</i>	Heather Rock	
<i>Owner</i>	Makola Housing Society	
<i>Civic Address</i>	731 Station Road	
<i>Legal Description</i>	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443	
<i>Size of Property</i>	6,413m ²	
<i>DP Areas</i>	Multi-Family Form and Character	
<i>Zoning</i>	Existing: RM3	Proposed: MU1A
<i>OCP Designation</i>	Existing: City Centre	Proposed: no change

SITE AND SURROUNDING AREA

The subject property is located on the south side of Station Ave, between Veterans Memorial Parkway and Phipps Rd. The E&N rail/trail corridor is directly north of the subject property, and a four-storey apartment building resides to the west. Vacant commercial land exists to the south and to the east are several commercial buildings on Millstream Rd.

The subject property currently contains five blocks of two-storey townhouses (containing 17 units), accessory buildings and communal outdoor amenity space. These units are currently operated by M'akola Housing society within their subsidized rental portfolio. If this application is approved, the applicant intends to proceed with construction of phase 1 of the development.

Figure 1 – Orthophoto Map



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	C3	E&N Rail corridor (directly north)
<i>East</i>	CS1	Commercial
<i>South</i>	CS1	Commercial
<i>West</i>	RM4	Apartment

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

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

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

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

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

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

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

DEVELOPMENT PERMIT AREAS

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

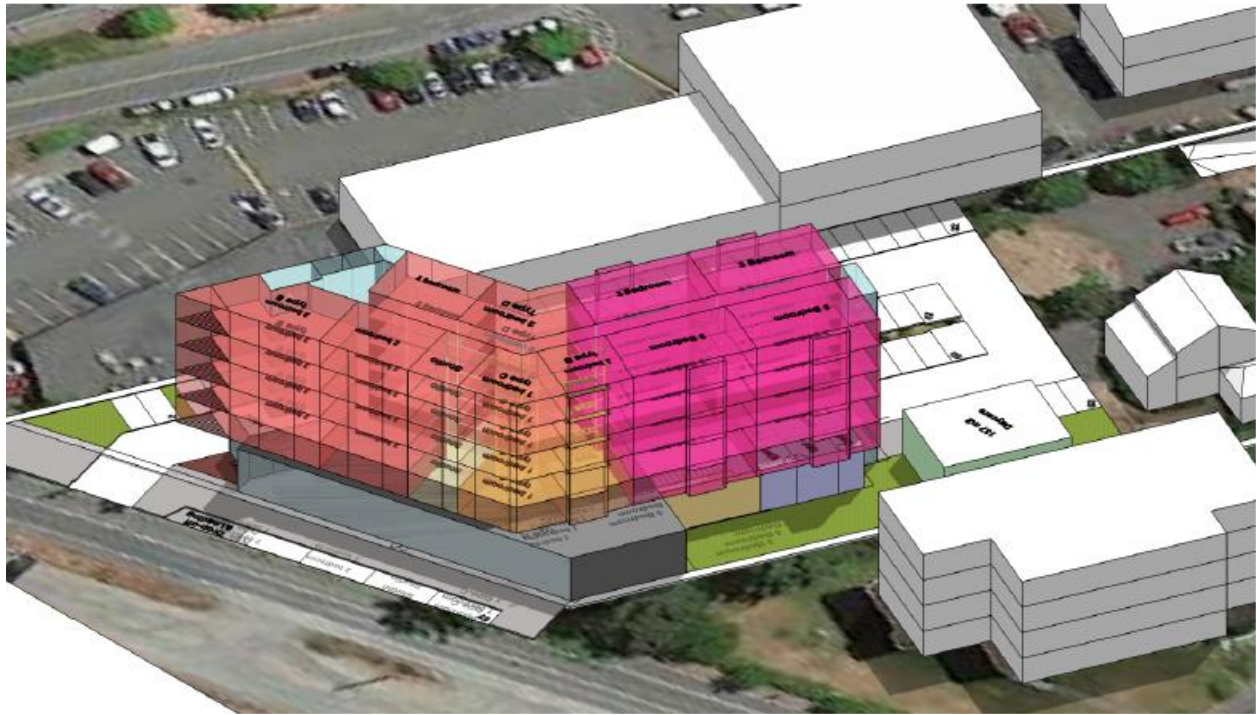
COMMENTS

DEVELOPMENT PROPOSAL

As noted, the applicant wishes to redevelop the existing 17 townhouses into a 55-unit, six storey apartment building with 600m² of ground floor commercial. The dwelling units will consist of a mix of studios, one, two and three bedroom units. At some point in the future a second phase of residential development may be considered but at this time the size and scope are undetermined.

As shown in Figure 2 below, the applicant has provided a basic concept at this time and detailed drawings are being proposed at the time of Development Permit.

Figure 2 – Station Avenue Massing/Siting of the 55 unit Mixed-Use Building



As noted, the timeline for Phase 2 has not yet been determined. Phase 2 is expected to result in the redevelopment of the back third of the subject property to allow for the construction of another not-for-profit residential building.

Table 3: Proposal Data

	Permitted by RM3 (Current Zoning)	Permitted by MU1A
<i>Permitted Use</i>	• Apartment • Attached Housing/Townhouse; and • Related accessory uses	• Apartments • Attached Housing/Townhouse • Business service establishments • Office • Personal Service Establishment • Preschool • Restaurant • Retail Store • Related accessory uses
<i>Density (FAR and/or min. lot size)</i>	• One dwelling unit per 200 m2 of lot area; • FAR of 1, which may be increased to 1.25 if 75% of the parking is provided underground	2 FAR (this may increase to 2.5 if underground parking is provided)
<i>Height</i>	6 storeys for apartments 9m for townhouses	6 storeys

<i>Site Coverage</i>	35%	Not less than 50% and not more than 90% (applicant proposes a reduction)
<i>Front Yard Setback</i>	7.5m	2m
<i>Interior Side Yard Setback</i>	7.5m	1m for minimum landscaping requirements
<i>Exterior Side Yard Setback</i>	7.5m	n/a
<i>Rear Yard Setback</i>	10m	7.5m

AMENDMENT TO LOT COVERAGE

To maintain affordability, ground level parking for phase 1 is being proposed. Underground parking may be explored for the second phase. As such, the overall lot coverage would be below the 50% minimum lot coverage requirement. As the exact number is unknown at this time, Council may wish to forego the minimum lot coverage requirement by amending the MU1A zone to nil for the subject property.

OFF-STREET PARKING

The applicant will be providing the required parking as per Zoning Bylaw No. 300 as shown below:

For the 55 dwelling units, the applicant will provide 1 parking stall per unit and 5 visitor parking stalls.

For the 600m² of ground floor commercial 1 parking stall pace per 35m² for Professional, Administrative, Business and/or Real Estate Office. This is based on the prospective tenant being *Hulitan Family and Community Services*, which provides professional/administrative social services. All parking stalls and drive aisle dimensions shall meet the requirements of Section 4.01.02 of Zoning Bylaw No. 300.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Along Station Avenue, there is a bike lane on the north side and a sidewalk and boulevard on the south side. Immediately north of Station Avenue is the E & N rail/trail corridor.

While some frontage improvements have already been completed along Station Avenue, all required works are not complete. As such, Council may wish to have the applicant prove out the full frontage requirements in accordance with Bylaw No. 1000 prior to Public Hearing to determine if any road dedication is required and if any further frontage works will be required as a condition of rezoning.

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

DRIVEWAY LENGTH

The applicant will be required to demonstrate that the new internal driveway meets the length and turnaround requirements as per the City's Building Bylaw and Bylaw No. 1000. As detailed plans have not yet been provided, staff are unable to contemplate this at this time.

INFRASTRUCTURE

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

STORMWATER MANAGEMENT

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

NEIGHBOURHOOD CONSULTATION

The developer will be commencing door-to-door canvassing to inform the neighbours in the immediate vicinity about the development proposal. The Planning Department has not yet received any feedback directly from the neighbours.

FINANCIAL CONTRIBUTIONS

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

The City of Langford's Development Cost Charge (DCC) Bylaw permits a 100% reduction on DCC's payable to the City of Langford for not-for-profit rental housing, provided that the developer registers a covenant on title, which restricts the use to not-for-profit rental housing for a period of at least 10 years from the time of building permit. As noted, the applicant intends to continue the use of the property as subsidized, not-for-profit rental housing, albeit at a higher density and different form of housing than is present today.

As part of the recent rezoning for the Pacifica Housing Development at 616 Goldstream Avenue, Council issued the following resolution to help affordability by reducing the following costs:

Waive all required amenity contributions and application fees charged by the City of Langford to allow the 160-unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years AND direct staff to amend the Amenity Contribution Policy and any necessary development application fee bylaws to waive the required amenity contributions and application fees for any subsequent subsidized affordable housing rental development.

As the above noted amendments to the Amenity Contribution Policy and relevant fee bylaws may not be changed prior to this development proceeding to building permit, Council may wish to issue a resolution that the required amenity contributions and application fees for the subject development be waived subject to the applicant provided a Section 219 Covenant securing the development remain as not-for-profit rental housing for at least 10 years.

REQUEST FOR A 10 YEAR TAX EXEMPTION

Council may recall granting the M'akola Housing Society a 10 year permissive tax exemption for improvements and land for their subsidized not-for-profit affordable housing project at 550 Goldstream Avenue. More recently, Council has also agreed to issue a 10 year tax exemption for the Pacifica Housing Development at 616 Goldstream Avenue. As part of this application, the applicants are requesting the same 10 year permissive tax exemption for improvements and land. If Council finds this appropriate, they may wish to agree by issuing a resolution and require the applicant to register a Section 219 covenant on title securing that the development shall remain as not-for-profit rental housing for a 10 year period.

OPTIONS**Option 1**

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

1. Give First Reading to Bylaw No. 1702 to amend the zone of the property located at 731 Station Avenue from the RM3 (Apartment) zone to the MU1A (Mixed-Use Residential Commercial) zone subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Public Hearing**, a plan demonstrating full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering to determine if any road dedication is required and if any further frontage works will be required as a condition of rezoning.
 - b) That the applicant provides, **prior to bylaw adoption**, road dedication (if determined to be required);
 - c) That the applicant provides, **prior to bylaw adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;
 - ii. That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and
 - iii. That any frontage improvements required in accordance with Bylaw No. 1000 be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit.
2. Remove the minimum lot coverage requirements of the MU1A zone for the subject property;
3. Waive all required amenity contributions and application fees charged by the City of Langford to allow the 55 unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years; and

-
4. Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years and subject to the commercial space being continuously leased to a not-for-profit organization.

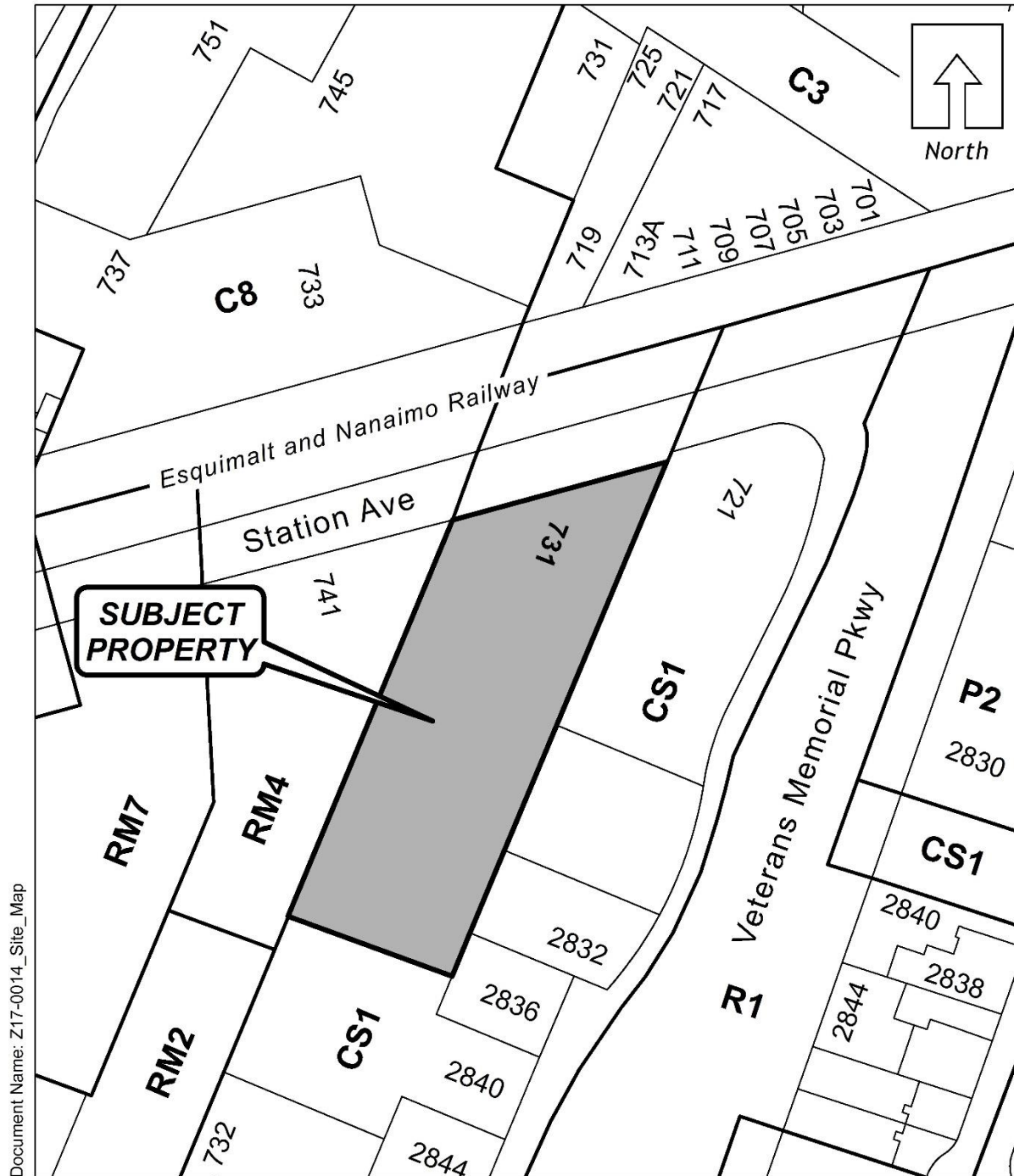
OR Option 2

1. Reject this application for rezoning.
-

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Leah Stohmann, 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

:gl

**REZONING BYLAW AMENDMENT
(Z17-0014)
731 Station Ave**

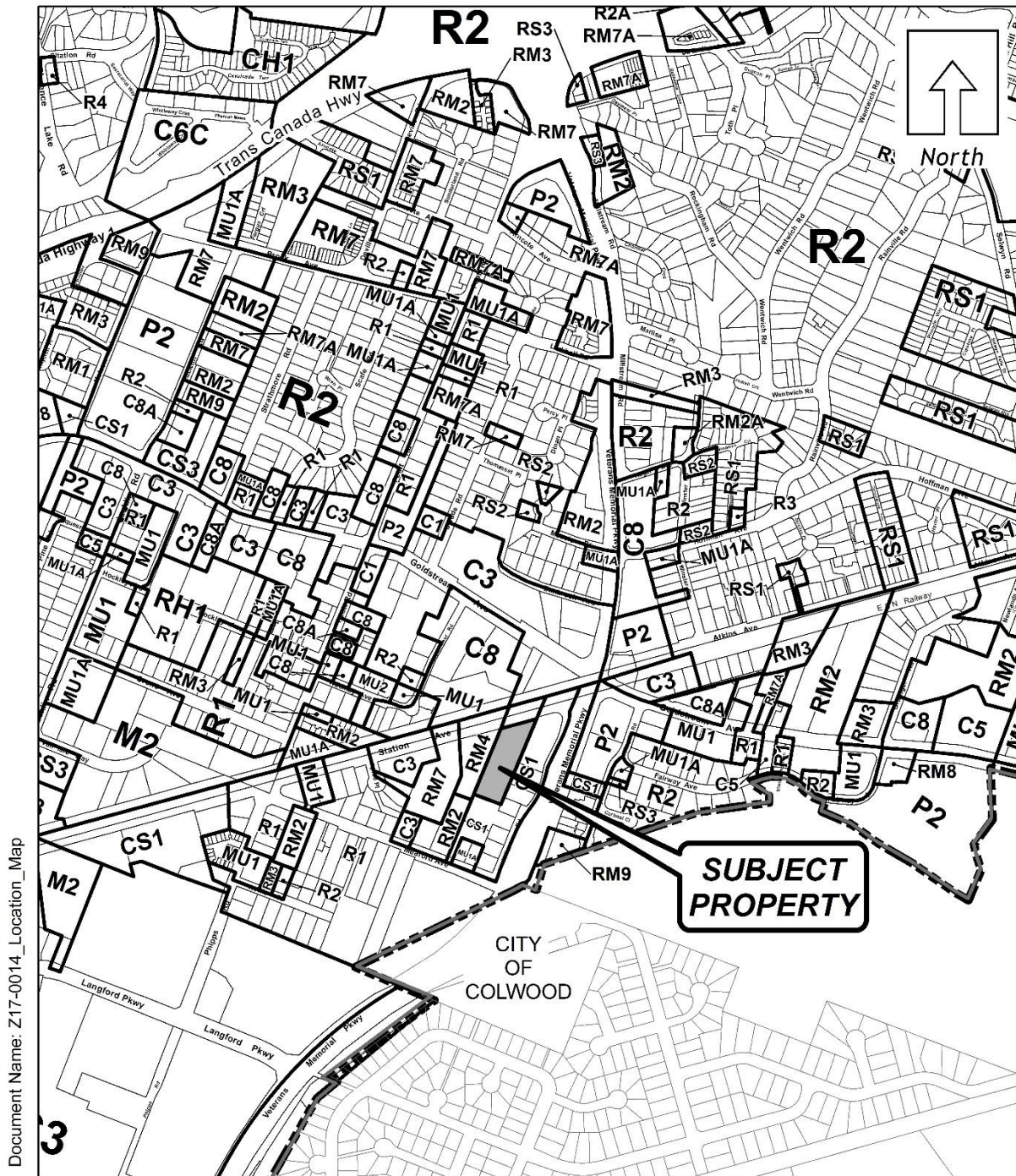


Scale: N.T.S.

Last Revised: 3/31/2017

**REZONING BYLAW AMENDMENT
(Z17-0014)**

731 Station Ave



Scale: N.T.S.

Last Revised: 3/31/2017

Document Name: Z17-0014_Location_Map

CITY OF LANGFORD
MINUTES OF THE SPECIAL MEETING OF COUNCIL
Thursday, June 8th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, J. Bowden, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins.

ABSENT

Councillor L. Seaton Staff: Deputy Chief Administrative Officer, D. Kiedyk, Incoming Director of Finance, M. Dillabaugh and Executive Assistant, Allison Boyd.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda with the addition of Bylaw No. 1716 to amend the Official Community Plan at 3130 Jacklin (as item P) and to remove 6 a) 1).

CARRIED.

3. PUBLIC HEARINGS

- a) BYLAW NO. 1699**
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1699 at 5:31 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws 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 Fred Besel has applied to amend the text of the R2 (One- and Two-Family Residential) Zone for the property located at 3039 Glen Lake Road.

This is being proposed in order to allow a secondary suite in an accessory building.

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

This proposal is consistent with the Official Community Plan Hillside or Shoreline 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 presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1699 closed at 5:31 p.m.

b) BYLAW NO. 1670

"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1670 at 5:31 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws 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 Mr. Richard Irwin has applied on behalf of 89 Chicken Ranch Ltd to amend the zoning of 3370, 3344 Luxton Road and 2869 Sooke Road from the from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone.

This is being proposed in order to permit commercial, institutional and industrial uses. Uses that centre on servicing and storing vehicles and the extraction and processing of rock for sale will not be permitted on the parcel.

The future development of this parcel includes closing the road at Luxton Road where it joins Sooke Road, and extending Marwood Avenue though the applicant's parcel to Sooke Road. The land provided with the closure of Luxton Road at Sooke Road can be considered a land swap for the land taken to accommodate the extension of Marwood Avenue.

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

The applicant has provided a Traffic Study which has been approved by the Director of Engineering.

Recommendations included:

- Realign Marwood Avenue through the site and create a new intersection at Sooke Road
- Signalize the new intersection of Sooke Road/Marwood Avenue, ensure a westbound left turn is provided along with separate northbound left and right turn lanes
- Remove the existing intersection at Luxton Road/Sooke Road
- Provide a 2.5 m paved shoulder along Sooke Road Frontage
- Provide bicycle lanes and sidewalks along the Marwood Avenue road extension

The Traffic Study did not deem any of the proposed uses to be inappropriate for the site in regards to the amount of traffic generated.

In support of these/this application, the applicant has agreed to provide a Section 219 covenant, registered in priority of all other charges on title that agree to the following:

- a. That the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
- b. That, as a condition of building permit, frontage improvements be provided to the Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;
- c. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable.

This proposal is consistent with the Official Community Plan Business and Light Industrial designation.

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

The Mayor called a first time for presentations.

Wendy Robbs, residing at 3442 Luxton Road, addressed Council with support for the development, but would like to see Luxton Road looked after.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1670 closed at 5:35 p.m.

c) BYLAW NOs. 1694 & 1703

**"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017" and
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".**

The Mayor opened the Public Hearing for Bylaw No. 1694 and 1703 at 5:35 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws 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 Seamus Brennan of Keycorp Consulting Ltd. has applied on behalf of Donna Hesketh and Peggy and Charles Price to amend the zoning of 3690 and 3694 Happy Valley Road from the RR2 (Rural Residential 2) to RS4 (Residential Small Lot 4) Zone.

This application proposes the rezoning of approximately 12.32 acres to permit for the development of 125 single-family and townhouse units. Three existing homes on the parcels will remain.

This development will serve as the residential access point to the Centre Mountain development and Happy Valley Road.

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. A Traffic Study and Road Dedication Plan, approved by the Director of Engineering, prior to Bylaw Adoption;
2. That the owner agrees to provide, as a bonus for increased density, the following contributions per lot, prior to subdivision approval:
 - a. \$3690 per one family lot towards the General Amenity Reserve Fund;
 - b. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
 - c. \$660 per one family unit towards the Affordable Housing Reserve Fund;
 - d. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
3. 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:
 - a. That the applicant will complete full frontage improvements and road dedication to the satisfaction of the Director of Engineering prior to subdivision approval;
 - b. That the applicant will install a signalized intersection at Happy Valley Road to the satisfaction of the Director of Engineering as is recommended by the approved Traffic Study
 - c. That the applicant will provide a storm water management plan and complete any required improvements or upgrades to infrastructure to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - d. That the applicant will incur all costs relating to infrastructure upgrades, including off site works, required to manage the subject property's drainage concern, as a condition of rezoning the lands.

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 presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1694 and 1703 closed at 5:38 p.m.

d) BYLAW NO. 1695

"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1695 at 5:38 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws 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 Terry Mogensen has applied to amend the zoning designation of the property at 3296 Jacklin Road from the RR5 (Rural Residential 5) Zone to the RM7A (Medium Density Apartment A) and RS2 (Small Lot Residential 2) Zones to allow for the construction of 10 townhouse units and two one-family dwellings.

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:

- \$6,000 per single family equivalent (SFE) dwelling unit towards the General Amenity Reserve Fund;
- \$1,000 per SFE dwelling unit towards the Affordable Housing Reserve Fund;
- A Section 219 Covenant, registered on Title prior to Bylaw Adoption, which secures the following conditions:
 - That all frontage improvements, to the satisfaction of the Director of Engineering, will be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
 - 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;
 - 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 km (1.1 miles) from the subject site and may generate a noise nuisance;
 - 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
 - That the proposed one-family dwellings be designed and constructed in accordance with the plans presented at Public Hearing; and
- That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the

satisfaction of the Director of Engineering.

In addition to these requirements, Council also directed that the applicant should provide the following prior to Public Hearing:

- A stormwater management plan to the satisfaction of the Director of Engineering; and
- Revised elevation plans for the proposed one-family dwellings fronting on Walfred Road, to the satisfaction of the Director of Planning.

The stormwater management plan has been submitted and was approved by the Director of Engineering on May 17, 2017. The revised elevation plans have also been submitted and approved by the Director of Planning.

The rezoning proposal is consistent with the Official Community Plan designation. Notifications and advertisements have been placed as required by Council policy.

A number of variances are required to facilitate the development of this site as proposed, and these will be addressed in a Development Variance Permit to be issued following adoption of this rezoning.

The Mayor called a first time for presentations.

Lynne Olsen of 2663 Ernhill Rd addressed Council with concern over the extension of the road through parkland and also asked about the creek.

Council clarified road is through private property.

Michelle Mahovlich noted that a portion of the creek would be divided as part of the stormwater management plan.

Shaun Butler of 2647 Ernhill addressed Council with concerns about the redirection of the creek and if it will impact his property. He is also concerned about additional runoff from clearing of the land and visual appeal.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1695 closed at 5:49 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – May 15th, 2017

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on May 15th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

A resident on Preston Way raised a number of concerns regarding the Spencer Road Closure, including that the sale was to a single company, if the road is a road, who will get the road, what will remain as road.

Another resident on Preston Way raised concerns about trucks turning around on Preston Way and pulling into driveways. Can he build a bigger development with extra parking?

A third resident on Preston Way raised concerns about kids smoking marijuana on Preston Way.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – May 29th

2. Application for Development Variance Permit to allow for a height of 9.47m at 2213 Navigators Rise.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2213 Navigators Rise:

- a) That Section 6.95.08(1) of Zoning Bylaw No. 300 be varied from 9m to 9.47m.

CARRIED.

3. Application for Development Variance Permit to reduce the allowable building setbacks for three single family lots and one 5 unit townhouse block as well as to remove the requirement for a two point turn around required for a fire fighting vehicle at 890 Bear Mountain Pkwy.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 890 Bear Mountain Parkway:

- a) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 5.3 m for the principal dwelling on Lot 5;
- b) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 4.6 m for the principal dwelling on Lot 4;

- c) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 3.8 m for the principal dwelling on Lot 3;
- d) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5 m and 5.5 m for an attached garage to 0 m for the townhouse dwellings units in Block A;
- e) That Schedule 4 of the Subdivision and Development Servicing Bylaw No. 1000 and Section 5.3.1(1)(k) of the Building Bylaw be varied to remove the requirement for a two point turnaround to for a 9.5 m long fire fighting vehicle;

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 front lot line setback for Lots 1-20 be increased from 1m as authorized via DVP16-0013 to 2m;
- iii) That the applicant implements the following conditions prior to the issuance of a Building Permit:
 - i. All townhouse units that would access the upper road shall be addressed from the upper road;
 - ii. All townhouse units would require sprinklers;
 - iii. Fire hydrants shall be installed along the upper road with spacing as per Bylaw No. 1000; and
 - iv. The upper road be referred to and named as a road.

CARRIED.

4. Application for Development Variance Permit to vary the parking requirement from 38 spaces to 31 spaces at 2614 Sooke Road.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2614 Sooke Road:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to 31 parking spaces subject to the applicant entering into a formal written agreement with the neighbouring church property with respect to overflow parking.

CARRIED.

7. REPORTS

- a) **Approval of 2016 Statement of Financial Information
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council approve the 2016 Statement of Financial Information as presented.

CARRIED.

8. BYLAWS

- a) **BYLAW NO. 1670**
"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1670 Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1684**
"Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1684.

CARRIED.

- c) **BYLAW NO. 1690**
"Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1690 First Reading.

CARRIED.

- d) **BYLAW NO. 1691**
"Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1691.

CARRIED.

- e) BYLAW NO. 1693**
"City of Langford Development Procedures, Amendment Bylaw No. 17, 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1693.

CARRIED.

- f) BYLAW NO. 1694**
"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1694 Second and Third Reading.

CARRIED.

- g) BYLAW NO. 1695**
"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1695 Second and Third Reading.

CARRIED.

- h) BYLAW NO. 1699**
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1699 Second and Third Reading.

CARRIED.

- i) **BYLAW NO. 1703**
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1703 Second and Third Reading.

CARRIED.

- j) **BYLAW NO. 1704**
"Road Closure Bylaw No. 1704 (Spencer Road), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1704.

CARRIED.

- k) **BYLAW NO. 1705**
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederick Rd and 765 Willing Dr),
2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1705 First Reading.

CARRIED.

- l) **BYLAW NO. 1706**
"Langford Building Bylaw No.1160, Amendment No 9, 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1706.

CARRIED.

- m) **BYLAW NO. 1707**
"Subdivision and Development Servicing Bylaw, Amendment No. 16 (Fee Schedule),
Bylaw No. 1707".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1707.

CARRIED.

- n) **BYLAW NO. 1708**
"City of Langford Fees and Charges, Amendment No. 11, Bylaw No. 1708, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1708.

CARRIED.

- o) **BYLAW NO. 1709**
"Road Closure Bylaw No. 1709 (Salem Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1709 First, Second and Third Reading.

CARRIED.

- p) **BYLAW NO. 1800**
"City of Langford Soil Removal and Deposit Bylaw, 2017, No. 1800".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1800 First, Second and Third Reading.

CARRIED.

- q) **BYLAW NO. 1716**
"Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1716 First, Second and Third Reading.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council rescind second and third reading for Bylaw No. 1716.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SIFERT

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 land disposition under Section 90 (1) (e) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 6:09 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE
MEETING

Monday, June 12th, 2017

1. Application to Rezone 2148 and 2150 Millstream from R2A and RR4 to RT1, Residential Townhouse zone to allow for 47 townhouse units (Z17-0018)
- Staff Report (Planning)

That Council direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2148 and 2150 Millstream Road from R2A (One and Two Family Residential 2) and RR4 (Rural Residential 4) zone to RT1 (Residential Townhouse) zone, subject to the following terms and conditions:

- a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:
- i. \$3660 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;

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:

- iii. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
 - iv. That the applicant will submit a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
 - v. That the applicant will submit a construction parking management plan, to the satisfaction of the the Director of Engineering prior to building permit issuance;
 - vi. That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
 - vii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.
- b) That the applicant registers, **prior to Bylaw Adoption**, a statutory right of way in order to extend Kingbird and Longspur Drives to the northern boundary of the subject to the satisfaction of the Director of Engineering; and
- c) That the applicant registered, prior to **Bylaw Adoption**, a road dedication plan to widen Millstream Road to the satisfaction of the Director of Engineering.

CARRIED.

2. Application to Rezone 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) to allow a future subdivision of six (6) new single-family residential lots and the development of 72 townhomes (Z17-0015)
- Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per one-family 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 owner agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit, prior to building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
 - ii. That all municipal works and third party utility services are installed within municipal road dedication;
 - iii. That the west side of Piper Road include as many parking scallops as possible within the size requirements of Bylaw 1000;
 - iv. That a parks plan be developed for the dedicated open space along Piper Road to the satisfaction of the Parks Manager prior to subdivision approval;
 - v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
 - vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
 - vii. That road dedication along Piper and Luxton Roads be provided to the satisfaction of the Director of Engineering prior to subdivision approval.
2. Direct staff to prepare a bylaw amendment to the RM2A (Attached Housing) Zone as per the following:
 - a) By replacing 6.31A.04 with, "Lot coverage of all buildings and structures may not exceed 40%."
 - b) By replacing 6.31A.05(1) with, "No building or structure may exceed a height of 3 storeys."

CONT'

3. Authorize the Director of Planning to issue the following variances within the Development Permit for 3343, 3347, and 3359 Luxton Road:

- a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 5.0m;
- b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 3.0m; and
- c) That Section 6.36A.06(5) be varied to reduce the minimum rear yard setback to 5.0m.

CARRIED.

- 3. Application to rezone 2839 Jacklin Road and 866, 864 and 862 Orono Avenue from MU1 zone to MU2 zone to in order to permit the construction of two 6 storey apartment buildings (Z17-0023)**

- Staff Report (Planning)

That Council:

1. Give first reading of Bylaw 1710 as presented to amend the text within Zoning Bylaw No. 300 to reduce the amount of required landscaping to 0 m between two parcels zoned for multi-residential or mixed use residential commercial development.
2. Give first reading of Bylaw 1710 as presented to amend the zoning designation of the property located at "2839 Jacklin Road, 866, 864 and 862 Orono Avenue from MU1, Mixed Residential Commercial 1 zone to MU2, Mixed Residential Commercial 2, subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling, prior to subdivision approval or building permit issuance, whichever is first, and that these may be further reduced if the terms of Council's policies for Contribution fee reductions are met:
 - i. \$1525 per unit towards the General Amenity Reserve Fund ;
 - ii. \$610 per unit towards the Affordable Housing Reserve Amenity Fund
 - b) That the applicant provides, prior to Bylaw First Reading, the following:
 - i. A frontage design drawing that identifies all required road dedications, and a left hand turn lane on Orono Avenue into the subject site and a left hand turn lane on Orono Avenue on to Jacklin Road;
 - c) That the applicant provides, prior to **Public Hearing**, the following:
 - i. Confirmation that the applicant has engaged the public regarding the application to rezone the property at 2839 Jacklin Road and 866, 864 and 862 Orono Avenue.

CONT'

d) 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 the applicant agrees to provide full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering, which will include left turn lanes on Orono Avenue to Jacklin Road and a left turn lane on Orono Avenue to the subject site;
- ii. That any necessary underground or above ground servicing upgrades, extensions, or other required servicing requirements be fulfilled at the applicant's expense;
- iii. That prior to the issuance of a building permit, the applicant provides a stormwater management plan to the satisfaction of the Director of Engineering and that the applicant will incur all costs relating to infrastructure upgrades, including offsite works, required to manage the subject property's drainage concern, as a condition for rezoning the land;
- iv. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to building permit issuance;
- v. That the applicant agrees to construct the building in substantial conformance with Appendices "A" to "C";
- vi. That applicant agrees to register, on title, a reciprocal agreement between the two properties that grants each property access to, waste and recycling facilities, bicycle stalls and all storage and building maintenance rooms.

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

3. Authorize the Director of Planning to issue the following variances through a Development Variance or Development Permit:

- a) A variance to Section 4.01.01 to reduce the required amount of bicycle parking for Building "A" from the required 78 to 0 on the condition that:
 - i. The applicant enter into an easement agreement in favor of the municipality, that allows the bicycle parking required by Building "A" be provided on the parcel occupied by Building "B;"
- b) A variance to Section 4.01.01 to reduce the required amount of required parking for an apartment within the City Centre from the required 45 resident parking stalls and 5 visitor parking stalls to 30 resident parking stalls and no visitor stalls, on the condition that:
 - i. The applicant enter into an easement agreement in favor of the municipality, that allows the additional parking required by Building "B" be provided on the parcel occupied by Building "A;"

CARRIED.

4. Application for Development Variance Permit to reduce the required number of on-site parking spaces for a new multi-family residential development in the Westhills Village Centre (DVP17-0011)
- Staff Report (Planning)

That Council direct staff to proceed with consideration of the following variances for the subject site on that portion of 1290 Langford Parkway, 1220 Parkdale Drive and 3210 West Shore Parkway shown on Appendix B:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the minimum required number of parking spaces from 1.75 spaces per dwelling unit to 1.17 spaces per dwelling unit for the proposed multi-family residential development in the CD3 Zone.

CARRIED.



Staff Report to Council

Date: June 19, 2017
Department: Administration
Subject: Director of Finance Appointment

Background and Commentary

The *Community Charter* requires each municipality to appoint a Financial Officer (Director of Finance) to oversee the following duties and functions:

- receiving all money paid to the municipality;
- ensuring the keeping of all funds and securities of the municipality;
- investing municipal funds, until required, in authorized investments;
- expending municipal money in the manner authorized by the council;
- ensuring that accurate records and full accounts of the financial affairs of the municipality are prepared, maintained and kept safe;
- exercising control and supervision over all other financial affairs of the municipality.

In addition to the above responsibilities, the Director of Finance is typically given the authority to execute contracts, agreements and other municipal documents in the absence of the Corporate Officer and to sign banking documents in accordance with Council policy.

Michael Dillabaugh has been recruited to fill the position of Director of Finance and has joined staff effective May 1, 2017.

Options

1. That Michael Dillabaugh be appointed Financial Officer (Director of Finance); alternate staff signatory for all contracts, agreements and other municipal documents; and authorized signatory for bank documents. **or**
2. Do not change Financial Officer and authorized staff signatory appointments at this time.

Respectfully submitted,

Submitted by:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohman, Manager of Land Development
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer



Staff Report to Council

Date: June 19, 2017

Department: Planning

Application No.: DVP17-0015

Subject: Application for Development Variance Permit to allow a 2.4m rear lot line setback for an accessory building at 2363 Setchfield Avenue (Lakewood Elementary), to allow a 1m interior side lot line setback at 3291 Happy Valley Road (Happy Valley Elementary), and to allow a 1m front lot line setback at 626 Hoylake Avenue (Millstream Elementary)

PURPOSE

Alex Samousevitch has applied on behalf of School District No.62 - Sooke for a development variance permit to allow for the following variances for temporary class rooms:

- To reduce the rear lot line setback requirement for an accessory building from 3m to 2.4m at 2363 Setchfield Avenue (Lakewood Elementary)
- To reduce the interior side lot line setback requirement from 6m to 1m at 3291 Happy Valley Road (Happy Valley Elementary)
- To reduce the front lot line setback requirement from 7.5m to 1m at 626 Hoylake Avenue (Millstream Elementary)

BACKGROUND

PREVIOUS APPLICATIONS

In December of 2010, a development variance permit (DVP10-0020) was issued for Lakewood Elementary (2363 Setchfield) and Happy Valley Elementary (3291 Happy Valley Road) that eliminated the requirement for road edge parking. The same variance permit also allowed to two schools to eliminate the requirement for planting boulevard trees.

In 2013, School District No. 62 – Sooke applied for a development variance permit (DVP13-0014) for a rear lot line setback relaxation for a temporary class room at Happy Valley Elementary (3291 Happy Valley Rd). However, this application was later withdrawn, prior to consideration by Council.

There are no previous applications for 626 Hoylake Avenue (Millstream Elementary).

Table 1: Site Data – 2363 Setchfield Avenue (Lakewood Elementary)

<i>Applicant</i>	Alex Samousevitch
<i>Owner</i>	School District No. 62 - Sooke
<i>Civic Address</i>	2363 Setchfield Avenue
<i>Legal Description</i>	LOT A, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN VIP54390
<i>Size of Property</i>	18,226.8m ²
<i>DP Areas</i>	none
<i>Zoning Designation</i>	P2 – Community Institutional
<i>OCP Designation</i>	Neighbourhood

Table 2: Site Data – 3291 Happy Valley Road (Happy Valley Elementary)

<i>Applicant</i>	Alex Samousevitch
<i>Owner</i>	School District No. 62 - Sooke
<i>Civic Address</i>	3291 Happy Valley Road
<i>Legal Description</i>	LOT 1, SECTION 86, METCHOSIN DISTRICT, PLAN 21555
<i>Size of Property</i>	17,069.1m ²
<i>DP Areas</i>	none
<i>Zoning Designation</i>	P2 – Community Institutional
<i>OCP Designation</i>	Neighbourhood

Table 3: Site Data – 626 Hoylake Avenue (Millstream Elementary)

<i>Applicant</i>	Alex Samousevitch
<i>Owner</i>	School District No. 62 - Sooke
<i>Civic Address</i>	626 Hoylake Avenue
<i>Legal Description</i>	LOT 3, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 10463 EXCEPT PART IN PLAN VIP70252
<i>Size of Property</i>	14,098.3m ²
<i>DP Areas</i>	Riparian
<i>Zoning Designation</i>	P2 – Community Institutional
<i>OCP Designation</i>	Neighbourhood/Mixed Use Employment Centre

SITE AND SURROUNDING AREA

All three properties are located in predominately residential neighbourhoods that consist of mostly single family dwellings and some townhomes. Each site contains an Elementary school and corresponding uses such as sports fields and playgrounds.

Table 4: Surrounding Land Uses – 2363 Setchfield Ave (Lakewood Elementary)

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>East</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>South</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>West</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings

Table 5: Surrounding Land Uses – 3291 Happy Valley Road (Happy Valley Elementary)

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>East</i>	RR2 (Rural Residential 2)	Forested
<i>South</i>	RM2 (Attached Housing)	Townhouses
<i>West</i>	RS3 (Residential Small Lot 3)	Single family dwellings and townhomes

Table 6: Surrounding Land Uses – 626 Hoylake Avenue (Millstream Elementary)

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>East</i>	R2 (One- and Two-Family Dwellings)	Single family dwellings
<i>South</i>	R2 (One- and Two-Family Dwellings) & RS1 (Residential Small Lot 1)	Single family dwellings
<i>West</i>	R2 (One- and Two-Family Dwellings) & RS1 (Residential Small Lot 1)	Single family dwellings

COMMENTS**DEVELOPMENT PROPOSAL**

School District No. 62 – Sooke is applying to install temporary class rooms for three Elementary schools in Langford to accommodate extra children. The School District has tried to choose the best placement location for each of the class rooms at the schools to ensure that no parking is removed and that the sports fields are not impacted. Given these constraints, the School District is asking for a variance for each of the three properties to accommodate these temporary structures.

The school district is installing two temporary classrooms at Lakewood Elementary, but only one requires a variance. The temporary classroom that is bubbled in red on Appendix A in the southeast corner is in full compliance with the Zoning bylaw and is therefore not included in this variance application.

As noted above, Millstream Elementary (626 Hoylake Avenue) is partially in the Riparian area. Fortunately, the School District is proposing to locate the portable classroom outside of the designated area so a Development Permit will not be required.

OPTIONS

Option 1

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

1. Direct staff to proceed with consideration of the following variances:
 - a) That Section 3.05.03(2) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback for an accessory building from the required 3m to 2.4m for 2363 Setchfield Avenue;
 - b) That Section 6.81.05(2) of Zoning Bylaw No. 300 be varied to reduce the required interior side lot line setback from 6m to 1m for 3291 Happy Valley Road;
 - c) That Section 6.81.05(1) of Zoning Bylaw No. 300 be varied to reduce the required front lot line setback from 7.5m to 1m for 626 Hoylake Avenue;

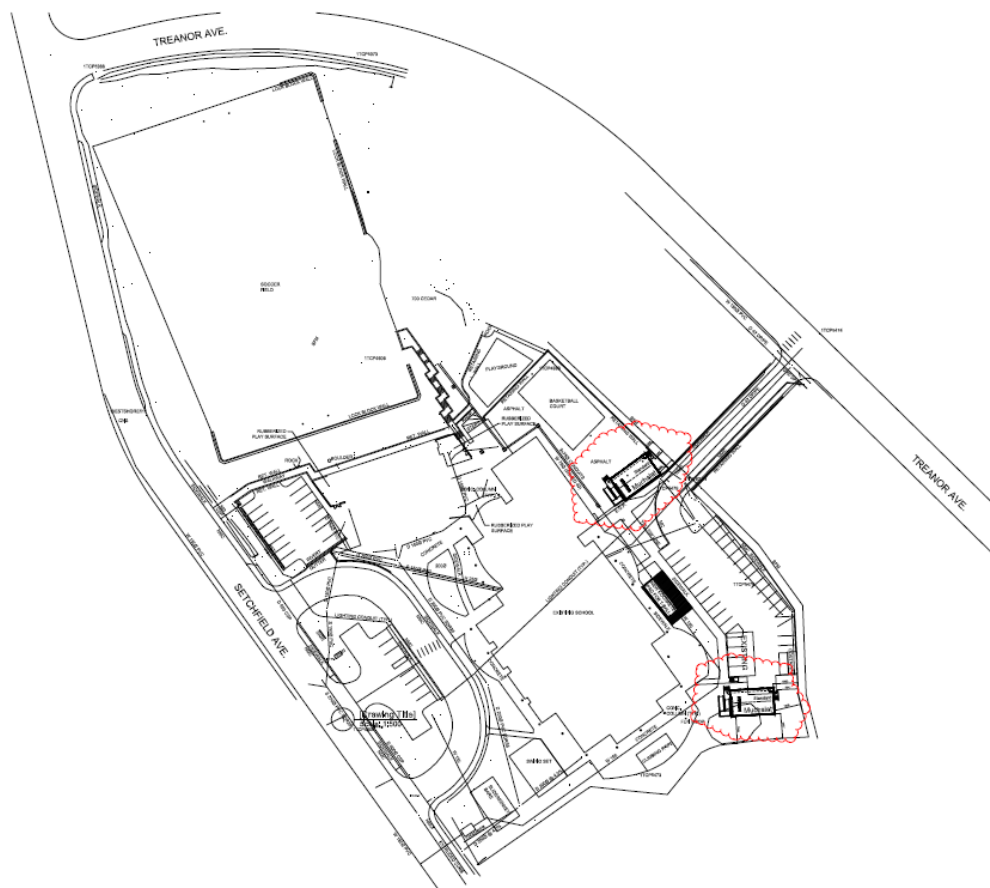
OR Option 2

2. Reject this application for development variance permit.

Submitted by:	Julia Buckingham, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer

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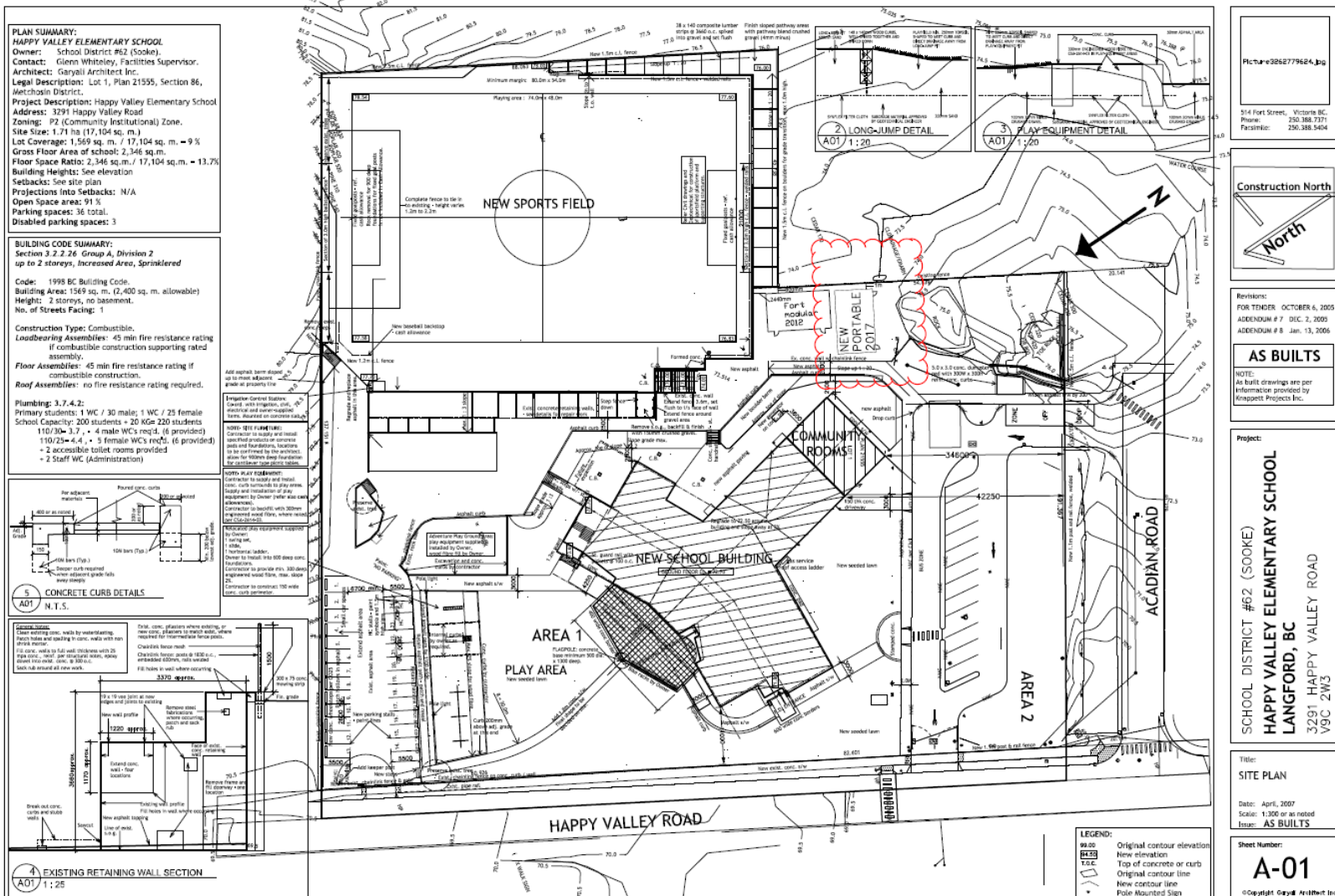
Appendix A – 2363 Setchfield Avenue (Lakewood Elementary)



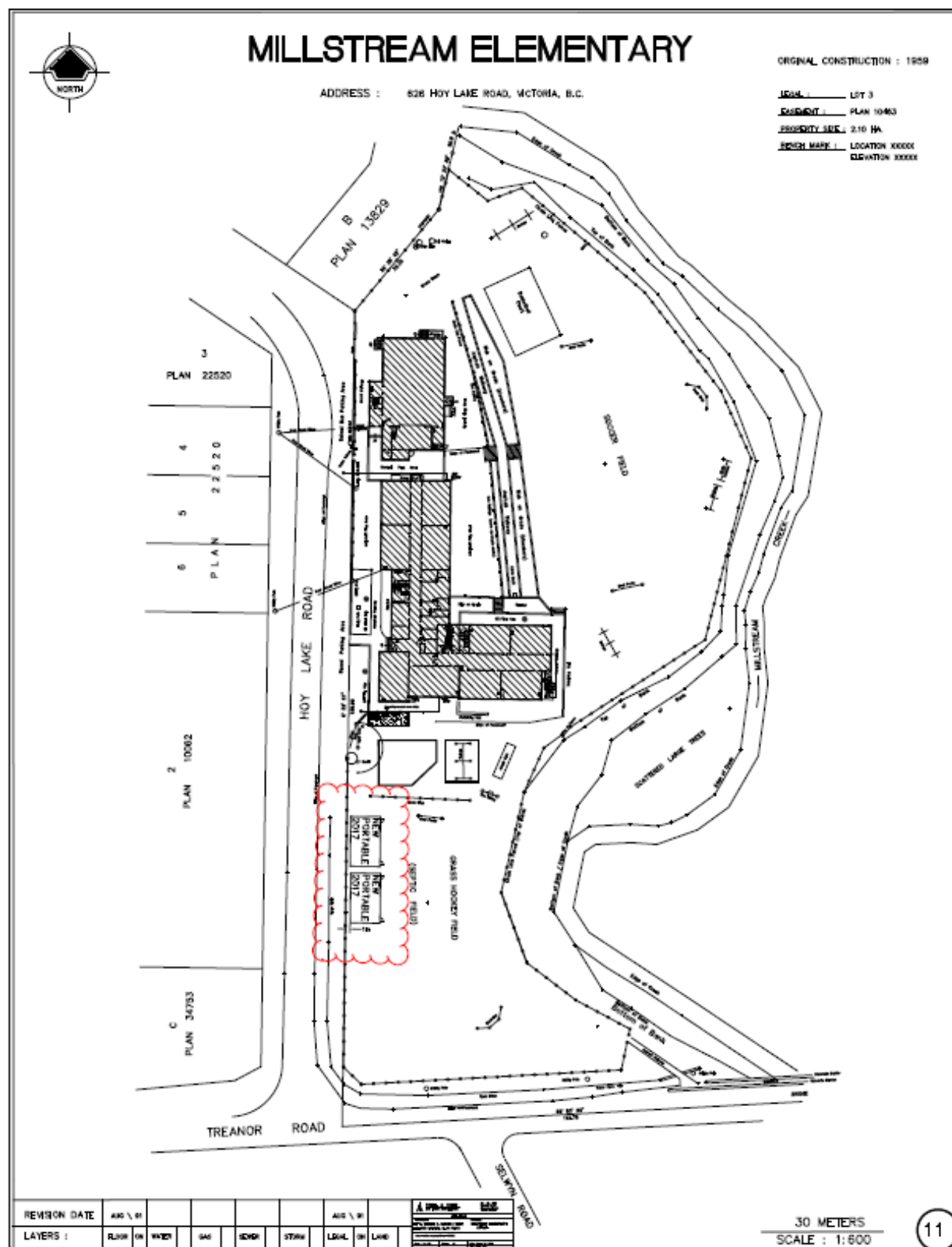
2 Crawling Time
Scale: 1:100

[illegible]

Appendix B – 3291 Happy Valley Road (Happy Valley Elementary)

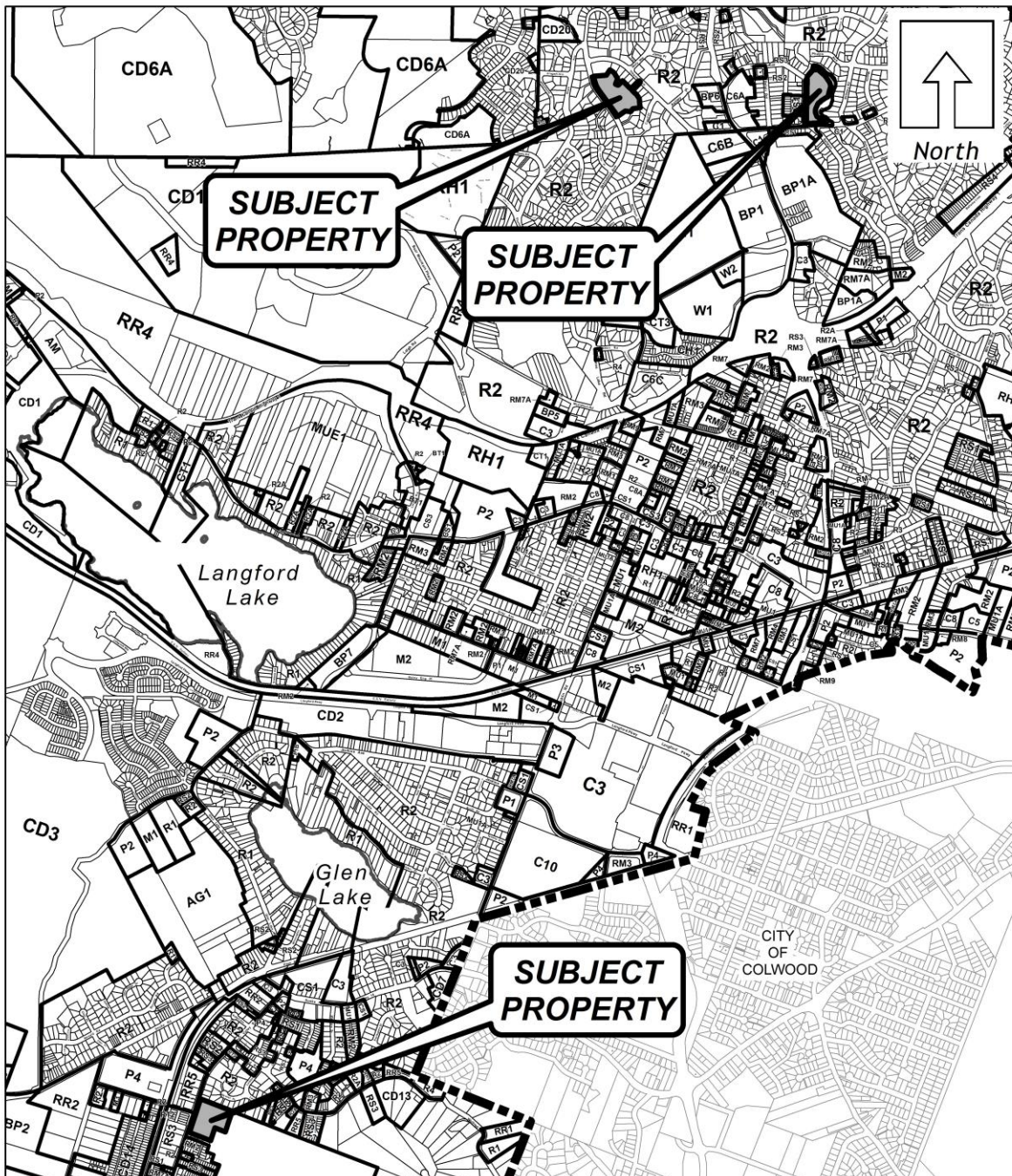


Appendix C – 626 Hoylake Avenue (Millstream Elementary)



**DEVELOPMENT VARIANCE PERMIT
(DVP17-0015)**

3291 Happy Valley Rd; 626 Hoylake Ave; 2363 Setchfield Ave



Document Name: DVP17-0015_Location_Map

Scale: N.T.S.

Last Revised: 5/29/2017

DEVELOPMENT VARIANCE PERMIT **(DVP17-0015)**

3291 Happy Valley Rd; 626 Hoylake Ave; 2363 Setchfield Ave



Scale: N.T.S.

Last Revised: 5/29/2017

Document Name: DVP17-0015_Site_Map_Inserts



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: June 19, 2017

Department: Administration

Subject: Closure and Disposition of Portions of Redington Road

Background

The City was approached by Redington Property Group Ltd. with an offer to purchase portions of Redington Road north of the Trans-Canada Highway. Given that the subject areas of Redington Road have never been opened or used for vehicles, the City agreed to sell this land for \$65,000. The attached Schedule 'A' outlines the proposed road closure in bold outline.

Commentary

Redington Property Group Ltd. has requested to purchase a portion of Redington Road as they intend to develop lands north and west of the road closure and use portions of the closed road for their proposed development. The portion of Redington Road not closed will be, for the first time, constructed as a municipal road open to the public.

Financial Implications

All costs associated with the closure and disposition of this portion of Redington Road would be the responsibility of the developer. Additionally, the City would receive \$65,000 from the sale of this land.

Legal Implications

The closure is subject to approval from The Ministry of Transportation and Infrastructure prior to adoption, and no known legal barriers to the proposed closure and disposition of this portion of Redington Road.

Options

That Council;

1. Give Redington Road Closure Bylaw No. 1668 1st, 2nd, and 3rd readings.

OR

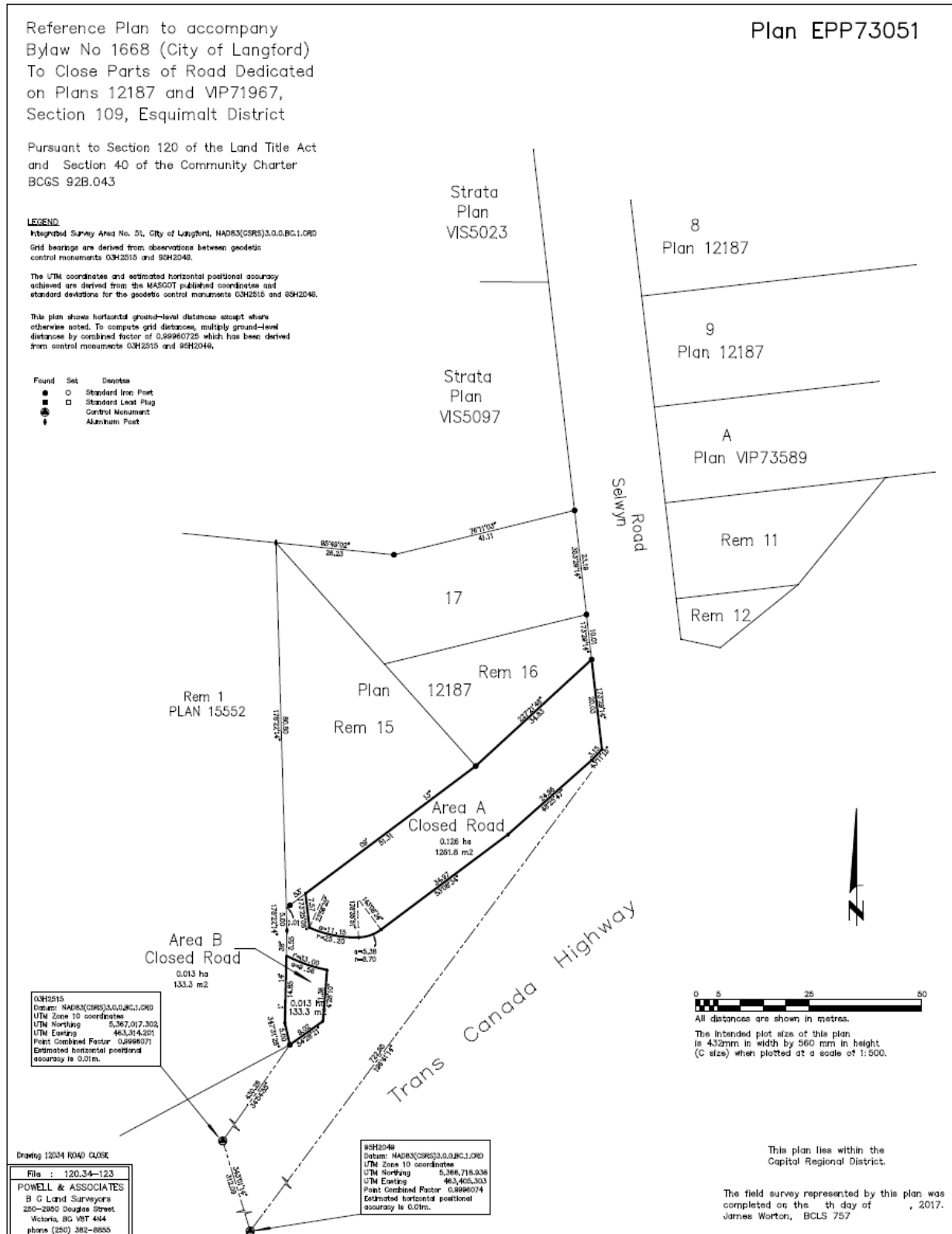
2. Do nothing at this time, and not close Redington Road as outlined in this report.

Respectfully Submitted,

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

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Schedule 'A'



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1668, 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 1,395m² (0.34 acres), which was dedicated as highway by Plans 12187 and VIP71967, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS 757, 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 1,395m² of highway, which was dedicated as highway by Plans 12187 and VIP71967, labelled "Area A and Area B Closed Road" 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. 1668 (Redington Road), 2017".

READ A FIRST TIME this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

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

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

Plan EPP73051

Reference Plan to accompany
Bylaw No 1668 (City of Langford)
To Close Parts of Road Dedicated
on Plans 12187 and VIP71967,
Section 109, Esquimalt District

Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043

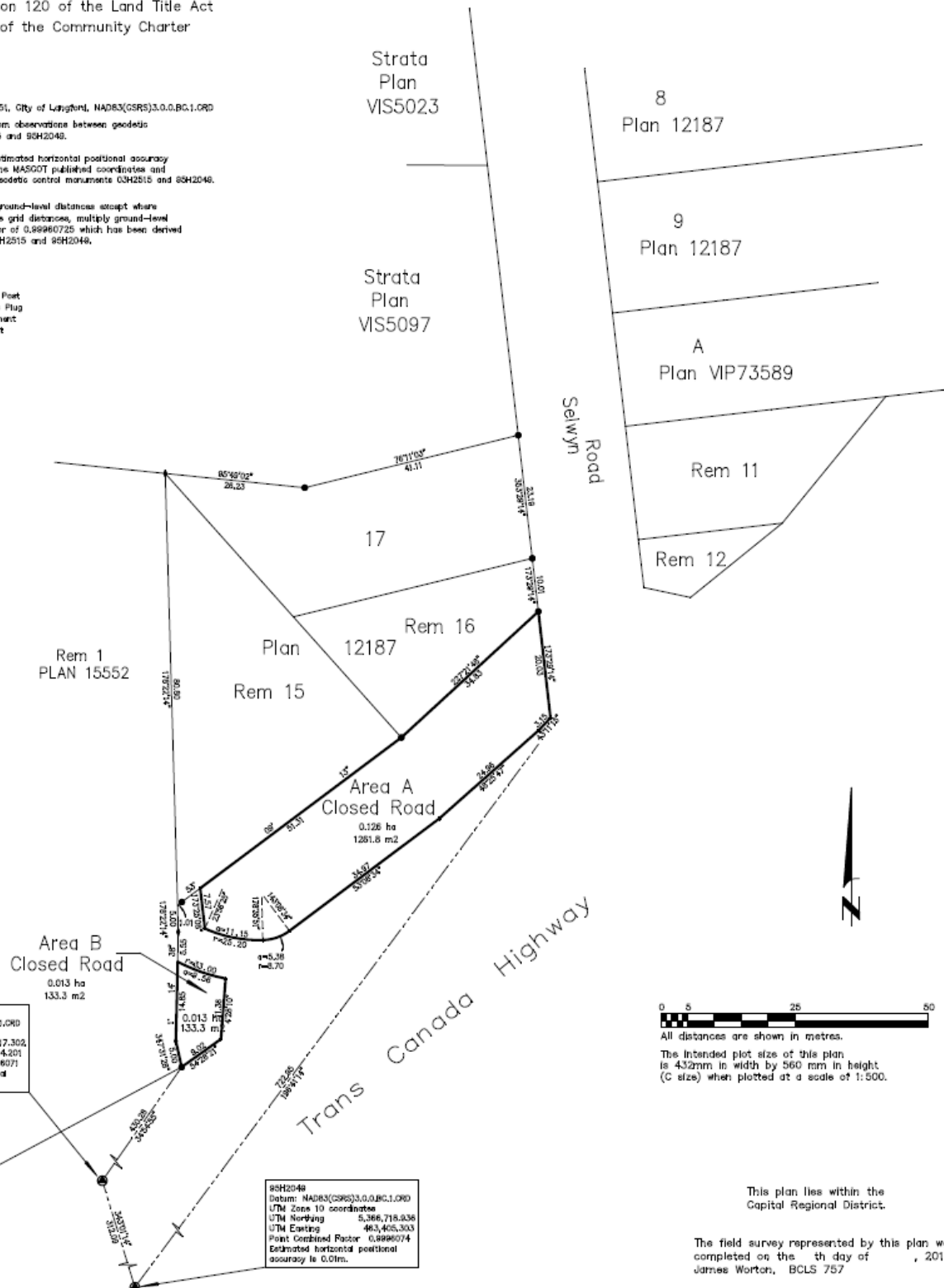
LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CRS)3.0.0.BC1.ORD
Grid bearings are derived from observations between geodetic
control monuments 03H2515 and 8SH2048.

The UTM coordinates and estimated horizontal positional accuracy
achieved are derived from the MAS007 published coordinates and
standard deviations for the geodetic control monuments 03H2515 and 8SH2048.

This plan shows horizontal ground-level distances except where
otherwise noted. To compute grid distances, multiply ground-level
distances by combined factor of 0.99960725 which has been derived
from control monuments 03H2515 and 8SH2048.

Found	Set	Describe
●	○	Standard Iron Post
■	□	Standard Lead Plug
⊕	⊕	Control Monument
†	†	Aluminum Post



Drawing 12034 ROAD CLOSURE

File : 120.34-123
POWELL & ASSOCIATES
B C Land Surveyors
250-2850 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

This plan lies within the
Capital Regional District.

The field survey represented by this plan was
completed on the th day of , 2017.
James Worton, BCLS 757



Staff Report to Council

Date: June 19, 2017
Department: Planning
Application No.: Z17-0003
Subject: Bylaw No. 1699- 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

At their Regular Meeting of April 18th 2017, Council passed the following resolution with respect to the property at 3039 Glen Lake Rd:

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.

COMMENTS

A Public Hearing for Bylaw No. 1699 was held in accordance with the requirements of the Local Government Act on June 18th 2017.

As Council has not specified any conditions that must be fulfilled prior to consideration of Bylaw Adoption, they may wish to do so at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1699;

OR

2. Take no action at this time with respect to Bylaw No. 1699;

Submitted by:	Leah Stohmann MCIP, RPP, Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

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**CITY OF LANGFORD
BYLAW NO. 1699**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following text 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 Rd);

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".

READ A FIRST TIME this 1st day of May, 2017.

PUBLIC HEARING held this 8th day of June, 2017.

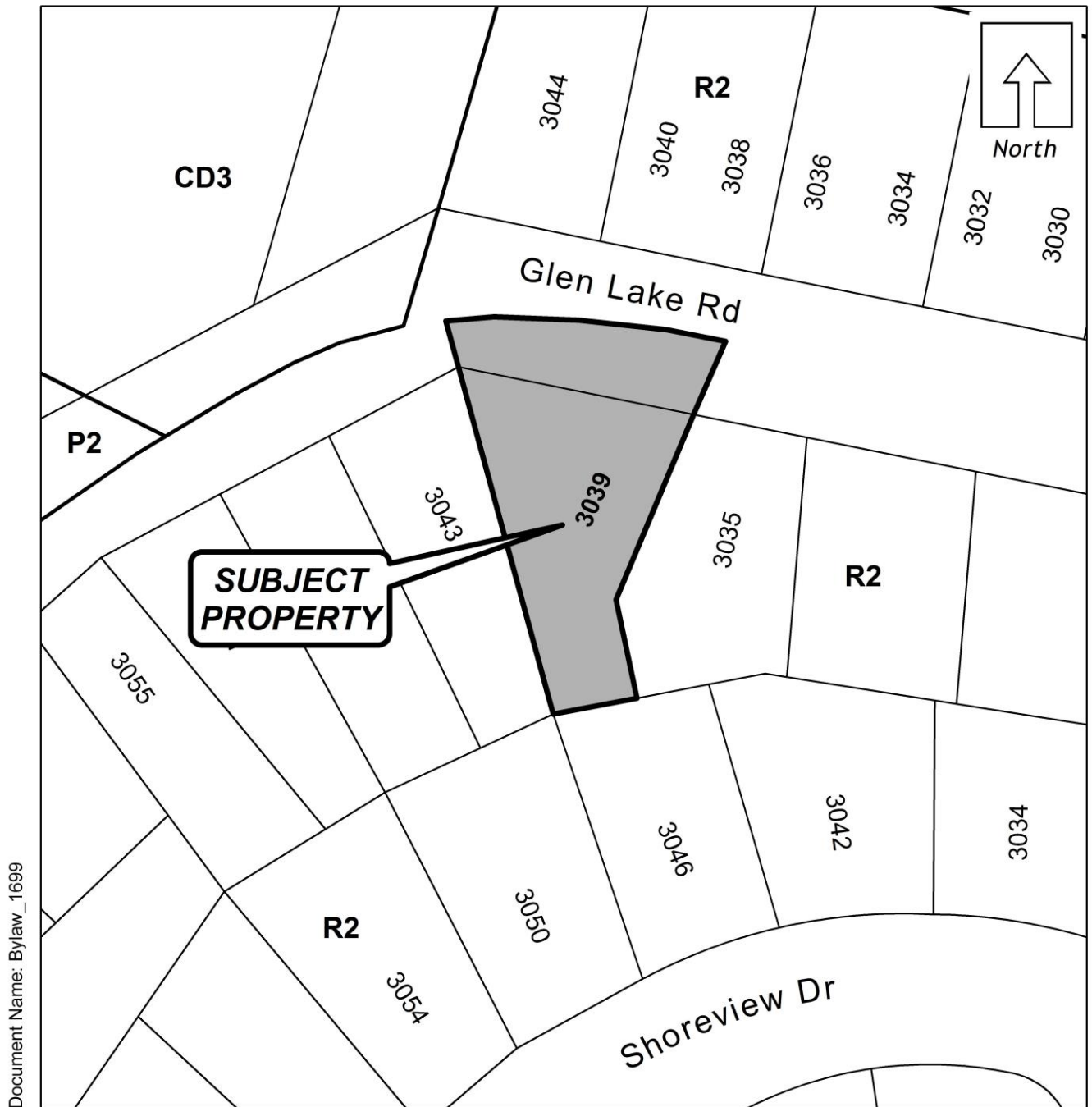
READ A SECOND TIME this 8th day of June, 2017.

READ A THIRD TIME this 8th day of June, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1699

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1699

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/13/2017

**CITY OF LANGFORD
BYLAW NO. 1702**

**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 **RM3 (Apartment) Zone** and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443; PID No.: 005-500-907 (731 Station Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as Section 6.51A.05 (5): “Despite article (2), the lot coverage of all buildings and structures on the property legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443, PID 005-500-907, (731 Station Avenue) may be less than 50%.”
3. 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)
MU1A	1702	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443 (731 Station Ave)	a) \$610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$1,525 per dwelling unit towards the General Amenity Reserve Fund.	Yes, Column 5 of Table 2 only

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".

READ A FIRST TIME this 15th day of May, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

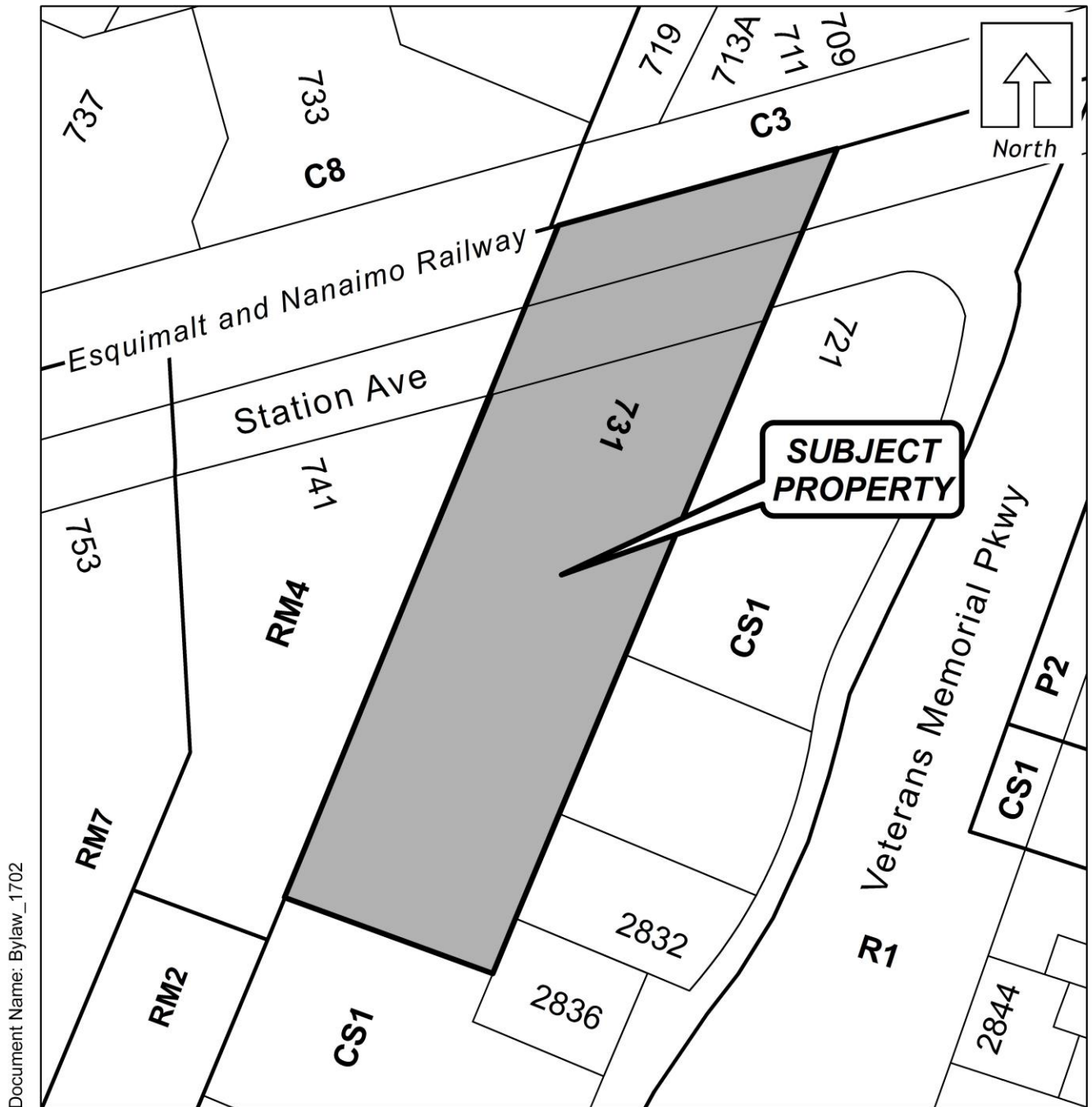
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1702

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/1/2017



Staff Report to Council

Date: June 19, 2017
Department: Planning
Application No.: Z17-0011
Subject: Revisions to Bylaw No. 1705 - Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A)

At the Regular Meeting of Council on June 8, 2017, Council gave First Reading to Bylaw No. 1705 to rezone the properties at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A).

Following that meeting, it was noted that the map attached to the Bylaw only showed the property at 765 Willing Drive, and not the property at 656 Frederic Road. As a result, a new Bylaw No. 1705 with the correct map, showing both subject properties, has been prepared for Council's consideration.

OPTIONS

That Council:

1. Rescind First Reading of Bylaw No. 1705; and give first reading to Bylaw No. 1705 as amended.

OR

2. Take no action at this time with respect to Bylaw No. 1705.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

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**CITY OF LANGFORD
BYLAW NO. 1705**

**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 **RR2 (Rural Residential 2)** Zone and adding to the **RR6A (Rural Residential 6A) Zone** the properties legally described as LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 51070; PID No.: 016-451-546 (656 Frederic Rd); and LOT 4, SECTIONS 68 AND 69, METCHOSIN DISTRICT, PLAN 23855; PID No.: 001-447-475 (765 Willing Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RR6A	1705	LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 51070 (656 Frederic Rd); and LOT 4, SECTIONS 68 AND 69, METCHOSIN DISTRICT, PLAN 23855 (765 Willing Dr)	a) \$6,000 per lot towards the General Amenity Reserve Fund; and b) \$1,000 per lot towards the Affordable Housing Reserve Fund.	

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

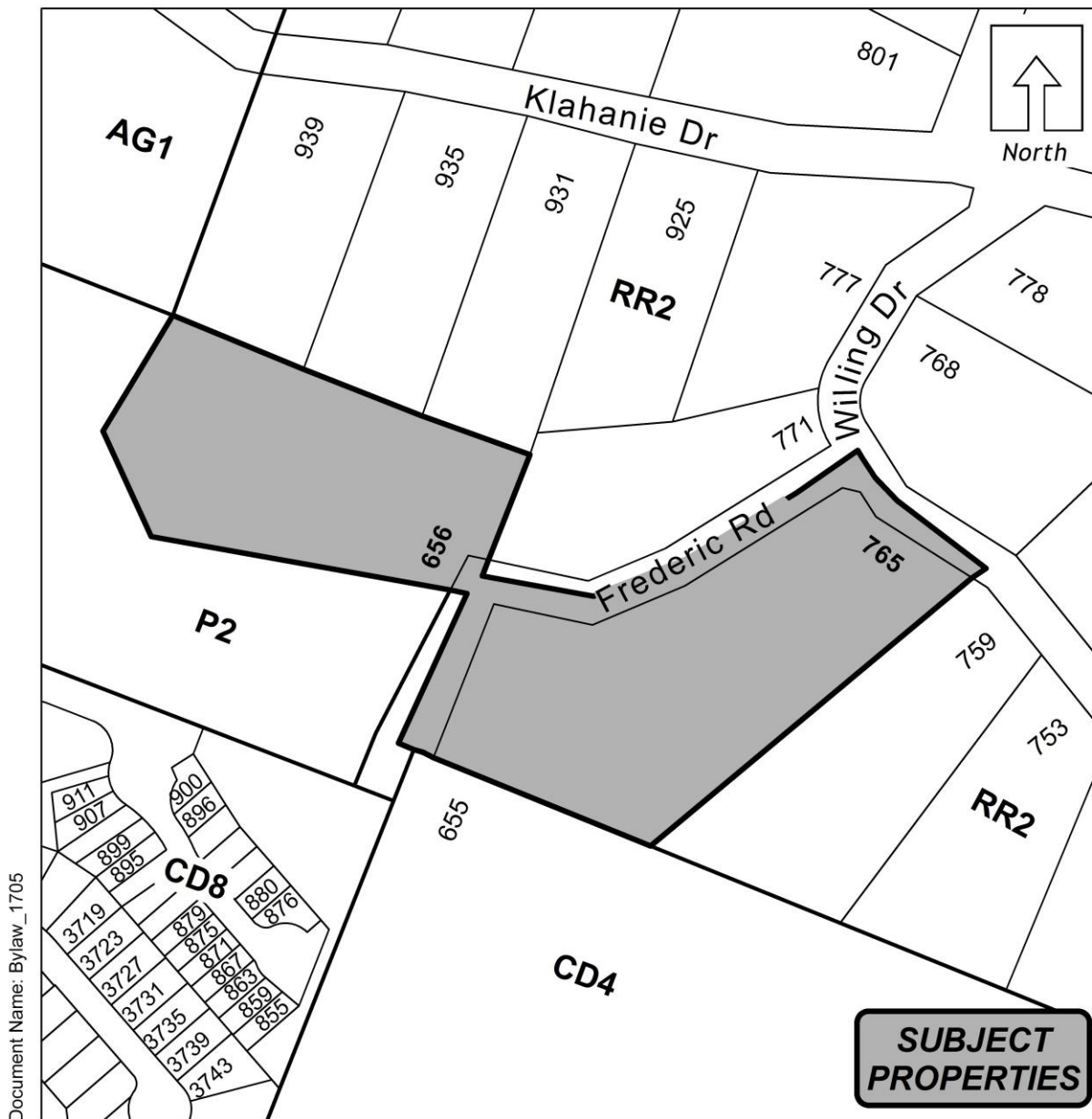
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1705

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/13/2017



Staff Report

to

Council

Date: 19/06/2017
Department: Administration
Subject: West Shore Parks & Recreation Society Fees and Charges 2017-18 – Bylaw No. 1714

Background and Comments

The West Shore Parks and Recreation Society (WSPRS) propose to amend their Fees and Charges effective from September 1st, 2017 to August 31st, 2018. These Fees and Charges are referred to the member municipalities for enactment as a bylaw. Attached is a letter from WSPRS dated April 28, 2016 which outlines the proposed changes, as well as working documents to show year to year comparisons.

As the WSPRS require the annual fees to be approved by September 1st, it is recommended that Council approve the 2017/2018 fee changes. However, it is also proposed that Council recommend to the WSPRS Board of Directors that future fee changes be based on the average taxation change of the five participating municipalities, as is consistent with the City of Langford's user pay policy.

Options

1. That Council considers first three readings of Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw Amendment No. 13 Bylaw No. 1714, 2017.

AND

2. That Council recommends to the West Shore Parks and Recreation Society Board of Directors that future fee changes be based on the average tax rate change of the five participating municipalities.

OR

3. That Council does not consider changes to Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges at this time.

Respectfully Submitted,

Submitted by:	Braden Hutchins, Director of Corporate Services
Concurrence:	Michael Dillabaugh, Incoming Director of Finance
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

Attachment 1 – Letter from WSPRS

Attachment 2 – Working Documents

Attachment 3 – Bylaw No. 1714

Attachment 4 – Schedule A of Bylaw No. 1714

Attachment 5 – Schedule B of Bylaw No. 1714

April 27, 2017

Mayor Stewart Young & Council
City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC V9B 2X8

Dear Mayor Young and Members of Council:

Re: West Shore Parks & Recreation Society – Fees and Charges 2017-2018

Enclosed please find a copy of the proposed Fees and Charges for the West Shore Parks & Recreation Society, which will be effective from September 1, 2017 through to August 31, 2018.

Annually, there is a review of the WSPRS fees and charges in order to make recommendations for any changes. When recommending changes, the fee review includes factors such as comparison of surrounding municipalities and school district fees, usage levels, new facilities that have come into our community, and desired recovery rates for our various activity areas. Each of the fees is reviewed and adjusted with the above factors in mind. We strive to find the balance between fiscal goals, financial accessibility, and the regional marketplace. We also work closely with the School District in setting their fees for room rentals and field usage.

In 2017-2018 we are recommending holding our annual pass fees at their current rates, and applying a modest increase on drop in admissions. With regards to indoor facilities/arenas and outdoor facilities, the rise in fees reflects the increased cost of utilities and wages, and were applied where the demand was high and the increase was manageable. There is a slightly higher increase on Velodrome track fees to match the maintenance costs attached to that outdoor space. The picnic shelter has become a very popular facility and we have increased those fees to reflect the demand of that space.

The fee adjustments being recommended should meet the predicted cost of living and CUPE increase in most cases, and continue to be reasonable prices for the consumer in this community and in the region. We have included our working documents to show year to year comparisons with notes that may be helpful to explain changes.

These Fees and Charges were accepted by the West Shore Parks and Recreation Society Board of Directors at their Regular Meeting held April 20, 2017, and referred to the Member Municipalities for enactment as a bylaw in their respective areas.

Once enacted, please kindly forward a copy of your 2017/18 Fees and Charges Bylaw for our records. Thank you.



Linda Barnes
Chief Administrative Officer
LB/al/Enclosures

Admissions		2016/17 Base Rate	2016/17 BaseRate with 5% Tax	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	% Increase on 2016/17 Base Rate	2017 Notes
Adult (19 - 59)	Single	\$ 6.10	\$ 6.40	\$ 6.19	\$ 6.50	1.56%	Adult increase as the Y is \$10 and SCP is \$6.50. Published with tax.
	10x	\$ 54.90	\$ 57.65	\$ 55.70	\$ 58.50	1.46%	10 visits for the price of 9
	25x	\$ 122.00	\$ 128.10	\$ 123.80	\$ 130.00	1.48%	25 visits for the price of 20
	1 month	\$ 56.00	\$ 58.80	\$ 60.00	\$ 63.00	7.14%	Increase 1 mos pass higher to encourage people to commit for longer periods.
	3 month	\$ 140.00	\$ 147.00	\$ 140.00	\$ 147.00	0.00%	
	12 month	\$ 385.00	\$ 404.25	\$ 385.00	\$ 404.25	0.00%	
Senior (60 plus)	Single	\$ 4.38	\$ 4.60	\$ 4.43	\$ 4.65	1.10%	Published with tax
	10x	\$ 39.40	\$ 41.37	\$ 39.90	\$ 41.90	1.27%	10 visits for the price of 9
	25X	\$ 87.50	\$ 91.88	\$ 88.60	\$ 93.00	1.26%	25 visits for the price of 20
Student (13 - 18)	Single	\$ 4.38	\$ 4.60	\$ 4.43	\$ 4.65	1.14%	Published with tax
	10x	\$ 39.40	\$ 41.37	\$ 39.90	\$ 41.90	1.27%	10 visits for the price of 9
	25X	\$ 87.50	\$ 91.88	\$ 88.60	\$ 93.00	1.26%	25 visits for the price of 20
Child (6 - 12)	Single	\$ 3.00	\$ 3.15	\$ 3.05	\$ 3.20	1.57%	Published with tax
	10x	\$ 27.00	\$ 28.35	\$ 27.45	\$ 28.80	1.67%	10 visits for the price of 9
	25x	\$ 60.00	\$ 63.00	\$ 61.00	\$ 64.05	1.67%	25 visits for the price of 20
			\$ -		\$ -		
Family (Max. 5)	Single	\$ 12.19	\$ 12.80	\$ 12.38	\$ 13.00	1.56%	2 Adult drop-ins children free (Y is \$20.79) SCP \$13.25
	10x	\$ 109.70	\$ 115.19	\$ 111.40	\$ 117.00	1.55%	10 visits for the price of 9
	6 month	\$ 425.00	\$ 446.25	\$ 425.00	\$ 446.25	0.00%	Holding passes the same
	12 month	\$ 770.00	\$ 808.50	\$ 770.00	\$ 808.50	0.00%	Holding passes the same
Child minding	Single	\$ 3.33	\$ 3.50	\$ 3.33	\$ 3.50	0.00%	No change as the Y offers it free with memberships
	10x	\$ 30.00	\$ 31.50	\$ 30.00	\$ 31.50	0.00%	

2017 Speaking Notes

The cost of the annual pass can be broken down into monthly payments to provide an easy payment option the \$385 plus tax fee works out to \$32.08 per month.

We continue to price the family pass at the cost of 2 adult family passes. This has encouraged the increase of annual passes in the previous year.

Child-minding fee is being being held at current price based on Peninsula Co-op sponsorship

****Note: Regional comparisons of drop in admissions**

The regional comparisons are generally 0 to 2% depending on the fee.

One month passes: SEAPARC is \$60.10, Equimalt is \$58.50.Discussion to remove monthly pass if we remove the \$25 admin fee.

Indoor Facilities	2016/17 Base Rate	2016/17 BaseRate with 5% Tax		2017/18 Base Rate	2017/18 BaseRate with 5% Tax	% Increase on 2016/17 Base Rate	2017 Notes
Small rooms include:							
Boardroom, Spinnaker, Upper and Lower Clubhouse, 55+ Centre Rooms 201 & 202 & Centennial Centre Rooms							
Non-profit Adult (In align with SD62)	26.00	\$ 27.30		26.50	\$ 27.83	1.92%	Less room to increase
Non-profit Youth (In align with SD62)	14.50	\$ 15.23		15.50	\$ 16.28	6.90%	Bigger increase to make up on the hold on passes and Minor associations get this
Party - Room Rental Rate	31.00	\$ 32.55			\$ -	-100.00%	
Commercial / Party - Room Rental (Charge per/hr with a 2 hr min rental)	34.00	\$ 35.70		35.00	\$ 36.75	2.94%	Combining the two rates to make one
Fieldhouse Changerooms							
Non-profit Adult	12.50	\$ 13.13		13.00	\$ 13.65	4.00%	Only Fieldhouse changerooms now as the clubhouse changerooms come with the
Non-profit Youth	9.40	\$ 9.87		10.00	\$ 10.50	6.38%	Fee was low to start so made the fees rounded at 13 and 10
Large Rooms include: Lookout Lounge, Galleon Room, Fitness Studio, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101							
Non-profit Adult / Meetings or User Group (In align with SD62)	39.00			39.50	\$ 41.48	1.28%	Same minimal increase as small rooms - 50 cents.
Non-profit Youth / Meeting or User Group (In align with SD62)	26.00			27.00	\$ 28.35	3.85%	
Commercial (Charge per/hr with a 2hr minimum)	48.00			49.00	\$ 51.45	2.08%	
Wedding Rooms Include: Kinsmen Fieldhouse and 55+ Centre Auditorium							
Wedding Reception - Full Day Rental	430.00	\$ 451.50		430.00	\$ 451.50	0.00%	Market can't bear another major increase like 2016's increase
Wedding Ceremony Outdoor	325.00	\$ 341.25		325.00	\$ 341.25	0.00%	
Wedding Ceremony Indoor	220.00	\$ 231.00		220.00	\$ 231.00	0.00%	
Wedding Reception - additonal set-up from 5pm night before	100.00	\$ 105.00		100.00	\$ 105.00	0.00%	
Swimming Pool (no guard)							
Adult / Adult Commercial (ie Scuba)	205.00	\$ 215.25		210.00	\$ 220.50	2.44%	
Youth / Youth Commercial / Swim Clubs	98.00	\$ 102.90		100.00	\$ 105.00	2.04%	
Adult Commercial / Lane	25.63	\$ 26.91		26.25	\$ 27.56	2.42%	
Youth Swim Club / Lane	12.30	\$ 12.92		12.50	\$ 13.13	1.63%	

2017 Speaking Notes

Rooms are aligned with school district fees.

ARENA	2016/17 Base Rate	2016/17 BaseRate with 5% Tax	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	% Increase on 2016/17 Base Rate	2017 Notes
JdF and The Q Centre Ice						
Rates per hour unless otherwise noted						
ICE RATES						
Ice - Adult prime time*	\$ 221.00	\$ 232.05	\$ 225.00	\$ 236.25	1.81%	Small increase
Ice - Adult non-prime**	\$ 151.00	\$ 158.55	\$ 151.00	\$ 158.55	0.00%	Keep same as last year - trying to attract Hockey 101 and other adult league users to book more ice.
Ice - Midnight Rate (midnight to 6 am)	\$ 106.00	\$ 111.30	\$ 106.00	\$ 111.30	0.00%	Minimal usage so keep the same as 2017
Ice - Youth prime time*	\$ 119.00	\$ 124.95	\$ 121.00	\$ 127.05	1.68%	Small increase
Ice - Youth non-prime**	\$ 96.00	\$ 100.80	\$ 98.00	\$ 102.90	2.08%	Keep at minimal increase
Ice - School District #62 Hockey Academy	\$ 96.00	\$ 100.80	\$ 98.00	\$ 102.90	2.08%	Keep the same as youth non-prime. New user groups for Sept 2017.
Ice - Commercial Prime Time	\$ 228.00	\$ 239.40	\$ 228.00	\$ 239.40	0.00%	Keep same as last year - trying to attract Hockey 101 and other adult league users to book more ice.
Victoria Grizzlies - Games and Practices	Lease		Lease			
Westshore Wolves Jr B - Games and Practices	Lease		Lease			
Q Centre, JdF Rink and Curling Rink Full Day (24 hrs)	Lease		Lease			
Skate Rentals (GST tax incl)	\$ 3.33	\$ 3.50	\$ 3.33	\$ 3.50	0.00%	Advertise at \$3.50 inc tax
Skate Rental 10 Punch pass (GST tax incl)	\$ 23.81	\$ 25.00	\$ 23.81	\$ 25.00	0.00%	Advertise at \$25 inc tax
Lesson - Skate Rental 10 Punch pass (GST tax incl)	\$ 14.29	\$ 15.00	\$ 14.29	\$ 15.00	0.00%	Advertise at \$15 inc tax
School Groups (District #62)						
1-50 Participants	\$ 71.50	\$ 75.08	\$ 73.00	\$ 76.65	2.10%	Increased base on CUPE wage increase - this revenue goes towards staff expenses
51-100 Participants	\$ 107.00	\$ 112.35	\$ 109.50	\$ 114.98	2.34%	Increased base on CUPE wage increase - this revenue goes towards staff expenses
Skate Rentals for School Groups (GST tax incl)	\$ 1.43	\$ 1.50	\$ 1.43	\$ 1.50	0.00%	Based on reciprocal school group price
* Prime: M-F 6:00 am - 8:00 am, 4:00 pm-11:30 pm / Sat & Sun 6:00 am - 11:30 pm						
**Non-Prime: M-F 8:00 am - 4:00 pm & 11:30 pm - Midnight/ Sat & Sun 11:30 pm - Midnight		\$ -		\$ -		
JdF/The Q Centre/Curling Rink - Dry Floor						
Arena Dry Floor - Adult	\$ 76.00	\$ 79.80	\$ 78.00	\$ 81.90	2.63%	
Arena Dry Floor - Youth	\$ 52.00	\$ 54.60	\$ 52.00	\$ 54.60	0.00%	
Curling Rink Dry Floor - Adult	\$ 76.00	\$ 79.80	\$ 78.00	\$ 81.90	2.63%	Same as arena dry floor
Curling Rink Dry Floor - Youth	\$ 52.00	\$ 54.60	\$ 52.00	\$ 54.60	0.00%	Same as arena dry floor
Shamrocks Sr. - Games and Practices	lease		lease			
Shamrocks Jr/Int - Games and Practices	lease		lease			
JdF/The Q Centre/Curling Rink Dry Floor - Special Events (not including Arena Sports Tournaments)						
JdF Arena Full Day (24 hrs) - Community Group	\$ 1,000.00	\$ 1,050.00	\$ 1,000.00	\$ 1,050.00	0.00%	
JdF Arena Full Day (24 hrs) - Commercial	\$ 2,000.00	\$ 2,100.00	\$ 2,000.00	\$ 2,100.00	0.00%	
Q Centre Full Day (24 hrs) - Community Group	\$ 2,000.00	\$ 2,100.00	\$ 2,000.00	\$ 2,100.00	0.00%	
Q Centre Full Day (24 hrs) - Commercial	lease		lease			
Curling Rink Full Day (24 hrs) - Community Group	\$ 1,000.00	\$ 1,050.00	\$ 1,000.00	\$ 1,050.00	0.00%	
Curling Rink Full Day (24 hrs) - Commercial	\$ 2,000.00	\$ 2,100.00	\$ 2,000.00	\$ 2,100.00	0.00%	
<i>Move/In Out days for full day rentals will be 50% of the base rate</i>						
Juan de Fuca Curling Rink - Curling						
Ice - Curling Club Jr Membership (per season)	\$ 37.00	\$ 38.85	\$ 38.00	\$ 39.90	2.70%	This fee is charged to the club each November based on the number of Jr curlers they have registered
*Ice - non-prime time -1 sheet (2 hours)	\$ 51.00	\$ 53.55	\$ 52.00	\$ 54.60	1.96%	Now refer to this fee as non-prime time ice instead of Ice Daytime
*Ice - non-prime time - 8 sheets (2 hours)	\$ 405.00	\$ 425.25	\$ 416.00	\$ 436.80	2.72%	Based on single sheet rental and now refer to this fee as non-prime time ice
**Ice - prime-time - 1 sheet (2 hours)	\$ 80.00	\$ 84.00	\$ 82.00	\$ 86.10	2.50%	Now refer to this fee as prime time ice instead of Ice Night
**Ice - prime-time - 8 sheets (2 hours)	\$ 640.00	\$ 672.00	\$ 656.00	\$ 688.80	2.50%	Based on single sheet rental and now refer to this fee as prime time ice
Inter-Club - 1 sheet (2 hours)	\$ 29.00	\$ 30.45	\$ 30.00	\$ 31.50	3.45%	
Inter-Club - 8 sheets (2 hours)	\$ 232.00	\$ 243.60	\$ 240.00	\$ 252.00	3.45%	Based on single sheet rental of \$80
CR (Curling Club) Bonspiel (1 evening, 2 days))	\$ 760.00	\$ 798.00	\$ 775.00	\$ 813.75	1.97%	
Jr. Bonspiel (2 days)	\$ 345.00	\$ 362.25	\$ 350.00	\$ 367.50	1.45%	
* Prime: M-F 6:00 pm - 11:00 pm, Sat - Sun 8am - 11pm						
**Non-Prime: M-F 6:00 am - 6:00 pm		\$ -		\$ -		

2017 Speaking Notes

Arena ice rates are sitting very close to the Regional average, so adjustments to the fees are held at 1%-2%

School group rentals increased 2% to accommodate the increase in CUPE wages as this rate covers staff wages for the school rentals.

No increase on skate rentals or sharpening as we are already at municipal average

No increase on 24hr dry floor rental as we maintain rates with the hopes to attract more "full day" event rentals especially during the shoulder season April-May

Curling rates to receive a 1.9-3.5% increase

OUTDOOR FACILITIES	2016/17 Base Rate	2016/17 BaseRate with 5% Tax	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	% Increase on 2016/17 Base Rate	2017 Notes
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)						
Youth	7.50	\$ 7.88	7.75	\$ 8.14	3.33%	
Adult	15.00	\$ 15.75	15.50	\$ 16.28	3.33%	
Commercial - Youth	16.00	\$ 16.80	16.50	\$ 17.33	3.13%	
Commercial - Adult	32.00	\$ 33.60	33.00	\$ 34.65	3.13%	
BMX Track	Lease		Lease			
Ball Diamonds (per diamond per hour - minimum 2 hour rental)						
Youth	7.50	\$ 7.88	7.75	\$ 8.14	3.33%	
Adult	15.00	\$ 15.75	15.50	\$ 16.28	3.33%	
Commercial - Youth	16.00	\$ 16.80	16.50	\$ 17.33	3.13%	
Commercial - Adult	32.00	\$ 33.60	33.00	\$ 34.65	3.13%	
Playing Fields (per field per hour - minimum 2 hour rental)						
Youth	7.50	\$ 7.88	7.75	\$ 8.14	3.33%	
Adult	15.00	\$ 15.75	15.50	\$ 16.28	3.33%	
Commercial - Youth	16.00	\$ 16.80	16.50	\$ 17.33	3.13%	
Commercial - Adult	32.00	\$ 33.60	33.00	\$ 34.65	3.13%	
Lights - Field 1,2 & 3 - Youth & Adult *	28.50	\$ 29.93	28.50	\$ 29.93	0.00%	No increase on lights
Youth - Artifical Turf Field	31.00	\$ 32.55	32.00	\$ 33.60	3.23%	
Adult - Artifical Turf Field	52.00	\$ 54.60	53.00	\$ 55.65	1.92%	
Lights - Artifical Turf Field	20.00	\$ 21.00	20.00	\$ 21.00	0.00%	No increase on lights
Lacrosse Box (per hour)						
Youth	7.50	\$ 7.88	7.75	\$ 8.14	3.33%	
Adult	15.00	\$ 15.75	15.50	\$ 16.28	3.33%	
Commercial - Youth	16.00	\$ 16.80	16.50	\$ 17.33	3.13%	
Commercial - Adult	32.00	\$ 33.60	33.00	\$ 34.65	3.13%	
Lights - Lacrosse Box	8.00	\$ 8.40	8.00	\$ 8.40	0.00%	No increase on lights because they are at the higher end of market value
Velodrome (per hour)						
Youth - Track	9.40	\$ 9.87	10.00	\$ 10.50	6.38%	Looking at 1 fee for 2018 as cycling user groups book under Youth but adults ride too because the
Adult - Track	18.80	\$ 19.74	20.00	\$ 21.00	6.38%	
Lights - Velodrome	20.00	\$ 21.00	20.00	\$ 21.00	0.00%	Staying with no increase on lights
Picnic Shelter (per hour)						
Entire Picnic Shelter	20.00	\$ 21.00	25.00	\$ 26.25	25.00%	Lights can be booked in half hour blocks at 50% of rate minimum 1hr rental.
Single Picnic Table (6 tables)	5.00	\$ 5.25		\$ -		Removing this option.

2017 Speaking Notes

Average increase on outdoor facilities is 3%
Lighting fees were frozen because they are already high within the municipal comparison
Lacrosse box lighting is cheaper then field and velo drome because they use less wattage
Picnic shelter is now only available for booking as the entire shelter.

GOLF	2016/17 Base Rate	2016/17 BaseRate with 5% Tax	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	% Increase on 2016/17 Base Rate	2017 Notes
GREEN FEES AND RENTALS						
Summer April 1, 2017 - September 30, 2017						
Child/Youth	9.52	\$ 10.00	9.52	\$ 10.00	0.00%	Need to hold based on regional pricing
Adult	14.29	\$ 15.00	14.29	\$ 15.00	0.00%	
Family**	38.09	\$ 40.00	38.09	\$ 40.00	0.00%	Family rate based on 2 adults and 1 child with 2nd child free
Extra Rounds	9.52	\$ 10.00	6.67	\$ 7.00	-29.94%	Reduce extra rounds played to get people to the course
Winter October 1, 2016- March 31, 2017						
Child/Youth	9.29	\$ 9.75	7.62	\$ 8.00	-17.98%	Reduced 17% to increase youth golf
Adult	10.00	\$ 10.50	10.00	\$ 10.50	0.00%	
Family **	29.29	\$ 30.75	27.62	\$ 29.00	-5.70%	Family rate based on 2 adults and 1 child with 2nd child free - reduced to reflect discounted youth rate
Extra Rounds	9.29	\$ 9.75	6.67	\$ 7.00	-28.20%	Reduce extra rounds played to get people to the course
Club Rentals * plus tax	6.47	\$ 7.25	6.47	\$ 7.25	0.00%	
Cart Rentals * plus tax	4.52	\$ 4.75	4.52	\$ 4.75	0.00%	
**Family rate includes four (4) people with 2 adults maximum						

2017 Speaking Notes

Second round fees reduced to match other regional golf courses
Family rates were adjusted to create a consistent formula of 2 adult and 1 child, with the 2nd child free.
Youth winter rates reduced to increase youth golfers

CITY OF LANGFORD

BYLAW NO. 1714

Amend Bylaw No. 858 Being the “Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw, 2004”

WHEREAS the City established a service for parks, recreation and community services pursuant to the Parks, Recreation and Community Service Establishment Bylaw No. 639, 2001;

AND WHEREAS pursuant to section 397 of the *Local Government Act* and section 194 of the *Community Charter*, Council may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the municipality or the exercise of regulatory authority by the municipality;

AND WHEREAS Council wishes to authorize and impose the fees and charges payable for use of the services and facilities at the Juan de Fuca Recreation Centre, which fees and charges must also be authorized by the other local government owners of the Juan de Fuca Recreation Centre;

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

Title

This bylaw may be cited for all purposes as the “Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017.”

Imposition of Fees and Charges

The Council hereby authorizes and imposes the fees and charges for use of the services and facilities at the Juan de Fuca Recreation Centre in the amounts set out in Schedule “A” to this Bylaw.

The fees and charges established under this Bylaw will be effective from September 1st, 2017 through to August 31st, 2018.

As an exception to the fees and charges set out in Schedule “A”, those classes of persons described in Schedule “B” to this Bylaw shall pay those fees and charges, if any, for use of services and facilities at the Juan de Fuca Recreation Centre as set out in Schedule “B”.

READ A FIRST TIME this 19th day of June, 2017

READ A SECOND TIME this 19th day of June, 2017

READ A THIRD TIME this 19th day of June, 2017

ADOPTED this day of July, 2017

MAYOR

(Certified Correct)
CORPORATE OFFICER

ADMISSION FEES (swim, skate, weight room, fitness classes)			
Fees Effective: September 1, 2017 to August 31, 2018			
(Single drop-in admissions include applicable taxes. All passes have applicable taxes added at the time of purchase)			
Adult	Single Admission	\$ 6.50	incl tax
(19 - 59)	10x	\$ 55.70	
	25x	\$ 123.80	
	1 month	\$ 60.00	
	3 month	\$ 140.00	
	12 month	\$ 385.00	
Senior	Single Admission	\$ 4.65	incl tax
(60 plus)	10x	\$ 39.90	
	25x	\$ 88.60	
Student	Single Admission	\$ 4.65	incl tax
(13 - 18)	10x	\$ 39.90	
	25x	\$ 88.60	
Child	Single Admission	\$ 3.20	incl tax
(6 - 12)	10x	\$ 27.45	
	25x	\$ 61.00	
Family	Single Admission	\$ 13.00	incl tax
(Max. 5)	10x	\$ 111.40	
	6 month	\$ 425.00	
	12 month	\$ 770.00	
Child Minding	per 75 min	\$ 3.50	incl tax
	10x	\$ 30.00	
INDOOR FACILITIES RENTAL FEES			
Fees Effective: September 1, 2017 to August 31, 2018			
(All Fees Subject to Applicable Taxes)			
ROOMS: (per hour unless noted) (In alignment with SD62 fees where noted)			
Small Rooms include:			
<i>Boardroom, Gllangcolme, Spinnaker, Upper and Lower Clubhouse, JDF Seniors Centre</i>			
Rooms 201-202 and Centennial Centre Rooms			
Non-profit Adult (In alignment with SD62)		\$ 26.50	
Non-profit Youth (In alignment with SD62)		\$ 15.50	
Commercial Rental (Charge per/hr with a 2hr minimum rental)		\$ 35.00	
Clubhouse & Fieldhouse Changerooms			
Non-profit Adult / Community		\$ 13.00	
Non-profit Youth / Community		\$ 10.00	
Large Rooms include:			
<i>Lookout Lounge, Galleon Room, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101</i>			
Non-profit Adult / Meetings or User Group (In alignment with SD62)		\$ 39.50	
Non-profit Youth / Meetings or User Group (In alignment with SD62)		\$ 27.00	
Commercial Rental (Charge per/hr with a 2hr minimum rental)		\$ 49.00	
Wedding Rooms Include:			
<i>Kinsmen Fieldhouse and 55+ Centre Auditorium</i>			
Wedding Reception - Full Day Rental		\$ 430.00	
Wedding Ceremony - Outdoor		\$ 325.00	
Wedding Ceremony - Indoor		\$ 220.00	
Wedding Reception - additonal set-up from 5pm night before		\$ 100.00	
Swimming Pool (no guard)			
Adult Commercial (ie Scuba)		\$ 210.00	
Youth / Youth Commercial / Swim Clubs		\$ 100.00	
Adult Commercial / Lane		\$ 26.25	
Youth Swim Club/Lane		\$ 12.50	

ARENA FACILITIES RENTAL FEES			
Fees Effective: September 1, 2017 to August 31, 2018			
(All Fees Subject to Applicable Taxes Unless Noted)			
JdF Arena/The Q Centre - Ice			
Rates per hour unless otherwise noted			
Ice - Adult prime time*		\$ 225.00	
Ice - Adult non-prime**		\$ 151.00	
Ice - Midnight Rate (midnight to 6 am)		\$ 106.00	
Ice - Youth prime time*		\$ 121.00	
Ice - Youth non-prime**		\$ 98.00	
Ice - School District #62 Hockey Academy		\$ 98.00	
Ice - Commercial Prime Time		\$ 228.00	
Victoria Grizzlies - Games and Practices		Lease	
Westshore Wolves Jr B - Games and Practices		Lease	
The Q Centre, JdF Arena and Curling Rink Full Day (24hrs)		Lease	
Skate Rentals (tax incl)		\$ 3.50	incl tax
Skate Rental 10 Punch pass (tax incl)		\$ 25.00	incl tax
Lesson - Skate Rental 10 Punch pass (tax incl)		\$ 15.00	incl tax
* Prime: M-F 6:00am - 8:00am, 4:00pm - 11:30 pm/Sat & Sun 6:00am - 11:30pm			
**Non-Prime: M-F 8:00am - 4:00pm & 11:30pm - Midnight/Sat & Sun 11:30pm - Midnight			
School Groups (District #62)			
1-50 Participants		\$ 73.00	
51-100 Participants		\$ 109.50	
Skate Rentals for School Groups (tax incl)		\$ 1.50	incl tax
JdF Arena /The Q Centre/Curling Rink - Dry Floor			
Arena Dry Floor - Adult		\$ 78.00	
Arena Dry Floor - Youth		\$ 52.00	
Curling Rink Dry Floor - Adult		\$ 78.00	
Curling Rink Dry Floor - Youth		\$ 52.00	
Victoria Sr. Shamrocks - Games and Practices		Lease	
Victoria Jr. Shamrocks - Games and Practices		Lease	
JdF Arena/The Q Centre/Curling Rink - Special Events (not including Arena Sports Tournaments)			
*JdF Arena Full Day (24 hrs) - Community Group		\$ 1,000.00	
*JdF Arena Full Day (24 hrs) - Commercial		\$ 2,000.00	
*The Q Centre Full Day (24 hrs) - Community Group		\$ 2,000.00	
The Q Centre Full Day (24 hrs) - Commercial		Lease	
*Curling Rink Full Day (24 hrs) - Community Group		\$ 1,000.00	
*Curling Rink Full Day (24 hrs) - Commercial		\$ 2,000.00	
*Move/In Out days for full day rentals will be 50% of the base rate			
JdF Curling Rink - Ice			
Ice - Curling Club Jr Membership (per season)		\$ 38.00	
*Ice - non-prime time - 1 sheet (2 hours)		\$ 52.00	
*Ice - non-prime time - 8 sheets (2 hours)		\$ 416.00	
**Ice - prime-time - 1 sheet (2 hours)		\$ 82.00	
**Ice - prime-time - 8 sheets (2 hours)		\$ 656.00	
Inter-Club - 1 sheet (2 hours)		\$ 30.00	
Inter-Club - 8 sheets (2 hours)		\$ 240.00	
CR (Curling Club) Bonspiel (1 evening, 2 days)		\$ 775.00	
Jr. Bonspiel (2 days)		\$ 350.00	
* Prime: M-F 6:00 pm - 11:00 pm, Sat-Sun 8:00 am - 11:00 pm			
**Non-Prime: M-F 6:00 am - 6:00 pm			

OUTDOOR FACILITIES RENTAL FEES			
Fees Effective: September 1, 2017 to August 31, 2018			
(All Fees Subject to Applicable Taxes)			
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)			
Youth		\$ 7.75	
Adult		\$ 15.50	
Commercial - Youth		\$ 16.50	
Commercial - Adult		\$ 33.00	
BMX Track		Lease	
Ball Diamonds (per diamond per hour - minimum 2 hour rental)			
Youth		\$ 7.75	
Adult		\$ 15.50	
Commercial - Youth		\$ 16.50	
Commercial - Adult		\$ 33.00	
Playing Fields (per field per hour - minimum 2 hour rental)			
Youth		\$ 7.75	
Adult		\$ 15.50	
Commercial - Youth		\$ 16.50	
Commercial - Adult		\$ 33.00	
Lights - Field 1 ,2 & 3 - Youth & Adult *		\$ 28.50	
Youth - Artificial Turf Field		\$ 32.00	
Adult - Artificial Turf Field		\$ 53.00	
Lights - Artificial Turf Field		\$ 20.00	
Lacrosse Box (per hour)			
Youth		\$ 7.75	
Adult		\$ 15.50	
Commercial - Youth		\$ 16.50	
Commercial - Adult		\$ 33.00	
Lights - Lacrosse Box		\$ 8.00	
Velodrome (per hour)			
Youth		\$ 10.00	
Adult		\$ 20.00	
Lights - Velodrome		\$ 20.00	
Picnic Shelter (per hour)			
Entire Picnic Shelter		\$ 25.00	
*Lights can be booked in 1/2 hour blocks at 50% of rate.			

GOLF COURSE GREEN FEES AND RENTALS			
(All Fees Include Applicable Taxes)			
Summer - April 1, 2018 - September 30, 2018			
Child/Youth		\$ 10.00	incl tax
Adult		\$ 15.00	incl tax
Family**		\$ 40.00	incl tax
Extra Rounds		\$ 7.00	incl tax
Winter - October 1, 2017- March 31, 2018			
Child/Youth		\$ 8.00	incl tax
Adult		\$ 10.50	incl tax
Family**		\$ 29.00	incl tax
Extra Rounds		\$ 7.00	incl tax
Club Rentals		\$ 7.25	incl tax
Cart Rentals		\$ 4.75	incl tax
**Family rate includes four (4) people with 2 adults maximum			

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POLICY:

As part of a health and wellness plan for staff, board members and municipal employees, the Society provides access to its recreation facilities.

PURPOSE:

To provide guidelines for the assignment of facility use and golf privileges to the Staff of West Shore Parks and Recreation Society; Members of the Society's Board of Directors; and Employees of the City of Colwood, the City of Langford, the Districts of Highlands and Metchosin, and the Town of View Royal. A Facility Use Pass allows for free access to drop in programs in the weight room, swimming pool, skating rink, some drop-in fitness classes and in some instances the golf course.

All staff are required to have Staff ID Card as a requirement of their employment. These ID Cards will also act as a Facility Use Pass and permit access for facility use and golf privileges. Staff ID Cards are processed through the Front Reception Desk during normal hours of operation.

PROCEDURE:**Society Board of Directors:**

Facility Use Passes are available, free of charge, to Society Board of Director members and their immediate family. For this purpose, immediate family includes:

- the Board member's spouse/partner living in the same household;
- the Board member's dependent children (under the age of 19 years) living in the same household.

Board Members' Facility Use Passes will be based on their terms of office (i.e.: from January to December of each calendar year for the duration of their term.) Board Members and their families will require a Facility Use Pass to access these privileges. Passes are processed through the Front Reception desk during normal hours of operation.

Auxiliary Employees:

Facility Use Passes are available, free of charge, to Auxiliary employees for the duration of their employment with the Society. Facility Use Passes are normally issued for a season or session.

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Regular Employees or Regular Part-Time Employees:

Facility Use Passes are available, free of charge, to Regular RFT and RPT employees and their immediate family. For this purpose, immediate family includes:

- the employee's spouse/partner living in the same household;
- the employee's dependent children, under the age of 19 years, living in the same household.

Facility Use Passes are issued on an annual basis. There will be a \$5.00 fee for each card issued to family members.

Common-law arrangements are required to be of at least a one year duration. Facility Use Passes are not issued to in-laws, mothers, fathers, sisters, brothers, or their children, or to employee's children who no longer reside at home. Any extenuating circumstances can be addressed with the Administrator for consideration.

Golf Privileges:

Extend only to Society Board Members and Employees and allows for one round of golf per week on either Monday, Tuesday, Wednesday or Thursday. Not including statutory holidays. Golf privileges do **not** extend to family members. There is a sign-in sheet in the Pro-Shop which must be signed before playing a round.

Staff Retirement Pass:

In recognition of long time service, an employee who retires from the West Shore Parks & Recreation Society, upon serving a minimum of 20 years, will receive a lifetime pass to the Juan Fuca Recreation Centre facilities for drop-in programs, including golf. The pass is not valid for registered programs.

Municipal Employees Facility Discount:

Employees of the Cities of Colwood, City of Langford, District of Metchosin, District of Highlands, and Town of View Royal will be eligible for a **50% discount** on either a:

- a three (3)-month drop in pass or;
- an annual drop in pass.

This discount does not extend to registered programs, the Golf Course, or any special promotions.

CITY OF LANGFORD

BYLAW No. 1800

A BYLAW TO REGULATE AND IMPOSE FEES FOR THE REMOVAL AND DEPOSITION OF SOILS IN THE CITY OF LANGFORD

WHEREAS pursuant to Section 8 of the Community Charter, the Council may by bylaw regulate soil deposition on and removal from any land in the City.

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

1. TITLE

This bylaw may be cited for all purposes as the "City of Langford Soil Removal And Deposit Bylaw, 2017, No. 1800".

2. DEFINITIONS

"City Engineer" means the person appointed to that position by the Council of the City and shall include an appointed representative;

"Commercial Soil Enterprise" means any business licensed to operate in the City and engaged in the storage and production of soils for retail sales;

"City" means the City of Langford;

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a right-of-way on private property;

"Soil" means topsoil, silt, clay, sand, gravel, rock, peat or other substance of which natural land is composed.

"Soil permit" means a permit issued pursuant to this Bylaw, authorizing a person to remove soil from land or deposit soil on land, or both.

3. REGULATIONS

- a. Subject to the exemptions set out in section 4 of this Bylaw, no person shall remove soil from or deposit soil on any land within the City except as may be authorized by a valid and subsisting soil permit .
- b. For clarity, the approval of a subdivision or issuance of a development permit or building permit shall not be construed as or amount to any form of permission or remove or deposit soil.
- c. Permitted soil removal and deposit activities may occur between the hours of 7:00 am and 7:00 pm from Monday to Friday, except statutory holidays, and at no other time.
- d. No soil permit shall be issued in respect of, nor shall any person remove soil from or deposit soil on, any land in a development permit area designated in the Official Community Plan Bylaw No. 1200 until the City has issued a development permit authorizing the alteration of the land.

- e. No person shall deposit or remove soil so as to:
 - i. Endanger utilities, municipal works, surrounding or neighbouring land or the support thereof, or create or result in any hazard;
 - ii. Make impracticable the future subdivision or development of surrounding or neighbouring land;
 - iii. Foul, obstruct or impede the flow of any stream, creek, waterway, watercourse, waterworks, ditch, drain or sewer in the City, whether or not situated on private property;
 - iv. Contravene the *Agricultural Land Commission Act* or any other provincial law or regulations pertaining to natural waterways and rivers or agricultural land reserves.
- f. Every area of excavation or soils to be deposited shall be covered with not less than four inches of topsoil, graded and sown with grass or other protective vegetation cover, unless the excavation or soils to be deposited has occurred in the course of building construction and is to be covered by a building or structure authorized by an issued building permit, or landscaped in accordance with an issued building or development permit, or the City Engineer determines that the placement of topsoil and planting of vegetation is not required to control water or wind erosion.

4. EXEMPTIONS

- a. A soil permit is not required for the deposit or removal, in one calendar year, of a total of less than 100 cubic metres of soil on or from a single parcel of land.
- b. A soil permit is not required for the deposit of up to 300mm, measured from the finished grade, of soil required for road and walkway construction, or for the deposit of up to 200 mm of soil required for pipe bedding and landscaping.

5. PERMITS

- a. An application for a soil permit shall be submitted to the City Engineer and shall be accompanied by:
 - i. A permit fee in the amount calculated in accordance with Schedule A;
 - ii. The appropriate highway damage deposit in accordance with Schedule A if an equal or greater highway damage deposit has not been paid in conjunction with a building permit or subdivision application;
 - iii. The civic address and legal description of the property;
 - iv. The start date and expected duration of the soil removal or deposit activities;
 - v. The location of all watercourses, waterworks, wells, ditches, drains, sewers, septic fields, catchbasins, culverts, manholes, rights-of-way, legal and geodetic survey monuments and

markers, public utilities and public works on or within 30 m of the boundaries of the land, and the measures proposed to protect them;

- vi. The proposed routes to be taken by vehicles transporting soil to or from the land;
 - vii. Copies of all certificates, permits and approvals as may be required by the Ministry of Water, Land and Air Protection under the Water Act or the Environmental Management Act, or by any other authority having jurisdiction over the proposed deposit or removal of soil, including completed site profile forms, with the required information about the past and present uses of the site, if the land has been used for industrial or commercial activities;
 - viii. The origin or destination of the soil;
- b. With the exception of Single Family Dwellings with less than 300m³ of soil, the following additional items are required:
- i. A certification by a Professional Engineer to the satisfaction of the City Engineer, as to the quantities of soil to be removed or deposited and the methodology of the proposed soil removal or deposition;
 - ii. A contour plan or plans prepared under the direction of the Professional Engineer in sufficient detail to show the present state of the land, the extent of soil removal or deposition contemplated, and the proposed surface and topography of the land after the soil removal or deposition has been completed.
 - iii. Certification by a British Columbia Land Surveyor, if in the opinion of the City Engineer, the extent of works require accurate topographic information, or to establish property lines;
 - iv. A storm water management plan in accordance with Bylaw No. 1000, which shall include erosion and silt control measures; and
 - v. A dust control plan.
- c. A Geotechnical Engineer's certification of the stability of any permanent slopes greater than 30%, and soils deposited greater than 1,200 mm in depth.
- d. Every soil permit shall expire on the date that is the number of days from the start date indicated on the permit and based on Schedule "A". The City Engineer may approve up to four 90-day extensions of a permit that has not expired, on payment of the soil permit fee specified in Schedule A for each extension.
- e. The holder of a soil permit shall repair damage to municipal works and to other property affected by the soil deposition or removal, and comply with Traffic Bylaw No. 33 and all other relevant bylaws.

-
- f. The holder of a soil permit shall sweep clean all highways affected by the soil or deposit activity at the end of each working day, to the satisfaction of the City Engineer. No person shall flush highway surfaces.

6. SITE ACCESS AND SECURITY

- a. Access to any area from which soil is being removed or on which soil is being placed must be controlled at all times by a gate or other suitable device, to prevent unauthorized dumping, and the excavation or deposit site must be free of hazard and maintained hazard-free at all times.
- b. If, at any stage of a soil removal or deposit operation, it appears that work authorized by the permit is likely to endanger any utilities, bridges, drains, public property, streets, easements or lanes, or is likely to create conditions which would endanger the health or safety of persons or property, the permit may be revoked by the City Engineer or the permittee may be required, as a condition to the continuance of the work, to take adequate precautions to prevent such danger.

7. INDEMNIFICATION

The holder of the permit shall at all times bear full responsibility for any accident which may occur or damage which may be done to any person or property whatsoever caused directly or indirectly by the work authorized by the permit, and shall save harmless and keep indemnified the City from all claims and demands whatsoever in respect of the work.

8. ENFORCEMENT

- a. The City Engineer, the Bylaw Enforcement Officer and all City employees under their direction may at all reasonable hours enter upon any land or premises in the City to determine if the provisions of this bylaw are being complied with. No person shall obstruct such entry.
- b. Upon written notice being given to a permit holder by the City Engineer or the Bylaw Enforcement Officer of a breach of this bylaw or the terms of a permit issued under this bylaw, all deposit or removal of soil shall cease until the breach is remedied.
- c. If soil is deposited on land or removed from land without a required permit, the owner of the land shall comply with this bylaw or remove or replace the soil, within seven days notice to do so from the City Engineer or Bylaw Enforcement Officer. On default by the owner, the soil may be removed or replaced by the City at the expense of the owner of the land and the costs shall be recovered in the same manner as municipal taxes.
- d. The City Engineer may suspend or revoke a soil permit if the permit holder violates any of the provisions of this bylaw or the terms of the permit.

9. PENALTY

Any person who violates any provision of this bylaw or fails to comply with any permit issued under this bylaw commits an offense punishable on summary conviction and shall be liable to a fine not exceeding \$10,000.

A. REPEAL

City of Langford Soil Removal and Deposit Bylaw No.181 is repealed.

READ A FIRST time 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

CLERK-ADMINISTRATOR

SCHEDULE A

TYPE of PERMIT, based on soil volume	Permit Fee	Highway Damage Deposit (if required*)	EXPIRY
Greater than 100 m ³ but less than 300 m ³ , for the construction of a Single-Family Dwelling	\$250	\$500	120 days
Greater than 100m ³ , but less than 500m ³	\$65 administration fee plus \$0.50 per m ³ of soil to be removed or deposited	\$750	90 days
500m ³ or more	\$100 administration fee plus \$0.50 per m ³ of soil to be removed or deposited	\$1000	120 days
Commercial Soil Enterprise	\$500 per operation paid at application or renewal of business license	n/a	1 year
*A highway damage deposit is not required for a soil permit if a highway damage deposit has already been paid in conjunction with a building permit or subdivision approval application for the property.			



City of Langford

www.cityoflangford.ca

June 19th, 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 personnel matters, employee relations and land disposition under Section 90 (1) (a) (c) and (e) of the Community Charter.
- b) That Council continues the meeting in closed session.