CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, July 17th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PUBLIC HEARINGS**	
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	b) BYLAW NOS. 1692 AND 1716 "Langford Zoning Bylaw, Amendment No. 483 (3130 Jacklin Road), 2017", and "Langford Official Community Plan Bylaw, Amendment No. 24 (3130 Jacklin Road), 2017"	**30**
	c) BYLAW NO. 1705 "Langford Zoning Bylaw, Amendment No. 491 (656 Frederic Rd and 765 Willing Dr.), 2017"	**80**
4.	**ADOPTION OF MINUTES**	
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6.	**DEVELOPMENT VARIANCE PERMIT**	
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Attached Housing (RM2A) to allow for the development of approximately 100 townhouse units on a private roadway (Z17-0019)

2. **Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision (Z17-0025)**
3. **Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 1488 Pebble Place (DVP17-0014)**
4. **Application to Allow for a vehicle showroom at 2945 Jacklin Road (TUP17-0003)**
5. **Application for a Liquor License Permit for Cherish at Central Park 917 Avrill Road (LLP17-0001)**
6. **Application to Rezone 732 Meaford Avenue from CS1 to MU1A to align with the zoning of the adjacent properties and accommodate a six storey residential building on these parcels (Z17-0030)**

8. REPORTS

a) 2016 Annual Report **157**
- **Staff Report (Administration)**

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c) Bylaw No. 1710 Application to Rezone 2839 Jacklin Road as well as 862, 864 and 866 Orono Avenue from MU1 (Mixed – Use Residential Commercial) zone to MU2 (Mixed – Use Residential Commercial 2) zone to permit the construction of two 6 storey apartment buildings. **170**
- **Staff Report (Planning)**

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(SECOND AND THIRD READINGS)

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11. ADJOURNMENT

PUBLIC HEARING
Monday, 17 July 2017

Bylaw No. 1690
File No. Z17-0004

A Bylaw to Amend the Text of the RR4 (Rural Residential 4) Zone to allow for smaller lot sizes to permit a three-lot subdivision at 1319 Ravensview Dr; 1323 Ravensview Dr

CITY OF LANGFORD
BYLAW NO. 1690

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

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

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

1. By adding the following as Subsection 6.13.02(3):

"Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 & 025-822-624 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite."

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017".

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

PUBLIC HEARING held this day of, 2017.

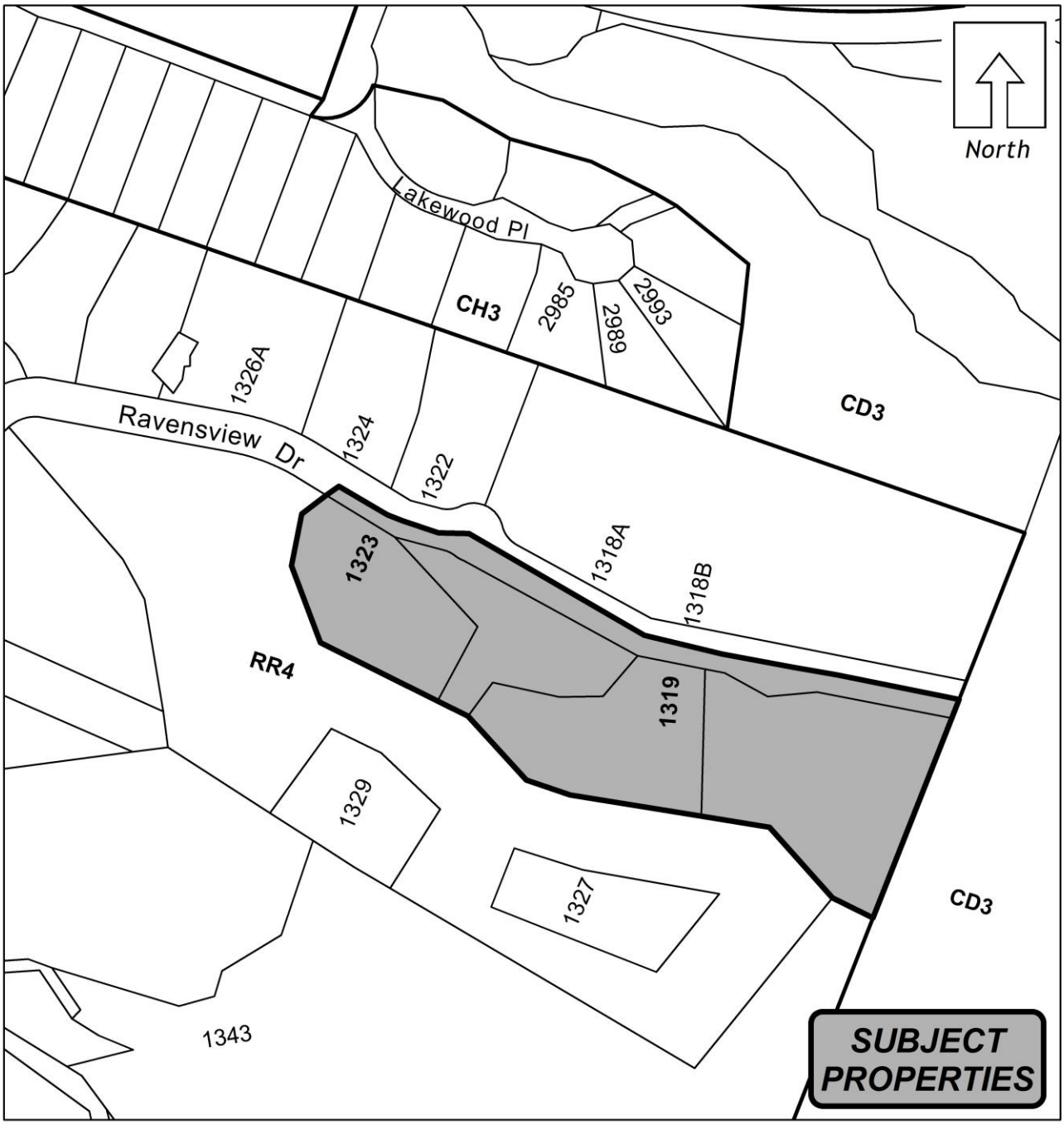
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1690

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1690

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/20/2017

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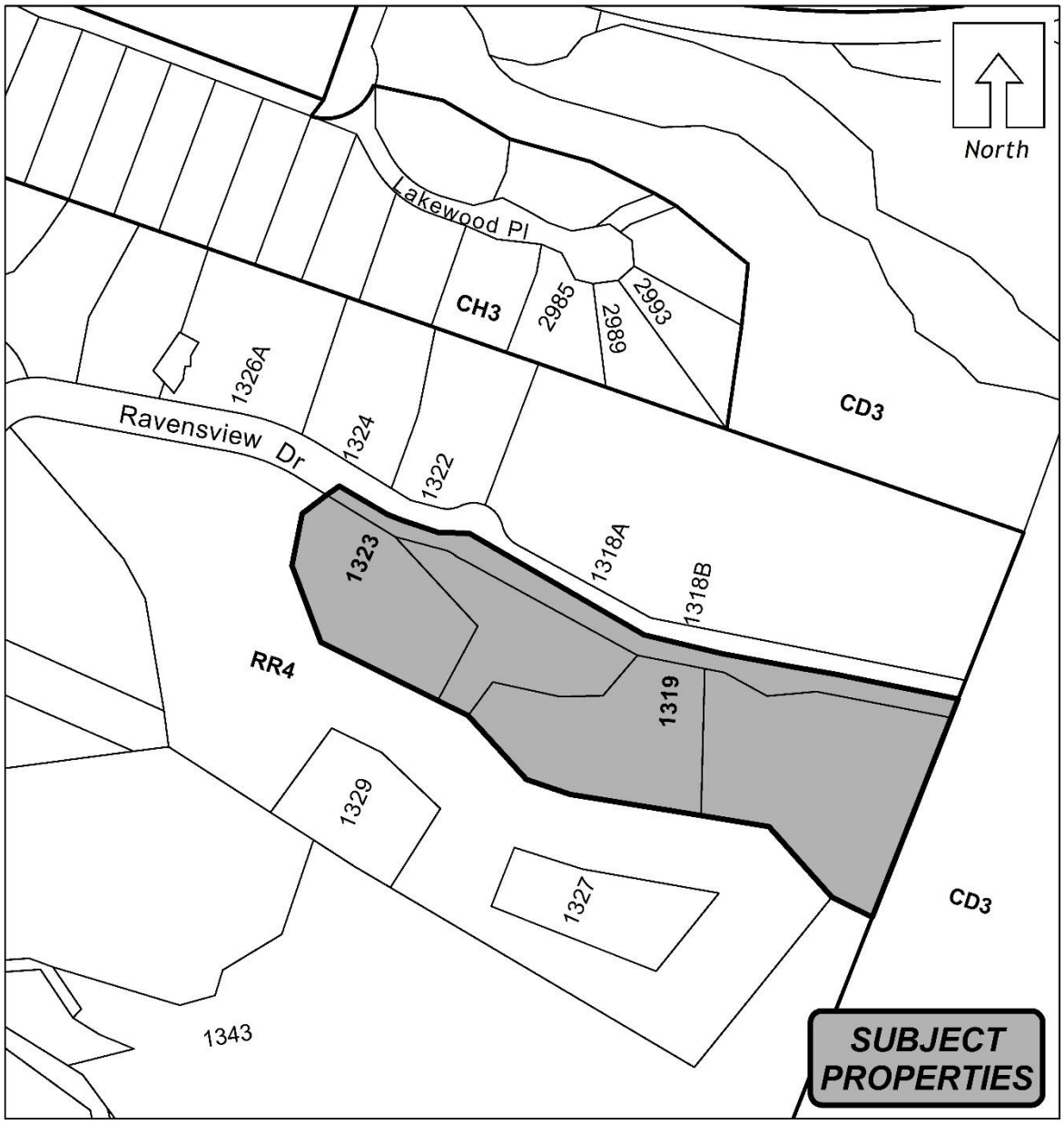
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1690. 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, 17 July 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1319 and 1323 Ravensview Dr	
File	Z17-0004	Bylaw Number: 1690
Official Community Plan	Current: Hillside or Shoreline	
Zoning	Current: RR4 (Rural Residential 4)	Proposed: Text Amendment to RR4 (Rural Residential 4)
Proposal	To allow for smaller lot sizes to permit a three lot subdivision (no new development proposed).	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 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



Document Name: Bylaw_1690

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1690

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/20/2017

City of Langford
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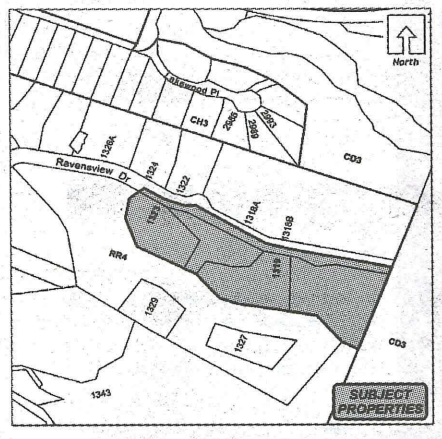
Proposal: **The purpose of Bylaw No. 1690 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the RR4 (Rural Residential 4) zoning designation of the land that is the subject of Bylaw No. 1690 to allow for smaller lot sizes to permit a 3 lot subdivision. No new development is being proposed at this time.**

Applicant: **Gary Brown**

Location: **The land that is the subject of Bylaw No. 1690 is 1319 & 1323 Ravensview Dr as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



TOWN OF VIEW ROYAL

NOTICE OF ROAD CLOSURE, REMOVAL OF HIGHWAY DEDICATION AND DISPOSITION

In compliance with section 40 of the *Community Charter*, the Council of the Town of View Royal gives notice of its intention, by bylaw, to close that part of the unopened road dedication adjacent to 2901 Herbate Road shown in heavy outline, shaded and labelled "Subject Area" in Schedule "A" below (approximately 522m²) to all types of traffic and to remove the dedication of highway for the Subject Area. In this regard, Council of the Town of View Royal, at its May 16, 2017 meeting, gave 1st, 2nd and 3rd readings to "Road Closure and Removal of Highway Dedication Bylaw No. 971, 2017".

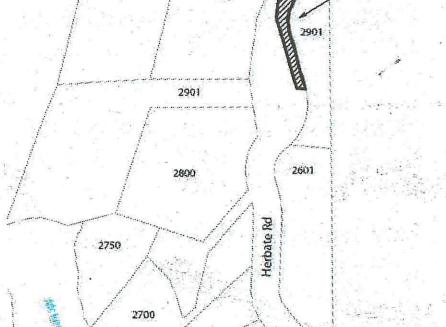
Bylaw No. 971 will be considered for adoption by Council at its July 18, 2017 meeting that begins at 7:00 p.m. in View Royal Town Hall (Council Chambers), 45 View Royal Avenue, Victoria, BC. All persons who consider they are affected by the Bylaw will be given an opportunity to be heard and to present written submissions on the above matter. Written submissions can also be mailed to the undersigned or emailed to info@viewroyal.ca by 12:00 p.m., Thursday, July 13, 2017. More detailed information concerning Bylaw No. 971 can be obtained at View Royal Town Hall in person or by calling 250-479-6800 between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday inclusive, excluding statutory holidays.

In compliance with section 26 of the *Community Charter*, the Council of the Town of View Royal gives notice of its intention to permanently dispose of, by sale, its fee simple interest in the Subject Area for the appraised market value of $20,000.00 to Riley Ireland, owner of the adjacent parcel having the civic address of 2901 Herbate Road.

Dated at the Town of View Royal this 4th day of July, 2017.

Sarah Jones, Corporate Officer,
Town of View Royal
45 View Royal Avenue
VICTORIA BC V9B 1A6

Schedule "A"



Specialty plates raise $500,000 for B.C. Parks

Since January, 37,000 plates have been sold

Katya Slepian
Black Press

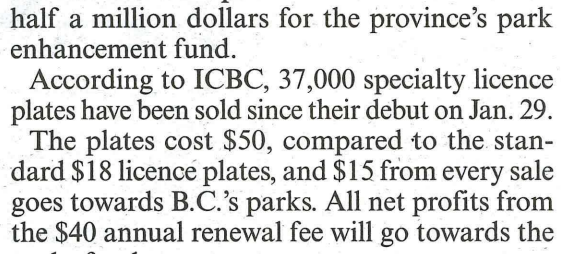
New B.C. Parks plates have raised more than half a million dollars for the province's park enhancement fund.

According to ICBC, 37,000 specialty licence plates have been sold since their debut on Jan. 29.

The plates cost $50, compared to the standard $18 licence plates, and $15 from every sale goes towards B.C.'s parks. All net profits from the $40 annual renewal fee will go towards the parks fund.

Of the three options available, the Kermode bear was the most popular with 14,600 plates sold, followed by the Purcell Mountains with 12,000 plates sold and then the Porteau Cove plates with 10,300 sold.

editor@goldstreamgazette.com



A Kermode bear BC Parks licence plates. *(ICBC)*

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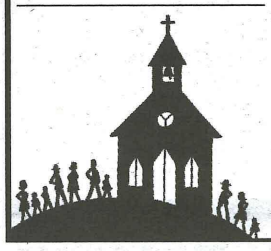
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Saturday, July 15, 2017

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Nar-Anon adds new Langford meeting

Nar-Anon, a group that provides support for families and friends of addicts, has added a new location for its weekly meetings on the West Shore. The Westshore Nar-Anon family group meets Thursdays from 7 to 8:30 p.m. at Grace Baptist Church at 2731 Matson Rd. off of Goldstream Avenue.

For more information on Nar-Anon family groups throughout the Capital Region, call 250-704-2801.

editor@goldstreamgazette.com

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'Rocks split home-and-home with Thunder

Joel Tansey
News Gazette staff

After a disappointing loss in Langley, the Victoria Shamrocks (8-4-1) got a measure of revenge and took it to the last-place Thunder (2-10-0) on Friday night.

The Shamrocks did the bulk of their scoring in the second period after a low-scoring first that saw Victoria's Mike Triolo and Langley's Dylan LaCroix notch the only goals.

Eight second period Shamrocks shots filled the Thunder net behind goaltenders Davide Diruscio and Zack Wickett, including three from captain Corey Small.

Altogether, the Shamrocks fired 26 shots on the visiting goaltenders and conceeded just a single Thunder goal in the dominant frame.

The third period was won by the Thunder by a modest 3-2 score, not nearly enough to make the game competitive again.

Small, the league's leading scorer, added two assists in addition to his three goals. Casey Jackson had a five-point night of his own with two goals and three helpers.

Cody Hagedorn had a mostly quiet night but was solid when he had to be, stopping 30 of the 35 Thunder shots he faced.

The home rout came just two nights after the Shamrocks suffered a surprising 6-5 loss in Langley.

Victoria took a 4-2 lead heading into the third but a 4-1 run from the Thunder in the final frame clinched it for the basement-dwelling club.

The Shamrocks sit a point back of the Maple Ridge Burrards (9-4-0) for top spot in the Western Lacross Association. The Burnaby Lakers (8-3-1) are tied with the Shamrocks and have a game in hand. The 'Rocks host the Coquitlam Adanacs on Friday night at The Q Centre (7:30 p.m.) before travelling to Nanaimo for a road contest with the Timbermen on Saturday.

joel.tansey@goldstreamgazette.com

U14 and U16 Vancouver Island Wave squads earn provincial soccer titles

A pair of Vancouver Island Wave boys teams, stocked largely with players from Greater Victoria, reached the top of the soccer mountain in the province late last month, capturing their respective B.C. Premier Cup championships.

Bays United soccer product Sam Zacharias tallied the winning goal with about 15 minutes to play, lifting the Under-16 Wave to a 1-0 victory over Mountain United in the June 24 final in Coquitlam.

The Wave, coached by Andrew Latham, got on a roll at the right time, having finished fifth in provincial league play. They opened the playoffs by knocking off Coastal FC, then defeated Coquitlam Metro-Ford 1-0 in the semifinals to reach the championship weekend.

Other team members are Reid Adams, Salem Almardy, Jackson Brice, Nathan Chow, Johnny Cole, Kyran Collins, Jake Dziwenka, Cameron Holman, Torin Lightbody, Cody MacArthur, Mitchell Martinez, Juan Navarro, Andrew Pearse, Fraser Rideout and Sean Young.

Meanwhile, the U14 Wave got plenty of offence in their playoff run, which culminated in a 3-1 win over top seed Surrey United in the final. The Wave fell behind 1-0 in the first five minutes, but rebounded with goals from Daniel Damian, Leo Sanchez and Nicholas Guildford in the second half.

The Blair Sturrock and Riley O'Neill-coached U14s, who finished third in league play, earned the distinction of winning the Island program's first-ever boys Premier Cup title, by virtue of a slightly earlier start than their U16 clubmates. The U14s squeaked past Mountain United on penalty kicks to open the playoffs, then needed overtime to beat Coquitlam Metro-Ford 3-2 in the semifinals back on June 17. Also on the U14 team are Jack Kelly, Caleb Vallance, Tory Barbon, Dylan Atwal, Hiatt Grant, Kai Toker, Ben Creswick, Quinten Henry, Armaan Nijjar, Jasper Morris, Jack Napier-Ganley, Lane Geggie Bowker, Corson Greig, Leon Lafuente and Divyesh Nagarajan.

Two other Wave teams played in finals. The U18 girls earned a silver medal after losing a hard-fought 1-0 decision in overtime to Coastal FC, while the regular season champion U13 boys were downed 2-1 by Surrey United.

editor@goldstreamgazette.com

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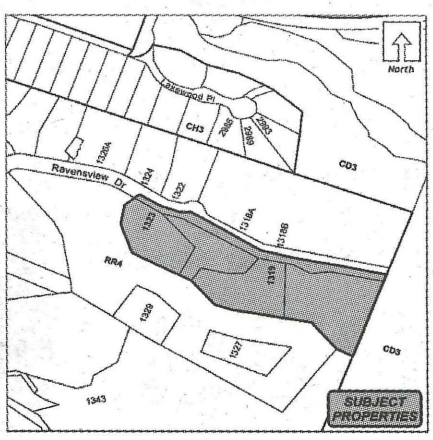
Proposal: **The purpose of Bylaw No. 1690 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the RR4 (Rural Residential 4) zoning designation of the land that is the subject of Bylaw No. 1690 to allow for smaller lot sizes to permit a 3 lot subdivision. No new development is being proposed at this time.**

Applicant: **Gary Brown**

Location: **The land that is the subject of Bylaw No. 1690 is 1319 & 1323 Ravensview Dr as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



CHURCH SERVICES in the West Shore

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All are welcome

4. REPORTS

a) Application to amend the text in the RR4 (Rural Residential 4) Zone to (Residential One and two Family) zone to permit a three lot subdivision at 1319 & 1323 Ravensview Drive. - Staff Report (Planning Z17-0004)

MOVED BY: K. Sheldrake
SECONDED: A. Creuzot

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

1. Proceed with the amendment to the text of the RR4 zone for the properties on 1323 and 1319 Ravensview Drive, subject to the following terms and conditions:

    a) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That no construction of building or subdivision or alteration of land may occur on those lands contained on the eastern border of the property, and identified as the common property with 1319 and 1323 Ravensview Drive and as shown in Figure 2 as Lot 3 until all works and services required by Bylaw 1000 have been completed, to the satisfaction of the Director of Engineering;
        ii. That new and existing houses are required to connect to sanitary sewers when they become available to the site, and that all costs associated with connecting to sewers are the responsibility of the owners;
        iii. That secondary suites are not be permitted; and
        iv. That there may only be one residential dwelling per lot.

2. Direct staff to proceed with consideration of the following variances for the proposed 3 lot subdivision of 1319 and 1323 Ravensview Drive subject to the applicant applying for the necessary development variance permit:

    a) Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that are not serviced by the municipal sanitary sewer system;

    b) Section 8.15.5 of the Subdivision and Development Servicing Bylaw No.1000 be varied to allow for the creation of three lots that require a reduction in fire flow but that do not contain residential fire sprinklers;

    c) Section 8.1.5 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that do not comply with the requirements of the BC Building Code in regards to sufficient water pressure;

    d) That Section 2.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the creation of three lots without the provision of frontage improvements.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – May 8th, 2017

1. Application to amend the text in the RR4 (Rural Residential 4) Zone to (Residential One and two Family) zone to permit a three lot subdivision at 1319 & 1323 Ravensview Drive.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with the amendment to the text of the RR4 zone for the properties on 1323 and 1319 Ravensview Drive, subject to the following terms and conditions:

    a) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That no construction of building or subdivision or alteration of land may occur on those lands contained on the eastern border of the property, and identified as the common property with 1319 and 1323 Ravensview Drive and as shown in Figure 2 as Lot 3 until all works and services required by Bylaw 1000 have been completed, to the satisfaction of the Director of Engineering;
        ii. That new and existing houses are required to connect to sanitary sewers when they become available to the site, and that all costs associated with connecting to sewers are the responsibility of the owners;
        iii. That secondary suites are not be permitted; and
        iv. That there may only be one residential dwelling per lot.

2. Direct staff to proceed with consideration of the following variances for the proposed 3 lot subdivision of 1319 and 1323 Ravensview Drive subject to the applicant applying for the necessary development variance permit:

    a) Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that are not serviced by the municipal sanitary sewer system;

    b) Section 8.15.5 of the Subdivision and Development Servicing Bylaw No.1000 be varied to allow for the creation of three lots that require a reduction in fire flow but that do not contain residential fire sprinklers;

    c) Section 8.1.5 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that do not comply with the requirements of the BC Building Code in regards to sufficient water pressure;

    d) That Section 2.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the creation of three lots without the provision of frontage improvements.

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

MOVED BY: COUNCILLOR SIFERT
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)

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **May 8, 2017**

Department: **Planning**

Application No.: **Z17-0004**

Subject: **Application to amend the text of the RR4 (Rural Residential 4) Zone to (Residential One and Two Family) zone to permit a three lot subdivision at 1319 & 1323 Ravensview Drive.**

PURPOSE

Garry Brown has applied on behalf of himself and Rod Le Clare to amend the text in the RR4 (Rural Residential 4) zone to allow for smaller lot sizes to permit the subdivision of 1319 and 1323 Ravensview.

BACKGROUND

PREVIOUS APPLICATIONS

On March 18th 1999, Council issued a development variance permit to Humpback Valley Campground Ltd. for the development of a 16 lot subdivision on the property at 2960 Irwin Road, variances included: water pressure for firefighting, width of road, cut and fill of slopes; maximum length of cul de sac; horizontal curve radius reducing the design speed from 50 km/hr; maximum grade allowance; several other road construction specifications as well as requirements for street trees and light standards.

On March 22nd, 2001 Council adopted Bylaw 528 to amend the GB1 (Green Belt Residential 1) zone to allow detached duplexes on lots within Ravensview Estates. On August 11, 2003 Council approved a development permit application (DP03-30) for the construction of a detached duplex on the subject property. On October 8th, 2007, DP07-63 was submitted by the applicant that addressed the Interface Fire Hazard, Steep Slopes & Potential Habitat and Biodiversity development permit areas.

Table 1: Site Data

Applicant	Gary Brown	
Owner	Gary Brown & Rodney and Brenda Le Clare	
Civic Address	1323 and 1319 Ravensview Drive	
Legal Description	STRATA LOT 1 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; STRATA LOT 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
Size of Property	2.57 ha (6.3 acres)	
DP Areas	High Fire Hazard Area, Steep Slopes Hazard Area, Habitat and Biodiversity Environmental Protection Area	
Zoning	Existing: RR4 (Rural Residential 4) Zone	Proposed: No change, text amendment to allow for smaller lot sizes
OCP Designation	Existing: Hillside or Shoreline	Proposed: No Change

SITE AND SURROUNDING AREA

Accessed via Irwin Road through to Humpback and Sooke Road, the Ravensview subdivision was created in 1999 when an existing campground was decommissioned and the land was subdivided to create a large lot subdivision. Topography in the area is varied with many lots being flat where others feature gradual and steeper slopes. Ravensview Estates is not connected to the municipal sanitary system and water pressure in the area has been varied through the original development variance permits. These factors make further development difficult, until proper serving reaches the area.

Figure 1: Map showing subject parcel and surrounding area

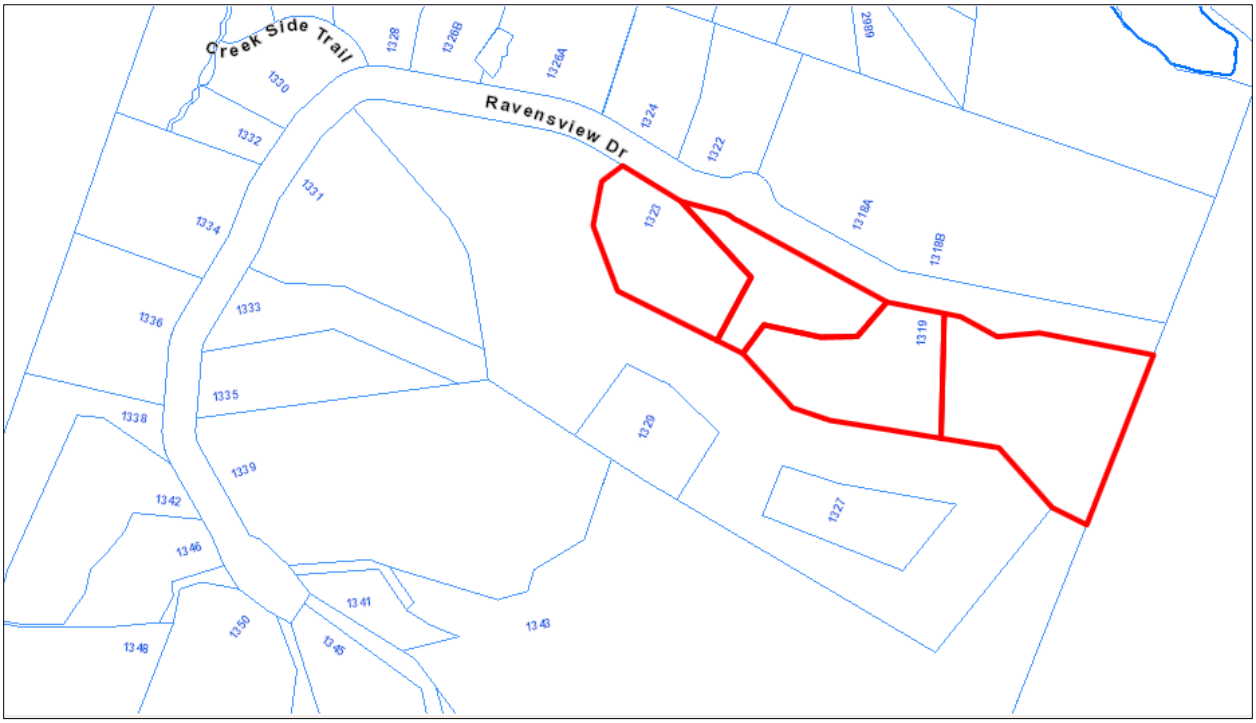


Table 2: Surrounding Land Uses

	Zoning	***Use***
North ,1318A & 1318B Ravensview Drive	RR4 (Rural Residential 4) Zone	Detached Duplex
East, 1220 Parkdale Drive	CD3 (Comprehensive Development 3) Zone	Vacant
South, 1329 and 1327 Ravensview Drive	RR4 (Rural Residential 4) Zone	Detached Duplex
West, 1323 and 1327 Ravensview	RR4 (Rural Residential 4) Zone	Detached Duplex

COUNCIL POLICY

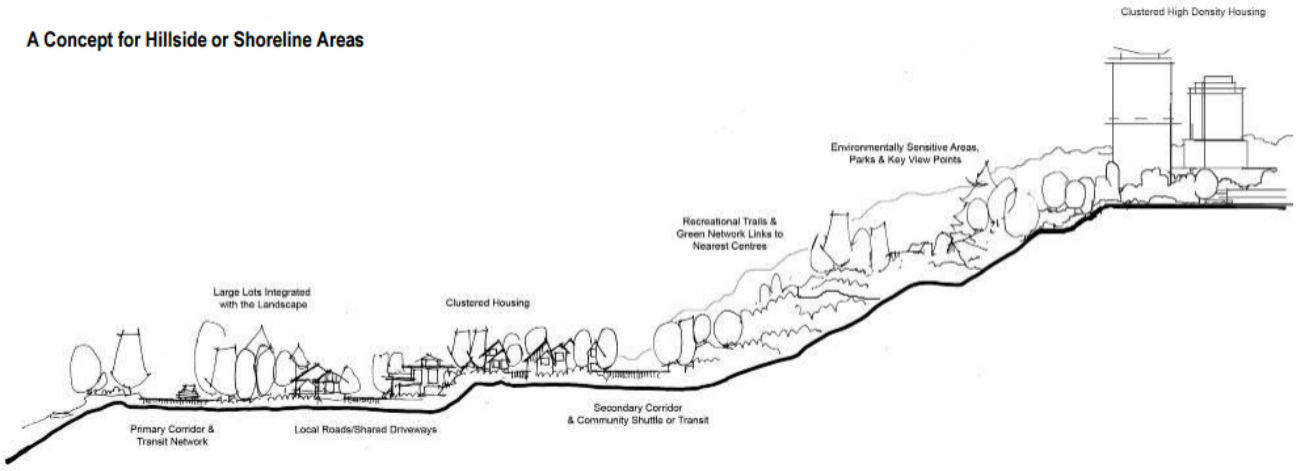
OFFICIAL COMMUNITY PLAN

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density *clustered* mixed-use nodes
- Transit stops are located where appropriate

A Concept for Hillside or Shoreline Areas



A text amendment to the RR4 zone will not affect the core policies of the Hillside or Shoreline Official Community Plan (OCP) designation as permitting the variation in lot sizes will add to the diversity of parcel sizes which aligns to the policy statements found within the OCP designation

DEVELOPMENT PERMIT AREAS

The subject property is within the two areas identified as Hazardous Development Permit Areas, specifically the High Risk Fire Interface and Steep Slopes Development Permit areas. The property is also within a Sensitive Ecosystem and Potential Habitat and Biodiversity Environmental Protection Area. No reports or permits that address the conditions are required at this time as no new development is being contemplated as a result of this application to rezone.

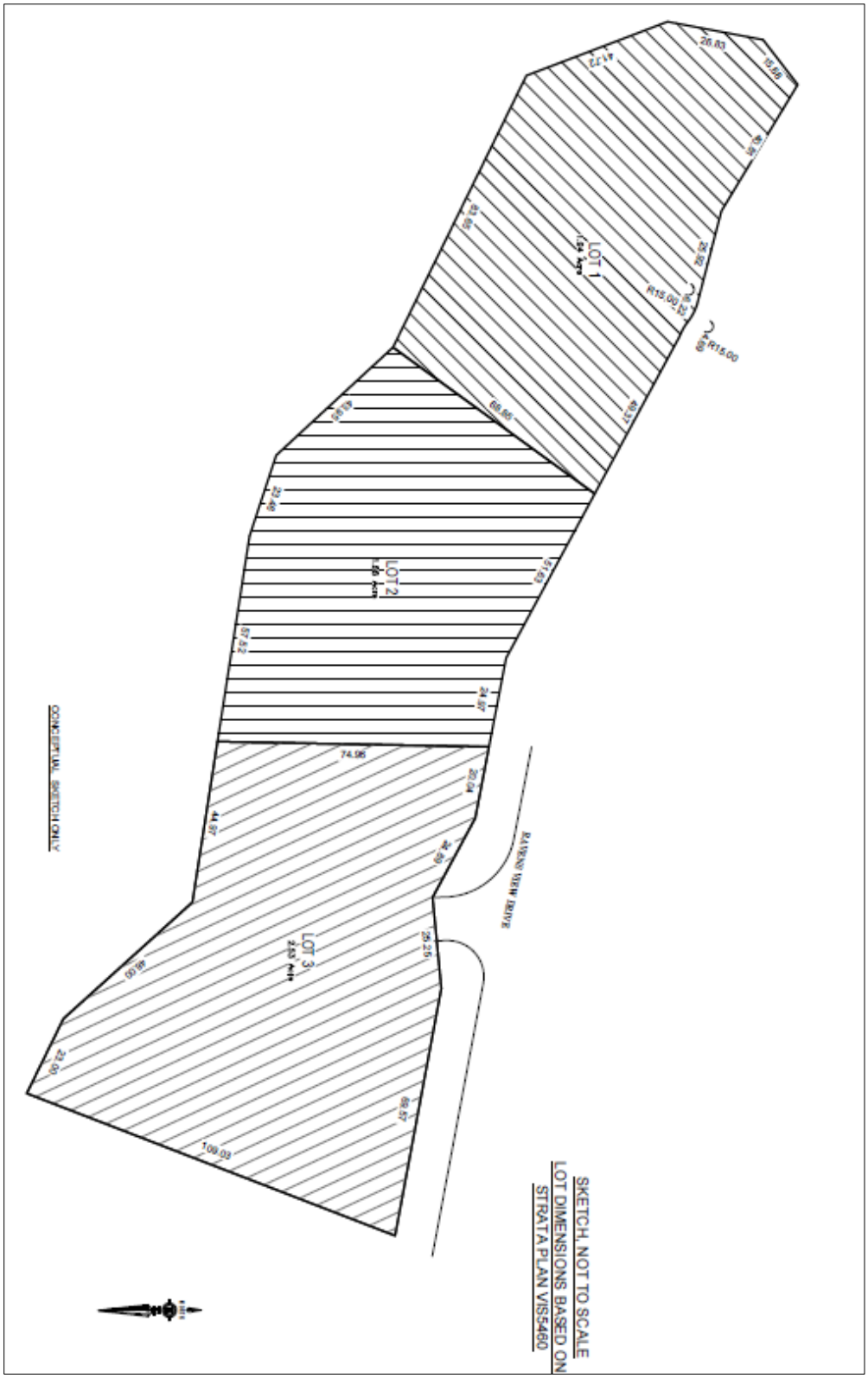
COMMENTS

DEVELOPMENT PROPOSAL

Currently the subject site contains a detached duplex and their common property. The applicant would like to subdivide the land to create three new parcels. To do this they are proposing to halve the common property in the middle and to divide it equally between the two duplex lots The remaining common property located at the easterly portion of the site would be its own separate entity as a result of this subdivision.

As proposed the proposed lots would not meet the minimum lot size requirements for unserviced lots within the RR4 zone, which require a lot to be a minimum of 40 ha or 100 acres. Therefore a text amendment to the RR4 zone is required to permit smaller lot sizes. As shown in Figure 2, Lot 1 is proposed to be 0.77 ha or 1.94 acres, Lot 2 is proposed to be 0.76 ha or 1.88 acres and Lot 3 is proposed to be 1.02 ha or 2.53 acres. Therefore staff is recommending a text amendment to the RR4 zone that would allow for a minimum lot size of 0.77 ha or 1.94 to accommodate the smallest lot proposed by this rezoning application.

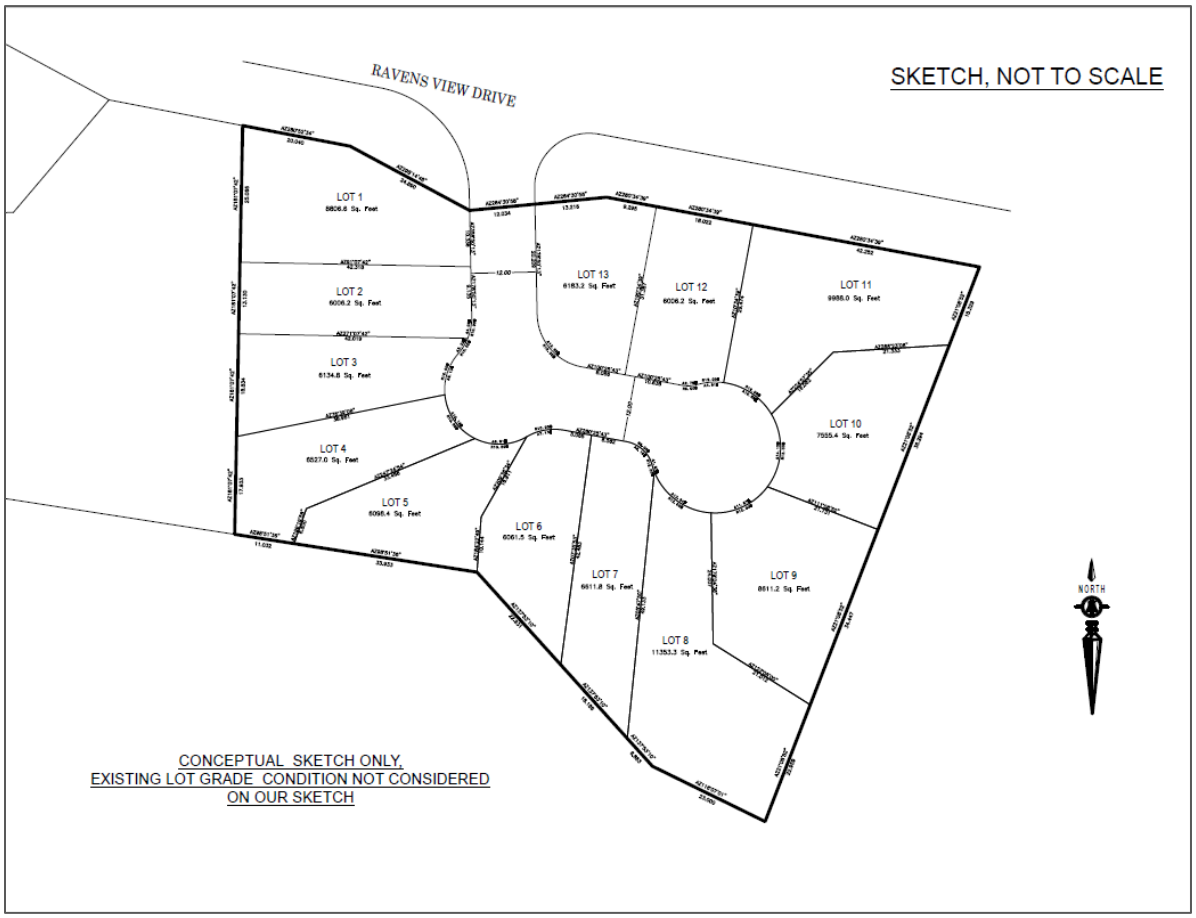
Figure 2: Proposed three lot subdivision



Typically a rezoning application will trigger frontage improvements and service upgrades to be undertaken by the applicant. The applicant is requesting to forgo these requirements, at this time, as no new development is being proposed. If Council is supportive of allowing this three lot subdivision to occur without constructing the required frontage improvements and accessing services, they may wish to direct the applicant to apply for the necessary DVP. As a condition of issuing this variance, Council may wish to require the applicant to register a Section 219 covenant prohibiting development of the easterly portion of land (Lot 3), until services are available and frontage improvements are complete. This would be required as this amendment to the RR4 zone would permit a house to be built on this newly created lot without the required upgrades to the site.

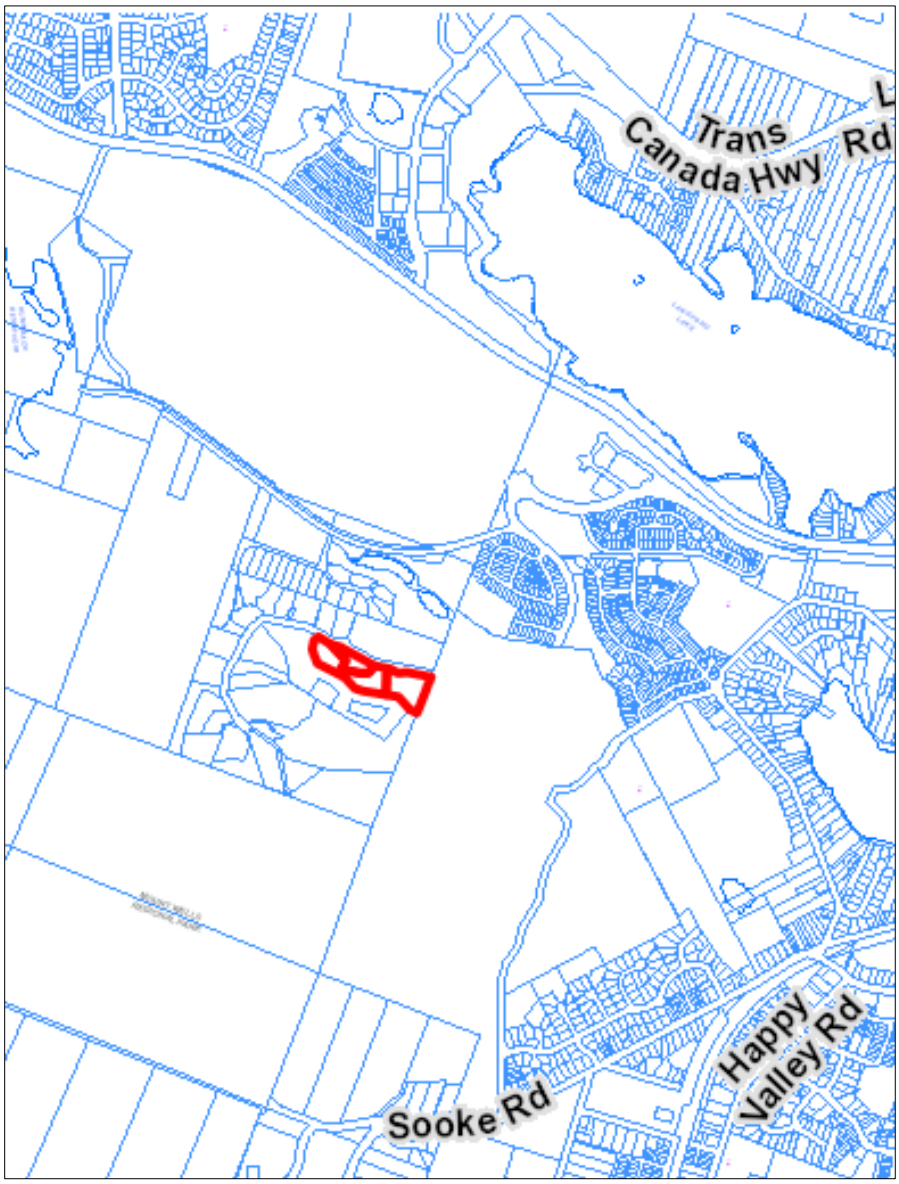
The applicant has plans to redevelop Lot 3 at a later date, when municipal sanitary sewer is available to the site. An additional rezoning application would have to be applied for in order to permit the density the applicant is proposing in Figure 3. The proposed plan shows 13 lots accessed from Ravensview, each of which will meet the minimum lot size requirements of 550 m^2 required by the R2 zone, in a serviced area.

Figure 3: site plan showing the future redevelopment of the common property to be undertaken when servicing is available to the site



Further densification in this area is supported by the development of Westhills to the east, as well as the completion of the West Shore Parkway. The proposed subdivision of Lot 3, and potentially Lots 1 and 2, would be something for Council to consider at a future date and would require a new rezoning application.

Figure 4: Westhills Land Use Concept Plan, showing subject parcel (outlined in red)



VARIANCES

At this time the applicant is not requesting any variances to the Langford Zoning Bylaw No.300, therefore any variances will have to be reviewed through a development variance permit. As well no form and character, landscaping plans, or development permit area reports have been submitted with this rezoning application as no new development is being proposed or considered in conjunction with this application to rezone.

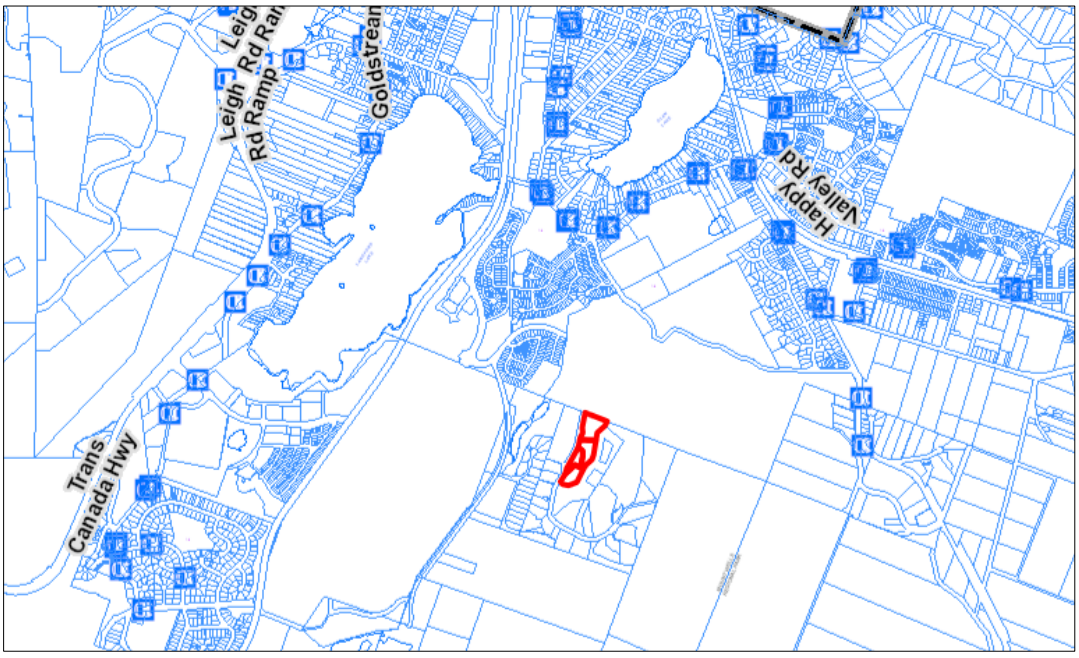
As noted, variances to Bylaw 1000 will be required to accommodate the three lot subdivision as the current development cannot meet the requirement of access to municipal sewer systems, adequate water flows or the requirement of the applicant to provide frontage and infrastructure improvements at the time of subdivision. If Council supports these variances, they may be further considered and issued in a development variance permit.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Currently the properties access the rest of Langford, Sooke Road and the TransCanada Highway via Humpback Road which connects to Ravensview by way of Irwin Road. Work is currently underway to extend Irwin Road, which connects Ravensview Drive to Humpback Road directly to West Shore Parkway, making access to the rest of Langford and the Highway much quicker and more efficient.

The nearest transit stop is along Humpback Road, but stops along Westshore Parkway will make the area more accessible to transit in the future. As well there are currently no bike lanes or pedestrian infrastructure along Ravensview Drive, but as the community of Westhills is developed, infrastructure to support alternate modes of transportation will be developed to support the population in this area.

Figure 5: Map showing transit stops around subject parcels (highlighted in red)



INFRASTRUCTURE

A variance to Bylaw 1000 will be required in order to vary the requirement for site servicing when the three lot subdivision takes place.

FUS REQUIREMENTS

Currently the development does not meet the required FUS requirements. Any future development will be required to provide FUS calculations, and unless a variance is applied for and granted, should comply with the current standards.

BC HYDRO

BC Hydro has indicated, through our referral process, that the future design and layout of the dedicated road allowance must be adequate enough to comply with all BC Hydro standards, operational and maintenance requirements. There is also overhead electrical infrastructure situated adjacent to the property, all infrastructure built on the property must meet current CSA requirements and limitations around high voltage equipment and transformation.

CRD WATER

The Creekside Pump Station is designed to provide the existing subdivision with domestic water and fire sprinkler flows only, with no provision for fire flows. The owners shall pay all costs to upgrade the existing pump station, and any other waterworks infrastructure to the extent required for the supply of domestic water and fire flows when the properties are developed in the future.

STORM WATER MANAGEMENT

A storm water management plan will have to be submitted as a condition of future subdivision and Council may wish to include this requirement as part of the Section 219 covenant registered on title.

FINANCIAL CONTRIBUTIONS

Development Cost Charges (DCCs) will be calculated based on the two new lots being created and is estimated to be approximately $31,860.86. Council should note that a no build covenant on the proposed Lot 3, pursuant to Section 219 of the Land Title Act should be registered on the title to ensure that no development can take place without a new rezoning application for the site as well as a provision that requires all frontage improvements and servicing be available to the site.

OPTIONS

Option 1

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

1. Proceed with the amendment to the text of the RR4 zone for the properties on 1323 and 1319 Ravensview Drive, subject to the following terms and conditions:

    a) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That no construction of building or subdivision or alteration of land may occur on those lands contained on the eastern border of the property, and identified as the common property with 1319 and 1323 Ravensview Drive and as shown in Figure 2 as Lot 3 until all works and services required by Bylaw 1000 have been completed, to the satisfaction of the Director of Engineering;

        ii. That new and existing houses are required to connect to sanitary sewers when they become available to the site, and that all costs associated with connecting to sewers are the responsibility of the owners;

        iii. That secondary suites are not be permitted; and

        iv. That there may only be one residential dwelling per lot.

2. Direct staff to proceed with consideration of the following variances for the proposed 3 lot subdivision of 1319 and 1323 Ravensview Drive subject to the applicant applying for the necessary development variance permit:

    a) Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that are not serviced by the municipal sanitary sewer system;

    b) Section 8.15.5 of the Subdivision and Development Servicing Bylaw No.1000 be varied to allow for the creation of three lots that require a reduction in fire flow but that do not contain residential fire sprinklers;

    c) Section 8.1.5 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that do not comply with the requirements of the BC Building Code in regards to sufficient water pressure;

    d) That Section 2.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the creation of three lots without the provision of frontage improvements.

OR Option 2

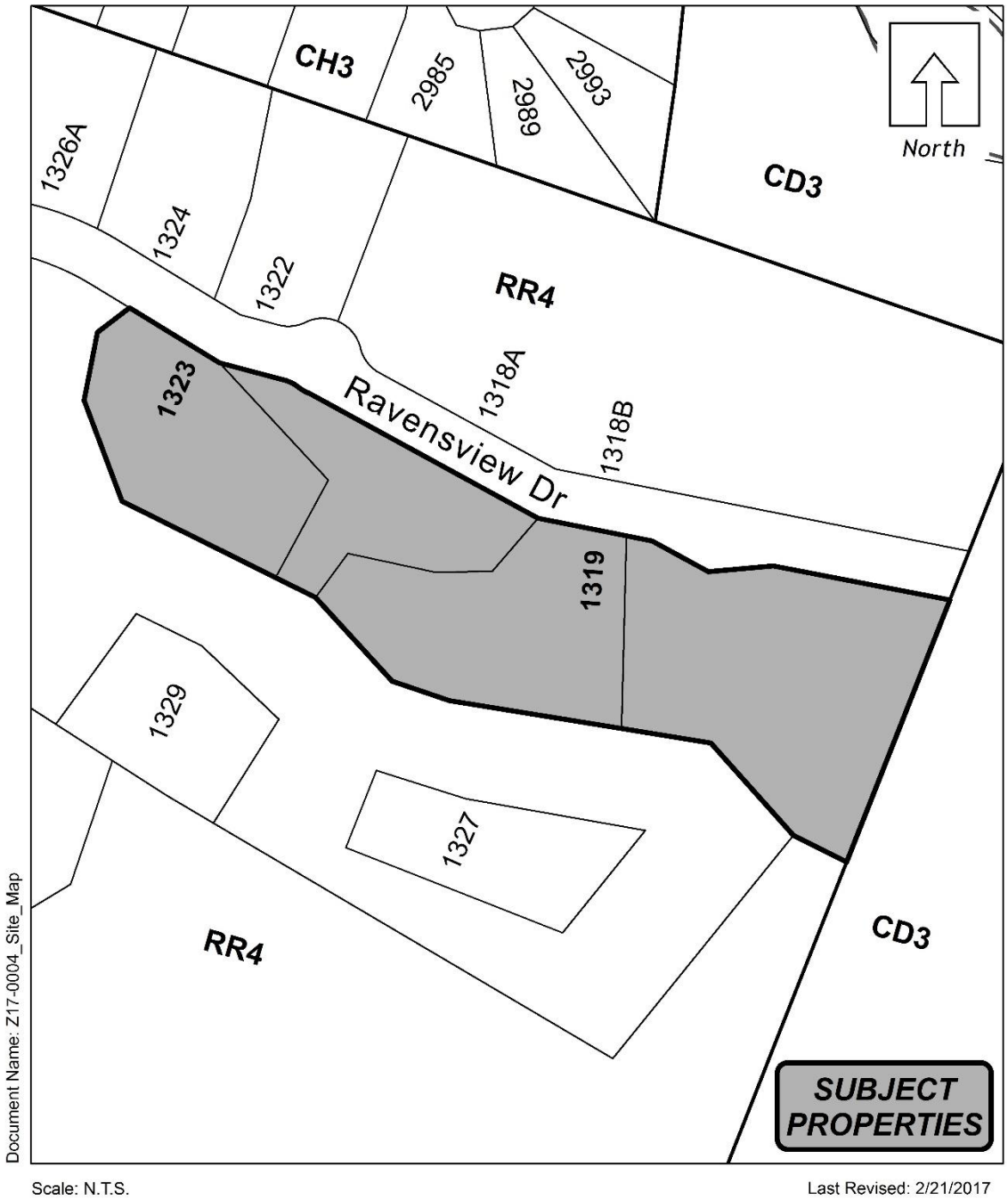
2. Reject this rezoning application to amend the text within the Zoning Bylaw No. 300 RR4 (Rural Residential 4) for 1323 and 1319 Ravensview Drive.

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

:lhm

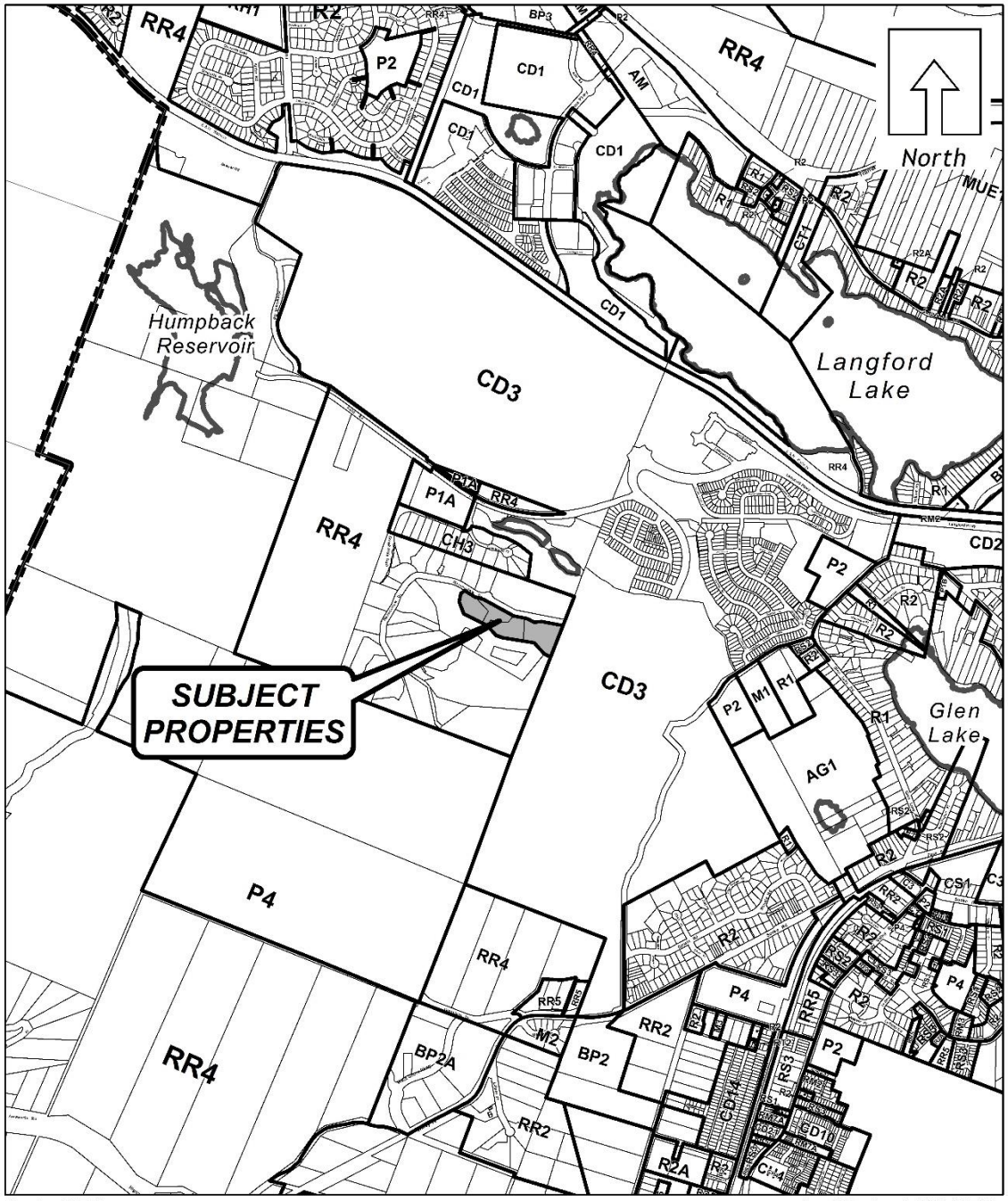
Appendix A
SITE PLAN

REZONING BYLAW AMENDMENT
(Z17-0004)
1319 & 1323 Ravensview Dr



Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z17-0004)
1319 & 1323 Ravensview Dr



Scale: N.T.S. Last Revised: 2/21/2017

From: Matthew Baldwin on behalf of Langford Planning General Mailbox
To: Suzette Chapman
Subject: FW: Department Directory - Planning - Application Z17-0004
Date: Thursday, July 13, 2017 8:44:17 AM

Could you please add this to the PH package.

Thanks.

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

City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
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Please consider the environment before printing this email.

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From: Sharon Martin **On Behalf Of** Langford Administration General Mailbox
Sent: Thursday, July 13, 2017 8:35 AM
To: keith.ace.en@gmail.com
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: RE: Department Directory - Planning - Application Z17-0004

Good Morning Keith,

Thank you for your email. This will acknowledge receipt and advise that your concerns have now been forwarded to our Planning Department for review and follow up.

Sharon Martin
Administration

From: keith.ace.en@gmail.com [mailto:keith.ace.en@gmail.com]
Sent: Tuesday, July 11, 2017 2:25 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - Application Z17-0004

You have received an email from Keith Aasen via the Langford website:

Department: Planning

Name: Keith Aasen
Phone: 7784402828
Address: 1352 Ravens View Dr
Topic: Application Z17-0004

Message:
Langford Planning Committee,

I would like to register my concern for this application. The Ravens View development is unique in Langford that the lots and location provide a privacy and lower hosing density not found elsewhere in the city. When the development was created it was made clear that each lot could be subdivided once and still meet the RR4 requirements. I fear allowing this subdivision into 3 lots creates a dangerous precedent. If no development is allowed on lot 3 what will the owner do? Certainly further subdividing the lot into 13 sections would change the density target of this region and encourage the current homeowners to look elsewhere, likely Metchosin or East Sooke. I would support the move to just subdivide the property into 2 lots, one for each house but not the 3 which sets the stage for this future development. Thank you for your time and consideration.

PUBLIC HEARING
Monday, 17 July 2017

Bylaw Nos. 1692 and 1716
File Nos. Z17-0013
and OCP17-0004

A Bylaw to Rezone 3130 Jacklin Rd from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium Density Apartment A) Zone; and a Bylaw to Amend the OCP Designation from "Neighbourhood" and "Hillside and Shoreline" to "Mixed Use Employment Centre" to Allow the Construction of Three 5-Storey Apartment Style Residential Buildings (Approximately 222 Units)

CITY OF LANGFORD
BYLAW NO. 1716

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

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

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

1. By deleting from the **NEIGHBOURHOOD Designation** and the **HILLSIDE AND SHORELINE Designation** and adding to **MIXED-USE EMPLOYMENT CENTRE Designation** the property legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489, PID No. 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting the following bullet points under Mixed-Use Employment Centre:

   "• A predominantly workplace precinct that includes business of all types including commercial, light industrial and institutional;" and

   "• An ideal location for creative or innovative infill housing (such as artisan live-work and mixed use buildings, etc.) that does not jeopardize the long-term function of the centre as an employment node"

   And replacing them with the following:

   "• A precinct with an overall workplace focus that will include a mix of commercial and light industrial businesses, as well as residential and institutional uses;" and

   "• An ideal location for creative or innovative infill housing (such as artisan live-work and mixed use) but which may also include multi-storey multi-family residential on individual lots provided that this does not jeopardize the long-term function of the centre as an employment node";

3. By adding the following as Policy 3.6.3: "Multi-storey, multi-family residential buildings on individual lots without accompanying commercial uses may be considered on a case by case or property by property basis";

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

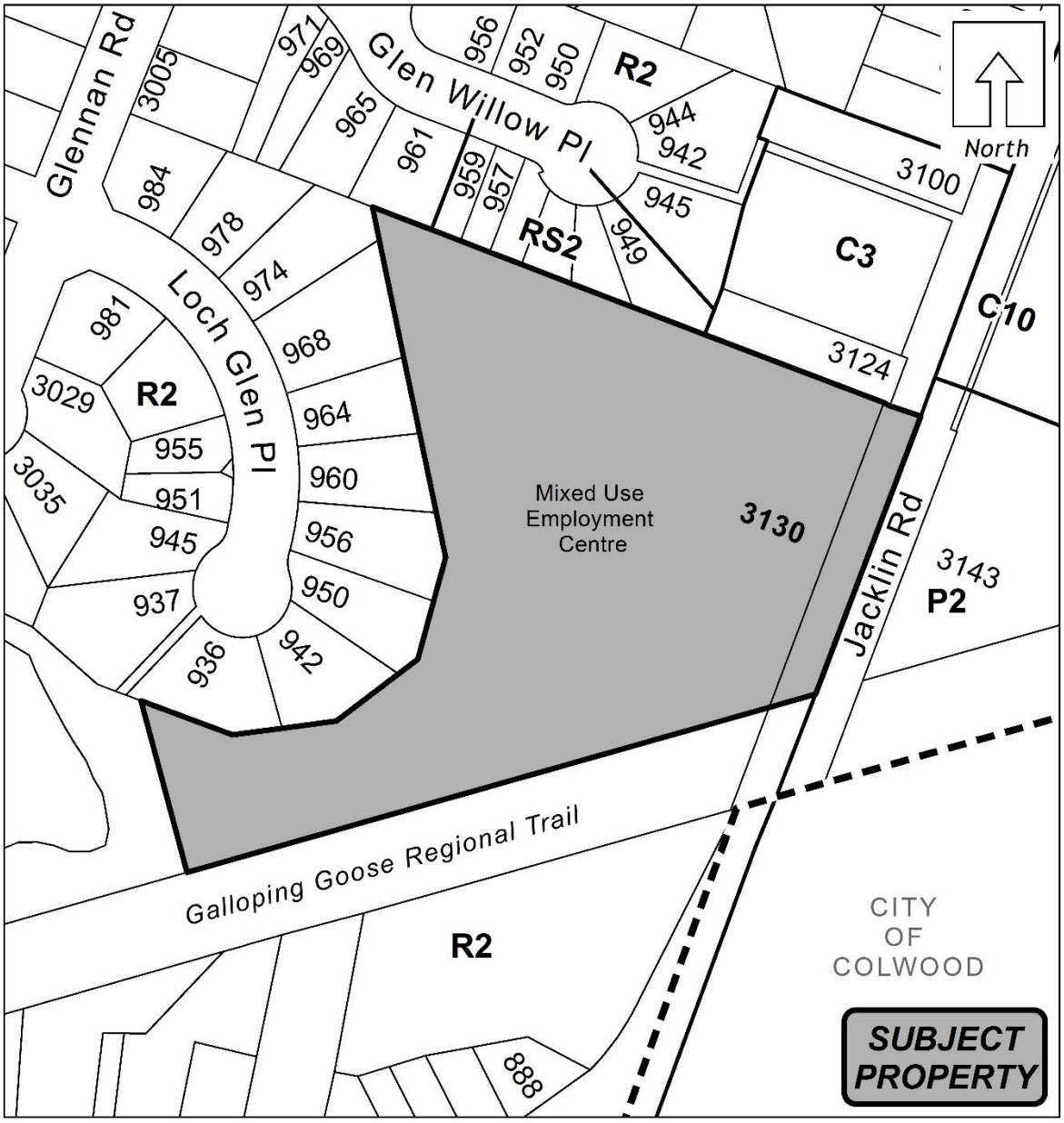
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1716

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1716

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/7/2017

CITY OF LANGFORD
BYLAW NO. 1692

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489; PID No.: 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1692	LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489 (3130 Jacklin Rd)	1. a) $2562 to the General Amenity Reserve Fund b) $610 to the Affordable Housing Reserve Fund 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $640.50 per unit towards the General Amenity Reserve Fund b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes, Column 4 of Table 2 Only

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

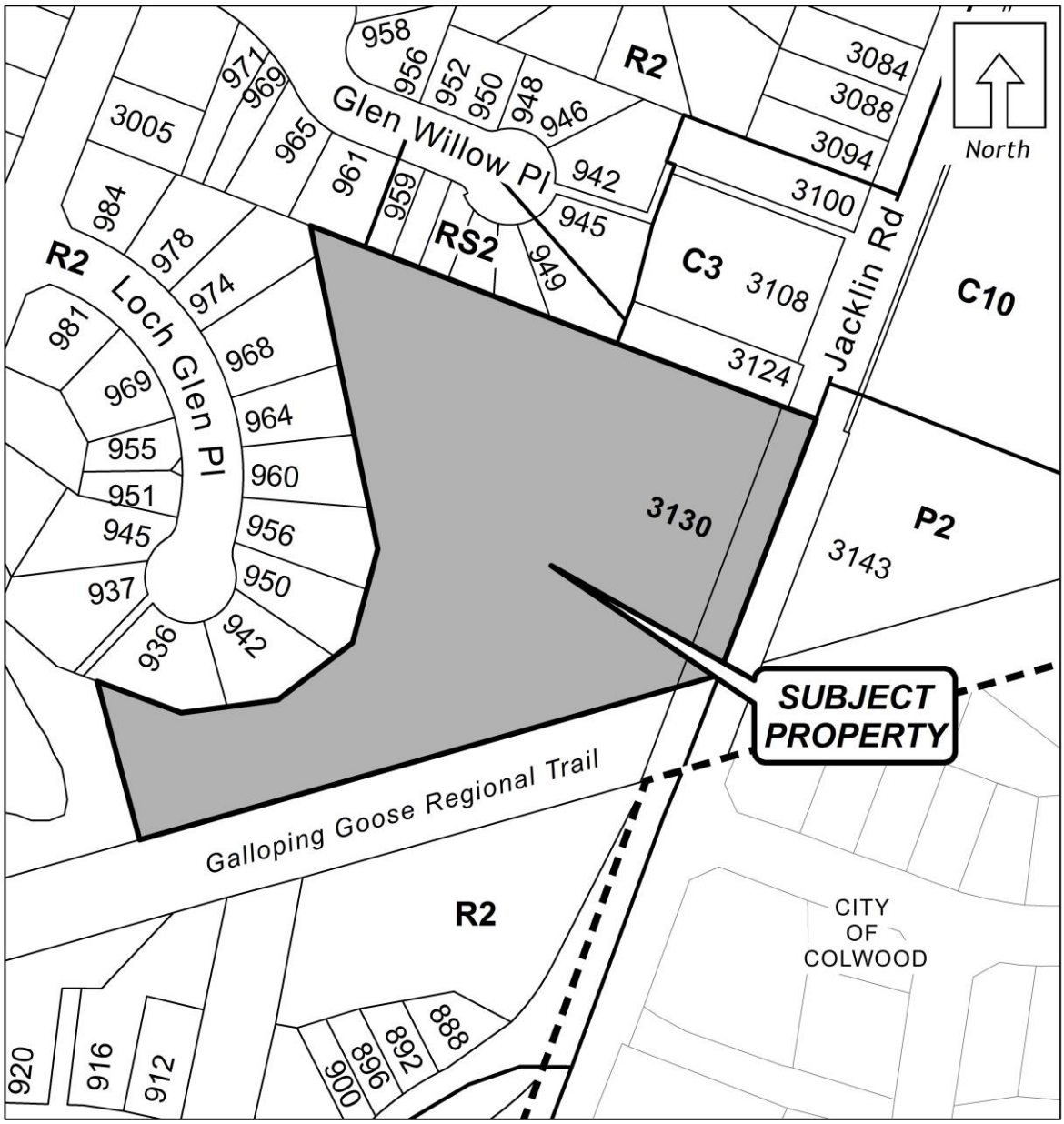
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1692

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1692

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/5/2017

City of Langford
www.cityoflangford.ca

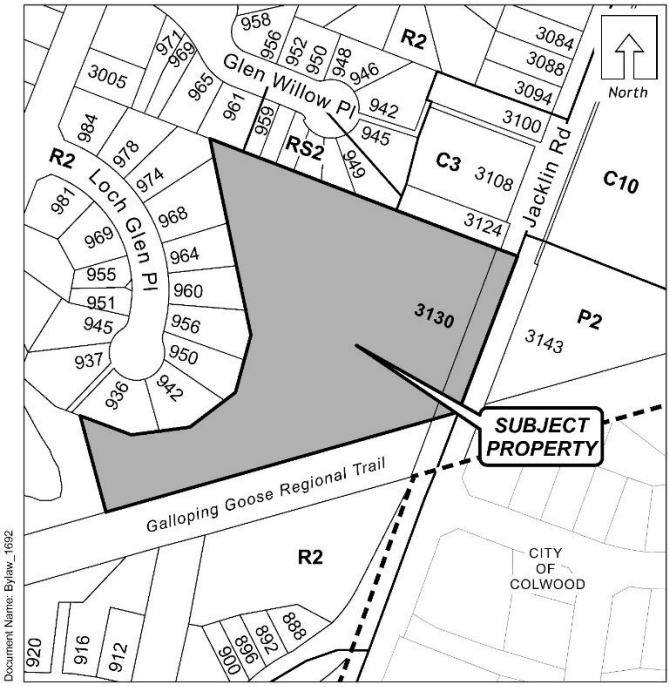
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. by means of proposed 1716 and Zoning Bylaw No. 300 by means of proposed Bylaw No. 1692. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws 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, 17 July 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3130 Jacklin Rd	
File	OCP17-0004 and Z17-0013	Bylaw Numbers: 1716 and 1692
Official Community Plan	Current: Neighbourhood and Hillside and Shoreline	Proposed: Mixed Use Employment Centre
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RM7A (Medium-Density Apartment A)
Proposal	To permit the development of apartment style residential buildings, totaling approximately 222 units.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 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



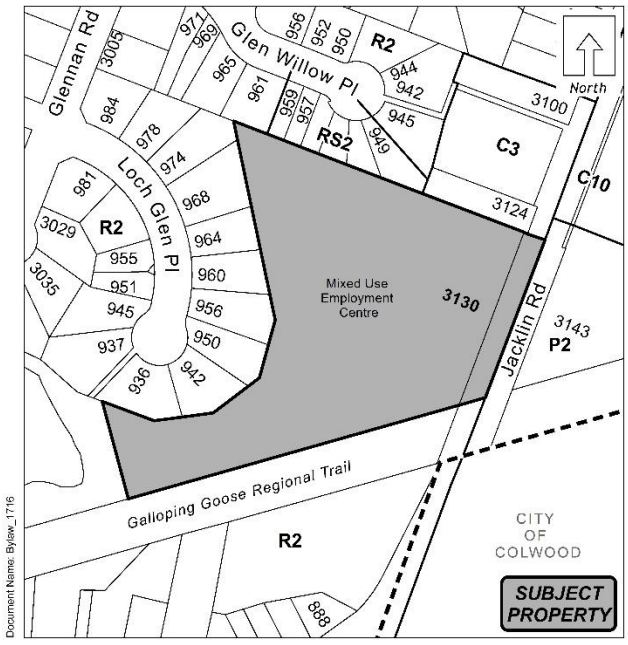
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1692

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S. Last Revised: 4/5/2017



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1716

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S. Last Revised: 6/7/2017

Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224

Young archer sets sights on national stage

10-year-old to take talents from View Royal to Quebec

Arnold Lim
Black Press

At first, it might might be easy to miss Jacob Ball on the archery range.

The 10-year-old doesn't say much, and at 4'6", his bow is almost as tall as he is. But when he steps onto range, eyes the target, and draws the bow string, his talents make the Central Saanich resident stand out in the crowd.

"From the very minute he picked up the bow, he had this beautiful form, a nice strong bow arm nice followthrough," said father Jarrod Ball. "It was almost something that was hereditary born with a bow in his hands, it was almost something that was just meant to be."

Jarrod said the Grade 5 student at Keating elementary has made it three generations of archers in the Ball family. Jacob's grandfather Dave started in the sixties, Jarrod himself following in his father's footsteps in the eighties, and with Jacob joining them both in 2012 at five years old. All three practice together at the Victoria Bowmen archery range in View Royal and Jacob still reaches for his father's hand as they make their way to and from the targets.

"It's nice because the three of us have all been together shooting and it is pretty cool. It's three generations shooting together, there aren't a lot of sports where you can do that," Jarrod said. "Archery is pretty much in the family... even when I was young we were shooting, we were pretty much born on the shooting line."

Both Jarrod and Jacob still compete, Jacob securing gold at the 2017 B.C. Indoor provincial Championships in Armstrong and 13th place at the 2017 Vegas Shoot. He will be representing Vancouver Island as he makes his way to the Canadian Archery Championship in Brossard Quebec Aug. 7-11. But Jacob says he doesn't do it just for the competition, he says it's fun, and he enjoys spending time with family.

"No one I know who does archery has [their] dad as a coach and I just think that is really cool," Jacob said. "It is fun because usually other kids would just be dropped off and just shoot arrows and do the same thing for a long time and I am just lucky to have a dad for a coach."

A member of the junior Olympian program through the Victoria Bowmen, he also trains out of the Saanich Commonwealth Place, said it's a privilege to shoot archery and plans to keep on shooting for the rest of his life.

"It's in most of the family tree my dad did it my grandpa and my grandma did it... I want to make my family proud, but not jealous, I want to make them happy for me," he said.

arnold.lim@blackpress.ca



Ten-year-old Central Saanich resident Jacob Ball is following in the archery footsteps of his father and grandfather en route to the 2017 Canadian Archery Championships in Quebec in August. *(ARNOLD LIM/NEWS STAFF)*

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and the Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1716 and 1692. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 17 July 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.

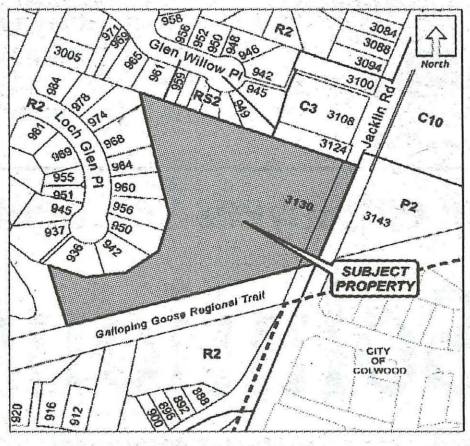
Proposal: **The purpose of Bylaw No. 1716 is to amend the Official Community Plan Bylaw No. 1200 by amending the OCP designation of the land that is the subject of Bylaw No. 1716 from "Neighbourhood" and "Hillside and Shoreline" Designations to "Mixed-Use Employment Centre" Designation.**

The purpose of Bylaw No. 1692 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. 1692 from R2 (One- and Two-Family Residential) Zone to RM7A (Medium-Density Apartment A) Zone to allow for the development of three 5 storey apartment style residential buildings, totaling approximately 222 units.

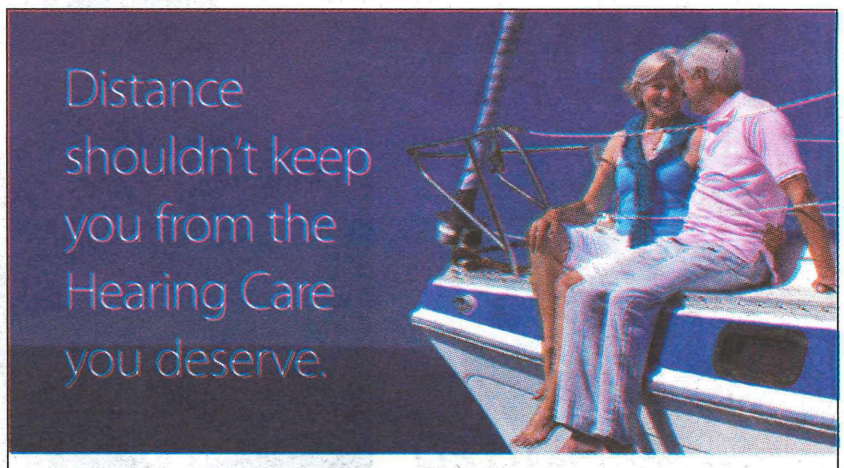
Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **The land that is the subject of Bylaw Nos. 1716 and 1692 is 3130 Jacklin Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 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 these Bylaws.



Braden Hutchins
Director of Corporate Services

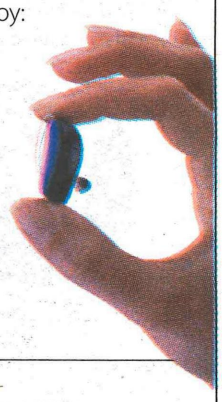


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LETTERS

Off-leash dog areas not always enjoyed by all

We read with concern the article in the Saanich News (and online at goldstreamgazette.com) about a yellow lab attacked at Elk Lake by a dog being walked with a pack of off-leash dogs.

The CRD was able to identify the dog and issued a dangerous dog caution as there apparently had been multiple occurrences in the past.

This is the second reported instance in the past couple of months of an off-leash dog attack at Elk Lake.

We are a group of mature active ladies who enjoy brisk walking and biking on trails and in parks in Greater Victoria and the fact that there is no system for ensuring dogs using the off-leash area are under control and/or not dangerous causes us concern.

While many dog owners are responsible and do control their dogs, we have experienced large dogs bounding towards us in various areas in Greater Victoria on several occasions.

When their owners were asked to control their dog(s), their response was either incredulity at the request with the statement it was an off-leash area, or that the dog was friendly (and a total lack of understanding of why someone may not appreciate a large unknown dog bounding up to them) or sadly, an expletive.

It seems to escape some dog owners' attention that the use of the off-leash area is subject to their animal being under control and is a privilege not a right.

If one has had a hip replacement or other operation and is walking for rehab purposes, large dogs moving at speed can be very threatening and we know of instances where people have been injured requiring use of the health care system as well as funds out of their own pocket for rehab as a result of dogs running into them or their bike.



Boomer, a yellow labrador puppy, suffered injuries to his head while when he was attacked by another dog while on a walk in Beaver/Elk Lake Park. *(PHOTO SUBMITTED)*

We request that the CRD and municipalities give consideration to how to better manage our parks and trails so that all residents of the area can enjoy them safely – not just the dog owners.

The owner of the dangerous dog was fined $100 for the attack which seems a paltry sum for someone who knowingly let a dangerous animal be off-leash in a public area used by runners, children and horses.

In our view, the fines for these types of offences should be increased significantly.

E. Bell, Judith Fraser, Dianne Black, Dianne Ridge, Lorraine Kelly, Pam Squires, Penny Marshall, Diane Read, Heather Hall, Bonnie Barnhart
Greater Victoria

Letters to the Editor

The *Goldstream News Gazette* welcomes your opinions and comments. 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 phone number for verification of your letter's authenticity and your municipality of residence. Phone numbers are not printed.

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
- **Fax:** 250-478-6545

Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at www.twitter.com/goldstreamnews.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and the Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1716 and 1692. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 17 July 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.

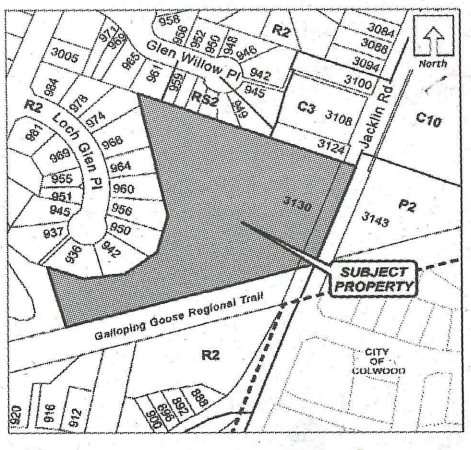
Proposal: **The purpose of Bylaw No. 1716 is to amend the Official Community Plan Bylaw No. 1200 by amending the OCP designation of the land that is the subject of Bylaw No. 1716 from "Neighbourhood" and "Hillside and Shoreline" Designations to "Mixed-Use Employment Centre" Designation.**

The purpose of Bylaw No. 1692 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. 1692 from R2 (One- and Two-Family Residential) Zone to RM7A (Medium-Density Apartment A) Zone to allow for the development of three 5 storey apartment style residential buildings, totaling approximately 222 units.

Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **The land that is the subject of Bylaw Nos. 1716 and 1692 is 3130 Jacklin Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 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 these Bylaws.



Braden Hutchins
Director of Corporate Services

TOWN OF VIEW ROYAL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the Local Government Act that a public hearing will be held at **Town of View Royal Town Hall, 45 View Royal Avenue, Victoria, B.C. at 7:00 p.m. on Tuesday, July 18, 2017** for the purpose of hearing representations concerning the following proposed amendments to the *Official Community Plan No. 811, 2011 and Zoning Bylaw No. 900, 2014:*

1. Official Community Plan No. 811, 2011 Amendment Bylaw No. 978, 2017 proposes to amend the Official Community Plan with respect to the lands at **1938 West Park Lane** legally described as **Lot 1, Sections 97 and 98, Esquimalt District, Plan VIP64516** and labelled as "Subject Property" in Schedule A of this notice as follows:

1. Change the land use designation from "Parks Recreation, Open Space" to "Mixed Residential".
2. Include the lands in the Mixed Residential Development Permit Area to enable regulation of the form and character of multiple family residential development.
3. Include the lands in the Sensitive Terrestrial Ecosystems Development Permit Area to address the natural environment, wildland/urban fire interface and steep slope hazards.

2. Zoning Bylaw No. 900, 2014 Amendment Bylaw No. 979, 2017 proposes to amend the zoning designation of the lands at **1938 West Park Lane** legally described as **Lot 1, Sections 97 and 98, Esquimalt District, Plan VIP64516** and labelled as "Subject Property" in Schedule A of this notice as follows:

1. Rezone the lands from C-6: Tourist Commercial (Campground) to a new CD-23: Comprehensive Development (Thetis Lake) zone to permit multifamily residential use. The zone would allow up to 350 units in apartment buildings (maximum five storeys) and townhouses and duplexes (up to 2.5 storeys).

TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports, studies or other documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:00am and 4:00pm Monday to Friday, July 5, 2017 to July 18, 2017.

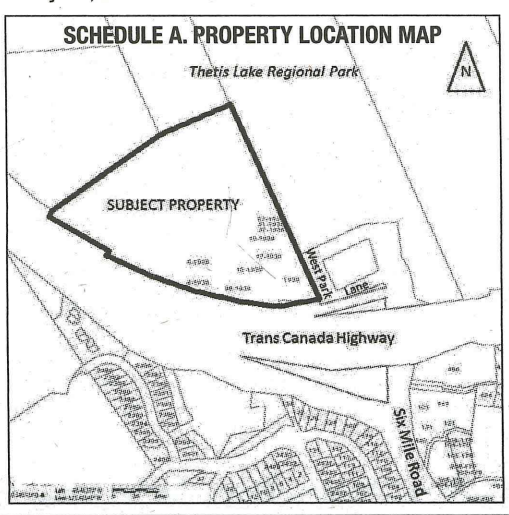
All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by no later than 3:30pm on July 18, 2017.

Mail: Town of View Royal,
45 View Royal Ave,
Victoria, BC. V9B 1A6

Facsimile: 250-727-9551 **Email:** info@viewroyal.ca

Please note that Council may not receive any further submissions concerning the subject bylaws after the public hearing has concluded.

SCHEDULE A. PROPERTY LOCATION MAP



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:

i. That prior to building permit issuance the applicant agrees to implement the recommendations within Geotechnical Report to the satisfaction of the Director of Engineering;
ii. That prior to building permit issuance the applicant will implement the recommendations within the Traffic Study to the satisfaction of the Director of Engineering;
iii. That prior to building permit issuance, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation;
iv. That any necessary underground or above ground servicing upgrades, extensions or other required servicing requirements be fulfilled at the applicant's expense;
v. 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 off-site works, required to manage the subject property's drainage concern, as a condition for rezoning the land; and
vi. That prior to the issuance of a building permit the applicant agrees to secure tenure of the apartment units to rental only for a period of no less than 10 years.

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

    a) a variance to Section 4.01.01 to reduce the amount of off street parking required for an apartment building outside the City Centre to a ratio of 1 parking stall per unit; and
    b) a variance to Section 6.36A.03(6) to reduce the amount of required underground parking in order to obtain an FAR of 1.15.
    c) a variance to Section 6.36.06(1) to reduce the required building setback from the front lot line from the required 7.5 m to 6 m.

3. Direct staff to prepare the necessary bylaw to designate the property at 3130 Jacklin Rd as a Revitalization Area and to provide a 5-year tax holiday for improvements only, subject to a covenant being registered on title that the proposed residential units will be rental housing rental units for at least 5 years.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:15 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

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:

i. That prior to building permit issuance the applicant agrees to implement the recommendations within Geotechnical Report to the satisfaction of the Director of Engineering;
ii. That prior to building permit issuance the applicant will implement the recommendations within the Traffic Study to the satisfaction of the Director of Engineering;
iii. That prior to building permit issuance, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation;
iv. That any necessary underground or above ground servicing upgrades, extensions or other required servicing requirements be fulfilled at the applicant's expense;
v. 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 off-site works, required to manage the subject property's drainage concern, as a condition for rezoning the land; and
vi. That prior to the issuance of a building permit the applicant agrees to secure tenure of the apartment units to rental only for a period of no less than 10 years.

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

a) a variance to Section 4.01.01 to reduce the amount of off street parking required for an apartment building outside the City Centre to a ratio of 1 parking stall per unit; and
b) a variance to Section 6.36A.03(6) to reduce the amount of required underground parking in order to obtain an FAR of 1.15.
c) a variance to Section 6.36.06(1) to reduce the required building setback from the front lot line from the required 7.5 m to 6 m.

3. Direct staff to prepare the necessary bylaw to designate the property at 3130 Jacklin Rd as a Revitalization Area and to provide a 5-year tax holiday for improvements only, subject to a covenant being registered on title that the proposed residential units will be rental housing rental units for at least 5 years.

CARRIED.

b) Administration and Finance – May 9th, 2017

1. Monthly Approval of Accounts Payable – April 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

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, Incoming Director of Finance, M. Dillabaugh, 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 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 as presented with addition of Bylaw No. 1716 to amend OCP at 3130 Jacklin (as item P) and to remove 6.1.2.

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.

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 2663 Ernhill Rd addressed Council with concern over the extension of the road through parkland.

Council clarified road is through private property. She also asked about the creek.

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

Shaun Butler 2647 Ernhill addressed Council with concerns about the redirection of the creek and if it will inpact 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.

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.

b) ADDENDUM: Bylaw No. 1716: Application to Amend the Official Community Plan Designation of the Property at 3130 Jacklin Road from "Neighbourhood" and "Hillside and Shoreline" to "Mixed Use Employment" and to make other minor changes to the Mixed Use Employment designation.
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give first reading to Bylaw No. 1716 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.

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. 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.

q) 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.

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
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **May 8, 2017**

Department: **Planning**

Application No.: **Z17-0013**

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

PURPOSE

Danny Jadresko has applied on behalf of Margaret Paton to rezone 3130 Jacklin Road from R2 (Residential One and Two Family) zone to RM7A (Medium Density Apartment A) zone to allow for the development of three 5 storey apartment style residential buildings, totaling approximately 222 units.

BACKGROUND

Table 1: Site Data

Applicant	Danny Jadresko	
Owner	Margaret Paton	
Civic Address	3130 Jacklin Road	
Legal Description	LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489	
Size of Property	2.07 ha (5.21 acres)	
DP Areas	Riparian Area Environmental Development Protection Area and the Drainage Concern Hazard Assessment Development Permit Area	
Zoning	Existing: R2, (Residential One and Two Family)	Proposed: RM7A, (Residential Medium Density Apartment A)
OCP Designation	Existing: Neighbourhood	Proposed: No Change

PREVIOUS APPLICATIONS

The City has received no previous applications with respect to the subject property.

SITE AND SURROUNDING AREA

The subject property is approximately 2.07 ha situated on Jacklin Road between Sooke Road and Jenkins Avenue. The subject property is heavily vegetated and partly within an area of drainage concern. The only improvements on the subject property are a single family dwelling. The subject property has direct access to Jacklin Road, with a convenient connection to Sooke Road and to Veterans Memorial Parkway, both of which provide access to the Colwood, Sooke and Metchosin.

Residential properties and small scale commercial businesses make-up of the majority of uses that surround the subject parcel. The property borders Glen Cove Park, which extends along the west portion of the parcel, and the Galloping Goose regional trail which runs along the south border of the property. Low density residential and a small scale automotive shop boarder the north property line. Across the street from the subject property is the site of the School District office as well as the future access to Belmont Market site, a large scale mixed use development.

Figure 1: Map showing parcel and surrounding area as well as transit stops.

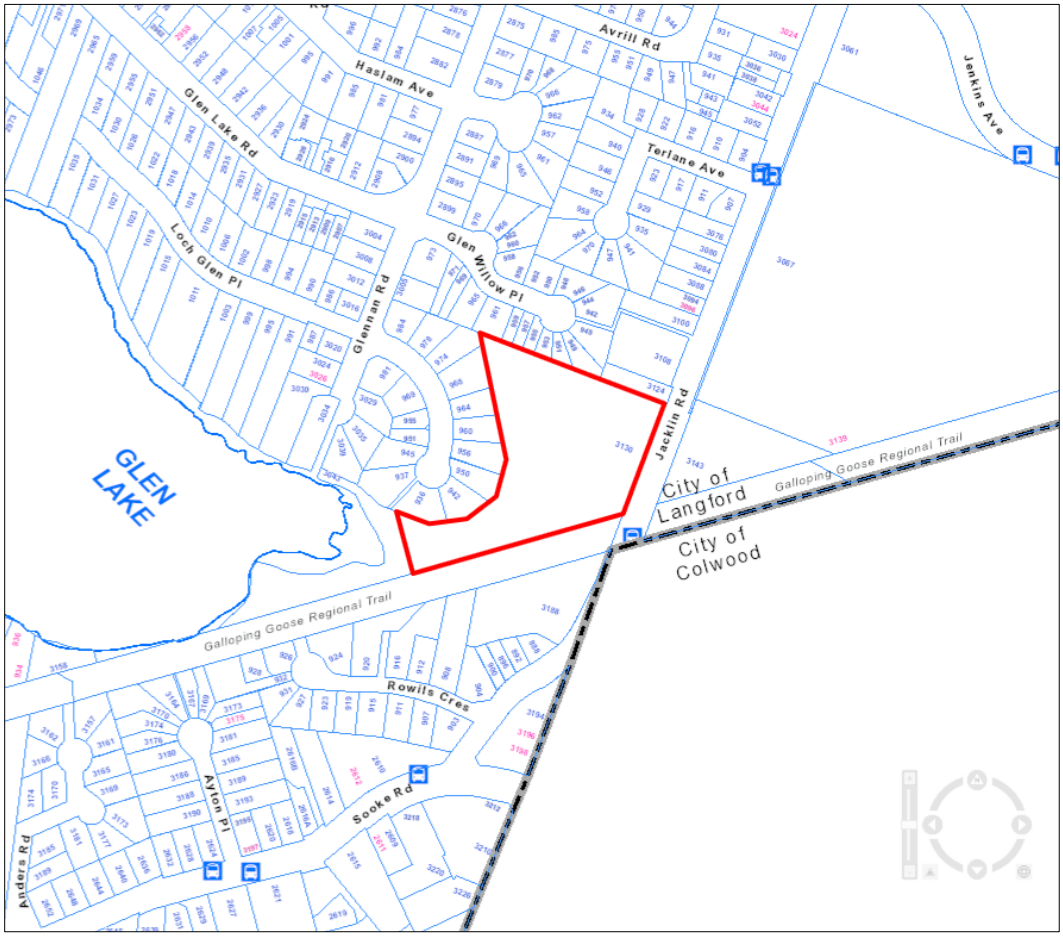


Table 2: Surrounding Land Uses

	Zoning	***Use***
North	C3 (District Commercial 3)	Automotive servicing
North	RS2 (Residential Small Lot 2)	Single family residential
East	P2 (Community Institutional)	Institutional office building (school board)
South	R2 (Residential One and Two Family)	Vacant
West	R2 (Residential One and Two Family)	Single family residential

COUNCIL POLICY

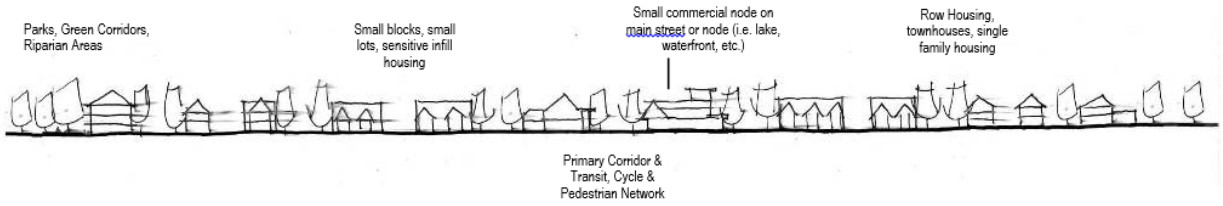
OFFICIAL COMMUNITY PLAN

Neighbourhood

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

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

A Concept for Neighbourhood Areas



Policy 1.1.1 Ensure redevelopment along corridors is pedestrian-oriented and consistent with liveable street strategies.

Policy 3.9.1 An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated area will guide choices about density. Ensure buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected.

This proposal will concentrate density where services and amenities are already in place to support it which aligns with the Neighbourhood policy in Langford's Official Community Plan. The Belmont Market development, across the street from the subject site, will include a high density mixed use commercial and residential development. As well, proximity to downtown Langford and to West Shore Town Centre Mall makes this site attractive for higher density residential development as they will benefit from the proximity to these amenities and services.

The regulations under the RM7A zone will permit the density to allow for 5 storey apartment buildings, while aligning with the Official Community Plan designation of Neighbourhood that supports residential uses.

DEVELOPMENT PERMIT AREAS

Portions of the subject property are designated as Riparian and Drainage Concern development permit areas. A Development Permit, or exemption would be required to mitigate any potential development against these conditions, before development could occur in these areas. The applicant, however is proposing to dedicate the Riparian area to the City as Park, and the stormwater management plan (required prior to commencement of work on site) would mitigate the drainage concern. Therefore, it is unlikely that a Development Permit for either the Riparian or Drainage Concern areas would be required.

A Form and Character development permit to ensure the proposed development is consistent with the Langford's Bylaw No. 300 Design Guidelines would be required prior to building permit.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to develop three 5 storey rental apartment buildings on this site to take advantage of services and amenities in the area. Each of the three buildings will be constructed with 74 units, each made up of 29 1 bedroom units and 45 2 and 3 bedroom units for a total of 222 units. The submitted site plan, attached as Appendix A, show that two of the three buildings will be configured facing each other, along the south portion of the property. The third building is proposed to be located at the western border of the property, closest to Glen Lake. This configuration is necessary to facilitate parking and to provide access to and from the site.

Off-street parking for the development will be provided both as surface and underground parking. The applicant is proposing to provide 298 parking stalls in total, 190 surface stalls and 108 stalls underground in Building "C". Section 4.01 of Zoning Bylaw No. 300 requires that 372 parking stalls are provided, given the number of bedrooms for each of the units proposed and as the subject parcel is not within the designated City Centre. The applicant is proposing 298 parking stalls (with 36% being provided in the underground parkade). Given that the proposal reflects the parking requirements for the City Centre, and as the subject property's proximity to public transit, services and amenities are similar to those within the City Centre, Council may wish to authorize the Director of Planning to issue a variance for reduced off-street parking within the form and character Development Permit.

In addition to vehicle parking requirements the proposed development would require 222 bicycle parking spots. The applicant is proposing 224 in order to supplement the lack of vehicle parking on the site.

The applicant is requesting an FAR of 1.15, the FAR allowed if 50% of the parking is being provided underground. The applicant is requesting that Council consider that this project will provide rental accommodations in an area close to established amenities and services and that they may consider a reduction for the parking that is required to be underground in order to obtain an FAR of 1.15 for the site. This variance is only required to provide the applicant with flexibility when designing the three buildings on the site and to give credence to the necessary road dedications required as per the Traffic Study.

The applicant is also requesting a variance to the required building setback to the front property line to accommodate one of the buildings, a variance of 1.5m will accommodate the building layout plans proposed by the applicant.

If Council is supportive of these variances they may wish to authorize the Director of Planning to issue these variances as part of a Development Permit addressing Form and Character.

Table 3: Proposal Data

	Permitted by (Current Zoning)	**Permitted by RM7A (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	• One and Two Family Dwellings • Group Daycares	• Apartments • Townhouses	Uses permitted in RM7A
Density (FAR and/or min. lot size)	1.0 ha or 550 m^2 for serviced lots	1.15 FAR 50% of parking underground	**1.15 FAR 36% of parking underground***
Height	9 m	Six stories	Height permitted by RM7A
Site Coverage	35%	50%	50%
Setbacks	• 6 m of any front or rear lot line • 1.5 m of any interior lot line • 4.5 m of any exterior side lot line • 5.5 m from a garage or carport to any exterior lot line	• 7.5 m of any front lot line • 3 m of any interior side lot line • 7.5 m of any exterior lot line • 3 m of any rear lot line	• **6 m of any front lot line*** • 4.32m of any interior side lot line • 7.5 m of any exterior lot line • 3 m of any rear lot line
Parking Requirement	2 stalls per dwelling	1 space per dowelling with one bedroom or less; 2 spaces per dwelling unit with more than one bedroom. 5 visitor parking spaces: **375 parking stalls**	**298 stalls***

*Variances Required

SITE REVITALIZATION

The subject parcel has remained undeveloped due to challenges presented by the property's soil substrate. The applicant has come forward with a proposal to build three 5 storey rental apartments that will be well served by established amenities and the future development of the Belmont Market, across the street. Rental housing has been highlighted as a major issue in the Greater Victoria area as rental vacancies remain low in the region. The applicant has agreed to secure the rental tenure of these apartment buildings for ten years by way of registering a Section 219 covenant on their title.

REQUEST FOR A TAX EXEMPTION

Council may recall authorizing a 5 year revitalization tax exemption, for improvements only, in 2015/16 to Hoylake Development LP in support of a 147-unit market rental housing project at 691 and 697 Hoylake Ave. The same tax holiday was also previously granted in 2009 to the property at 906 Brock Ave. These previous requests were supported as an economic revitalization measure in exchange for a housing agreement registered on title which would ensure that the proposed residential units remain as rental units for the term of the agreement. As part of this rezoning application, the applicants are requesting that Council authorize a revitalization tax exemption due to the significant nature of the project. If Council is supportive of this request, they may wish to apply the same terms as previously granted,that being a 5-year tax holiday for improvements only, with the condition that the applicant register a Section 219 covenant on title securing that the development shall remain as rental housing for a 5 year period. In order to move forward with this, staff will have to prepare a bylaw to designate the subject property as a Revitalization Area.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The site directly accesses Jacklin Road and, as indicated in the plans attached as Appendix A, is proposed to provide one access to the Road. In order to determine the upgrades required to facilitate the safe access and usage of Jacklin Road the applicant will be required to submit a Traffic Study, to the satisfaction of the Director of Engineering, prior to Council Public Hearing. The Traffic Study terms of reference shall speak to road dedication required along Jacklin Road in order to facilitate the necessary road improvements. Recommendations within the approved Traffic Study will be required to be implemented prior to the issuance of a Building Permit or Subdivision approval, whichever issuance comes first. A road dedication plan will be required prior to Bylaw Adoption. All these measures will be secured within a covenant registered on Land Title.

The applicant will also be required to complete frontage improvements along the entire frontage of Jacklin Road, to the standards of Bylaw No.1000, as a condition of rezoning the property. Frontage improvements may include upgrades to the boulevard, street light standards, sidewalk, bike lanes and turning lanes on Jacklin Road.

The site is well served by all modes of ground transportation. BC transit offers bus routes 48, 59, 60, 61 and 64 that stop just south and north of the subject property and provide service to the rest of Langford, City of Colwood, the District of Sooke and the City of Victoria. The Galloping Goose, which runs along the southwest portion of the property, is the region's bike path artery offering dedicated bike lanes servicing Victoria and the Western Communities. A flashing crosswalk to facilitate the safety of Galloping Goose

users is located to the south of the subject property that encourages trail users and foot traffic to cross Jacklin to utilize the services and amenities elsewhere along Jacklin Road.

INFRASTRUCTURE

Sewer is available at the Galloping Goose and must be extended in order to connect to the subject parcel. The City has requested that the sewer be extended along the entire frontage of the subject property and Jacklin Road. This will be required as a condition of Subdivision or Building Permit whichever is first.

Community piped water can be supplied to this proposed development provided that the Owner(s) pay the necessary costs and fees authorized under the CRD Bylaw No. 3889, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements.

A Stormwater Management Plan must be submitted prior to the issuance of a building permit and must be to the satisfaction of the Director of Engineering.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible.

Frontage improvements, conditional to the rezoning of the property, may be offset by the Development Cost Charges credits which are applied automatically to the proposal.

The applicant is dedicating a portion of his property towards an existing City owned park (Glen Cove Park) (see Appendix A). The approximate cost, to the applicant, of this land was $400,000.00 (based on the recent purchase of this land). The applicant would also like to install lighting on the subject property that could illuminate the Galloping Goose regional trail and enhance safety of this portion of the trail. Council may wish to direct the applicant to work with the City for the benefit trail and parks. In consideration of these contributions Council may wish to reduce the Park Improvement Development Cost Charges by the approximate value of the land being contributed as City Park and any acceptable improvements.

As well, the applicant is proposing rental housing, and in light of the proposal's proximity to future amenities and services, Council may wish to grant the applicant a 75% reduction required Amenity contributions, that would align with the reductions normally granted for the Pedestrian Town Centre.

Development Cost Charges or DCCs may also be reduced by 25% when rental units are proposed the table below indicates the Cost Charges showing full charges and the 25% reduction.

A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (222 Units)**
General Amenity Reserve Fund	$2562 ($640.50 with 75% reduction)	$568,764 ($142,191 with 75% reduction)
Affordable Housing Reserve Fund	$610 ($152.50 with 75% reduction)	$135,420 ($33,855 with 75% reductions)
TOTAL POLICY CONTRIBUTIONS	**$3172 ($793 with 75% reduction)**	**$704,184 ($176,036 with 75% reductions)**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total**
Roads	$3917 ($2937.75 with 25% reduction)	$869,574 ($652,180.50 with a 25% reduction)
Park Improvement	$1890 ($1417.5 with 25% reduction)	$419,580 ($314,685 with a 25% reduction)
Park Acquisition	$1,100 per dwelling ($825 with 25% reduction)	$244,200 ($183,150 with a 25% reduction)
Incremental Storage Improvement Fees	$331.65 ($248.90 with 25% reduction)	$73,636.30 ($55,255.80 with a 25% reduction)
Subtotal (DCCs paid to City of Langford)	**$7238.65 ($5429.05 with a 25% reduction)**	**$1,606,980.30 ($1,205,249.10 with a 25% reduction)**
CRD Water	$1493.63 ($1120.23 with a 25% reduction)	$331, 585 ($248,691.06 with 25% reduction)
School Site Acquisition	$558 ($418.5 with a 25% reduction)	$123,876.00 ($92,995.80 with a 25% reduction)
TOTAL (estimate) DCCs	**$9290.28 ($6967.43 with a 25% reduction)**	**$1,988,815 ($1,546,769.46 with a 25% reduction)**

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3130 Jacklin Road from R2 (One and Two family dwelling) to RM7A (Medium Density Apartment A) and give Bylaw 1692 first reading 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. $152.50 towards the Affordable Housing Reserve Fund;

        ii. $640.50 towards the General Amenity 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 registers a road dedication plan, to the satisfaction of the Director of Engineering, **prior to Bylaw Adoption.**

    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 prior to building permit issuance the applicant agrees to implement the recommendations within Geotechnical Report to the satisfaction of the Director of Engineering;
        ii. That prior to building permit issuance the applicant will implement the recommendations within the Traffic Study to the satisfaction of the Director of Engineering;
        iii. That prior to building permit issuance, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation;
        iv. That any necessary underground or above ground servicing upgrades, extensions or other required servicing requirements be fulfilled at the applicant's expense;
        v. 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 off-site works, required to manage the subject property's drainage concern, as a condition for rezoning the land; and

vi. That prior to the issuance of a building permit the applicant agrees to secure tenure of the apartment units to rental only for a period of no less than 10 years.

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

   a. a variance to Section 4.01.01 to reduce the amount of off street parking required for an apartment building outside the City Centre to a ratio of 1 parking stall per unit; and

   b. a variance to Section 6.36A.03(6) to reduce the amount of required underground parking in order to obtain an FAR of 1.15.

   c. a variance to Section 6.36.06(1) to reduce the required building setback from the front lot line from the required 7.5 m to 6 m.

3. Direct staff to prepare the necessary bylaw to designate the property at 3130 Jacklin Rd as a Revitalization Area and to provide a 5-year tax holiday for improvements only, subject to a covenant being registered on title that the proposed residential units will be rental housing rental units for at least 5 years.

4. Give Bylaw 1692 First Reading as presented.

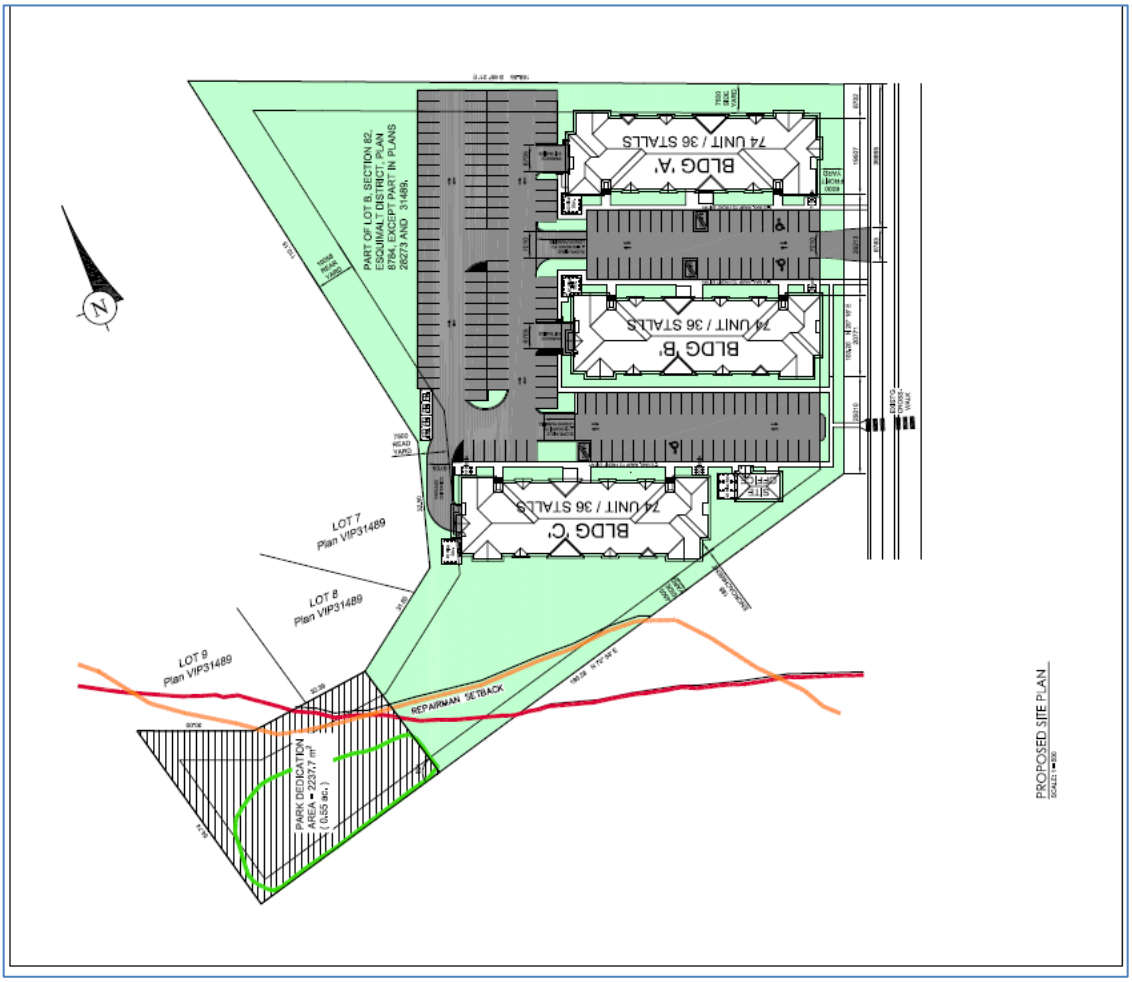
Or Option 2

5. Reject this application to rezone 3130 Jacklin Road.

Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

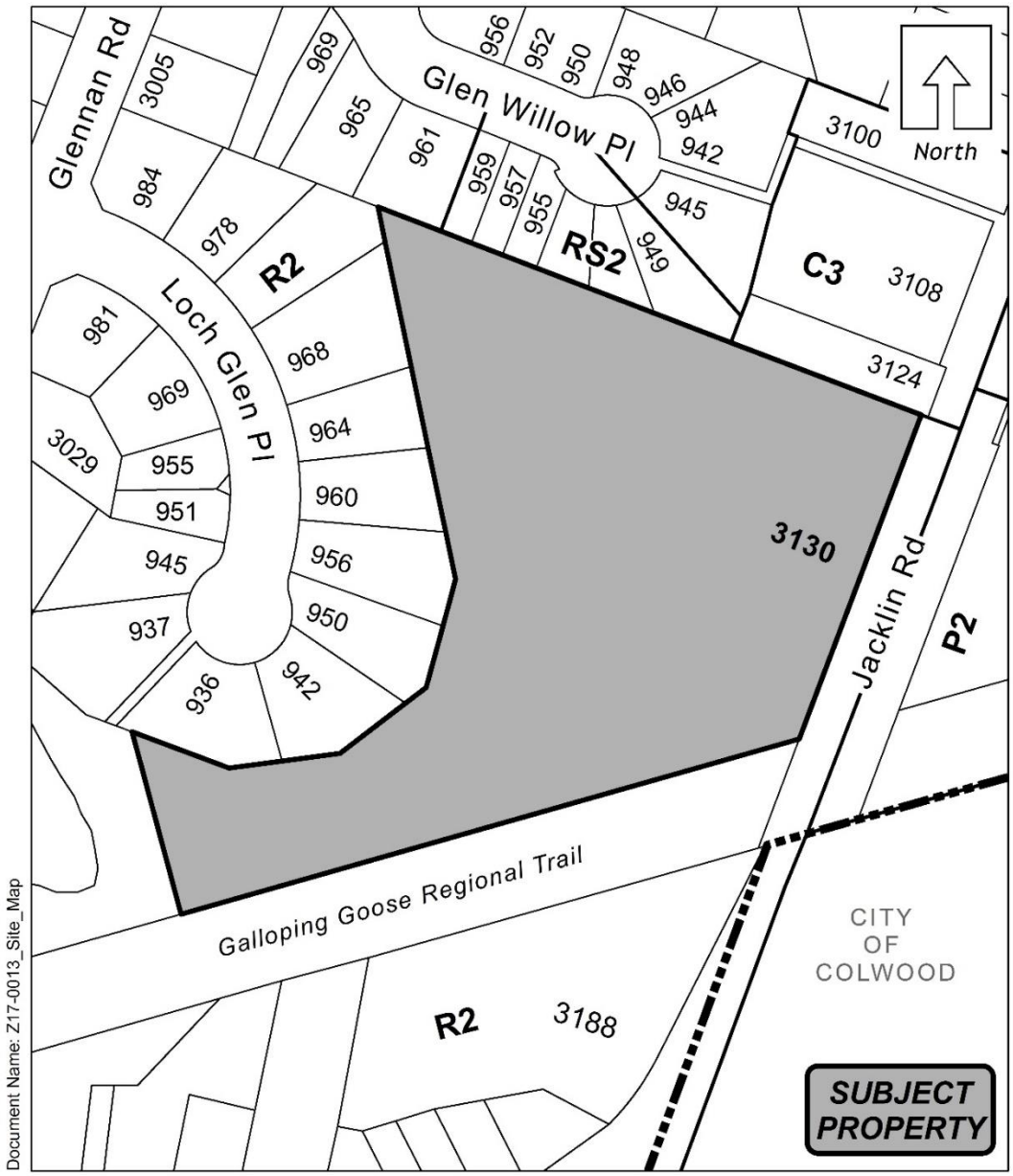
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APPENDIX A
PROPOSED SITE PLAN



APPENDIX B
SITE MAP

REZONING BYLAW AMENDMENT
(Z17-0013)
3130 Jacklin Rd



APPENDIX C
LOCATION MAP



APPENDIX D
BYLAW No. 1692

CITY OF LANGFORD
BYLAW NO. 1692

2.0 A BYLAW TO AMEND BYLAW NO. 300,

3.0 "LANGFORD ZONING BYLAW, 1999"

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489; PID No.: 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2.By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1692	LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489 (3130 Jacklin Rd)	1. a) $2562 to the General Amenity Reserve Fund b) $610 to the Affordable Housing Reserve Fund 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $640.50 per unit towards the General Amenity Fund b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes, by issuance of Council resolution

B.This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

From: Matthew Baldwin
To: lizofvictoria@gmail.com
Cc: Iain Bourhill; Brent Molnar; Lauren Morhart; Michelle Mahovlich
Subject: RE: Colwood Creek Watershed
Date: Thursday, June 1, 2017 1:51:20 PM
Attachments: image001.gif

Good afternoon Ms. Anderson,

My counterparts at the City of Colwood were kind enough to send me your email of May 24th. I wanted to write to let you know that we will be including your email in a package of material that we will provide to Council as part of the Public Hearing for this property, unless you wish to submit a replacement letter that is addressed to Mayor and Council, City of Langford.

That said, I am a bit puzzled as to why you would address your concerns to the City of Colwood, before writing to your Mayor and Council. As Mr. Molnar would have informed you, any decision with respect to land use and density at 3130 Jacklin Road rests solely with the City of Langford, and not Colwood.

Also, I believe you may misunderstand the obligations that the proponent has with respect to Colwood Creek in particular and water on the property in general. With respect to Colwood Creek and Glen Lake, the proponent must meet requirements set by the Province's Riparian Areas Regulation (RAR) and cannot undertake any work on site until they have received a Development Permit from the City that addresses the RAR. With respect to all other water on the property, the applicant must also submit a stormwater management plan for the site, prepared by a qualified geotechnical engineer, which addresses stormwater and runoff to the satisfaction of the City's bylaws. The City of Langford requires that stormwater management systems do not increase the volume of water leaving a site and do not decrease the quality of water leaving a site. I am confident that the application of both the Development Permit process and a stormwater management plan will ensure that development is not detrimental to the existing riparian ecosystems, otherwise development of the site will not proceed.

With respect to your concerns about the impact of this development on traffic (vehicular, bicycle and pedestrian) we have asked the developer to provide a traffic impact study and they will be implementing the recommendations of that study. As with the rezoning for the Belmont Market development, this application will require approval of the Minister of Transportation prior to final approval from the City of Langford to ensure that the development will not negatively impact regional transportation infrastructure.

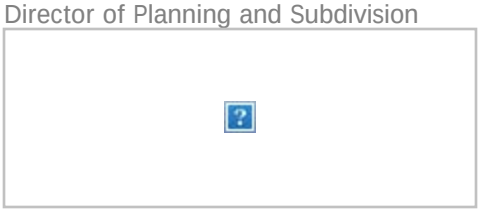
Am I correct in assuming that you are resident at and owner of 942 Loch Glen Place? If so, you will also receive a written notice of Public Hearing, should this application proceed and we have scheduled that Public Hearing for Monday, June 19th. Again, you may wish to provide a replacement to the letter addressed to the City of Colwood for Council's consideration, and I would encourage you to attend the Public Hearing and voice your concerns to Council.

If you have any additional questions or concerns about this application or anything else, please do

not hesitate to contact me here.

Sincerely,

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



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

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

Please consider the environment before printing this email.

PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act* and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.

From: Nora Brooks
Sent: Thursday, June 1, 2017 8:26 AM
To: Colwood Planning <ColwoodPlanning@colwood.ca>; Colwood Engineering <ColwoodEngineering@colwood.ca>
Subject: FW: Colwood Creek Watershed

Nora A. Brooks
Nora A. Brooks
Engineering Administrative Supervisor

From: Liz Anderson [mailto:lizofvictoria@gmail.com]
Sent: May 24, 2017 1:59 PM
To: Nora Brooks <nbrooks@colwood.ca>
Subject: Colwood Creek Watershed

To Whom It May Concern,

I am not sure who it is that I should direct this to but I am writing to voice my concern with respect to a proposed development that threatens the Colwood Creek Watershed.

The proposed development consist of 3 apartment buildings (with underground parking) located at 3130 Jacklin Rd. While I realize that this property is located in Langford adjacent to the Colwood border, it threatens the Colwood Creek Watershed.

The single lot is zoned as R2 but the developer wants to put 222 units on the site. This would involve a tremendous amount of fill that would essentially eliminate the flow of water and nutrients into Colwood Creek and ultimately Esquimalt Lagoon. Not only that but harmful bi-products would enter the delicate eco-system.

The dense development would cause citizens of Colwood to be negatively impacted by the congestion on Jacklin Rd that would hinder emergency services. The traffic in this area from the Belmont Market project under construction is going to exceed an acceptable capacity. The addition of 400+ cars will be hazardous to those using the Galloping Goose Trail as well.

The developer has not released any Environmental Impact reports and the City of Langford supports the growth. Despite the location of the property, it will be Colwood that is more negatively impacted and I feel that the community should have a say in this proposed project. Can you please direct my concern to the appropriate department. Thank you.

Regards,

Elizabeth Anderson

Dear Council,

We live at 936 Loch Glen Place. Our property is directly adjacent to the property that is the subject of the proposed rezoning application for 222 residential units. Our neighbourhood, essentially single family dwellings, was established in the 1980's, and has a relatively lower density than what has become increasingly popular in Langford, even for single family dwellings. It is a unique enclave. We have a diverse and healthy "mini-community".

The development as proposed in the Planning and Zoning Committee's May 8,2017 agenda package is vastly different in its density and scale - 222 units over 2 hectares with a height if 5 stories. The proposal offers a small park area near an existing park area, buffering only one house fully from the development. Most other homes, which now see beautiful mature trees and have a healthy vegetation buffer, will risk seeing driveway, parking lot and 5 stories of apartments if appropriate restrictions are not put in place. The high and multifaceted values of nature have long been studied, and are indisputable.

The site design should provide a treed buffer between the two very different densities. This natural area would also provide nature's own drainage system for the project. As pointed out in the staff report, there are already drainage problems with the site.

It is our wish that Council require a natural area (keep the trees) of at least 10 metres and a building/structure setback of at least 15 metres from all existing residential uses' property boundaries. This could protect the new apartments and existing homes from any further water/flooding issues, and help greatly to visually buffer the different densities. This would also contribute to sound attenuation.

We also wish Council to consider that the buildings only be a maximum of 4 stories in height. The height of these structures is simply far too different than what is currently there and will have negative shading/sunlight affects on the existing community. This will also reduce the proposed density, which is not in alignment with the OCP.

The constraints of the site and the existing surrounding residential density require considerations to help integrate this proposal into its existing neighbourhood in order to keep property - and community - values at their current level.

Could I trouble you to please confirm receipt of this email?

Thank-you,

Sincerely,
Laura Beckett
936 Loch Glen Place

From:	Danny Jadresko
To:	Lauren Morhart
Cc:	Sandy Jadresko
Subject:	Letter of Support - Meeting Neighbors May 16, & 18, 2017 - Rezoning and Development for 3130 Jacklin Road Langford.
Date:	Thursday, May 18, 2017 4:42:51 PM
Attachments:	Meeting Neighbors - May 16.docx Meeting Neighbors - May 18th.docx 3124 Jacklin Rd Site Plan.pdf

Lauren

Please find below email/letter of support from our neighbors Angela & Mike Brook from 3124 Jacklin Rd.

I have also attached comments from Meeting Neighbors on May 16, & 18, 2017.

Danny Jadresko

Woodsmere Holdings Corp.

From: angela brook [mailto:angelabrook124@msn.com]
Sent: Thursday, May 18, 2017 12:47 PM
To: danny@wjconstruction.ca
Subject: Rezoning and Development for 3130 Jacklin Road Langford.

After attending the recent Langford Municipal meeting for rezoning and consideration of the 3 purpose built family orientated apartment buildings by Woodsmere Holdings Corp. I would like to have input as we have owned the property (3124 Jacklin Rd.) next to 3130 Jacklin Road for the last 40 years.

The small house at 3130 Jacklin Road has been vacated and not used for many years, therefore to allow for rezoning would be a asset to create more housing and also could help in stabilizing the high demand for housing and therefore allow more young families to find a affordable place to live.

The location has lots to offer for Families and Seniors as it is within walking distance to shopping centre, grocery stores, parks, Galloping Goose trail and Langford Lake.

I understand concerns for the increase amount of traffic in area, but in considering the new development across the street this will create many new jobs and the development of new housing close by could really help to decrease traffic as employees can walk to work and this can also be a saving for families in transportation cost.

Over the last 40 years Langford Municipality has helped create and improve this area as a great region and maybe to allow a possible bike lane would help alleviate traffic by connecting with the Galloping Goose Trail.

Thank You.
Angela Brook.
Mike Brook.

May 16, 2017 Woodsmere Holdings Corp. Neighbour Visits

Glen Willow Pl.

- 949 – Knocked on the door, no answer
- 951 – Met Glen Willow, his wife is Denise Blackwell, she was not home
    - Introduced and discussed proposed project
    - Glen liked the design and look of the buildings
    - Only concern was the height and peat settlement they are experiencing
    - Gave Glen a set of plans
- 953 – knocked on the door, no answer
    - House owned by Less Biola
- 955 – Met Graham Meszaros
    - Introduced and discussed the proposed project
    - He liked the project and had no negative comments
- 957 – Knocked on the door, no answer
- 959 – Knocked on the door, no answer
- 961 – Met John Frampton
    - Introduced and discussed the proposed project
    - Made John aware of the three 74 unit apartment buildings
    - Discussed water run off
    - John had no other comments or concerns

Loch Glen Pl.

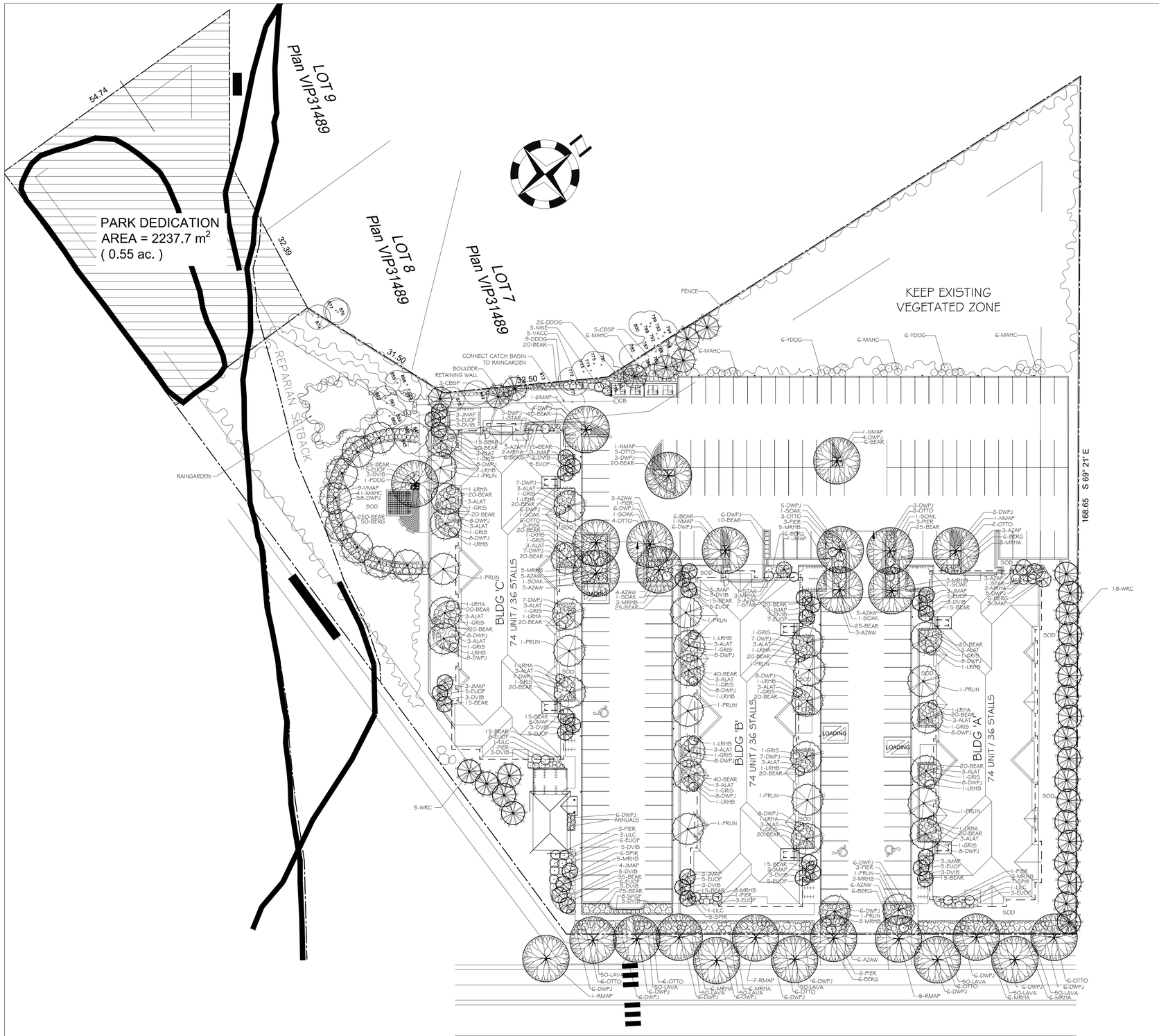
- 978 – Met Donna Robertson from 1019 Loch Glen Pl.
    - Her Son lives at 978, he was unable to speak at this time
    - Introduced and discussed the proposed project
    - Left a set of plans and our phone number to call when he is free
    - Daughter In Law also requested vegetation at North West corner to remain natural
- 974 – Met Lindsey Byatt
    - Introduced and discussed the proposed project
    - Lindsey was concerned about removing the natural vegetation in the North West corner
    - She asked to leave the natural vegetation alone

- 968 – Met Denis Lummerding
    - Introduced and discussed the proposed project
    - No concerns or comments
    - Also asked that the vegetation in the North West corner be left natural
- 964 – Knocked on the door, no answer
    - Friend of Denis
- 960 – Knocked on the door, no answer
- 956 – Knocked on the door, no answer
- 950 – Knocked on the door, no answer
- 949 – Met Liz Anderson
    - Introduced and discussed the proposed project
    - Very opposed to the development
    - Said we are in a watershed area of Glen Lake and Creek
    - Said it was an environmentally protected area
    - Said it was not affordable housing
- 936 – Knocked on door, Met son
    - Left a set of plans and our contact number to discuss project

May 18, 2017 Woodsmere Holdings Corp. Neighbour Visits

Loch Glen Pl.

- 945 – Met Doug & Jane Shea
    - No opposition to the project
- 937 – Knocked on the door, no answer
- 952 – Knocked on the door, no answer
- 964 – Met Dave Tschanz
    - Dave wants the North West corner of the property left with natural vegetation
    - No other issues with the development
- 950 – Met Pam Davis
    - Pam is against the project
    - Pam does not want to lose her view in her back yard.
    - Pam likes the park like setting
    - Pam acknowledges that something will be developed on the lot
- 956 – Knocked on the door, no answer



PLANT LIST - 3130 Jacklin Road

	Quantity	Key	Common Name	Latin Name	Size
Trees	8	CBSP	Colorado Blue Spruce	Picea pungens var. 'Glauca pendula'	7cm Cal.
	9	VMAP	Vine Maple	Acer circinatum	5cm Cal.
	23	WRC	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.2m Ht.
	5	NMAP	Norway Maple	Acer platanoids	7cm Cal.
	8	SOAK	Scarlet Oak	Quercus coccinea	7cm Cal.
	13	RMAP	Red maple	Acer rubrum	7cm Cal.
	12	PRUN	Autumn Flowering Cherry	Prunus autumnalis	8cm Cal.
	21	GRIS	Paperbark Maple	Acer griseum	5cm Cal.
	38	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal.
	1	PDOG	Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	6cm Cal.
Large Shrubs	3	NINE	Ninebark	physocarpus capitatus	#5 Pot
	9	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot
	12	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot
	22	PIER	Lily of the Valley Shrub	Piens japonica var. 'Forest Flame' & 'Valley Rose'	#5 Pot
	4	STAR	Star Magnolia	Magnolia stellata var. 'Royal Star'	#5 Pot
	6	LILC	Purple French Lilac	Syringa vulgaris var. 'Sensation'	#5 Pot
Medium Shrubs	12	YDOG	Yellow Twig Dogwood	Cornus sencea	#2 Pot
	58	DVIB	David Viburnum	Viburnum davidii	#2 Pot
	5	VACC	Evergreen Huckleberry	Vaccinium ovatum	#2 Pot
	63	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
	34	MRHA	Rhododendron	Rhododendron var. 'Unique'	#5 Pot
	33	MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	53	OTTO	Otto Luyken Laurel	Prunus laurocerasus var. 'Otto Luyken'	#2 Pot
	65	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
Small Shrubs	360	DWPJ	Dwarf Lily of the Valley Shrub	Piens japonica var.'Debutante'	#1 Pot
	8	SPGF	Gold Flame Spirea	Spirea bumalda var 'Gold Flame'	#1 Pot
	18	SPIR	Spirea	Spirea bumalda var 'Shirobana'	#1 Pot
	35	DDOG	Kelsey's Dwarf Dogwood	Cornus sencea var. 'Kelseyi'	#2 Pot
	83	EUOF	Creeping Eunymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	14	AZAP	Evergreen Azalea	Azalea var. 'Gumpo Pink'	#1 Pot
	37	AZAW	Azalia White	Azalea japonica var. 'Gumpo White'	#1 Pot
Ground Covers	1142	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
	86	BERG	Heartleaf Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	SP5
Perennials	400	LAVA	English Lavender	Lavandula angustifolia var. 'Hidcote'	SP5
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.					
- All areas to be irrigated with an automatic underground system.					

LEGEND

- LARGE DECIDUOUS SHADE TREE
- SMALL ORNAMENTAL DECIDUOUS TREES
- LARGE AND SMALL CONIFEROUS TREES
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- GROUND COVER & PERENNIALS

LIGHTING LEGEND

- BOLLARD LIGHT
- LIGHT POLE (1 LIGHT)
- LIGHT POLE (4 LIGHTS)

* FOR EXACT LOCATIONS OF LIGHT FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS

L1

3130 Jacklin Road
Landscape Concept Plan

Scale: 1/32"= 1'-0"

Date: JUNE 27, 2017
(Revised)

4☆SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

Danny Jadresko

Subject: FW: Rezoning and Development for 3130 Jacklin Road Langford.

From: angela brook [mailto:angelabrook124@msn.com]
Sent: Thursday, May 18, 2017 12:47 PM
To: danny@wjconstruction.ca
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Over the last 40 years Langford Municipality has helped create and improve this area as a great region and maybe to allow a possible bike lane would help alleviate traffic by connecting with the Galloping Goose Trail.

Thank You.
Angela Brook.
Mike Brook.

Danny Jadresko

From: Les Bjola
Sent: Wednesday, July 12, 2017 3:12 PM
To: danny@wjconstruction.ca
Subject: Letter of Support

To Whom it mat concern

We write to confirm we are the beneficial owners of 955 and 953 Glen Willow Rd, which adjoins application OCP17 – 0004 and Z17 – 0013 to the south property line

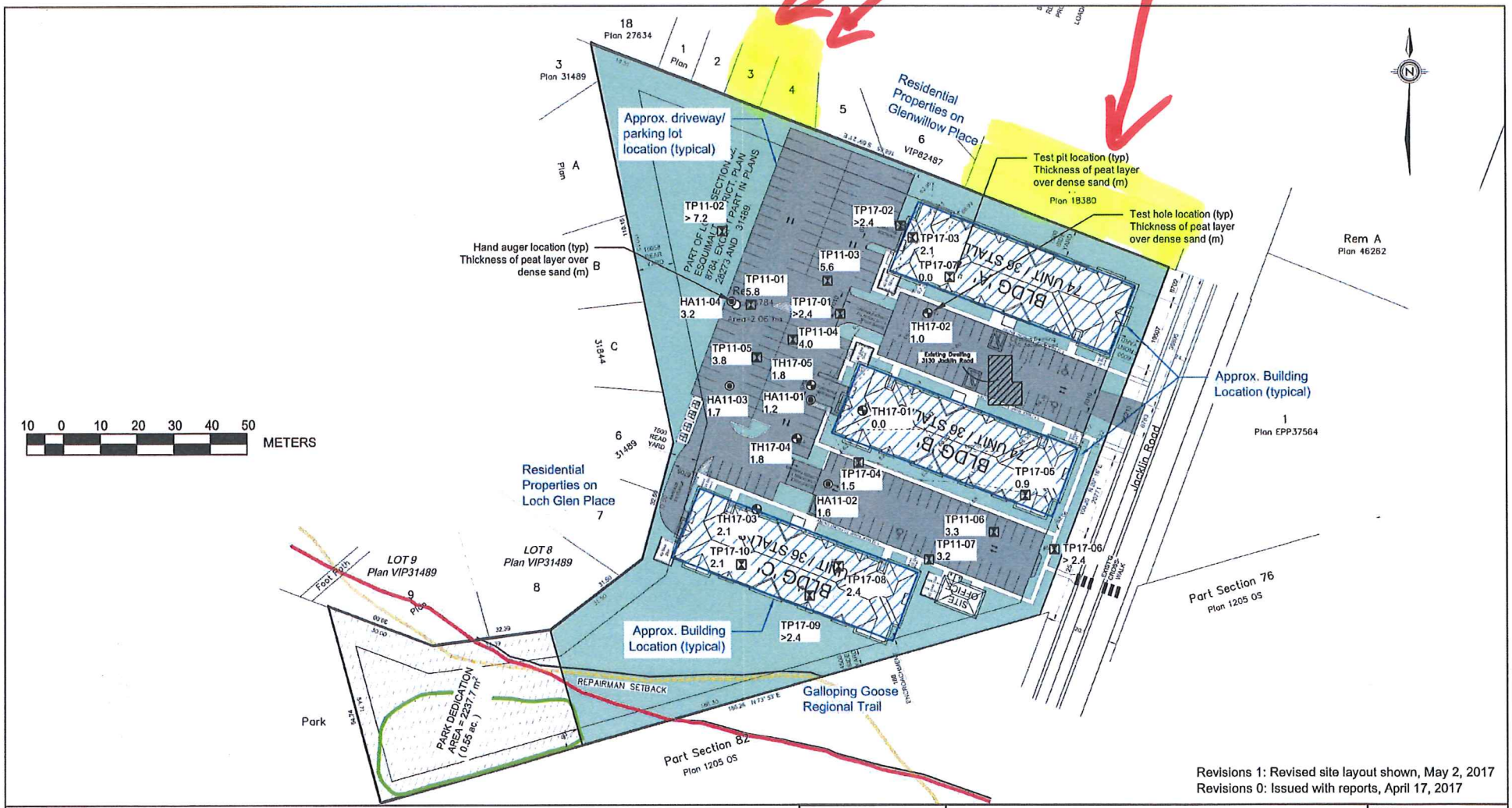
We are in support of this application

On Behalf of Emerald Lake Homes Ltd

Les Bjola
TURNER LANE
102-3179 Jacklin Road
Victoria, BC, V9B 3Y7
Tel: 250.474.0893
Cel: 250.888-0146
Fax: 250.474.1019

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LETTERS OF SUPPORT



Revisions 1: Revised site layout shown, May 2, 2017
Revisions 0: Issued with reports, April 17, 2017

Notes:

1. Base plan taken from Site Plan prepared by Woodsmere Holdings Corp. and dated April 21, 2017.
2. Hand auger test holes undertaken on June 10, 2011.
3. Test pits undertaken on June 15, 2011 and February 24, 2017 utilizing hydraulic equipment.
4. Test holes undertaken on February 24, 2017 with an auger drill rig supplied and operated by Drillwell.

Woodsmere Holdings Corp	DRAWN VMR
LOCATION PLAN Proposed Apartment Complex 3130 Jacklin Road Langford, BC	DATE May, 2017 APPROVED SCALE As Shown
RYZUK GEOTECHNICAL Engineering & Materials Testing	DRAWING No. 8-7752-2-Rev.1

City of Langford Address & Street Finder



PUBLIC HEARING
Monday, 17 July 2017

Bylaw No. 1705
File No. Z17-0011

A Bylaw to Rezone 656 Frederic Rd; 765 Willing Dr from the RR2 (Rural Residential 2) Zone to the RR6A (Rural Residential 6A) Zone to Allow Approximately 53 Lots With Minimum Lot Areas of 550 m^2 (5,920 ft^2).

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 Frederick Rd and 765 Willing Dr), 2017".

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

PUBLIC HEARING held this day of, 2017.

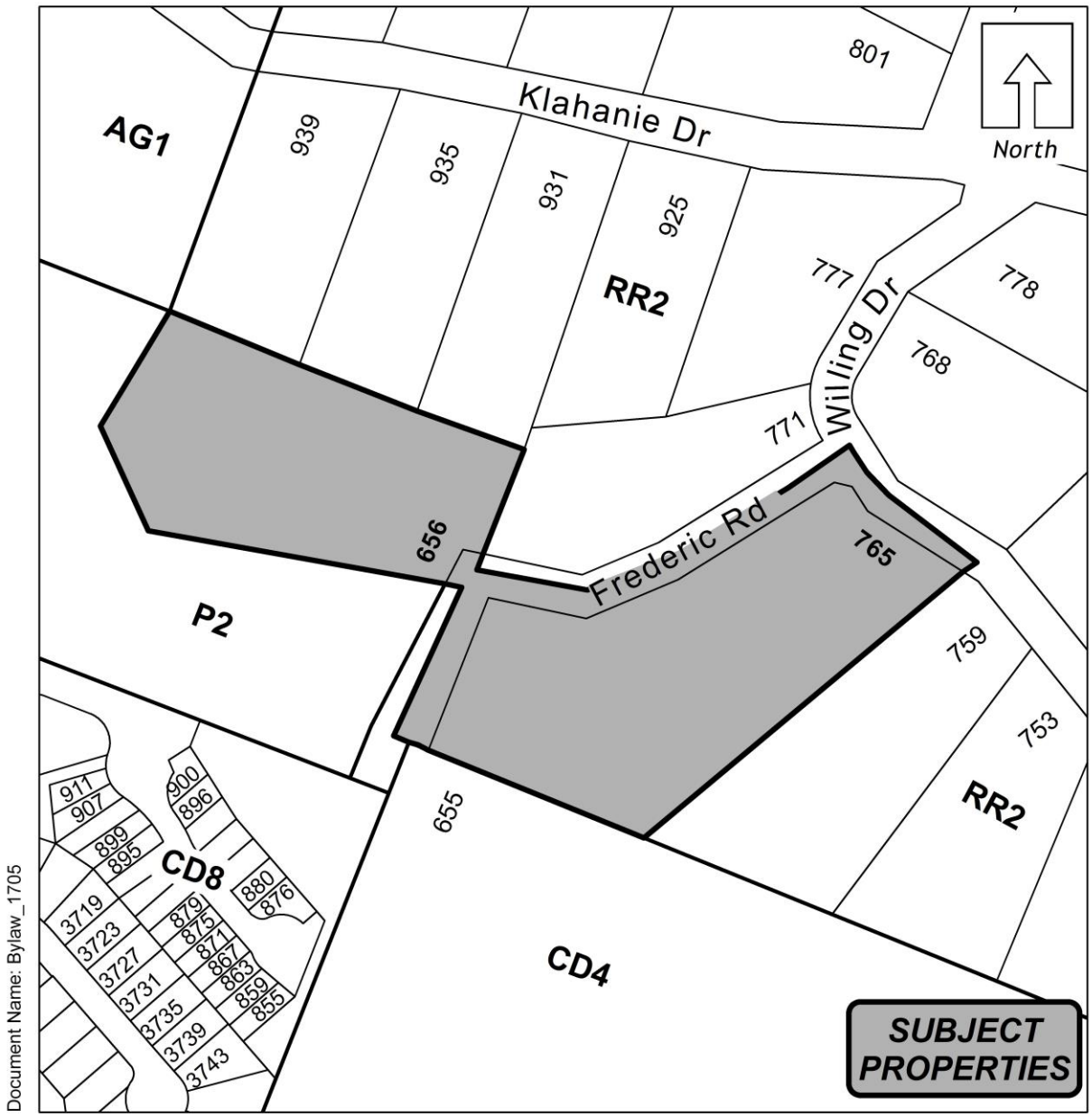
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1705

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

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. 1705. 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, 17 July 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	656 Frederic Road and 765 Willing Drive	
File	Z17-0011	Bylaw Number: 1705
Official Community Plan	Current: Neighbourhood and Hillside or Shoreline, respectively	
Zoning	Current: RR2 (Rural Residential 2)	Proposed: RR6A (Rural Residential 6A)
Proposal	To rezone from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m^2 (5,920 ft^2).	

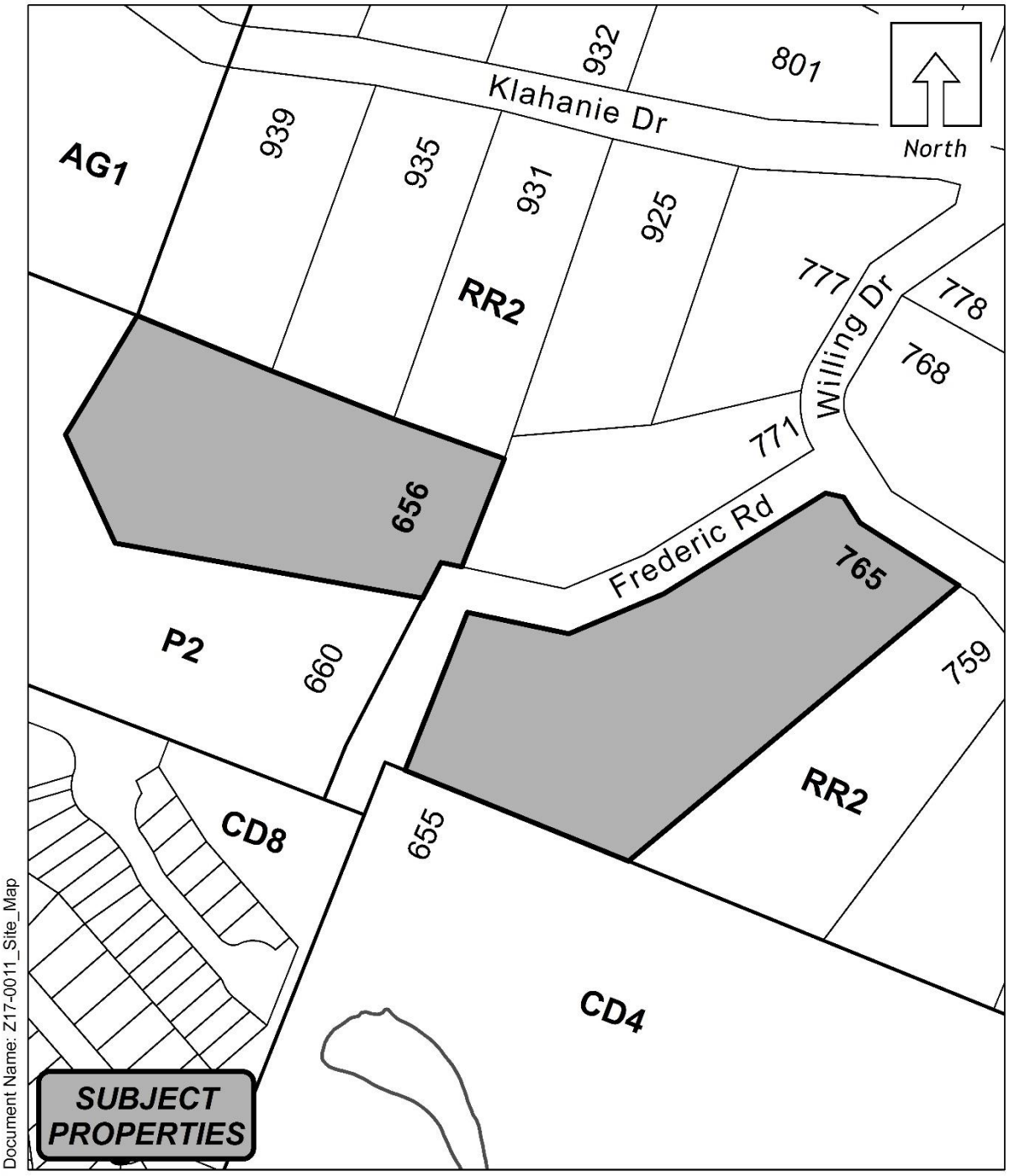
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0011)

656 Frederic & 765 Willing Dr



Document Name: Z17-0011_Site_Map

Scale: N.T.S.

Last Revised: 3/24/2017

Looming sale stressful for all

Continued from A1

Olsen, who knew Jacqueline prior to her moving in, says that the reason she set the rent at $1,200 is because she knew that's what the family could afford. The median rent for a two-bedroom unit in Victoria is $1,400 according to PadMapper and the region continues to experience low vacancy rates.

Further complicating matters for the family is Koehler's health.

The 41 year-old worked in carpentry until April of last year when he was laid off.

"I wasn't able to do my job but I didn't know why," he recalled. "I went to the doctor around the middle of April because I had double vision and headaches and neck pains. I didn't know what was going on with me. I was guessing I had migraines or diabetes … Who counts on something like this?"

The family also has two dogs, giving them even less options when it comes to rental housing. With such high demand for affordable places in the region, landlords often have their choice of tenants and many opt for ones without dogs or cats.

"I don't know what to do anymore," Jacqueline said. "I hope that someone will see this and maybe someone will have something for us to rent because I'm completely stressed out."

For her part, Olsen said the family have been good tenants.

"If [the new owners] are going to keep a tenant, keep her. She pays her rent. She's a good tenant," she said.

joel.tansey@goldstreamgazette.com



Falco Koehler, who has lived in this Langford house since last fall, has been diagnosed with terminal brain cancer and is in palliative care. *(JOEL TANSEY/NEWS GAZETTE STAFF)*

Follow all the West Shore news, community stories and sports at @GoldstreamNews

City of Langford
www.cityoflangford.ca

NOTICE OF MEETING TO CONSIDER 2016 ANNUAL REPORT

NOTICE IS HEREBY GIVEN, pursuant to Section 98 of the *Community Charter*, that the 2016 Annual Report will be considered at the following Council Meeting:

Monday July 17th, 2017 @ 5:30 pm
City Hall Council Chambers
3rd floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

The public may ask questions or make submissions at this meeting. Copies of the 2016 Annual Report will be posted on www.cityoflangford.ca and may be inspected at the Municipal Hall during normal business hours of 8:30 a.m. to 4:30 p.m., Monday to Friday (excluding statutory holidays).

Further inquiries may be directed to the Director of Corporate Services at 250-478-7882.

Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

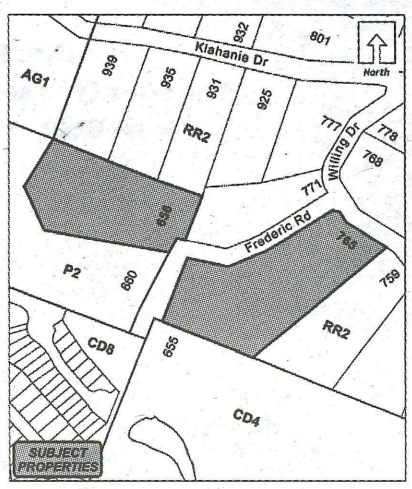
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1705. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 17 July 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. 1705 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. 1705 from RR2 (Rural Residential 2) Zone to RR6A (Rural Residential 6A) Zone to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m² (5,920 ft²).**

Applicant: **Mark Johnston, Limona Construction Ltd.**

Location: **The land that is the subject of Bylaw No. 1705 is 656 Frederic Rd and 765 Willing Dr, as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins

Director of Corporate Services



Appointment Notice

Penny Sakamoto, Group Publisher for Black Press Community Media in Greater Victoria is pleased to announce the appointment of Christine Scott as Director of Product Development for Vancouver Island South.

Originally from Scotland, Christine graduated from Strathclyde University in Glasgow in 1988 with a degree in marketing and administration. She then emigrated to Canada, worked for Xerox Corporation before starting her newspaper career with the *Halifax Daily News*.

Christine joined Black Press in 2005, first as an Advertising Consultant and Sales Manager for the *Victoria News* and then Advertising Manager of *Goldstream News Gazette*. She has been the Publisher of the *Goldstream News Gazette* since 2014.

As a key member of the executive team, she completed the Thompson Rivers University Leadership certificate program and has been involved in many initiatives on the West Shore such as Women of the Westshore and Best of the Westshore. An active member of the community, she has volunteered with the B.C. Cancer Foundation and various charities on the West Shore and the Chamber of Commerce.

"I'm excited about being part of the leadership team for our digital growth, working with clients to expand their audience and create new multi-media solutions including events, which has always been among my strengths."

Black Press DIGITAL
blackpress.ca bclocalnews.com
Leading the future of community media

Capital Regional District

Public Open Houses: 2017 Strategic Plan for the Greater Victoria Water Supply System - Regional Water Supply Service

The Capital Regional District is hosting a series of open houses on the long-term management of the Regional Water Supply System serving the Greater Victoria area.

Learn about the supply of high quality drinking water and provide feedback on the Draft 2017 Strategic Plan by attending any of the following open houses:

Saanich Peninsula – Central Saanich Fire Hall
1512 Keating Cross Rd, Saanichton, BC
Wednesday, July 5 from 5 to 7pm

Saanich – Greek Society Community Hall
4648 Elk Lake Drive, Victoria, BC
Thursday, July 6 from 5 to 7pm

Victoria – CRD Centre for Engagement
#2 – 1649 Government Street, Victoria, BC
Tuesday, July 11 from 2 to 4pm

Victoria – CRD Centre for Engagement
#2 – 1649 Government Street, Victoria, BC
Wednesday, July 12 from 5 to 7pm

Westshore – Juan de Fuca Rec Centre
1967 Island Highway, Colwood, BC
Thursday, July 13 from 5 to 7pm

To learn more, please visit **www.crd.bc.ca/waterplan** or call 250.474.9666.

Golf Fore the Cure tourney doubles in size

Rick Stiebel
News Gazette staff

The Golf Fore the Cure event at Highland Pacific is an expanded version of a popular fundraiser that will include men for the first time this year.

The event, which raises money for the Canadian Cancer Society, was traditionally held on a Monday evening in a nine-hole shotgun format under the banner Ladies Night Out. Entries had to be capped at about 70 because that was the maximum amount organizers could accommodate for dining at that time, explained Alana McIntyre, executive assistant for Highland Pacific Golf.

"This is the first time we're able to open an event up to include 140 people because of recent renovations that expanded the dining area," McIntyre said. "We're really excited to host our first big public charity tournament."

There is still plenty of space available for golfers and sponsors alike for Golf Fore the Cure, an 18-hole event which takes place Sunday, Aug. 20.

Tickets cost $149 plus tax, and include the green fees, power cart, a roast beef dinner and a $40 donation to the Canadian Cancer Society. There's a tee gift and some amazing prizes as well, McIntyre noted. You can pay for multiple players by using the drop down menu, or make arrangements to register as a team.

"There's also an opportunity to contribute as a sponsor," she added.

For more information, go to highlandpacificgolf.com/event-nights.

reporter@goldstreamgazette.com



Participants in a previous Golf Fore the Cure event pose with their specialized golf cart. This year's tournament takes place Aug. 20 and organizers are currently calling for players and sponsors. *(PHOTO SUBMITTED)*

Commonwealth Games committee announced

Committee for Victoria's 2022 bid includes officials from 1994 games

Octavian Lacatusu
Black Press

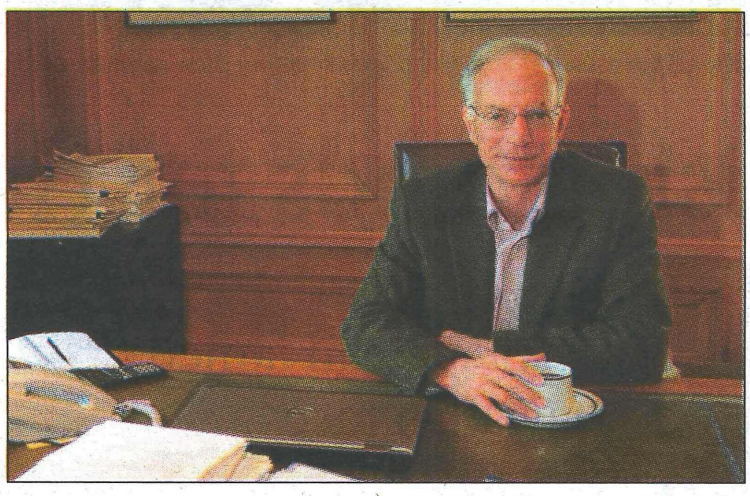
David Black, Chairman of the Victoria 2022 Bid Committee announced on Sunday key appointments to the Bid Committee that will materially assist Victoria's Bid to stage the 2022 Commonwealth Games.

"John Furlong, George Heller, Dr. Roger Jackson and Iona Campagnolo add critical strengths to our Games Bid. They are all leaders in the development of a winning bid that will focus on great experiences for athletes, spectators and sponsors during the Games, and on the legacies left in Canada afterward," said Black, who is also the owner of Black Press.

Furlong led the 2010 Olympic Games Bid and Organizing Committee to a widely acclaimed success –and of course George Heller was the CEO of one of the best Commonwealth Games on record, Victoria's own 1994 Commonwealth Games.

Jackson is an Olympic Gold Medalist and has a long and distinguished track record in the development of sport in Canada and throughout the world.

Campagnolo was appointed by Governor General Adrienne Clarkson as British Columbia's first female Lieutenant Governor. She also served as Federal Minister of Sport in the Government of Pierre Trudeau. She was Canada's first female Minister of Sport."



David Black, chairman of the 2022 Commonwealth Games bid committee and owner of *Black Press*. *(BLACK PRESS FILE PHOTO)*

Heller is a Canadian businessperson. He was President and CEO of the Victoria, BC. Commonwealth Games Committee, which organized the 1994 XV Commonwealth Games.

In 1995, he became President for North America and Europe of Bata Industries Ltd. He became President and CEO of Kmart's Canadian unit in 1997. In February 1998, he became President and CEO of Zellers and Executive Vice President of Hudson's Bay Company. He was the president and CEO of Hudson's Bay Company from 1999 to 2006 and he continued to serve as Senior Director of the Board until 2008.

Black noted that the willingness of these sport leaders to join in the development of the Victoria Bid is a strong testimony to the capabilities of Victoria and suggested that every citizen of Victoria can be proud of the strengths and the reputation of the region.

editor@goldstreamgazette.com

TOWN OF VIEW ROYAL
ANNUAL REPORT FOR YEAR ENDED DECEMBER 31, 2016

Consideration and adoption of the Annual Report will commence during the July 18, 2017 Council meeting:

DATE: July 18, 2017
TIME: 7:00 pm
PLACE: Town of View Royal Council Chambers
45 View Royal Avenue, Victoria, BC

The Annual Report contains the following:

Comprehensive Progress Report including:
- Municipal services and operations for 2016
- 2016 municipal objectives and measures
- 2017 strategic priorities

2016 Financial Statements including:
- 2016 audited consolidated financial statements
- Report on 2016 permissive tax exemptions

A draft of the Annual Report is available for public inspection at Town Hall Monday to Friday, excluding statutory holidays, from 8:00 am to 4:00 pm or online at www.viewroyal.ca.

Anyone wishing to make a submission regarding the Annual Report may do so in writing at any time prior to the meeting on July 18, 2017:
- By Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
- By Email: info@viewroyal.ca

Alternatively, anyone may attend the meeting in person to make a verbal submission or to ask questions of Council and staff.

If you have any questions, please call 250-479-6800 or email info@viewroyal.ca.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

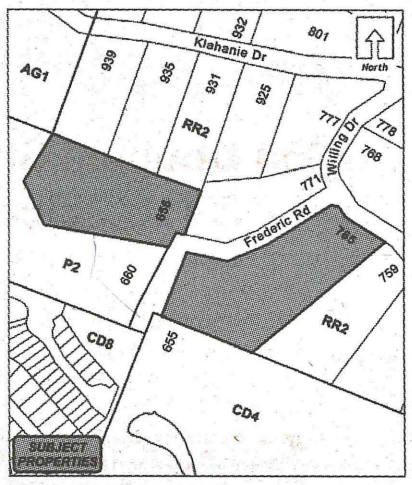
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1705. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 17 July 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. 1705 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. 1705 from RR2 (Rural Residential 2) Zone to RR6A (Rural Residential 6A) Zone to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m² (5,920 ft²).**

Applicant: **Mark Johnston, Limona Construction Ltd.**

Location: **The land that is the subject of Bylaw No. 1705 is 656 Frederic Rd and 765 Willing Dr, as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 3 July 2017 to Monday, 17 July 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

2. That Council support in principle a variance to Bylaw No. 1000 requirements for the lands that are the subject of Bylaw No. 1694 with respect to frontage improvements (Happy Valley Road only) and connection to municipal sanitary sewers to allow for the creation of two new lots, subject to the applicant applying for the necessary DVP and subject to the applicant registering a covenant restricting the construction of any new dwellings or further subdivision of the lands without the provision of full frontage improvements and sewer connections;

CARRIED.

c) Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m2 (5,920 ft2).
- Staff Report (Planning Z17-0011)

MOVED BY: M. Hall
SECONDED: K. Sheldrake

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A), subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to subdivision approval:

      i. $6,000 towards the General Amenity Reserve Fund;
      ii. $1,000 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, **prior to Public Hearing**, a stormwater management plan to the satisfaction of the Director of Engineering;

   c) That the applicant undertake neighbourhood consultation prior to Public Hearing;

   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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed to Bylaw No. 1000 standards prior to subdivision approval;
      ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval, to the satisfaction of the Director of Engineering;
      iii. That a trail connecting the proposed cul-de-sac on 656 Willing Drive to Willing Park, constructed to the satisfaction of the Parks Manager, be provided prior to subdivision approval; and

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;

2. That Council support in principle a variance to Bylaw No. 1000 requirements for the lands that are the subject of Bylaw No. 1694 with respect to frontage improvements (Happy Valley Road only) and connection to municipal sanitary sewers to allow for the creation of two new lots, subject to the applicant applying for the necessary DVP and subject to the applicant registering a covenant restricting the construction of any new dwellings or further subdivision of the lands without the provision of full frontage improvements and sewer connections;

CARRIED.

3. Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m2 (5,920 ft2).

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A), subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to subdivision approval:

      i. $6,000 towards the General Amenity Reserve Fund;
      ii. $1,000 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, **prior to Public Hearing**, a stormwater management plan to the satisfaction of the Director of Engineering;

   c) That the applicant undertake neighbourhood consultation prior to Public Hearing;

   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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed to Bylaw No. 1000 standards prior to subdivision approval;

      ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval, to the satisfaction of the Director of Engineering;
      iii. That a trail connecting the proposed cul-de-sac on 656 Willing Drive to Willing Park, constructed to the satisfaction of the Parks Manager, be provided prior to subdivision approval; and

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;

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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **May 8, 2017**

Department: **Planning**

Application No.: **Z17-0011**

Subject: **Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m^2 (5,920 ft^2)**

PURPOSE

Mark Johnston of Limona Construction Ltd. has applied on behalf of Garth Willing, Maryann Willing, Donald Heaslip, Robert Heaslip, Carolyn Groseth, and Steven Groseth to rezone the properties at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 residential lots with minimum lot areas of 550 m^2 (5,920 ft^2).

BACKGROUND

Table 1: Site Data

Applicant	Mark Johnston of Limona Construction Ltd.	
Owner	Garth Willing and Maryann Willing (656 Frederic Road), and Donald Heaslip, Robert Heaslip, Carolyn Groseth and Steven Groseth (765 Willing Drive)	
Civic Address	656 Frederic Road and 765 Willing Drive	
Legal Description	Lot 1, Section 81, Metchosin District, Plan 51070 (656 Frederic Road), and Lot 4, Sections 68 and 69, Metchosin District, Plan 23855 (765 Willing Drive)	
Size of Property	3.82 acres (656 Frederic Road), and 5.14 acres (765 Willing Drive)	
DP Areas	Interface Fire Hazard, Habitat and Biodiversity, and Riparian Areas	
Zoning	Existing: RR2	Proposed: RR6A
OCP Designation	Neighbourhood (656 Frederic Road) Hillside or Shoreline (765 Willing Drive)	

SITE AND SURROUNDING AREA

The subject sites are located in South Langford, south of Klahanie Drive, east of Happy Valley Road and northeast of the Valley View neighbourhood. The site at 656 Frederic Road backs onto Willing Park, and the site at 765 Willing Drive backs onto the Olympic View golf course. The sites each currently contain a single one-family dwelling and significant forested open space.

The surrounding area contains a mix of large, rural residential and agricultural properties, as well as the aforementioned park and golf course, and small lot residential development in the Valley View neighbourhood. The subject sites are located approximately 200 m (656 ft) from the Langford border with Metchosin and approximately 800 m (2,625 ft) from the border with Colwood.



Table 2: Surrounding Land Uses – 656 Frederic Road

	Zoning	***Use***
North	Rural Residential 2 (RR2)	Residential dwellings
East	Rural Residential 2 (RR2)	Residential dwellings
South	Community Institutional (P2)	Willing Park
	Comprehensive Development – Valley View (CD8)	Residential dwellings
West	Community Institutional (P2)	Willing Park
	Agriculture 1 (AG1)	Agricultural land

Table 3: Surrounding Land Uses – 765 Willing Drive

	Zoning	***Use***
North	Rural Residential 2 (RR2)	Residential dwellings
East	Rural Residential 2 (RR2)	Residential dwellings
South	Comprehensive Development – Olympic View (CD4)	Golf Course
West	Community Institutional (P2)	Willing Park
	Comprehensive Development- Valley View (CD8)	Residential dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The property at 656 Frederic Road is designated as a *Neighbourhood* area under the City of Langford Official Community Plan (OCP). The *Neighbourhood* designation is applied to existing settled areas throughout the community, predominantly located on the valley floor, and is intended to:

- Be a predominantly residential precinct that supports a range of low and medium density housing choices, including secondary suites;
- Allow for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit;
- Permit schools, community facilities and other institutional uses throughout the area;
- Encourage local retail to locate along transportation corridors;
- Encourage home-based businesses;
- Integrate parks, open spaces and recreational facilities throughout the area;
- Allow *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections; and
- Locate transit stops where appropriate.

The *Neighbourhood* designation provides a number of objectives and policies for development, including:

Objective 3.9 Permit sensitive infill development

Policy 3.9.3 *An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated areas will guide choices about density. Ensure buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected.*

Objective 3.10 Improve road, cycle and pedestrian connections

Policy 3.10.2 Secure easements or public right of way (ROW) dedications through rezoning and subdivisions to improve road, cycle or pedestrian network connectivity.

The proposed development of 656 Frederic Road will result in a density of approximately 14 dwelling units per hectare. Although the density for this individual lot is significantly lower than the 40 unit per hectare overall density called for in the OCP, it will be balanced by surrounding more intensive residential development, such as that in the Valley View neighbourhood. The improvement of Frederic Road required in association with this development will improve road, cycle and pedestrian connectivity as mandated by the OCP, and a trail connection through the development to the pathway around the Willing Park stormwater pond will also provide enhanced pedestrian connectivity to adjacent open spaces.

The property at 765 Willing Drive is designated as Hillside or Shoreline under the OCP. The Hillside and Shoreline designation is applied to predominantly existing, low intensity settled areas throughout the community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline, and is intended to:

- Be a predominantly residential precinct that supports a range of clustered low, medium and high density housing choices, including secondary suites;
- Permit schools, community facilities and other institutional uses throughout the area;
- Encourage home-based businesses and permit home-based accommodations such as bed and breakfasts;
- Integrate parks, open spaces and green corridors throughout the area, and strongly encourage site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, and outdoor exercise areas on hillsides;
- Allow *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes; and
- Locate transit stops where appropriate.

Although the proposed development of 765 Willing Drive does not include the retention of a minimum of 40% of the development as open space, either in a park or on individual lots, it is located adjacent to previously dedicated and/or developed open spaces. The configuration of building sites on individual lots will need to be designed to work with the topography and any hillside slopes on the site.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject sites are located in the southeastern corner of the South Langford Neighbourhood Plan, and are designated for Large Lot Residential development with a maximum density of approximately four units per acre under the South Langford Neighbourhood Plan Concept. The proposed density of this development will exceed that called for in the Plan; however, the densities and development patterns in South Langford have changed considerably since the adoption of the Plan, and this development could be

considered a transition between the higher density Comprehensive Development in Valley View and the larger lots along Klahanie Drive. Conversely, Council could require the applicant to revise the subdivision plans to more closely match the low density called for in the South Langford Neighbourhood Plan prior to consideration at Public Hearing.

The South Langford Neighbourhood Plan also contains a variety of policies, including:

5.1.2 All new development outside of the town centre area, as defined on Map 3, shall provide twenty-five percent (25%) open space and this may include lands up to 30% slope. This provision does not apply to lands already zoned for R1 or R2 densities.

As previously noted, open space dedications are not proposed with this development, as significant open space exists on adjacent sites.

DEVELOPMENT PERMIT AREAS

The subject sites are both located entirely within the High Interface Fire Hazard Area, and portions of each site are also located within the Habitat and Biodiversity and Riparian Development Permit Areas. Should this application for rezoning be approved, Environmentally Sensitive and Hazardous Area Development Permits accompanied by reports from qualified professionals, will be required prior to development.

A small area (approximately 82 m^2 [882 ft^2] in area) in the southeast corner of the property at 765 Willing Drive is located within the Steep Slope Development Permit Area, but this area will be located at the rear of a proposed lot, and any issues will be addressed through the subdivision process, should this application for rezoning be approved.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has requested that the properties at 656 Frederic Road and 765 Willing Drive be rezoned from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to permit the proposed subdivision and development of approximately 53 residential lots with a minimum lot area of 550 m^2 (5,921 ft^2).

The proposed development of 656 Frederic Road involves the creation of approximately 23 lots with areas ranging from 550 m^2 (5,920 ft^2) to approximately 768 m^2 (8,267 ft^2) with access from an internal public roadway terminating at a cul-de-sac at the western end. A trail connection from the end of the cul-de-sac has been requested by the City, and will be provided by the applicant, to allow for pedestrian access to Willing Park and the existing pathway around the stormwater management pond.

The proposed development of 765 Willing Drive involves the creation of approximately 30 lots with areas ranging from 550 m^2 (5,920 ft^2) to approximately 989 m^2 (10,646 ft^2) with access from Frederic Road, Willing Drive and an internal public roadway terminating at a cul-de-sac and providing a future road connection to the abutting lot at 759 Willing Drive. Lot width variances will be required for Lots 1 – 6 fronting on Frederic Road, and any other lots with widths less than 14 m (45 ft). If Council supports the proposed reductions in lot width for these lots, they may wish to direct staff to proceed with consideration of the required variances, subject to the applicant submitting a Development Variance Permit application.

Conversely, if Council is not supportive of this request, they may wish to direct the applicant to provide revised plans that comply with the 14 m (45 ft) minimum lot widths of the RR6A Zone.

Minor changes to the cul-de-sacs may be required to satisfy the requirements of Zoning Bylaw No. 300 and Subdivision and Development Servicing Bylaw No. 1000, and plans will be confirmed through the subdivision process should this rezoning application be approved. A Form and Character Development Permit is not required for the proposed development, so building and site designs will be reviewed through the building permit application process.

Table 4: Proposal Data

	Permitted by RR2 Zone (Current Zoning)	**Permitted by RR6A Zone (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Uses	• Accessory buildings and uses • Agriculture • Boarding kennels • Breeding kennel • Cemeteries • Golf course • Group day care • Home occupation • Intensive agriculture • One-family or two-family dwelling • Riding academies, riding stables • Secondary suite in a one-family dwelling • Temporary construction and real estate marketing offices • Not more than four boarders in a one-family dwelling • Uses permitted by Section 3.01	• Accessory buildings and uses • Group day care • Home occupation • One-family dwelling • Secondary suite within a one-family dwelling or within an accessory building • Temporary construction and real estate marketing offices • The keeping of not more than four boarders in a one-family dwelling • Uses permitted by Section 3.01	• Accessory buildings and uses • Group day care • Home occupation • One-family dwelling • Secondary suite within a one-family dwelling or within an accessory building • Temporary construction and real estate marketing offices • The keeping of not more than four boarders in a one-family dwelling • Uses permitted by Section 3.01
Minimum Lot Area	• 4 ha (10 ac)	• 1 ha (2.5 ac) • 550 m^2 (5,920 ft^2) with payment as per Schedule "AD"	• 550 m^2 (5,920 ft^2)
Minimum Lot Width	• N/A	• 14 m (45 ft)	• 10 m (33 ft) – 36.7 m (120.4 ft) ***Variances required**

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject sites are located at the corner of Frederic Road and Willing Drive, with good vehicular connectivity to Happy Valley Road and Latoria Road via Klahanie Drive. The Engineering Department has indicated that the applicant will be required to complete Frederic Road along the full frontage of both properties.

As previously noted, a trail will also be extended from the cul-de-sac on 656 Frederic Road to the lot line abutting Willing Park to provide pedestrian connectivity with the existing pathway around the stormwater management pond. Sidewalks and bike lanes will not be required on either Frederic Road or Willing Drive. The closest transit stops are located over 1,000 m (3,280 ft) away, along the road network, on Happy Valley Road and there are currently no sidewalks on Frederic Road, Willing Drive or Klahanie Drive.

INFRASTRUCTURE

The applicant will be required to extend sanitary sewer and water services north from Wild Ridge Way to service the proposed development. CRD Integrated Water Services has indicated that they will provide piped water to the development, subject to a number of conditions, if they receive an appropriate application and the landowner is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3889. This water distribution system will be capable of meeting all domestic requirements and provide fire flows to Fire Underwriters Survey (FUS) requirements.

A stormwater management plan will be required as part of the subsequent subdivision process, should this rezoning application be approved. Council may also choose to require a stormwater management plan, to the satisfaction of the Director of Engineering and the Approving Officer, prior to Public Hearing.

NUISANCE EASEMENTS

Although the South Vancouver Island Rangers gun range is located just over 700 m (2,296 ft) from the subject sites (as the crow flies), it has been the City's practice to require the applicant for developments in the South Langford area to register a Section 219 Covenant on the title of the proposed development lots to notify future landowners that the gun range may be audible and may generate noise nuisances.

The subject site are also located in close proximity to a variety of lands in the Agricultural Land Reserve (ALR), and agricultural activities have the potential to create noise, visual and olfactory nuisances. Council may also choose to require the applicant to register a Section 219 Covenant on the title of the proposed development to notify future landowners that their lot is adjacent to ALR lands.

Council may choose to require that these Covenants be registered as a condition of the requested rezoning.

NEIGHBOURHOOD CONSULTATION

The applicant has been asked to undertake neighbourhood consultation through door-to-door canvassing to notify and consult surrounding property owners of the proposed development. At the time this report was written, one email opposing the development had been received by the Planning Department. The email is attached to this report.

FINANCIAL CONTRIBUTIONS

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

Table 5 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (53 SFE)**
General Amenity Reserve Fund	$6,000 per Single Family Equivalent (SFE)	$318,000
Affordable Housing Reserve Fund	$1,000 per SFE	$53,000
TOTAL POLICY CONTRIBUTIONS	**$7,000 per SFE**	**$371,000**

Table 6 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total**
Roads	$6,949 per single family unit	$368,297
Storm Drainage	$2,638 per single family unit	$139,814
Park Improvement	$1,890 per unit	$100,170
Park Acquisition	$1,100 per unit	$58,300
Incremental Storage Improvement Fees	$371.25 per lot	$19,676.25
Integrated Survey Area	$35 per lot	$1,855
Subtotal (DCCs paid to City of Langford)		**$688,112.25**
CRD Water	$2,655.34 per unit	$140,733.02
School Site Acquisition	$698 per unit	$36,994
TOTAL (estimate) DCCs		**$865,839.27**

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to subdivision approval:

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

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

    b) That the applicant provides, **prior to Public Hearing**, a stormwater management plan to the satisfaction of the Director of Engineering;

    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 the satisfaction of the Director of Engineering, be constructed to Bylaw No. 1000 standards prior to subdivision approval;

        ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval, to the satisfaction of the Director of Engineering;

        iii. That a trail connecting the proposed cul-de-sac on 656 Willing Drive to Willing Park, constructed to the satisfaction of the Parks Manager, be provided prior to subdivision approval; and

        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;

AND EITHER

    d) Direct the applicant to submit revised plans with lot widths that comply with the requirements of the RR6A Zone **prior to Public Hearing**;

OR

    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.

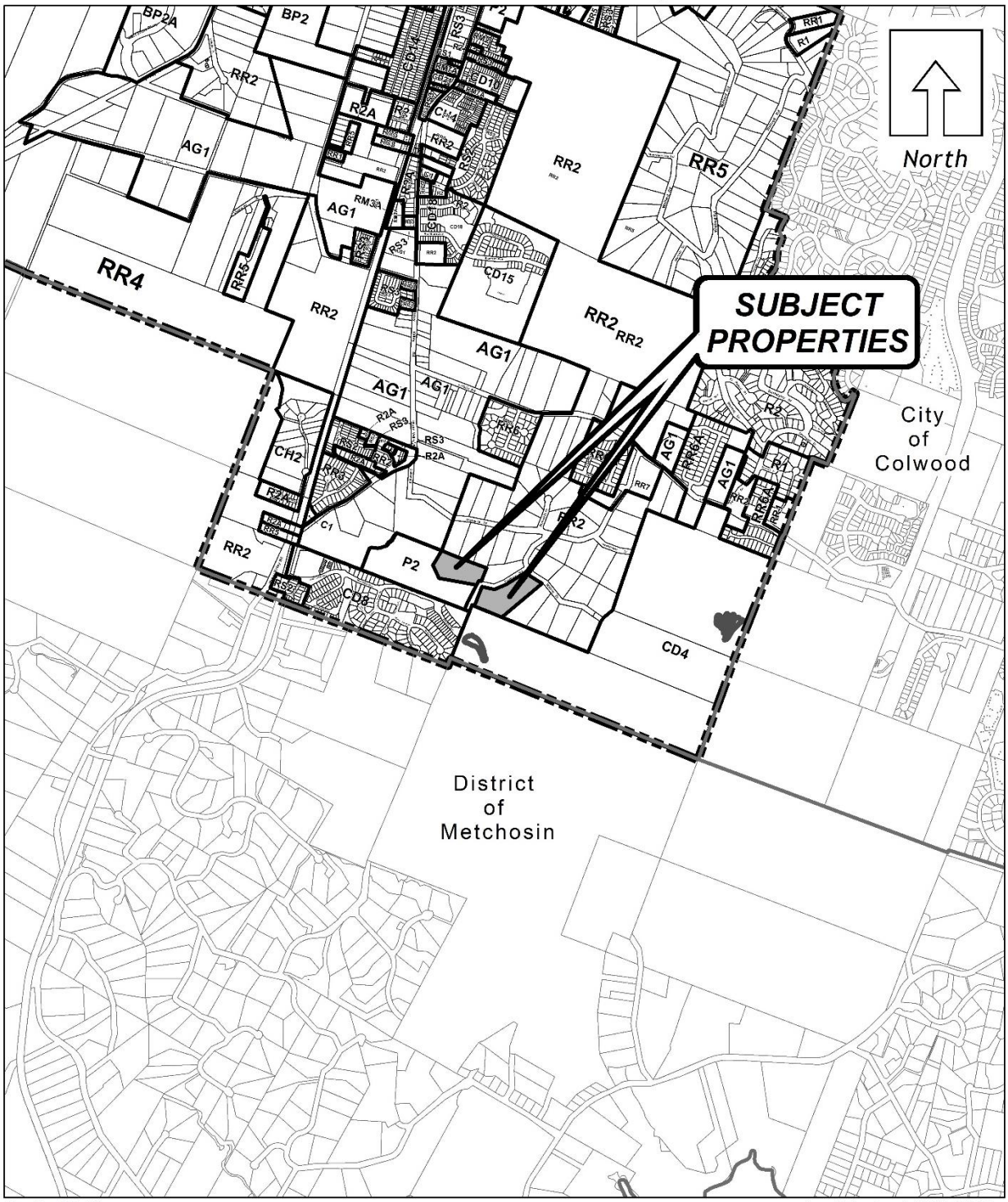
OR Option 2

2. Reject this application for rezoning.

Submitted by:	Sarah Herring, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

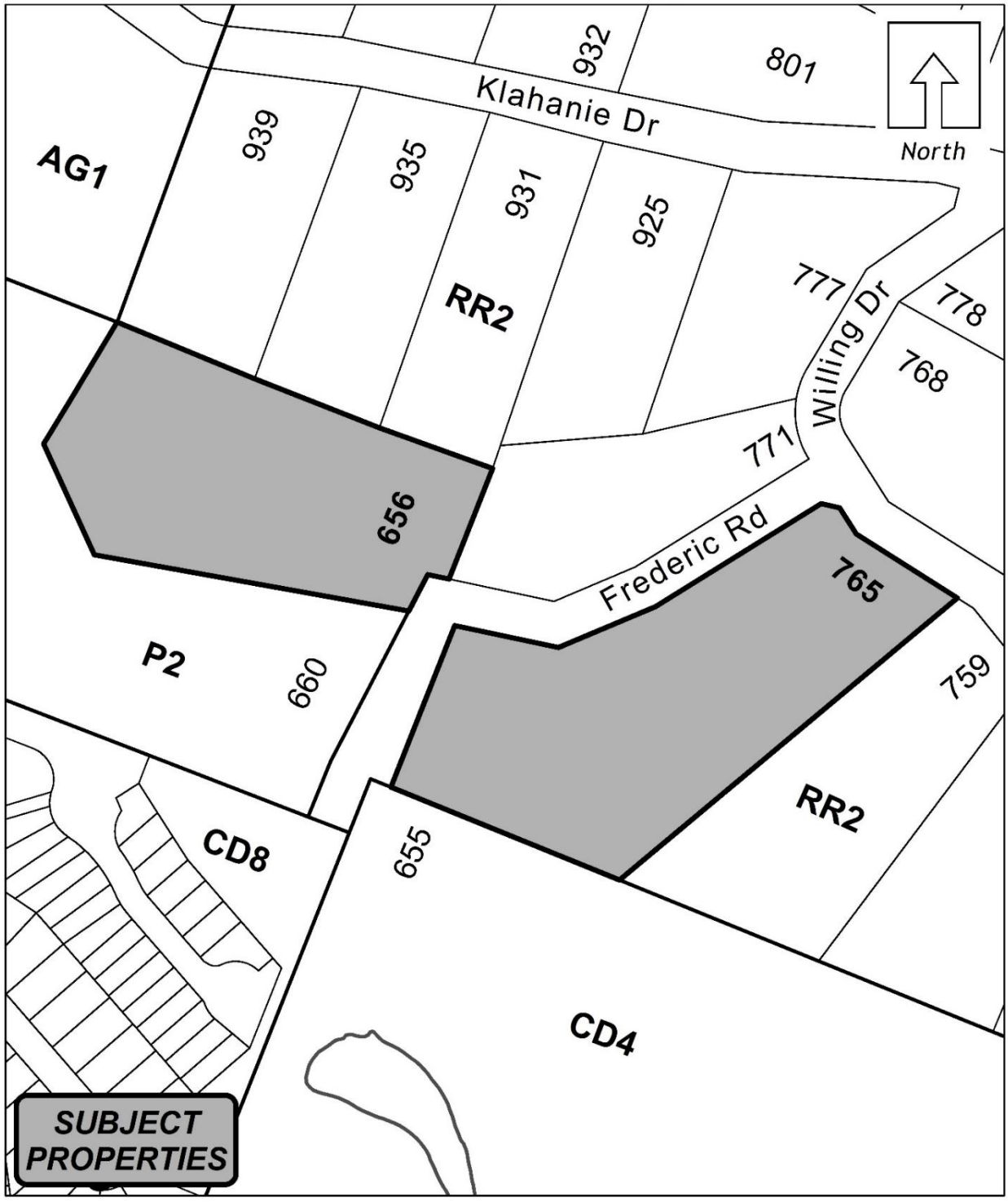
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Appendix A



Scale: N.T.S. Last Revised: 3/24/2017

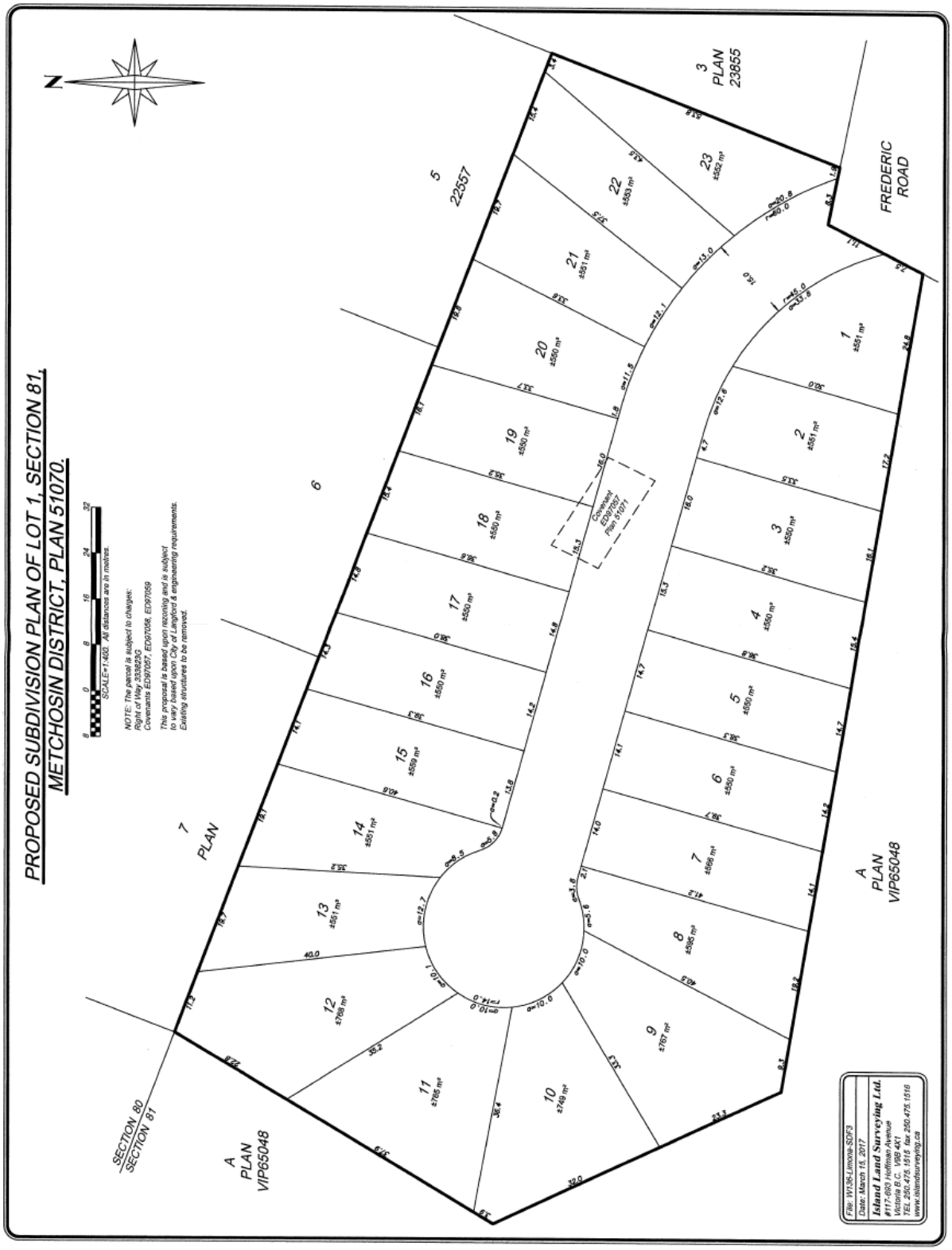
Appendix B



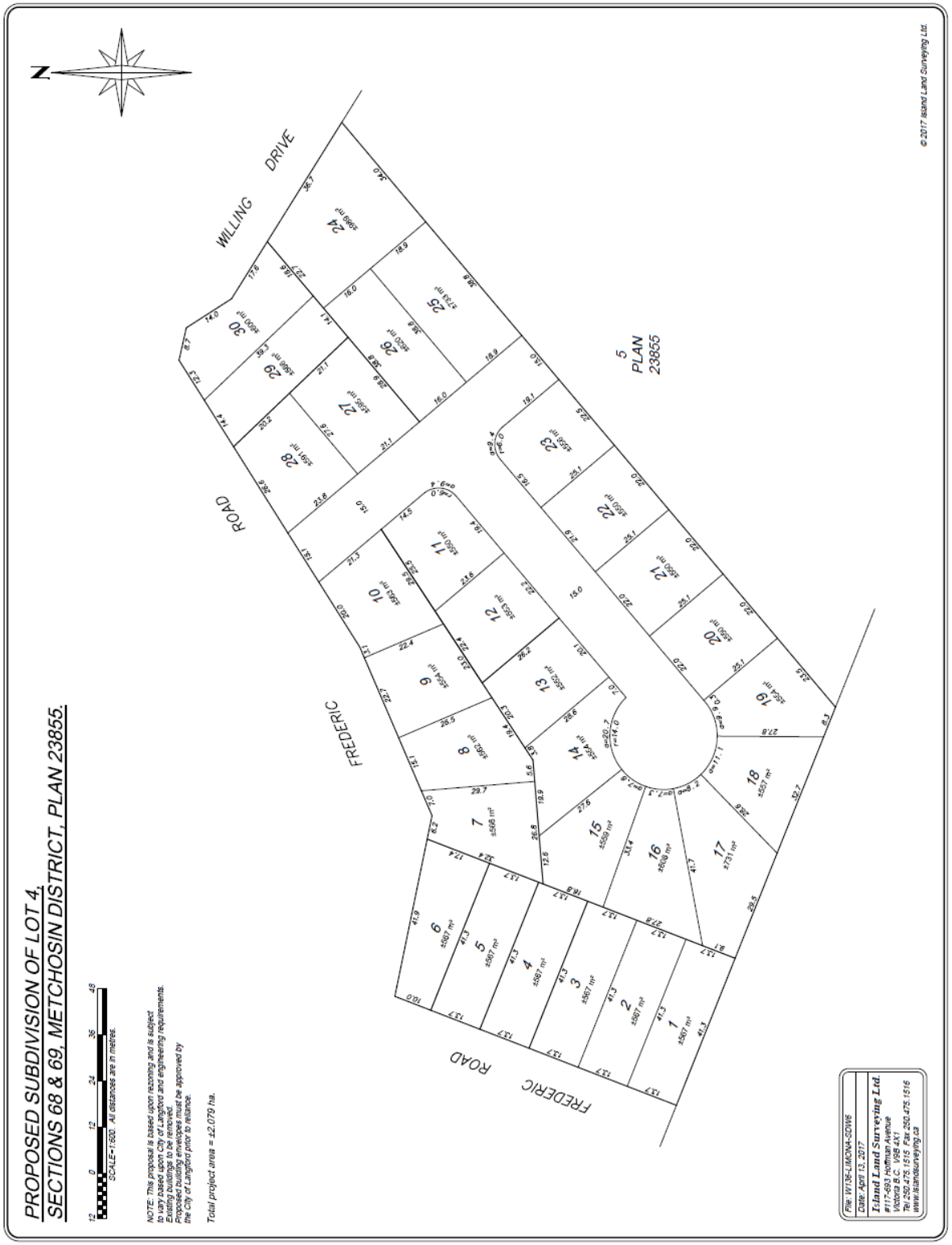
Scale: N.T.S.

Last Revised: 3/24/2017

Appendix C


PROPOSED SUBDIVISION PLAN OF LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 51070.
SCALE=1:400. All distances are in metres.
NOTE: The parcel is subject to charges:
Right of Way 333823G
Covenants ED97057, ED97058, ED97059
This proposal is based upon rezoning and is subject to vary based upon City of Langford & engineering requirements.
Existing structures to be removed.
FREDERIC ROAD
SECTION 80
SECTION 81
PLAN VIP65048
PLAN 23855
PLAN 22557
Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4K1
TEL 250.478.1515 fax 250.475.1516
www.islandsurveying.ca

Appendix D


PROPOSED SUBDIVISION OF LOT 4,
SECTIONS 68 & 69, METCHOSIN DISTRICT, PLAN 23855.
SCALE=1:600 All distances are in metres.
NOTE: This proposal is based upon rezoning and is subject to any bylaws upon City of Langford and engineering requirements.
Existing buildings to be removed.
Proposed building envelopes must be approved by the City of Langford prior to reliance.
Total project area = ±2.079 ha.
WILLING DRIVE
FREDERIC ROAD
PLAN 23855
© 2017 Island Land Surveying Ltd.
Island Land Surveying Ltd.
#117-593 Hoffman Avenue
Victoria B.C. V9B 4X1
Tel 250.475.1515 Fax 250.475.1516
www.islandsurveying.ca

City of Langford
www.cityoflangford.ca

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

:sh

From: Leah Stohmann
To: Sarah Herring
Subject: FW: Subdivision and Land Development
Date: Monday, May 1, 2017 3:55:45 PM

You have received an email from Arlene Richardson via the Langford website contact us form

Name: Arlene Richardson
Email: jorich@shaw.ca
Phone: 250 478.7386
Address: 758 Willing Dr. Langford

Message:
We need your help to tamp the genie back in the bottle! The developers have raped our rural communities. Drive down Happy Valley Rd., turn left on Latoria and then right on Klahanie. All recently developed areas have razed all the trees, jammed the houses in cheek to jowl and have no green spaces. They want to do the same on Frederic which is a small dead end road joining our small dead end road, Willing Dr. Half of us have been here for more than 45 yrs. , paid our taxes and have supported Mr. Young and his council members (you), and the other half are young families who have moved here for the peace and natural ambience of this neighbourhood. These developers propose to squeeze in 53 houses onto a small forested area the length of Frederi c where currently there only 3 or 4 houses. There will be large tree felling , blasting, then drilling and hammering from dawn to dusk.
We are not against all development, i.e. 3 or 4 houses per lot with green spaces and preservation of the environment.
It can't all be about money!

From: Lauren Morhart
To: Suzette Chapman
Subject: FW: 656 Frederic and 765 Willing rezoning
Date: Friday, July 7, 2017 2:58:40 PM

Hi Suzette,

Can you add this to the Public Hearing package. I've added to share point.

Thanks.

Lauren Morhart, MCIP, RPP
Planner II

From: Brett Finlayson [mailto:bfinlayson@GolfBC.com]
Sent: Friday, July 7, 2017 2:26 PM
To: Lauren Morhart <lmorhart@cityoflangford.ca>
Cc: Randy Frank <rfrank@golfbc.com>
Subject: 656 Frederic and 765 Willing rezoning

Good afternoon Lauren,

Thanks again for taking my call this morning regarding the potential rezoning of the 2 lots neighbouring the maintenance facility of Olympic View Golf Club. As mentioned, I do have some concerns due to our operation's early starts and the noise causing unease for those potential future neighbours. I am also leery with the increase of population neighbouring the facility, there is potential for increased vandalism and theft. I am not opposed to the rezoning at all, but just want to address any future concerns all parties may have.

You mentioned you have some information regarding the development that you could forward our way, if you could, it would be appreciated.

I do plan on attending the meeting that night and might be joined by our General Manager who is cc'd on this email.

Thank you,

Brett Finlayson | Golf Course Superintendent
Olympic View Golf Club | Tranquility. Nature.

643 Latoria Road, Victoria BC, V9C 3A3
bfinlayson@golfbc.com | www.olympicviewgolf.com
O:250-474-3672 | C:778-679-2727

Top 100 Golf Courses in Canada, 15th in BC 2017 - Top100GolfCourses.com
Best Golf Course Westshore Chamber of Commerce 2015 & 2016
Home of the GBC Golf Academy and Forester's

From: donnadavieslepp@gmail.com
To: Langford Planning General Mailbox
Subject: Community Planning, Land Use and Affordable Housing
Date: Thursday, June 1, 2017 2:02:20 PM

You have received an email from Donna Davies via the Langford website contact us form

Name: Donna Davies
Email: donnadavieslepp@gmail.com
Phone: 250.882.6789
Address: 758 Willing Drive Victoria BC V9C 3X3

Message:
Who on Langford City Council has truly taken in the "new vistas" of their affordable housing crusade along Happy Valley Road and Latoria Road? I suspect not one of our council with a conscience has stopped and been awed at their decision making process...a concrete jungle and not a tree in sight! Rock quarries with houses on top!
Did council ever consider that we chose to live here because we are surrounded by trees, nature and tranquility? We didn't build here to be able to pass a cup of sugar to our neighbor through the bathroom window.
I'm asking you, our council; how do these developers so EASILY pass these rezoning laws to line their pockets? Are you not hearing or listening to this community who are affected by this encroachment of greed?
Now the Limona Group is about to..I suspect, easily pass rezoning on Willing Drive and Fredrick Road to accommodate 53houses! REALLY? Has anyone considered the devastation to our quiet existence coupled with the possibility of one hundred cars traveling on a dead end road? (projection of two cars per household)
This, council, is not acceptable! You cannot defend your quick passing of these rezoning laws for these developers who do not care about our neighborhood! It's time you stop and reflect before you pass such devastation!
If we don't challenge what's become the status quo of the current city planning then a significant number of our citizens are, and, will be continued to be ignored.
I refuse to get my cup of sugar ready!

From: Jason Leslie [mailto:jasonleslie@shaw.ca]
Sent: Wednesday, June 14, 2017 9:36 AM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Cc: jleslie@remax.net
Subject: 656 Frederic Road - Klahanie Estates
Importance: High

Matthew,

From: Jason Leslie of 935 Klahanie Drive (Bordering Property)

Re: Subdivision Application for Higher Density from Limona Construction

Please accept this note as a Letter of Support for Development of Higher than 4 Lots Per Acre but not Small Lot Development.

The Klahanie Estates Neighbourhood Currently Consists of Large Lots, 2 Acre Min in Size and the Development Dates way back to 1969. We now lack many desired services, Gas – Sewer, Underground Wiring and Side Walks. With the Majority of Existing Homes having been Built in the early 70s and still on the Original Septic Systems – it is Long Overdue for the Arrival of Sewers.

Having quality planned Development is probably the only way this Forgotten Neighbourhood of South Langford is going to see Improvement. The Roads are also in need of Improvement and have deteriorated greatly in recent Years with Many Pot Holes.

Personally I am glad to see Limona wanting to invest in my Neighbourhood and look forward to Positive changes in the near future.

My Goal is to Build a New Home on my Property but naturally I want to be Serviced with Sewer and Natural Gas, hopefully this comes soon.

Sincerely,

J.

Jason Leslie

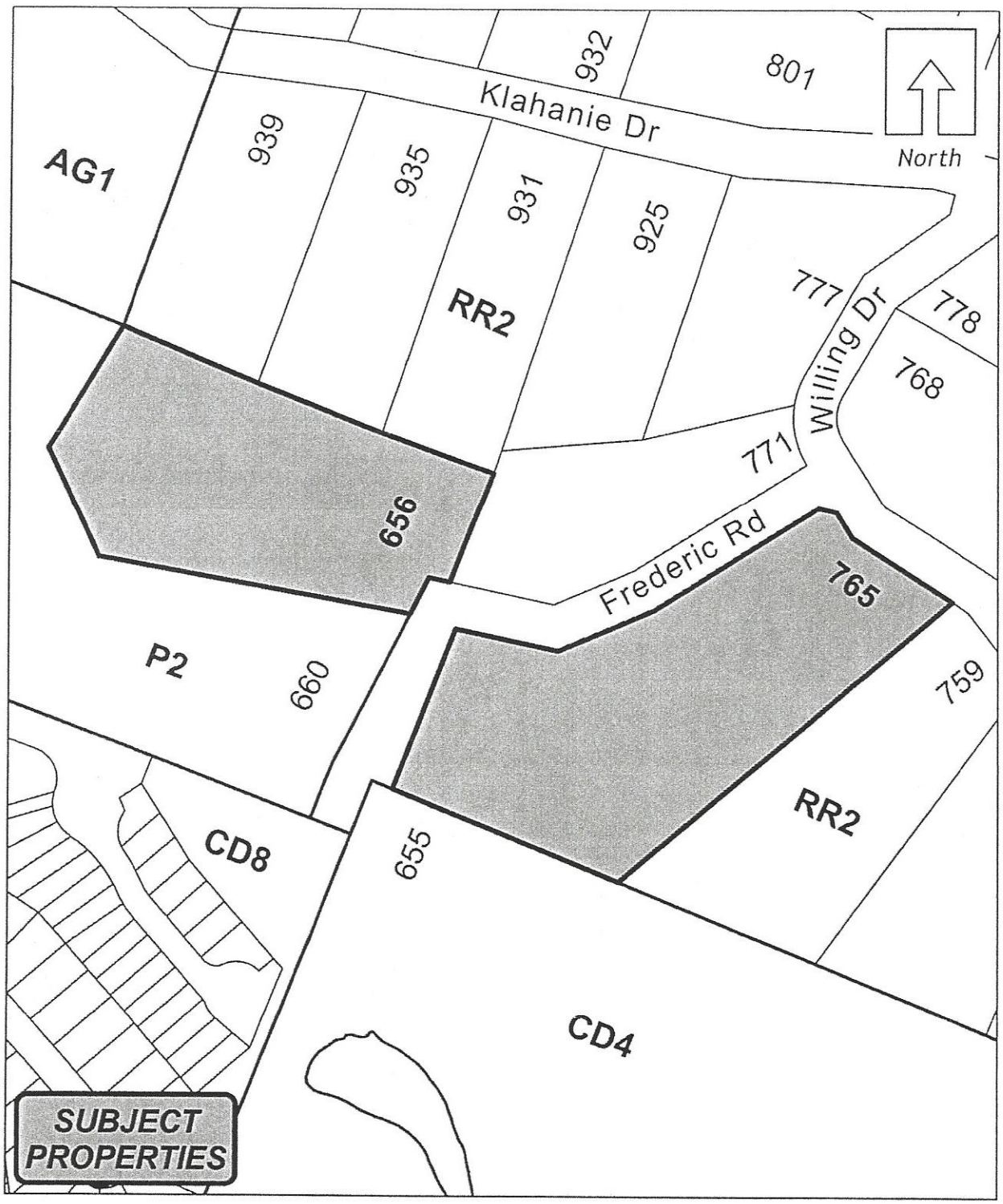
the LIMONA GROUP
since 1981

NEIGHBOURHOOD MEETING

THE LIMONA GROUP IS PROPOSING TO REZONE THE PROPERTIES AT 765 WILLING DRIVE AND 656 FREDERIC ROAD SHOWN ON THE ATTACHED PLAN. THE REZONING TO A NEW RURAL RESIDENTIAL ZONE WOULD PERMIT THE CREATION OF 53 RESIDENTIAL LOTS.

A MEETING IS BEING HELD TO ALLOW NEIGHB0URS TO PROVIDE INPUT ON THE PROPOSED REZONING APPLICATION.

NEIGHBOURHOOD MEETING
JUNE 5TH
6 PM – 7:30 PM
656 FREDERIC ROAD



Scale: N.T.S.

Last Revised: 3/24/2017

Neighbourhood Meeting Sign In:

Name	Address	Phone Number	Signature
MARC DUMAS	942 Klahanie	778 977 2839	
CHERYL HAGRIG STENBERG	791 Gwendolyn	250 478 7526	
Ed Mossop	Klahanie 293939	250 478 8026	Christel Mossop
BRUCE SPEED	771 WILLING DR.	250 478-4469	
Barry Arden	747 Willing Dr.	250 721-5793	
CLAUDE	761 WILLING	250-216-4932	
RUPF	768 Willing	250 380 8141	
MATT BORNYK	777 WILLING	250 507 5950	
SANDRA DAVIES	758 WILLING	250 478 7386	
A. RICHARDSON	758 Willing	250 478-7386	
L & J Dinn	798 Gwendolyn	250-478-1690	
Steven Haring	812 STANEHILL PL	250-480-9206	
Graham Darlene Tarlson	931 KLAHANIE	250-478-4020	
Ed ENGBRECHT	753 WILLING	250-478-4738	

Chris Bainsley Marilyn Granlund	746 Willing Dr.	250-507-3702	
JANY Jim FAUX	914 KLAHANIE DR.	250-474-1407	
John + Penny Lubbers	806 Stanehill	250-474-3789	
Donna Jamieson HERASLIP	759 Willing Dr	250-478-0634	
GLENNA JOAN WILLING	739 WILLING DR	250-478-8046	

Comments:

We are very concerned about the increase in traffic as we and others on Klahanie already have blind corners to deal with.

Name: JAN FAUX

Address: 914 KLAHANIE

Comments:

We are also very concerned about what is planned for the roads - Klahanie, Welling for improvements and also to widen the narrow areas on the blind corners. They are dangerous!

Name: Dawna Engbrecht

Address: 753 WILLING DR.

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, June 19th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda with the addition of 8(g) Bylaw No. 1694 "Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017" and 8(h) Bylaw No. 1703 "Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017."

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1702 "Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1702 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 Heather Rock of M'akola Development Services has applied on behalf of M'akola Housing Society to amend the zoning of 731 Station Ave from the RM3 (Apartment) Zone to the

MU1A (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow a non-profit development consisting of approximately 55 apartment units and 600m^2 of commercial office space.

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

As per Council's resolution, the applicant has provided a frontage plan prior to this public hearing which confirms that no road dedication is required; however if any existing frontage improvements are impacted, the applicant will be required to repair or replace the impacted improvements.

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

i. That a stormwater maintenance covenant will be registered on title prior to the request for Occupancy Permit;
ii. That the owner will 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.

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

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

The Mayor called a first time for presentations.

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. 1702 closed at 5:32 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – June 8th, 2017

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Regular Meeting of Council held on June 8th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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:

b) 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 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.

c) 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

d) 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

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."

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

7. REPORTS

a) Director of Finance Appointment
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

b) Application for Development Variance Permit to allow a 3m interior side lot line setback 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)
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council 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.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1668
"Road Closure Bylaw No. 1668 (Redington Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1668 First, Second and Third Reading.

CARRIED.

b) BYLAW NO. 1699
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1699.

CARRIED.

c) BYLAW NO. 1702
"Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1702 Second and Third Reading.

d) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederick Rd and 765 Willing Dr), 2017".
(RESCIND FIRST READING)
(GIVE FIRST READING AS AMENDED)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give rescind first reading and give Bylaw No. 1705 First Reading as amended.

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CARRIED.

e) BYLAW NO. 1714
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017." (FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1714 First, Second and Third Reading.

CARRIED.

f) BYLAW NO. 1800
"City of Langford Soil Removal and Deposit Bylaw, 2017, No. 1800". (ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1800.

CARRIED.

g) BYLAW NO. 1694
"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1694.

CARRIED.

h) BYLAW NO. 1703
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1703.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
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 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.

CARRIED.

RISE AND REPORT ON IN-CAMERA

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That the City support the potential 2022 Commonwealth Games, including the use of Westhills Stadium for rugby and the Juan de Fuca Recreation Centre for other sports, subject to demonstration of a viable business case for the Games, significant financial support from the federal and provincial governments, including financial support for security, and confirmation of the cost implications to the City of Langford.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:36 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0004 – 2023 Millstream Road

That Development Variance Permit No. DVP17-0004 be issued by the Council for the City of Langford to Dave Vitkauskas of Kenrock Building Materials Co. Ltd. on behalf of Top Line Industries Inc. to allow the proposed development at 2023 Millstream Road subject to the following terms and conditions:

1. Appendix

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

2. Variances

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

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

3. Conditions

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

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

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 17 July 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0004
Applicant	Dave Vitkauskas, Kenroc Building Materials Co. Ltd. on behalf of Top Line Industries Inc.
Location	2023 Millstream Road
Proposal	That Section 6.1.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the proposed development to be serviced by septic and water holding tanks instead of connecting to the existing municipal services.
Purpose	To permit a development to be serviced by sanitary and water holding tanks rather than connecting to the existing municipal services.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 12 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

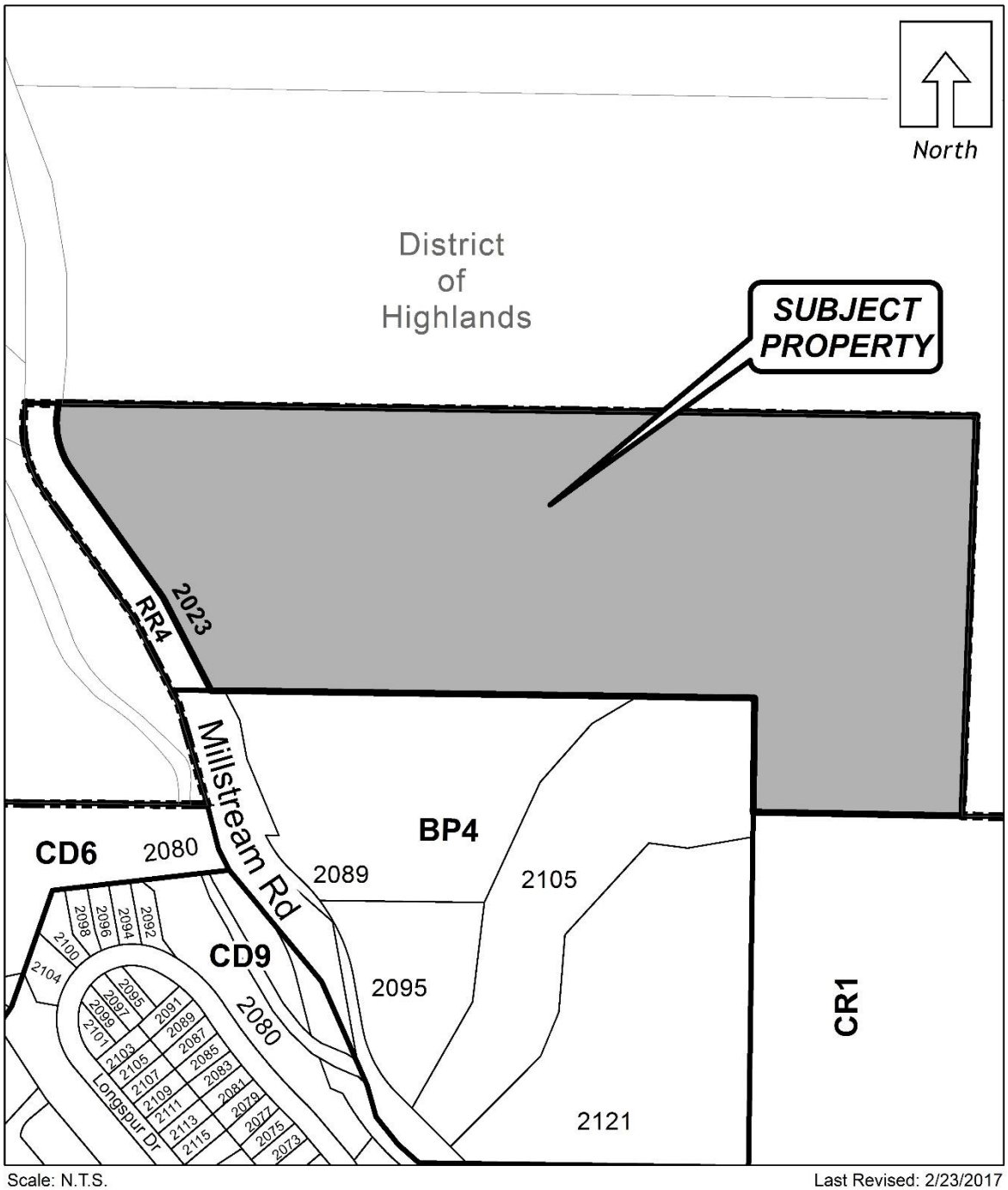
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Sarah Herring in the Planning Department.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0004)

2023 Millstream Rd



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0007 – 2213 Navigators Rise

That Development Variance Permit No. DVP17-0007 be issued by the Council for the City of Langford to (Applicant) on behalf of Landmark Sign Ltd. to vary the maximum height to allow the construction of a single-family dwelling at 2213 Navigators Rise subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 6.95.08(1) of Zoning Bylaw No. 300 be varied by increasing the maximum height from the required 9 m (29.5 ft) to 9.47 m (31 ft).

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 17 July 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0007
Applicant	Sunny Grewal
Location	2213 Navigators Rise
Proposal	That Section 6.95.08(1) of Zoning Bylaw No. 300 be varied by increasing the maximum height from 9 m (29.5 ft) to 9.47 m (31 ft).
Purpose	To permit construction of a single-family dwelling.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 12 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

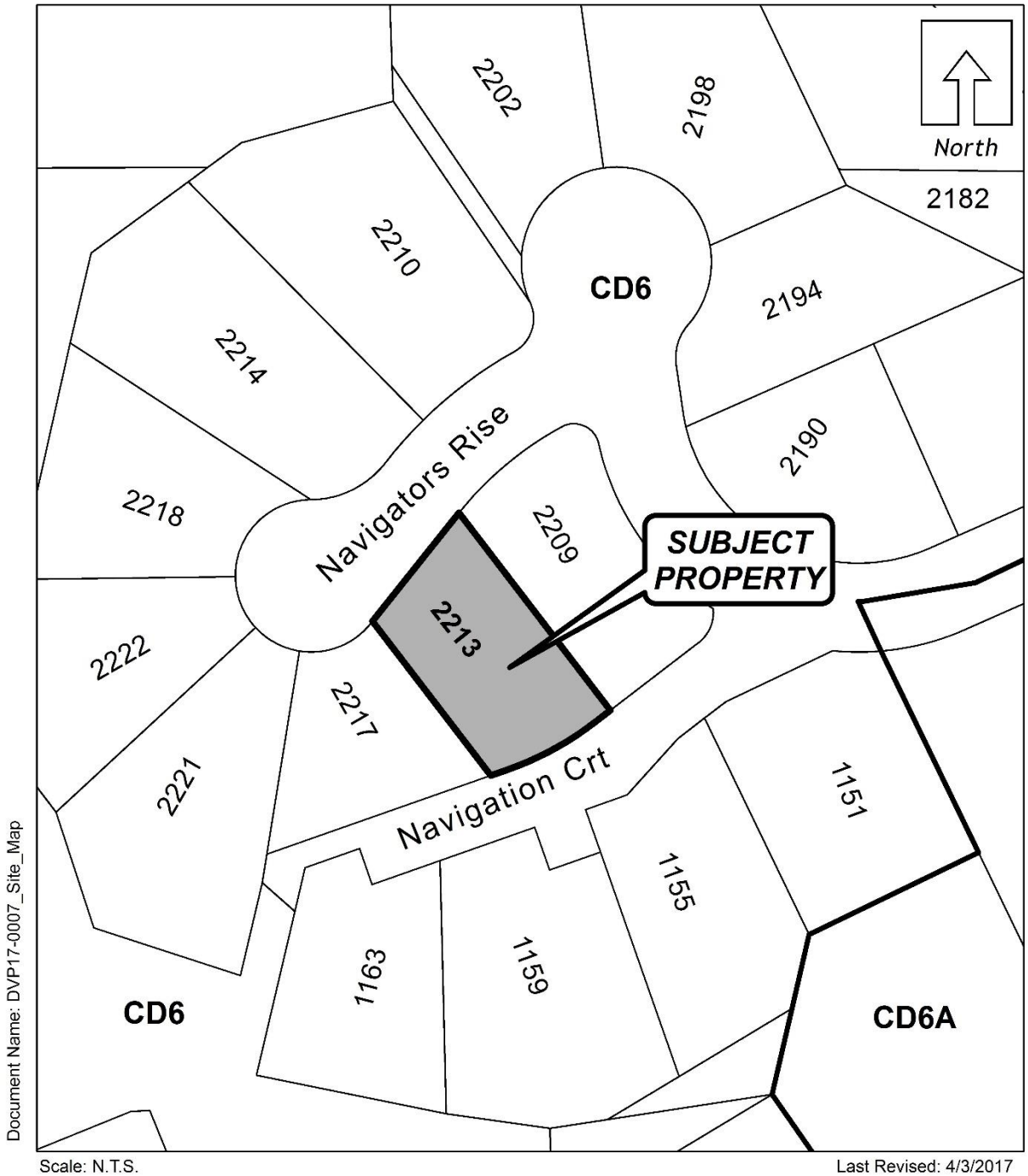
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0007)

2213 Navigators Rise



Document Name: DVP17-0007_Site_Map

Scale: N.T.S.

Last Revised: 4/3/2017

BRAD CUNNIN LAND SURVEYOR
101-2610 Douglas Street , Victoria, BC
V8T 4M1

Phone: 250-480-9693

e-mail: brad@bcsurveyor.ca

11 June, 2017
Our File: 11179 - 119

The City of Langford
2nd Floor, 877 Goldstream Avenue,
Langford
British Columbia, Canada
V9B 2X8

Attention: Mayor and Clerk in Council

2213 Navigator's Rise Development Varaince Permit Applications

PID: 028-878-264 - Lot 12, Section 83, Highland District, PLAN EPP18069

I write on behalf of my client, and after all these years my friend, Gursharan (Sunny) Grewal and his upcoming DVP request on 2213 Navigator's Rise. I have been Sunny's Land Surveyor for over 3 decades, and in that time I have always found him to be a conscientious and competent builder and developer, and a person with whom I would continue to do business and enjoy working for.

In the matter at hand, Sunny is caught, through no real fault of his own, in a situation where several parties have placed him, and he is the 'responsible' party.

As you are aware from the application, the house that Sunny has built is over-height. Not because he overbuilt it, I can attest professionally that he built it exactly to plan, but because it was designed by his designer, and passed by the building inspection department as being over-height. I don't make that claim to assign blame, only to try to absolve Sunny from some of it. We all make mistakes, fortunately we have mechanisms to keep the correction of mistakes proportionate and relevant when blind adherence to written words (read 'bylaws') falls out of step with being in the real world.

We provided Sunny with a geodetic benchmark that he built correctly to; his floor elevation is as per the plans prepared by Java Designs. In Langford, with your generous height allowance, we have not, until the last year, ever been asked to provide a height assurance. As a result of that, we have not, as a matter of practice in the past, looked at plans for height, or prepared letters of assurance as we do for other municipalities. I understand that is now more common practice, but Sunny's house was started and framed to the roof well before that changed.

I am aware that at least one neighbor was originally concerned about the height of Sunny's house, but in conversation with either that person or another neighbor, I pointed out that Sunny's roof is almost flat, and only slightly tilted. Had it been a pitched roof, it could have been significantly higher along the highest ridge, since height is calculated to the mid-point. This would have greater impact on views than the current situation.

I would encourage Council in its capacity to grant Variance Permits, to consider the facts and impact of this matter, and to grant Mr. Grewal his Varaince.

I am going to make one additional request for council to consider on Mr. Grewal's behalf, which he has not asked for. Mr. Grewal has endured and endeavored to resolve this issue properly. We made the request to have this heard as a Board of Variance application since at the time it was discovered, the house had been framed for quite a period of time, and it was a 'hardship' for Sunny, but that was not approved. So he has had to go through the DVP process, at no inconsiderable expense to himself, in both fees, consultants, waiting charges for equipment on site, and interest. I would beg of council to consider, if possible, refunding Mr. Grewal his application fees for the DVP.

I thank you for your time in considering this letter in support of Sunny, and I remain

Bradley W Cunnin, BCLS

Brad Cunnin Land Surveyor.

2235 Lydia Street
Victoria, BC V8R 4K6 Tel: (250) 480-9693

Email: brad@bcsurveyor.ca

An un-informed choice is not a choice.

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0008 – 890 Bear Mountain Parkway

That Development Variance Permit No. DVP17-0008 be issued by the Council for the City of Langford to Dave Smith on behalf of North Pacific Holdings (Victoria) Inc. to vary the rear yard setbacks and remove the requirement for a two-point turn around for firefighting vehicle to allow the creation of three single-family lots and one 5-unit townhouse block, subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 6.109.05(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; and
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 firefighting vehicle.

3. Conditions

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

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

b) That the front lot line setback for Lots 1-20 be increased from 1 m as authorized via DVP16-0013 to 2m;

c) 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.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 17 July 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

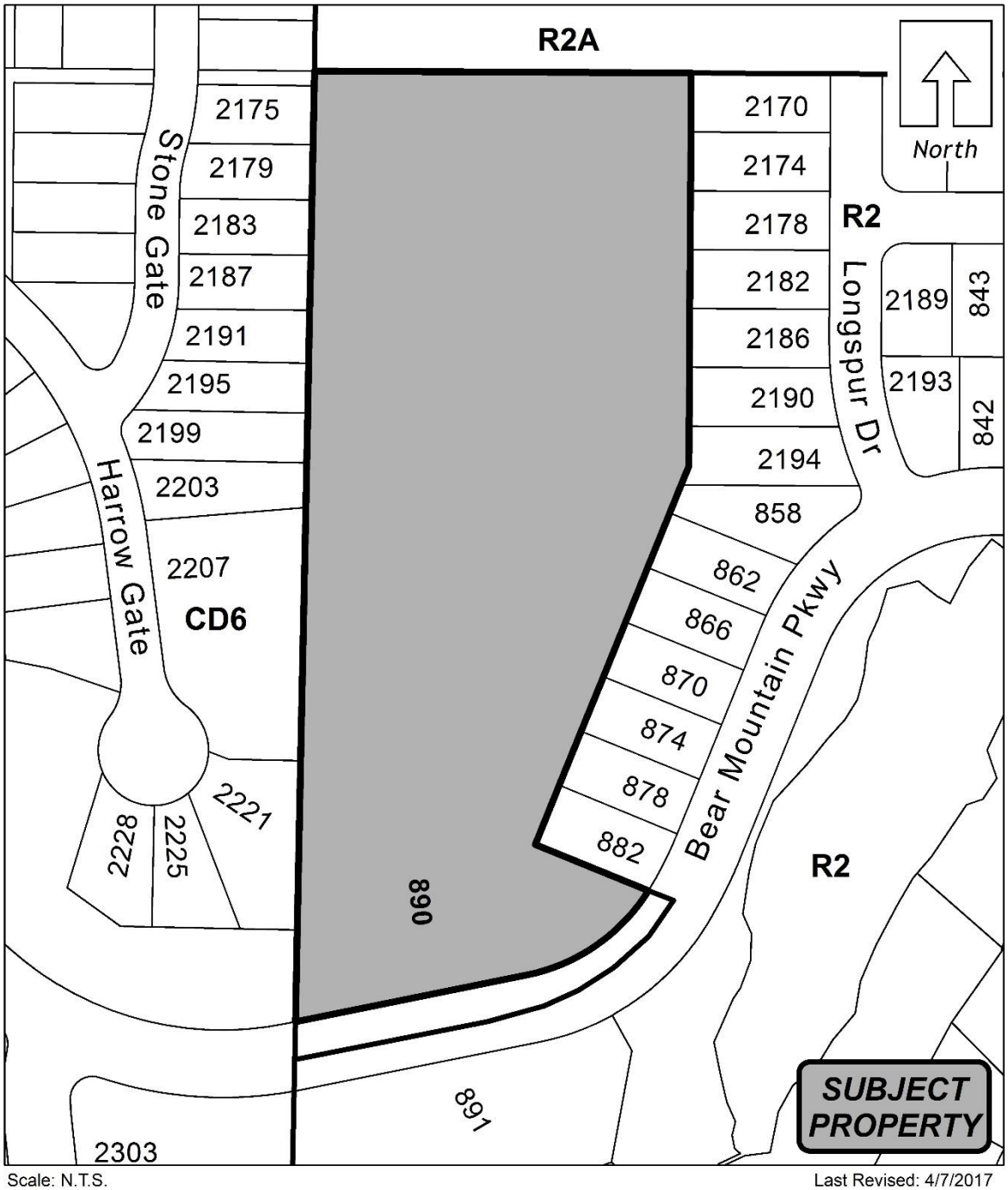
File	Development Variance Permit No. DVP17-0008
Applicant	Dave Smith
Location	890 Bear Mountain Parkway
Proposal	1. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 5.3 m for the principal dwelling on Lot 5; 2. That Section 6.109.05(2)(d) 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; 3. 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; 4. 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; and 5. 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 firefighting vehicle.
Purpose	To permit three single-family lots and one 5-unit townhouse block.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 12 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact the Planning Department with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0008)
890 Bear Mountain Pkwy



Document Name: DVP17-0008_Site_Map

Scale: N.T.S.

Last Revised: 4/7/2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0011 – 1220 Parkdale Drive, 1290 Langford Parkway, 3210 West Shore Parkway

That Development Variance Permit No. DVP17-0011 be issued by the Council for the City of Langford to Ryan McKenzie on behalf of Westhills Land Corp. to vary the number of on-site parking spaces for a new multi-family residential development in the Westhills Village subject to the following terms and conditions:

1. Appendices

The following variance shall apply to that portion of 1290 Langford Parkway, 1220 Parkdale Drive and 3210 West Shore Parkway generally shown on Appendix A.

2. Variances

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

a) That Section 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 Comprehensive Development 3 – Westhills (CD3) Zone.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 17 July 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

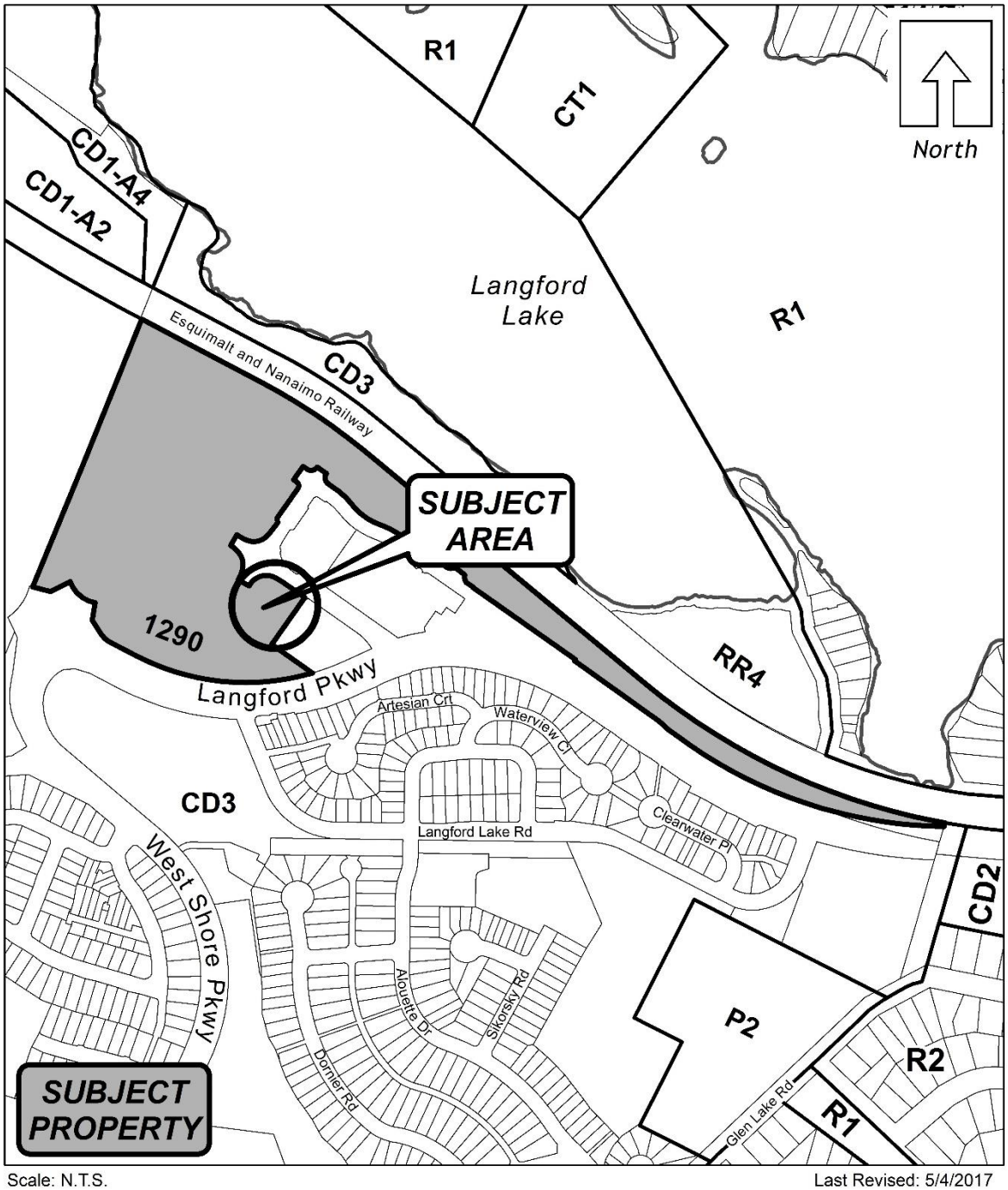
File	Development Variance Permit No. DVP17-0011
Applicant	Westhills Land Corp.
Location	1220 Parkdale Drive, 1290 Langford Parkway, and 3210 West Shore Parkway
Proposal	That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the minimum required number of parking spaces from 1.75 spaces per dwelling unit to 1.17 spaces per dwelling unit for the proposed multi-family residential development in the Comprehensive Development 3 – Westhills (CD3) Zone.
Purpose	To permit a new multi-family residential development in the Westhills Village.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 12 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Sarah Herring with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0011)
1290 Langford Pkwy



Document Name: DVP17-0011_Site_Map

Scale: N.T.S.

Last Revised: 5/4/2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0013 – 2614 Sooke Road

That Development Variance Permit No. DVP17-0013 be issued by the Council for the City of Langford to Graeme Velhurst of Waymark Architecture on behalf of CNS Holdings to vary the number of required parking spaces to allow a four-storey commercial building at 2614 Sooke Road, subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from 38 parking spaces to 31 parking spaces.

3. Conditions

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

a) That the applicant enter into a formal written agreement with the neighbouring church property with respect to overflow parking.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 17 July 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0013
Applicant	Graeme Velhurst
Location	2614 Sooke Road
Proposal	That Section 4.01.01 of Zoning Bylaw No. 300 be varied from 38 parking spaces to 31 parking spaces.
Purpose	To permit a four-storey commercial building.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 12 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

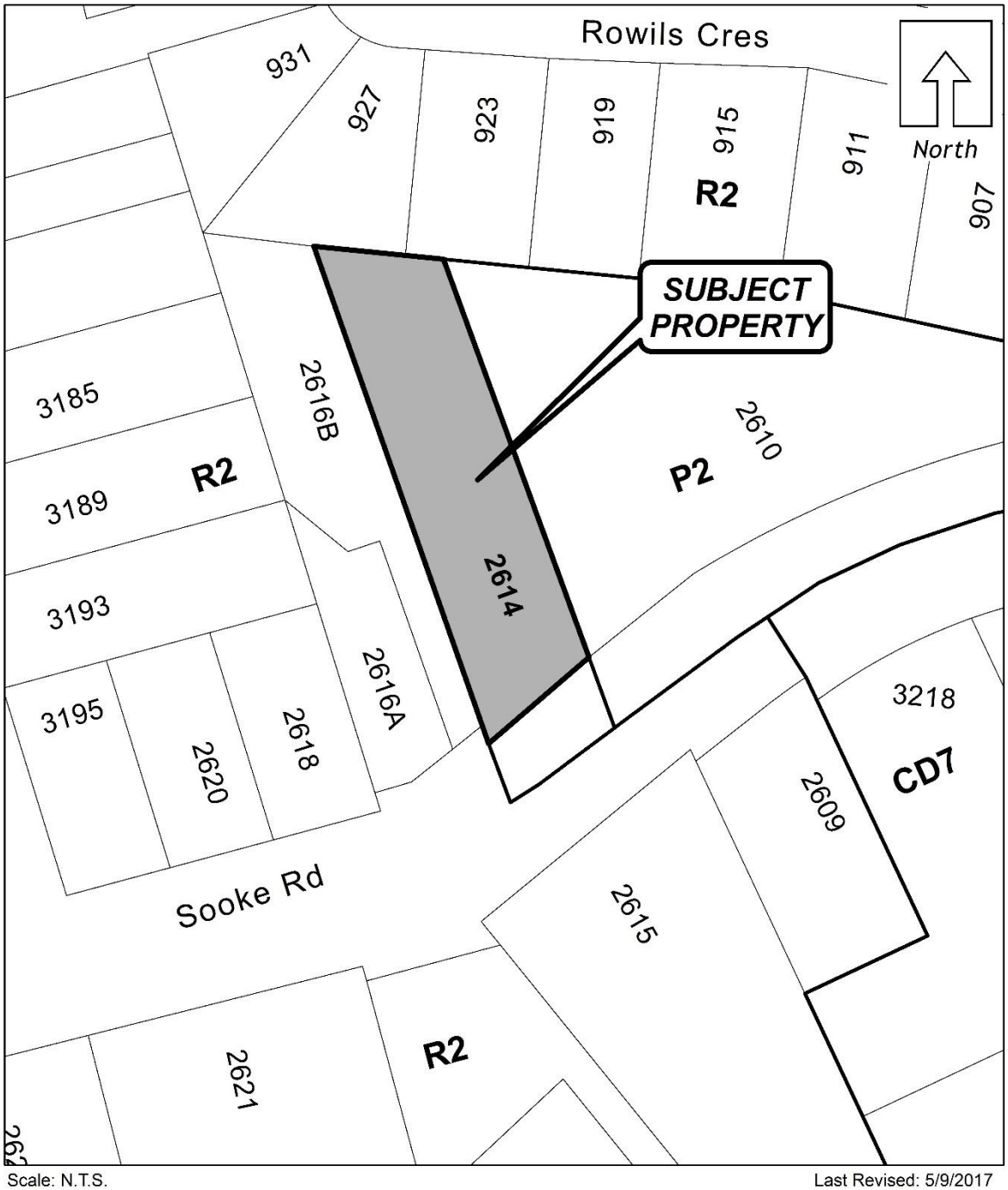
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0013)

2016 Sooke Rd



May 2, 2017

CHARTER
1979 Impala Road
Victoria, BC V9C 4C1

Attention: Kelly Michell, President

Dear Kelly,

Re: Parking – 2612 Sooke Road and 2614 Sooke Road

Further to your discussions with Shannon Youell, we confirm that we agree with CHARTER to the mutual beneficial parking arrangement of sharing our parking lots when either party needs more parking and it is available.

We confirm that the Forge requires shared parking on a weekly basis on Sunday mornings and weeknights as well as the occasional Saturday for large group events.

Welcome to the neighbourhood!

Sincerely,

Luke Littler
Steward – Caretaker
The Forge Leadership Team

LL/ldb

WAYMARK
ARCHITECTURE INC.

City of Langford Planning Department,
c/o Matthew Baldwin
2nd Floor, 877 Coldstream Avenue,
Langford, BC
V9B 2X8

April 28, 2017

Re: 2614 Sooke Road - Parking Variance Supporting Letter

Dear Matthew,

I am writing in support of Development Variance Permit Application for a 2614 Sooke Road on behalf of the owner.

2614 Sooke Road is zoned C-3 (District Commercial) and sits within the Sooke Road Commercial Revitalization Development Permit Area (DPA). The City has designated this stretch of road as an urban commercial corridor, a de facto gateway into the City from the Communities to the West. This stretch of highway is slated for roadway improvements to help with this revitalization process. The relocation of Charter Telecom's Head Office to this location, we believe, is exactly what is needed to help with the intended revitalization.

The proposed development will bring Charter Telecom Inc., an exemplary company that operates nation wide, into this revitalization zone with the intention of sparking the redevelopment process desired for for this area. The proposed building will be of cutting edge design, will meet the Passive House standard (the most stringent energy efficiency standard in the world, using up to 90 percent less heating and cooling energy than conventional buildings), and the structure of the building will be made of Cross Laminated Timber, an innovative engineered wood product with significant environmental and building performance benefits. The intention is to set a high bar for future development here.

In support of the Development Variance Permit Application, Waymark Architecture has prepared the following rationale for varying the By Law with respect to parking.

E: info@waymarkarchitecture.com
www.waymarkarchitecture.com

The site's narrowness is only wide enough to accommodate a double loaded drive aisle 18m wide (see plan). The geometric constraints of the site, described in more detail below, and the space required for devilry truck turn-around, limit the number of parking stalls that can be provided on site to 30 without underground parking.

Underground parking was considered for the proposed development, but because of the narrowness of the site the necessary ramping between levels makes for very inefficient parking layouts, leading to a prohibitively expensive underground parking structure. A car elevator was considered as well, but was also determined to be prohibitively expensive.

The geometric constraints of the site include a 6m setback on the west side. Conforming to the required building set backs results in a 13.0m wide building east-to-west, and if the building length is about half the width of the site in the north-south direction (as we are proposing) the result is an aspect ratio of approximately 3.5 : 1. Combined with the requirements to keep a clear drive aisle, this long and narrow buildable area limit where structure, exits, lobbies, etc. can go. The result is a gross-to-net ratio that is less efficient than it would be on a more conventionally shaped property. Since the parking requirements are calculated based on the gross floor area, this constraint makes those requirements more onerous for this site than it would be for other sites.

These are constraint that are inherent to this property and will affect the development potential of the site for all future owners, which we believe justifies the variance we are requesting.

When we calculate the number of parking stalls required by the Zoning By Law - Part 4 Table 1

Business Use	35 sm GFA per stall
Calculated number of Stalls	1333.73 sm GFA / 35 = 38.10
Rounded number of Stalls	38 stalls inclusive of (2 Accessible stalls).

The number of stalls we are proposing is 31, which is 7 less than is required by the Zoning By law. However, The proposed number of stalls is very similar to the City of Langford Business Park Zones, which allow 1 stall per 45 sm GFA. BP2A - Sooke Road West is just one of those zones, and allows a similar use to our professional technology company.

The Owner has written a letter informing the City that the proposed number of on site stalls will meet the anticipated parking demand based on their experience and understanding of employee vehicular use. The company encourages carpooling. The proposed design also includes quality facilities for bicycle parking, as the site is very close to the Galloping Goose Regional Trail and several employees regularly cycle to work.

On the occasions when large events are hosted on the Charter site, which would be infrequent, the Owner has entered into an agreement with the neighbour immediately to the East to share stalls (see attached). The two sites have uses that have non-overlapping schedules, meaning Charter will use parking during regular business hours and the neighbouring church will use parking on weekends and occasionally evenings. As such there is a great opportunity for the sites to share parking stalls and mutually benefit.

Please let us know if you require any clarification or further information.

Yours Truly,

Waymark Architecture Inc.

G M. Verhulst

Graeme Verhulst, Architect AIBC, MRAIC, CPHD

E: info@waymarkarchitecture.com

www.waymarkarchitecture.com

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0015 – 2363 Setchfield Avenue, 626 Hoylake Avenue, and 3291 Happy Valley Road

That Development Variance Permit No. DVP17-0015 be issued by the Council for the City of Langford to School District No. 62 (Sooke) to vary the interior side lot setback and front lot line setback to allow the placement of three accessory buildings, one each at 2363 Setchfield Avenue, 626 Hoylake Avenue, and 3291 Happy Valley Road, subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plans attached (Appendices A, B, and C).

2. Variances

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

a) That Section 3.05.03(2) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback for an accessory building from the required 3m to 2.4 m for 2363 Setchfield Avenue;

b) That Section 6.81.05(s) of Zoning Bylaw No. 300 be varied by reducing the required interior side lot line setback from 6m to 1m for 3291 Happy Valley Road; and

c) That 6.81.05(1) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 7.5m to 1m for 626 Hoylake Avenue.

3. Conditions

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

a) That the applicant provide, prior to issuance of a building permit, a Section 219 covenant which requires the owner to pay the required fees to connect to any sewer that would reasonably be expected to serve the subject property, and pay any fees associated with joining that new specified area.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 2017-07-17, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0015
Applicant	School District No. 62 (Sooke)
Location	2363 Setchfield Avenue, 3291 Happy Valley Road, and 626 Hoylake Avenue
Proposal	1. That Section 3.05.03(2) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback for an accessory building from the required 3m to 2.4 m for 2363 Setchfield Avenue; 2. That Section 6.81.05(s) of Zoning Bylaw No. 300 be varied by reducing the required interior side lot line setback from 6m to 1m for 3291 Happy Valley Road; and 3. That 6.81.05(1) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 7.5m to 1m for 626 Hoylake Avenue.
Purpose	To permit placement of an accessory building at each location.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 17 July 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 July 2017 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0015)
3291 Happy Valley Rd; 626 Hoylake Ave; 2363 Setchfield Ave



Document Name: DVP17-0015_Site_Map_Inserts

Scale: N.T.S.

Last Revised: 5/29/2017

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, June 27th, 2017

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1. West Shore RCMP Annual Year End Report - Staff Report (West Shore RCMP)

That the Protective Services Committee recommend to Council:

That Council receive the West Shore RCMP Annual Year End Report as presented in the staff report dated March 28, 2017.

CARRIED.

2. RCMP Municipal Contract Policing Multi-Year Plan - Staff Report (Finance)

That the Protective Services Committee recommend to Council:

That Council approve in principle the RCMP Municipal Contract Policing Multi-Year Plan as presented and refer it to the Treasurer for inclusion in the budget.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, July 10th, 2017

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1. Application to rezone 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A) to allow for the development of approximately 100 townhouse units on a private roadway (Z17-0019)

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A), subject to the following terms and conditions:

a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions prior to Building Permit issuance:

i. $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and
ii. $1,000 per SFE towards the Affordable Housing Reserve Fund;

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

i. A detailed site plan illustrating the proposed development, retention of at least 30% of the site as open space, and an emergency access via a trail connection south to the new driveway for the properties at 1289, 1277, 1265 and 1253 Valemount Court; and
ii. A stormwater management plan to the satisfaction of the Director of Engineering;

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 minimum of 30% of the site be retained as open space in its natural state;
ii. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
iii. That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
iv. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;
v. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on-site;

vi. That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and
vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

CARRIED

2. Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision (Z17-0025)

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) 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 new lot created, prior to subdivision approval:

i. $6,000 towards the General Amenity Reserve Fund;
ii. $1,000 towards the Affordable Housing Reserve Fund;

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

i. Confirmation that public engagement, regarding the application to rezone the property, has occurred.

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 the applicant will complete full frontage improvements along Walfred Road and Mesa Place to Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

ii. That the applicant will dedicate road on Mesa Place, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iii. That the applicant will provide a storm water management plan, and complete any required improvements or upgrades to infrastructure required for proper

drainage on the subject property, to the satisfaction of the Director of Engineering, prior to subdivision approval;

iv. That the applicant be responsible for all costs resulting from infrastructure upgrades, including off site works, in order to bring services to the subject property, as a condition of rezoning of the lands;

v. That all prospective owners of the proposed development are aware of the proximity to the South Island Rangers gun range and the potential for noise nuisances that may occur due to this proximity;

vi. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval.

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

CARRIED

3. Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 1488 Pebble Place (DVP17-0014)

1. Direct staff to proceed with consideration of the following variances for 1488 Pebble Place:

a) That Section 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied from the required 6m rear lot line setback to 3.15m;

Subject to the following condition:

i) That the applicant obtain written report from Strathcona Forestry Consulting with respect to interface fire hazard, and in particular the nature of the proposed patio structure and materials to be use and that all mitigation measures recommended in the report be implemented prior to issuance of a building permit.

CARRIED

4. Application to Allow for a vehicle showroom at 2945 Jacklin Road (TUP17-0003)

1. Proceed with the consideration of this Temporary Use Permit for an automobile showroom for 2945 Jacklin Road for a period of 36 months with no option for renewal subject to the following conditions:

a. Fire extinguisher be upgraded to a 10lb ABC once vehicles stored indoors;
b. All motor vehicle tanks containing fuel or which have ever contained fuel shall have a locking gas cap;

c. Fuel tank levels shall not exceed ¼ full;
d. All motor vehicles shall have the battery terminals disconnected;
e. Vehicles shall not be permitted to run while inside, except when travelling in and out of the building.

CARRIED

5. Application for a Liquor License Permit for Cherish at Central Park 917 Avrill Road (LLP17-0001)

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

1. Inform the Liquor Control and Licensing Branch that the City of Langford recommends that the LCLB approve the application for a Patron Participation Entertainment Endorsement for Cherish at Central Park located at 917 Avrill Road.

CARRIED

6. Application to Rezone 732 Meaford Avenue from CS1 to MU1A to align with the zoning of the adjacent properties and accommodate a six storey residential building on these parcels (Z17-0030)

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

1. Direct staff to prepare an amendment to the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 732 Meaford Avenue from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) 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:

i. $2,562 towards the General Amenity Reserve Fund;
ii. $610 towards the Affordable Housing Reserve Fund;

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

i. Confirmation that public engagement has occurred regarding the proposal to rezone the subject parcel.

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 the applicant provide a Construction Parking Management Plan as a

condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development permit;

ii. The applicant provide a Stormwater Management Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iii. 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; and

iv. 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

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

CARRIED

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: July 17, 2017

Department: **Administration**

Subject: Annual Report

Background

Section 98 of the Community Charter requires the City to publish an annual report, and for Council to consider the report and any public submissions or questions at a public meeting.

Options

1. That the City's 2016 Annual Report be received for information and considered by Council at the July 17 Council meeting.

2. OR

3. That the Annual Report not be considered at this time.

Respectfully submitted,

Submitted by:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:**bh**

City of Langford - 2016 Annual Report
- View hard copy at City Hall and electronic copy at www.cityoflangford.ca (enter Reports in Quick Page Finder on home page)

City of Langford
Annual Report
2016

City of Langford
2nd floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
www.langford.ca

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City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: July 17, 2017

Department: **Parks & Recreation**

Subject: Westshore Rebels Request for Liquor Licence Decommissioning

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Background

The Westshore Rebels have operated out of Westhill's Stadium since the opening of the facility in 2009. When the facility was initially opened the Rebels had a cost-sharing arrangement with Performance Plus (PP) for advertising and food and beverage services. This helped to cover the Rebels' operational costs. In recent years, advertising has fallen off resulting in little or no profit sharing of advertising and Performance Plus costs to operate the concession and liquor have reduced or eliminated any revenue that the Rebels previously received from food and beverage sales.

When the Stadium was built, the City designed the concession so that local groups and teams could operate the food and beverage and recover some of their club's ongoing costs. Some of the organizations have used this option however this is the first request from an organization to oversee the sale of liquor for their entire season.

Commentary

The City holds the Primary Liquor license for the stadium and Performance Plus is named as the Third Party Operator. Performance Plus is under contract with the City to operate the Stadium. Staff have communicated with PP who have expressed concern over liability and food safe requirements. The Rebel's organization has confirmed that these obligations will be met so that there are no incidents.

The Rebels have applied to the City of Langford (Attachment A) to oversee the food/beverage (including liquor) for the five (5) regular season home games and the potential of an additional three (3) playoff games. The Rebels would apply to the BC Liquor Control Board (BCLCB) for a temporary suspension of the City's Primary Licence during the Rebel's games. The Rebels would then apply to the BCLCB for a Special Liquor License for each game. After the game, the City's Primary Licence would come back into force.

Under this new arrangement the Rebels would receive 100% of the profit from liquor sales and share 20% with the City. The Rebels would receive a profit share of 20% from the food vendors and from this pay the City a 10% royalty. The Rebels would control security thus reducing the risk to the third party operator.

City Staff have met with Rebels executive and reviewed their application. Rebel's executive have expressed concern that the present arrangement does not allow them to grow and may even restrict or prevent their organization from continuing to use Westhills Stadium. Therefore, the Rebels executive are requesting that the City allow the Rebels organization to operate the concession and liquor sales at Westhills Stadium for the 2017 season. General operations and maintenance of Westhills Stadium would still be handled by Performance Plus and be paid by the Rebels based on the City's approved user fee policy.

Financial Implications
The City currently receives 10% of the revenue from PP. Under the new arrangement the City would receive 20% from liquor sales and a 10% royalty from the food vendor sales.

Legal Implications
Westshore Rebels carry $5M liability insurance naming the City of Langford and Performance Plus as "Additional Insurered" (Attachments B and C). The City could require a damage deposit from the Rebels to ensure damages are repaired and additional costs are not paid by the City.

Options

That Council:

1. allow the Rebels to operate the food and beverage, including liquor, for the 2017 season provided they acquire the appropriate licencing from BCLCB and cover all costs associated with the licensing and de-licencing of the City's Primary Licence for Westhills Stadium

2. Inform the Liquor Control and Licensing Branch that the City of Langford has no objection to the granting of this liquor license;

and,

3. require a damage deposit of $1000.00 to be paid to the City of Langford prior to the first regular season game and returned to the Rebels at the end of the season provided there are no outstanding damages or additional charges.

or,

3. deny the request by the Westshore Rebels as per their letter of June 19, 2017, at this time.

Respectfully submitted,

Submitted by:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, 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
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

ML/sel

ATTACHMENT A

www.westshore rebels.ca

Westshore Rebels Junior Football Club
761 Station Ave
Langford, Vancouver Island British Columbia
V9B 2S1

19 June, 2017

Mayor Stew Young & Council
City of Langford
2nd Floor, 877 Goldstream Ave
Langford, B.C. V9B 2X8

RE: DELICENSE OF WESTHILLS STADIUM AND CONCESSSION SERVICES

Dear Stew & Councillors,

The Westshore Rebels are seeking City support to delicense Westhills Stadium for the five (5) regular season home games with the potential of an additional three (3) playoff games. If this application is proven acceptable, the Westshore Rebels are willing to introduce profit share to the City of 20% which I understand is 10% increase from current profit share's with other groups.

We would also seek approval from council to manage concession services by using food trucks. The present outside food vendor agreement with City Centre Park has a 15% profit share back to CCP. We would seek to submit our own outside food vendor agreement increasing the profit share from 15% to 20% redirecting the profit share back to the Westshore Rebels with a 10% royalty back to the City.

At one time the Westshore Rebels received from the third party operator profit share from Food & Beverage service along with advertising revenue share. These would provide much needed financial support to the program; however, with the removal of food and beverage profit share and the loss of advertising revenue share, the program finds itself looking for creative ways to recoup this financial stream and assist in offsetting rising operational costs.

Your consideration of this request is truly appreciated. My volunteer staff and I are available to meet with your officials to discuss the details of this request.

Yours Truly,
Westshore Rebels

Rob Lervold
President
Enclosed: Event Summary, Responsible Beverage Service Policy, LCBC Suspension license form, Certificate of Insurance

EVENT SUMMARY

LICENSING

Liquor Control Board has advised only one third party operator may go under a current liquor license. As an alternative groups can submit one application for a temporary suspension include all event dates and times for a fee of $110.00, in addition to the temporary suspension; groups will need to apply for a special event license per event date for a fee of $100.00. The existing license automatically reverts back to the original license with no additional cost required. A complete application must be submitted a minimum of three (3) weeks in advance of the proposed suspension date(s); otherwise the application will not be accepted.
The suspension license form is LCBC 023

Special Event form please visit: www.solo.bcldb.com.

LICENSED AREA

Special Event License will mimic the original licensed area under the current liquor license.

LIQUOR SERVICE

Serving staff will be obtained and managed under the Westshore Rebels. Servers will have and submit copies of the Serving it Right certificate and follow the Responsible Beverage Service policy. (see attached)

SECURITY

Under the Special event license, a security & safety plan must be submitted by groups for events over 400 attendees. This plan will require to be signed off by all local governments including Police, Fire, Liquor Control Board and City. Copies of plan will be made available to all stake holders. Security will be hired and managed under the Westshore Rebels. Event Risk Assessment will be conducted to determine guard to patron ratio. Industry standard for high risk events present 1:50 – 1:100 ratio, mid-level events 1:200- 1:300 ratio, low risk 1:400. The Rebels fall within the mid-level risk assessment.

History
Under the current stadium fee for ticketed events with liquor service includes two (2) security guards for liquor service. For any additional guards it falls on the renter to request and bare the financial cost of the additional guards. No profit share is obtained. Last season the game held between the Rebels vs VI Raiders resulted in a player being assaulted with coffee by a patron. In preparation for this game, the

Westshore Rebels requested for two (2) additional guards for a total of 4 guards and positioned 1 – front gate, 1 – back gate, 1 – roadside team benches and 1- grandstands. The message was also relayed to City Centre Park on the rowdiness of the crowd between these two teams and the request was made for the Rebels Game Day Director to brief the guards prior to gates opening. The request to brief the guards was denied by the City Centre Park Event Coordinator.

During the game leading up to the incident the Director of Game Day observed the security guard continue to disappear and fail to monitor the section adequately and when in position paid more attention to the game or conversation with a person known to him. After serval requests for security to stay in position and to keep both Rebel and Raider fans off the fence. The direction was ignored.

FOOD SERVICE

Food trucks will be commissioned for each event. Most trucks are self-contained and have VIHA Food Permits, Ministry of Transportation permits. Food trucks will set up in the Rugby Canada parking lot and pond area.

CONCESSION AREA

No access to inside concession area required, we do request to use the concrete outer area for liquor service.

CITY CENTRE PARK STAFF

Historical seasons and current contract for game day are inclusive of:

Adult hourly rental charge

Stadium fee

Stadium fee allows for the removal of nets, general cleaning pre, post and during event, garbage removal from event, concession and liquor service, two security guards for liquor service, power pulls, equipment table/chairs.

It is the Rebels position to still pay for the stadium fee for City Centre Park to manage the above with the exception of food and liquor service.

LIABILITY INSURANCE

The Westshore Rebels through the British Columbia Football Club currently obtains a 5 million dollar liability policy with both City of Langford and Performance Plus Hockey Inc named as additional insured. (Attached)

RESPONSIBLE BEVERAGE POLICY

The purpose of this policy is to assess the risks associated with the event and tailor the policy to the specific needs and circumstances of the event.

Serving it Right
All servers will submit copies of **Serving it Right** certificate and expected to follow all guidelines set forth by LCBC.

Patron Relations
Servers will promote responsible consumption by avoiding over service and prevent intoxication through customer service and assess the customer by determined how much alcohol has been consumed already. Talk to your patron and assess them as they interact during service such as are they driving, were they drinking before arriving to the event, are they celebrating, what type of mood are they in and do they have an alternative transportation plan.

ID and Under age
Servers will ID anyone who appears under the age of 30 and must ask for two valid forms of ID.

ID requirements for BC
Two pieces of ID are required in BC to verify age. A licensed establishment is subject to significant legal penalties if any alcohol is served to a minor. The minimum penalty is a 10-day licence suspension or $7,500 fine. Furthermore, a minor caught using false identification; a minor caught using false identification is subject to a $230 fine issued by police.

Primary Identification must be issued by a government agency and include the person's name, birth date and picture.

Primary ID can include a driver's licence (including out-of-province), passport, citizenship card, First Nations status card, federal Firearms Possession and Acquisition licence, National Defence ID. Any of these can be used as a secondary piece of identification as well.

The second piece of ID is required to verify the authenticity of the first piece of ID. It must:

- include an imprint of the person's name and
- include the person's signature and/or picture

Secondary ID examples can include credit cards, bank cards, university or college student ID cards, interim driver's licences (issued by ICBC), BC Transit ProPASSes, Canadian Blood Services donor cards, Transport Canada's Pleasure Craft Operator's Cards, Aeroplan cards or other ID that include an imprint of the person's name and either the person's signature or the person's picture.

Serving and Intoxication monitoring

Always serve drinks in standard sizes and limit the service of two drink limit per order. Be aware irresponsible drinking patterns such as Binge drinking, where guests consume too much alcohol in a short duration.

Signs of intoxication:

Poor hand-eye coordination

Changes or difficulty in speech

Nausea and sweating

Overconfident or acts inappropriately

Confused or less alert

Aggressiveness

It will be the servers' objective to be able to spot subtle changes in the patrons as they drink, so they can be identify when they have had enough before reaching intoxication stage.

Intoxication

If a patron is suspected of intoxication; beverage service will be suspended to that patron. Security or supervisor will be called to further assess the patron to determine supplementary action.

Supplementary action may be ejection of event.

ATTACHMENT B

SPECIAL RISK
INSURANCE MANAGERS

#103, 8411-200th Street, Langley, BC V2Y 0E7 Telephone: (604) 888-0050 Fax: (604) 888-1008

CERTIFICATE OF INSURANCE

Name of Insured: The British Columbia Provincial Football Association (Westshore Rebels)

Address: 13733 74 Ave Suite 108, Surrey BC V3W 1B8

THIS CERTIFICATE IS ISSUED AT THE REQUEST OF

Name: City of Langford
877 Goldstream Avenue, Langford, BC V9B 2X8

Name of Insurer: Lloyd's Underwriters through Special Risk Insurance Managers Ltd.

Policy No: SR008158

Policy Period: 12:01 am January 1, 2017 to 12:01 am January 1, 2018

LIMITS OF LIABILITY

$5,000,000.00	INCLUSIVE LIMIT	BODILY INJURY AND
$5,000,000.00	AGGREGATE	PROPERTY DAMAGE COMBINED

Cross Liability Clause

Reimbursement Clause: $1,000.00

OPERATIONS AND LOCATIONS TO WHICH THIS CERTIFICATE APPLIES:

Activities of the named insured with respect to a Football League and its Minor Affiliates, including Concessions, Clubhouses, and Cheerleading.

ADDITIONAL INSUREDS: It is hereby understood and agreed that the following entity shown below is added as Additional Insured, but only with respect to liability arising out of Named Insured's premises or operations, and only with respect to losses which would have been recoverable in the absence of this agreement. The policy limits are not increased by the addition of such Additional Insured(s) and remain as stated in this Certificate:

City of Langford

The insurance afforded is subject to terms, conditions, and exclusions of the applicable policy. The Insurer will endeavor to mail to the holder of this Certificate 30 (thirty) days written notice of termination except for non-payment of premium to which 15 (fifteen) days notice applies.

SPECIAL RISK INSURANCE MANAGERS LTD.

December 9, 2016/PT
Date

Authorized Representative

ATTACHMENT C

SPECIAL RISK
INSURANCE MANAGERS

#103, 8411-200th Street, Langley, BC V2Y 0E7 Telephone: (604) 888-0050 Fax: (604) 888-1008

CERTIFICATE OF INSURANCE

Name of Insured:	**The British Columbia Provincial Football Association (Westshore Rebels)**
Address:	**13733 74 Ave Suite 108, Surrey BC V3W 1B8**

THIS CERTIFICATE IS ISSUED AT THE REQUEST OF

Name:	**Performance Plus Hockey Inc. 1089 Langford Pkwy., Victoria, BC V9B 0A5**
Name of Insurer:	**Lloyd's Underwriters through Special Risk Insurance Managers Ltd.**
Policy No:	**SR008158**
Policy Period:	**12:01 am January 1, 2017 to 12:01 am January 1, 2018**

LIMITS OF LIABILITY

$5,000,000.00 INCLUSIVE LIMIT BODILY INJURY AND
$5,000,000.00 AGGREGATE PROPERTY DAMAGE COMBINED
Cross Liability Clause

Reimbursement Clause: $1,000.00

OPERATIONS AND LOCATIONS TO WHICH THIS CERTIFICATE APPLIES:

Activities of the named insured with respect to a Football League and its Minor Affiliates, including Concessions, Clubhouses, and Cheerleading.

ADDITIONAL INSUREDS: It is hereby understood and agreed that the following entity shown below is added as Additional Insured, but only with respect to liability arising out of Named Insured's premises or operations, and only with respect to losses which would have been recoverable in the absence of this agreement. The policy limits are not increased by the addition of such Additional Insured(s) and remain as stated in this Certificate:

Performance Plus Hockey Inc.

The insurance afforded is subject to terms, conditions, and exclusions of the applicable policy. The Insurer will endeavor to mail to the holder of this Certificate 30 (thirty) days written notice of termination except for non-payment of premium to which 15 (fifteen) days notice applies.

SPECIAL RISK INSURANCE MANAGERS LTD.

December 9, 2016/PT
Date

Authorized Representative

CITY OF LANGFORD

RESOLUTION

Monday, July 17, 2017

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1. Bylaw No. 1710 Application to Rezone 2839 Jacklin Road as well as 862, 864 and 866 Orono Avenue from MU1 (Mixed – Use Residential Commercial) zone to MU2 (Mixed – Use Residential Commercial 2) zone to permit the construction of two 6 storey apartment buildings.

- **Staff Report (Planning)**

That Council:

1. Give first reading to Bylaw No. 1710;

2. Direct staff to add the following to the Section 219 conditions, item 2 d)

" *viii. That the applicant agrees to register a statutory right of way and road dedication along the Orono Avenue and the Jacklin Road frontage of the subject property, in order to contain the required frontage improvements, to the satisfaction of the Director of Engineering."*

3. Take no action at this time with respect to Bylaw No. 1710.

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 17, 2017**
Department:	**Planning**
Application No.:	**Z17-0023**
Subject:	**Bylaw No. 1710 Application to Rezone 2839 Jacklin Road as well as 862, 864 and 866 Orono Avenue from MU1 (Mixed – Use Residential Commercial) zone to MU2 (Mixed – Use Residential Commercial 2) zone to permit the construction of two 6 storey apartment buildings.**

At the Regular Meeting of Council on June 19, 2017, Council passed the following resolution with respect to the property at 2839 Jacklin Road as well as 862, 864 and 866 Orono Avenue:

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.*

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;"

COMMENTS

In accordance with Council's resolution of June 19th, 2017 the applicant has submitted a frontage design drawing that satisfies item 2 b) i. In their review of the frontage design engineering staff determined that a statutory right of way must be registered along the Jacklin Road and Orono Avenue frontage of the subject property in order to obtain the existing sidewalk as City owned land. If Council is supportive of this they may wish to authorize staff to add it to the present list of conditions that are included in the Section 219 covenant, item 2. d).

Staff have prepared Bylaw No. 1710 in accordance with Council's resolution of June 19th, 2017.

A public hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1710

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1710;

And

2. Direct staff to add the following to the Section 219 conditions, item 2 d)

" *viii. That the applicant agrees to register a statutory right of way and road dedication along the Orono Avenue and the Jacklin Road frontage of the subject property, in order to contain the required frontage improvements, to the satisfaction of the Director of Engineering."*

OR

3. Take no action at this time with respect to Bylaw No. 1710.

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1710

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 **MU1 (Mixed-Use Residential Commercial)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800; PID No.: 003-599-531 (862 Orono Ave); LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No.: 003-599-515 (864 Orono Ave); LOT 1, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No.: 003-599-485 (866 Orono Ave); LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 27399, PID No.: 002-117-991 (2839 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1710	LOT 1, 2 & 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800 (862, 864 & 866 Orono Ave); and LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 27399 (2839 Jacklin Rd)	a) $610 per unit towards the Affordable Housing Amenity Reserve Fund; and b) $1525 per unit towards the General Amenity Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

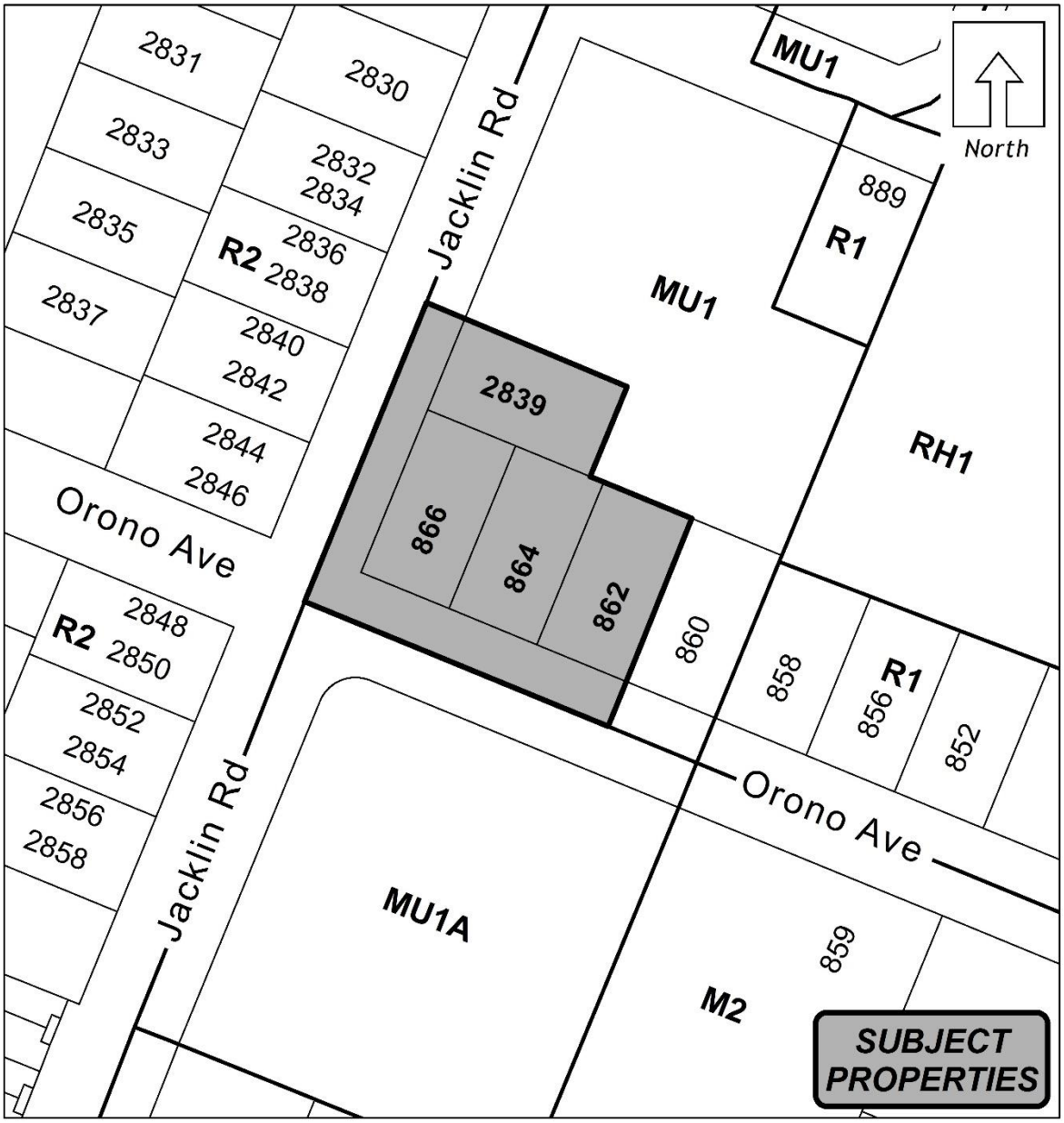
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1710

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1710

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/29/2017

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 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.

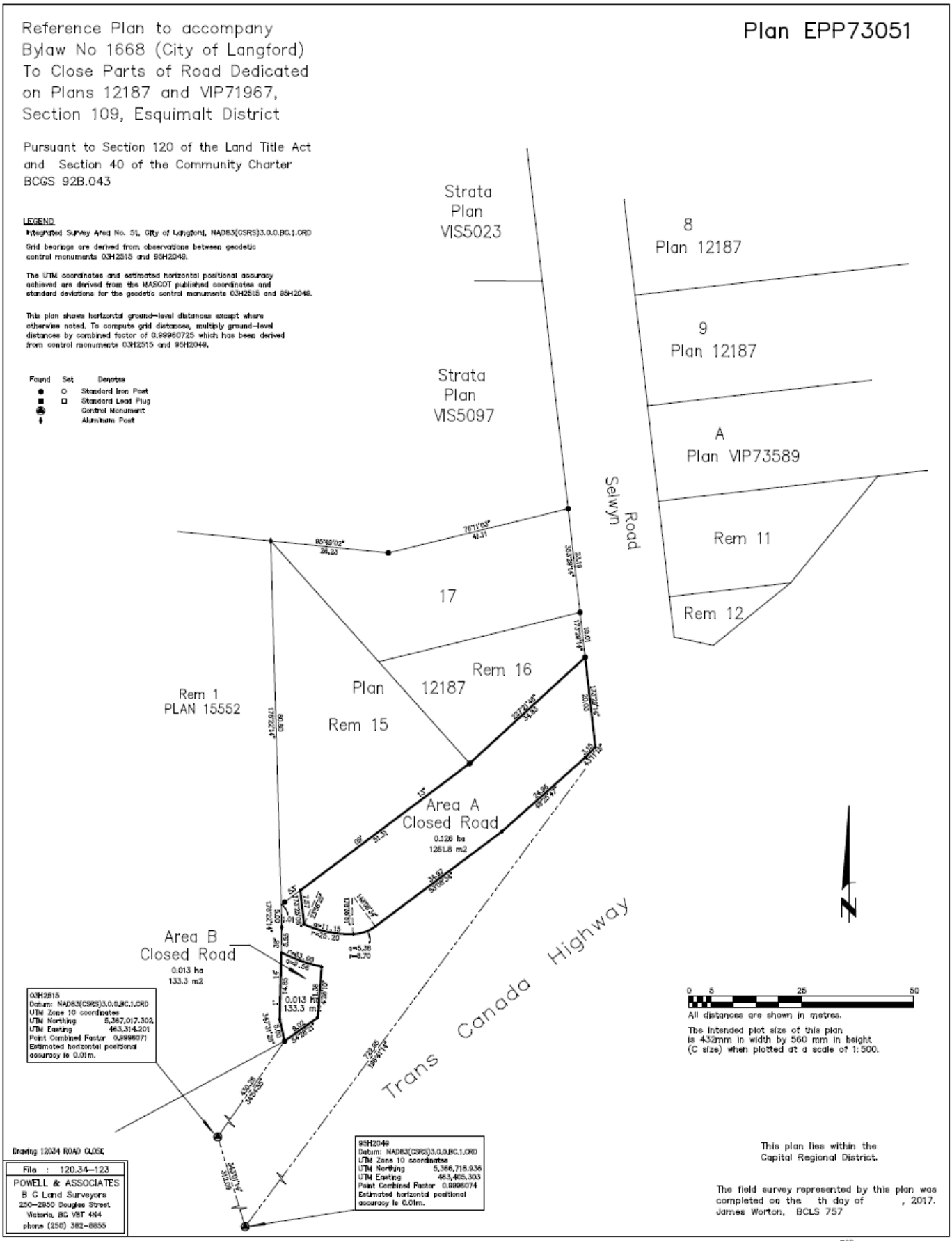
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 29TH DAY OF JUNE, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 17, 2017**
Department:	**Planning**
Application No.:	**Z16-0028**
Subject:	**Bylaw No. 1673 - Application to Rezone 616 Goldstream Ave from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to allow a 160-unit non-profit housing development**

At their Regular Meeting of March 6th, 2017, Council passed the following resolution with respect to the property at 616 Goldstream Ave:

That Council:

1. *Give First Reading to Bylaw No. 1673 to amend the zoning designation of the property located at 616 Goldstream Ave from RM2 to RM7A, subject to the following terms and conditions:*

    a) *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*

        i. *That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;*
        ii. *That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site;*
        iii. *That the owner will provide a new queue length assessment from a traffic engineer to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit for Building 2;*

2. *Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years;*

3. *Authorize the Director of Planning to issue a variance to the required off-street parking for Building 1 with a condition that the amount of parking provided for Building 1 be reassessed prior to the*

commencement of Phase 2, and that additional parking spaces be allocated to users of Building 1 if the amount of parking is deemed insufficient at that time;

4. *Direct staff to proceed with the proposed design of Building 1 through the development permit process.*

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

CARRIED.

COMMENTS

The applicant has signed a Sec. 219 covenant that agrees to items listed in 1 (a) of Council's above-noted resolution and has provided a letter of undertaking from their solicitor to register the covenant at the Land Titles Office upon receipt of the City's signatures.

The remaining items listed in Council's resolution will be implemented at a later date, as the project proceeds through the development process.

Bylaw No. 1673 was signed by the Minister of Transportation on April 6th 2017.

As there are no additional conditions to fulfill prior to consideration of Bylaw Adoption, Council may wish to do so at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1673;

2. Take no action at this time with respect to Bylaw No. 1673;

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	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. 1673

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

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

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

1. By deleting from the **RM2 (Attached Housing)** Zone and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 45918; PID No.: 008-968-284 (616 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1673	LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 45918 (616 Goldstream Ave)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $1,525 per dwelling unit towards the General Amenity Reserve Fund.	Yes, Column 5 of Table 2 only

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

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

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

READ A FIRST TIME this 6th day of March, 2017.

PUBLIC HEARING held this 3rd day of April, 2017.

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

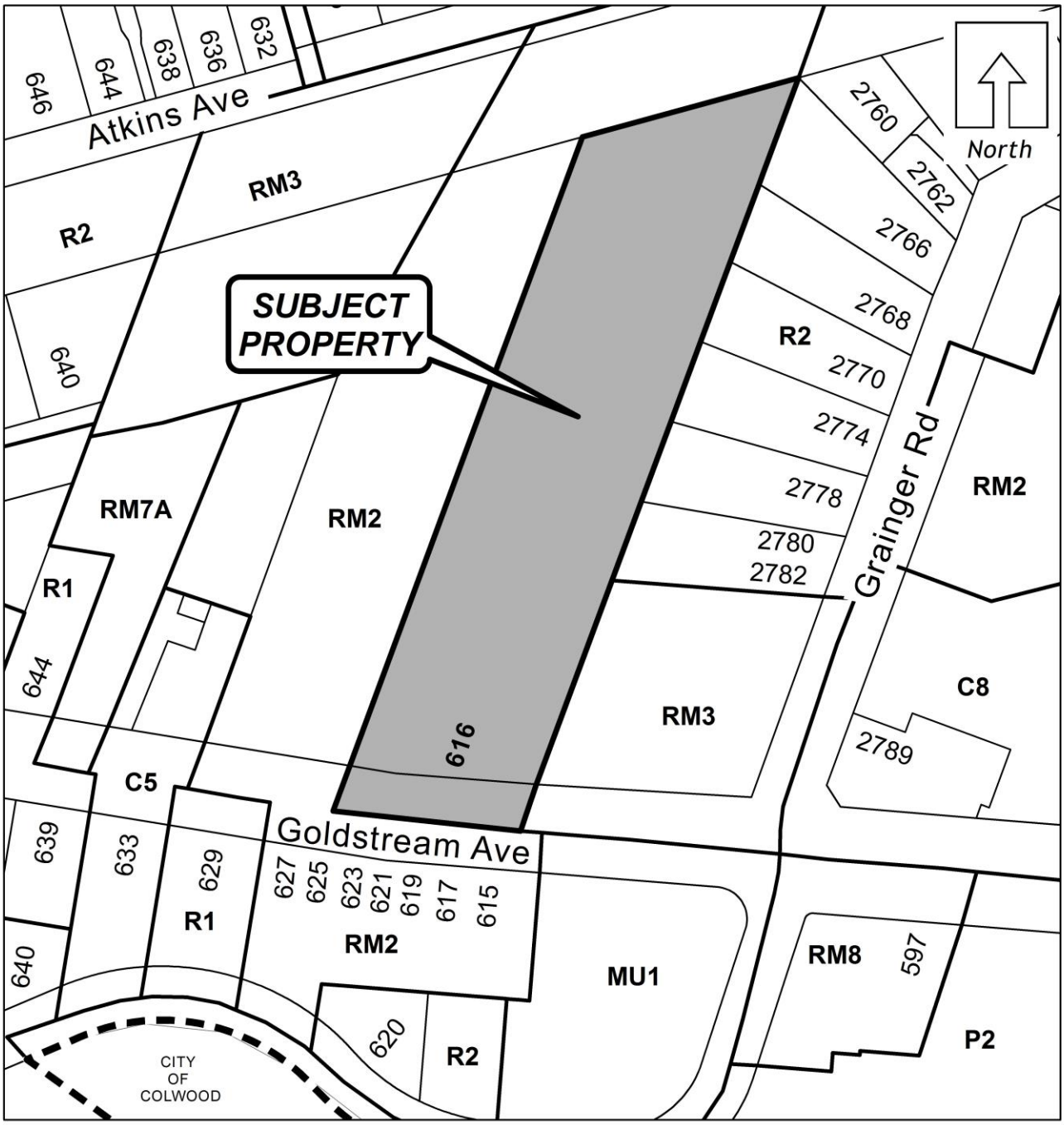
READ A THIRD TIME this 3rd day of April, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 6th day of April, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1671_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1673

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/21/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 17, 2017**
Department:	**Planning**
Application No.:	**Z16-0010**
Subject:	**Bylaw No. 1679 - Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) Zone to RS1 (Residential Small Lot 1) Zone to Allow a Four-Lot Subdivision**

At their Regular Meeting of April 18, 2017 Council passed the following resolution with respect to the property at 592 Phelps Avenue:

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

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

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

COMMENTS

The applicant has registered a Section 219 covenant against the title of the subject property that agrees to items 1(b)(i) through (iii) in Council's resolution of April 18, 2017.

Bylaw No. 1679 was signed by the Minister of Transportation and Infrastructure on April 20, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1679;

OR

2. Take no action at this time with respect to Bylaw No. 1679;

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	George Henshall, AScT, Acting Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1679

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS1 (Residential Small Lot 1) Zone** the properties legally described as LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565; PID No.: 018-036-759 (592 Phelps Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

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

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

4. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS1	1679	LOT 1, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN VIP55565 (592 Phelps Ave)	a) $3,960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund.	No

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

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

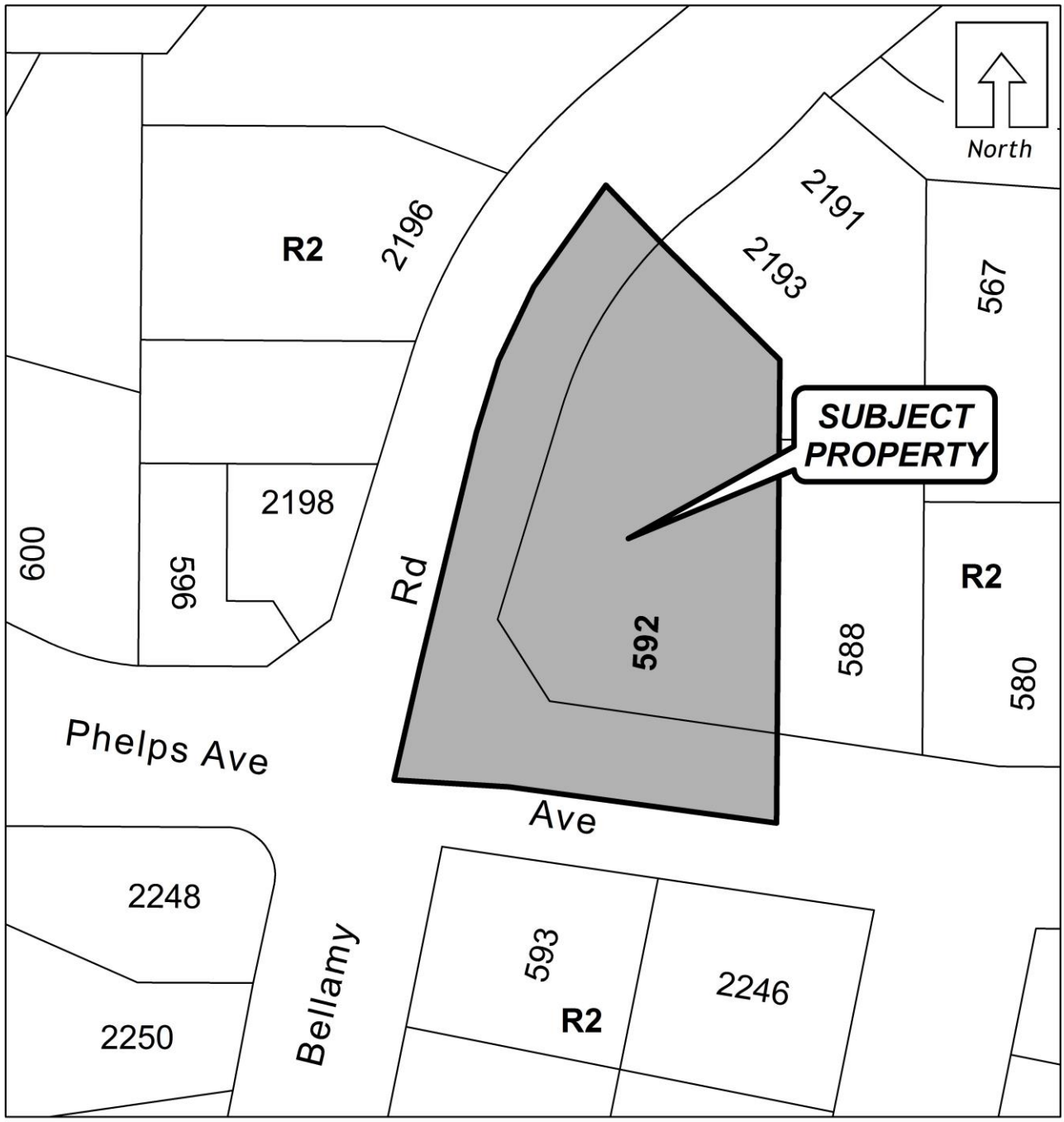
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 20th day of April, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1679

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/1/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 17, 2017**
Department:	**Planning**
Application No.:	**Z16-0017**
Subject:	**Bylaw No. 1681 - Application to Rezone 2762 and 2768 Claude Road from R2 (One- and Two-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) to Allow for the construction of an 11 storey multi-family residential building**

At their Regular Meeting of March 6, 2017, Council passed the following resolution with respect to the property at 2762 and 2768 Claude Road :

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R2 (One- and Two-Family Residential) to MU2 (Mixed-Use Residential Commercial 2), subject to the following terms and conditions:*

    a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*

        i. *$1,525 per unit towards the General Amenity Reserve Fund; and*

        ii. *$610 per unit towards the Affordable Housing Reserve Fun.*

    b. *Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*

        i. *$381.25 per unit towards the General Amenity Reserve Fund; and*

        ii. *$152.50 per unit towards the Affordable Housing Reserve Fund.*

    c. *That the applicant provide the following items **prior to Public Hearing**:*

        i. *A road dedication plan;*

*d. That the applicant provide the road dedication to the City **prior to bylaw adoption**.*

*e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:*

i. The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;

ii. The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;

iii. The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and

iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

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

3. Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.

4. Direct staff to amend the MU2 Zone to increase the Floor Space Ratio from 4 to 5.

5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2 m to 0 m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.

6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.

COMMENTS

The applicant has registered a Section 219 covenant against the title of the subject property that agrees to items 1 (e)(i) through (iv) in Council's resolution of March 6, 2017. With respect to items 1(c) and (d) of Council's resolution of March 6, 2017, it has been determined through discussions with the Engineering Department that the requested road dedication is no longer required.

Bylaw No. 1681 was approved by the Ministry of Transportation on May 16, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1681;

OR

2. Take no action at this time with respect to Bylaw No. 1681.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:sh

CITY OF LANGFORD
BYLAW NO. 1681

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as: THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT; PID No.: 006-227-431 (2762 Claude Rd); THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT, PID No.: 006-227-449 (2768 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting and replacing Section 6.56.04 (1) with the following: "Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 5."

3. By deleting and replacing Section 6.56.04 (2) with the following: "The floor area ratio may exceed 0.3 and in no case may it exceed 5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below."

4. By deleting and replacing Section 6.56.04 (3) with the following: "Notwithstanding Section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 5 if the owner of the land proposed to be developed:

   (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit."

5. By deleting and replacing Section 6.56.06 (1) with the following: "No building or structure may have a height less than two storeys or exceed a height of eleven stories".

6. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1681	THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2762 Claude Rd); and THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2768 Claude Rd)	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017".

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

PUBLIC HEARING held this 15th day of May, 2017.

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

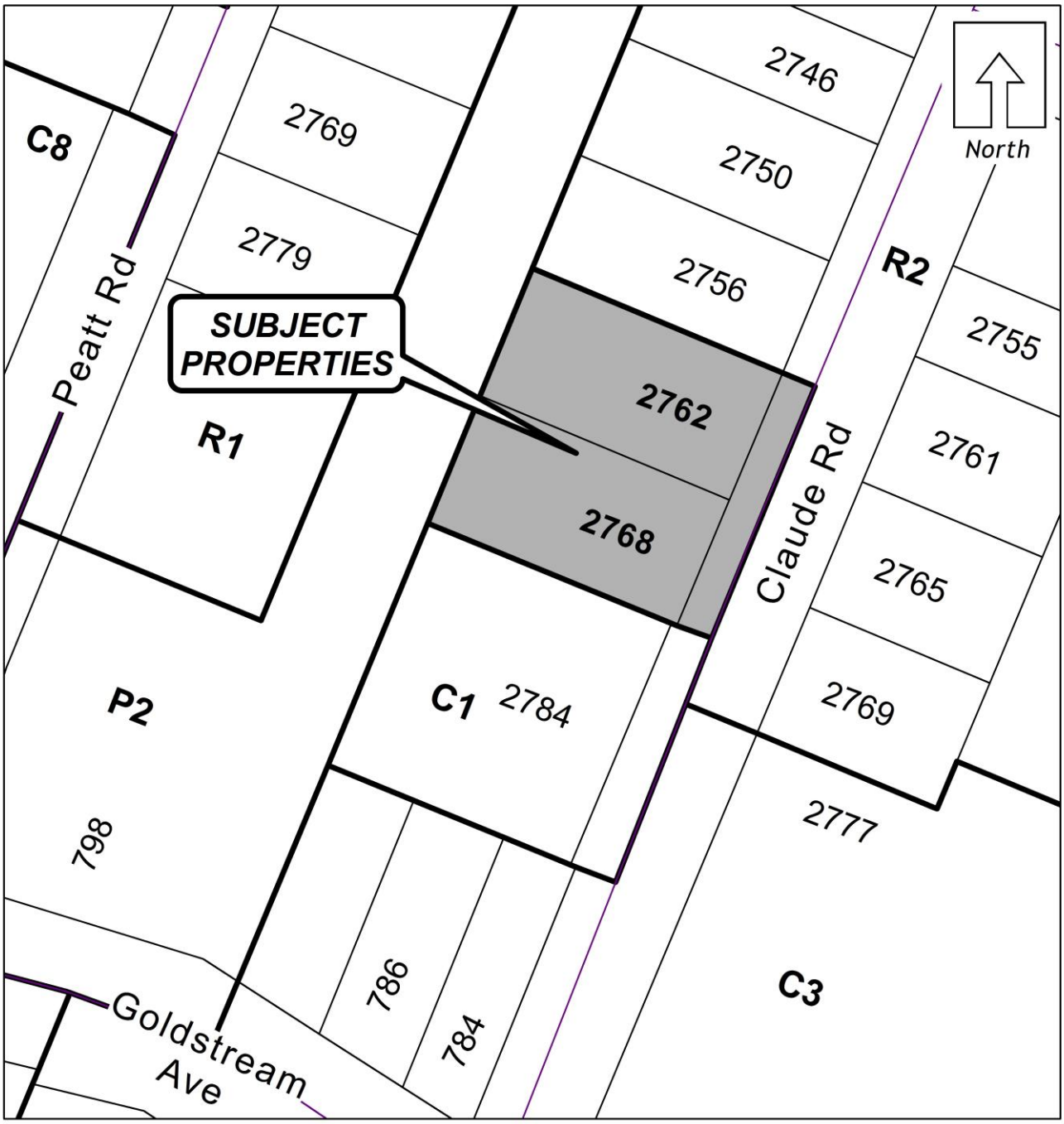
READ A THIRD TIME this 15th day of May, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 16th day of May, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1681

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1681

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

CITY OF LANGFORD
BYLAW NO. 1690

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

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

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

1. By adding the following as Subsection 6.13.02(3):

"Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 & 025-822-624 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite."

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017".

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

PUBLIC HEARING held this day of, 2017.

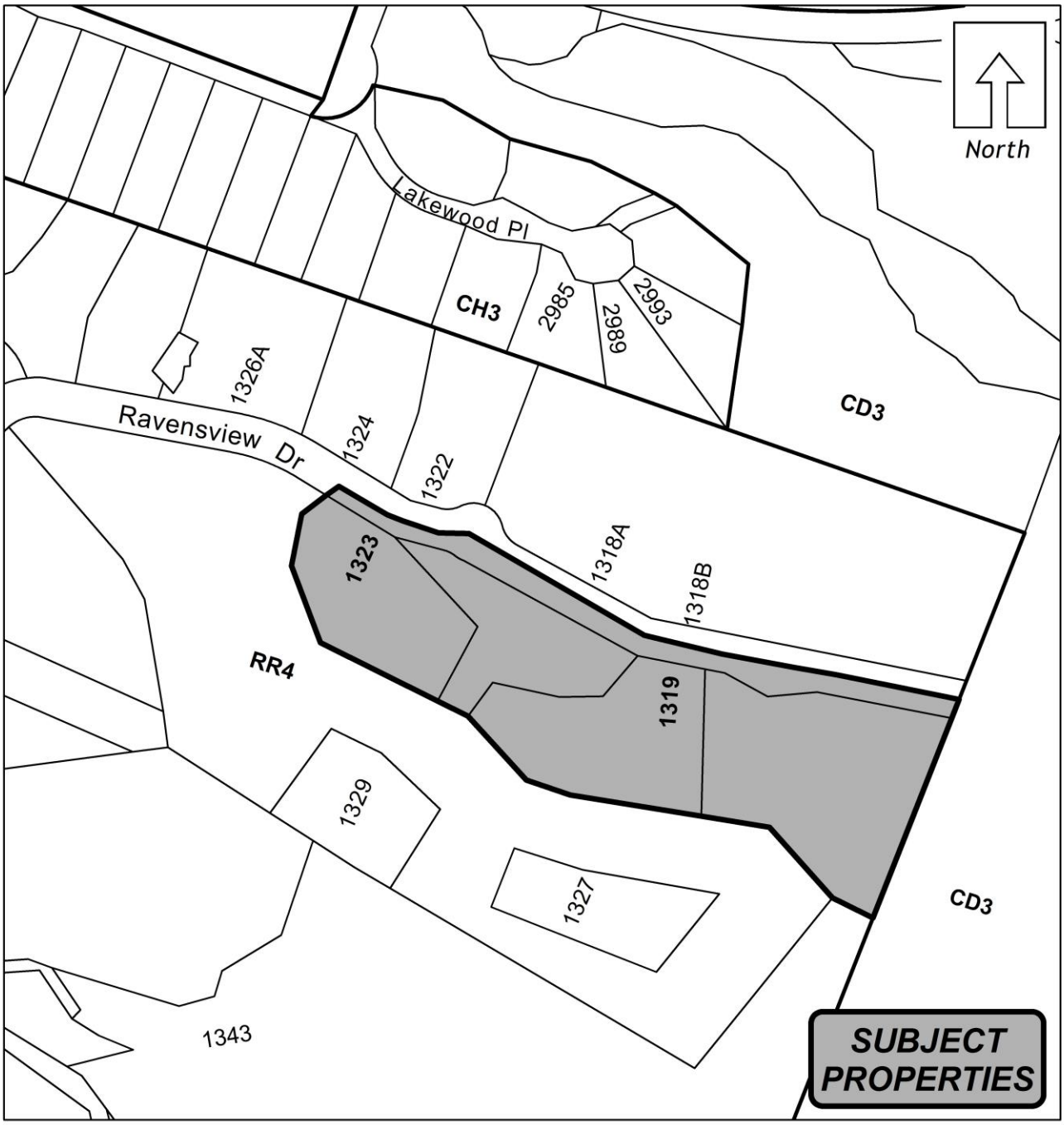
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1690

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1690

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/20/2017

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **July 17, 2017**

Department: **Administration**

Subject: **Road Closure Bylaw No. 1713 and Disposition (Unnamed Roads)**

Background
Through the sale of Provincial Capital Commission (PCC) lands by the Government of British Columbia, Green Corr. Properties obtained land south of the TransCanada Highway, just north of Jeanine Drive and Mill Hill Road. This land was, and is zoned 'One- and Two-Family Residential (R2) Zone', allowing for the development of single-family dwellings on 550m² lots.

Commentary
The proposed development illustrates single-family lots on both sides of a newly dedicated road that extends the length of the land that Green Corr. Properties now own. Land that currently exists as dedicated road (proposed to be closed) would be, for the most part utilized for some of the proposed lots.

Given that the developer is proposing to dedicate approximately 1.0 hectare (2.5 acres) of road prior to subdivision approval, Council may consider closing and transferring these roads for a nominal fee of $10.00 as the closure and disposition of these two unnamed roads will only be approximately 0.4 hectares (1.0 acres) in size. Additionally, the roads proposed to be closed have never been developed as a road that could be traveled upon – they have remained treed just like the PCC lands.

Financial Implications
All costs associated with the closure and disposition of these two roads would be the responsibility of the developer.

Legal Implications
The closure is subject to approval from The Ministry of Transportation and Infrastructure prior to adoption, and there are no known legal barriers to the proposed closure and disposition of these roads.

Options
That Council;

1. Agree to close and dispose of the unnamed roads to Green Corr. Properties as outlined in Bylaw No. 1713 for the amount of $10.00 and the dedication of approximately 1.0 hectare of land for the purpose of a municipal road;

   AND

2. Give Road Closure Bylaw No. 1713 1st, 2nd, and 3rd readings.

OR

3. Do nothing at this time, and not close the unnamed roads as outlined in this report.

Respectfully Submitted,

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

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CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1713, 2017
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 0.4 hectares (1.0 acres), which was dedicated as highway by Plans 29707 and 30083, shown outlined in a bold black line on the reference plan prepared by Lloyd R.P.Eakins, BCLS on the 13th day of June, 2017, a reduced copy of which is attached hereto (the "Road Closure Plan");

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

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

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

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

   (the "Road Closure Plan").

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

   the 0.4 hectares of highway, which was dedicated as highway by Plan 29707 and 30083, labelled "Road to be Closed Area 1 and Area 2" on the Road Closure Plan

   (the "Closed Road").

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

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

5. This Bylaw may be cited as “Road Closure Bylaw No. 1713 (Unnamed Roads), 2017”.

READ A FIRST TIME this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

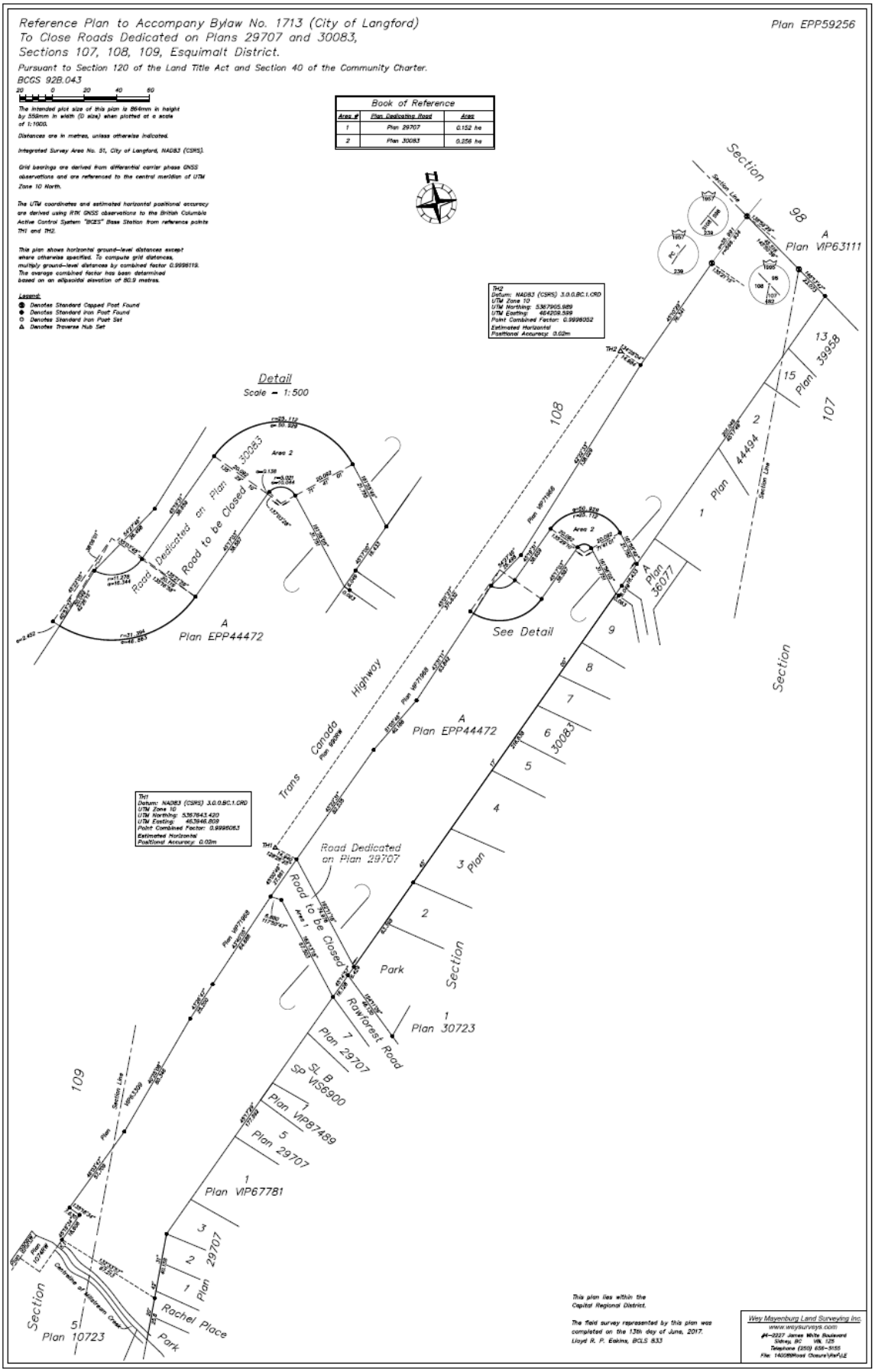
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1716

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

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

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

1. By deleting from the **NEIGHBOURHOOD Designation** and the **HILLSIDE AND SHORELINE Designation** and adding to **MIXED-USE EMPLOYMENT CENTRE Designation** the property legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489, PID No. 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting the following bullet points under Mixed-Use Employment Centre:

   "• A predominantly workplace precinct that includes business of all types including commercial, light industrial and institutional;" and

   "• An ideal location for creative or innovative infill housing (such as artisan live-work and mixed use buildings, etc.) that does not jeopardize the long-term function of the centre as an employment node"

   And replacing them with the following:

   "• A precinct with an overall workplace focus that will include a mix of commercial and light industrial businesses, as well as residential and institutional uses;" and

   "• An ideal location for creative or innovative infill housing (such as artisan live-work and mixed use) but which may also include multi-storey multi-family residential on individual lots provided that this does not jeopardize the long-term function of the centre as an employment node";

3. By adding the following as Policy 3.6.3: "Multi-storey, multi-family residential buildings on individual lots without accompanying commercial uses may be considered on a case by case or property by property basis";

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

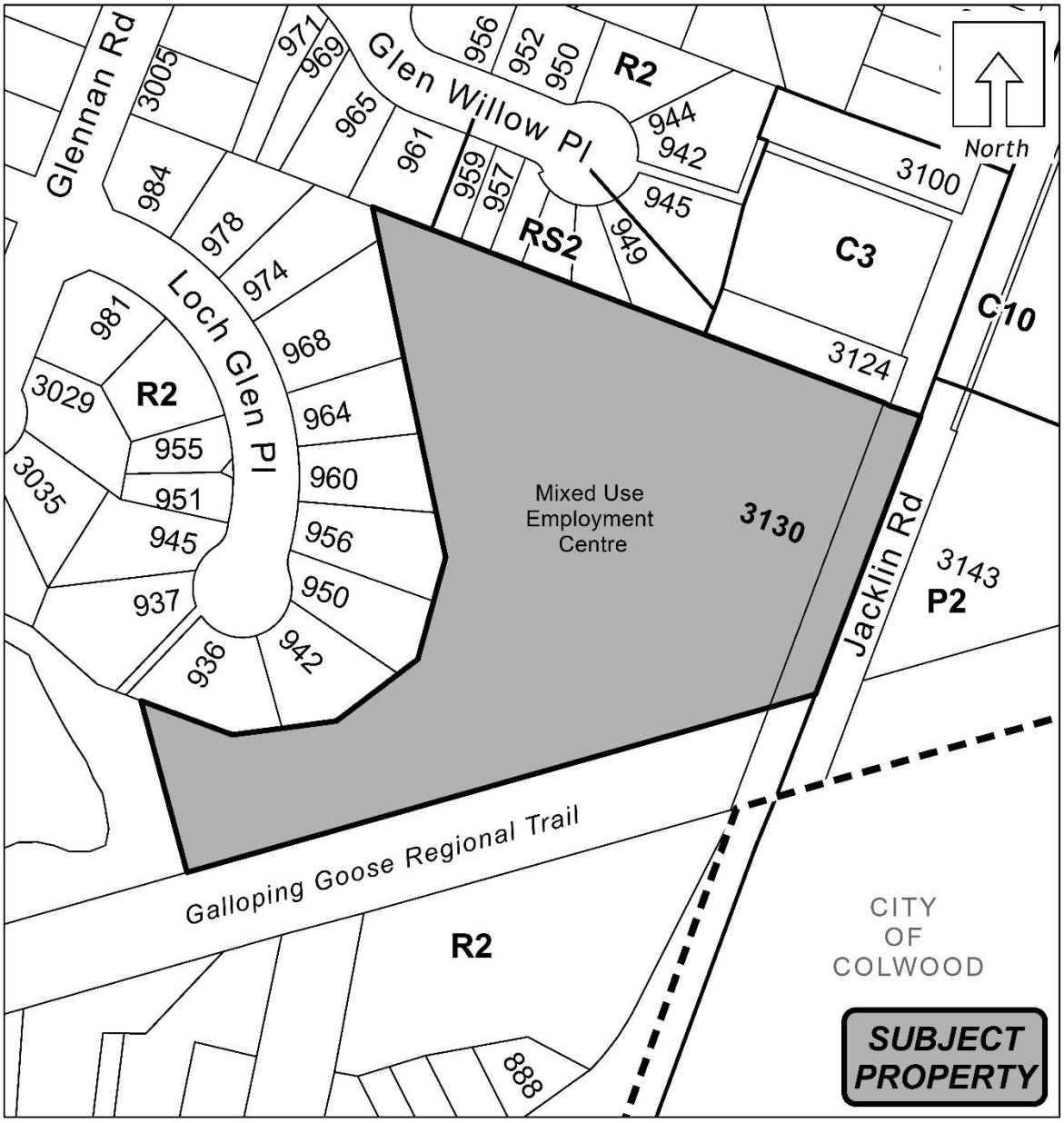
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1716

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1716

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/7/2017

CITY OF LANGFORD
BYLAW NO. 1692

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489; PID No.: 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1692	LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489 (3130 Jacklin Rd)	1. a) $2562 to the General Amenity Reserve Fund b) $610 to the Affordable Housing Reserve Fund 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $640.50 per unit towards the General Amenity Reserve Fund b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes, Column 4 of Table 2 Only

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 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.

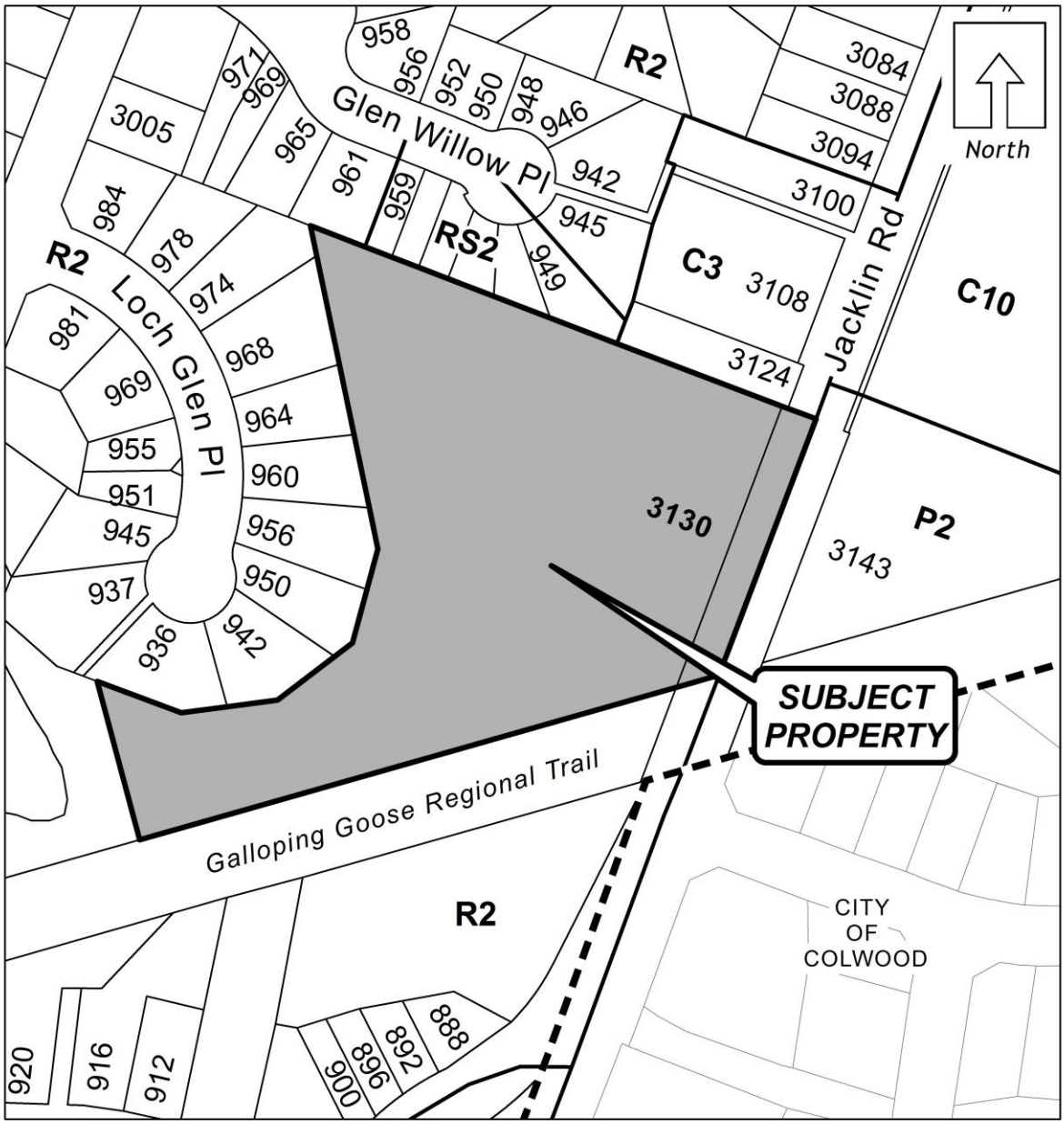
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1692

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1692

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/5/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 17, 2017**
Department:	**Planning**
Application No.:	**Z16-0027**
Subject:	**Bylaw No. 1695 - Application to Rezone 3296 Jacklin Road from RR5 (Rural Residential 5) to RM7A (Medium Density Apartment A) and RS2 (Small Lot Residential 2) to Allow the Development of 10 Townhouse Units and Two One-Family Dwellings**

At their Regular Meeting on April 3, 2017, Council passed the following resolution with respect to the property at 3296 Jacklin Road:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property at 3296 Jacklin Road from Rural Residential 5 (RR5) to Medium Density Apartment A (RM7A) and Small Lot Residential (RS2), subject to the following terms and conditions:*

    a) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new single family equivalent (SFE) dwelling unit created, prior to subdivision approval or Building Permit issuance, whichever occurs first:*

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

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

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

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

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

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

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

e) *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 Covenant, registered in priority of all other charges on title, that agrees to the following:*

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

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

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

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

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

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

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

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

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

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

c) *To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m*

(10 ft) for the proposed one-family dwelling on Site 2B;

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

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

4. Maintain the requirement for a minimum lot area of 550.0 m2 (5,920.2 ft2) for a secondary suite in a one-family dwelling in the Small Lot Residential (RS2) Zone.

COMMENTS

The applicant has provided a Road Dedication Plan and Section 219 Covenant that agrees to items 1(e)(i) through (v) in Council's resolution of April 3, 2017, executed by the owner and mortgage holder with respect to priority, as well as an undertaking to register the documents immediately upon receipt of copies executed by the City of Langford.

OPTIONS

That Council:

1. Adopt Bylaw No. 1695;

OR

2. Take no action at this time with respect to Bylaw No. 1695.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1695

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 **RR5 (Rural Residential 5)** Zone and adding to the **RM7A (Medium-Density Apartment A) and RS2 (Residential Small Lot 2) Zones** the property legally described as LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623; PID No.: 016-909-950 (3296 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By amending Section 6.36A.01(2) of the RM7A (Medium Density Apartment A) Zone to read as follows:

   (2) apartments, except on the parcels legally described as Lot 3, Section 108, Esquimalt District, Plan 15809 Except Parts in Plans VIP1966 and VIP1969 (300 Phelps Ave); Lot 15, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967 (647 Redington Ave); Lot 17, Section 109, Esquimalt District, Plan 12187 (2478 Selwyn Rd); Lot 16, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967 (2482 Selwyn Rd); and Lot A, Section 84, Esquimalt District, Plan VIP51623 (3296 Jacklin Road);

3. By adding the following lines to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1695	LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623 (3296 Jacklin Rd)	a) $3,660 per townhouse unit towards the Affordable Housing Reserve Fund; and b) $610 per townhouse unit towards the General Amenity Reserve Fund.	No
RS2		LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623 (3296 Jacklin Rd)	a) $3,960 per one-family dwelling towards the Affordable Housing Reserve Fund; and b) $660 per one-family dwelling towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin 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.

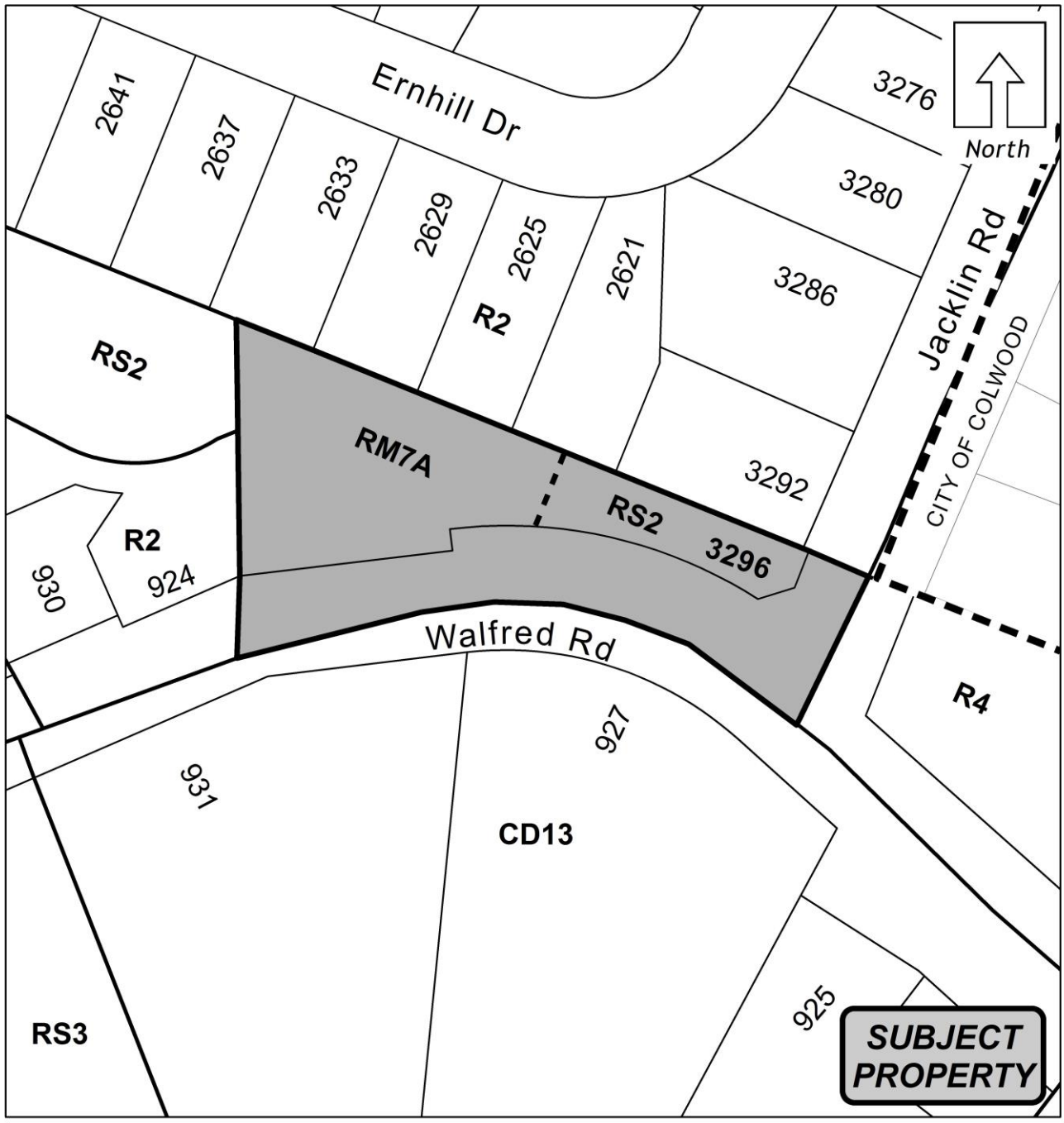
READ A THIRD TIME this 8th day of June, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 9th day of June, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1695

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1695

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/18/2017

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 19th day of June, 2017.

PUBLIC HEARING held this day of, 2017.

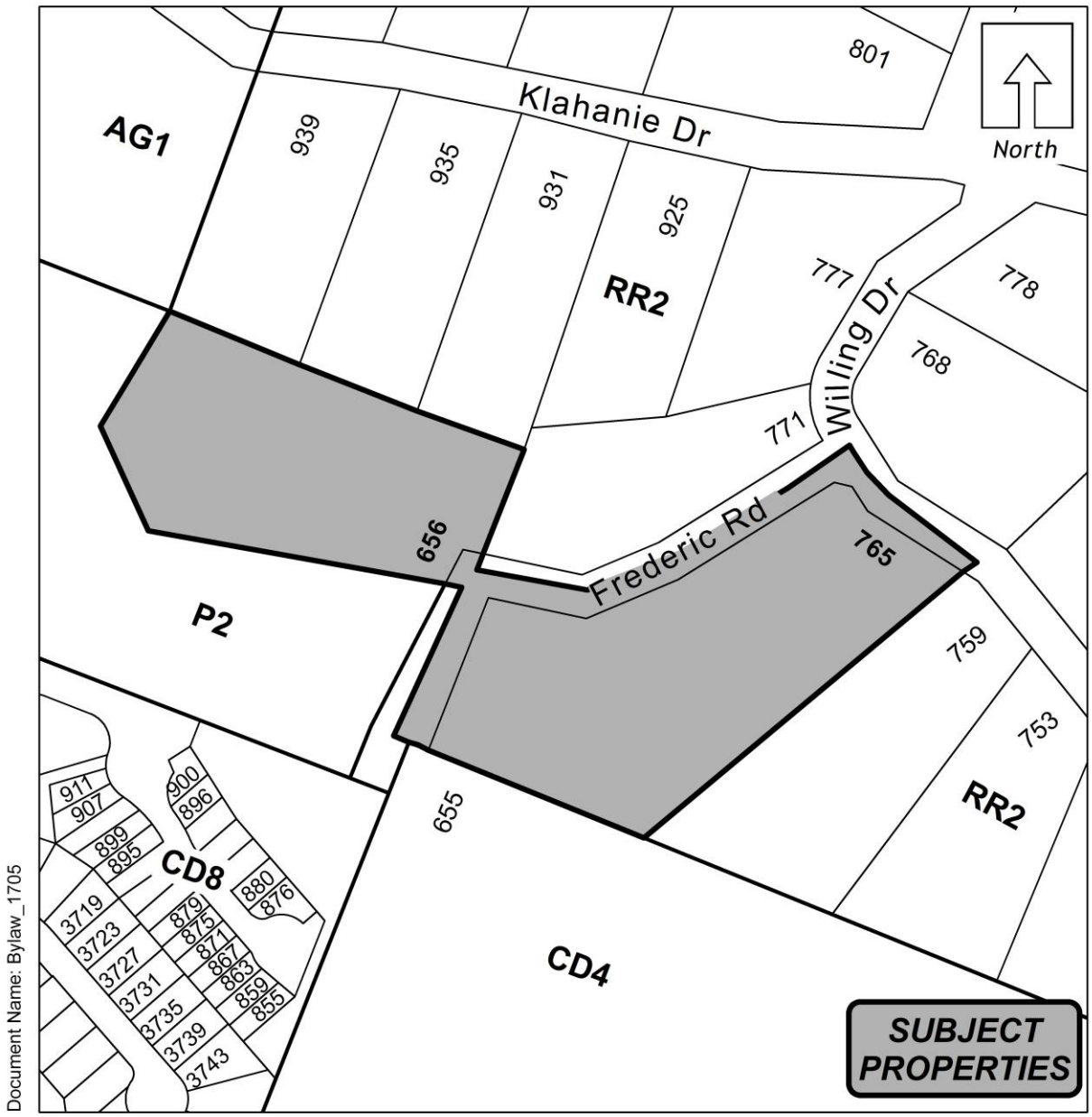
READ A SECOND TIME this day of, 2017.

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

CITY OF LANGFORD
BYLAW NO. 1710

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 **MU1 (Mixed-Use Residential Commercial)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800; PID No.: 003-599-531 (862 Orono Ave); LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No.: 003-599-515 (864 Orono Ave); LOT 1, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No.: 003-599-485 (866 Orono Ave); LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 27399, PID No.: 002-117-991 (2839 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1710	LOT 1, 2 & 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800 (862, 864 & 866 Orono Ave); and LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 27399 (2839 Jacklin Rd)	a) $610 per unit towards the Affordable Housing Amenity Reserve Fund; and b) $1525 per unit towards the General Amenity Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

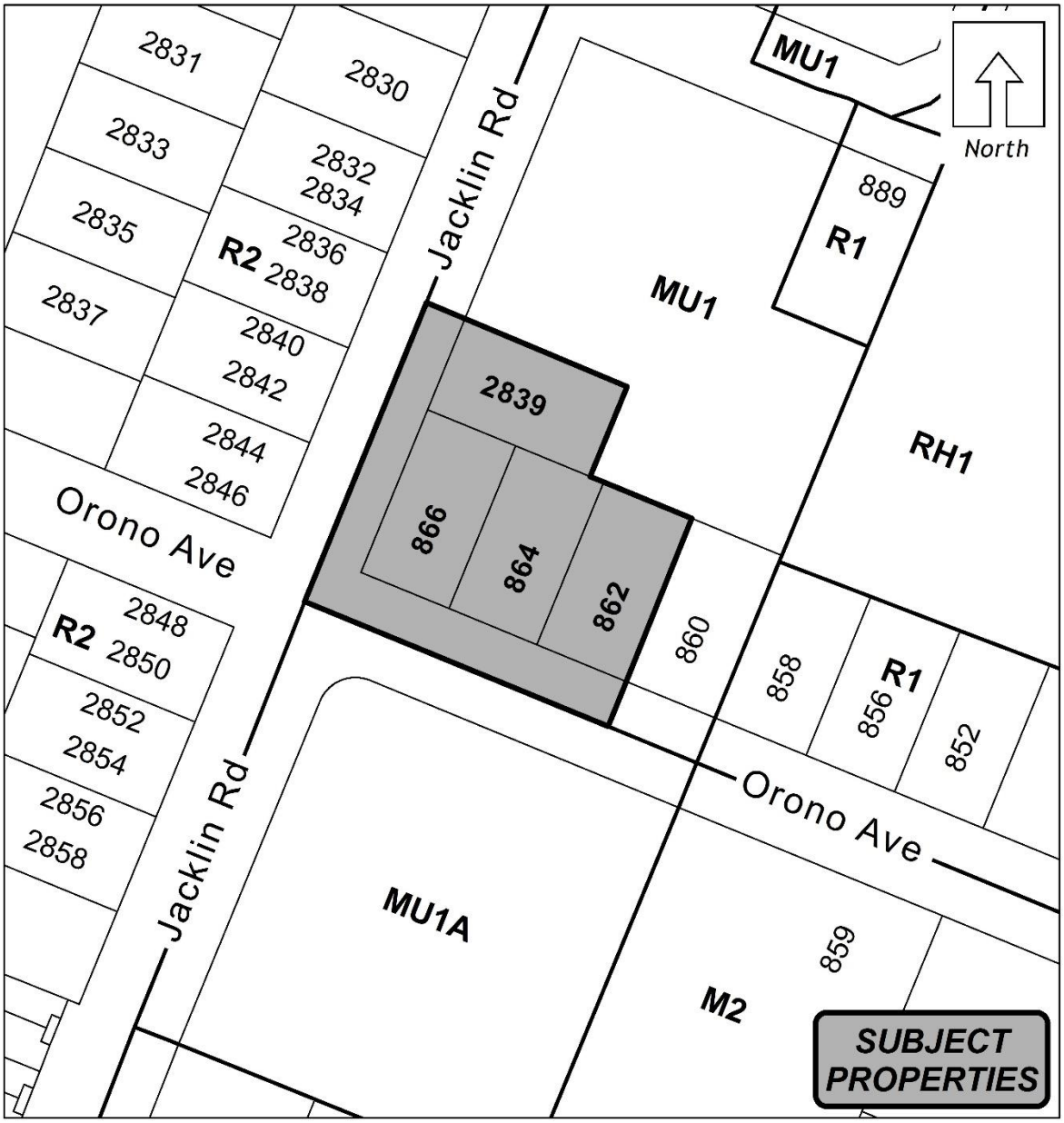
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1710

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1710

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/29/2017

CITY OF LANGFORD
BYLAW NO. 1719

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 R2A (One- and Two-Family Residential A) and RR4 (Rural Residential 4) Zones and adding to RT1 (Residential Townhouse 1) Zone the property legally described as LOT A, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368, PID No. 004-414-497 (2148 Millstream Rd) and LOT B, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368 EXCEPT PART ON PLAN EPP51813, PID No. 004-402-944 (2150 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1719	LOT A, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368, PID No. 004-414-497 (2148 Millstream Rd) and LOT B, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368 EXCEPT PART ON PLAN EPP51813, PID No. 004-402-944 (2150 Millstream Rd)	a) $3660 per unit towards the General Amenity Reserve Fund b) $610 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

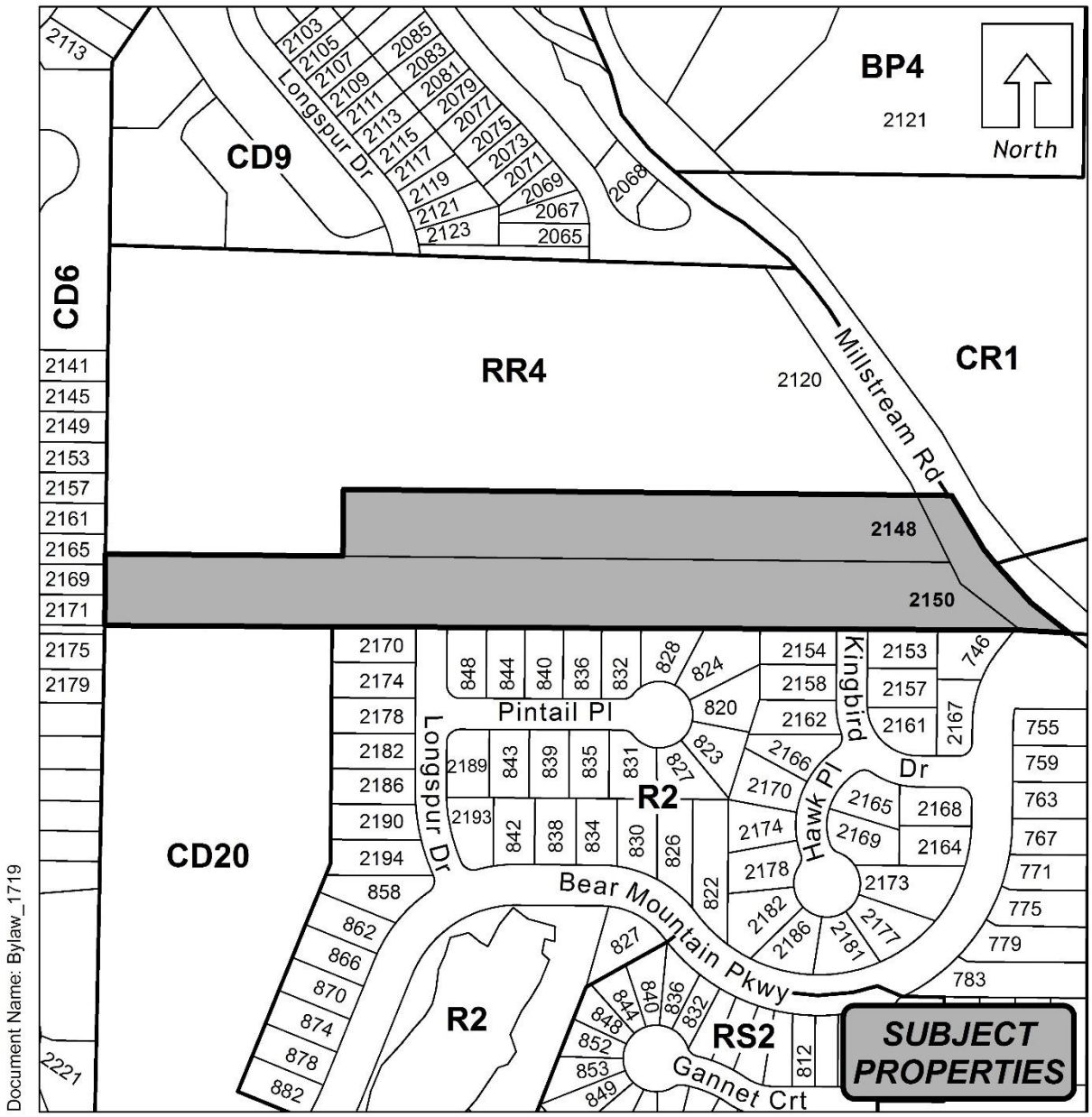
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1719

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1719

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/13/2017

CITY OF LANGFORD
BYLAW NO. 1720

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 replacing 6.31A.04 with, "Lot coverage of all buildings and structures may not exceed 40%."

2. By replacing 6.31A.05(1) with, "No building or structure may exceed a height of 3 storeys."

3. By deleting from the RR2 (Rural Residential 2) Zone and adding to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) Zones the property legally described as LOT 24, BLOCK 3, DISTRICT LOT 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-251 (3343 Luxton Rd); LOT 23, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-201; LOT 22, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-189 (3359 Luxton Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

4. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS2	1720	LOT 24, BLOCK 3, DISTRICT LOT 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-251 (3343 Luxton Rd); LOT 23, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-201; LOT 22, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-189 (3359 Luxton Rd)	a) $3,960 per new unit created towards the General Amenity Reserve Fund; and b) $660 per new unit created towards the Affordable Housing Reserve Fund.	No
RM2A			c) $3,660 per new unit created towards the General Amenity Reserve Fund; and d) $610 per new unit created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

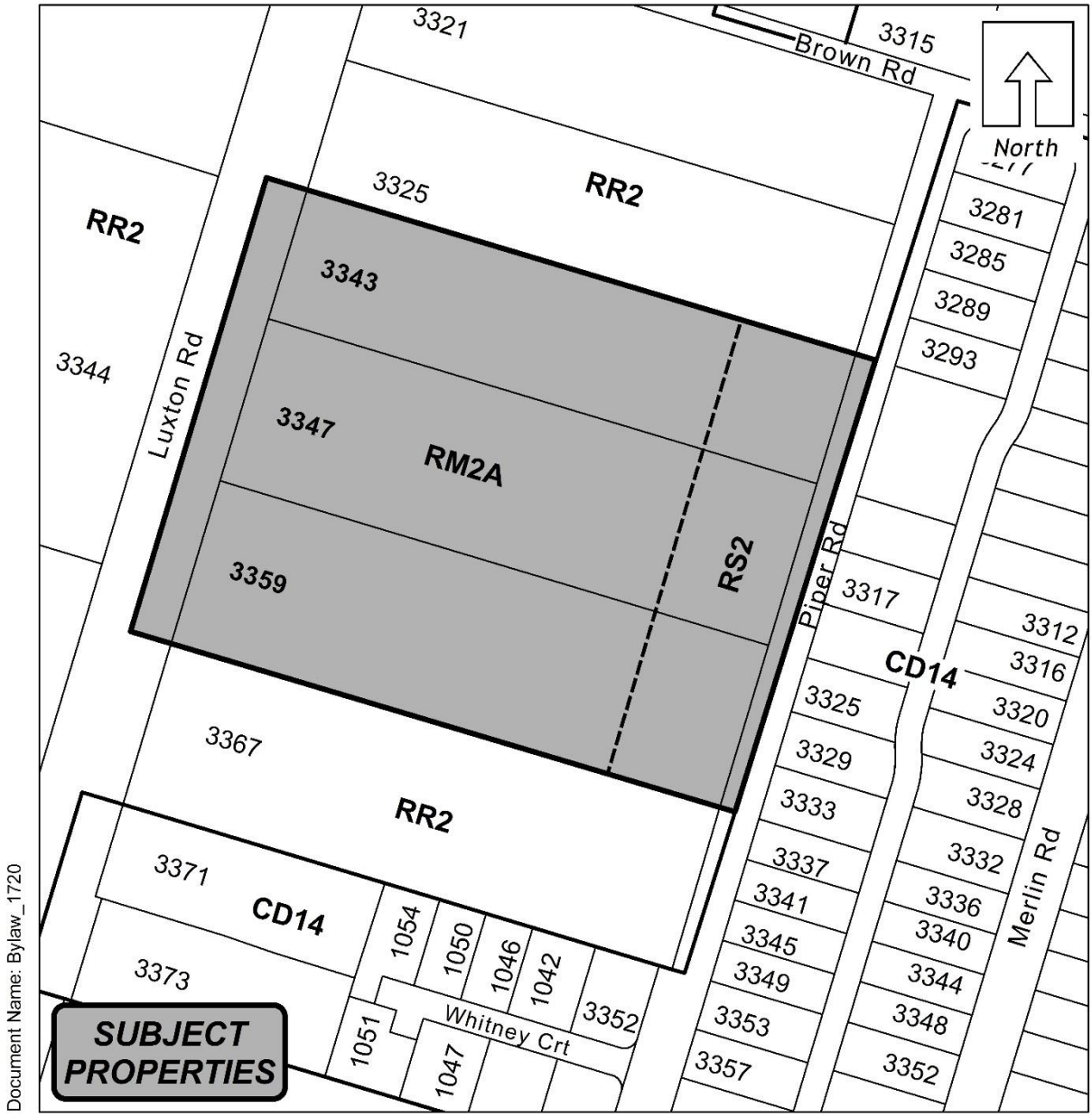
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1720

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1720

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/14/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: July 17, 2017

Department: Planning

Application No.: Z17-0032

Subject: **Bylaw No. 1725 - Application to Rezone a Portion of the Closed Spencer Road Right-of-Way from Tourist Commercial – Motel (CT1) to Mixed Use Residential Commercial A (MU1A) and Amend the Text of the MU1A Zone to Reduce the Minimum Lot Coverage for the Proposed Development at 2741, 2749, 2751, 2753, 2757, and 2761 Spencer Road and 996 Preston Way**

At the Regular Meeting of Council on June 8, 2017, Council adopted Road Closure Bylaw No. 1704 to close a portion of the Spencer Road right-of-way. In order to facilitate the development of this land as part of the proposed development of the adjacent land at 2741, 2749, 2751, 2753, 2757, and 2761 Spencer Road and 996 Preston Way, it must be rezoned from Tourist Commercial – Motel (CT1) to Mixed Use Residential Commercial A (MU1A).

A Development Permit application was recently submitted for the proposed development of these sites with a 128 unit multi-family residential building. During staff review of this application, it was noted that the proposed building covered only 28% of the site area. Section 6.51A.05(2) of the MU1A Zone requires a minimum lot coverage of 50%, so a text amendment to the MU1A Zone is required to facilitate this development as currently proposed.

The Spencer and Preston properties were originally rezoned to MU1A in 2011 to allow for the development of mixed use residential commercial uses, but site plans and elevation drawings were not provided at that time as the application was only intended to secure land use and density provisions. Subsequent to Council's approval of this application (Z11-0016), the MU1 Zone was split to create the MU1A Zone under Bylaw No. 1124, and the minimum lot coverage of 50% was added under Bylaw No. 1427.

COMMENTS

Staff have prepared Bylaw No. 1725 to rezone the closed portion of Spencer Road in accordance with Road Closure Bylaw No. 1704.

Despite the closure of a portion of Spencer Road through Bylaw No. 1725, the City has retained a Statutory Right-of-Way over the closed portion, preventing the construction of any buildings or permanent structures on that portion of the site. As a result, it is unlikely that the site could be developed in

accordance with the minimum 50% site coverage currently required by the MU1A Zone. If Council is of the opinion that the reduced lot coverage is warranted to facilitate the development as currently proposed, they may wish to give First Reading to Bylaw No. 1725. Conversely, Council may choose to direct the applicant to submit revised a site plan demonstrating the minimum 50% lot coverage required by the MU1A Zone.

A Public Hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1725, or Council may choose to waive the Public Hearing.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1725 as proposed;

OR

2. Take no action at this time with respect to Bylaw No. 1725.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:sh

CITY OF LANGFORD
BYLAW NO. 1725

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 **CT1 (Tourist Commercial – Motel) Zone** and adding to the **MU1A (Mixed Use Residential Commercial A) Zone** the closed portion of the Spencer Road right-of-way shown shaded on Plan No. 1 and attached to and forming part of this Bylaw.
2. By adding the following to Section 6.51A.05 of Zoning Bylaw No. 300:

   (5) Despite Article (2), the lot coverage of all buildings and structures shown shaded on Schedule AK, attached to and forming part of this Bylaw, may not be less than 20%.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

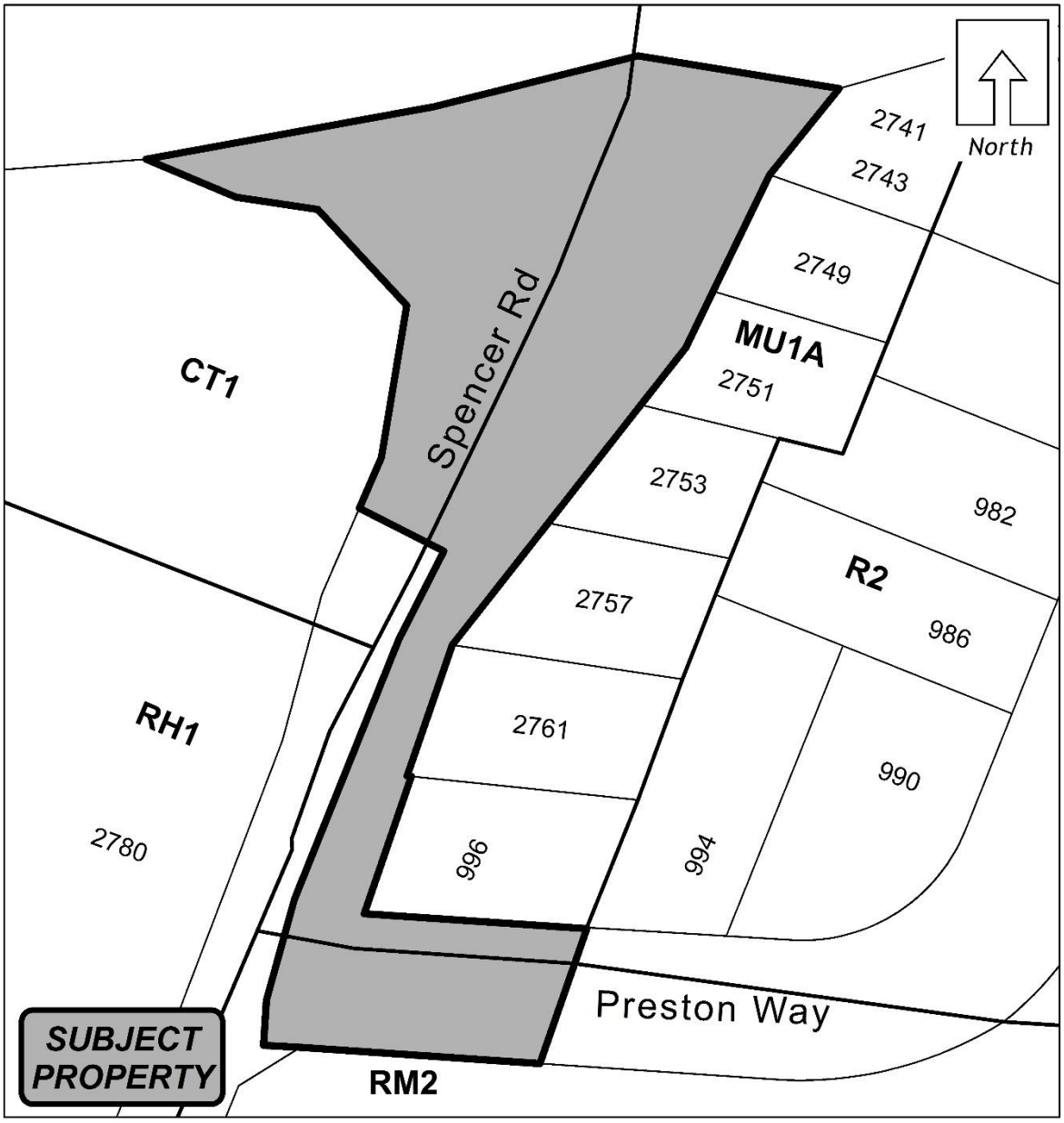
READ A THIRD TIME this day of , 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1725

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1725

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MAYOR

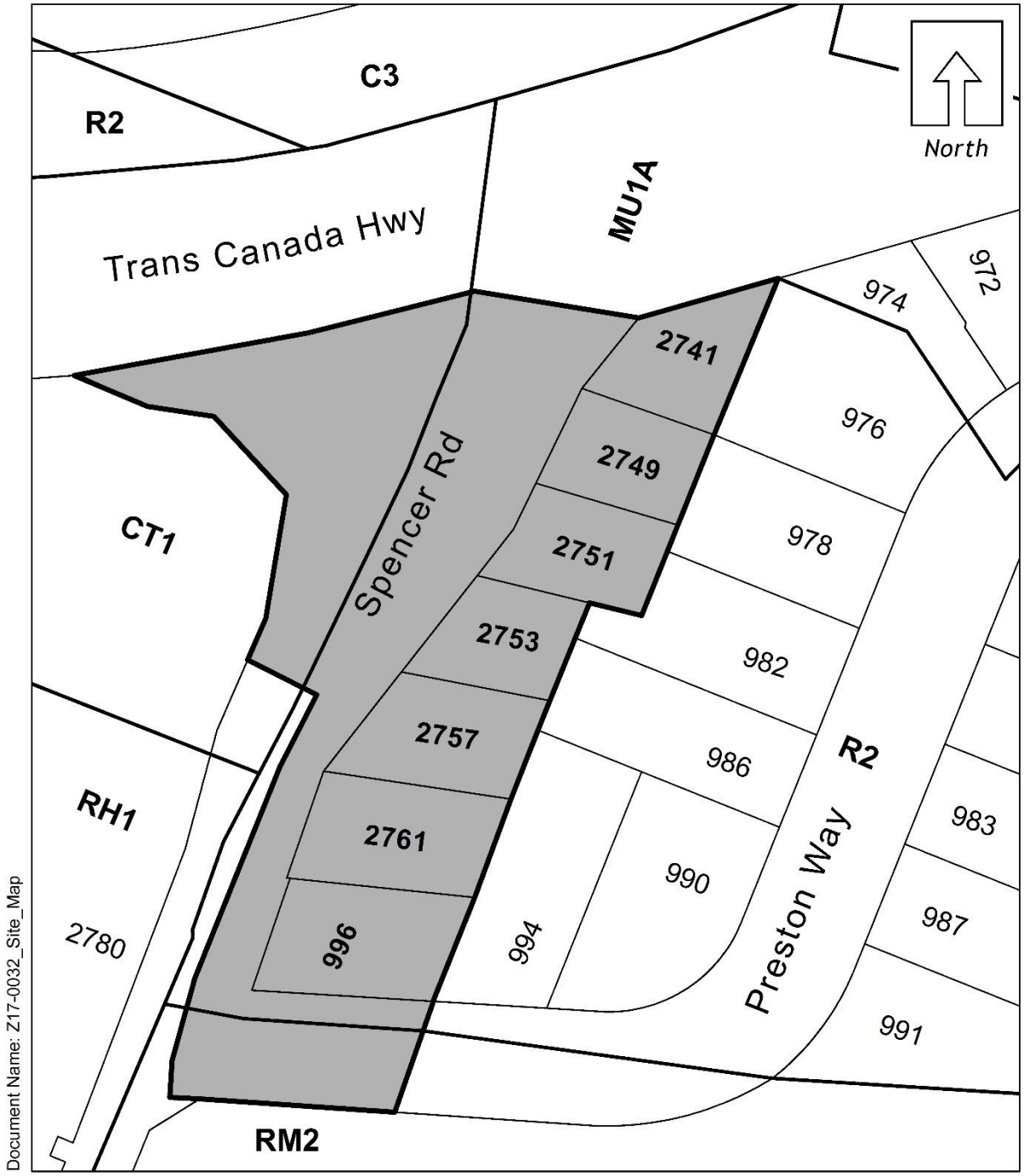
ADOPTION: _____

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CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/5/2017

SCHEDULE "AK" TO BYLAW No. 300



Scale: N.T.S.

Last Revised: 7/5/2017

City of Langford
www.cityoflangford.ca

July 17, 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 land matters and the potential provision of a new service under Section 90 (1) (e) and (k) of the Community Charter.
b) That Council continues the meeting in closed session.

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