CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, August 14th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1710 **5**
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".

b) BYLAW NO. 1680 **48**
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

c) BYLAW NO. 1682 **80**
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".

d) BYLAW NO. 1719 **113**
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".

e) BYLAW NO. 1720 **144**
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".

f) BYLAW NO. 1725 **171**
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – July 17th, 2017 **184**

5. PUBLIC PARTICIPATION

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0009 - 3296 Jacklin Rd **207**
b) DVP17-0014 - 1488 Pebble Pl **213**
c) TUP17-0003 - 2945 Jacklin Rd **216**

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – July 24th, 2017 220

1. **Application to Amend the Text of the One-Family Residential (R1) Zone to allow a Secondary Suite in an Accessory Building at 2874 Leigh Road**
2. **Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue**

8. REPORTS

a) Bylaw 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills Geothermal)
- **Staff Report (Engineering) 223**

b) Belmont Secondary Funding Request for Dry Grad
- **Staff Report (Parks) 227**

c) Bylaw 1734, Amendments to Langford Noise Suppression Bylaw No. 961
- **Staff Report (Administration)**

d) ALR17-0001 – 940 and 960 Latoria Rd
- **Staff Report (Planning) 249**

e) Quarterly Report
- **Staff Report (Land Development) 266**

f) Council to Consider Rescinding 2nd and 3rd Readings of Bylaw No. 1692, - Application to Rezone 3130 Jacklin Road from the R2 (One and Two Family Residential) to the RM7A (Medium Density Apartment A) Zone and Bylaw 1716 to amend the OCP designation from Neighbourhood to Mixed Use Employment
- **Staff Report (Planning) 279**

g) Bylaw No. 1723 – Application to Rezone Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision
- **Staff Report (Planning) 281**

9. BYLAWS

a) BYLAW NO. 1503 284
Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".
(FIRST, SECOND AND THIRD READINGS)

b) BYLAW NO. 1580 286
"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".
(ADOPTION)

c) BYLAW NO. 1680 294
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".
(SECOND AND THIRD READINGS)

d) **BYLAW NO. 1682** **297**
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

e) **BYLAW NO. 1686** **300**
"Road Closure Bylaw No. 1686 (Bryn Maur Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

f) **BYLAW NO. 1716** **307**
"Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".
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g) **BYLAW NO. 1692** **310**
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h) **BYLAW NO. 1710** **313**
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(SECOND AND THIRD READINGS)

i) **BYLAW NO. 1713** **316**
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"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017."
(ADOPTION)

k) **BYLAW NO. 1719** **320**
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

l) **BYLAW NO. 1720** **323**
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(SECOND AND THIRD READINGS)

m) **BYLAW NO. 1723** **326**
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(FIRST READING)

n) **BYLAW NO. 1725** **328**
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".
(SECOND AND THIRD READINGS)

o) **BYLAW NO. 1726** **331**
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".
(FIRST READING)

p) **BYLAW NO. 1727** **333**
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
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q) **BYLAW NO. 1729** **338**
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r) **BYLAW NO. 1734** **345**
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
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"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
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t) **BYLAW NO. 1721** **348**
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(FIRST READING)

11. <u>ADJOURNMENT</u>

PUBLIC HEARING
Monday, 14 August 2017

Bylaw No. 1710
File No. Z17-0023

A Bylaw to Rezone 2839 Jacklin Rd; 862 Orono Ave; 864 Orono Ave; 866 Orono Ave from the MU1 (Mixed-Use Residential Commercial) Zone to the MU2 (Mixed-Use Residential Commercial 2) Zone to permit the construction of two 6 storey apartment buildings made up of approximately 123 dwelling units.

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 17th day of July, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

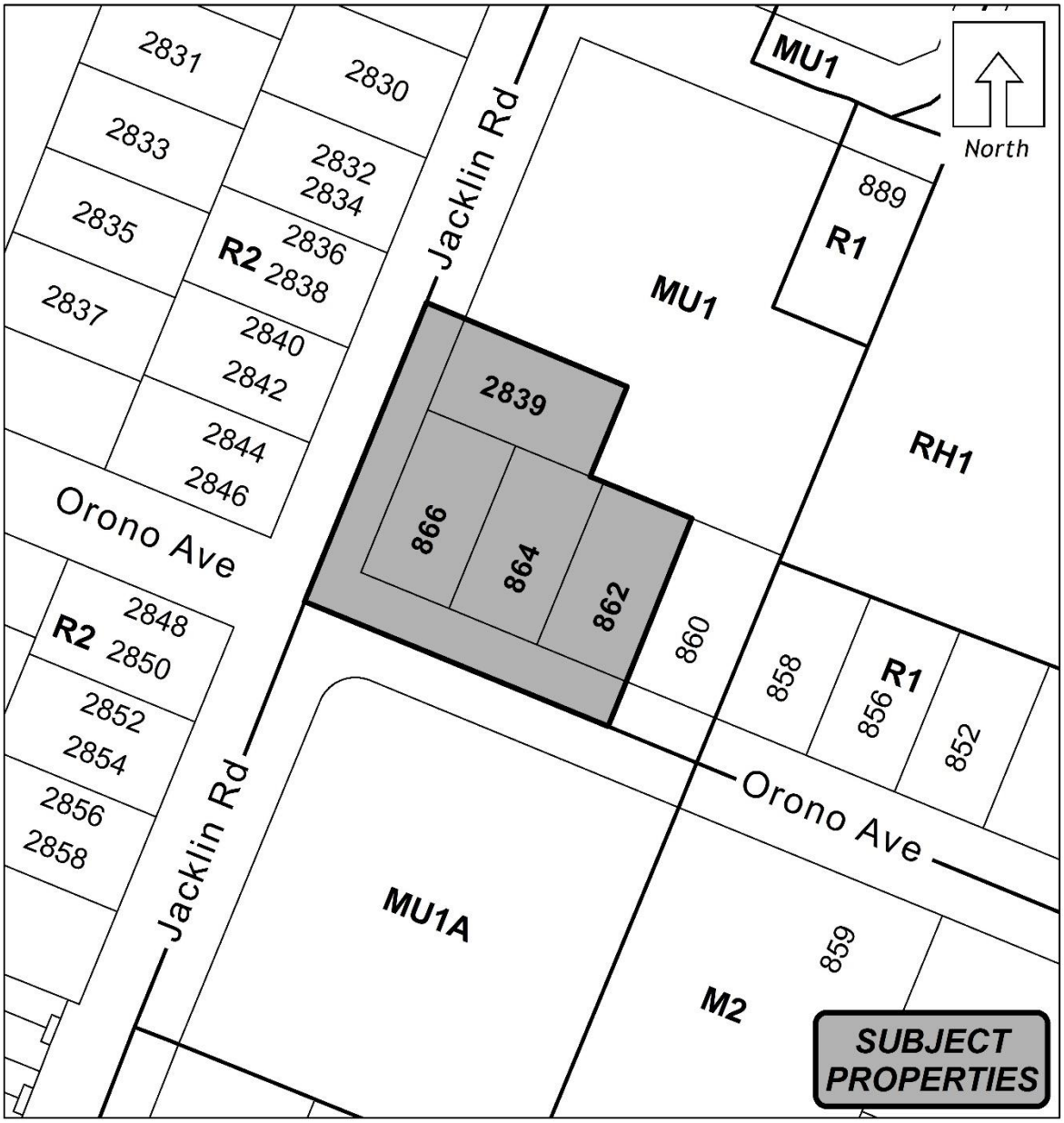
READ A THIRD TIME this day of, 2017.

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
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. 1710. 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2839 Jacklin Road, 862, 864 and 866 Orono Avenue	
File	Z17-0023	Bylaw Number: 1710
Official Community Plan	Current: City Centre	Proposed: City Centre
Zoning	Current: MU1	Proposed: MU2
Proposal	To permit the construction of two 6 storey apartment buildings	

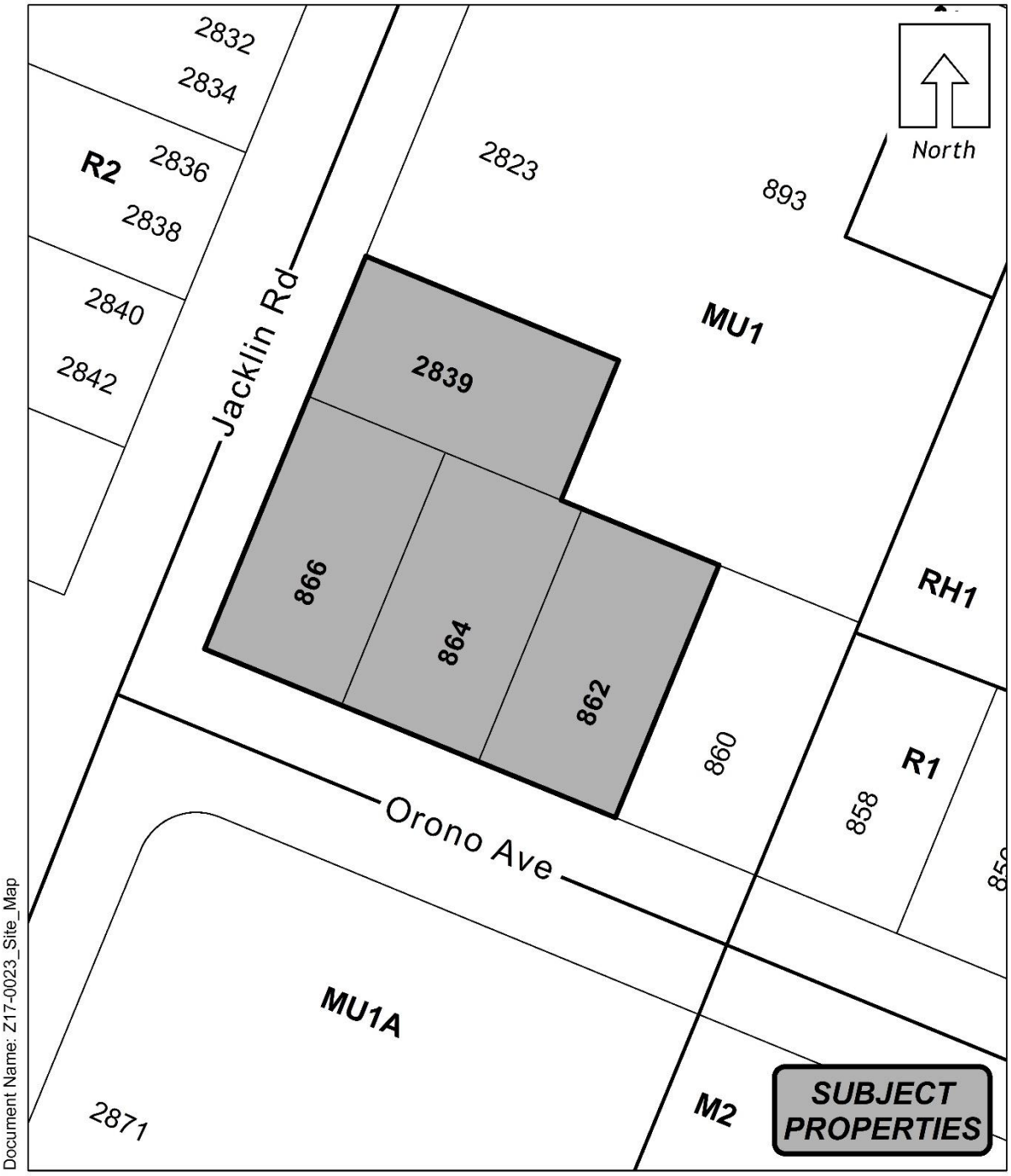
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0023)

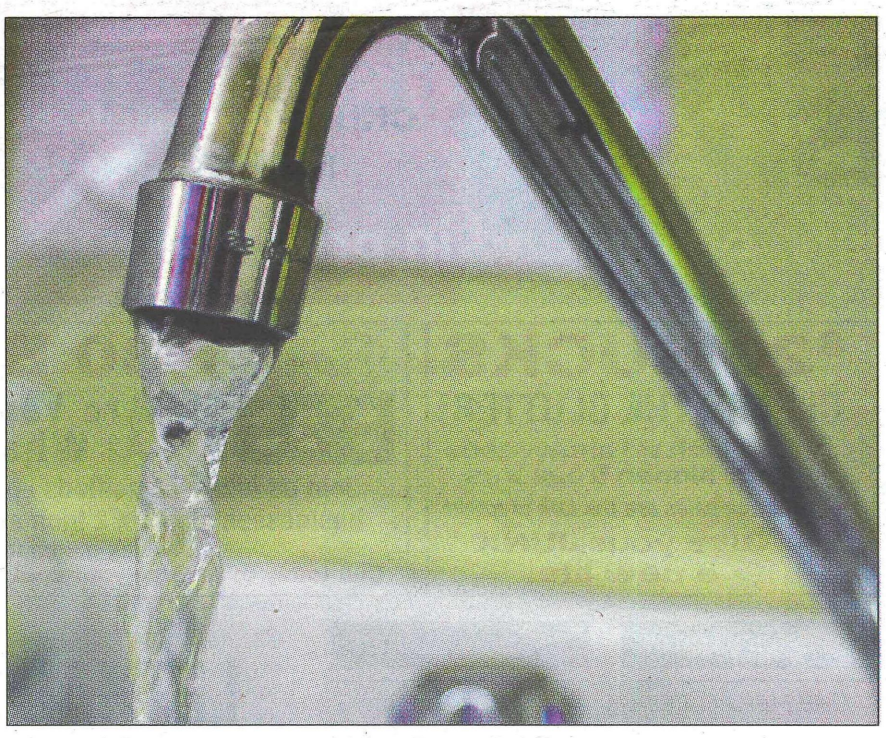
862, 864, 866 Orono Ave & 2839 Jacklin Rd



Document Name: Z17-0023_Site_Map

Scale: N.T.S.

Last Revised: 5/5/2017



The Capital Regional District is treating the local water system after higher than normal levels of coliform bacteria in the Sooke Lake Reservoir.
(BLACK PRESS FILE PHOTO)

CRD water still safe to drink

District increases disinfectant dosage

Kendra Wong
Black Press

Greater Victoria residents may find their drinking water tastes slightly different – but it's no cause for panic.

The Capital Regional District (CRD) has increased the disinfectant dosage (both ultraviolet and chloramination) in the water as a precaution to reduce concentrations of coliform, which may result in a slight chlorine taste and odour in the water.

It remains safe to drink.

According to the CRD, there are higher than normal levels of total coliform bacteria in the Sooke Lake Reservoir, the primary drinking water resource for the Regional Water Supply System serving Greater Victoria.

Total coliform bacteria are naturally occurring in raw, untreated water and concentrations fluctuate.

Staff are monitoring the quality and safety of the water closely.

editor@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

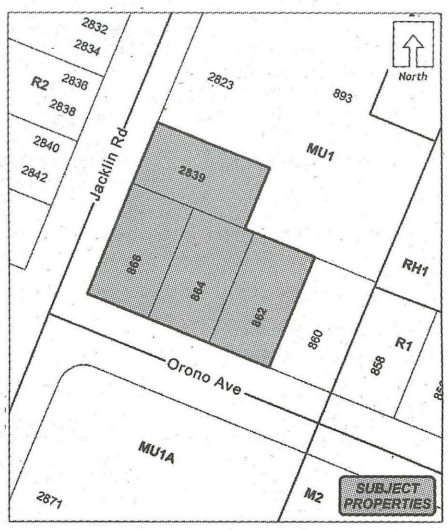
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No.1710. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 14 August 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. 1710 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. 1710 from MU1 (Mixed Use Residential Commercial) to MU2 (Mixed Use Residential Commercial 2) to permit the construction of two 6 storey apartment buildings.**

Applicant: **Trevor Doyle with Western Canadian Properties Group**

Location: **The land that is the subject of Bylaw No. 1710 is 2839 Jacklin Road with 862, 864 and 866 Orono Avenue 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, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

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NBA's Raptors to host training camp at UVic

Raps to hold training camp at CARSA from Sept. 26 to 29

Travis Paterson
News Staff

Basketball fans in Greater Victoria will be in for a thrill as the Toronto Raptors are bringing their annual training camp to the University of Victoria from Sept. 26 to 29.

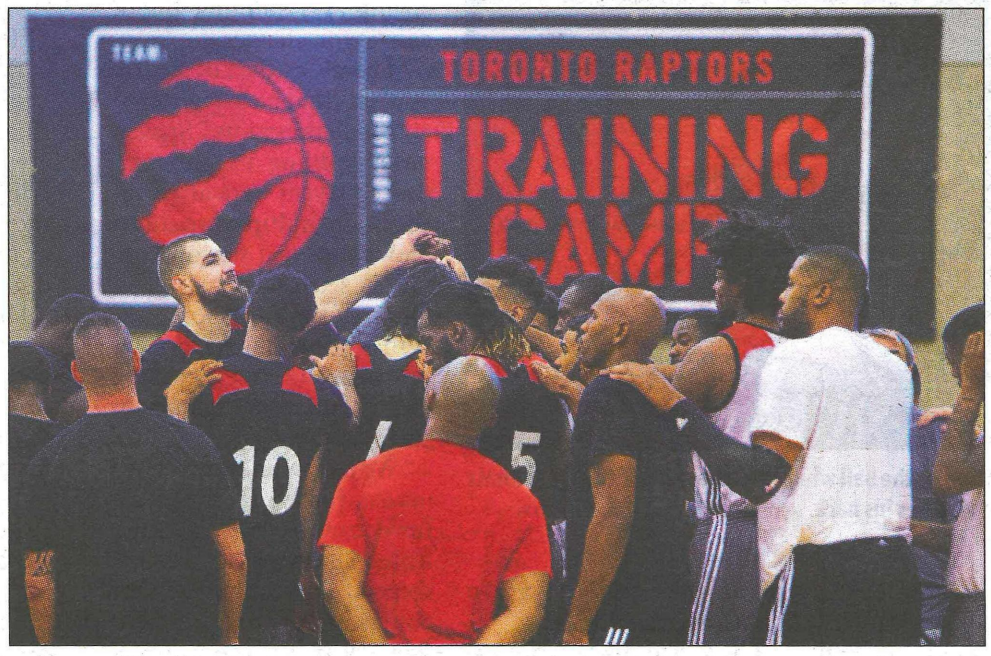
The NBA franchise announced last week that head coach Dwane Casey and the team will hold training camp at UVic's new $70 million Centre for Athletics, Recreation and Special Abilities (CARSA).

It's the fourth consecutive year the Raptors will hold training camp in B.C. and the fifth time in team history.

The Raptors will hold an open intra-squad game Thursday, Sept. 28. All other practice sessions will be closed to the public.

Tickets to the intra-squad game will be by donation. How they'll be distributed will be managed between the Raptors and Vikes.

A detailed training camp schedule, along with information for the open practice will be released at a later date. That includes semi-private coaching clinics for community basketball groups.



The Toronto Raptors are coming to University of Victoria for training camp from Sept. 26 to 29. *KEVIN LIGHT PHOTO*

The Raptors' four-day camp at UVic precedes two NBA preseason games in Hawaii against the L.A. Clippers on Oct. 1 and 2.

"It's an honour to visit a different part of Canada and prepare for our season in the first-class facilities at the University of Victoria," said Casey in a release. "We are extremely proud being Canada's only NBA franchise. Our players and staff feel enthusiasm for basketball in every city we have visited. We don't ever want to take that for granted."

Clint Hamilton, director of athletics and recreation at the University of Victoria, said CARSA was designed to invite this type of opportunity.

> *"We look forward to providing a high-quality environment for the Raptors."*
>
> **– Clint Hamilton**

"This will be great for our community as we welcome Canada's NBA team to UVic and our CARSA facility. We look forward to providing a high-quality environment for the Raptors players and staff as they begin their journey towards a championship in the 2017/18 season."

This will be the ninth time the Raptors have held a portion of camp outside the province of Ontario. In addition to Victoria, the team has trained in Vancouver (2010, 2014, 2015 and 2016), Halifax (2011 and 2012), Treviso and Rome, Italy and Madrid, Spain as part of NBA Europe Live in 2007, and Buffalo, N.Y. (2000 and 2001).

editor@goldstreamgazette.com

Belmont volleyball stars continue to dominate

Rick Stiebel
News Gazette staff

Instead of taking the summer off, Belmont volleyball players have been hard at work increasing their net presence indoors and outdoors.

The defending AAAA B.C. high school champions have kept their skills sharp with strong showings on the indoor court and at the beach as well. Savannah Purdy earned a spot on the B.C. U-18 indoor squad and helped the team earn a sixth-place finish at the U.S. High Performance Championships in Florida. The team's strong performance against regional teams included a victory over Team Canada.

Team B.C., which also includes Oak Bay player Erin Mutch, is representing the province at the Canada Summer Games, which continue in Winnipeg this week.

Belmont players Taylee Pompionio, Jocelyn Sherman and Gracie May were selected to the U-16 B.C. team and competed against the top teams in Canada at the National Team Challenge Cup, which took place July 15 to 19 in Richmond, B.C. Pompiono and Sherman led Team Blue to a silver medal, losing the final to Ontario 1. Gracie, playing on Team Red, defeated Ontario 2 to earn a bronze medal.



The U-18 Team B.C. in Florida for the U.S. High Performance Championships. *(PHOTO CONTRIBUTED)*

Meanwhile, back on the beach, Belmont's Hannah May and Olivia Godek made it to the final at the Vancouver Open qualifier. The pair, both 16, came up just short of a shot at competing against pro players. Hannah's older sister, Gracie, teamed up with partner Arden Copping from Vancouver to win the U-16 Beachfest Tournament in July in Vancouver. All of the girls, with the exception of Purdy, competed in the Beach B.C. Championships Aug. 5 to 7 in Vancouver (after the *Gazette's* print deadline).

A successful showing means they'll qualify for a spot on Team B.C. Beach, which will represent the province at the Seaside Tournament in Oregon on Aug. 10 to 13.

reporter@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

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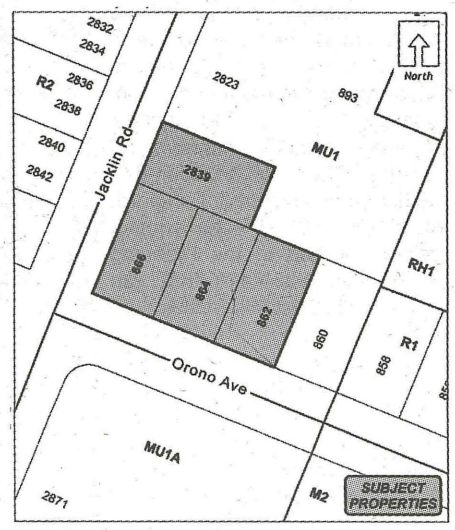
Proposal: **The purpose of Bylaw No. 1710 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1710 from MU1 (Mixed Use Residential Commercial) to MU2 (Mixed Use Residential Commercial 2) to permit the construction of two 6 storey apartment buildings.**

Applicant: **Trevor Doyle with Western Canadian Properties Group**

Location: **The land that is the subject of Bylaw No. 1710 is 2839 Jacklin Road with 862, 864 and 866 Orono Avenue as 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, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



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.

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

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

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.

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.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

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."

CARRIED.

9. BYLAWS

a) BYLAW NO. 1668
"Road Closure Bylaw No. 1668 (Redington Road), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1668.

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1673.

CARRIED.

c) BYLAW NO. 1679
"Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017"
(ADOPTION)

CARRIED.

h) BYLAW NO. 1692
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1692 Second and Third Reading.

CARRIED.

i) BYLAW NO. 1695
"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1695.

CARRIED.

j) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1705 Second and Third Reading.

CARRIED.

k) BYLAW NO. 1710
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1710 First Reading.

CARRIED.

l) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017"

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**June 10, 2017**
Department:	**Planning**
Application No.:	**Z17-0023**
Subject:	**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.**

PURPOSE

Trevor Doyle has applied on behalf of Becher Bay Log Booming Ltd to rezone 2839 Jacklin Road and 866, 864 and 862 Orono Avenue from MU1 (Mixed Use Residential Commercial 1) zone, to MU2 (Mixed Use Residential Commercial 2) zone to permit the construction of two 6 storey apartment buildings made up of approximately 123 dwelling units.

BACKGROUND

PREVIOUS APPLICATIONS

On December 2nd, 2003, DP03-59 for the clearing of trees and vegetation on 866 Orono Avenue in order to allow for the placement of a single family dwelling onto the site from a different location.

On November 1, 2004 Council adopted Bylaw No. 869 and Bylaw No. 870 (OCP04-08 and Z04-17) which amended the Official Community Plan designation of 860, 862, 864 and 866 Orono Avenue and 2825 and 2839 Jacklin Road from Residential Area 40 -60 Units Per Acre to Mixed Use Transition designation and rezoned the subject properties from R1 (one family residential) to MU1 (Mixed Use Residential Commercial) in order to permit future development on these parcels.

Table 1: Site Data

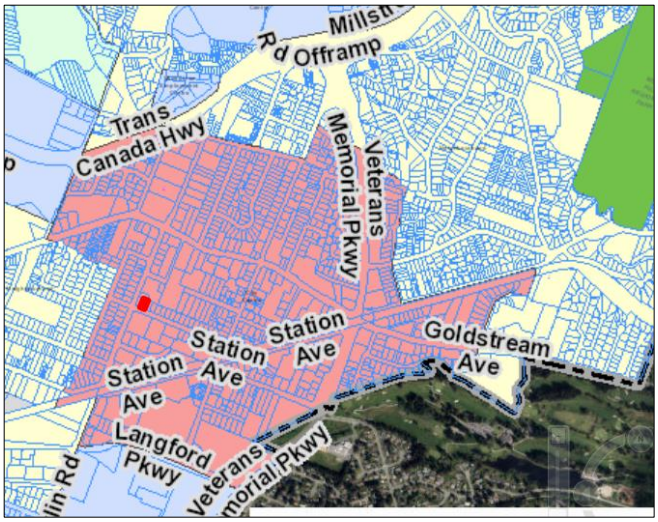
Applicant	Trevor Doyle	
Owner	Becher Bay Log Booming Ltd	
Civic Address	2839 Jacklin Road 866 Orono Avenue 864 Orono Avenue 862 Orono Avenue	
Legal Description	LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 27399 (2839 Jacklin Road); LOT 1, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800 (866 Orono Ave); LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800 (864 Orono Ave); LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800 (862 Orono Ave)	
Size of Properties	Building "A" Lot: 1871.3 m^2 Building "B" Lot: 1026.6 m^2	
DP Areas	Downtown Development Permit Area	
Zoning	Existing: MU1 (Mixed – Use Residential Commercial) zone	Proposed: MU2, Mixed - Use Residential Commercial, zone
OCP Designation	Existing: City Centre	Proposed: No Change

SITE AND SURROUNDING AREA

The subject properties are situated at the corner of Jacklin Road and Orono Avenue, an area within the Downtown City Centre that is transitioning from single family dwellings to higher density developments including residential and commercial mixed buildings. On a slight slope, the property addressed off of Jacklin Road is vacant and contains a variety of trees, including several douglas firs and large arbutus. Properties addressed off of Orono Drive contain one level single family dwellings facing Orono Drive, two of which contain driveways that access Orono Avenue directly. The vacant property, at the corner of Jacklin and Orono Avenue, is accessed via Jacklin Road. Across from the subject properties, also on the corner of Jacklin Road and Orono Avenue, is a four story mixed use residential and commercial building. Surface parking for this building is located in the middle of the site, while access to the parking is off of Orono Avenue.

Figure 1: showing existing properties at the corner of Jacklin Road and Orono Avenue and City Centre designation within Langford's OCP.





Properties on the east side of Jacklin Road, from the downtown to West Shore Town Centre mall, have continued to be redeveloped into mixed use apartment buildings, townhomes and commercial developments. The west side of Jacklin Road abuts residential zoning and has seen a slower uptake in redevelopment perhaps due to its slightly further distance from the downtown core and its location on the edge of the City Centre designation within the Official Community Plan.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (2823 Jacklin Road)	MU1, Mixed Use Residential Commercial zone	four story residential building
East (860 Orono Avenue)	MU1, Mixed Use Residential Commercial zone	single family dwelling
South (2871 Jacklin Road)	MU1A, Mixed Use Residential Commercial A zone	four story mixed use residential and commercial building
West (2836-2846 Jacklin Road)	R2, One and Two Family Residential zone	attached two family dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

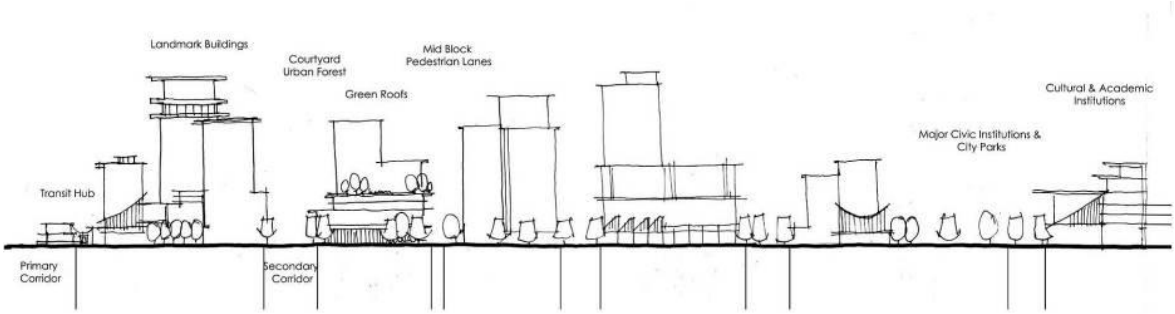
The project is compatible with some major principles guiding development in the City Centre. The proposed development is offering higher density housing in close proximity to downtown services and amenities, while providing connections to established areas in the community via public transit, bicycle lanes and pedestrian walkways.

To date, Council has approved other mixed-use and high density residential development applications, in close proximity to the subject site.

City Centre

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

A Concept for the City Centre



Development Permit Areas

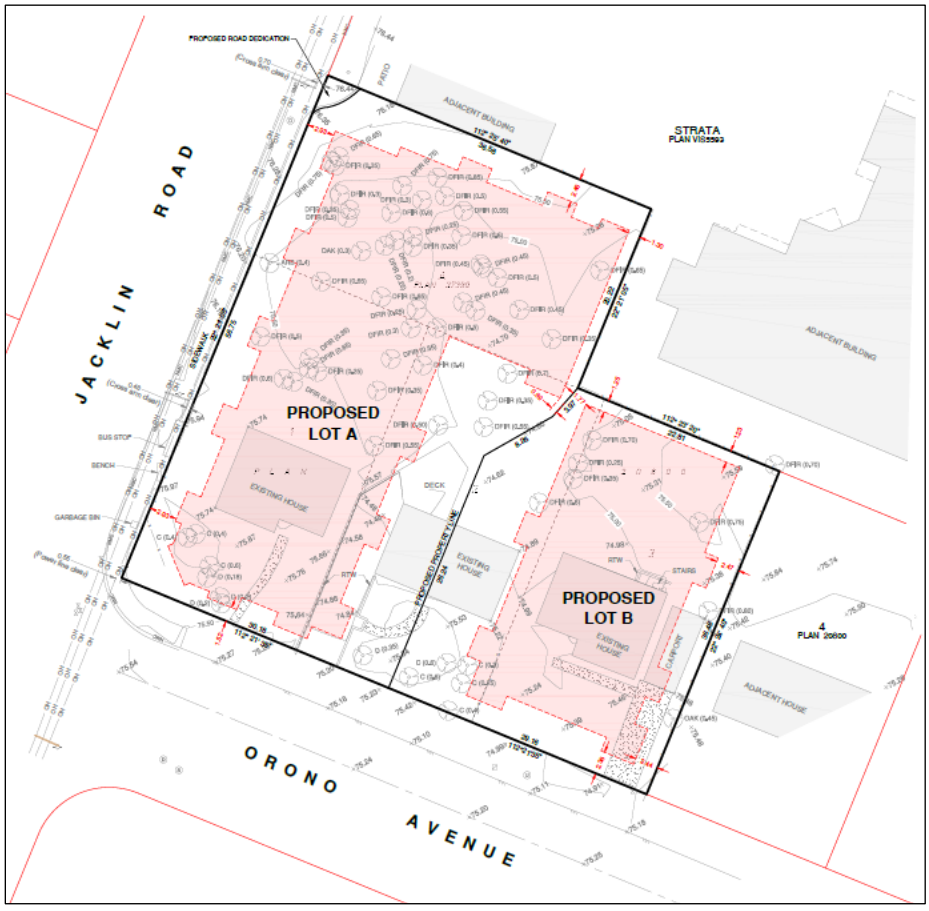
The subject properties are within the Downtown Development Permit Area, therefore a Development Permit is required to ensure form and character attributes align with this designation as well as with the multi-residential form and character guidelines.

COMMENTS

Development Proposal

The applicant is proposing to consolidate the four parcels to create two parcels on which to construct two 6 storey residential buildings. Between the two buildings there will be approximately 123 residential units, a mix of one and two bedrooms, which will be offered as rental accommodations. As the applicant wishes to subdivide the property between the two buildings Building "A" and Building "B" will be owned separately but access, parking, storage and amenities will be shared between the two buildings.

Figure 2: Proposed site plan showing subdivision between buildings "A" and "B":



The applicant is proposing setbacks to property lines that are in excess of what is required when the property line abuts another property line within the City Centre Official Community Plan designation. Therefore no setback variances are required for either Building "A" or Building "B".

Table 3: Proposal Data

	Permitted by MU1 (Current Zoning)	**Permitted by MU2(Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	apartments	apartments	apartments
Subdivision Requirements, FAR	700 m^2 ; 2.5 FAR	695 m^2, width of 15.2 m and no depth less than 34 m; 4.5 FAR	Building A Lot: 1872.3 m^2 Building B Lot: 1026.6 m^2 Building A FAR: 3.72 Building B FAR: 3.43
Height	6 storeys	10 storeys	6 storeys
Site Coverage	90% max., 50% min.	90% max.	Building A: 62.4% Building B: 56.6%
Front Yard Setback	2 m	1.2 m	Building A: 2.93 m Building B: 2.37 m
Interior Side Yard Setback	0 m	0 m	Building A: 2.46 m Building B: 1.77 m and 2.44 m
Exterior Side Yard Setback	2 m	1.2 m	Building A: 1.52 m Building B: no ext. lot line
Rear Yard Setback	7.5 m	0 m	Building A: 1.30 m Building B: 1.23 m
Parking Requirement (Apartment in City Centre as shown on Map 2 in Bylaw No.1200)	1 parking space per dwelling unit, 5 visitor parking spaces for proposals in excess of 21 units		Building A parking required: required: 78 units, 78 stalls and 5 visitor stalls Provided: 112 parking stalls Building B: 45 stalls and 5 visitor stalls Provided: 30 parking stalls
Bicycle Parking Requirement	1 bicycle parking stall or storage per residential unit		Building A: 0* Building B: 123 bicycle parking stalls

BUILDING AND SITE DESIGN

Langford's Official Community Plan lays out guidelines for the design of multi-residential buildings with in the City Centre. As a corner site, within a high traffic area of the Jacklin Road corridor, the building should exemplify the attributes of a good design as described within the Official Community Plan:

- Corner buildings should be sited in a manner that will be conducive to natural pedestrian movements at ground level.
- New development should reflect a pedestrian scale by ensuring that buildings do not overwhelm adjacent pedestrian areas.
- Parking should be internalized, or provided at the back and side of new development.
- The character of the Downtown should be defined as a high quality environment that is distinguished by its organized, but varied façades with superior detailing and signage.
- Architectural components shall be used to differentiate one face of the building from another. The design of structures should be architecturally compatible with other structures through the use of similar and complementary forms, materials and scale
- Recesses, overhangs, canopies and sunscreens should be used to articulate the building façades. Monolithic building expression that results in box-like structures with little superficial articulation shall be discouraged.

The applicant is proposing a design that includes balconies and entrances on the lower levels, bringing the building into scale with the street. Private at grade patios will enhance this street presence. As well, the recessed facades and balconies along with the varied roof designs will articulate the building and make it a visually interesting focal point along the Jacklin Road corridor. Contained, underground parking and access off of Orono Avenue will keep parking off of streets and enhance the pedestrian area making the site an accessible way of travel for pedestrians.

The design and orientation of the proposed residential development, as controlled by a form and character Development Permit, should mitigate the effect of this building's proximity to the adjacent single-family dwelling unit on Orono Avenue and across the street along Jacklin Road. Council may wish to request that the applicant register a covenant on title that requires that the form and character of the building not be significantly altered from what is proposed in this rezoning application. The form and character of the proposed building would be an asset to the city at this location.

Figure 3: Artist Rendition of Proposed Building "A" Façade, View from Jacklin Road



LANDSCAPING

Landscaping for the proposed development will include plantings along the Jacklin frontage, enhancing this streetscape. An amenity space in the form of an open air courtyard between the two buildings is also proposed to be landscaped. Fencing and hard landscaping is being included along the perimeter of the proposed development.

The current regulations within the MU2 zone require 1 m width of landscape screening, along interior property lines, when the adjacent parcel is zoned for multi-residential uses or residential uses. This requirement is reduced to 0 m when the adjacent parcels are both zoned MU2. As the intent of this rule is to allow fluidity between adjacent developments zoned Multi-residential, the regulation should allow for a reduction to 0 m of landscaping whenever adjacent parcels are zoned for multi-residential uses, not just the MU2 zone. Therefore this rezoning application will include an amendment to the MU2 zone that removes the requirement for any landscaping between two adjacent multi-residentially zoned parcels.

Figure 4: Elevation plans showing landscaping and screening



ACCESS AND PARKING

Access to the parking is proposed on Orono Avenue, in between the two proposed buildings, and will be provided within a two level underground parkade that will also provide bicycle storage, mechanical/electrical rooms, and garbage and recycling facilities. Parking stalls are being provided in accordance with Zoning Bylaw No.300, and will include 142 parking stalls, 123 for the dwellings and 10 visitor parking stalls, which aligns with the parking ratios required within the City Centre area.

Due to the proposed subdivision, Building “A” will require 78 resident parking stalls and 5 visitor parking stalls but is proposing to provide 112 stalls. Building “B” requires 45 resident parking stalls and 5 visitor parking stalls, however only 30 parking stalls are provided onsite. As per Langford’s Zoning Bylaw No. 300, section 4.01.04, required vehicle parking stalls for apartment buildings must be provided on the same site as the building, therefore a variance will be required in order to address this deficiency in the number of required in parking on the site of Building “B” on the condition that the deficient stalls will be provided on the parcel that contains Building “A” and secured within an easement registered on title. The applicant

will also be required to enter into an access easement between the two buildings for access to vehicle parking, bicycle storage and garbage and recycling facilities. Council may wish to secure this easement prior to Bylaw Adoption.

In accordance with section 4.01.01, bicycle parking must be provided at a ratio of one bicycle stall per unit. The applicant has provided 123 bicycle stalls on the parcel as Building "B." Council may wish to authorize the Director of Planning to authorize a variance of the required bicycle stalls from the required 78 to 0 for Building "A" on the condition that the applicant enter into an agreement similar to the agreement for parking, and that it be secured on title.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Several bus stops are located adjacent to the subject site that provide service through Downtown Langford and the Greater Victoria area. The subject property is also considered to be within walking distance to West Shore Centre, the major West Shore Bus Exchange. As well bicycle lanes and sidewalks along Jacklin Road encourage pedestrian movement and promote modes of active transportation.

ROAD DEDICATION & FRONTAGE IMPROVEMENTS

Currently the existing sidewalk along Jacklin Road is on private property which was permitted by the previous owners. With the proposed development, road dedication will be required to bring this sidewalk onto public property. The corner of Jacklin Road and Orono Avenue, an area of approximately 5 m by 5 m will also need to be dedicated as City property, as was required for at the opposite corner, across Orono Avenue.

A left hand turn lane is required on Orono Avenue turning left onto Jacklin Road. A left hand turn lane will also be required on Orono Avenue turning left into the property.

Frontage improvements along Jacklin may include boulevard plantings, and additional street lighting. Frontage improvements on Orono Avenue may also include a landscaped boulevard, sidewalk, street lighting and a bike lane.

All improvements and road dedications will be to the standards of Bylaw No.1000 and subject to the approval of the Director of Engineering.

INFRASTRUCTURE

Sewer connections are available along Jacklin Road and Orono Avenue and no sewer extensions are required to reach the subject property. As well, the sewer already extends the full frontage of the properties, so no additional sewer infrastructure is required, except for what is required to serve the new buildings.

The applicant will address the proximity to overheard hydro lines through the construction of the building as well as through land agreements with BC Hydro.

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. As well a Construction Parking Management plan, as a condition of rezoning the subject property, will be required prior to building permit issuance.

NEIGHBOURHOOD CONSULTATION

The applicant will engage nearby property owners regarding the application to rezone the subject properties.

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.
As all units are proposed to be rental accommodation, they qualify for a 75% reduction to the Amenity Contribution fees.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution (reduced 75%)**	**Total**
Affordable Housing Reserve Fund	$152.50	$18,757.50
General Amenity Reserve Fund	$381.25	$46,893.75
TOTAL POLICY CONTRIBUTIONS	**$533.75**	**$65,651**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total @123 units**
Roads	$3,188	$392,124
Park Improvement	$1,890	$232,470
Park Acquisition	$1100	$135,300
Incremental Storage Improvement Fees	$331.65	$40,792.95
Integrated Survey Area	$35	$70 (two lots created)
Subtotal (DCCs paid to City of Langford)	**$8,125.65**	**$800,756.95**
CRD Water	$1493.63	$183,716.49
School Site Acquisition	$419	$51,537
TOTAL (estimate) DCCs	**$10,247.28**	**$1,036,010.44**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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. $610 per unit towards the General Amenity Reserve Fund ;

        ii. $1525 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;"

OR Option 2

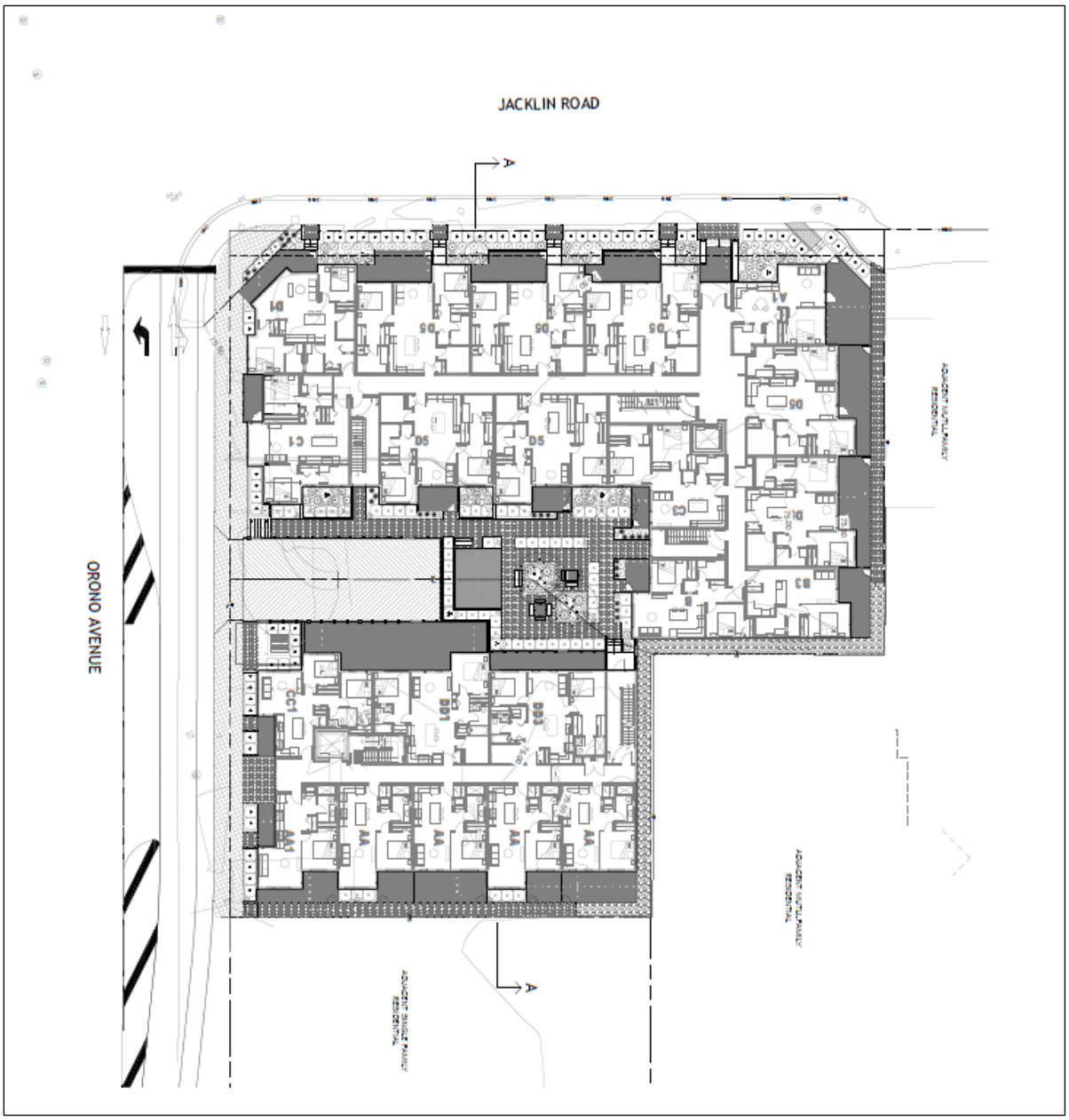
4. Reject this application for rezoning.

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:	Jim Bowden, Chief Administrative Officer

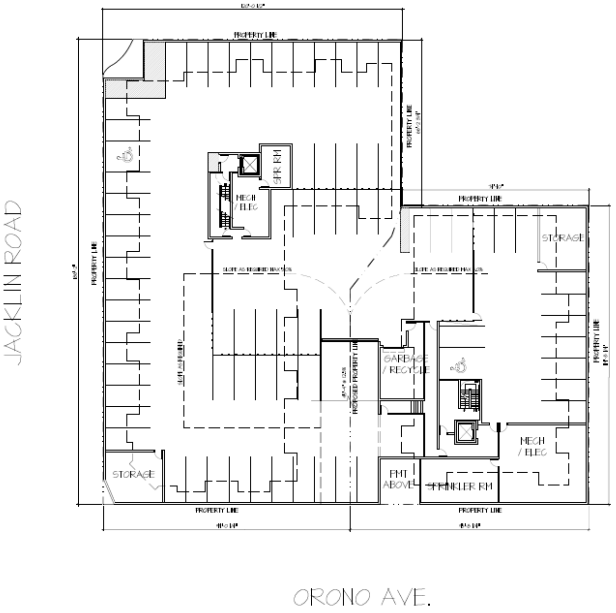
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Appendix A

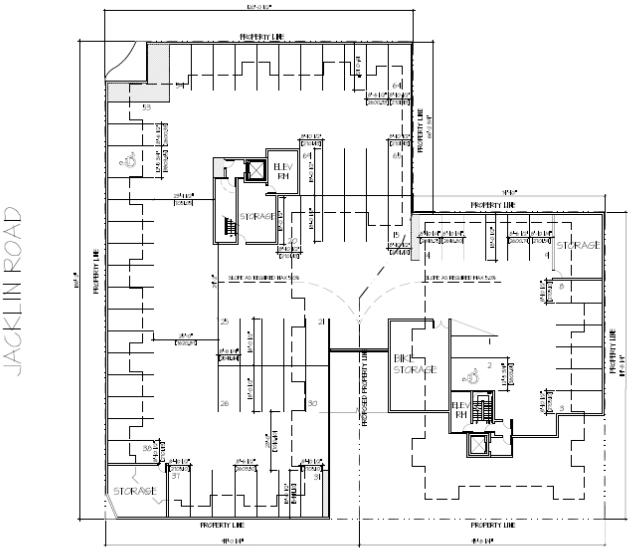
PROPOSED SITE PLAN/LANDSCAPING PLAN



Appendix B
PROPOSED PARKING LEVEL 1



PROPOSED PARKING LEVEL 2



Appendix C

PROPOSED FAÇADE



Appendix D
BYLAW 1710

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 the current text in subsection 6.56.09(a) and replacing it with the following:

   "A landscape and screening area not less than 1 m in width containing a decorative fence together with decorative planting of not less than 1.8 m in height will be provided along all lot lines."

2. By deleting the current text in subsection 6.56.09(b) and replacing it with the following:

   "Notwithstanding Article (1)(a) above, the landscaping and screening area may be reduced to 0 m along any interior lot line, where the interior lot line adjoins a lot that is zoned Mixed-Use Residential Commercial or Multi- Residential."

3. 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.

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)
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.

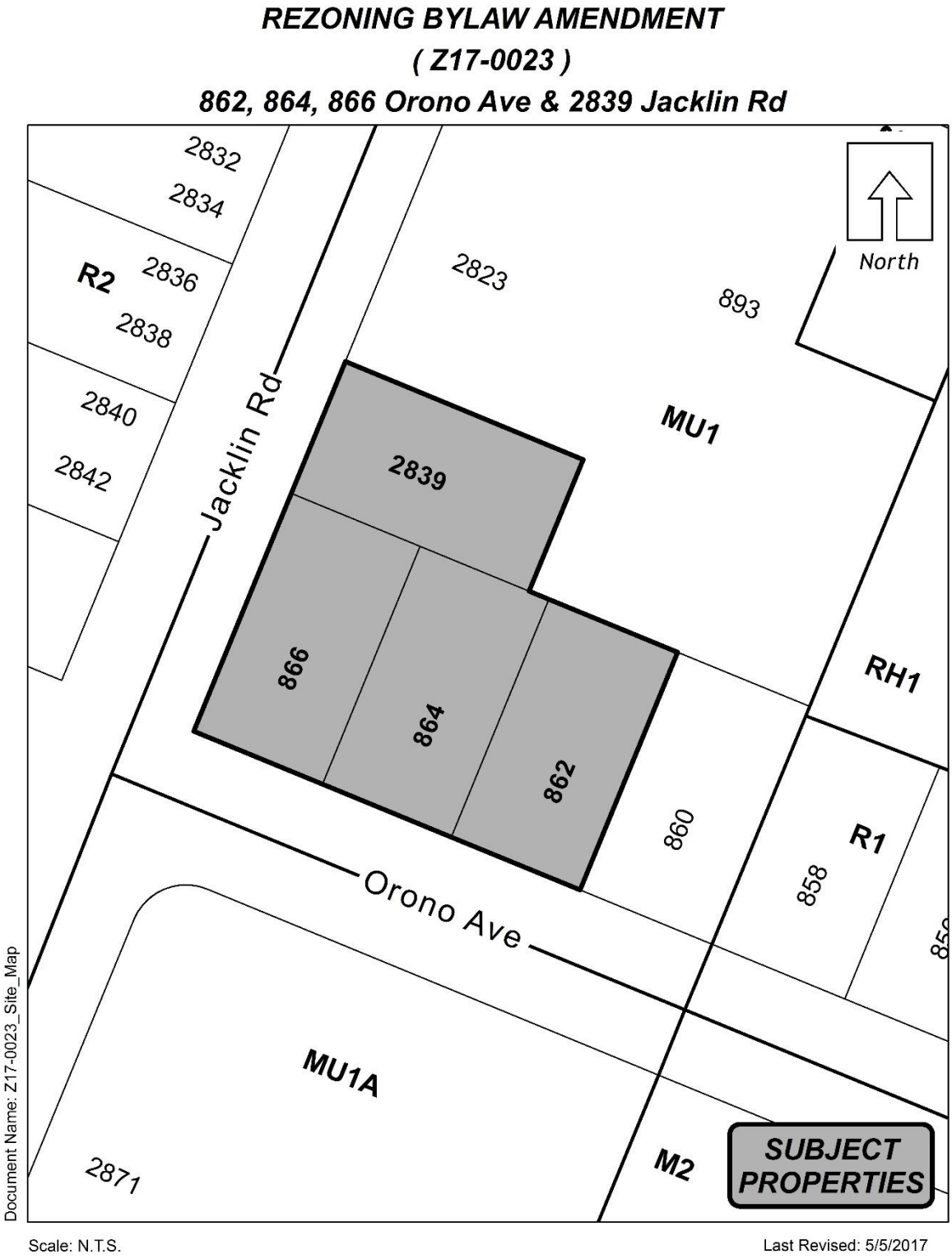
ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix E

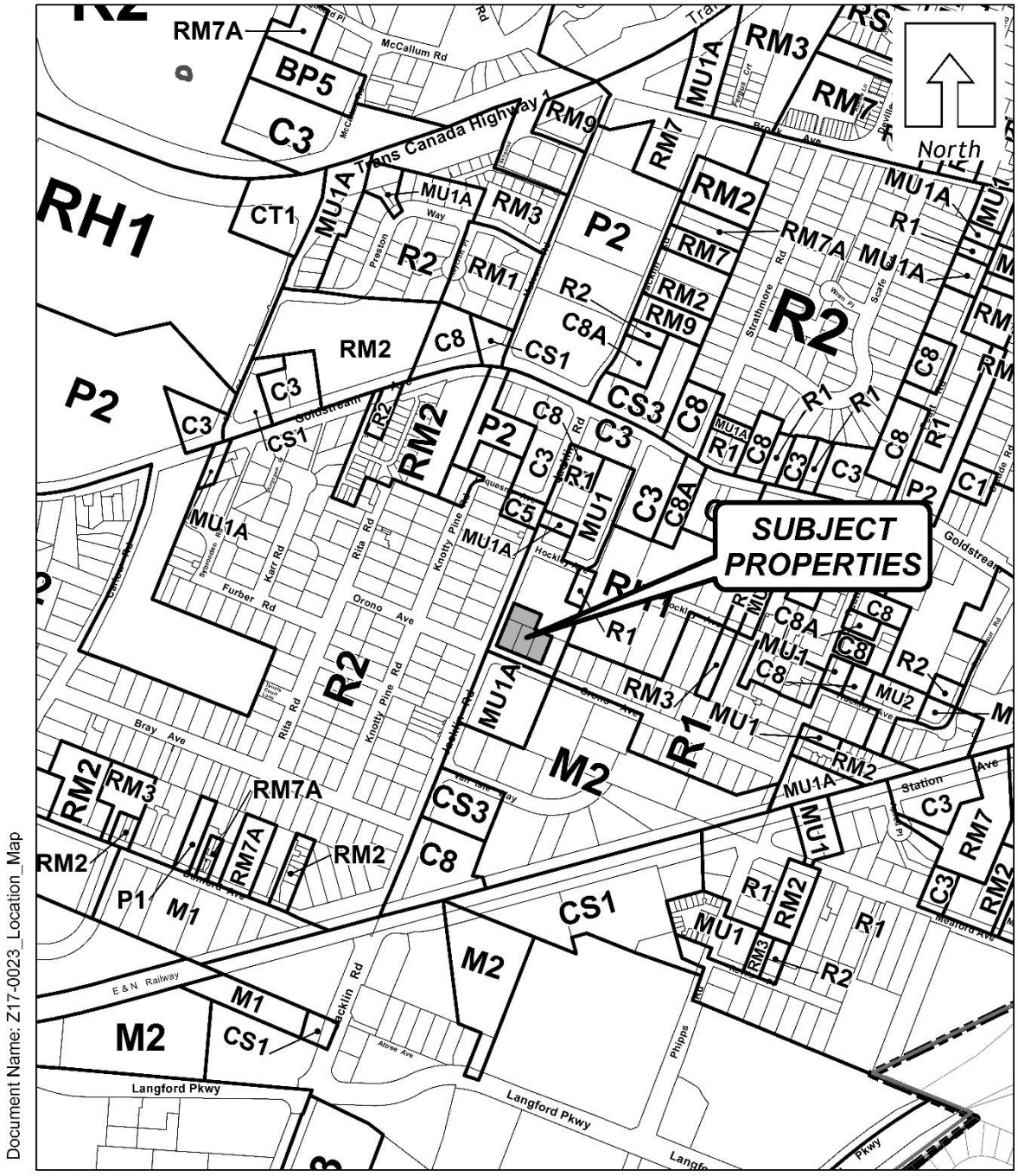
SITE MAP



Appendix F

LOCATION MAP

REZONING BYLAW AMENDMENT
(Z17-0023)
862, 864, 866 Orono Ave & 2839 Jacklin Rd



Document Name: Z17-0023_Location_Map

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

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

:lhm

From: Suzette Chapman
To: Suzette Chapman
Subject: FW: Zoning Amendment 2839 Jacklin Rd, 862/864/866 Orono Ave.
Date: Friday, August 4, 2017 8:31:59 AM

From: Dale Douglas [mailto:Dale.Douglas@corix.com]
Sent: Friday, June 9, 2017 1:13 PM
To: Lauren Morhart <lmorhart@cityoflangford.ca>; Braden Hutchins <bhutchins@langford.ca>
Subject: Zoning Amendment 2839 Jacklin Rd, 862/864/866 Orono Ave.

Thank you for the City of Langford meeting notice for the Planning, Zoning and Affordable Housing Committee meeting on Monday, June 12.

Our company Sueanne Developments Ltd. built and owns the commercial development at 859 Orono Avenue which houses 5 tenants anchored by Corix Water Products and Westshore Environmental Services.

We support the proposed Mixed-Use Residential Commercial 2 Zone.

Though we would like to ask you to take into consideration the following:

- on street parking options in the general Orono/Jacklin area are extremely limited and this has a negative impact on the local businesses (both employees/customers).
- ensure that the proposed development takes into consideration the additional impacts it will have on the current parking situation as it will eventually impact their new commercial customers as well.
- ensure that there is a parking strategy for the contractors who will be working on this project to ensure the ability for existing operations on Orono/Jacklin to be able to carry on business.

We appreciate the opportunity to share our thoughts and wish the Developers much success on this addition to the City of Langford.

Dale R. Douglas
Vice President Corporate Development

Corix Group of Companies
Office: 250-478-2187 | Cell: 250-380-8725 | Fax: 250-391-5483
dale.douglas@corix.com
www.corix.com

From: Suzette Chapman
To: Suzette Chapman
Subject: FW: Letter for August 14 Public Hearing package
Date: Friday, August 4, 2017 8:35:55 AM

-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Wednesday, August 2, 2017 10:39 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Attention: Sarah Herring - Planning Department I have Parkinson's decease and my speech is not that clear so I am emailing the city of Langford to voice my concerns about the proposed projects to be heard at the public hearing on August 14, 2017.
The following addresses are of concern to me:
Bylaw 1680 is 767, 769, & 771 Hockley Avenue Bylaw 1682 is 2845, 2847, & 2850 Bryan Maur Rd and a portion of 737 Goldstream Avenue Bylaw 1710 is 2839 Jacklin Road with 862, 864, 866 Orono Avenue Bylaw 1725 is 2741, 2749, 2751, 2753, 2757, 2761 Spencer Road and 996 Preston way My concern is the increased amount of traffic with the proposed applications.
Bylaw 1680 is proposed 64 units, bylaw 1682 is proposed 93 units, bylaw 1710 is proposed TWO 6 storey apartments with undisclosed number of total units, I would guess at a minimum of 100, and bylaw 1725 is proposed multi family building with undisclosed units. I propose the minimum number of vehicles entering Langford daily to be 364.
I live on Peatt Road and the amount of daily traffic has tripled since I moved here nearly 4 years ago. With the 11 storey building being developed on Claude Road and the current building under construction at the corner of Peatt Road and Hockley Avenue, with a proposed number of vehicles of at least 150 per day, plus the 4 projects noted above with a projected minimum number of vehicles at 364 per day, for a minimum total of 514 new vehicles per day.
How does the city of Langford plan to accommodate all of the new vehicles? It is so NOISY on Peatt Road now that I don't even like to open my windows, not to mention all of the additional EXHAUST FUMES.
I realize that Landford is becoming the most developed community in the west shore, but when will it be too much? Where is the green space or parks to accommodate all of the additional people?
Are the developers not supposed to provide green space for their projects?
I am just one individual who takes the time to read the newspaper, after talking to a lot of the residents around the 11 storey building under construction they were not even aware of the height of the new building.
I look forward to your reply that my objections will be logged for the 4 new proposed projects noted above.
Thank you for your time.
Denise Ryan
2733 Peatt Road
Phone - 250-478-1262

Denise Ryan
Sent from my iPad

City of Langford
www.cityoflangford.ca

MEETING NOTICE

The **Planning, Zoning and Affordable Housing Committee** will be meeting to discuss the following:

Type of Application	Zoning Amendment	
File	Z17-0023	
Subject Property	2839 Jacklin Rd, 862, 864 & 866 Orono Ave	
Zoning	Current: MU1 (Mixed-Use Residential Commercial 1)	Proposed: MU2 (Mixed-Use Residential Commercial 2) Zone
Proposal	To permit the construction of two 6 storey apartment buildings made up of approximately 123 dwelling units.	
Meeting Date	Monday, 12 June 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	

You are welcome to attend this Committee Meeting to make a presentation or learn more about the proposal. After this meeting a recommendation of the PZAH Committee will be forwarded to Council for their consideration.

If you have any questions about this application, please do not hesitate to contact Lauren Morhart in the Planning Department or visit City Hall during office hours, Monday through Friday, except Statutory Holidays, from 8:30 am to 4:30 pm.

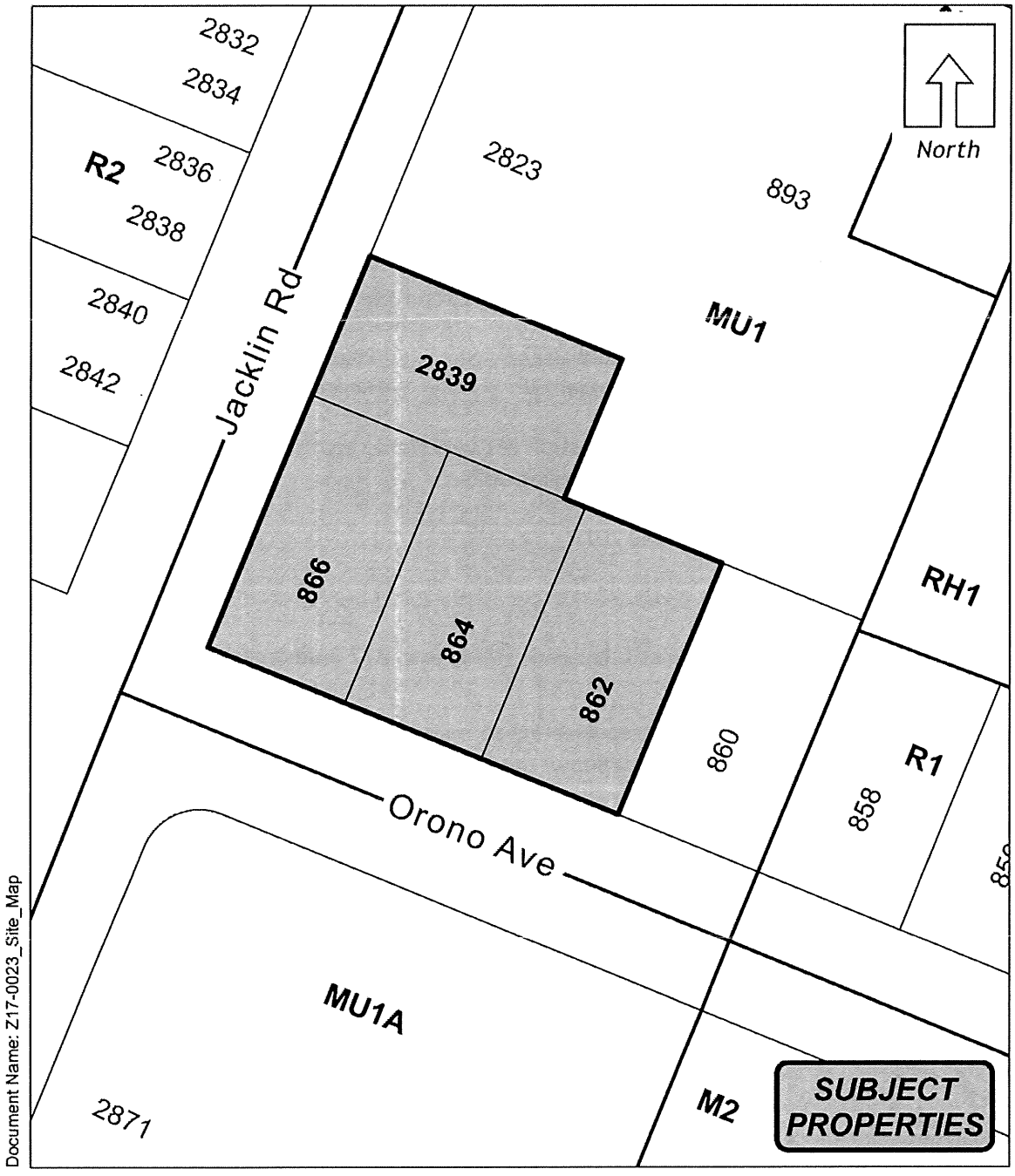
Braden Hutchins
Director of Corporate Services

To whom it Concerns.
I am opposed to the building of a 6 story appartment building made up of 123 dwelling on Orono Ave, unless you can build them around the trees

Tom Phillips
307 896 Hockley Ave, ~~Victoria~~, City of Langford

RECEIVED
JUN 23 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD

REZONING BYLAW AMENDMENT
(Z17-0023)
862, 864, 866 Orono Ave & 2839 Jacklin Rd



Document Name: Z17-0023_Site_Map

Scale: N.T.S.

Last Revised: 5/5/2017

PUBLIC HEARING
Monday, 14 August 2017

Bylaw No. 1680
File No. Z17-0002

A Bylaw to Rezone 767 Hockley Ave; 769 Hockley Ave; 771 Hockley Ave from the R1 (One-Family Residential) Zone to the MU2 (Mixed-Use Residential Commercial) Zone to permit the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.

CITY OF LANGFORD
BYLAW NO. 1680

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

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

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

1. By deleting from the **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235; PID No.: 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-977 (769 Hockley Ave); STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-969 (771 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1680	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235, PID 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID 017-583-977 (769 Hockley Ave); and STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve	Yes

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

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

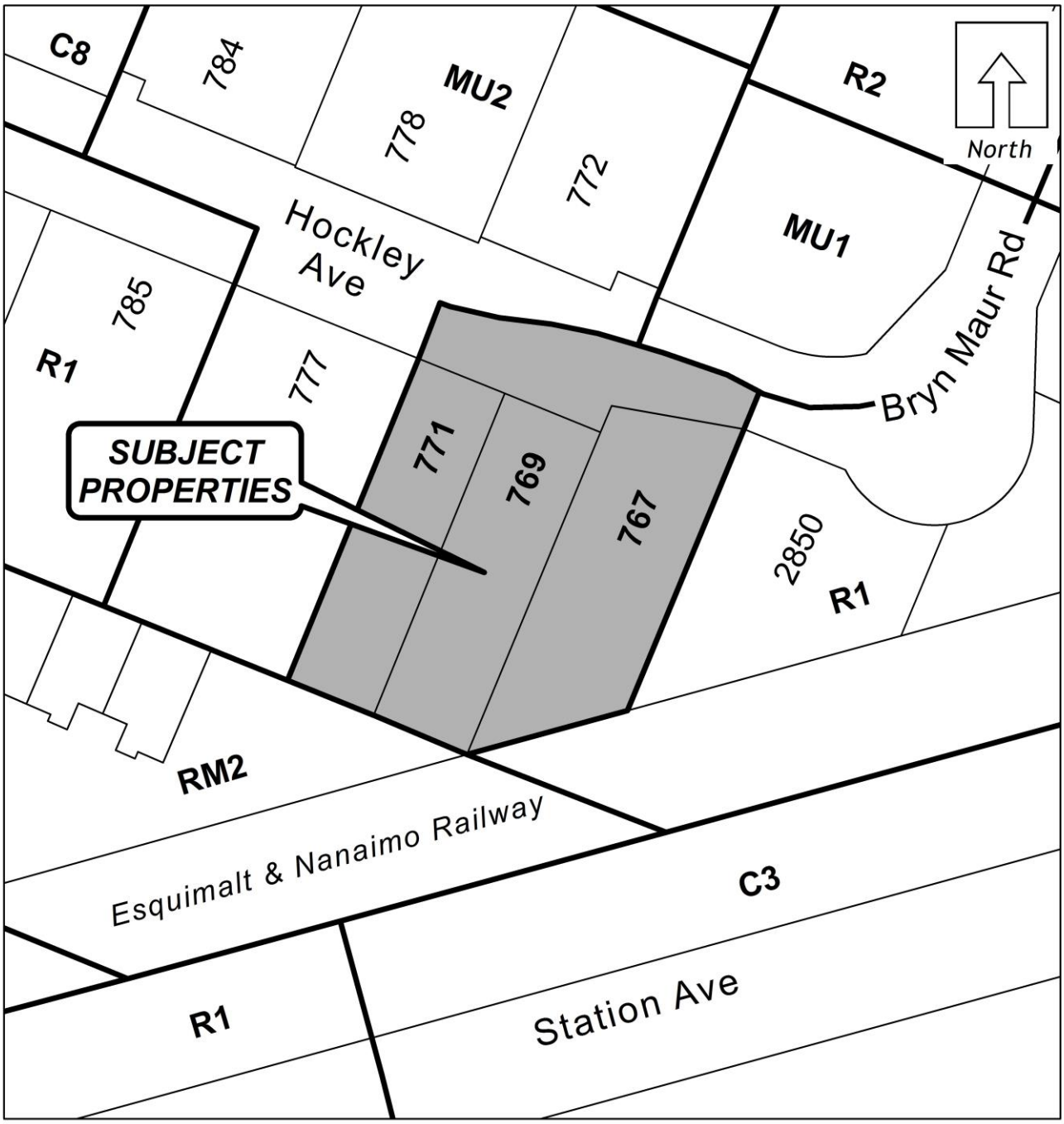
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1680

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

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. 1680. 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	767, 769 & 771 Hockley Ave	
File	Z17-0002	Bylaw Number: 1680
Official Community Plan	Current: City Centre	
Zoning	Current: R1 (One-Family Residential)	Proposed: MU2 (Mixed-Use Residential Commercial)
Proposal	To permit the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.	

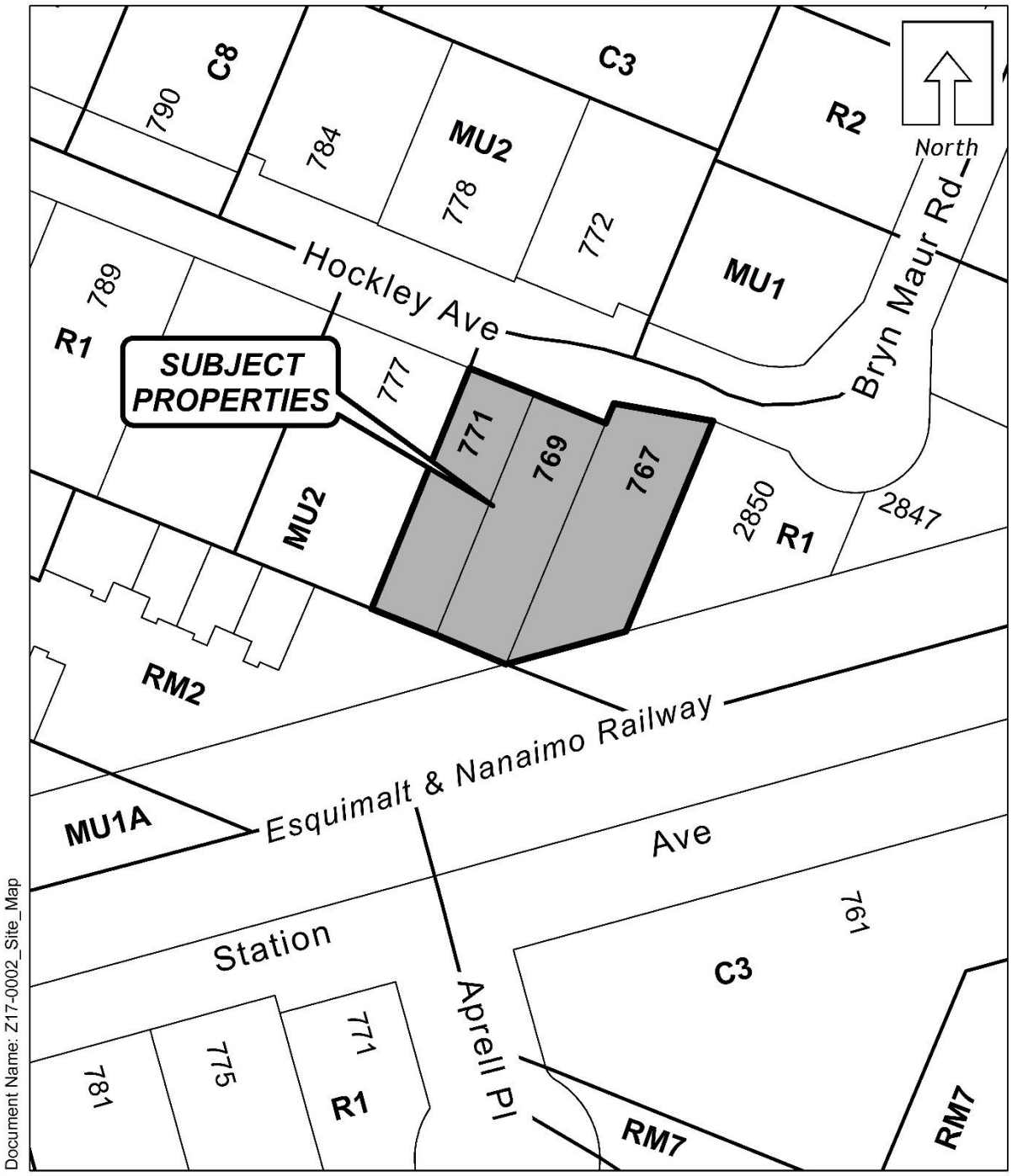
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

(Z17-0002)

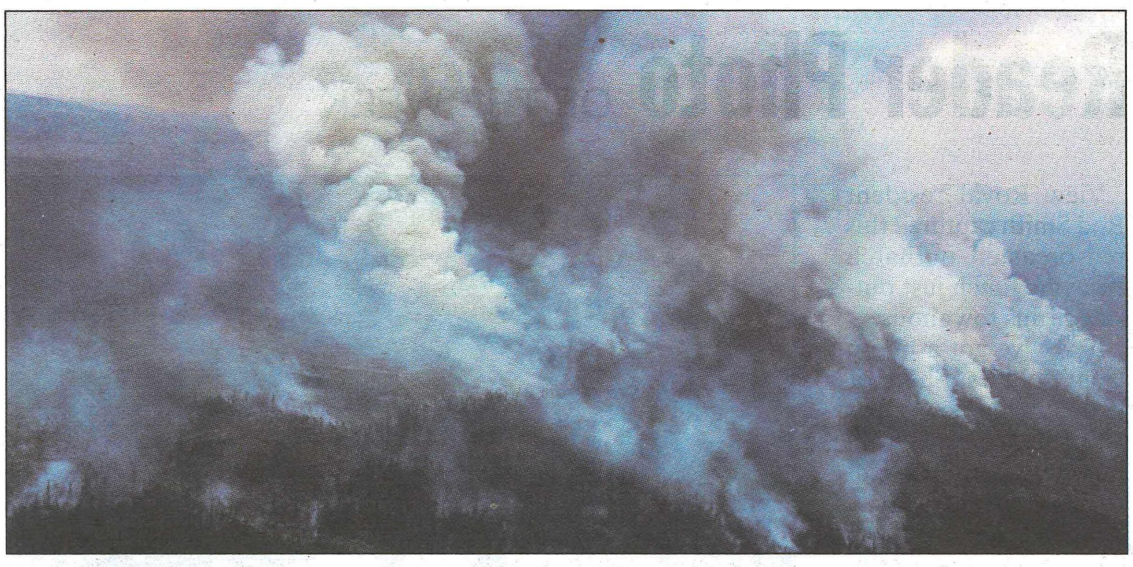
767, 769 & 771 Hockley Ave



Document Name: Z17-0002_Site_Map

Scale: N.T.S.

Last Revised: 2/7/2017



The Wentworth Creek fire. *(B.C. WILDFIRE SERVICE)*

B.C. wildfire crews prepare for scorching August

Smoke expectected to hit the south coast this week

Katya Slepian
Black Press

B.C. is on the cusp of a heat wave, officials say, with several new and aggressive wildfires reported over the past few days.

The south coast, which has largely escaped the negative effects of the wildfire season, is expected to be hit with smoke on Tuesday and Wednesday.

"We have at least a month of this left, if not longer," chief fire information officer Kevin Skrepnek told reporters on Monday. "August is historically one of our busiest times."

Skrepnek said potentially gusty winds are expected for the southern part of the province in the coming days. The southeastern portion can expect some dry lightning to go along with it.

The province is fighting 149 wildfires as of July 31, he added. With 426,000 hectares burned since the start of the fire season, 2017 has shaped up as the third worst season since records began. Only 1958 and 1961 have exceeded it.

Police are investigating Sunday's Knox Mountain fire, believed to be human-caused. RCMP Sgt. Annie Linteau said reports have come of potential suspects and witnesses, but that the investigation is still in its early stages.

"It's too early to say if this fire could be connected to any other fires in the area," said Linteau.

One of B.C.'s most aggressive blazes continues to challenge firefighters, Skrepnek said. The Elephant Hill wildfire sits at 78,540 hectares burned, with more than 360 firefighters assigned to the half-contained blaze. It forced the evacuation of Clinton, near Cache Creek on Saturday.

The wildfire that started on Sunday south of Canal Flats (between Invermere and Cranbrook on Hwy. 95) isn't threatening any homes yet, Skrepnek added, but a cell tower is at risk.

"It's currently estimated at 150 hectares in size," said Skrepnek, noting that it has likely grown beyond that now. "It's generating so much smoke that we aren't able to get an accurate picture."

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1680. 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, 14 August 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.

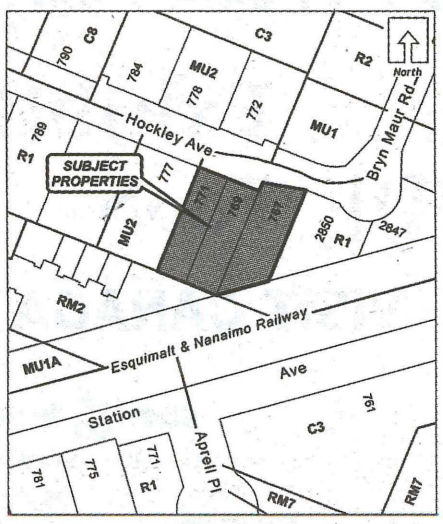
Proposal: **The purpose of Bylaw No. 1680 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1680 from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) Zone to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.**

Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1680 is 767, 769 & 771 Hockley Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 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



Summer Fashion Party Event!
DON'T MISS OUT!
ALL YOUR MUST HAVE SUMMER STYLES ARE ON SALE!
WITH SAVINGS FROM
25%* TO 70%* off
Plus Extra discount specials daily and 6 LUCKY SHOPPERS will win back "Their Purchase" *See in store for details
Quality unique fashions Incredible "Fun" shopping experience!
JULY 28 - AUGUST 5 "ONLY"
Suzanne's Westshore Town Centre 250-478-3885
Suzanne's Hillside Centre 250-598-3502
Suzanne's & Jenny's Beacon Plaza 250-656-0096
Suzanne's & Jenny's Broadmead Village 250-658-3618
Become a Suzanne's "Insider" register at www.suzannes.biz & follow us on Facebook to win!
PROUDLY CANADIAN

paws on cook
PET-A-PALOOZA™
VICTORIA
THE WEST COAST'S LARGEST PET FESTIVAL
SAT & SUN
AUG 12 & 13
NEW LOCATION
ST. ANN'S ACADEMY
VICTORIA
835 Humboldt St
FREE & PET FRIENDLY
PETAPALOOZAWEST.COM
PRESENTED BY: paws on cook
Investors Group DOWNTOWN VICTORIA · Gardner's treats! · Natural Balance · Pets West · Kool · Used.ca · SEXY BEAST

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Woman2Warrior event a great way to bond



Sari Ringma, part of the Integra Super Women team, crawls through an obstacle in last year's Women2Warrior race at West Shore Parks and Recreation. The event saw more than 160 women participate and raise more than $56,000. *(GAZETTE FILE PHOTO)*

This year's event open to younger participants

Rick Stiebel
News Gazette staff

The Woman2Warrior Challenge provides a unique opportunity for women to come together in support of a charity of their choosing.

This year marks the third time the event, which features an obstacle adventure challenge, will be held at West Shore Parks and Recreation in Colwood. And it's the first year it is open to girls as young as 13 years of age, noted Shannon Bernays, senior associate for philanthropy for Easter Seals, one of two donation options for participants.

"It'll be great to get some younger energy involved," Bernays said regarding the lowering of the age limit.

"This is a really fun event, and a great way to get women of all ages together. We hope to see mothers, daughters and grandmothers, sisters, and co-workers challenging themselves on an obstacle course to make a positive difference in their community."

Bernays was effusive in her praise for having the opportunity to hold the event at West Shore Parks and Recreation again.

"It's a great venue, great facilities, great chip trail and lots of space that really suits this event."

New this year is the option for participants to choose to support either the Easter Seals or the Victoria Hospital Foundation, Bernays noted.

Woman2Warrior has raised close to $700,000 since its inception in 2013. The money goes towards supporting children with disabilities through Easter Seals B.C./Yukon, as well as for the operation of fully accessible summer camps at Shawnigan Lake, Squamish and Winfield for children and young adults with disabilities.

The Victoria Hospitals Foundation raises funds for the purchase of priority medical equipment and special projects at Jubilee Hospital and Victoria General Hospital.

To register for Woman2Warrior, which takes place on Sunday, Aug. 27, go to woman-2warrior.ca.

reporter@goldstreamgazette.com



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NOTICE OF PUBLIC HEARING

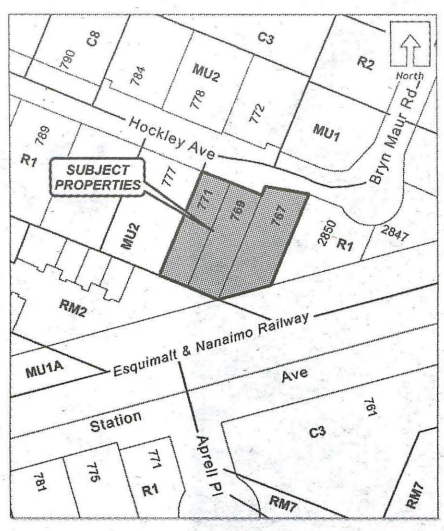
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1680. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 14 August 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. 1680 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. 1680 from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) Zone to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.**

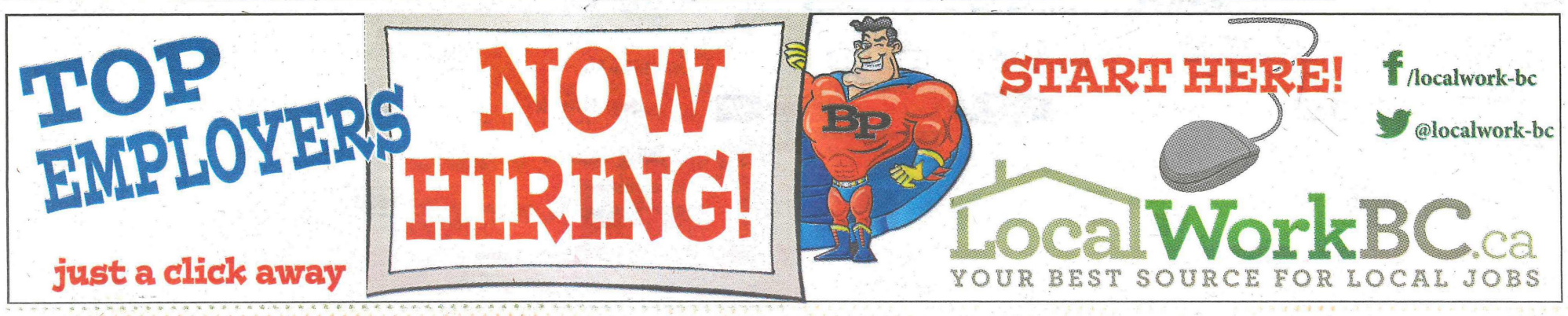
Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1680 is 767, 769 & 771 Hockley Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 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



e) Application to amend the zoning designation of the properties located at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.
- Staff Report (Z17-0002)

MOVED BY: COUNCILLOR WADE
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 771, 769 and 767 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That the applicant provide the following items **prior to First Reading:**
        i. A plan demonstrating road dedication to the satisfaction of the Director of Engineering and revised buildings plans if necessary;

    d. That the applicant provide the road dedication **prior to bylaw adoption**.

    e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
        i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
        ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
        iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and

2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.

3. Direct the Director of Planning to issue the parking variance in the Development Permit.

CARRIED.

f) Application for Development Variance Permit to vary the front, side and exterior side setbacks for Lot 12 as part of a 12 lot subdivision of 881 Klahanie Drive.
- Staff Report (DVP17-0001)

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Direct staff to proceed with consideration of the following variances for 881 Klahanie Drive, Lot 12:

    a) That Section 3.18.01 of Zoning Bylaw No. 300 be varied by increasing the projection limits of a deck on a lot 380 m^2 or larger from 1 m to 2 m, as shown on Appendix A (attached);
    b) That Section 6.17.06(2) of Zoning Bylaw No. 300 be varied from the required 3 m to 2 m for the distance a building or structure may be located to an interior side property line; and
    c) That Section 6.17.06(3) of Zoning Bylaw No. 300 be varied from the required 4 m to 3 m for the distance a building or structure may be located to an exterior side property line.

CARRIED.

g) Application for Development Variance Permit to reduce the required off-street parking for a 209-unit Apartment at 2000 Hannington Rd.
- Staff Report (DVP17-0002)

MOVED BY: K. SHELDRAKE
SECONDED: D. HORNER

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

1. Direct staff to proceed with consideration of the following variances for 2000 Hannington Rd:

    a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking for a 209-unit apartment from the required 366 spaces to 289 spaces;

    Subject to the following terms and conditions:

    i) That a minimum of 18 spaces are allocated for the exclusive use of visitors to subject apartment building;
    ii) That the site is developed in accordance with the plan attached to this report as Appendix A;

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1680 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

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Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date:	**February 27, 2017**
Department:	**Planning**
Application No.:	**Z17-0002**
Subject:	**Application to amend the zoning designation of the properties located at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units**

PURPOSE

Matt McKay of DB Services of Victoria Inc. has applied on behalf of Lloyd Sutton, Anne Tamboline, and Kristen Bjarnason and David Sanderson to rezone the properties at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units.

BACKGROUND

In 1995, 767 Hockley Avenue was involved in a large scale rezoning of lands within downtown Langford to the one-family residential zone (then called R2, now called R1) to prevent further duplexing of existing single-family dwellings and panhandle subdivisions. This was done in order to preserve the capability of the lands for a redevelopment proposal such as this.

APPLICATION DATA

Table 1: Site Data

Applicant	Matt McKay
Owner	Lloyd Sutton, Anne Tamboline, and Kristen Bjarnason and David Sanderson
Location	767 769 and 771 Hockley Avenue
Legal	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235 and STRATA LOTS 1 and 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Size of Property	1702m2 (all three properties combined)
DP Areas	Downtown Pedestrian Commercial and Multi-Family Areas

Zoning	**Existing:** R1 (One-Family Residential	**Proposed:** MU2 (Mixed-Use Residential Commercial Zone)
OCP Designation	City Centre	

SITE AND SURROUNDING AREA

The subject properties are flat and at 767 Hockley Avenue resides a one-family dwelling. At 771 and 769 Hockley Avenue is an attached duplex. The site has a medium sized hedge along the ICF's Rail Trail which is proposed to be removed.

Directly west and north of the subject site are 6 storey apartment buildings. To the east, the same applicant is proposing another 6 storey apartment building. As part of that process, a 3m wide pedestrian trail is proposed along the eastern property line abutting 767 Hockley Avenue. To the south of 767 Hockley Avenue is the Rail-Trail and immediately south of 769/771 Hockley Avenue is a greenspace area belonging to the adjacent townhouse development.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	MU2 (Mixed-Use Residential Commercial Zone) MU1 (Mixed-Use Residential Commercial Zone)	Residential
East	Currently R1 (One-family Residential) proposed to be MU2	Residential
South	RM2 (Attached Housing) and C3 (District Commercial)	Residential and Rail-Trail
West	MU2 (Mixed-Use Residential Commercial Zone)	Residential

COUNCIL POLICY

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

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

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

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

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

COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN

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

DEVELOPMENT PERMIT AREAS

The subject property is designated within both the Downtown Pedestrian Commercial and Multi-Family Development Permit Areas, and is therefore subject to a development permit to both alter the land and to regulate form and character. The subject property is not designated as an environmentally sensitive or hazardous development permit area.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant wishes to rezone the subject properties to MU2 (Mixed-Use Commercial Residential A) to allow for the construction of a six (6) storey building with approximately 64 residential dwellings. Table 3 provides a summary of the project proposal.

Table 3: Proposal Data

	Permitted/Required by MU2 Zone	**Proposed by Rezoning Application**
Density (max floor space ratio)	4.0	3.3
Height	10 storeys	6 storey
Lot Coverage	90% or up to 100% if a rooftop patio is provided	69%
Front Yard Setback	1.2 m	0m to the patio, 1.5m to the 1st and 2nd floors and up to 4.3m for the 3rd-6th floors
Exterior Side Yard Setback	1.2 m	0.6 – 3.7m **(Variance Required)**
Interior Side Yard Setback	0 m when in the City Centre OCP Designation	1.5m
Rear Yard Setback	0 m when in the City Centre OCP Designation	1.2 - 6m

Parking Requirement	1 parking stall per unit (64) + 5 visitor stalls (69 stalls)	67 Stalls on site, with 2 of the visitor stalls provided in front of the building on City Road **(Variance Required)**

BUILDING AND SITE DESIGN

Multi-Family developments are subject to a form and character development permit in accordance with Langford's Official Community Plan Bylaw No. 1200, prior to building permit. Building, site design, and landscaping for the development will be addressed through the Development Permit process after the rezoning process is complete.

VARIANCE REQUESTS (SETBACKS AND PARKING)

The applicant is proposing a 0.6m setback for a portion of the ground level next to the 3m wide public trail. The rest of the building will be setback by approximately 3.7m. The applicant is also proposing that the front patio structure be at 0m, 1st and 2nd floors at 1.5m and 3rd to 6th floors at 4.3m. Council has delegated to the Director of Planning the authority to approve variances for reductions to front, side, and rear lot lines as part of a Development Permit where such variances are an improvement to the relationship and orientation between a building and an access route or public road, reduce any impact of development on surrounding lands, and where a reduction in a setback does not have significant impacts on adjacent properties. As the applicant is also proposing to redevelop the adjacent properties on Bryn Maur Road, the reduced setback is unlikely to have any significant impact on the adjacent lots. Council may wish to authorize the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m and to reduce the front yard setback from 1.2m to 0m for the patio structure, at the time of Development Permit. The 0.6m on the exterior side will still provide room for appropriate fencing and landscaping which will need to be designed to discourage graffiti, and can be addressed in the Development Permit.

Zoning Bylaw No. 300 requires the visitor parking to be on-site. The applicant is proposing to locate 2 of the 5 required visitor parking stalls in front of the building in the City boulevard. In the past, Council has supported parking variances and charged $5000 when the applicant cannot provide a compensatory stall on City boulevard. For example, in near proximity to this site at 777 Hockley Avenue, Council decided to charge the applicant $5,000 per stall if the applicant could not provide 4 of the required visitor parking stalls on the City boulevard. It has recently been determined that the applicant will only be able to provide 1 parking stall in front of 777 Hockley Avenue. As such, the applicant will be required to pay the City $15,000 for the 3 deficient stalls, towards the General Amenity Fund prior to occupancy.

Notwithstanding, if Council does not object to the parking variance given their will be compensatory stall in the City boulevard, they may wish to direct the Director of Planning to issue the variance in the Development Permit.

ROAD DEDICATION

The applicant will be required to provide road dedication to the satisfaction of the Director of Engineering to widen the road in accordance with Bylaw No. 1000. Council may wish to require this road dedication

prior to bylaw adoption. Furthermore, as this may affect the current siting of the building, Council may wish to see revised plans demonstrating the road dedication to the satisfaction of the Director of Engineering prior to first reading.

TRAFFIC AND PUBLIC SAFETY

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

FRONTAGE IMPROVEMENTS

Council may wish to require as a condition of rezoning that full frontage improvements to the standards of Bylaw No. 1000 be provided and that this be secured in a S.219 Covenant to be provided at the time of Building Permit.

SEWERS

The City's Sewer system has been installed along Hockley Avenue and Bryn Maur Road. The applicant will be required to connect all units to the municipal sewer system and the applicant will be responsible for the costs of installing the sewers and any extension should it be required.

DRAINAGE AND STORMWATER MANAGEMENT

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

NEIGHBOURHOOD CONSULTATION

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

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the property to permit a multi-family residential development will contribute more to municipal revenue than redevelopment under the present zoning. Considering that the applicant will be required to provide full frontage improvements the proposal should not represent an increased cost burden to the City. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

Table 4 – Amenity Contributions per Council Policy*

Amenity Item	**Per unit contribution (64 units)**	**Total**
General Amenity Reserve Fund	$381.25 per unit	$24,400
Affordable Housing Reserve Fund	$152.50 per unit	$8,760
TOTAL POLICY CONTRIBUTIONS	**$533.75 per unit**	**$34,160**

*These numbers include the 75% reduction in Amenity Fees (for rental housing) in accordance with Council's Amenity Policy.

Table 5 – Development Cost Charges (based on 64 units)

Development Cost Charge	**Per residential unit**	**Total**
Roads	$3,917	$250,688
Storm Drainage	n/a	
Park Improvement	$1,890	$120,960
Park Acquisition	$1,100	$70,400
Subtotal (DCCs paid to City of Langford)		**$442,048**
CRD Water	$2,323.43	$148,699.52
School Site Acquisition	$628	$40,192
TOTAL (estimate) DCCs		**$630,939.52**

*The applicant is also eligible for a 30% reduction it the total DCC's (excluding CRD Water) as per Council's DCC Bylaw for rental housing should they adhere to the necessary requirements.

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 771, 769 and 767 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That the applicant provide the following items **prior to First Reading:**

        i. A plan demonstrating road dedication to the satisfaction of the Director of Engineering and revised buildings plans if necessary;

    d. That the applicant provide the road dedication **prior to bylaw adoption**.

    e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:

        i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
        ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
        iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and

2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.

3. Direct the Director of Planning to issue the parking variance in the Development Permit.

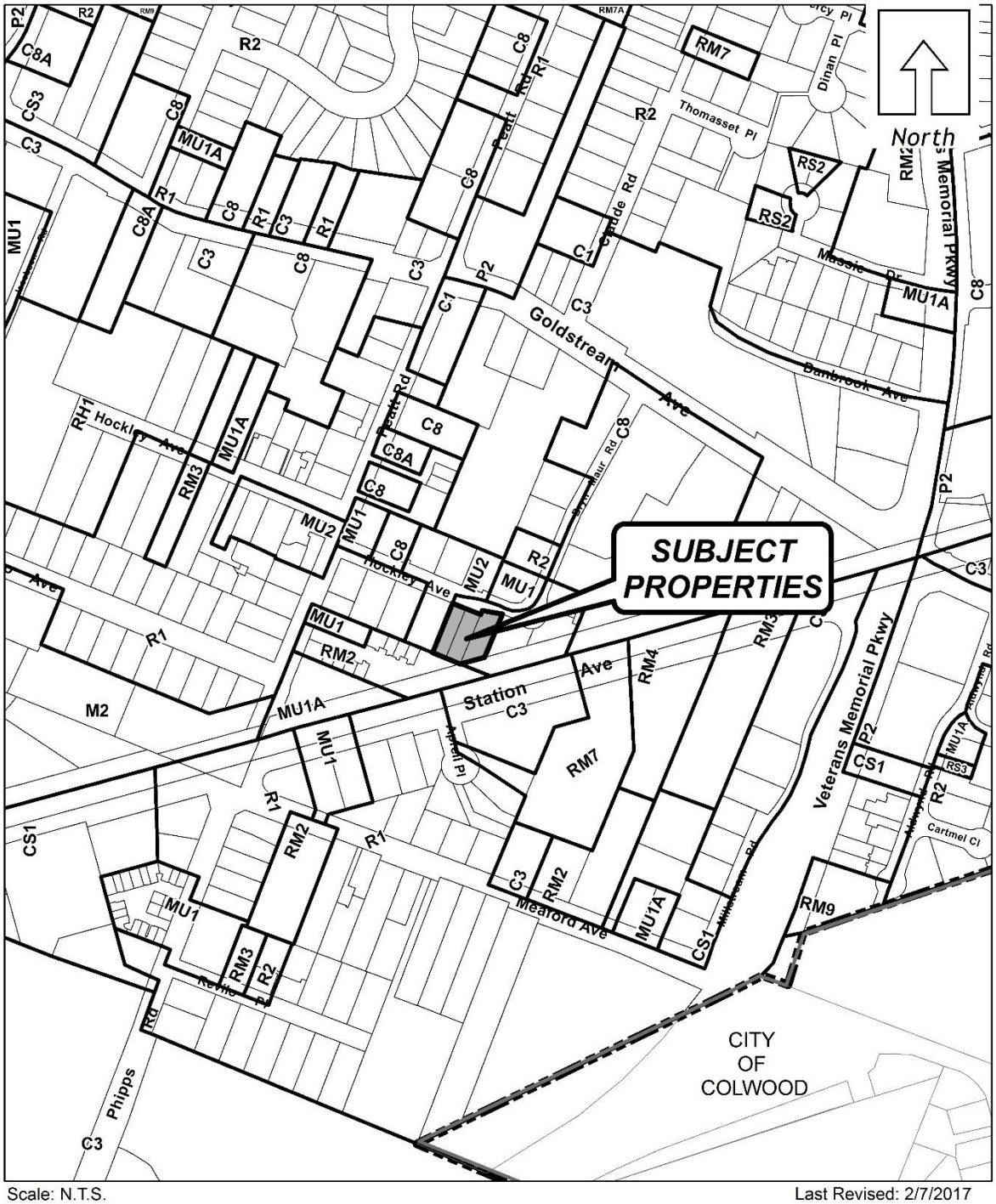
OR Option 2

1. Reject this application for rezoning.

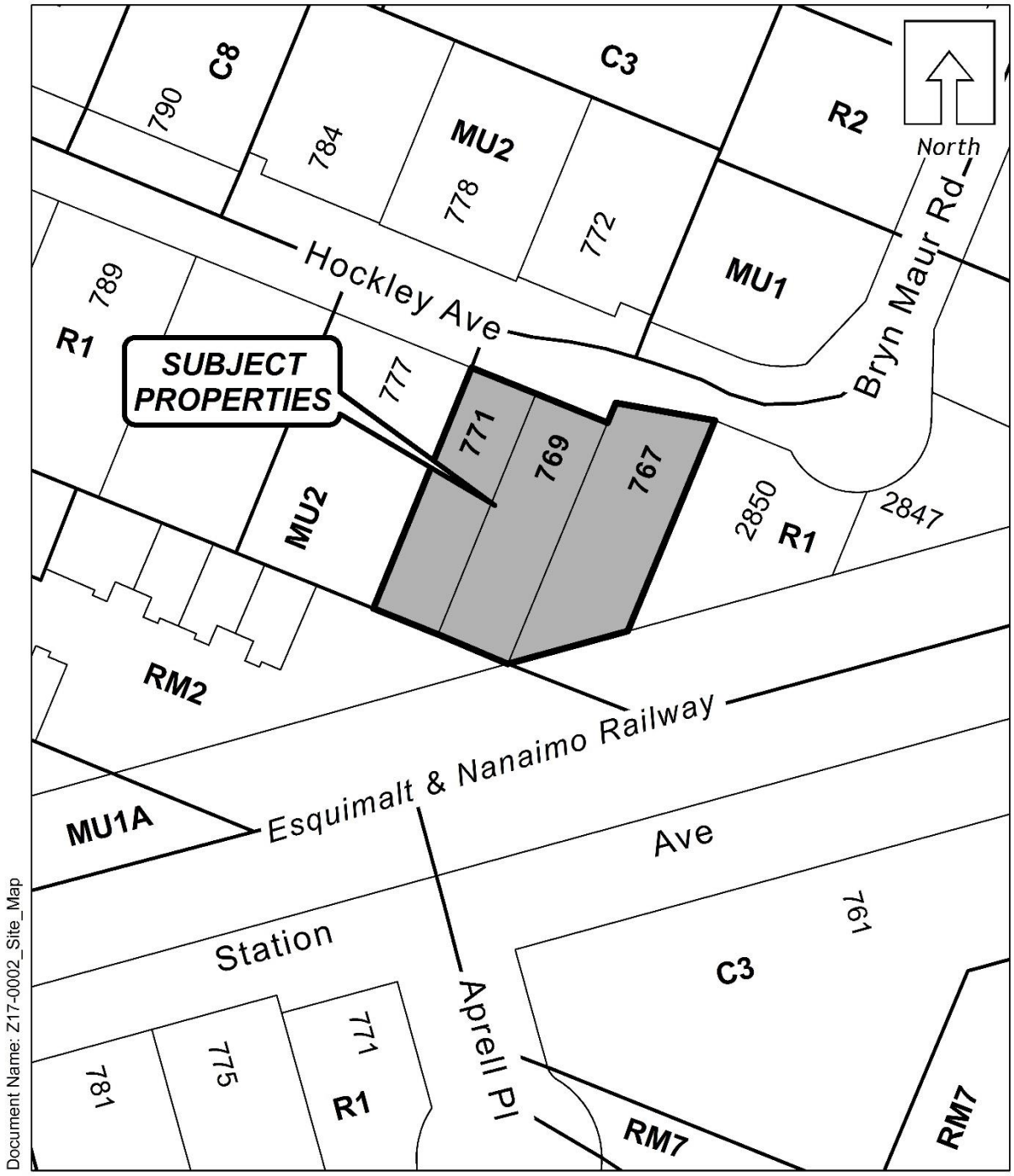
Respectfully submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

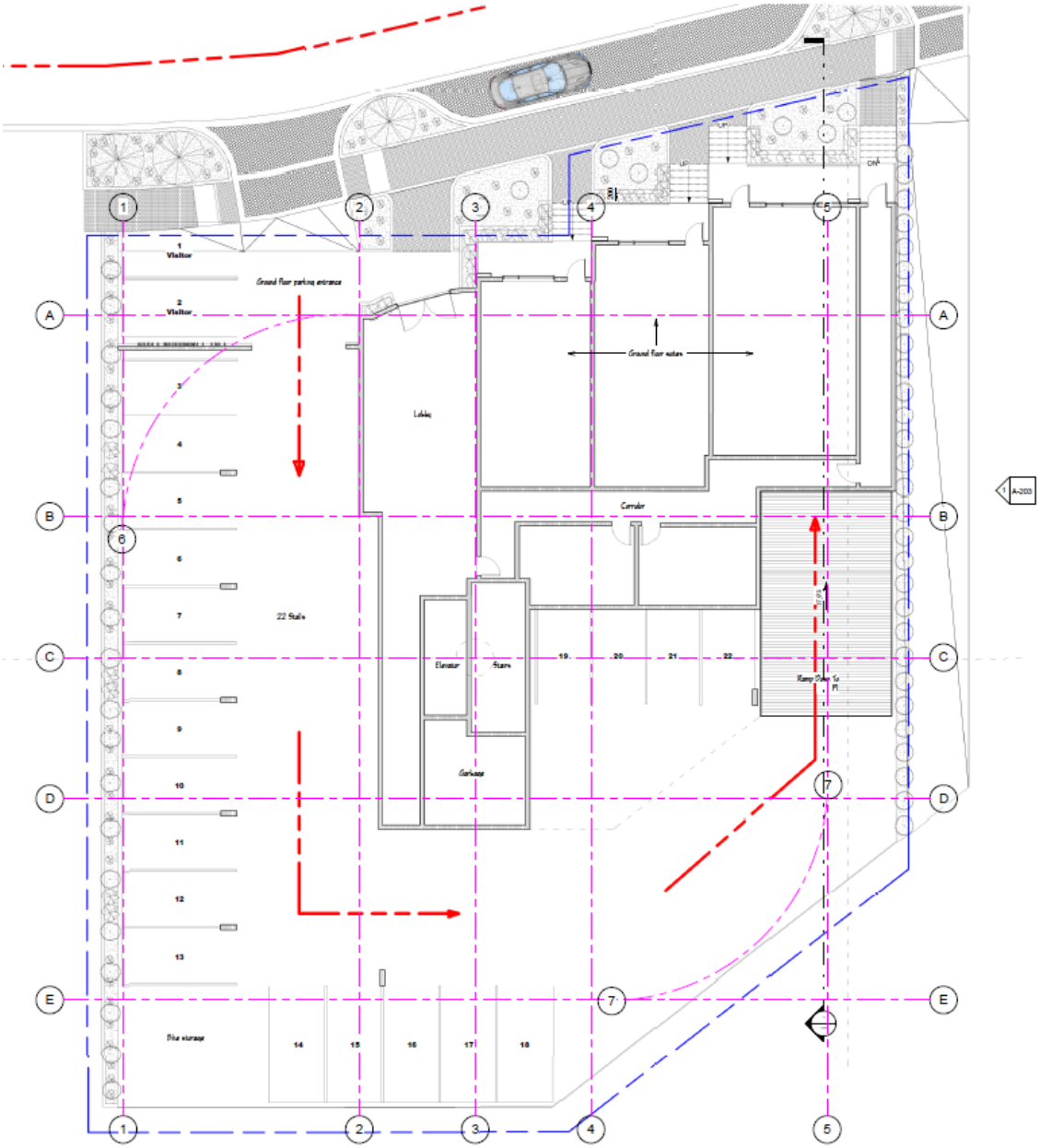
REZONING BYLAW AMENDMENT
(Z17-0002)
767, 769 & 771 Hockley Ave



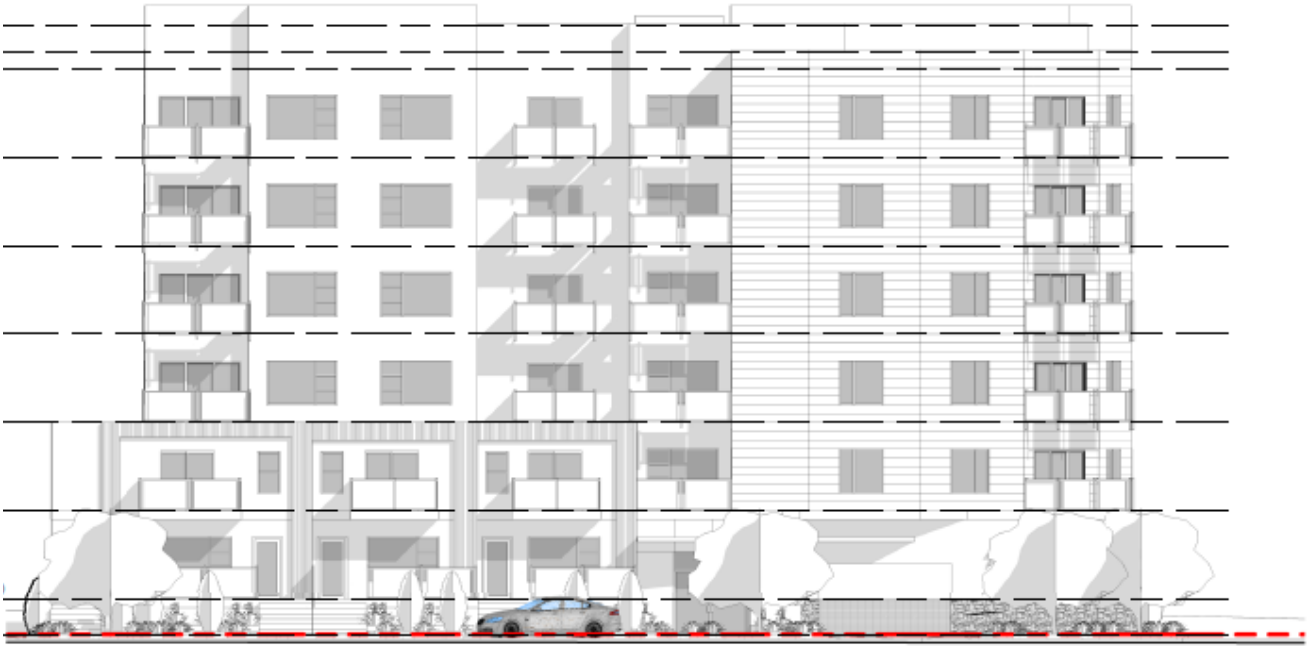
REZONING BYLAW AMENDMENT
(Z17-0002)
767, 769 & 771 Hockley Ave



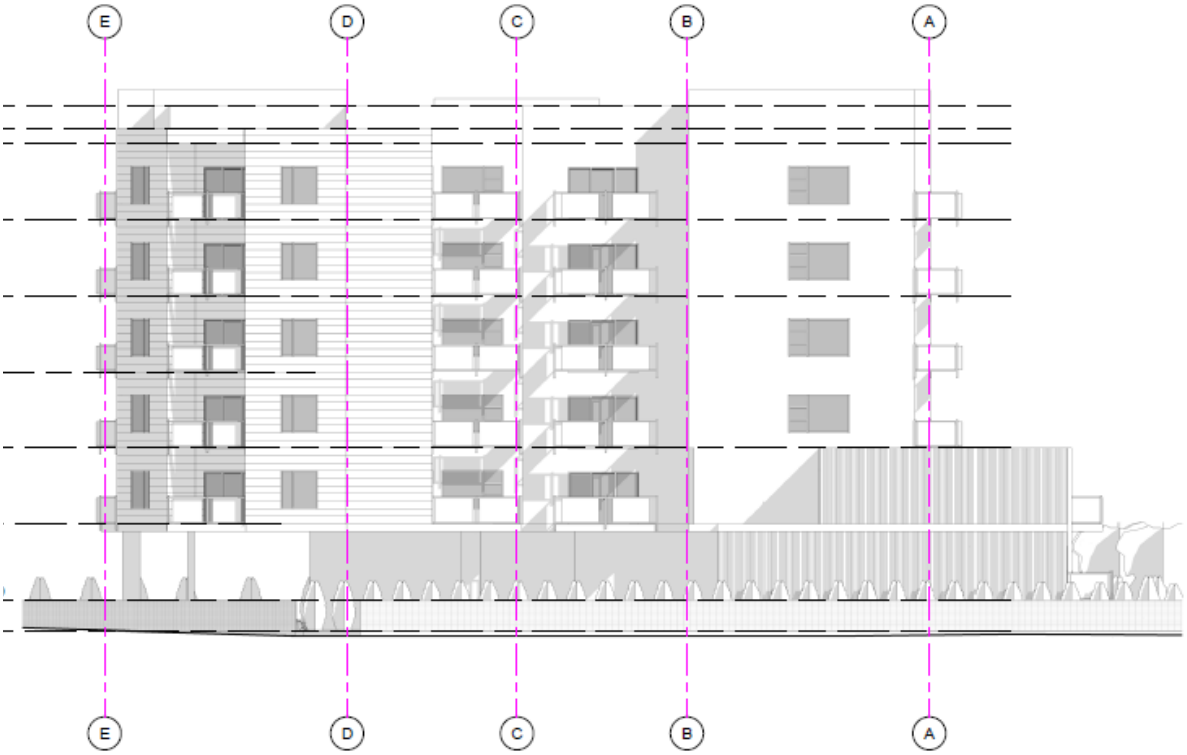
Appendix A – Plans

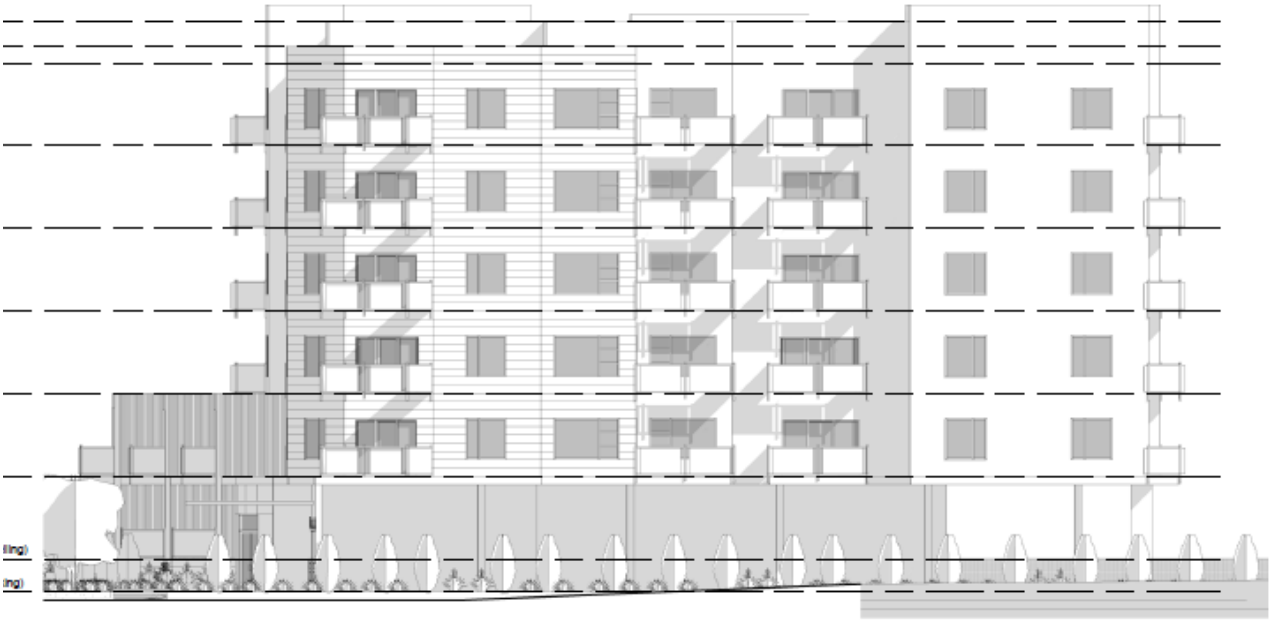


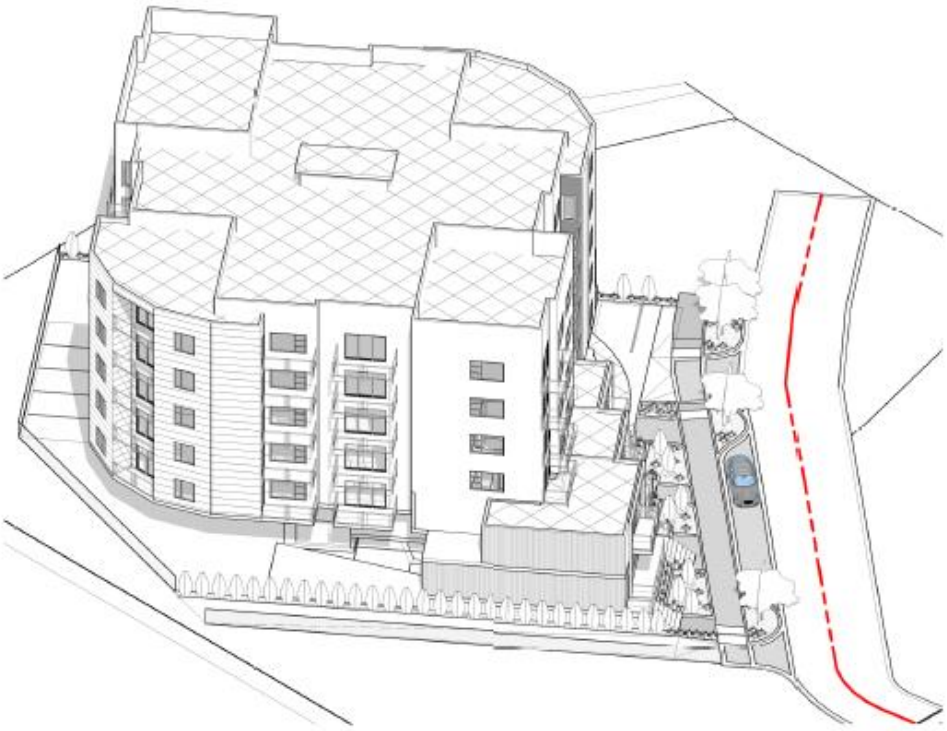
North Elevation



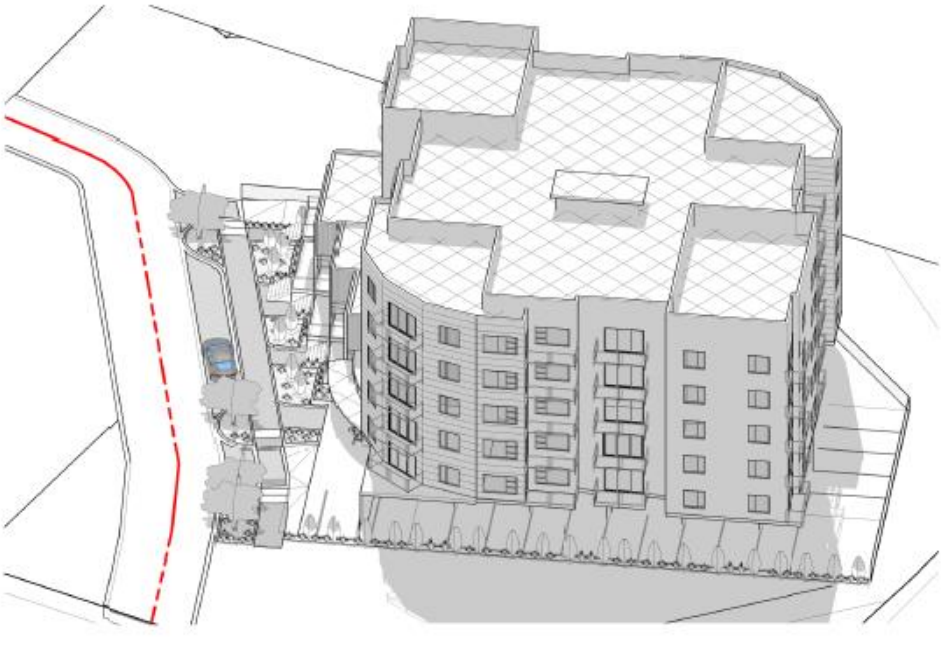
East and West Elevations







2 NE Perspective



1 SE Perspective



tive

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Staff Report to Council

Date: **April 3, 2017**

Department: **Planning**

Application No.: **Z17-0002**

Subject: **Bylaw No. 1680 - Application to amend the zoning designation of the properties located at 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial to allow for the construction of a six (6) storey residential building consisting of approximately 64 dwelling units**

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

1. *Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 771, 769 and 767 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:*

    a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$1,525 per unit towards the General Amenity Reserve Fund; and*
        ii. *$610 per unit towards the Affordable Housing Reserve Fund.*

    b. *Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$381.25 per unit towards the General Amenity Reserve Fund; and*
        ii. *$152.50 per unit towards the Affordable Housing Reserve Fund.*

    c. *That the applicant provide the following items **prior to First Reading:***
        i. *A plan demonstrating road dedication to the satisfaction of the Director of Engineering and revised buildings plans if necessary;*

    d. *That the applicant provide the road dedication **prior to bylaw adoption**.*
    e. *That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:*
        i. *The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the*

Director of Engineering;

ii. *Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and*

iii. *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning;*

2. *Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.*

3. *Direct the Director of Planning to issue the parking variance in the Development Permit.*

COMMENTS

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

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

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

OPTIONS

Option 1

That Council:

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

2. Give first reading to Bylaw No. 1680.

OR

Option 2

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

Respectfully Submitted,

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

:gl

From: Sarah Herring
To: Suzette Chapman
Cc: Christina Bell
Subject: Letter for August 14 Public Hearing package
Date: Wednesday, August 2, 2017 11:40:34 AM

Hi Suzette;

Can you please attach the email below to the Public Hearing packages for Bylaws 1680, 1682, 1710 and 1725?

Thanks!
S

-----Original Message-----
From: Sharon Martin On Behalf Of Langford Administration General Mailbox
Sent: Wednesday, August 2, 2017 11:13 AM
To: Denise Ryan <dryan01@telus.net>
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>; Sarah Herring <sherring@langford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Good Morning Denise,

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

Sharon Martin
Administration

-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Wednesday, August 2, 2017 10:39 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Attention: Sarah Herring - Planning Department I have Parkinson's decease and my speech is not that clear so I am emailing the city of Langford to voice my concerns about the proposed projects to be heard at the public hearing on August 14, 2017.
The following addresses are of concern to me:
Bylaw 1680 is 767, 769, & 771 Hockley Avenue Bylaw 1682 is 2845, 2847, & 2850 Bryan Maur Rd and a portion of 737 Goldstream Avenue Bylaw 1710 is 2839 Jacklin Road with 862, 864, 866 Orono Avenue Bylaw 1725 is 2741, 2749, 2751, 2753, 2757, 2761 Spencer Road and 996 Preston way My concern is the increased amount of traffic with the proposed applications.
Bylaw 1680 is proposed 64 units, bylaw 1682 is proposed 93 units, bylaw 1710 is proposed TWO 6 storey apartments with undisclosed number of total units, I would guess at a minimum of 100, and bylaw 1725 is proposed multi family building with undisclosed units. I propose the minimum number of vehicles entering Langford daily to be 364.
I live on Peatt Road and the amount of daily traffic has tripled since I moved here nearly 4 years ago. With the 11 storey building being developed on Claude Road and the current building under construction at the corner of Peatt Road and Hockley Avenue, with a proposed number of vehicles of at least 150 per day, plus the 4 projects noted above with a projected minimum number of vehicles at 364 per day, for a minimum total of 514 new vehicles per day.
How does the city of Langford plan to accommodate all of the new vehicles? It is so NOISY on Peatt Road now that I don't even like to open my windows, not to mention all of the additional EXHAUST FUMES.
I realize that Landford is becoming the most developed community in the west shore, but when will it be too much?

Where is the green space or parks to accommodate all of the additional people?
Are the developers not supposed to provide green space for their projects?
I am just one individual who takes the time to read the newspaper, after talking to a lot of the residents around the 11 storey building under construction they were not even aware of the height of the new building.
I look forward to your reply that my objections will be logged for the 4 new proposed projects noted above.
Thank you for your time.
Denise Ryan
2733 Peatt Road
Phone - 250-478-1262

Denise Ryan
Sent from my iPad

RECEIVED
FEB 27 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD

Zoning Amendments: Bryn Maur Road and Hockley Avenue

File Z17-0002 and File Z16-0019

I live at 2844 Bryn Maur Road and have the following objections to the proposed developments.

Sun: having a one story duplex across the street changed to a 6 story complex will block the sun from the east in my home. Part of the reason I bought my condo was because it was so sunny. This will also affect the plants and shrubs in front of the condo.

Traffic: three times a day, morning rush, lunch and evening rush hours, it is very difficult to drive either on to Peatt, as the intersection is blocked or on to Goldstream which the drivers do not yield to the traffic from Bryn Maur or the shopping plaza. It is signed with a yield but that's not how it is used. On a red light, there are usually 4 or 5 cars on both sides plugging up the roundabout.

Deliveries: the Shopping Plaza with the Liquor Depot and Darcy's Pub has many large delivery trucks that partial block Bryn Maur. The Van Kam delivers the liquor orders and does not fit into the delivery area and parks on Bryn Maur, same side as the Liquor Depot. There have been many near misses and horn honking and yelling due to the blockage. I have witnessed one incident where I picked up my cell phone to call the police, but it did not get physical and the men went back to their vehicles and left.

Noise: the noise levels from the traffic have already increased noticeably with the rentals units being filled on Hockley.

Dog Feces: since the opening of the three rental properties on Hockley, some of the residents with dogs have not cleaned up after their pets and I now clean up daily 4 to 6 droppings. If I am busy and do not get outside, it becomes 10 or more for daily pickup.

Litter: Surprised that the area known for gardens and being environmentally sensitive has a large quantity of litter on the streets. This has also increased with the rental properties on Hockley.

Pauline Haley-Lyons

Pauline Haley-Lyons

102-2844 Bryn Maur Road, Langford, BC V9B 3T4

PUBLIC HEARING

Monday, 14 August 2017

Bylaw No. 1682
File No. Z16-0019

A Bylaw to Rezone 2845 Bryn Maur Rd; 2847 Bryn Maur Rd; 2850 Bryn Maur Rd; 737 Goldstream Ave from the R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units

CITY OF LANGFORD
BYLAW NO. 1682

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

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

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

1. By deleting from the **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; PID No.: 018-410-162 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 018-410-171 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643, PID No.: 005-839-696 (2850 Bryn Maur Rd); LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP71257, PID No.: 024-839-671 (portion of 737 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1682	STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643 (2850 Bryn Maur Rd); and LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required:	Yes

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

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

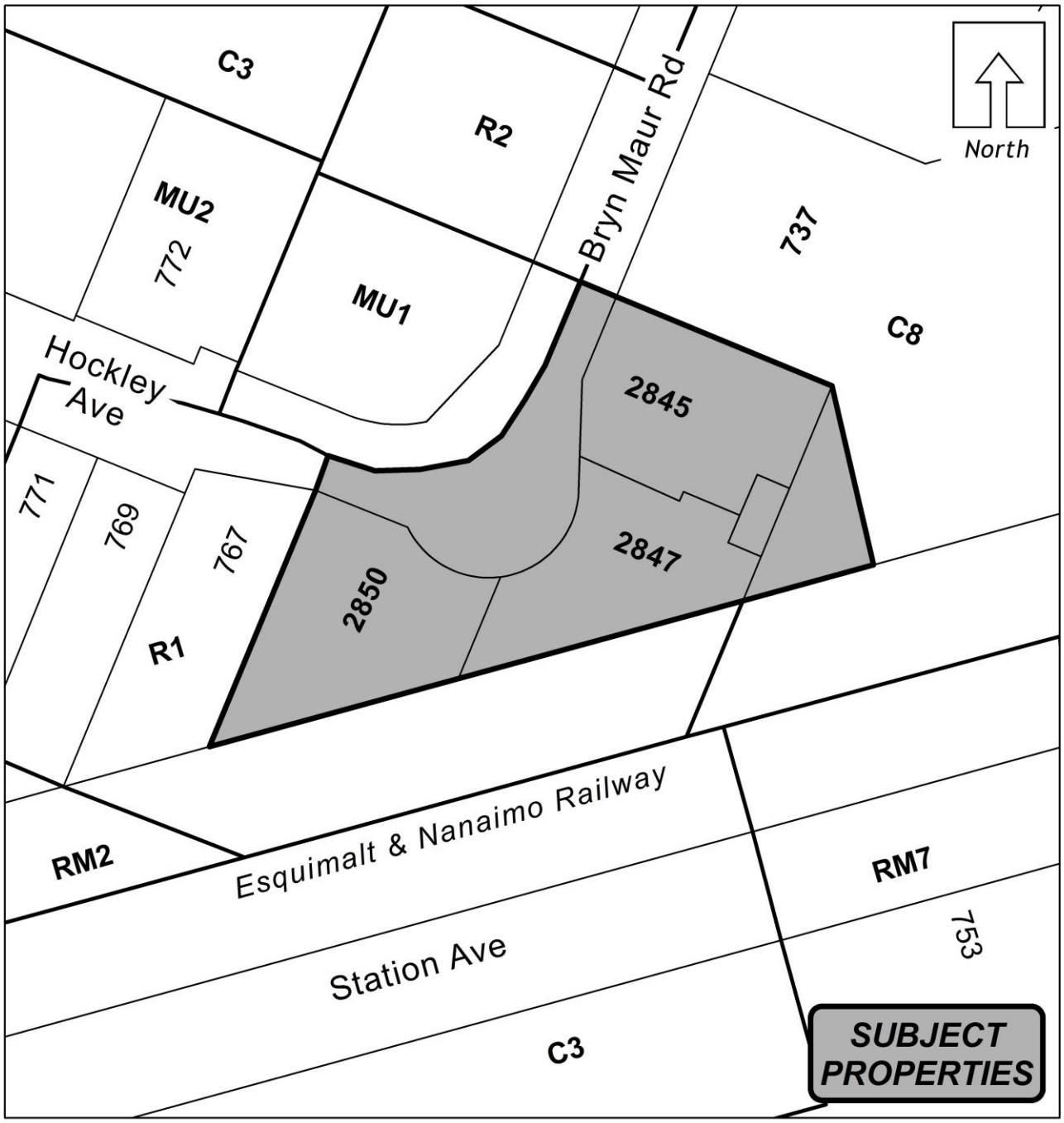
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1682

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

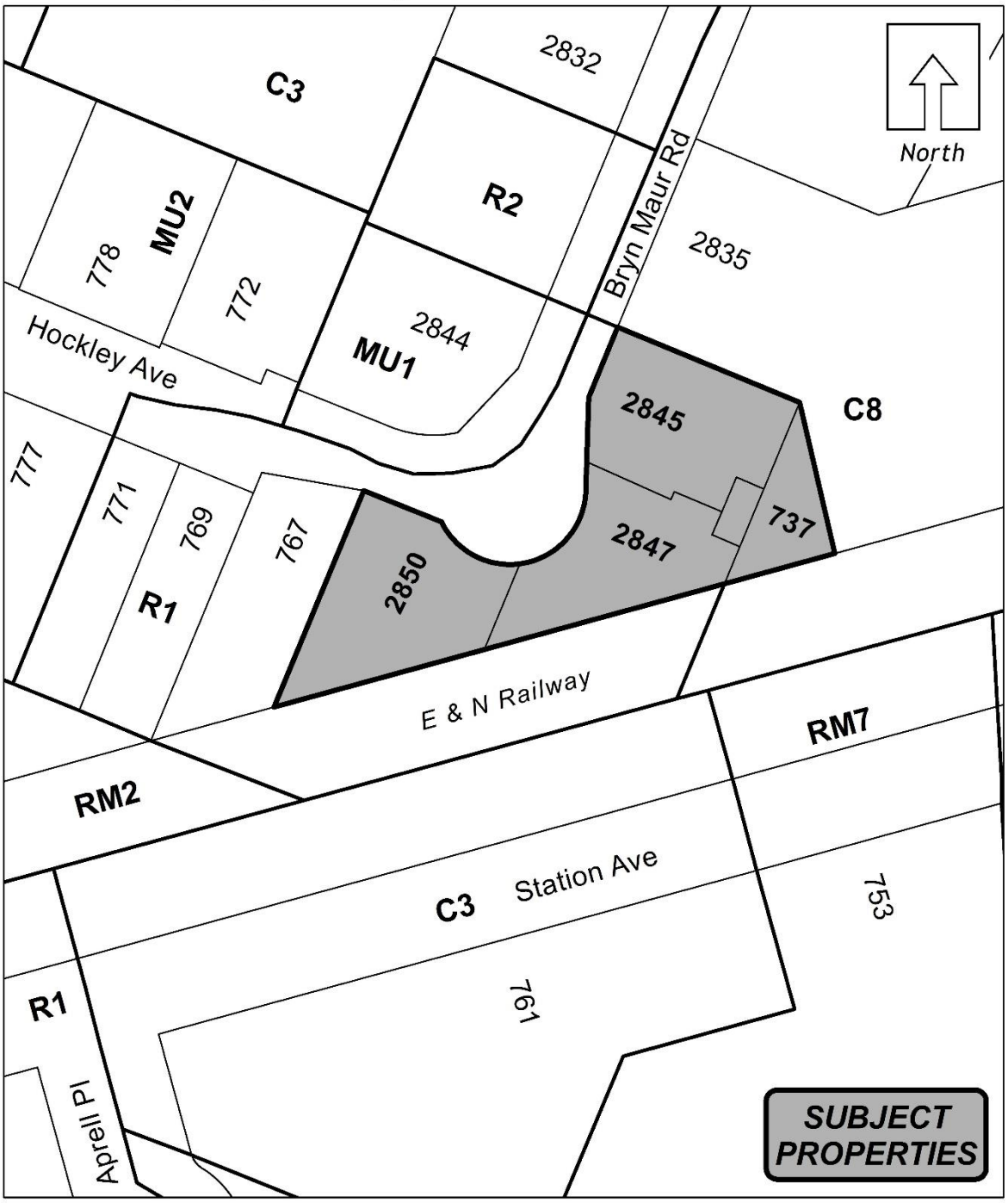
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1682. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave	
File	Z16-0019	Bylaw Number: 1682
Official Community Plan	Current: City Centre	
Zoning	Current: R1 (One-Family Residential) and C8 (Community Town Centre Pedestrian)	Proposed: MU2 (Mixed-Use Residential Commercial)
Proposal	To permit the construction of a six (6) storey residential building consisting of approximately 93 dwelling 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, 31 July 2017 to Monday, 14 August 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
(Z16-0019)
2845, 2847, 2850 Bryn Maur Rd & 737 Goldstream Ave



Document Name: Z16-0019_Site_Map

Scale: N.T.S.

Last Revised: 2/8/2017

GREAT JOB
carriers!
CARRIER OF THE MONTH



JADEN

Jaden has been a carrier for the Goldstream Gazette for 3 years, delivering 55 papers every Wednesday and Friday.

When asked what he likes best about his paper route, Jaden says, "I get to know the people on the block, meet up with my friends... sometimes they even help me deliver! It was fun delivering the papers on a sled when there was lots of snow."

In his spare time, Jaden likes to bounce on the trampoline in his yard, go to the park and play video games. He has also been a member of the Scouts for the past 5 years and has recently taken on more of a leadership role in this growing community.

With the money he earns from delivering the newspapers, Jaden says, "I save the money until there's something I really want. Recently, I bought a Nintendo Switch game console, plus a few games."

Congratulations Jaden on being 'Carrier of the Month' and for always delivering your newspapers with a smile. A big thank you from all of us at the Goldstream Gazette.

GOLDSTREAM NEWS GAZETTE

Keep up with West Shore happenings with the Goldstream News Gazette
Like us on Facebook

Mercury rises on Island

Robert Barron
Black Press

All-time temperature records are expected to go down this week as the temperature goes up, up, up.

The first major heat wave of the season is forecast to hit the South Island region this week.

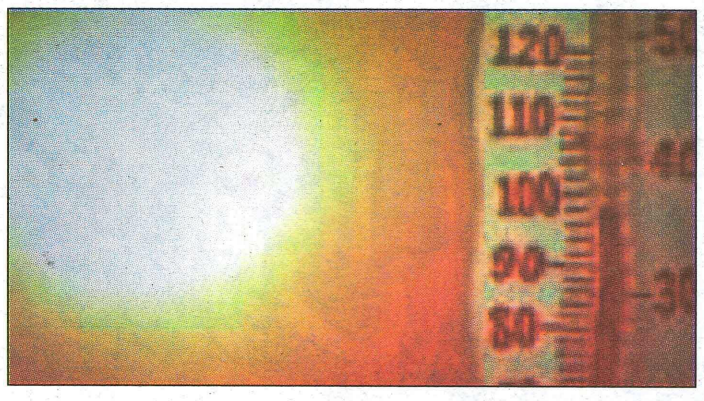
Daily temperature records are expected to be broken in many communities over the next few days, including the all-time records for the month of August, as a massive ridge of high pressure is building over southern B.C.

Daytime highs are forecast to soar into the mid-to-upper 30s for inland communities on Vancouver Island, while temperatures will be several degrees cooler along the coast.

Smoke from wildfires burning in the Interior is also expected to drift down through valleys into coastal areas by mid-week due to a change in weather conditions, according the Coastal Fire Centre.

These conditions could persist for the remainder of this week.

Prevailing winds normally travel from the coast to the Interior of the province.



Southern Vancouver Island will experience its first heat wave of the summer this week. *(FILE PHOTO)*

This week, however, the winds are expected to switch into outflow conditions and move air from the Interior to the coast.

This air will be very warm, exceptionally dry and likely smoky.

This weather pattern will rapidly dry out coastal forests, making them more susceptible to wildfire and making it more challenging for firefighters to put out existing fires.

People are being urged to call the police immediately if they come across children and/or pets left in hot vehicles in the coming days.

Const. Pam Bolton, from the North Cowichan/Duncan RCMP detachment, said temperatures in vehicles left in the sun will be even hotter than what is being forecast.

"If you do come across children or pets in distress in cars, you should call 911 and the RCMP will attend to the scene right away," Bolton said.

"You might want to check the doors of the car to see if they are locked and look around to see if you can spot the car's owner until the police arrive. But we don't want members of the public to put themselves in danger by taking action unless it's absolutely necessary."

Bolton said children should never be left alone in vehicles at any time of the year, and pets should be left at home on hot days.

She said police can start investigations into cases where children are considered to be in danger when left in hot cars, and the parents and/or caregivers could also have to deal with investigators from the Ministry of Children and Family Development and other agencies.

Bolton said the SPCA could also get involved in cases where animals are left in cars.

Island Health is reminding all residents to be aware of the symptoms of heat-related illness as the extreme hot weather hits, and to check in on those at greater risk.

A press release states that the symptoms of heat-related illness can range from mild to severe.

They include pale, cool, moist skin; heavy sweating; muscle cramps; rashes; swelling, especially of the hands and feet; and dizziness and/or fainting.

Island Health is also encouraging people to drink more fluids regardless of their activity level during the heat wave.

"Don't wait until you're thirsty to drink" the release states.

"Avoid liquids that contain alcohol, caffeine or large amounts of sugar — these can cause you to lose more body fluid."

People are also advised to stay indoors and, if at all possible, stay in an air-conditioned place.

If your home does not have air conditioning, try to go to the shopping mall or public library.

Even a few hours spent in air conditioning can help your body stay cooler when you go back into the heat.

If you go outside, apply sunscreen to exposed skin, early and often, at least 15 to 30 minutes prior to going out.

Seek shade and keep skin covered as much as possible when spending time in the sun. The sun can burn and damage skin even on a cloudy day.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1682. 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, 14 August 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.

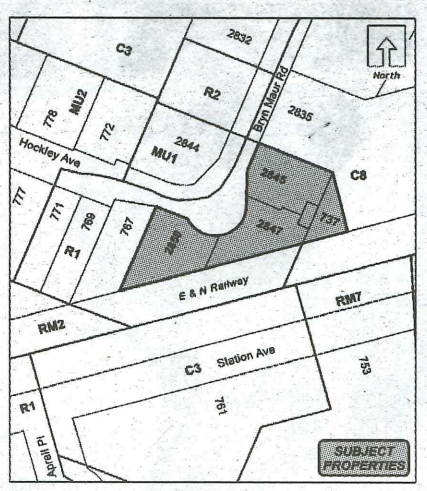
Proposal: **The purpose of Bylaw No. 1682 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1682 from R1 (One-Family Residential) and C8 (Community Town Centre Pedestrian) Zones to MU2 (Mixed-Use Residential Commercial) Zone to allow the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.**

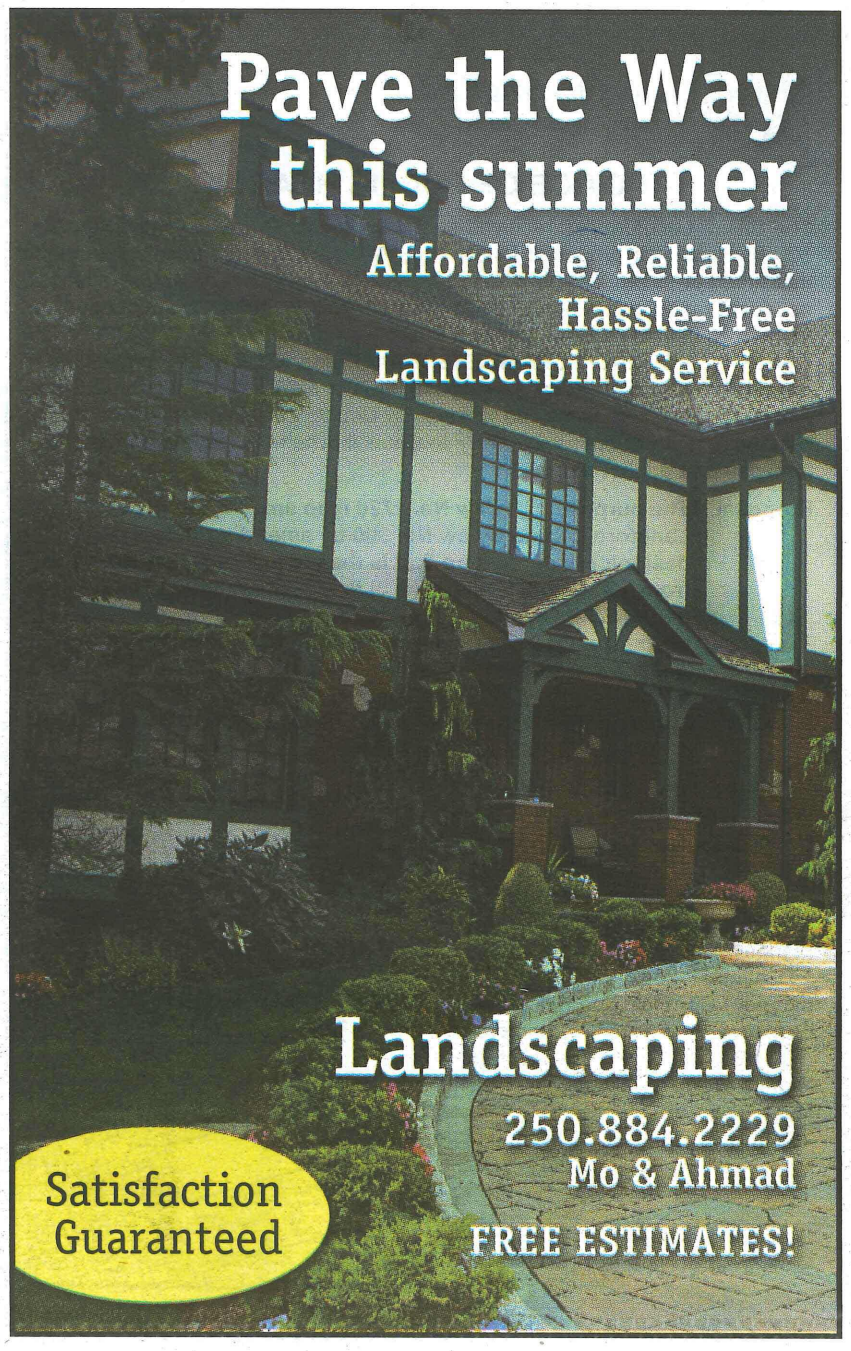
Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1682 is 2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 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





Put your HAT on for habitat protection

Metchosin projects focus on invasive species

Rick Stiebel
News Gazette staff

Good neighbours take care of the natural environment in their community.

The Habitat Acquisition Trust (HAT) is providing Metchosin residents with the opportunity to do just that through its good neighbours project, which engages people in finding solutions to significant conservation issues and promotes appreciation for healthy natural habitats, explained Alanah Nasadyk, community development co-ordinator for the HAT.

As part of the program, HAT staff visit with landowners in key areas who are interested in obtaining personalized land care advice, and host workshop events throughout the year.



Several restoration projects have taken place in Metchosin, with more planned for the future. *(PHOTO CONTRIBUTED)*

There have already been seven visits to Metchosin residents this year for advice on tending their land for wildlife.

A recent HAT-sponsored event on July 28 along Cripple Creek in Metchsoin focused on dealing with invasive species.

"We heard reports that the yellow archangel lamium is spreading," Nasadyk said. "By giving folks the chance to see these weeds, learn how to remove them and understand how easily they can take over a natural space, we hope they can take the battle back to their own yards and community."

Another project involved students from the Sc'ianew First Nation Field School who spent two days on the Nation's coastal lands removing invasive Scotch broom. The students also learned about native plants and their use as foods and medicine. HAT staff also completed a habitat assessment and prepared a land care prescription for ongoing restoration efforts, Nasayk noted.

A three-day creek habitat restoration is planned for Sept. 28 to 30 at Ruby Creek in Metchosin. Those interested in participating can also choose to volunteer for just one day, she added.

Another invasive plant workshop with Invasive Species Council member Catherine Tarasoff from Thompson Rivers University is planned in the near future. For information on arranging a consultation or upcoming events, call 250-995-2428 or email hatmail@hat.bc.ca.

reporter@goldstreamgazette.com

Reader Photo OF THE WEEK

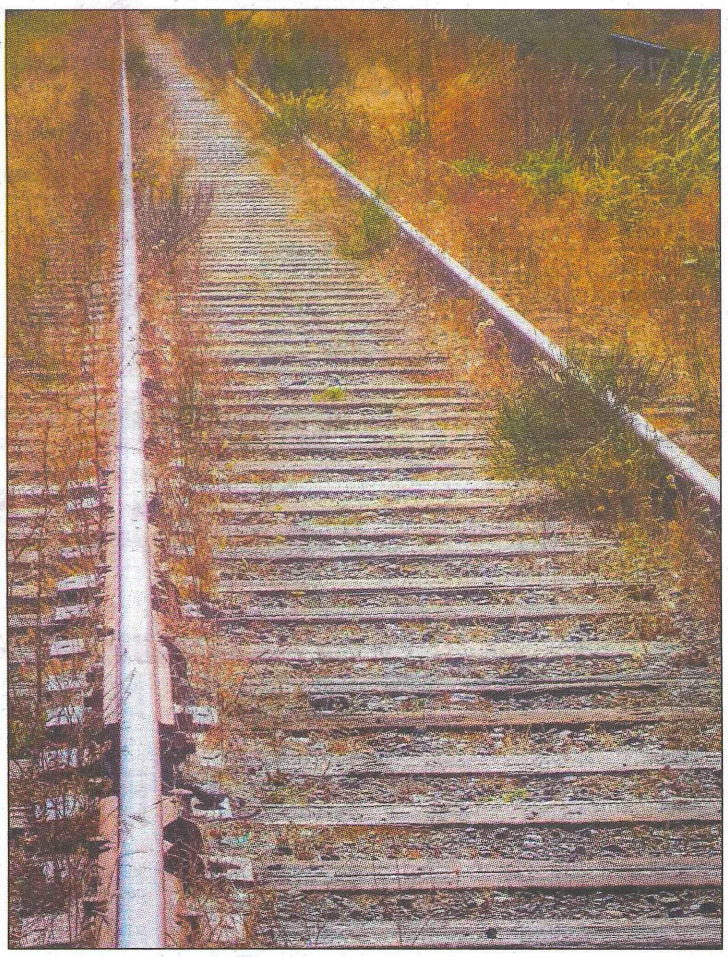
Langford resident Sharon Martin took this photo along the E&N rail line on her way to work one morning. She likes how it reminds her that although Langford is one of the fastest growing cities, there's still history along these tracks.

If you've got a photo from the West Shore of people places or things and want to share it with our readers, the *Goldstream News Gazette* can help you out with that.

Every week, we publish our pick for Reader Photo of the Week. To have your photo considered for publication, simply email us a high-resolution .jpg copy to editor@goldstreamgazette.com.

Please include your name, contact information including municipality of residence, where you took the photo and what you like about the image. Entries must be received by 5 p.m. Fridays to be included for consideration for the following week's paper.

Weekly winners will also be posted on the *Gazette*'s Facebook page. Good luck!



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. 1682. 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, 14 August 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.

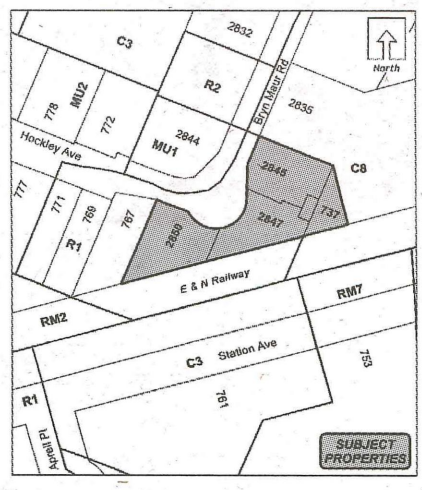
Proposal: **The purpose of Bylaw No. 1682 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1682 from R1 (One-Family Residential) and C8 (Community Town Centre Pedestrian) Zones to MU2 (Mixed-Use Residential Commercial) Zone to allow the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.**

Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1682 is 2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 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







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 Ration from 4 to 5.

5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.

6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.

CARRIED.

c) Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.
- Staff Report (Planning Z16-0019)

MOVED BY: N. STEWART
SECONDED: M. HALL

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
    i. $381.25 per unit towards the General Amenity Reserve Fund; and
    ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

c. That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading:**
    i. A plan for the land swap which would include the deposition of approximately 95m2 of road on Bryn Maur Road in exchange for the acquisition of approximately 95m2 of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and
    ii. A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and
    iii. A redesign of the building if any of the above necessitates an alteration of the building plans.

d. That the applicant complete both the road dedication and the land exchange **prior to bylaw adoption**.

e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
    i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
    ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000;
    iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
    iv. That the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager.

2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.

3. Direct the Director of Planning to issue the parking variance in the Development Permit.

CARRIED.

CARRIED.

3. Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units. (Planning Z16-0019)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading:**
        i. A plan for the land swap which would include the deposition of approximately 95m2 of road on Bryn Maur Road in exchange for the acquisition of approximately 95m2 of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and
        ii. A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and
        iii. A redesign of the building if any of the above necessitates an alteration of the building plans.

d. That the applicant complete both the road dedication and the land exchange **prior to bylaw adoption**.

e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
   i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
   ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000;
   iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
   iv. That the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager.

2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.

3. Direct the Director of Planning to issue the parking variance in the Development Permit.

CARRIED.

4. Application to Rezone 616 Goldstream Ave from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to allow a 160-unit non-profit housing development. (Planning Z16-0028)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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

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

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

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1680 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1672 First Reading.

CARRIED.

FURTHER TO ITEM 3. a)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

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

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

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

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding property matters and road improvements under Section 90 (1) (e) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 6:32 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
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Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date:	**February 27, 2017**
Department:	**Planning**
Application No.:	**Z16-0019**
Subject:	**Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units**

PURPOSE

Matt McKay of DB Services of Victoria Inc. has applied on behalf of Katherine and Lawrence Tutty, Nancy and Ivan Bjornholt, Shirley and Larry Hagel and Westwind Plaza (JV) Properties Ltd to rezone the properties at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial Zone) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.

The applicant is also proposing a land exchange and purchase that would provide to the City a 95m2 road dedication (approx.) along the western edge of 2850 Bryn Maur Road to create a 3m wide pedestrian connection from the Rail Trail to the sidewalk on Bryn Maur Road. The applicant would then be looking to acquire approximately 335m2 of City road to be able to develop this project as shown. This is discussed further on Page 4.

BACKGROUND

In 1995, 2850 Bryn Maur Road was involved in a large scale rezoning of lands within downtown Langford to the One-Family Residential Zone (then called R2, now called R1) to prevent further duplexing of existing single-family dwellings and panhandle subdivisions. This was done in order to preserve the capability of the lands for a redevelopment proposal such as this.

APPLICATION DATA

Table 1: Site Data

Applicant	Matt McKay	
Owner	Katherine and Lawrence Tutty, Nancy and Ivan Bjornholt and Shirley and Larry Hagel and Westwind Plaza (JV) Properties Ltd	
Location	2845, 2847 and 2850 Bryn Maur Road and a portion of 737 Goldstream Ave.	
Legal	LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643, PID 005-839-696 and Strata Lots 1 and 2, in Strata Plan No. VIS2887 PID No. 018-410-171, PID No 018410162, and LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP71257, 024-839-671	
Size of Property	1,972 m² (all three properties combined) and approx. 225m2 of 737 Goldstream Avenue	
DP Areas	Downtown Pedestrian Commercial and Multi-Family Areas	
Zoning	**Existing:** R1 (One-Family Residential & C8 (Community Town Centre Pedestrian)	**Proposed:** MU2 (Mixed-Use Residential Commercial Zone)
OCP Designation	City Centre	

SITE AND SURROUNDING AREA

The subject properties are flat and at 2850 Bryn Maur Road resides a one-family dwelling. At 2845 and 2847 Bryn Maur Road is an attached duplex. The site has a few large Douglas fir trees on the site which are proposed to be removed. The land at 737 Goldstream Avenue is a triangular portion of land (approx. 215m2) behind the commercial building contains one large douglas fir which is proposed to be removed.

Directly north of the subject site is a 4 storey apartment building and the large mixed-use development at the corner of Goldstream Avenue and Bryn Maur Road (Goldstream Station). To the south is the Island Corridor Foundation's Rail-Trail. Immediately to the west is a six-storey mixed-use residential commercial building. To the west is a one family dwelling.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	C8 (Pedestrian Mixed Use Residential Commercial)	Commercial
East	C8 (Pedestrian Mixed Use Residential Commercial)	Commercial
South	C3 (District Commercial)	Rail-Trail
West	MU1 (Mixed-Use Residential Commercial) and R1 (One-Family Residential)	Residential

COUNCIL POLICY

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

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

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

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

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

Compliance with the Official Community Plan

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

Development Permit Areas

The subject property is designated within both the Downtown Pedestrian Commercial and Multi-Family Development Permit Areas, and is therefore subject to a development permit to both alter the land and to regulate form and character. The subject property is not designated as an environmentally sensitive or hazardous development permit area.

COMMENTS

Development Proposal

The applicant wishes to rezone the subject properties to MU2 (Mixed-Use Commercial Residential) to allow for the construction of a six (6) storey building with approximately 93 residential dwellings. Table 3 provides a summary of the project proposal.

Table 3: Proposal Data

	Permitted/Required by MU2 Zone	**Proposed by Rezoning Application**
Density (max floor space ratio)	4.0	3.03
Height	10 storeys	6 storey
Lot Coverage	90% or up to 100% if a rooftop patio is provided	59%
Front Yard Setback	1.2 m (4ft)	3m
Exterior Side Yard Setback	1.2 m (4ft)	0.6 m **(Variance Required)**
Interior Side Yard Setback	0 m (0ft) when in the City Centre OCP Designation	0.6m next to the 3m trail, 0 - 1.5m along the north eastern property line
Rear Yard Setback	0 m (0ft) when in the City Centre OCP Designation	A range of 3 - 12m
Parking Requirement	1 parking stall per unit (93) + 5 visitor stalls (98 stalls)	96 Stalls on site, with 2 of the visitor stalls provided in front of the building on City Road **(Variance Required)**

BUILDING AND SITE DESIGN

Multi-Family developments are subject to a form and character development permit in accordance with Langford's Official Community Plan Bylaw No. 1200, prior to building permit. Building, site design, and landscaping for the development will be addressed through the Development Permit process after the rezoning process is complete.

VARIANCE REQUESTS (SETBACKS AND PARKING)

The applicant is proposing a 0.6m setback to the 3m wide public trail. Council has delegated the authority to the Director of Planning to approve variances for reductions to front, side, and rear lot lines as part of a Development Permit where such variances are an improvement to the relationship and orientation between a building and an access route or public road, reduce any impact of development on surrounding lands, and where a reduction in a setback does not have significant impacts on adjacent properties. As the applicant is also proposing to redevelop the adjacent properties at 771, 769 and 767 Hockley Avenue, the reduced setback is unlikely to have any significant impact on the adjacent lots. Council may wish to authorize the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit. The 0.6m will still provide room for appropriate fencing and

landscaping which will need to be designed to discourage graffiti, and can be addressed in the Development Permit.

Zoning Bylaw No. 300 requires the visitor parking to be on-site. The applicant is proposing to locate 2 of the 5 required visitor parking stalls in front of the building in the City boulevard. In the past, Council has supported parking variances and charged $5000 when the applicant cannot provide a compensatory stalls on City boulevard. For example, in near proximity to this site at 777 Hockley Avenue, Council decided to charge the applicant $5,000 per stall if the applicant could not provide 4 of the required visitor parking stalls on the City boulevard. It has recently been determined that the applicant will only be able to provide 1 parking stall in front of 777 Hockley Avenue. As such, the applicant will be required to pay the City $15,000 for the 3 deficient stalls, towards the General Amenity Fund prior to occupancy.

Notwithstanding, if Council does not object to the parking variance given their will be compensatory stall in the City boulevard, they may wish to direct the Director of Planning to issue the variance in the Development Permit.

ROAD DEDICATION

Bryn Maur Road narrows to approximately 10m wide where it meets Hockley Avenue and Hockley Avenue is approximately 16m wide. The applicant will be required to provide road dedication to the satisfaction of the Director of Engineering to widen the road in accordance with Bylaw No. 1000. Council may wish to require this road dedication prior to bylaw adoption. Furthermore, as this may affect the current siting of the building, Council may wish to see revised plans demonstrating the road dedication to the satisfaction of the Director of Engineering prior to first reading.

As this type of road dedication for road widening purposes in accordance with Bylaw No. 1000 is typical and required through most rezoning applications, this road dedication should not be considered as part of the road exchange process discussed below.

ROAD EXCHANGE AND PEDESTRIAN TRAIL CONNECTION TO THE RAIL TRAIL

The applicant is proposing a land exchange and purchase that would provide to the City a 95m2 road dedication (approx.) along the western edge of 2850 Bryn Maur Road to create a 3m wide pedestrian connection from the Rail Trail to the sidewalk on Bryn Maur Road. The applicant is proposing to acquire approximately 335m2 of City Road along Bryn Maur Road. This portion of road is an unused half cul-de-sac and may have existing utilities underground. If Council is willing to consider approving the road exchange and purchase, they may wish to exchange an equal portion of road and then charge the applicant thereafter on a cost per m2 of rezoned land (MU2) in accordance with Council policy and that the applicant pay for all other related administrative and legal costs.

Council may also wish to require the applicant to demonstrate a detailed design drawing to ensure there are no utilities located in the closure area. If there are, the applicant would have to obtain permission and pay for all costs associated with moving any underground utilities. As such, Council may wish to require revised plans prior to first reading to demonstrate the exchange, any utilities that need moving, and to demonstrate appropriate pedestrian connectively from the Rail Trail to the Goldstream Station development all to the satisfaction of the Director of Engineering.

Council may also wish to enter into an agreement for a land exchange and direct staff to prepare a bylaw for the exchange given the benefit of a new pedestrian connection from the rail trial to the City's Pedestrian Downtown.

CRD CONSULTATION/WAYFINDING SIGNAGE

It should also be noted that staff will have to consult with the CRD Parks Department to formalize the pedestrian trail connection. As this trail would be the only formal pedestrian trail connecting the Rail Trail to Langford's pedestrian oriented downtown, Council may also wish to have the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager. Council may also wish to give the applicant an amenity fee reduction commensurate with the cost of the sign. It should also be noted that the applicant is willing to illuminate the trail from the building to ensure general safety and visibility at night.

TRAFFIC AND PUBLIC SAFETY

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

FRONTAGE IMPROVEMENTS

Council may wish to require as a condition of rezoning that full frontage improvements to the standards of Bylaw No. 1000 be provided and that this be secured in a S.219 Covenant to be provided at the time of Building Permit.

SEWERS

The City's Sewer system has been installed along Hockley Avenue and Bryn Maur Road. The applicant will be required to connect all units to the municipal sewer system and the applicant will be responsible for the costs of installing the sewers and any extension should it be required.

FUS REQUIREMENTS

The applicant will be required to provide the required FUS calculations prior to building permit, however, applicants are encouraged to provide calculations earlier in the process in case any substantial upgrades are required.

DRAINAGE AND STORMWATER MANAGEMENT

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

NEIGHBOURHOOD CONSULTATION

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

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the property to permit a multi-family residential development will contribute more to municipal revenue than redevelopment under the present zoning. Considering that the applicant will be required to provide full frontage improvements the proposal should not represent an increased cost burden to the City. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

Table 4 – Amenity Contributions per Council Policy *

Amenity Item	**Per unit contribution (93 units)**	**Total**
General Amenity Reserve Fund	$381.25 per unit	$35,456.25
Affordable Housing Reserve Fund	$152.50 per unit	$14,182.50
TOTAL POLICY CONTRIBUTIONS	**$533.75 per unit**	**$49,638.75**

*These numbers include the 75% reduction in Amenity Fees (for rental housing) in accordance with Council's Amenity Policy.

Table 5 – Development Cost Charges (based on 93 units)

Development Cost Charge	**Per residential unit**	**Total**
Roads	$3,917	$364,281
Storm Drainage	n/a	
Park Improvement	$1,890	$175,770
Park Acquisition	$1,100	$102,300
Subtotal (DCCs paid to City of Langford)		**$642,351**
CRD Water	$2,323.43	$216,078.99
School Site Acquisition	$628	$58,404
TOTAL (estimate) DCCs		**$916,833.99**

*The applicant is also eligible for a 30% reduction it the total DCC's (excluding CRD Water) as per Council's DCC Bylaw for rental housing should they adhere to the necessary requirements.

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 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading:**

        i. A plan for the land swap which would include the deposition of approximately 95m2 of road on Bryn Maur Road in exchange for the acquisition of approximately 95m2 of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and

        ii. A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and

        iii. A redesign of the building if any of the above necessitates an alteration of the building plans.

    d. That the applicant complete both the road dedication and the land exchange **prior to bylaw adoption**.

e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
   i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
   ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000;
   iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
   iv. That the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager.

2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.

3. Direct the Director of Planning to issue the parking variance in the Development Permit.

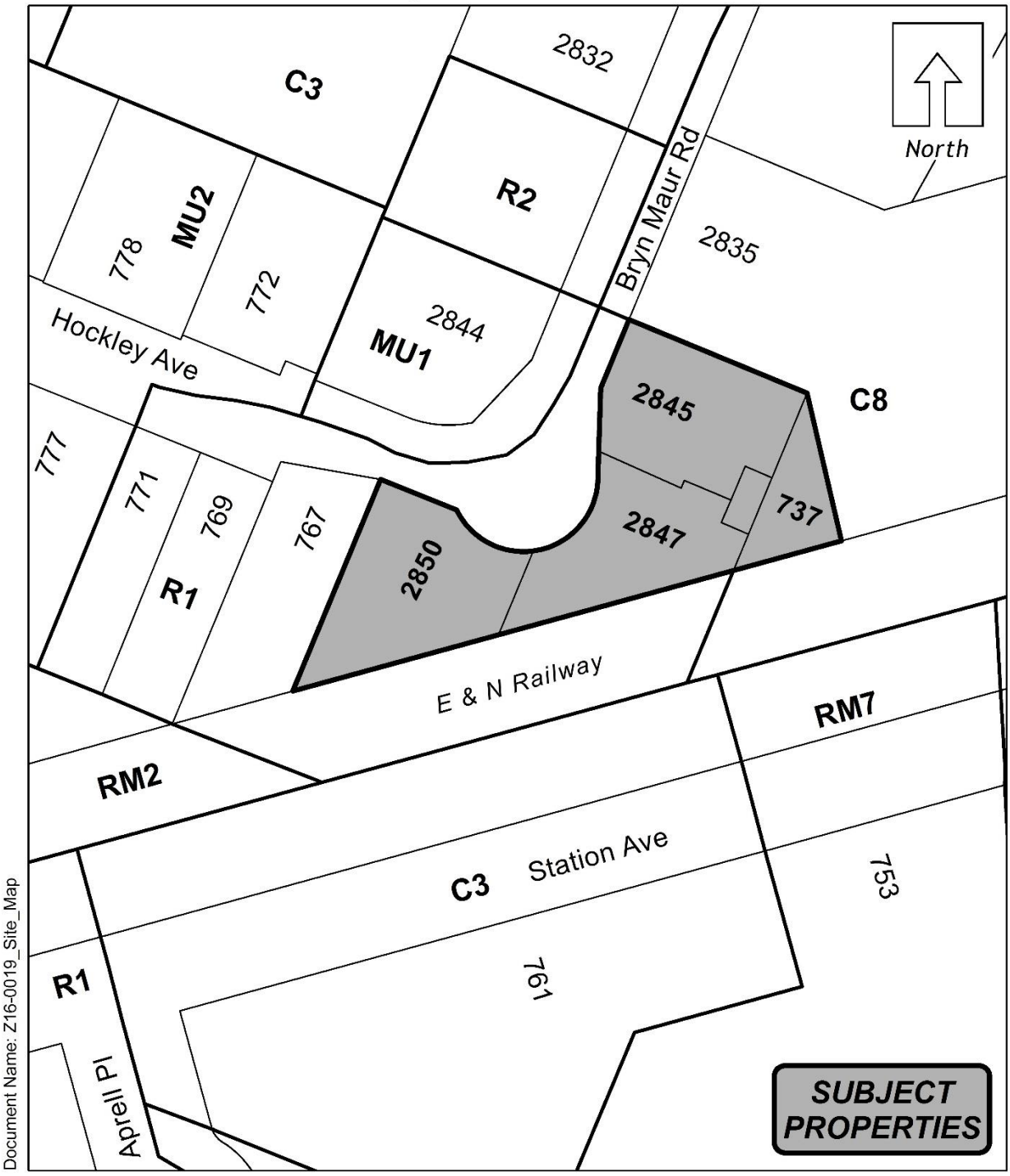
OR Option 2

1. Reject this application for rezoning.

Respectfully submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

REZONING BYLAW AMENDMENT
(Z16-0019)
2845, 2847, 2850 Bryn Maur Rd & 737 Goldstream Ave



Document Name: Z16-0019_Site_Map

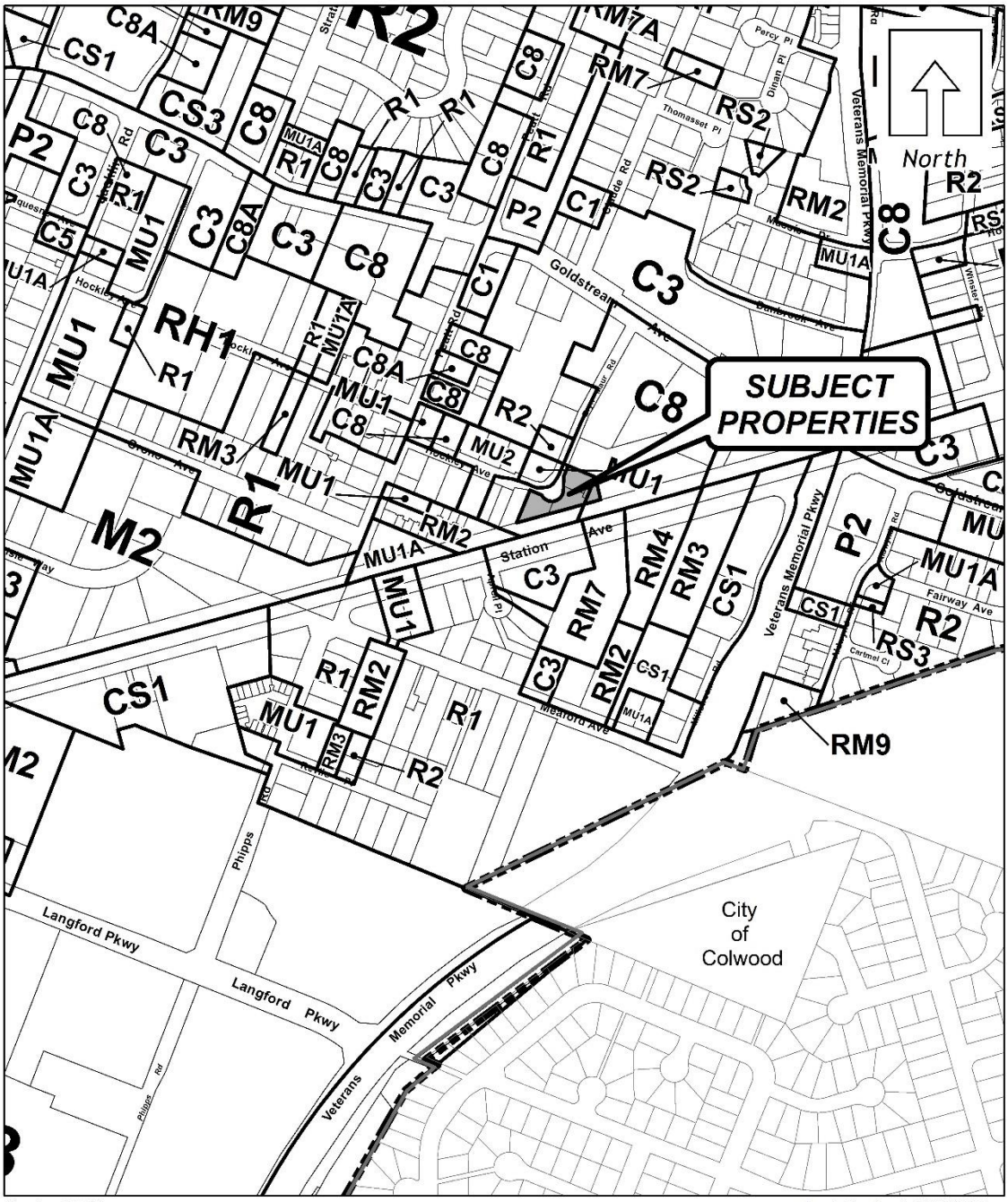
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Last Revised: 2/8/2017

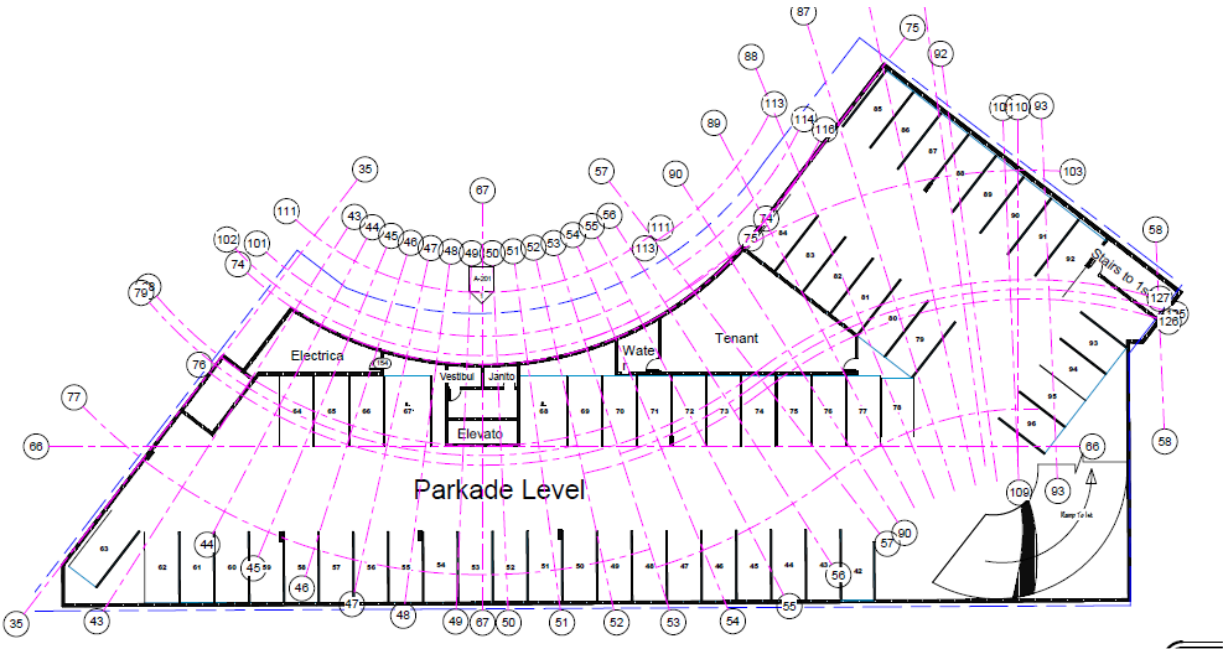
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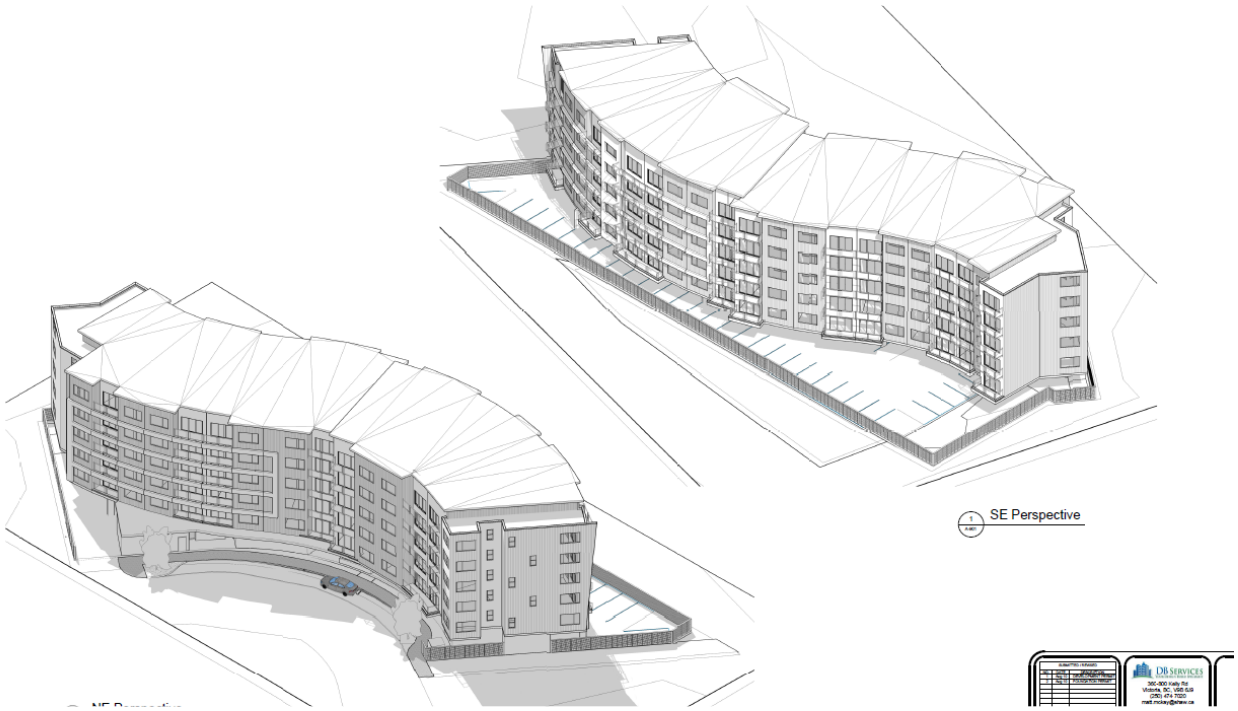
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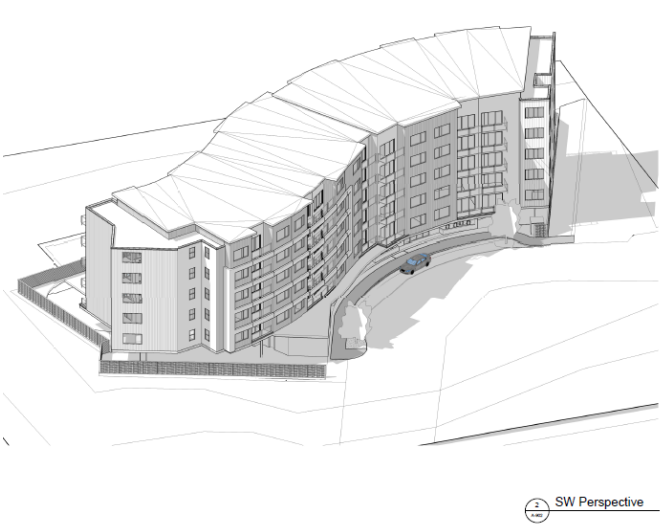
2845, 2847, 2850 Bryn Maur Rd & 737 Goldstream Ave



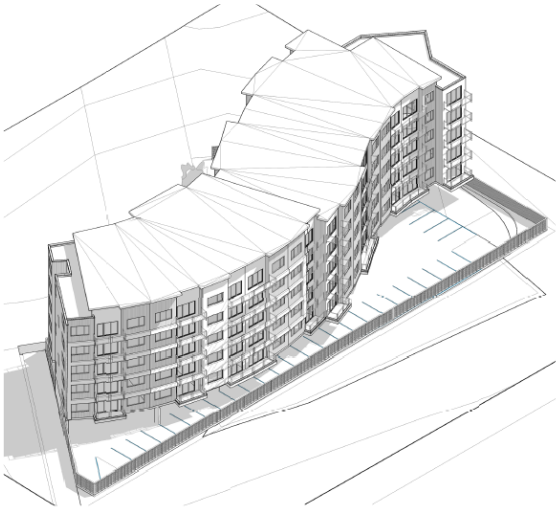
Appendix A - Plans







SW Perspective





3D View 1



3D View 2



3D View 3



3D View 4



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Staff Report to Council

Date:	**April 3, 2017**
Department:	**Planning**
Application No.:	**Z16-0019**
Subject:	**Bylaw No. 1682 - Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.**

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

1. *Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:*

    a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$1,525 per unit towards the General Amenity Reserve Fund; and*
        ii. *$610 per unit towards the Affordable Housing Reserve Fund.*

    b. *Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$381.25 per unit towards the General Amenity Reserve Fund; and*
        ii. *$152.50 per unit towards the Affordable Housing Reserve Fund.*

    c. *That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading:***

i. *A plan for the land swap which would include the deposition of approximately 95m2 of road on Bryn Maur Road in exchange for the acquisition of approximately 95m2 of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and*
ii. *A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and*
iii. *A redesign of the building if any of the above necessitates an alteration of the building plans.*

d. *That the applicant complete both the road dedication and the land exchange **prior to bylaw adoption**.*

e. *That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:*
   i. *The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;*
   ii. *Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000;*
   iii. *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and*
   iv. *That the applicant provide a wayfinding sign at the trail junction to the satisfaction of the Parks Manager.*

2. *Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2m to 0.6m at the time of Development Permit.*

3. *Direct the Director of Planning to issue the parking variance in the Development Permit.*

CARRIED.

COMMENTS

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

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

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

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

OPTIONS

Option 1
That Council:

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

2. Give first reading to Bylaw No. 1682.

OR

Option 2

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

Respectfully Submitted,

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

:gl

From: Sarah Herring
To: Suzette Chapman
Cc: Christina Bell
Subject: Letter for August 14 Public Hearing package
Date: Wednesday, August 2, 2017 11:40:34 AM

Hi Suzette;

Can you please attach the email below to the Public Hearing packages for Bylaws 1680, 1682, 1710 and 1725?

Thanks!
S

-----Original Message-----
From: Sharon Martin On Behalf Of Langford Administration General Mailbox
Sent: Wednesday, August 2, 2017 11:13 AM
To: Denise Ryan <dryan01@telus.net>
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>; Sarah Herring <sherring@langford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Good Morning Denise,

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

Sharon Martin
Administration

-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Wednesday, August 2, 2017 10:39 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Attention: Sarah Herring - Planning Department I have Parkinson's decease and my speech is not that clear so I am emailing the city of Langford to voice my concerns about the proposed projects to be heard at the public hearing on August 14, 2017.
The following addresses are of concern to me:
Bylaw 1680 is 767, 769, & 771 Hockley Avenue Bylaw 1682 is 2845, 2847, & 2850 Bryan Maur Rd and a portion of 737 Goldstream Avenue Bylaw 1710 is 2839 Jacklin Road with 862, 864, 866 Orono Avenue Bylaw 1725 is 2741, 2749, 2751, 2753, 2757, 2761 Spencer Road and 996 Preston way My concern is the increased amount of traffic with the proposed applications.
Bylaw 1680 is proposed 64 units, bylaw 1682 is proposed 93 units, bylaw 1710 is proposed TWO 6 storey apartments with undisclosed number of total units, I would guess at a minimum of 100, and bylaw 1725 is proposed multi family building with undisclosed units. I propose the minimum number of vehicles entering Langford daily to be 364.
I live on Peatt Road and the amount of daily traffic has tripled since I moved here nearly 4 years ago. With the 11 storey building being developed on Claude Road and the current building under construction at the corner of Peatt Road and Hockley Avenue, with a proposed number of vehicles of at least 150 per day, plus the 4 projects noted above with a projected minimum number of vehicles at 364 per day, for a minimum total of 514 new vehicles per day.
How does the city of Langford plan to accommodate all of the new vehicles? It is so NOISY on Peatt Road now that I don't even like to open my windows, not to mention all of the additional EXHAUST FUMES.
I realize that Landford is becoming the most developed community in the west shore, but when will it be too much?

Where is the green space or parks to accommodate all of the additional people?
Are the developers not supposed to provide green space for their projects?
I am just one individual who takes the time to read the newspaper, after talking to a lot of the residents around the 11 storey building under construction they were not even aware of the height of the new building.
I look forward to your reply that my objections will be logged for the 4 new proposed projects noted above.
Thank you for your time.
Denise Ryan
2733 Peatt Road
Phone - 250-478-1262

Denise Ryan
Sent from my iPad

RECEIVED
FEB 27 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD

Zoning Amendments: Bryn Maur Road and Hockley Avenue

File Z17-0002 and File Z16-0019

I live at 2844 Bryn Maur Road and have the following objections to the proposed developments.

Sun: having a one story duplex across the street changed to a 6 story complex will block the sun from the east in my home. Part of the reason I bought my condo was because it was so sunny. This will also affect the plants and shrubs in front of the condo.

Traffic: three times a day, morning rush, lunch and evening rush hours, it is very difficult to drive either on to Peatt, as the intersection is blocked or on to Goldstream which the drivers do not yield to the traffic from Bryn Maur or the shopping plaza. It is signed with a yield but that's not how it is used. On a red light, there are usually 4 or 5 cars on both sides plugging up the roundabout.

Deliveries: the Shopping Plaza with the Liquor Depot and Darcy's Pub has many large delivery trucks that partial block Bryn Maur. The Van Kam delivers the liquor orders and does not fit into the delivery area and parks on Bryn Maur, same side as the Liquor Depot. There have been many near misses and horn honking and yelling due to the blockage. I have witnessed one incident where I picked up my cell phone to call the police, but it did not get physical and the men went back to their vehicles and left.

Noise: the noise levels from the traffic have already increased noticeably with the rentals units being filled on Hockley.

Dog Feces: since the opening of the three rental properties on Hockley, some of the residents with dogs have not cleaned up after their pets and I now clean up daily 4 to 6 droppings. If I am busy and do not get outside, it becomes 10 or more for daily pickup.

Litter: Surprised that the area known for gardens and being environmentally sensitive has a large quantity of litter on the streets. This has also increased with the rental properties on Hockley.

Pauline Haley-Lyons

Pauline Haley-Lyons

102-2844 Bryn Maur Road, Langford, BC V9B 3T4

PUBLIC HEARING
Monday, 14 August 2017

Bylaw No. 1719
File No. Z17-0018

A Bylaw to Rezone 2148 Millstream Rd; 2150 Millstream Rd from the R2A (One- and Two-Family Residential 2) and the RR4 (Rural Residential 4) Zones to the RT1 (Residential Townhouse 1) Zone to Allow for Approximately 47 Townhouses

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 17th day of July, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

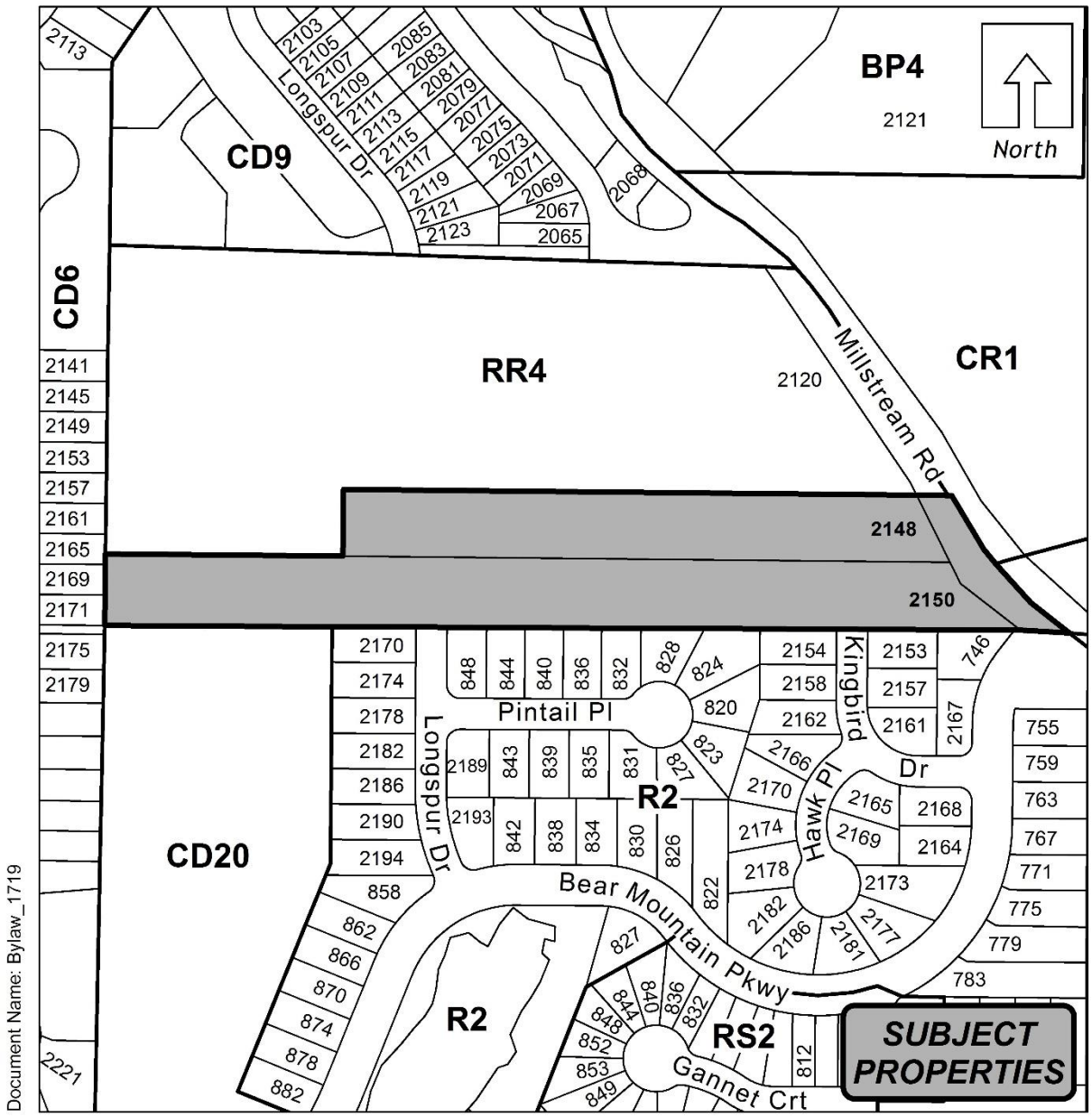
READ A THIRD TIME this day of, 2017.

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

_____
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. 1719. 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2148 & 2150 Millstream Rd	
File	Z17-0018	Bylaw Number: 1719
Official Community Plan	Current: Neighbourhood	
Zoning	Current: R2A (One- and Two-Family Residential A)	Proposed: RT1 (Residential Townhouse)
Proposal	To permit the construction of approximately 47 townhouse units.	

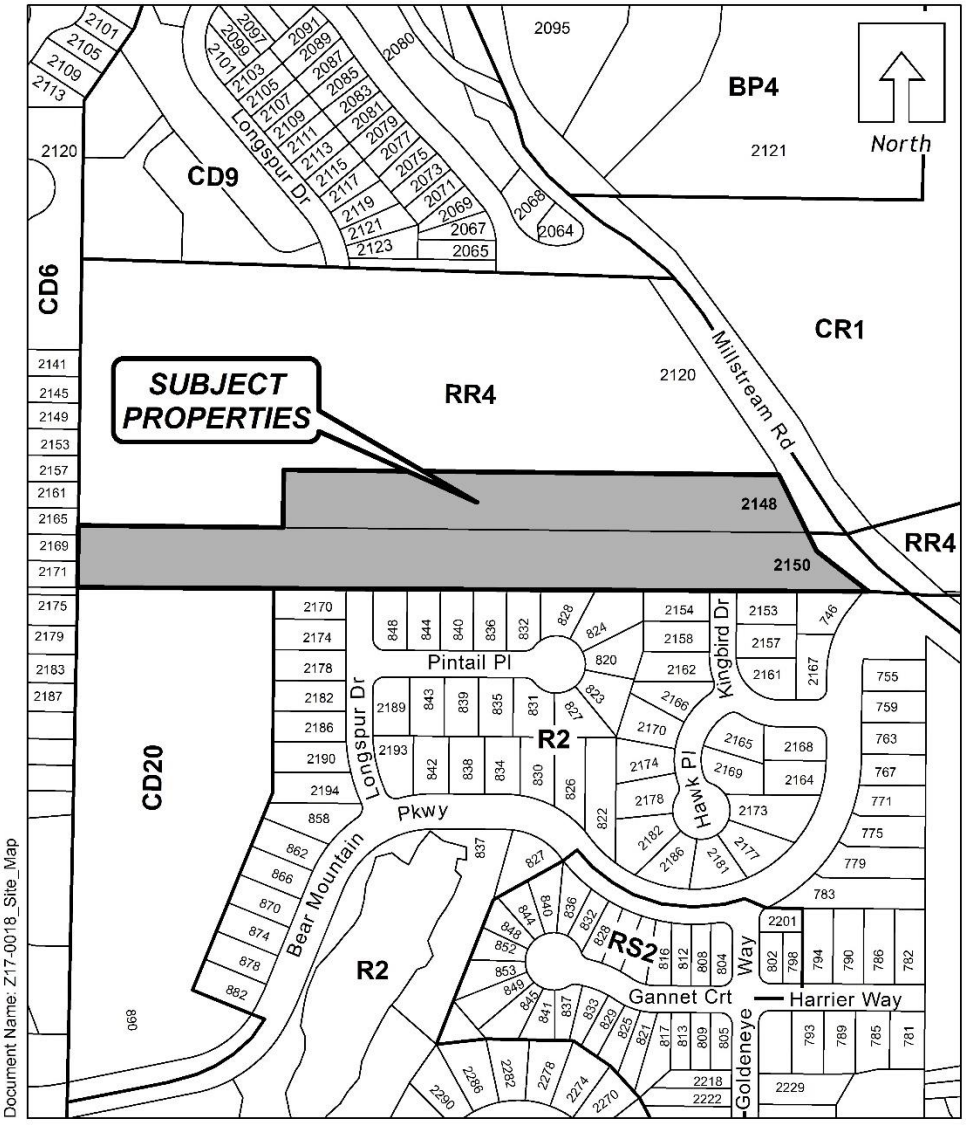
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0018)

2148 & 2150 Millstream Rd



Scale: N.T.S.

Last Revised: 4/18/2017

BEST BUY - Correction Notice

In the July 28th flyer, page 3, the ACER Aspire E 17.3" Laptop with Intel® Core™ i5-7200U Processor (WebCode: 10497406) was incorrectly advertised with a touchscreen icon. Please be advised that this product does not have a touchscreen. Please see a Product Specialist for complete details.
We sincerely apologize for any inconvenience this may have caused our valued customers.

WING'S RESTAURANT
EAT IN, TAKE OUT or DELIVERY
Daily Lunch & Dinner Buffet
Combination Dinners for 1 to 8
Seafood and Deluxe Dishes
Licensed Premises
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Free Home Delivery with min $20 order
90 Gorge Rd. West 250-385-5564

GNG
Great Canadian OIL CHANGE
$8 OFF Oil change special
• 10-Minute Oil Change
• No Appointment Needed
• Warranty Approved
872 Langford Parkway
250-590-5678
Mon-Sat: 8am to 6pm
Sunday: 10am to 5pm
2353 Douglas Street
Victoria
250-475-6868
Mon-Fri: 8am to 6pm
Saturday: 8am to 5:30pm
Sunday: 10am to 4pm
Valid at THESE locations only. *Must present coupon.
Expires Aug 31st, 2017. Cannot be combined with other offers.

Sheepdogs return to Metchosin

Joel Tansey
News Gazette staff



A handler (or shepherd) calls for her dog during a previous edition of the Metchosin Sheepdog Trial. After a multi-year break, the event is returning to Metchosin this weekend, with top dogs and handlers from across the west coast of North America competing on the West Shore.
(CONTRIBUTED/BRIAN DOMNEY)

When the Metchosin Community Association initially declared interest in bringing sheepdog trials to the municipality, the idea was met with excitement, but sketpicism that the idea could come to fruition.

Now that the return of the popular community event is less than a week away, MCA president Johnny Carline says the skepticism is gone.

"More and more people are seeing the poster and getting excited about it," Carline said. "[I] just heard someone in the coffee shop ask, 'Are you going to the Sheepdog Trial next week?' So we're really, really excited about it."

The trials ran successfully for two decades before halting six years ago when the event's organizer moved away and no one was in a position to keep it going. This year, the MCA will organize the logistics for the two-day event, including concessions, a silent auction and raffle, while a Central Saanich group will handle the competition.

And the trials should make for some unique viewing opportunities for spectators, Carline explained.

At the start of each run, a handler (also known as a shepherd) will stand by the grandstand with their bordie collie. Half a kilometre away, two ewes and two lambs will be placed in the pasture.

At the judge's signal, the shepherd will send its dog out on what Carline calls a "low, curving run" towards the grazing sheep.

"The sheep must basically not even know that [the dog] is there," he noted.

The dog is then tasked with driving the sheep towards its handler without scaring them, all the while navigating a couple of gates and keeping them in a straight and steady line.

The dog will then bring them around another series of gates before moving them into a pen.

A bonus task, where a dog must separate one sheep from the rest of the herd, presents even more of a challenge.

"That is unbelievably difficult because sheep just do not like to leave each other," Carline said.

The bordie collies will be judged on a variety of criteria throughout the roughly 10-minute run. Each handler and dog will get two runs, one on each day of the two-day competition.

The event – which features top dogs from B.C., Washington and Oregon – promises to provide plenty of entertainment, even for those who aren't familiar with sheep dog trials.

And if you'd like to learn more in advance of the weekend trials, a pair of presentations will take place at Metchosin's Municipal Hall on Wednesday at 7 p.m. Metchosinite John Buchanan, who owns more than 1,000 sheep, will discuss the history of sheep in the district and Julie Carter will talk about the trial itself and how dogs are trained.

A wool spinning demonstration will also take place at the trials, which run at the corner of William Head and Swanwick roads from 7:30 a.m. to 3:30 p.m. on Aug. 5 and 6.

Admission is by donation.

joel.tansey@goldstreamgazette.com

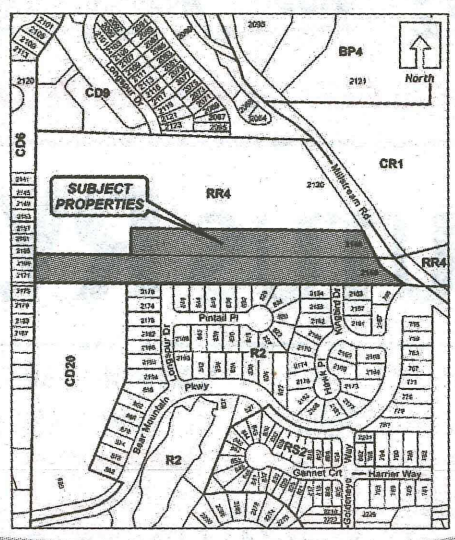
City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1719. 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, 14 August 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. 1719 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. 1719, from R2A (One- and Two-Family Residential A) Zone to RT1 (Residential Townhouse) Zone to allow the construction of approximately 47 townhouse units.**
Applicant: **Mark Johnston, M.H. Johnston & Associates Inc.**
Location: **The land that is the subject of Bylaw No. 1719 is 2148 and a portion of 2150 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

CHURCH SERVICES in the West Shore

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

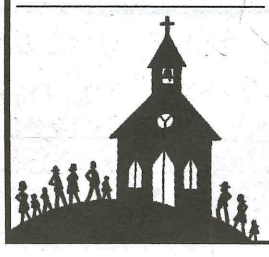
SHABATT WORSHIP ASSEMBLY
503-2637 Sunderland Rd.
A Messianic service to provide a catalyst for those with a heart for Israel.
And to study the Torah Services every Saturday 10:30 am
cfican@telus.net
250-380-5036

CALVARY CHAPEL WESTSHORE
Sunday 10am
948 Dunford Ave
778-679-2092
www.ccwestshore.com

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

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

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



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

Westshore Basketball looking to expand night league program

Katherine Engqvist
News Gazette staff



Brody Pacquin dribbles the ball while Westshore Basketball teammate Quinn Semmens watches his back. *(PHOTOS COURTESY BREAKWATER PHOTOGRAPHY)*

Kids of all ages will have the opportunity to hit the court this fall outside of their school's basketball program.

Westshore Basketball, run by co-directors Brad Lidstone and Curt Spaven, offers programming for kids of all experience levels and has just finished its fifth season in operation. But the directors have no intention of slowing down and are hoping to get even more kids involved in a sport they are both passionate about.

"We've been a really great grassroots program for the last five years, but in the last two or three years our high level programs have really excelled," Lidstone said. "[But] we never want to turn away kids, regardless of their experience."

Last season the night league featured 16 teams for boys and girls at the U11, U13, and U15 levels. "That was at least 116 kids," noted Lidstone.

Teams are created based on demand but there are still player assessments to help create competitive teams and fun environments for all players.

Throughout the season there are also opportunities for players to try out for elite level teams to compete at a higher level of competition.

"If someone wants to play, we'll find room for them to play at the level they want to play," Spaven added.

There are also two divisions for younger players between the ages of four to seven and six to eight to learn the "fun-damentals" of the game according to Spaven. This program, called Westshore Rain, was created with a similar model to a Timbits soccer program, where kids can have fun while learning key skills, he explained.

Lidstone, added the organization also offers winter, spring and summer break camps for all ages.

"There's a total of nearly 400 kids that have registered across all programs," Spaven noted, adding a number of those players were also registered in multiple programs and camps last season.

This season, registration for all of the Westshore Basketball programs starts Aug. 15, with practices starting in September and games in early October.

"We're fortunate we have access to the facilities we have out here," Lidstone noted, adding those are some of the best high school courts in the province. "We just try to fill them up as much as we can."

It's something, he noted, the players are really taking pride in.

To register or to learn more about Westshore Basketball go to westshorebasketball.com.

katie@goldstreamgazette.com

New fundraiser gets boost from former Olympians

Rick Stiebel
News Gazette staff

Here's a fundraiser that offers up a variety of Victoria's best pizza slices to sample with a healthy serving of Olympic athletes and celebrities on the side. The inaugural Jon Montgomery Pizza Pigout is a new event organized by KidSport Greater Victoria to raise the funding they need to enable them to continue to help as many children in need of assistance to play organized sports.

The evening is billed as a fun, casual event where participants get to vote on the best pizza and mingle with KidSport Victoria Ambassador Montgomery, who won a gold medal in skeleton at the Winter Olympics in 2010 and currently hosts CTV's Amazing Race Canada. He will be joined by Olympic medallists Simon Whitfield, Ryan Cochrane and a host of local VIPs, celebrities and media personalities. There will be a live and silent auction as well, and all proceeds go towards Greater Victoria KidSport. A unique pizza directory will be compiled, listing the favourite restaurants selected during the pizza showdown as voted on by those in attendance.

The event takes place Thursday, Oct. 19 at Distrikt Night Club in the Strathcona Hotel from 5 to 8 p.m. Tickets are $50 per person, with corporate sponsorships available for purchase.

Visit jonmongomerypizzapigout.com to purchase tickets, arrange a sponsorship or for more information on the event.

reporter@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

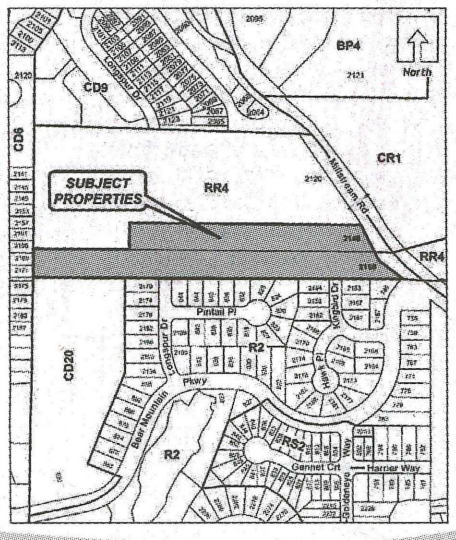
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1719. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 14 August 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. 1719 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. 1719, from R2A (One- and Two-Family Residential A) Zone to RT1 (Residential Townhouse) Zone to allow the construction of approximately 47 townhouse units.**

Applicant: **Mark Johnston, M.H. Johnston & Associates Inc.**

Location: **The land that is the subject of Bylaw No. 1719 is 2148 and a portion of 2150 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services





4. REPORTS

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

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

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

a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:

   i. $3660 towards the General Amenity Reserve Fund;
   ii. $610 towards the Affordable Housing Reserve Fund;

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

   iii. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
   iv. That the applicant will submit a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
   v. That the applicant will submit a construction parking management plan, to the satisfaction of the the Director of Engineering prior to building permit issuance;
   vi. That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
   vii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.

b) That the applicant registers, **prior to Bylaw Adoption**, a statutory right of way in order to extend Kingbird and Longspur Drives to the northern boundary of the subject to the satisfaction of the Director of Engineering; and

c) That the applicant registered, prior to **Bylaw Adoption**, a road dedication plan to widen Millstream Road to the satisfaction of the Director of Engineering.

CARRIED.

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:

CARRIED.

h) BYLAW NO. 1692
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1692 Second and Third Reading.

CARRIED.

i) BYLAW NO. 1695
"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1695.

CARRIED.

j) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1705 Second and Third Reading.

CARRIED.

k) BYLAW NO. 1710
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1710 First Reading.

CARRIED.

l) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017"

(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1719 First Reading.

CARRIED.

m) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1720 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1725 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1702.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding land matters and the potential provision of a new service under Section 90 (1) (e) and (k)

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**June 12, 2017**
Department:	**Planning**
Application No.:	**Z17-0018**
Subject:	**Application to Rezone 2148 and 2150 Millstream from R2A and RR4 to RT1, Residential Townhouse zone to allow for 47 townhouse units**

PURPOSE

Mark Johnson has applied on behalf of David and Eva Zander and Nextview Construction Inc. to rezone the west portion of 2150 Millstream Road and the entire parcel at 2148 Millstream Road from the R2A, (One and Two Family Residential A) zone and the RR4 (Rural Residential 4) zone to the RT1 (Residential Townhouse 1) zone to permit the construction of 47 townhouse units.

BACKGROUND

PREVIOUS APPLICATIONS

In October 2013 Council adopted Bylaw No. 1481, changing the zoning designation of all GB1 (Greenbelt 1) properties to RR4 (Rural Residential 4). The subject properties were affected by this amendment and were transitioned into the RR4 zone.

2150 Millstream Road:

In 2014 a rezoning application (Z-06-07) was presented to Council for an 11 lot subdivision made up of single family dwellings. The proposal was for conventionally sized lots developed with single-family dwellings with secondary suite potential and was consistent with the Official Community Plan and with the character of the adjacent homes on Pintail Place, and Longspur and Kingbird Drives. Council adopted Bylaw No. 1468 to accommodate this request which rezoned the property from RR4 (Rural Residential 4) to R2A (One and Two Family Residential) zone.

Development Permit DP12-0004 was issued in June 2012 for the removal of trees within the Interface Fire Hazard development permit area on the subject property. In 2016 DP16-0080 was issued with respect to the Potential Biodiversity and Environmentally Sensitive development permit area designation. An Environmental Assessment report was submitted with the application.

2148 Millstream Road

2148 Millstream Road has not seen any new development applications in the recent past, however its development is closely integrated into the proposals for 2150 Millstream Road.

Table 1: 2150 Millstream Road Site Data

Applicant	Mark Johnson	
Owner	Nextview Construction Inc.	
Civic Address	2150 Millstream Road	
Legal Description	LOT B, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368 EXCEPT PART ON PLAN EPP51813	
Size of Property	12355.27 m^2	
DP Areas	Potential Wildlife Habitat, Extreme Interface Fire Hazard, Steep Slopes Hazard and Woodland	
Zoning	Existing: R2A, One and Two Family A	Proposed (western portion only): RT1, Residential Townhouse
OCP Designation	Existing: Neighbourhood	Proposed: No Change

Table 1: 2148 Millstream Road Site Data

Applicant	Mark Johnson	
Owner	David and Eva Zander	
Civic Address	2148 Millstream Road	
Legal Description	LOT A, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368	
Size of Property	7992.62 m^2	
DP Areas	Potential Wildlife Habitat, Extreme Interface Fire Hazard, Steep Slopes Hazard	
Zoning	Existing: RR4, Rural Residential 4	Proposed: RT1, Residential Townhouse
OCP Designation	Existing: Neighbourhood	Proposed: No Change

SITE AND SURROUNDING AREA

The subject properties are on the west side of Millstream Road immediately north of Bear Mountain Parkway. They are bordered by new residential development to the south in the Eagle Ridge Development, and to the west by residential development in Bear Mountain.

Parts of both sites site fall within the Extreme Interface Fire Hazard, Potential Wildlife Habitat, Steep Slopes, and Woodland development permit areas. There is a significant overall gain in elevation from east to west of about 65m, consequently this portion of the site is in Langford's Steep Slopes development permit area.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RR4, Rural Residential 4	Rural Residential Single Family Dwelling
East (Across Millstream Road)	CR1, Commercial Recreation RR4, Rural Residential 4	Western Speedway Vacant
South	R2, One and Two Family Dwelling	Single Family Dwellings
West	CD6, Comprehensive District Bear Mountain	Single Family Dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

Langford's Official Community Plan designates the subject property as a "Neighbourhood" area, which is partly defined as follows:

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*
- *Home-based businesses, live-work housing is encouraged*
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.*

The current proposal is supportive of several objectives of the Official Community Plan, including:

- *Objective 3.8 - Redevelop and intensify corridors connecting centres.*
- *Objective 3.9 - Permit sensitive infill development.*

COMMENTS

REZONING PROPOSAL

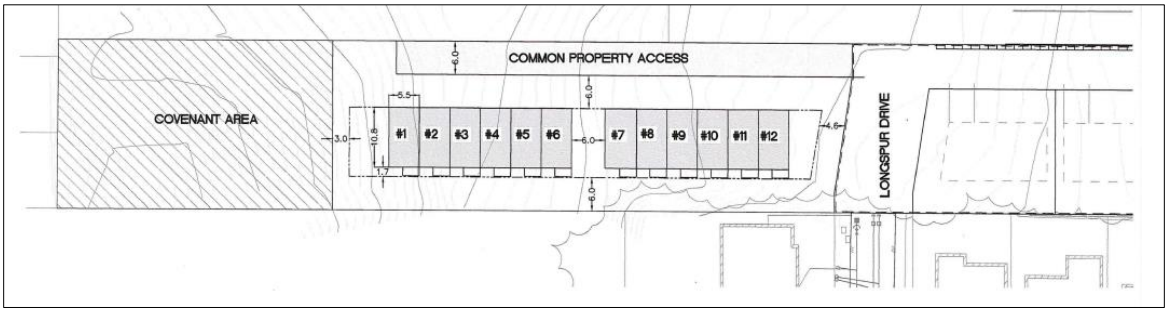
The applicant has commenced works on 2150 Millstream Road in accordance with the issued Development Permit and has a valid statement of conditions to subdivide the property into nine fee simple lots and four bare land strata lots. The applicant now wishes to proceed with the nine fee simple lots, located east of Longspur Drive, and create 12 townhouse units rather than four bareland strata lot west of Longspur Drive. In addition, 35 townhouse units are proposed on 2148 Millstream Road.

As such this rezoning application proposes to amend the zoning designation of 2148 and a portion of 2150 Millstream Road to the RT1 or Residential Townhouse zone. The applicant is proposing setbacks and lot sizes which meet the regulations of the RT1 zone. The RT1 zone is typically applied to townhouse units that are individually owned as freehold properties, however the subject proposal will still comply to the regulations of the RT1 zone even if the applicant decides to undergo a stratified subdivision plan.

When the previous proposal for this site was brought before the Planning, Zoning and Affordable Housing Committee in 2014, the Committee recommended that Council require the applicant show a green space dedication on the western end of the property to complement the existing park off of Stone Gate behind this land. A Section 219 covenant was registered on 2150 Millstream Road that requires the applicant to preserve a portion this area as a natural non-disturbance or "restricted area" as well as to construct a trail from Stone Gate Drive to the restricted area. It also requires that the applicant register a Statutory Right of Way over the trail that would grant the public right of access to the trail and to the restricted area, to be done prior to subdivision approval of 2150 Millstream Road.

Figure 1 below indicates the location of the green space as well as the twelve townhouse units proposed to replace the four bareland strata lots currently permitted.

Figure 1: 2150 Millstream Road western part of property being developed and non-disturb area



DEVELOPMENT PERMIT AREAS

The eastern portion of the property at 2150 Millstream Road has already obtained development permit approval in 2016 (DP16-0080) for the Wildlife Habitat and Biodiversity, Steep Slopes and Interface Fire Hazard development permit areas that exist on this parcel.

With the development of 2148 Millstream Road a new development permit (DP16-0080) will be required in order to address these development permit areas as they exist on 2148 Millstream Road. This may result in an additional non-disturbance natural area and may affect the proposed site configuration.

DEVELOPMENT PROPOSAL

The applicant has provided a subdivision plan, attached as Appendix "A", showing the intended location of lots and subsequent parking. A form and character development permit will be required to ensure that building plans and landscaping coincide with Langford's Bylaw No.300 Design Guidelines.

Table 3: Proposal Data

	Permitted by RR4 (2148 Millstream Road)	**Permitted by R2A (2150 Millstream Road)**	**Permitted by RT1 (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	• One and Two Family Dwellings • Secondary Suites within One Family Dwellings	• One and Two Family Dwellings • Secondary Suites within One Family Dwellings	Townhouses	47 Townhouse Units
Floor Area Ratio			• 0.50 • 1.0 when listed in Schedule AD of Bylaw No.300	0.60
Minimum Lot Size	• 0.4 ha • 40 ha when lot is not serviced by municipal sewer system	• 550 m^2 when parcel is listed in Schedule AD of Bylaw No. 300 • 270 m^2 in accordance to Section 6.26.02(b)	100 m^2	100 m^2
Height	10.5 m	9 m	10 m	Not declared
Maximum Site Coverage	• 30 % or 1000 m^2	• 35%, • 50% on lots less than 550 m^2	60%	60%
Front Yard Setback	• 7.5 m	• 6 m • 4 m when lot is less than 550 m^2 and has highway access in a bare land strata plan; or 5.5 m from a garage or carport; or a front setback may be reduced to 3 m where car access is via a rear lane way	• 3.0 m when lot fronts a highway • 5.5 m from a garage or carport	6.0 m

Interior Side Yard Setback	3 m	• 1.5 m. • 1.2 m when lot is less than 550 m^2	• 0 m for lot lines abutting an RT1 zone • 1.2 m for lot lines abutting any other zone	0 m when abutting another townhouse and 1.2 m when abutting a property line not within the RT1 zone
Exterior Side Yard Setback	3 m, 5.5 m from a garage or carport	• 4.5 m, 5.5 m from a garage or carport. • 3.0 m when lot is less than 550 m^2, 5.5 m from a garage or carport.	• 3.5 m, 5.5 m from a garage or carport	6.0 m
Rear Yard Setback	10 m	6 m	5.5 m	5.5m
Parking Requirement	2 spaces per dwelling unit and an additional space for a secondary suite	2 spaces per dwelling and an additional space for a secondary suite	2 spaces per dwelling and 5 visitor parking spaces when number of units is in excess of 21	2 spaces per dwelling (inside garage and on driveway) and 15 visitor parking stalls on 2148 Millstream Road and 10 visitor parking stalls on 2150 Millstream Road.

PARKING

The applicant is proposing parking that aligns with Zoning Bylaw No. 300 for townhouses subdivided pursuant to the Strata Property Act, or 2 spaces per dwelling with additional visitor parking depending on the amount of units per strata. The applicant is proposing to include 2 spaces per dwelling unit, in an attached garage and on a driveway, as well as 15 visitor parking spaces for those townhouses located on 2148 Millstream and 10 visitor parking spaces for the townhouses located on the portion of 2150 Millstream Road that is the subject of this rezoning application.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is located along Millstream Road. While the majority of the units will obtain driveway access via internal roads, three of the townhouse units roads on 2148 Millstream Road and one single family lot on the portion of 2150 Millstream Road not being rezoned, will have access off of Millstream Road. The remainder of the new lots will have access off of Kingbird Drive and Longspur Drive (both of which are accessed off Bear Mountain Parkway). The applicant is proposing an extension of these two roads to the northern boundary of the subject property, and Council may wish to solidify this road dedication by securing it within a statutory right of way prior to Bylaw Adoption. The Engineering Department indicates that a minor amount of road dedication will be necessary along Millstream, which Council may wish to require the applicant to dedicate prior to Bylaw Adoption. The applicant will be required to complete full frontage improvements as per Bylaw No. 1000, which include widening for storm

drainage as necessary, boulevard improvements, and anything required for site access including for emergency vehicles. Temporary turn arounds are also being being proposed at the end of Kingspur Drive and Longspur Drive which will be decommissioned when these roads are extended as the neighbouring parcel is developed.

Infrastructure

The subject property has access to Langford's municipal sanitary sewer system along the Millstream Road frontage, and at the south property line at Longspur and Kingbird Drives.

A stormwater management plan, to the satisfaction of the Director of Engineering will be required as a condition of rezoning, as well as the FUS calculations for the properties. Both will have to be provided prior to subdivision approval or building permit issuance and will be secured in a covenant registered on the land titles of the subject properties.

Nuisance Easements

As this proposal is within close proximity to the Western Speedway, an agreement should be registered on title that references the noise caused by the close location of this recreational use.

Neighbourhood Consultation

The applicant held an engagement meeting in February to inform the neighbours about the townhouse project. Only one neighbour (848 Pintall Place) attended the meeting and had no objections to the proposal.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total @ 47 units**
General Amenity Reserve Fund	$3660	$172,020.00
Affordable Housing Reserve Fund	$610	$28,670.00
TOTAL POLICY CONTRIBUTIONS	**$4270**	**$200,690.00**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total @47 units**
Roads	$3,985	$187,295
Storm Drainage	Not in Storm Area	
Park Improvement	$1890	$88,830
Park Acquisition	$1100	$51,700
Incremental Storage Improvement Fees	$371.25	$17,448.75
Integrated Survey Area	$35	$1,645
Subtotal (DCCs paid to City of Langford)	**$7,381.25**	**$346,918.75**
CRD Water	$2,323.43	$109,201.21
School Site Acquisition	$628	$29,516
TOTAL (estimate) DCCs	**10,396.28**	**485,635.96**

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 2148 and 2150 Millstream Road from R2A (One and Two Family Residential 2) and RR4 (Rural Residential 4) zone to RT1 (Residential Townhouse) zone, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:

        i. $3660 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

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

        iii. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
        iv. That the applicant will submit a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
        v. That the applicant will submit a construction parking management plan, to the satisfaction of the the Director of Engineering prior to building permit issuance;
        vi. That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
        vii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.

    b) That the applicant registers, **prior to Bylaw Adoption**, a statutory right of way in order to extend Kingbird and Longspur Drives to the northern boundary of the subject to the satisfaction of the Director of Engineering; and

    c) That the applicant registered, prior to **Bylaw Adoption**, a road dedication plan to widen Millstream Road to the satisfaction of the Director of Engineering.

OR Option 2

2. Reject this application for rezoning.

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:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Jim Bowden, Chief Administrative Officer

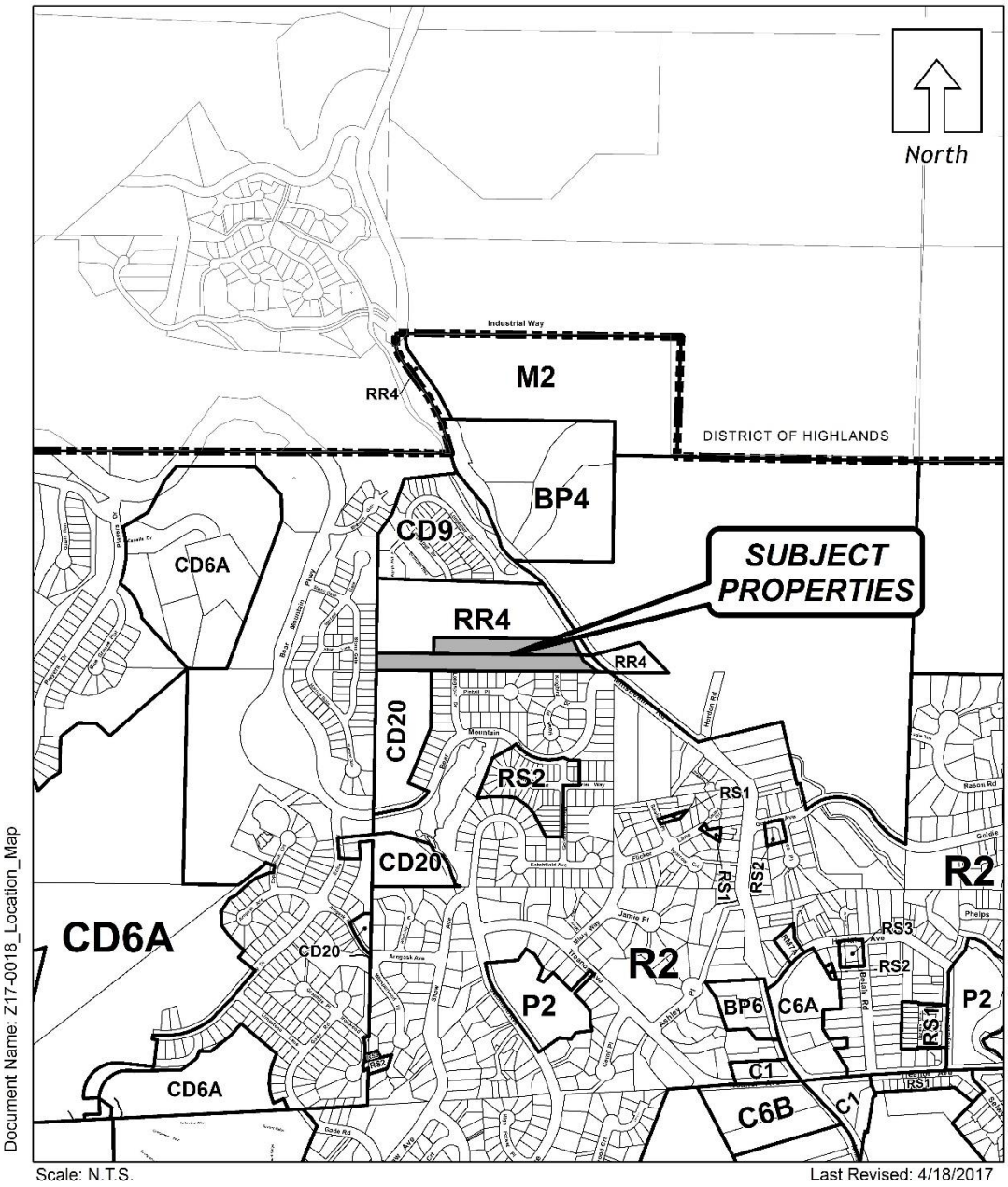
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Appendix A
Subdivision Proposal



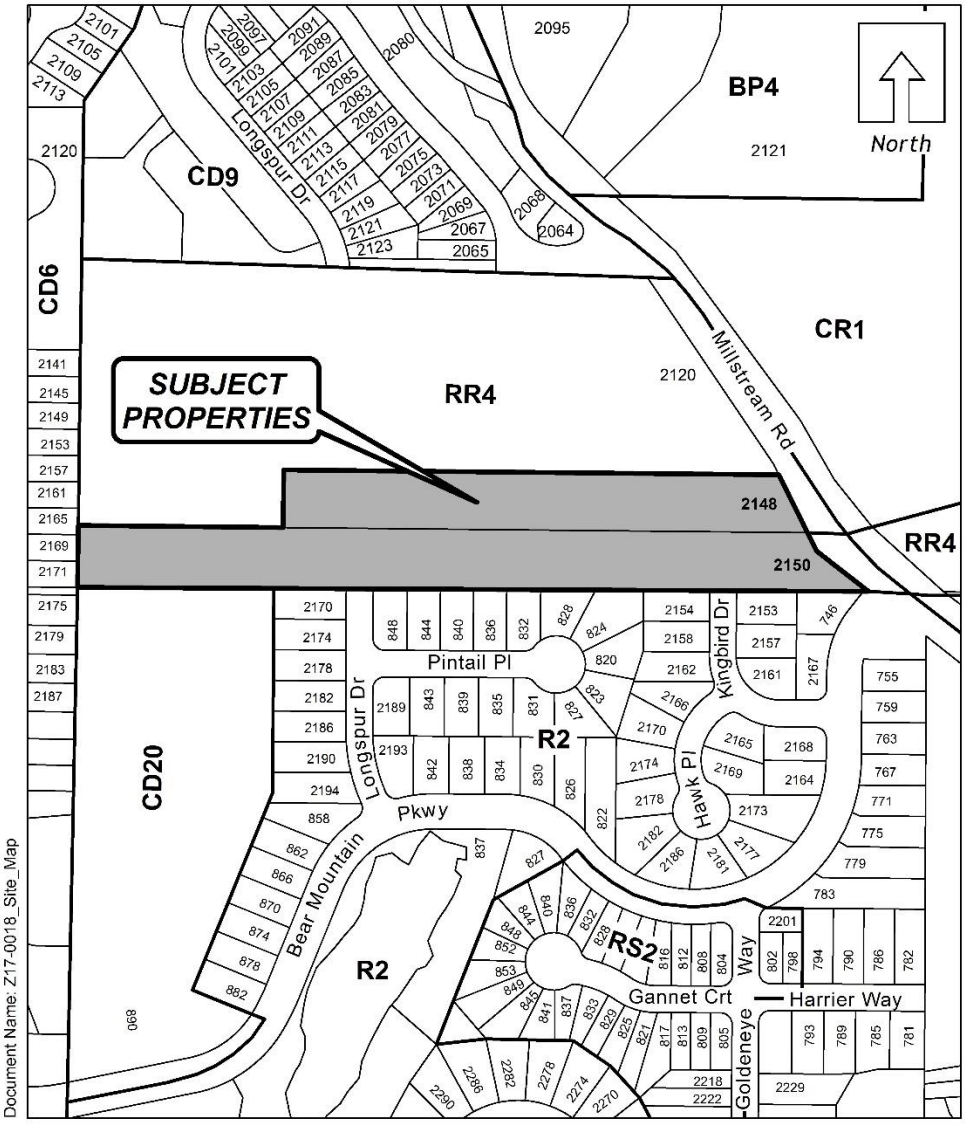
Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z17-0018)
2148 & 2150 Millstream Rd



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z17-0018)
2148 & 2150 Millstream Rd



From: Kevin Stewart
To: Lauren Morhart
Subject: Zoning amendment - Z17-0018 2148 and a portion of 2150 Millstream Rd
Date: Friday, June 2, 2017 4:57:02 PM

Hi Lauren,

Thank you for your time this morning to discuss the impending City of Langford meeting notice, scheduled for June 12, 2017. This planning, zoning and affordable housing committee meeting will discuss zoning amendment Z17-0018 that, if approved by City of Langford council will permit the construction of approximately 47 townhouse units on the property located on, or near, 2148 and a portion of 2150 Millstream Rd.

Unfortunately, my wife and I will be out-of-town and will not be available to the attend the meeting. This email is submitted, at your suggestion, to express our concerns of the subject zoning amendment application and approval process. It is understood that our concerns would be included in any correspondence going forward to City of Langford's council during their deliberation of this zoning amendment request. We are pleased to contribute to the discussion in this matter through this email.

As we discussed, my wife and I are homeowners at 2153 Stone Gate. We have resided in our home since 2010. The zoning amendment for the property identified above will occur in the undeveloped area that's closest point of approach is three homes away from our property on Stone Gate. We are very concerned of the increasing densification approved in the Bear Mountain area. Specifically, we have the following concerns with the latest zoning amendment application that will be discussed on June 12, 2107::

1. Blasting . During the past year, our house's structural foundation has been subjected to significant stress caused by unannounced periods of excessive blasting in building permit areas, not in the immediate radius of our home, but rather in areas surrounding our home. It is difficult, if not impossible, to hear any warning signals until our home begins to shutter. We have attended previous Public notice meeting's at City of Langford concerning surrounding area building permit applications and blasting. There other developers have made public statements that current blasting technique and methods have improved over time to mitigate noise and property damage. Obviously this isn't the reality we have experienced.

Based on past experiences, there here is little doubt that significant blasting will be required to adequately prepare the land for building development for up to 47 townhouse units. Should zoning amendment Z17-0018 be approved, there is little doubt the closer proximity of the development to our home will undoubtedly intensify the blasting noise and home structural stresses. This potential structural impact on our home is indeterminable.

2. Noise Abatement. The continuing approval of development projects has witnessed the felling of many, many trees and their removal has reduced the only noise abatement from the weekday and especially weekend vehicle activities at Western Speedway. It is highly probable that approval of this zoning amendment would further increase the noise and decibel levels originating from Western Speedway.

3. Traffic Congestion. The evolving land development on Bear Mountain and its approaches has witnessed a significant increase in motor vehicles, trucks and motorcycles travelling along

Millstream Rd and Bear Mountain Parkway. While it is understood the extension of the Bear Mountain Parkway to Leigh Rd interchange would provide some relief for the traffic volume, it is nonetheless reasonable to conclude that more action is necessary to resolve the growing traffic congestion and increasing delays along Millstream Rd and the lower parts of the Bear Mountain Parkway. Without question, this zoning amendment approval for 47 townhouse units will further exacerbate an already over capacity in traffic volume. This situation is of continuing concern to us. We would welcome a viable solution.

We thank you for the opportunity to contribute to the conversation on this zoning amendment.

Thank you for your time in this matter.

Kevin and Deborah Stewart
2153 Stone Gate, Victoria, BC V9B 6R5
(250) 474-8847
Kevin Stewart
(250) 474-8847

From:	Suzette Chapman
To:	Suzette Chapman
Subject:	RE: Zoning amendment - Z17-0018 2148 and a portion of 2150 Millstream Rd
Date:	Thursday, August 3, 2017 4:03:33 PM

From: Kevin Stewart [mailto:johnniewheel@shaw.ca]
Sent: Friday, June 2, 2017 4:57 PM
To: Lauren Morhart <lmorhart@cityoflangford.ca>
Subject: Zoning amendment - Z17-0018 2148 and a portion of 2150 Millstream Rd

Hi Lauren,

Thank you for your time this morning to discuss the impending City of Langford meeting notice, scheduled for June 12, 2017. This planning, zoning and affordable housing committee meeting will discuss zoning amendment Z17-0018 that, if approved by City of Langford council will permit the construction of approximately 47 townhouse units on the property located on, or near, 2148 and a portion of 2150 Millstream Rd.

Unfortunately, my wife and I will be out-of-town and will not be available to the attend the meeting. This email is submitted, at your suggestion, to express our concerns of the subject zoning amendment application and approval process. It is understood that our concerns would be included in any correspondence going forward to City of Langford's council during their deliberation of this zoning amendment request. We are pleased to contribute to the discussion in this matter through this email.

As we discussed, my wife and I are homeowners at 2153 Stone Gate. We have resided in our home since 2010. The zoning amendment for the property identified above will occur in the undeveloped area that's closest point of approach is three homes away from our property on Stone Gate. We are very concerned of the increasing densification approved in the Bear Mountain area. Specifically, we have the following concerns with the latest zoning amendment application that will be discussed on June 12, 2107::

1. Blasting . During the past year, our house's structural foundation has been subjected to significant stress caused by unannounced periods of excessive blasting in building permit areas, not in the immediate radius of our home, but rather in areas surrounding our home. It is difficult, if not impossible, to hear any warning signals until our home begins to shutter. We have attended previous Public notice meeting's at City of Langford concerning surrounding area building permit applications and blasting. There other developers have made public statements that current blasting technique and methods have improved over time to mitigate noise and property damage. Obviously this isn't the reality we have experienced.

Based on past experiences, there here is little doubt that significant blasting will be required to adequately prepare the land for building development for up to 47 townhouse units. Should zoning amendment Z17-0018 be approved, there is little doubt the closer proximity of the development to our home will undoubtedly intensify the blasting noise and home structural stresses. This potential structural impact on our home is indeterminable.

2. Noise Abatement. The continuing approval of development projects has witnessed the felling of many, many trees and their removal has reduced the only noise abatement from the

weekday and especially weekend vehicle activities at Western Speedway. It is highly probable that approval of this zoning amendment would further increase the noise and decibel levels originating from Western Speedway.

3. Traffic Congestion. The evolving land development on Bear Mountain and its approaches has witnessed a significant increase in motor vehicles, trucks and motorcycles travelling along Millstream Rd and Bear Mountain Parkway. While it is understood the extension of the Bear Mountain Parkway to Leigh Rd interchange would provide some relief for the traffic volume, it is nonetheless reasonable to conclude that more action is necessary to resolve the growing traffic congestion and increasing delays along Millstream Rd and the lower parts of the Bear Mountain Parkway. Without question, this zoning amendment approval for 47 townhouse units will further exacerbate an already over capacity in traffic volume. This situation is of continuing concern to us. We would welcome a viable solution.

We thank you for the opportunity to contribute to the conversation on this zoning amendment.

Thank you for your time in this matter.

Kevin and Deborah Stewart
2153 Stone Gate, Victoria, BC V9B 6R5
(250) 474-8847
Kevin Stewart
(250) 474-8847

PUBLIC HEARING
Monday, 14 August 2017

Bylaw No. 1720
File No. Z17-0015

A Bylaw to Rezone 3343 Luxton Rd; 3359 Luxton Rd; 3347 Luxton Rd from the RR2 (Rural Residential 2) Zone to the RS2 (Residential Small Lot 2) and RM2A (Attached Housing) Zone to Allow a Future Subdivision of Approximately Six (6) Single-Family Residential Lots and 72 Townhomes

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.

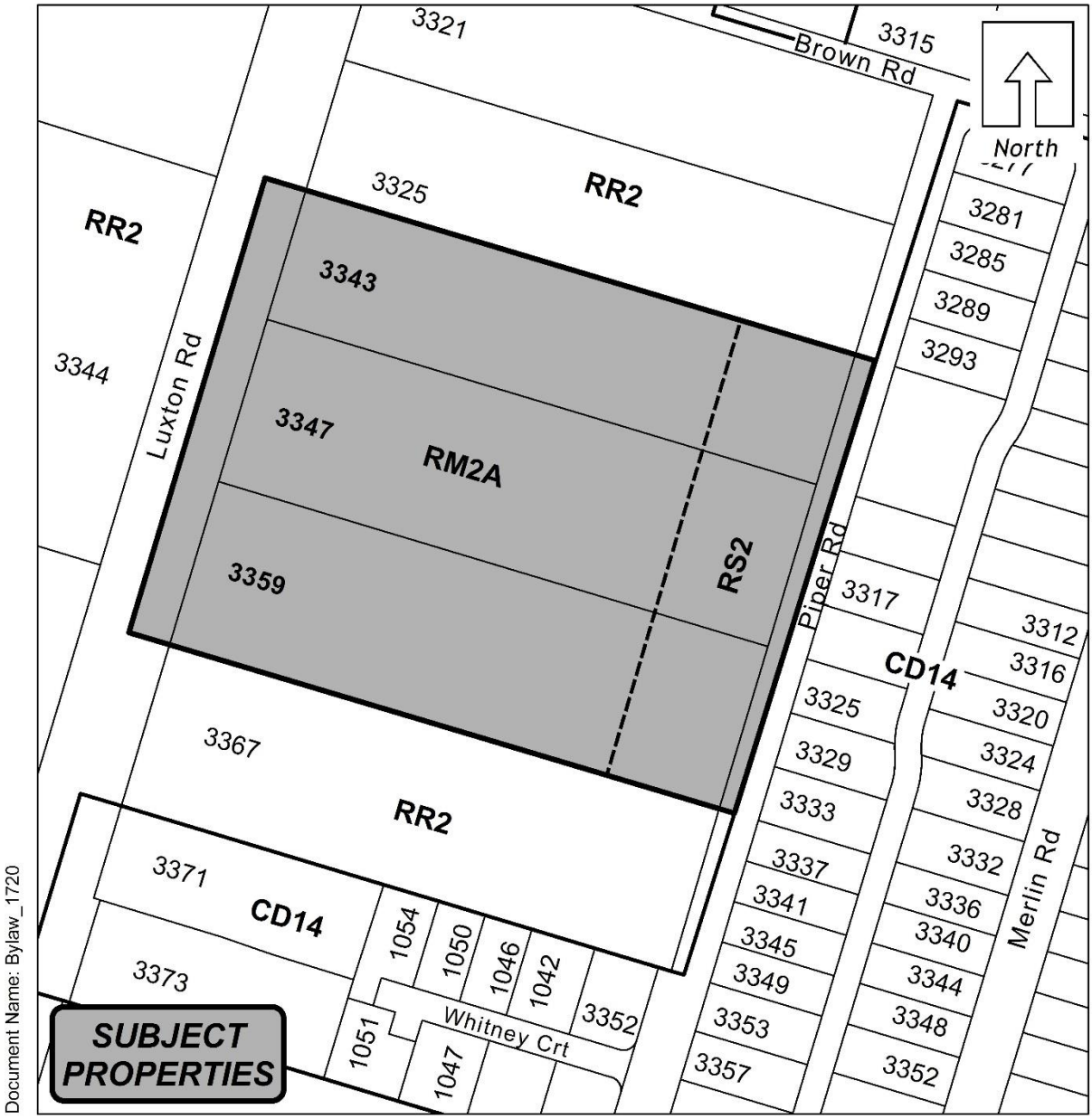
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/14/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

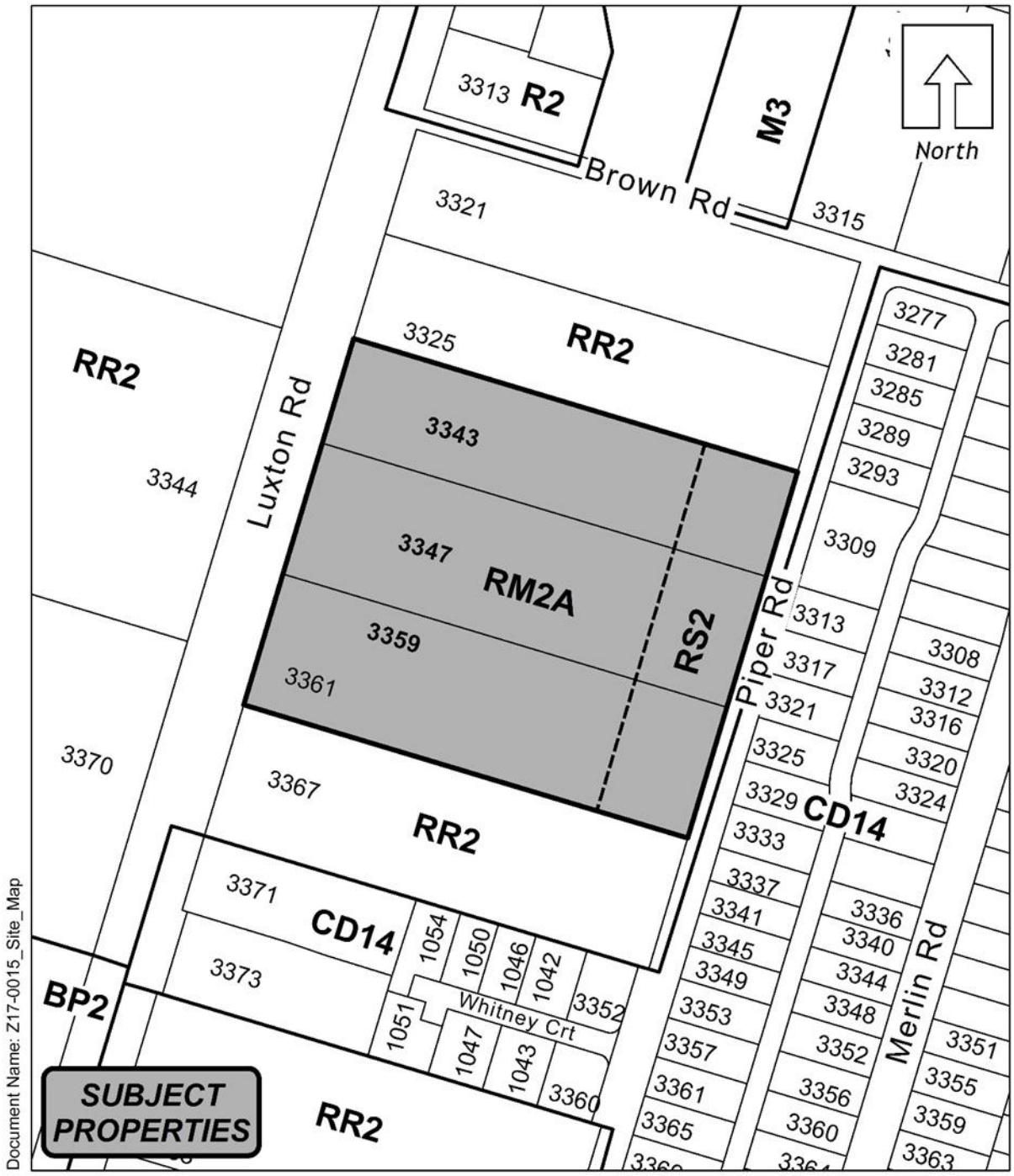
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1720. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3343, 3347, 3359 Luxton Road	
File	Z17-0015	Bylaw Number: 1720
Official Community Plan	Current: Neighbourhood	
Zoning	Current: RR2 (Rural Residential)	Proposed: RS2 (Residential Small lot 2) and RM2A (Attached Housing)
Proposal	To permit a subdivision consisting of approximately six (6) single-family residential lots and 72 townhomes.	

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, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT
(Z17-0015)
3343,3347 & 3359 Luxton Rd



Scale: N.T.S.

Last Revised: 5/30/2017



Sportassist founder Gerry St. Cyr, his daughter, Katie St. Cyr, 7, and friend, Izzy Gorman, 7, enjoy a round of mini-golf at City Centre Park. *(RICK STIEBEL/NEWS GAZETTE STAFF)*

An assist for local athletes

Rick Stiebel
News Gazette staff

Although it was 10 years ago, Gerry St. Cyr remembers what motivated him to launch Sportassist like it was yesterday.

"I saw a youngster with a hockey stick and bag going to play drop-in roller hockey when Eagle Ridge Arena first opened," recalled St. Cyr, operator of City Centre park and owner of Langford Lanes and City Centre Grille and Sports Bar. "I saw him again a few weeks later and asked him why he didn't play in a league, and he told me he couldn't afford it. Here he was, dedicated to the game he loved, taking a bus in from Esquimalt, and that really stuck with me."

St. Cyr decided to get involved with helping kids facing financial barriers, so he discussed the situation with Langford Mayor Stew Young.

Young agreed that something had to be done and made a $2,000 donation through his annual charity golf tournament. Sportassist was able to help seven kids the first year, and has been helping more kids with registration costs every year since, St. Cyr said. "The whole point is to give kids a chance to play. Whether it's gymnastics, football or hockey, there's a social side to sports as well as the athletic side. Kids make friendships that last a lifetime."

This year marks the ninth annual charity Sportassist Golf Tournament on Aug. 25 at Olympic View Golf Course. Sportassist now helps more than 100 kids a year play the sport of their choice. The tournament has grown bigger each year, St. Cyr noted. "Local businesses have really stepped up," he said. "We couldn't do it without their support, and the 40 to 45 volunteers who help out every year."

This year's event, which features NHL Hall of Fame goalie Grant Fuhr, has sold out, but people interested in meeting Fuhr will get the opportunity on Aug. 24 at the City Centre Grille. There will be a to-be-determined charge, with all proceeds going to Sportassist. There is still lots of time for sponsors, volunteers and businesses that want to donate prizes to get involved in the golf tournament. Contact St. Cyr at gerrys37@gmail.com for more information.

reporter@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

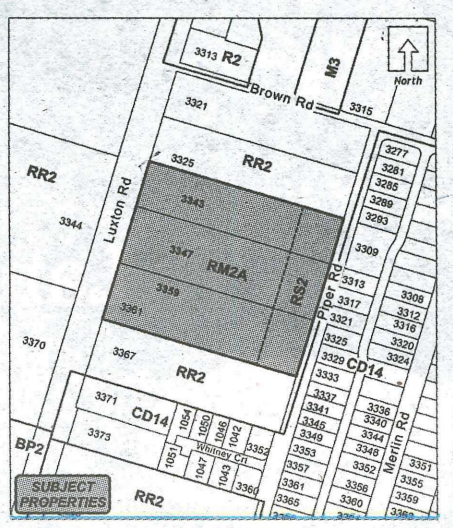
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Proposal: **The purpose of Bylaw No. 1720 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1720 from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) to allow a future subdivision of six(6) new single-family residential lots and the development of 72 townhomes.**

Applicant: **Richard Irwin**

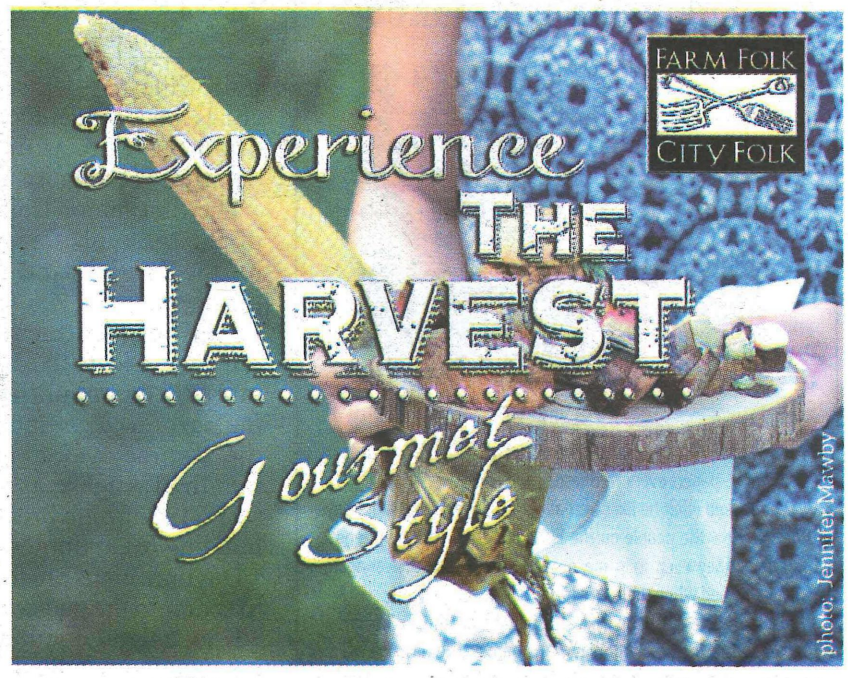
Location: **The land that is the subject of Bylaw No. 1720 is 3343, 3347 & 3359 Luxton Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

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Connie Sparrow "I've been wanting to do this ever since I met you!"
Like · Reply · July 28 at 2:52pm

Sharon Ruelland Collier I'm gonna hug you and kiss you and make you my very own
Like · Reply · July 27 at 7:59pm



LETTERS

Suggestions for an emergency bag

Re: Don't make me use my evacuation plan (*Gazette*, Aug. 2)

As we've seen in central B.C. this summer and Fort McMurray last year, evacuations are ordered when the danger is imminent, which may leave no time at all to gather family, pets, personal items, etc. Once you evacuate, your home and its contents may not be there when you are allowed to return.

I spent a week in Kamloops at the Emergency Reception Centre, opened for fire evacuees. Thousands of evacuees arrived, some with only what they were wearing, having had an hour or less to get out and not having prepared a grab and go bag.

Solution: Prepare a grab and go bag. This could be a small, carry-on luggage bag, or a backpack and would contain important things that you would need, such as:

- A USB memory stick, containing copies of all your important documents (driver's licence, passport, house/car insurance, photos of all your family and pets, your house and its contents, contact information of your family, doctor, insurance company, bank, etc.).
- Clothing such as socks and underclothes for a week, a change of shirts/pants, extra pair of shoes, so if you're living on the floor of a hockey arena during the disaster, you have a change of clothing.
- Eye glasses and a spare pair.
- Personal hygiene kit – having your own soap, shampoo, shaver, tooth brush, deodorant, etc. will be a blessing.
- A compact first aid kit for any scrapes or cuts sustained in your exit.
- A small radio (preferably hand-crank powered) to listen to broadcasts of the disaster, what routes are open, and where to seek help.
- Spare house and car keys.
- A crank flashlight and a whistle.
- Extra prescription medications as you may not be able to refill them during a major disaster.
- Some cash in small bills and coins to buy essentials or use in vending machines.
- And a charger for cell phones, tablets, etc.

These are just some of the suggested items you would need if displaced from your normal living conditions. This bag should be stored in a place that is readily accessible and each member of your family should have their own personalized bag. Most of these items are already in your home.

Time spent in preparation is seldom wasted.

Ken Levert
Langford Emergency Support Services

Letters to the Editor

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

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

Send your letters to:
editor@goldstreamgazette.com

CITY OF COLWOOD
2017 PERMISSIVE TAX EXEMPTIONS

Applications are being accepted from charitable, philanthropic, religious and other non-profit organization for permissive property tax exemptions for the 2018 tax year. Applicants that own and occupy their property and meet the requirements stated in the Community Charter and Council Policy may qualify for a property tax exemption.

Council policy regarding permissive tax exemptions and an application form are available on the City's website www.colwood.ca and at City Hall, 3300 Wishart Road, Colwood BC, V9C 1R1.

Applications for exemption must be received **no later than August 31st, 2017.**

For further information, contact Jenn Hepting, Deputy Director of Finance at 250-478-5999 or email jhepting@colwood.ca.

Colwood
www.colwood.ca

Are You a Bit of a Shutterbug?



We would **LOVE** to share your **PHOTOS**

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editor@goldstreamgazette.com

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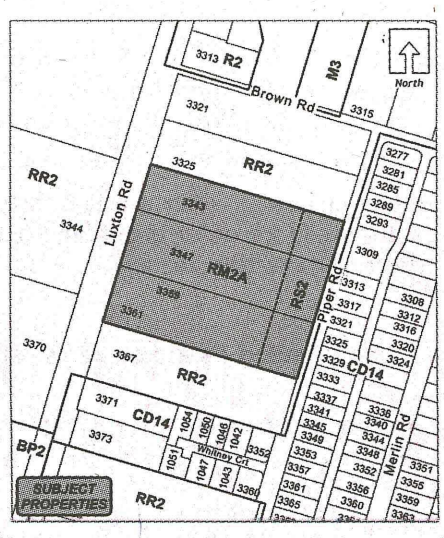
NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1720 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. 1720 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.**
Applicant: **Richard Irwin**
Location: **The land that is the subject of Bylaw No. 1720 is 3343, 3347 & 3359 Luxton Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



GOLDSTREAM NEWS GAZETTE
How to reach us
#205-774 Goldstream Avenue, Langford, B.C., V9B 2X3
250-478-9552

Publisher: Michelle Cabana publisher@goldstreamgazette.com
Editor: Katherine Engqvist editor@goldstreamgazette.com
Advertising: Gary Howell gary.howell@goldstreamgazette.com
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b) Application to Rezone 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) to allow a future subdivision of six (6) new single-family residential lots and the development of 72 townhomes (Z17-0015)
Staff Report (Planning)

MOVED BY: M. HALL
SECONDED: COUNCILLOR WADE

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 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.

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

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

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:

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        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:

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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:

(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1719 First Reading.

CARRIED.

m) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1720 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1725 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1702.

CARRIED.

10. <u>IN CAMERA RESOLUTION</u>

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding land matters and the potential provision of a new service under Section 90 (1) (e) and (k)

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **June 12, 2017**

Department: **Planning**

Application No.: **Z17-0015**

Subject: **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.**

PURPOSE

Richard Irwin has applied on behalf of the Estate of Frederick Chidlow 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 for a future subdivision of six(6) new single-family residential lots and the development of 72 townhomes.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous applications on the subject properties.

Table 1: Site Data

Applicant	Richard Irwin	
Owner	The Estate of Frederick Chidlow	
Civic Address	3343, 3347, and 3359 Luxton Road	
Legal Descriptions	Lots 22, 23, and 24, Block 3, Section 87, Metchosin District, Plan 1718	
Size of Properties	1.38 hectares (3.4 acres)	
DP Areas	Riparian Areas	
Zoning	Existing: RR2 (Rural Residential 2)	Proposed: RS2 (Residential Small Lot 2) and RM2A (Attached Housing)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The site itself is flat and low lying, with little vegetation except for some trees along the southern edge. There are multiple dwellings, barns, outbuildings, and sheds scattered throughout the three properties, with a portion of the land being used for small scale farm purposes. For information purposes, it should be noted that the subject properties are not located within, or adjacent to, the Agricultural Land Reserve.

Properties to the north, south, and west are currently used for small farm operations, but lands to the east have been developed for small lot residential purposes.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RR2 (Rural Residential 2)	Residential
East	CD14 (Comprehensive Development)	Residential
South	RR2 (Rural Residential 2)	Residential
West	RR2 (Rural Residential 2)	Residential

COUNCIL POLICY

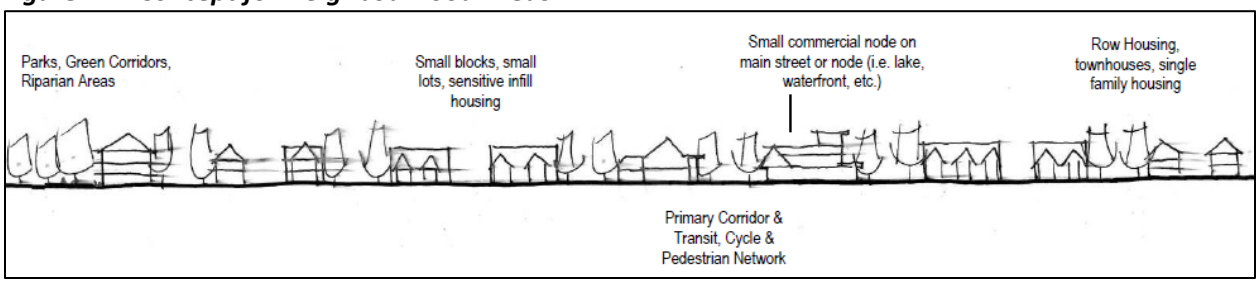
OFFICIAL COMMUNITY PLAN

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

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

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

Figure 1: A Concept for Neighbourhood Areas



SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject lands are designated as Country Residential within the South Langford Neighbourhood Plan (SLNP), which anticipated a much lower density (approximately 2 units per ha) then what is proposed. However, the OCP designation for this area anticipates 40 units per ha, which is more in line with the surrounding development to the east and south. The SLNP, which is only a guide, does appear outdated given the development that has occurred in this area. It does speak to Council considering other land uses, such as multi-family, which fits with the proposed use in this rezoning application.

DEVELOPMENT PERMIT AREAS

The western portion of these three properties abutting Luxton Road are located within the Riparian Development Permit (DP) Area. The Riparian DP area runs in a north-south direction, as it's a product of Fire Hall Creek that lies on the west side of Luxton Road. The applicant will need to obtain a DP in this regard, which will outline any requirements stemming from a professional consultants' review of the site.

Given the density of the proposed development, a Form and Character DP would also be required prior to a building permit being issued for the townhouse units and prior to subdivision approval or building permit issuance (whichever is first) for one-family lots in order to ensure the designs are consistent with the City's Design Guidelines. The DP would include the interface along Luxton Road for which townhome would not be fronting, but would have side yards and rear yards abutting that road.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone the subject lands into two zones. One zone is proposed to be RS2 (Residential Small Lot 2) in order to create six(6) single-family residential lots that would be accessed from Piper Road. The rest of the lands would be rezoned to RM2A (Attached Housing) to create 72 townhomes. These townhomes would be a single strata and include internal strata roads, which would have two access points off of Luxton Road as shown in Appendix 'A' (Proposed Site Plan).

The six single-family lots along Piper Road would require 3 street parking spaces as per Bylaw 1000. Given that the development is proposing an amenity open space lot along this street as well, more than the required 3 parking spaces are anticipated here, which would assist with the parking issues along Piper Road.

The townhomes will have 100% of their required parking located within garages of each unit, which is considered to be within an underground parking structure and therefore, allows the site to be built to a maximum FAR of 0.75. The visitor parking requirements for the townhouse site, which totals five(5) spaces, have been provided for. The current plan illustrates 13 visitor spaces, however through a detailed review that ensures strata road widths and onsite landscaping requirements are appropriately met, some of the stalls may be eliminated, but not below the required five(5) spaces.

Along Luxton Road, the townhomes along this edge would have either their side yard or rear yard facing Luxton. The applicant would need to address the aesthetics of this interface through their Form and Character DP to ensure the street presence of these units along Luxton would be similar to that of a unit that would normally front onto a municipal road.

As currently presented, the proposal would require three(3) setback variances, one for a reduced front yard setback, one for a rear yard setback, and one for an interior side yard setback. The requested variances would see the front and rear yard setbacks reduced to 5.0m (16.5 ft) from 7.5m (25 ft) and 10.0m (33 ft) respectively. If Council is supportive of the requested variances, they may wish to direct the Director of Planning to issue these variances as part of a Development Permit for Form and Character.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	**Permitted by RM2A (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	• One- and Two-Family Dwellings • Home Occupation • Intensive Agriculture • Group Day Care • Golf Course	• Attached housing • Townhouses	• Townhomes
Density (FAR and/or min. lot size)	4ha (10 acres)	0.75 FAR	0.72 FAR
Height	10.5m (34 ft)	9.0m (30 ft)	**3 storeys ****
Site Coverage	N/A	35%	**39.5% ****
Front Yard Setback	7.5m (25 ft)	7.5m (25 ft)	**5.0m (16.5 ft) ***
Interior Side Yard Setback	3.0m (10 ft)	6.0m (20 ft)	**3.0m (10 ft) ***
Exterior Side Yard Setback	5.5m (18 ft)	7.5m (25 ft)	N/A
Rear Yard Setback	10m (33 ft)	10.0m (33 ft)	**5.0m (16.5 ft) ***
Parking Requirement	2 spaces	2 spaces per unit	2 spaces per unit
Visitor Parking	N/A	5 spaces	13 spaces

*** Variance Required.**
**** Amendment to the Zone Required.**

Note that the permitted uses and requirements of the RS2 Zone has not been outlined above as no variances are requested for the six(6) single family lots proposed along Piper Road.

AMENDMENT TO THE ZONE

Originally it was thought that the RM7A (Medium-Density Apartment A) Zone would be the most appropriate fit with the proposal as it required the least amount of variances/amendments. However, the RM7A Zone permits apartment buildings, which would not be in keeping with this area of South Langford. Therefore, applying the RM2A Zone with only a couple of amendments became the more appropriate choice. The amendments are minor enough to not negatively impact future proposals for this zone, and may allow similar proposals to proceed without amendments.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The applicant is proposing to dedicate road along Luxton and Piper in the amounts of 1.5m and 3.0m widths respectively. The frontage improvements along Luxton Road would include 3.2m wide drive lanes, 1.8m wide bike lanes, curb, 1.8m wide concrete sidewalk, street lighting, and a landscaped (and irrigated) boulevard. Street parking along Luxton is not likely achievable due to the constraints of Fire Hall Creek on the west side of Luxton Road that limits the amounts of works that can fit within the dedicated municipal road.

Frontage improvements along Piper Road would include 3.0m wide drive lanes, street parking, curb, a 1.5m wide concrete sidewalk, street lighting, and a landscaped (and irrigated) boulevard. These works, as well as any third party utility services should be provided within fully dedicated municipal road and not in statutory right of ways. The application may need to dedicate additional road to ensure these services can be installed in municipal road. Given the parking issues that exist along Piper Road and the fact that portion of this frontage will be an open space lot, Council may wish to request that parking scallops be provided along this entire frontage, except for where driveways need to exist. This may provide for an additional 3 or 4 parking spaces.

For the open space amenity lot that is proposed along Piper Road, Council may wish to require improvements be made to this open space to the satisfaction of the Parks Manager prior to subdivision approval. The applicant has proposed a pedestrian connection from this open space lot to the strata development, which would be included in the improvements to be reviewed by the Parks Manager, but ultimately owned and maintained by the strata as it's located within the strata.

The development site is in close proximity to the Galloping Goose (approximate 300m away) and is also close to BC Transit stops that exist on Sooke Road, Marwood Avenue, as well as Happy Valley Road.

INFRASTRUCTURE

Currently, municipal sewer does not exist along Luxton Road. The developer will need to demonstrate how municipal sewer can service this site, which may include a temporary (and private) pump that connects everything to Piper Road until such time that a sewer main is installed along Luxton.

A water main exists within Luxton Road and should have sufficient pressure to provide adequate fire and domestic water to the site. Fire hydrants would need to be installed as part of this development, and sprinklers in each townhouse may also be required, depending on what the Fire Underwriters Survey Report states.

Stormwater management will also need to be appropriately addressed as per Bylaw 1000, which requires storm water detention in this area. Council may wish to request the need for a storm water management plan be secured in a covenant prior to adoption, which demonstrates the required detention is addressed and ensures there are no negative downstream effects on other properties.

NUISANCE COVENANT

Due to the developments' proximate to the South Vancouver Island Rangers property as well as agricultural land, Council may wish to require the applicant to register a covenant prior to adoption that notifies future residents of what some may consider nuisances from the gun range and agricultural operations.

NEIGHBOURHOOD CONSULTATION

The developer has not completed neighbourhood consultation regarding this proposal.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total**
General Amenity Reserve Fund	RS2 lots – $3,960 Townhomes – $3,660	$23,760 $263,520
Affordable Housing Reserve Fund	RS2 lots – $660 Townhomes – $610	$3,960 $43,920
TOTAL POLICY CONTRIBUTIONS		**$335,160**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total**
Roads	RS2 lots – $3,985 Townhomes – $3,985	$23,910 $274,965
Storm Drainage	RS2 lots – $1,166 Townhomes – $1,166	$6,996 $80,454
Park Improvement	RS2 lots – $1,890 Townhomes – $1,890	$11,340 $130,410
Park Acquisition	RS2 lots – $1,100 Townhomes – $1,100	$6,600 $75,900
Incremental Storage Improvement Fees	RS2 lots – $371.25 Townhomes – $371.25	$2,227.50 $25,616.25
Integrated Survey Area	RS2 lots – $35 Townhomes –	$210 $2,415
Subtotal (DCCs paid to City of Langford)		**$641,043.75**

CRD Water	RS2 lots – $2,655.34 Townhomes – $2,323.43	$15,932.04 $160,316.67
School Site Acquisition	RS2 lots – $698 Townhomes – $628	$4,188 $43,332
TOTAL (estimate) DCCs		**$864,812.46**

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 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.

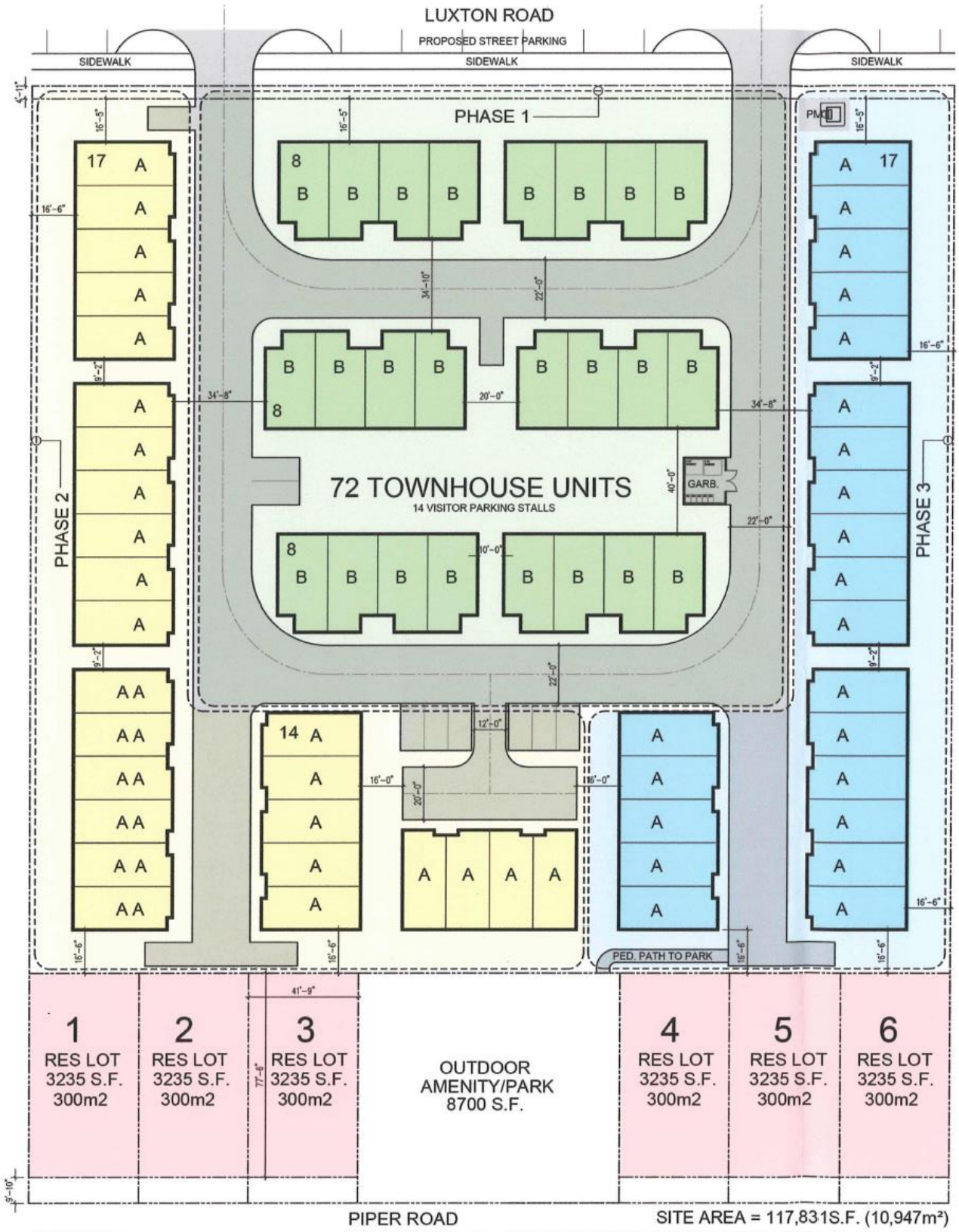
OR Option 2

4. Reject this application for rezoning.

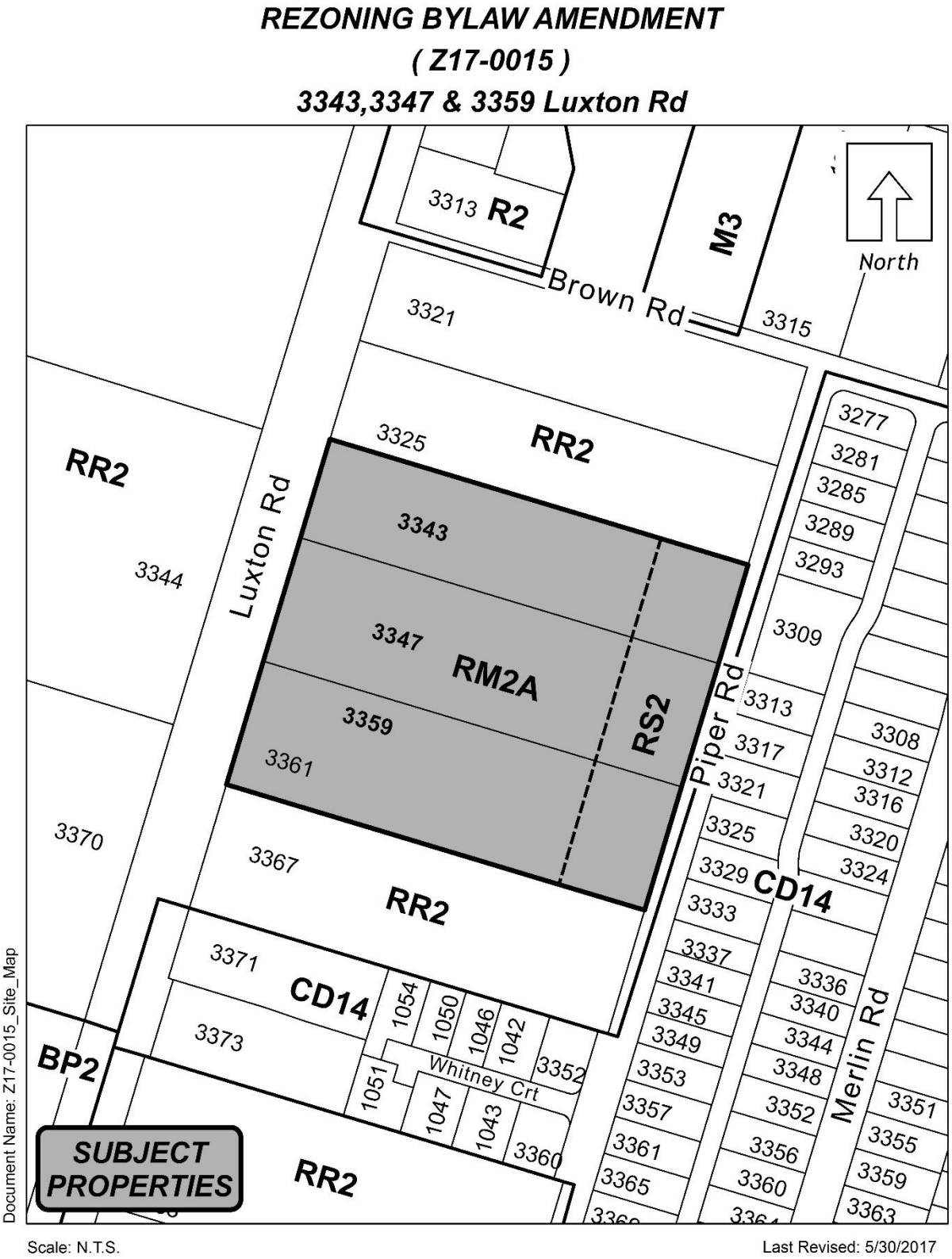
Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer

:rd

Appendix A
SITE PLAN

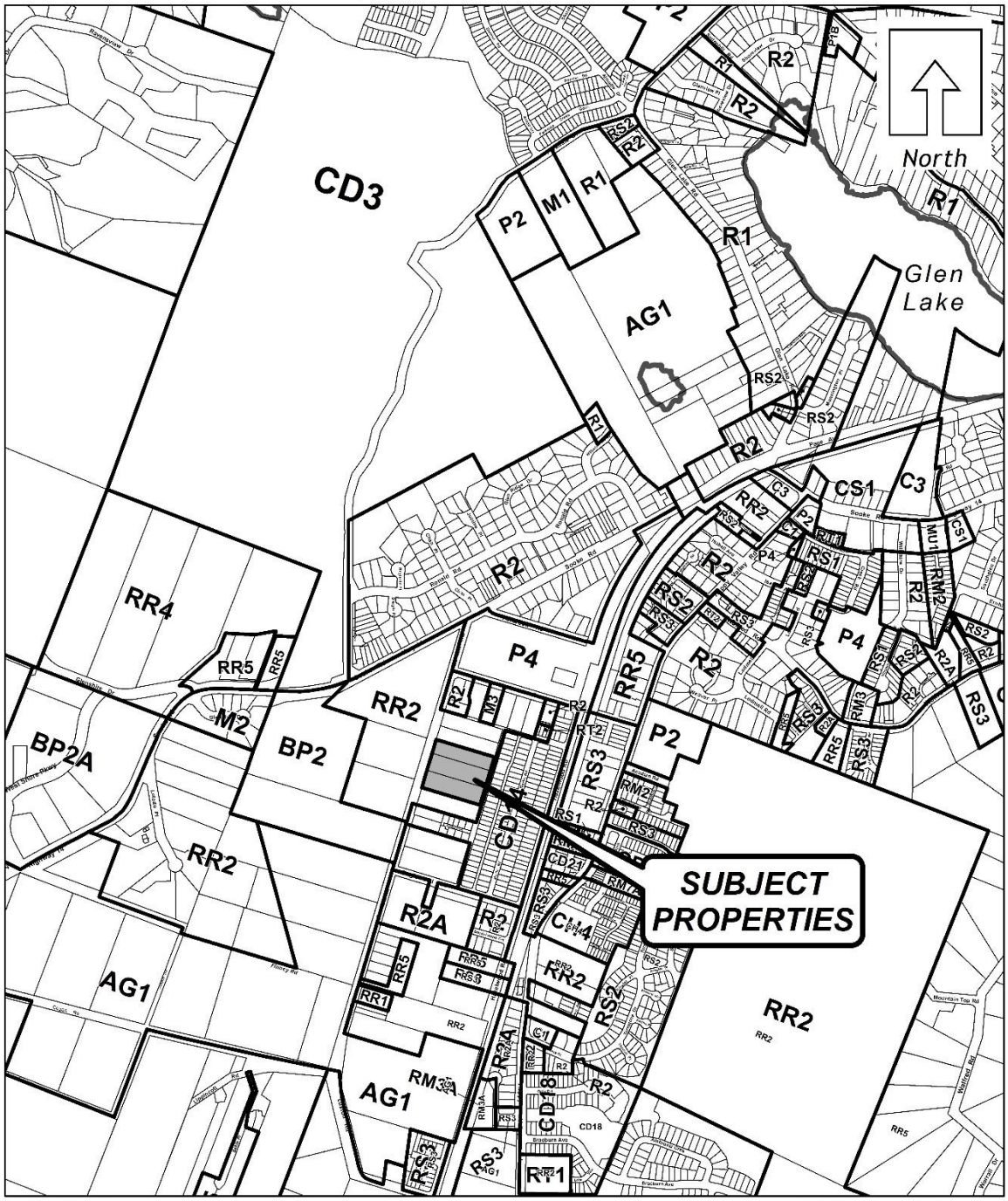


Appendix B
PROPERTY MAP



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z17-0015)
3343,3347 & 3359 Luxton Rd



Scale: N.T.S.
Last Revised: 3/31/2017

From: irwinconsulting
To: Robert Dykstra
Cc: Cliff Curtis
Subject: Re: Luxton/Piper Rezoning
Date: Wednesday, June 7, 2017 3:59:42 PM
Attachments: image001.gif
PastedGraphic-4.pdf

Robert

There was no canvassing of the neighbourhood.

Richard

> On 07-Jun-2017, at 3:56 PM, Robert Dykstra <rdykstra@cityoflangford.ca> wrote:
>
> Richard,
>
> I've just taken a call from a resident who received the notification about the Committee meeting for this rezoning. It sounded to me like there were many residents in this area who may be coming out to the meeting to oppose the development, wishing instead for the land to remain in its current state. Of course it will remain unclear how people are opposing the proposal until the evening of the Committee meeting, but we would be interesting in know what canvassing of the neighbourhood took place regarding this rezoning. We would like to pass that information along to the Committee so they're aware.
>
> Thanks,
> -Robert

Robert Dykstra, MCIP, RPP
Land Development Planner

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

T (250) 474-0068 · F (250) 391-3434

www.cityoflangford.ca

R. Irwin Consulting Ltd.
Tel: 1 (250) 391-9947
Fax: 1 (250) 391-9938
Mobile: 1 (250) 818-1318

irwinconsulting@me.com

PUBLIC HEARING
Monday, 14 August 2017

Bylaw No. 1725
File No. Z17-0032

A Bylaw to Rezone the closed portion of the Spencer Road right-of-way from the CT1 (Tourist Commercial – Motel) Zone to the MU1A (Mixed-Use Residential Commercial A) Zone to change the zoning designation and amend the text of the MU1A Zone to reduce the minimum lot coverage for the development of a multi-family residential building

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 17th day of July, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

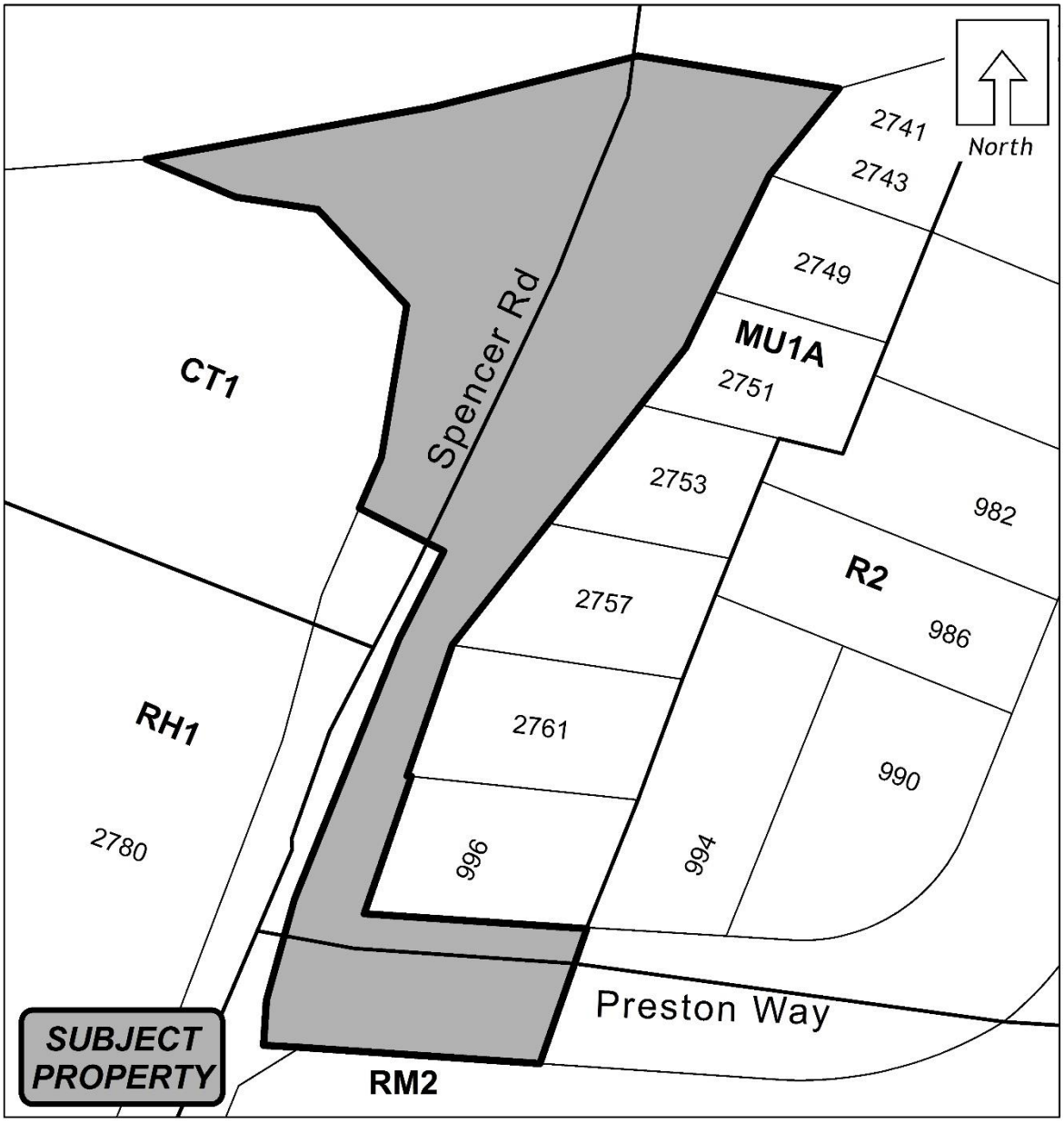
READ A THIRD TIME this day of , 2017.

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

_____
MAYOR

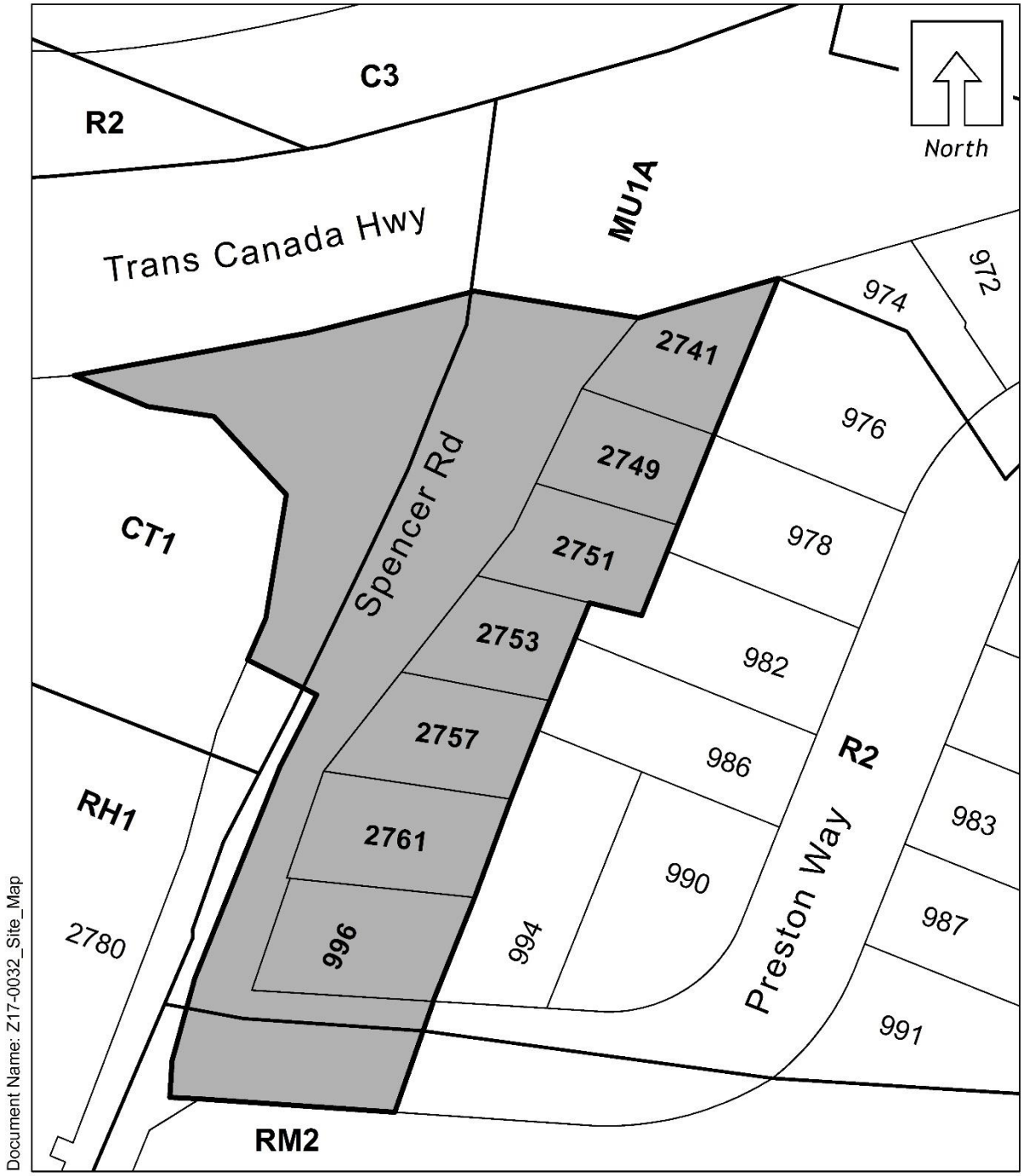
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/5/2017

SCHEDULE "AK" TO BYLAW No. 300



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. 1725. 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, 14 August 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2741, 2749, 2751, 2753, 2757, and 2761 Spencer Rd and 996 Preston Way	
File	Z17-0032	Bylaw Number: 1725
Official Community Plan	Current: City Centre	Proposed: City Centre
Zoning	Current: CT1 (Tourist Commercial – Motel)	Proposed: MU1A (Mixed Use Residential Commercial A)
Proposal	To change the zoning designation and amend the text of the MU1A Zone to reduce the minimum lot coverage for the development of a multi-family residential building.	

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, 31 July 2017 to Monday, 14 August 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.

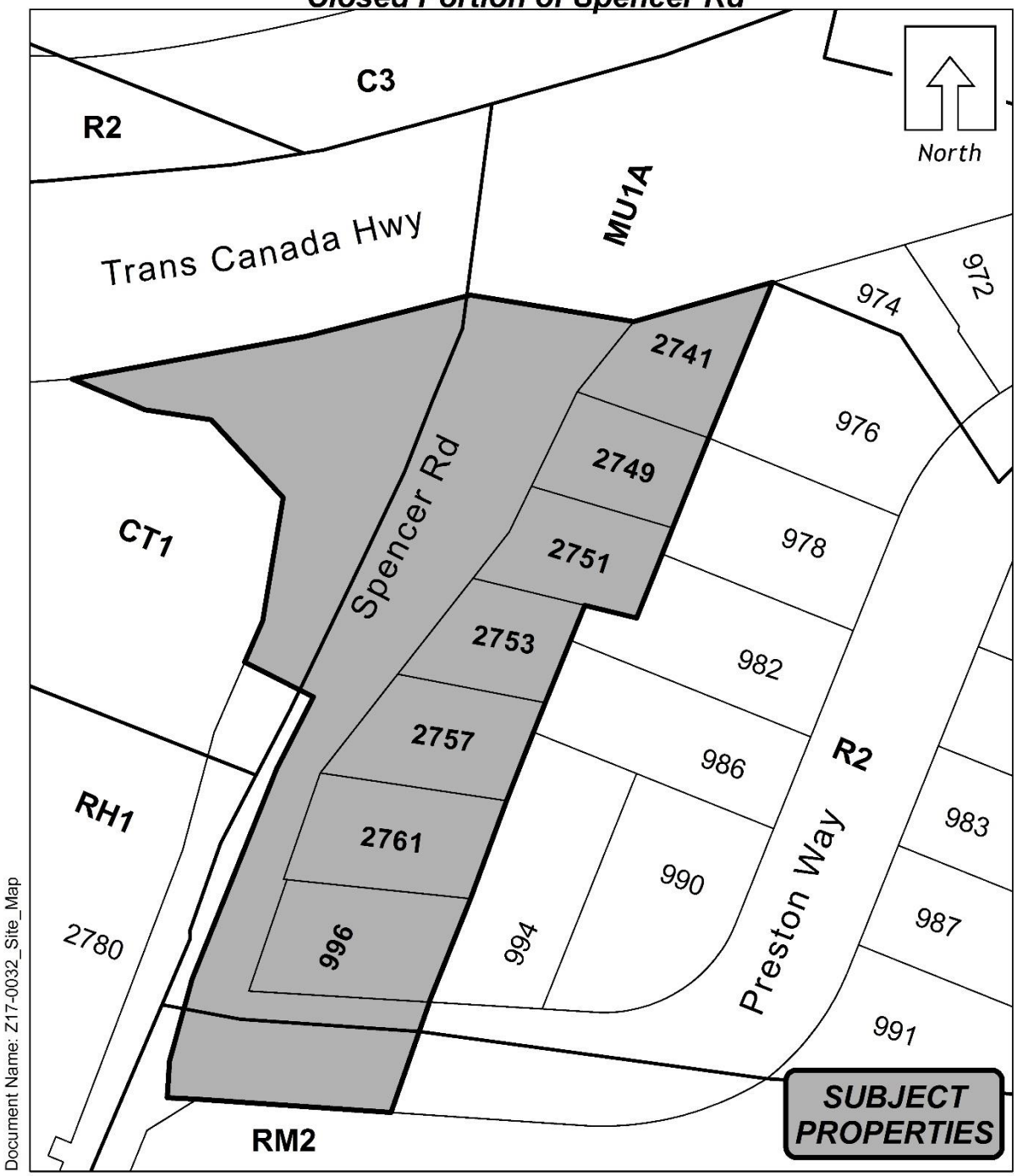
Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0032)

2741, 2749, 2751, 2753, 2757 & 2761 Spencer Rd & 996 Preston Way;

Closed Portion of Spencer Rd



Document Name: Z17-0032_Site_Map

Scale: N.T.S.

Last Revised: 7/5/2017

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. 1725. 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, 14 August 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.

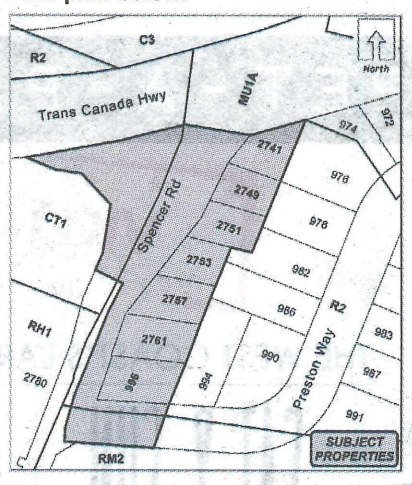
Proposal: **The purpose of Bylaw No. 1725 is to amend the City of Langford Zoning Bylaw No. 300 by changing the zoning designation of the land that is the subject of Bylaw No. 1725 from CT1 (Tourist Commercial – Motel) Zone to MU1A (Mixed-Use Residential Commercial A) Zone and by amending the text of the MU1A Zone to reduce the minimum lot coverage for the proposed development of a multi-family residential building.**

Applicant: **Duncan Magee of Spencer Heights Inc.**

Location: **The land that is the subject of Bylaw No. 1725 is 2741, 2749, 2751, 2753, 2757, and 2761 Spencer Road and 996 Preston Way as shown shaded on the plan below.**

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, 31 July 2017 to Monday, 14 August 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



Reader Photo OF THE WEEK

View Royal resident Rod Smith captured this red-breasted nuthatch enjoying lunch just outside of his townhouse.

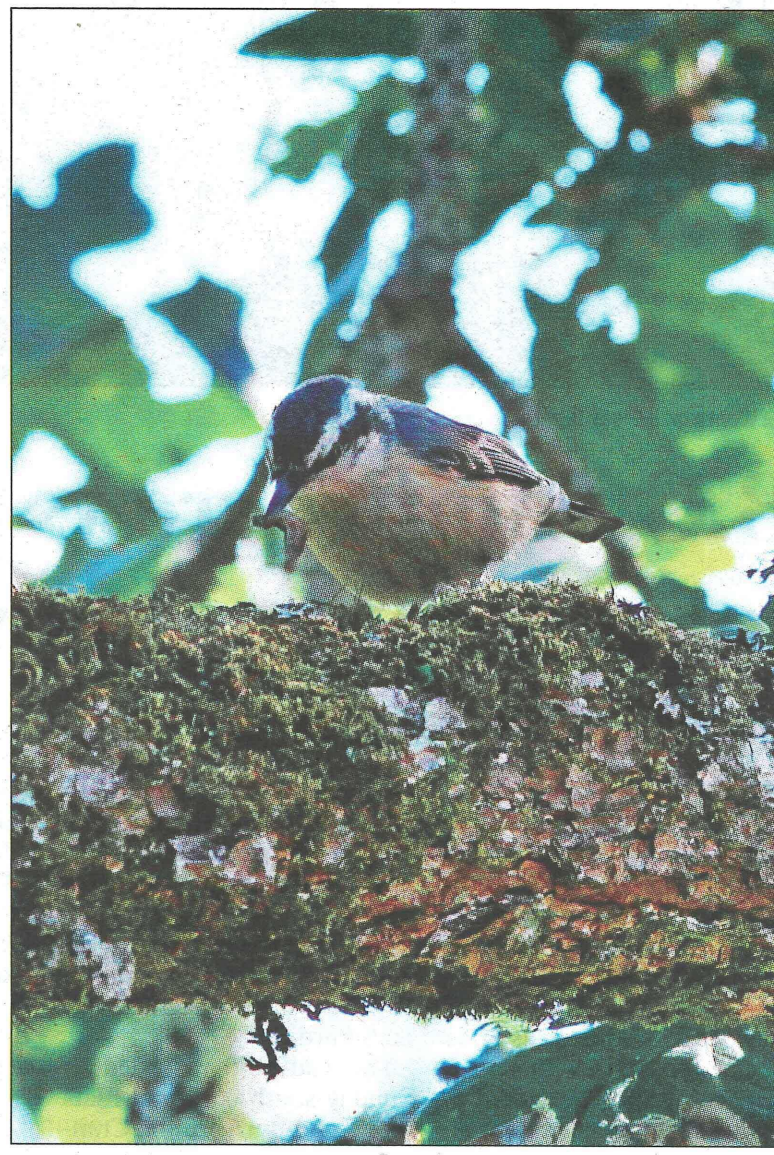
If you've got a photo from the West Shore of people places or things and want to share it with our readers, the *Goldstream News Gazette* can help you out with that.

Every week, we publish our pick for Reader Photo of the Week. To have your photo considered for publication, simply email us a high-resolution .jpg copy to editor@goldstreamgazette.com.

Please include your name, contact information including municipality of residence, where you took the photo and what you like about the image.

Entries must be received by 5 p.m. Fridays to be included for consideration for the following week's paper.

Weekly winners will also be posted on the *Gazette*'s Facebook page. Good luck!





8th Annual
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August 11th | 12 pm – 7 pm
August 12th | 11 am – 8 pm
August 13th | 11 am – 7 pm
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New activity guide online Aug. 9

Rick Stiebewl
News Gazette staff

The new Fall Guide for West Shore Parks and Recreation is an open invitation to check out a host of programs with appeal to all ages and interests.

Take advantage of a free look at 32 different programs to give you an idea of what's available in the coming months.

The programs run the gamut of physical activities such as fitness, skating, hockey, curling, golf and swimming to programs that cover other aspects of wellness, such as pottery, computers, photography, cooking and first aid.

If you didn't see a copy of the September to Decemeber Activity Guide in today's *Gazette*, it's also available online at westshorerecreation.ca.

Or drop by West Shore Parks and Recreation at 1767 Island Hwy. in Colwood to pick up a copy and have a look at the facilities.

Registration for programs in the fall guide opens on Aug. 10.

reporter@goldstreamgazette.com

Awards recognize green leaders

Nominations are being accepted for the Vancouver Island EcoStar Awards.

The program shines a light on the achievements by businesses, non-profits, academia and individuals who have demonstrated leadership and success in implementing sustainable green initiatives. The deadline for nominations is Sept. 15 at 4 p.m. Information about the awards program and how to apply can be found at www.ecostarawards.com.

The host of the third annual Vancouver Island EcoStar Awards is Synergy Sustainability Institute. SSI is a non-profit with a mission to catalyze the green economy on the Island.

The awards are set for Nov. 16, 6 to 9 p.m. at the Inn at Laurel Point. Tickets are available through a link on the awards' website.

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. 1725. 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, 14 August 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.

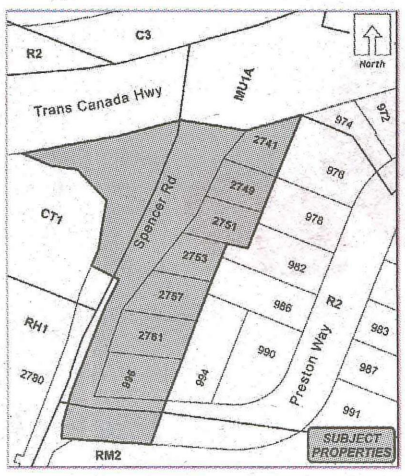
Proposal: **The purpose of Bylaw No. 1725 is to amend the City of Langford Zoning Bylaw No. 300 by changing the zoning designation of the land that is the subject of Bylaw No. 1725 from CT1 (Tourist Commercial – Motel) Zone to MU1A (Mixed-Use Residential Commercial A) Zone and by amending the text of the MU1A Zone to reduce the minimum lot coverage for the proposed development of a multi-family residential building.**

Applicant: **Duncan Magee of Spencer Heights Inc.**

Location: **The land that is the subject of Bylaw No. 1725 is 2741, 2749, 2751, 2753, 2757, and 2761 Spencer Road and 996 Preston Way as shown shaded on the plan below.**

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, 31 July 2017 to Monday, 14 August 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



Are You a Bit of a Shutterbug?

We would LOVE to share your PHOTOS

please send photos to
editor@goldstreamgazette.com

GOLDSTREAM NEWS GAZETTE

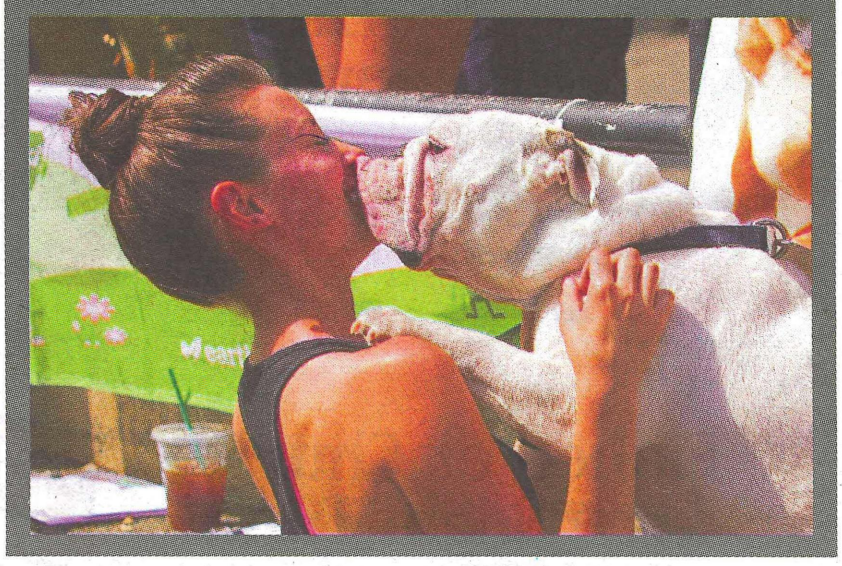
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WIN a $300 pet prize pack! LIKE, SHARE and WRITE your own caption in the comment section of the 'Caption & Win' Facebook post – don't forget to make us laugh – the most original wins the prize pack, which includes pet grooming from **Urban Dog mobile grooming** and more from **Petapalooza West.**

Connie Sparrow "I've been wanting to do this ever since I met you!"
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Sharon Ruelland Collier I'm gonna hug you and kiss you and make you my very own
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City of Langford
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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

(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1719 First Reading.

CARRIED.

m) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1720 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1725 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1702.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding land matters and the potential provision of a new service under Section 90 (1) (e) and (k)

From: Sarah Herring
To: Suzette Chapman
Cc: Christina Bell
Subject: Letter for August 14 Public Hearing package
Date: Wednesday, August 2, 2017 11:40:34 AM

Hi Suzette;

Can you please attach the email below to the Public Hearing packages for Bylaws 1680, 1682, 1710 and 1725?

Thanks!
S

-----Original Message-----
From: Sharon Martin On Behalf Of Langford Administration General Mailbox
Sent: Wednesday, August 2, 2017 11:13 AM
To: Denise Ryan <dryan01@telus.net>
Cc: Langford Planning General Mailbox <planning@cityoflangford.ca>; Sarah Herring <sherring@langford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Good Morning Denise,

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

Sharon Martin
Administration

-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Wednesday, August 2, 2017 10:39 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: RE: Notice of Public Hearing August 14/2017

Attention: Sarah Herring - Planning Department I have Parkinson's decease and my speech is not that clear so I am emailing the city of Langford to voice my concerns about the proposed projects to be heard at the public hearing on August 14, 2017.
The following addresses are of concern to me:
Bylaw 1680 is 767, 769, & 771 Hockley Avenue Bylaw 1682 is 2845, 2847, & 2850 Bryan Maur Rd and a portion of 737 Goldstream Avenue Bylaw 1710 is 2839 Jacklin Road with 862, 864, 866 Orono Avenue Bylaw 1725 is 2741, 2749, 2751, 2753, 2757, 2761 Spencer Road and 996 Preston way My concern is the increased amount of traffic with the proposed applications.
Bylaw 1680 is proposed 64 units, bylaw 1682 is proposed 93 units, bylaw 1710 is proposed TWO 6 storey apartments with undisclosed number of total units, I would guess at a minimum of 100, and bylaw 1725 is proposed multi family building with undisclosed units. I propose the minimum number of vehicles entering Langford daily to be 364.
I live on Peatt Road and the amount of daily traffic has tripled since I moved here nearly 4 years ago. With the 11 storey building being developed on Claude Road and the current building under construction at the corner of Peatt Road and Hockley Avenue, with a proposed number of vehicles of at least 150 per day, plus the 4 projects noted above with a projected minimum number of vehicles at 364 per day, for a minimum total of 514 new vehicles per day.
How does the city of Langford plan to accommodate all of the new vehicles? It is so NOISY on Peatt Road now that I don't even like to open my windows, not to mention all of the additional EXHAUST FUMES.
I realize that Landford is becoming the most developed community in the west shore, but when will it be too much?

Where is the green space or parks to accommodate all of the additional people?
Are the developers not supposed to provide green space for their projects?
I am just one individual who takes the time to read the newspaper, after talking to a lot of the residents around the 11 storey building under construction they were not even aware of the height of the new building.
I look forward to your reply that my objections will be logged for the 4 new proposed projects noted above.
Thank you for your time.
Denise Ryan
2733 Peatt Road
Phone - 250-478-1262

Denise Ryan
Sent from my iPad

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, July 17th, 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, D. Kiedyk, Deputy Director of Finance, A. Kryklywyj , Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins, Fire Chief, C. Aubrey, Manager of Parks and Recreation, M. Leskiw and Deputy Manager of Parks and Recreation, C. Manton.

1. CALL TO ORDER

The Chair called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of Bylaw No. 1702 to Rezone 731 Station Avenue as item 9 o) and by actioning agenda item 3(b) before 3(a).

CARRIED.

Councillor Blackwell arrived at 6:30 pm.

3. PUBLIC HEARINGS

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"

The Mayor opened the Public Hearing for Bylaw No. 1692 and 1716 at 5:33 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 Danny Jadresko has applied on behalf of Margaret Paton to amend the Official Community Plan designation of the property located at 3130 Jacklin Rd from "Neighbourhood" and "Hillside and Shoreline" to "Mixed Use Employment Centre" and to amend the zoning rezone 3130 Jacklin Road from R2 (One- and Two-Family Residential) zone to RM7A (Medium-Density Apartment A) zone.

The applicant is proposing to construct three 5 story apartment buildings, totaling 222 units. This increase in density requires both a zoning amendment and an amendment to Langford's Official Community Plan.

In order to increase the flexibility to develop the site, the applicant has requested a text amendment to the RM7A zone to increase the FAR to 1.15, which is allowed in the zone as long as 50% of the parking for the development is provided underground, the applicant is proposing to accommodate 36% of the parking underground for the subject development.

As well, a variance to the front setback, the distance between the buildings to Jacklin Road, is being requested to reduce the required setback from 7.5 m to 6 m.

A portion of the subject property is within the Riparian Area, and thus subject to the Provincial Riparian Area Regulations. The applicant is proposing to dedicate the portion of the subject property that is within the Riparian Area to the City as park land.

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

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

1.

a) 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.

The City is proposing to amend the City of Langford Official Community Plan from "Neighbourhood" and "Hillside and Shoreline" to "Mixed-Use Employment Centre" designation.

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

The Mayor called a first time for presentations.

Resident at 3005 Glennan Road addressed Council with many concerns, provided a written submission and concerns include: increased noise, development pressures, increased traffic, loss of sensitive lakefront land, especially on parks.

Resident at 1920 Rowils Crescent addressed Council with traffic concerns and wonders how Council will address them. He is concerned about the number of cars for each unit and that it will create parking issues. The parcel is not served by transit. He is concerned about stormwater management and where water will be diverted to. He is concerned that the developer might ask for an additional story and what the process would be for that. He is concerned about a typo on page 4 of the report and about financial considerations, specifically the $500,000 reduction in fees. He is concerned about light pollution from security lights and about potential graffiti. He would like a covenant on park land being donated to prevent future development on the park land.

Mayor Young called a second time for presentations.

Resident at Loch Glen Place addressed Council with the same sentiment as the previous speakers. Watershed is vital for our community. Geological lacking in the environmental assessment. First Nations have not been represented or consulted. She raised concerns about increased density and instability of Jacklin road to support the development as well as emergency vehicle access. She is concerned that the price of the units will not be affordable housing and disagrees with the 5 year tax holiday. She asks Council to consider environmental impacts and lack of infrastructure. She wishes a seniors facility.

Resident at 950 Loch Glen Plcae addressed Council with concerns that her property backs onto the third building. She is concerned about density and traffic and about a 5 story building in her backyard.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1692 and 1716 closed at 6:27 p.m.

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

The Mayor opened the Public Hearing for Bylaw No. 1690 at 6:28 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 Garry Brown has applied on behalf of himself and Rod Le Clare to amend the text in the RR4 (Rural Residential 4) Zone of 1319 & 1323 Ravensview Drive in order to allow for smaller lot sizes to permit the subdivision of 1319 & 1323 Ravensview Dr into three fee simple lots.

The homes on 1319 and 1323 Ravensview Drive are considered detached duplexes, and the lands are common and limited common property. The applicants wish to subdivide the property and create three fee simple or free hold lots in order divide ownership of the lands between themselves.

As the area is not serviced by the municipal sewer system, a text amendment to the RR4 zone is required to permit the subdivision of these properties and create parcels that are less than the required 40 ha or 100 acres. The applicant is proposing to create one lot that is 0.77 ha or 1.94 acres, one that is 0.76 or 1.88 acres and another that is 1.03 or 2.53 acres.

No new development, including secondary suites, will be permitted on these lots until sewer servicing is connected to the subject properties and the necessary municipal approvals are obtained.

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

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

1a) 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.

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

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

The Mayor called a first time for presentations.

Resident at 1542 Ravensview Drive addressed Council as he was asked to sign a covenant saying no subdivisions less than 2 acres. How can Council accommodate the change when a covenant is in place?

Resident at 1331 Ravensview Drive addressed Council to confirm that 13 lots are not being subdivided now. Three parcels “totally reasonably” supported with clarification.

Resident at 1322 Ravensview Drive addressed Council as she is against this development, and in particular, the drafted 13 lot subdivision. She is concerned about errors in reports, as well as the future nature of the development.

Mayor Young called a second time for presentations.

Resident at 1386 Ravensview Drive addressed Council with excitement about Irwin Road being opened up. He is happy with the City’s efficiency and infrastructure Improvements but is concerned with this particular

proposal provided substantial history on the properties. He is concerned about lack of reports on environmental considerations and fire hazards. There is no discussion on benefits of change, benefits to Langford, or environmental issues. He is concerned the city is burdened with long term costs that haven't been considered. It lacks contemporary thinking of Avi Friedman. He wishes the applicant be declined and for a broader notification boundary. He is concerned with the lack of documents of original developers that was provided by staff.

Gary Brown, 1319 Ravensview Drive (the applicant) wished to hold 3 properties when the development does go through in 10 or 15 years. He provided clarification to a number of the Mayor's questions.

Matthew Baldwin (City Planner) provided further clarification to the application.

Resident at 1346 Ravensview Drive asked why we are talking about this now if it is not being developed for another 10 to 15 years?

Mayor Young provided clarification. It is an open democratic process and we can't limit anyone's application.

Resident at 1346 Ravensview Drive said Gary knew the limitations of lots when he bought.

Resident at 1332 Ravensview Drive asked why no structures were on the drawings and that this should be clarified. Why are we doing this now? Why are they not paying subdivision fees? Mayor Young and Matthew Baldwin said the fees will be paid upon the subdivision. He is concerned about setbacks of existing buildings.

Resident at 1318 Ravensview Drive addressed Council with concerns that they will be a buffer to Westhills. She is concerned about new property lines and wonders if it is possible to adjust the property line to increase the buffer.

Resident at 1330 Creekside Trail asked for clarification on the subdivision. Resident is okay with 3 lots but in the future has concerns about development of smaller lots.

Resident at Billings Drive addressed Council as there is lots of confusion on covenants but shouldn't be. The only way you have power is to go to court or you can jointly work together to get the covenants removed by a judge.

Resident asked if staff can research all documents from the original subdivision for disbursement for the residents to have better clarification.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1690 closed at 7:49 p.m.

c) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491 (656 Frederic Rd and 765 Willing Dr.), 2017"

The Mayor opened the Public Hearing for Bylaw No. 1705 at 7:52 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 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 amend the zoning of 656 Frederic Road and 765 Willing Drive from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A).

This is being proposed in order to allow for the subdivision and development of approximately 53 residential lots with minimum lot areas of 550 m^2 (5,920 ft^2).

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

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

1. $6,000 per lot towards the General Amenity Reserve Fund;

2. $1,000 per lot towards the Affordable Housing Reserve Fund;

3. A Section 219 Covenant, registered on Title prior to Bylaw Adoption, which secures the following conditions:

    a. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed to Bylaw No. 1000 standards prior to subdivision approval;
    b. 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;
    c. 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
    d. That advisory notes be written to provide future owners with the understanding that lands within 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.

In addition to these requirements, Council also directed that the applicant provide a stormwater management plan to the satisfaction of the Director of Engineering prior to Public Hearing, and undertake neighbourhood consultation through a public meeting prior to Public Hearing.

A public meeting was held on June 5, 2017 at 656 Frederic Road, with 23 community members in attendance. The applicant has submitted two written comments received at this meeting, both indicating concern regarding an increase in traffic volume and decrease in traffic safety resulting from this development.

The stormwater management plan was approved by the Director of Engineering on June 29, 2017.

This proposal is consistent with the Official Community Plan "Neighbourhood" and "Hillside and Shoreline" designations.

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

The Mayor called a first time for presentations.

Resident at 739 Willing Drive would like to incorporate features that support, yet protect the rural way of drive.

Peatt Swagger of Olympic View Golf is in support of the development but wants applicant to be aware of early morning noise.

Resident at 747 Willing Drive is in support.

Mayor Young called a second time for presentations.

Resident at 939 Klahanie Road is concerned about the removal of trees and about blasting. They would like to protect the rural features.

Resident at 747 Willing Drive is in support of the development and feels that the sooner the better.

Resident at Wiling Drive is also in support.

Resident at 771 Willing Drive is in support.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1705 closed at 8:09 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – June 19th, 2017

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on June 19th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0004 - 2023 Millstream Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

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.

CARRIED.

b) DVP17-0007 - 2213 Navigators Rise

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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).

CARRIED.

c) DVP17-0008 - 890 Bear Mountain Pkwy

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

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.

CARRIED.

d) DVP17-0011 - 1290 Langford Pkwy, 1220 Parkdale Dr, 3210 West Shore Pkwy

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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 (1.5 spaces per dwelling unit plus 1 space per 4 dwelling units for visitor parking) to 1.17 spaces per dwelling unit for the proposed multi-family residential development in the Comprehensive Development 3 – Westhills (CD3) Zone.

CARRIED.

e) DVP17-0013 - 2614 Sooke Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

f) DVP17-0015 - 2363 Setchfield Ave, 626 Hoylake Ave & 3291 Happy Valley Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Protective Services Committee – June 27th, 2017

1. West Shore RCMP Annual Year End Report

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

b) Planning Zoning and Affordable Housing – July 10, 2017

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council 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;

iii. 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;

iv. 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;

v. 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;

vi. 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;

vii. 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to 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)

Councillor Blackwell stepped out of the meeting at 8:16 p.m. due to a conflict of interest.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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.

Councillor Blackwell returned to meeting at 8:18 p.m.

8. REPORTS

a) 2016 Annual Report

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

b) Westshore Rebels Request for Liquor License Decommissioning

- **Staff Report (Parks & Recreation)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

CARRIED.

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.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

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."

CARRIED.

9. BYLAWS

a) BYLAW NO. 1668
"Road Closure Bylaw No. 1668 (Redington Road), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1668.

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1673.

CARRIED.

c) BYLAW NO. 1679
"Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1679.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1681.

CARRIED.

e) BYLAW NO. 1690
"Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1690 Second and Third Reading.

CARRIED.

f) BYLAW NO. 1713
"Road Closure Bylaw No. 1713 (Unnamed Roads), 2017"
(FIRST, SECOND AND THIRD)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1713 First, Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

h) BYLAW NO. 1692
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1692 Second and Third Reading.

CARRIED.

i) BYLAW NO. 1695
"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1695.

CARRIED.

j) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1705 Second and Third Reading.

CARRIED.

k) BYLAW NO. 1710
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1710 First Reading.

CARRIED.

l) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1719 First Reading.

CARRIED.

m) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1720 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1725 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1702.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding 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.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 8:20 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0009 – 3296 Jacklin Rd

That Development Variance Permit No. DVP17-0009 be issued by the Council for the City of Langford to Terry Mogensen on behalf of Doug and Krista Nachtigal and Terry Mogensen for the property located at 3296 Jacklin Rd subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with:

a) The site plan attached to and forming part of this Permit (Appendix A);

b) The floor plans attached to and forming part of this Permit (Appendix B); and

c) The elevation plans attached to and forming part of this Permit (Appendix C).

2. Variances

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

a) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;

b) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;

c) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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.

City of Langford
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Notice of Intention to Consider Issuance of a Development Variance Permit

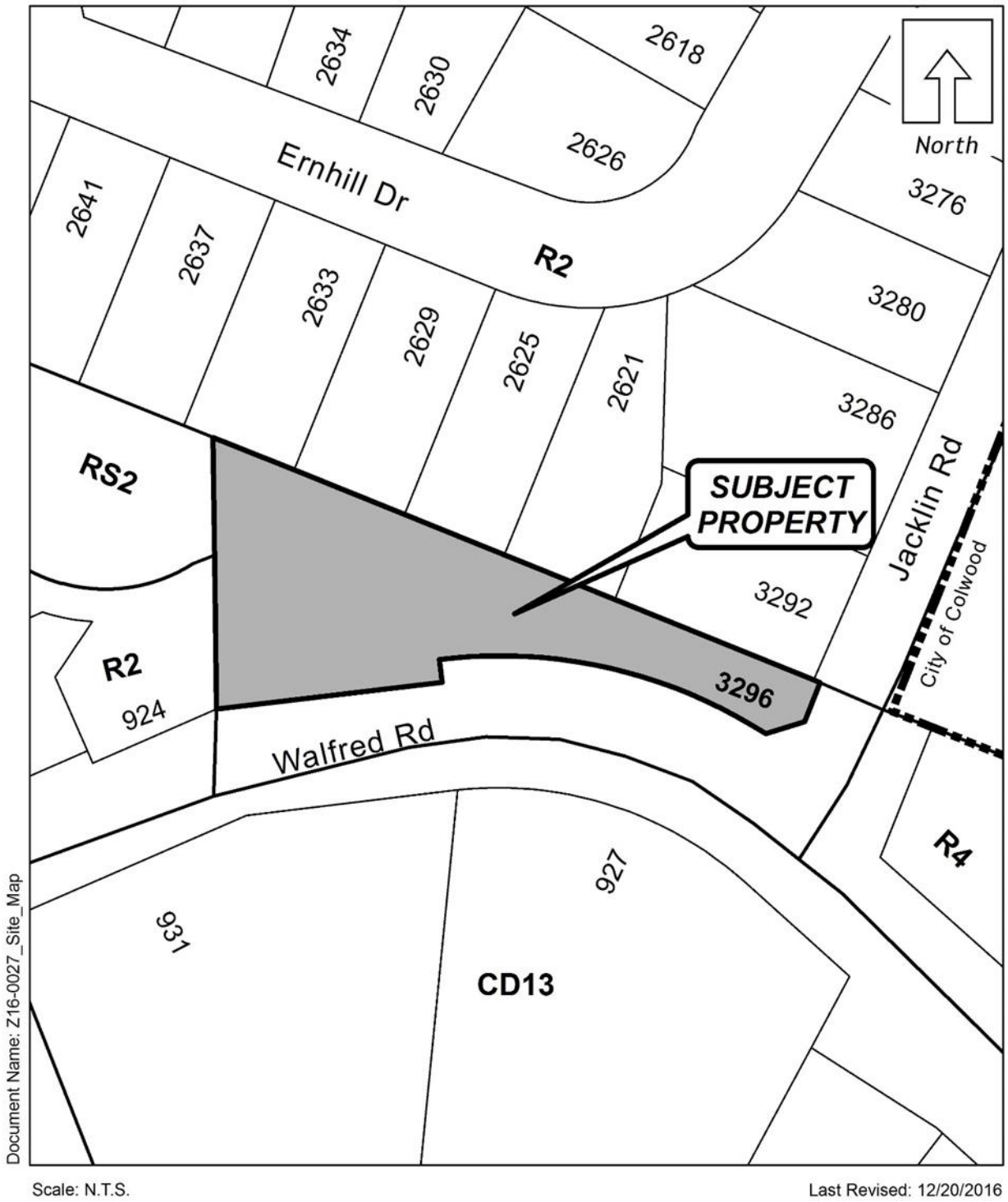
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 14 August 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0009
Applicant	Terry Mogensen
Location	3296 Jacklin Rd
Proposal	1. That Section 6.25.05(2) of Zoning Bylaw No. 300 be varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A; 2. That Section 6.25.05(2) of Zoning Bylaw No. 300 be varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B; 3. That Section 6.25.06(1) of Zoning Bylaw No. 300 be varied by reducing 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; 4. That Section 6.25.06(1) of Zoning Bylaw No. 300 be varied by reducing 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 5. That Section 6.25.06(1) of Zoning Bylaw No. 300 be varied by reducing 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.
Purpose	To permit the development of two one-family dwellings on the subject site.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variances. We request that any written submissions be submitted by Wednesday, 9 August 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 14 August 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


North
Ernhill Dr
2618
2634
2630
2626
2641
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2633
2629
2625
2621
R2
3276
3280
3286
3292
3296
SUBJECT PROPERTY
RS2
R2
924
Walfred Rd
Jacklin Rd
City of Colwood
R4
927
931
CD13
Document Name: Z16-0027_Site_Map
Scale: N.T.S.
Last Revised: 12/20/2016

From:	Suzette Chapman
To:	Suzette Chapman
Subject:	FW: Development Variance Permit No: DVP17-0009 (3296 Jacklin Rd.
Date:	Tuesday, August 8, 2017 12:15:16 PM

From: Evanoff, Mike [mailto:mevanoff@thriftyfoods.com]
Sent: Tuesday, August 08, 2017 9:19 AM
To: Langford Planning General Mailbox <planning@cityoflangford.ca>
Subject: Re: Development Variance Permit No: DVP17-0009 (3296 Jacklin Rd.

Hi

I am writing to you in regards to DVP17-0009 (3296 Jacklin Rd.).

My name is Mike Evanoff, I am the property owner of 2621 Ernhill Drive. Even though I believe this development is good for the area I am concerned about a couple items mainly the request to reduce set backs. *Proposal #5, reducing the minimum required rear setback*, directly affects my property by going from the required 20 feet to only 4 feet. The concerns are the lack of privacy and how close the building will be to our fence line. It was noted in City of Langford Special Meeting of Council on June 8, 2017 that *"the reduced rear yard setbacks may be mitigated by the proposed solid wood fence along the property line and existing vegetation on the Ernhill Drive lots, but will likely exacerbate the magnitude of the increased building heights."* The vegetation is sparse on our side and we are concerned that with the removal of the larger trees on the developed property and building construction now so close to our property line it will damage the small trees on our side, also due to the fact that they are likely attached to the trees on the development property. With the few trees on our property and potential damage as well as the proposed fence, it does not seem to be enough to improve our privacy with this proposed change to the rear setbacks.

I hope you will consider my concerns and not allow this significant change to the setbacks. This kind of change to the zoning bylaws concerns me as a property owner in Langford that a change of this degree would be considered as well residents in this area have already been living with the noise, dust and disruption of the seemingly never ending construction of the property on Walfred at the end of Jacklin road for so many years. Development and growth is great for our community but I sometimes wonder how much consideration and care for the existing residents of the areas are thought of when developments and change requests such as this are considered.

Please let me know if I can provide anymore insight or clarification on these points

As well if an email reply could be sent back to me confirming that this has been received it would be appreciated.

Thank you for your time and hearing my concerns,
Mike Evanoff
250-480-1934

Members of the Langford City Council,

I ask that you accept this letter and give consideration to the rationale presented against granting "Development Variance Permit No. DVP17-0009"

I begin by congratulating Council for creating a City that boast many fine amenities in terms of walking and cycling trail systems, recreational activities and parks, and shopping options. I am a recent arrival to Langford from rural BC and are very impressed with the planning that must have gone into these projects. Well done!

Langford, like any other growing young city, will have its challenges to overcome. As a new arrival, I am not jaded by historical bias or influenced by relationships in the community as I have not lived here long enough to form any. My observations are pure and unfettered.

During a recent conversation with Councillor Matt Sahlstrom, I was informed that Langford is the fastest growing municipality in all of Canada. He was quite proud of that fact. Developing Langford into a modern city from its humble beginnings as a quiet rural area, will require "upgrades" in the city's infrastructure to support the increasing number of new residents. It is not surprising that newcomers are attracted to Langford as the amenities are first class and the housing costs, although still very expensive, by neighbouring Victoria standards, are much more reasonable. Langford City Council (and the City Planners) must be cautious and not "grow too fast". Clear evidence of this already happening can be seen on the roadways during peak travel times. The road systems are not able to support the volume of traffic at present time. With the guarantee of an even greater volume of traffic that will come with the seemingly endless new residential construction in the area, an already taxed road system will be at a standstill.

I have also been told that new residential developments are required to tie into Municipal sewer, but homes that have been established in the area are still relying on septic systems. It appears that these homes (of which mine is one) have been forgotten by City Planners and Council to make way for new development (and the resulting larger tax base). It would appear to a newcomer like myself that Council is making an incredible effort to attract new development whilst perhaps forgetting about the established portion of Langford.

Approving new developments and increasing its tax base is important for any Municipality. Langford is no exception. Before approval for a Variance is given, I would hope that Council considers why maximum heights and setbacks were first introduced as Zoning Bylaws to one-family dwellings. I have observed in the two months since arriving to Langford, an unbelievable number of new homes recently constructed, presently being constructed, or in the case of Subject Property No. 3296, planned for construction. I question how many other Variance Permits were approved for all of the recent construction activity. I suspect that the door to approving Variances to existing Bylaws has been already opened, and opened wide for local developers to build. It would be unfair to call this a "rubber stamp" process, so I will hold true to the belief that City Council is mindful to the needs of all its citizens, and not just the developers and the revenue they generate for the City.

With the development of a brand new subdivision, these Bylaws can be more easily amended as they will have no negative impacts on already established homes in the area (as there are none). In the case of Subject Property 3296, new development will directly affect five (5) properties (Properties 3292, 2621, 2625, 2629, 2633, and 2637).

The building site in question slopes down to a storm water drainage ditch and is presently well vegetated which provides good soil stability, ground water filtration, and percolation. Through the removal of this vegetation during and after the building process, the end result will be an increase of ground water runoff into this drainage ditch, which will increase the likelihood of soil erosion along the banks of the ditch for properties "downstream" of the site (properties 2637, 2641, 2645). By maintaining the existing Bylaw that requires a minimum 6.0 m (20 feet) rear yard setback, ground water runoff will not be as great. Reducing the rear yard setback from 20 feet to 7, let alone 4, is ridiculous from environmental standpoint. It could also be argued that Council should also consider the privacy needs of the residences that have been established in the area for 30+ years. In this case, granting a Variance Permit allowing the rear yard setbacks for this new development to be reduced will negatively affect the quality of life for the owners of these established homes.

To conclude, I will ask Council and the City Planners of Langford to be mindful of the needs of the established citizenry and not be blinded by the need to grow at a pace that the existing infrastructure cannot support. Before granting any Variance to a Bylaw for any project, I ask that Council examine the fundamental reasons that the Bylaw was initially introduced.

Grow Langford, grow, but do not implode in the process.

Sincerely,

John Butler

2641 Ernhill Drive

Langford, BC

778-587-9906



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0014 – 1488 Pebble Place

That Development Variance Permit No. DVP17-0014 be issued by the Council for the City of Langford to Ryan Hoyt of Ryan Hoyt Designs Inc. on behalf of Rachelle McGregor to allow the construction of a single-family dwelling with a covered roof over the rear yard patio at 1488 Pebble Place 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 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 6m (19.7 ft) to 3.15 (10.3 ft).

3. Conditions

That the applicant obtain approval from Strathcona Forestry Consulting with respect to the forest fire interface implications, in particular the nature of proposed patio structure and materials to be used and that all mitigation measure recommended be implemented prior to the issuance of a building permit.

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, 14 August 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

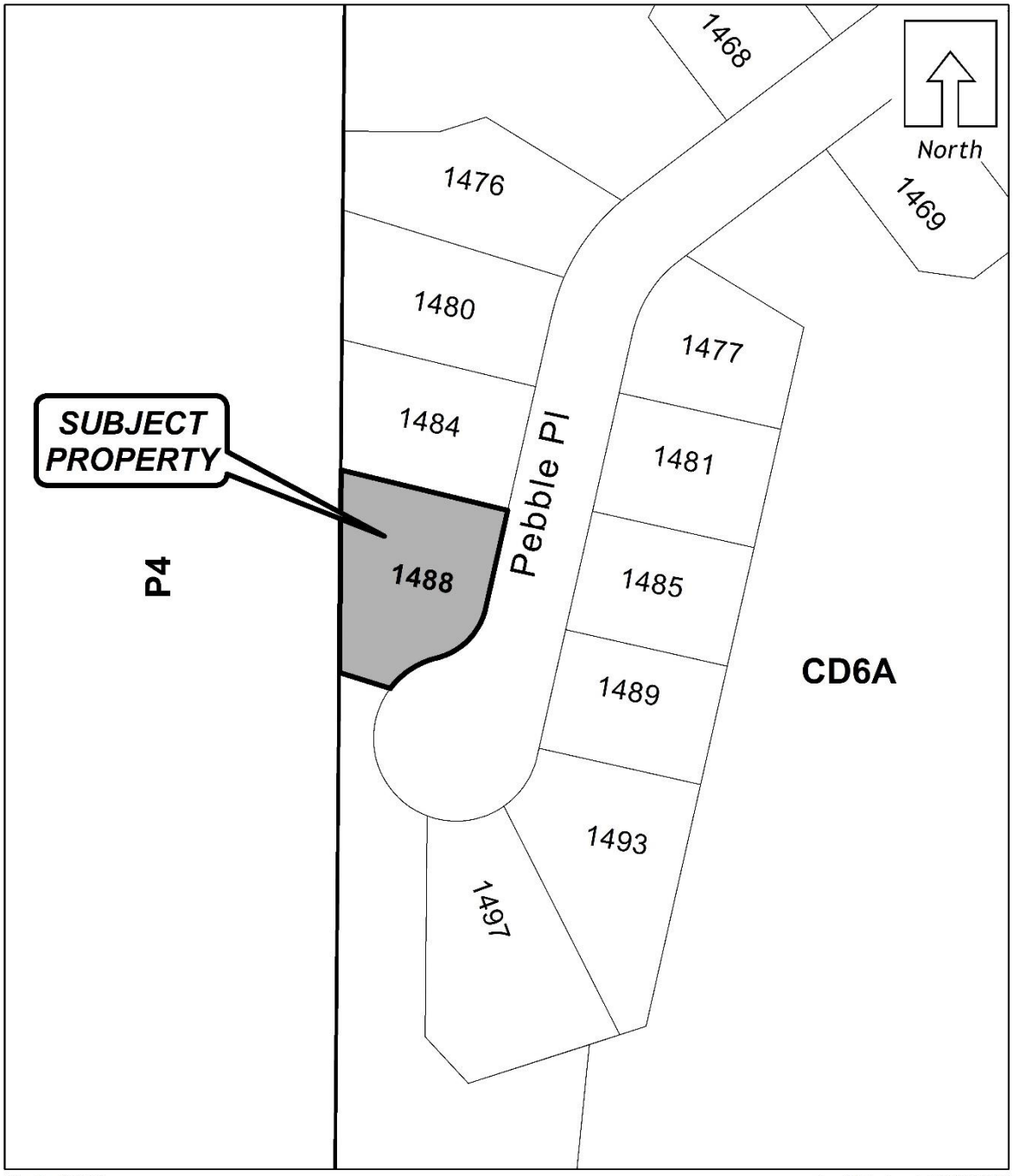
File	Development Variance Permit No. DVP17-0014
Applicant	Ryan Hoyt
Location	1488 Pebble Place
Proposal	That Section 6.95A07(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear yard setback from the required 6 m (19.7 ft) to 3.15 m (10.3 ft).
Purpose	To permit a single-family dwelling with a covered roof over the rear yard patio.

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, 9 August 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 14 August 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
(DVP17-0014)
1488 Pebble Pl



Document Name: DVP17-0014_Site_Map

Scale: N.T.S.

Last Revised: 5/18/2017

CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP17-0003 – 2945 Jacklin Rd

That Temporary Use Permit No. TUP17-0003 be issued by the Council for the City of Langford to Jody Dick of Auto Canada Hometown Motors on behalf of BCIMC Realty Corporation to allow for a vehicle showroom at 2945 Jacklin Road subject to the following terms and conditions:

1. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

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.

2. Expiry

This Temporary Use Permit for an automobile showroom for 2945 Jacklin Road for a period of 36 months from date of issuance with no option for renewal.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 14 August 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

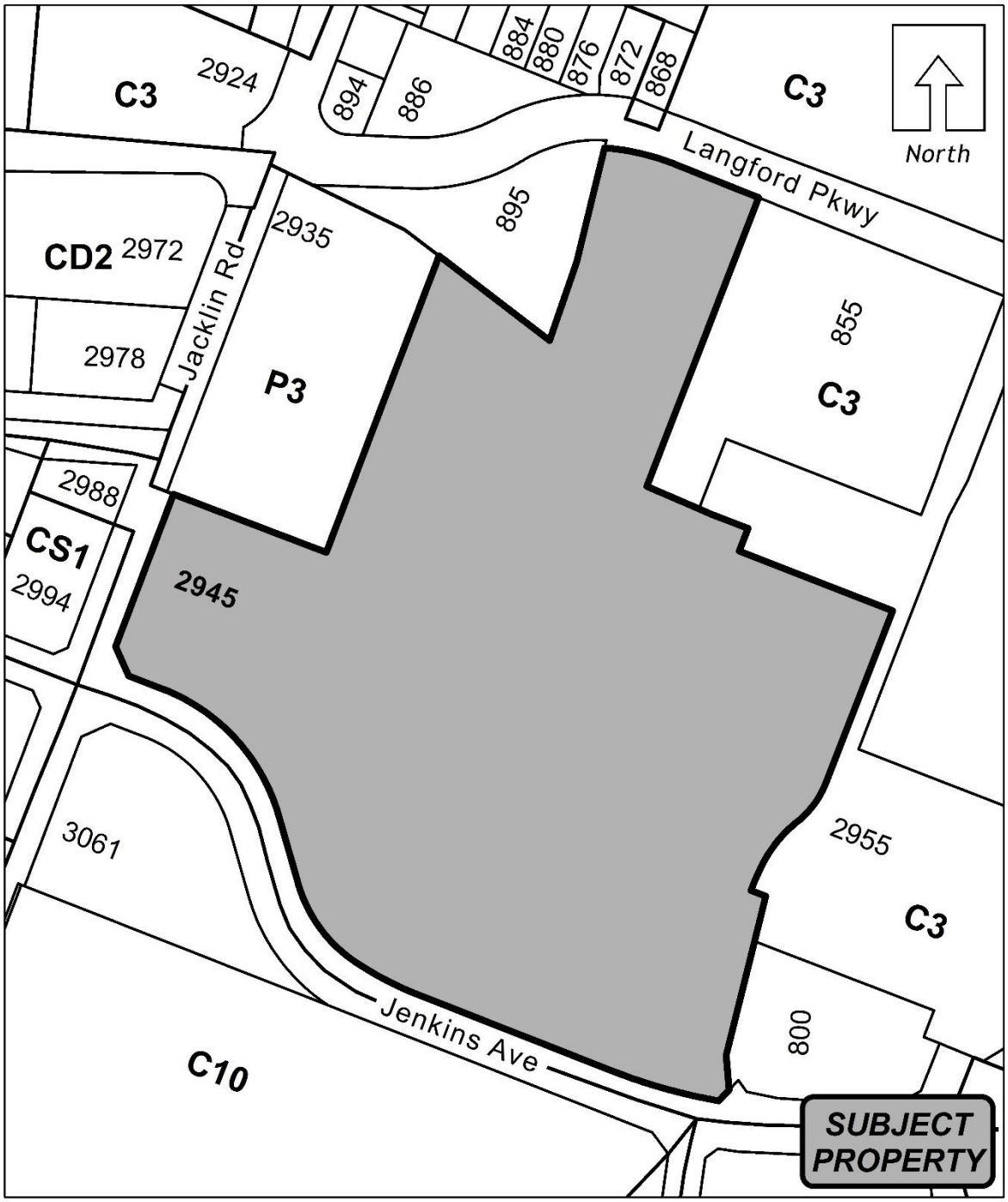
File	Temporary Use Permit No. TUP17-0003
Applicant	Jody Dick, Auto Canada Hometown Motors (Hyundai)
Location	The lands that are the subject of Temporary Use Permit No. TUP17-0003 are 2945 Jacklin Road.
Purpose	The purpose of the proposed Temporary Use Permit is to allow for a vehicle showroom.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. We request that any written submissions be submitted by Wednesday, 9 August 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 14 August 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 Temporary Use Permit.

Braden Hutchins
Director of Corporate Services

TEMPORARY USE PERMIT
(TUP17-0003)
2945 Jacklin Rd



Document Name: TUP_17-0003_Site_Map

Scale: N.T.S.

Last Revised: 6/8/2017



A dog stretches out for a catch during a dock diving event at a previous edition of Pet-a-Palooza. The two-day festival drew nearly 20,000 in Victoria last year. *(PHOTO COURTESY PET-A-PALOOZA)*

Event not just for dogs

Continued from A1

"It's a staple for our festival … It seems to have caught on in Western Canada. People come dressed up, their dog dresses up, they train their dog throughout the year … It's taken on a life of its own," Powell said.

Seventy-five exhibitors will also be on hand, showing off the latest in pet food, treats and toys, and each attendee and their pet will leave with parting gifts courtesy of Paws on Cook.

And while the festival has a particular emphasis on dogs and their owners, Powell was clear that the event isn't just for canine-lovers.

"We don't discriminate. We've had a lot of cats out there on leashes, we've had pigs out there, we've had snakes out there. It's primarily dogs … but if it has a collar or a leash on it, people find a way to bring it down."

The free festival raises funds for Powell's Just Love Animals Society through its sizeable list of sponsors and takes place on Aug. 12 and 13 from 10 a.m. until 4 p.m.

In addition to Westshore Town Centre, shuttles will leave from Pets West at Broadmead Village. Four-legged passengers are welcome.

joel.tansey@goldstreamgazette.com

Company working to limit dust

Continued from A1

Following another site visit on July 26, an inspection report cited concerns about the amount of fine silica dust in the air.

The report noted that Vimex did not have a silica risk exposure assessment done by a qualified person prior to beginning the road work and was in contravention of the Occupational Health and Safety Regulation section 6.112(2). New regulations regarding respirable crystalline silica and rock dusts went into effect on May 1.

The report noted, however, that Vimex did have a written plan that was completed for the company's Alberta operations. Although, controls to effectively manage the work activity related to construction dusts (silica) had not been planned or implemented, other than the periodic use of a water truck, according to the report.

The WorkSafe inspector provided the names of qualified consulting firms to conduct a silica exposure risk assessment. The report stated that effective methods to control worker exposure to silica dust must be planned for and implemented before work could resume. At the time, however, the report noted that there was no evidence of airborne construction dusts containing silica of sufficient quantity to pose a risk to workers.

The report indicated any resumption of work that could result in significant amounts of dust related to silica-related occupational disease would result in a stop work order. Only low dust producing activities were permitted until Aug. 4 pending the risk assessment by a qualified person and implementation of dust management controls.



WorkSafeBC attended this construction site on Happy Valley Road in July over concerns with airborne dust. *(RICK STIEBEL/NEWS GAZETTE STAFF)*

"We are abiding by all of the regulations," Banner said. "We are monitoring the site hourly during this extremely hot dry weather, and will continue to work with WorkSafeBC and our neighbours."

Vimex has added three workers employing hoses for eight hours a day to mitigate dust, and is revamping its existing policy to meet the new regulations. Activities currently underway on the site produce considerably less dust, he added.

Following the inspection on July 27, a WorkSafeBC inspector wrote that the employer is working toward compliance, had stopped all work that generated significant amounts of dust and was in the process of hiring a qualified person to conduct a risk assessment.

An environmental health officer with Island Health also went to the site on July 24 in response to a complaint from a nearby resident. He spoke with WorkSafeBC and the City of Langford, which indicated there was little that could be done, other than to direct the contractor to use water trucks to mitigate the dust problem.

Matthew Baldwin, Langford's director of planning, said the City expects work to be conducted to WorkSafeBC requirements.

Any failure to do that would be an issue between the developer and WorkSafeBC, he added.

reporter@goldstreamgazette.com

Capital Regional District
CRD Making a difference...together

Efficient Irrigation Workshop

A properly installed and maintained irrigation system will conserve water!

Considering the purchase and installation of an irrigation system or do you already own a system that you would like to upgrade?

CRD Parks & Environmental Services is hosting a **free** efficient irrigation introductory workshop for residential homeowners.

Irrigation experts will explain system components, discuss installation and provide scheduling and maintenance tips. An overview of CRD water conservation programs will be provided.

Space is limited. Please pre-register by calling 250.474.9684.

Workshop	Location and Date	Time
Micro/Drip Irrigation Systems	Saanich — Saturday, August 26	2 to 5 pm

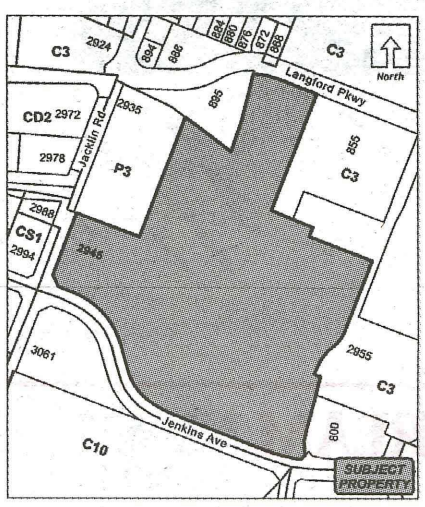
City of Langford
www.cityoflangford.ca

NOTICE OF INTENTION TO CONSIDER ISSUANCE OF A TEMPORARY USE PERMIT

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 14 August 2017, at 5:30 pm.

File	Temporary Use Permit No. TUP17-0003
Purpose	The purpose of the proposed Temporary Use Permit is to allow for a vehicle showroom.
Applicant	Jody Dick of Auto Canada Hometown Motors (Hyundai) on behalf of BCIMC Realty Corporation
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP17-0003 for 2945 Jacklin Road.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 31 July 2017 to Monday, 14 August 2017 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.



Braden Hutchins
Director of Corporate Services

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CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, July 24th, 2017

1. **Application to Amend the Text of the One-Family Residential (R1) Zone to allow a Secondary Suite in an Accessory Building at 2874 Leigh Road (Z17-0028)**
   - **Staff Report (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, 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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

   2. Amend Section 3.18.01 of Zoning Bylaw No. 300 to include the following:

Feature	**Lot Size**	**Setback Required by Part 6 of this Bylaw**	**Type of Lot Line**	**Permitted Projecti**
Principal Building, except those features noted separately below	All Lots	From Exterior Side Lot Line	Exterior Side Lot Line abutting a Highway less than 4.5 m (14.8) wide	Principal Building m be located a minimum of 2.0 m (6.6 ft) from the Exterior Side Lot Li

   3. Direct staff to proceed with consideration of a variance to reduce the minimum setback from the exterior side lot line from 2.0 m (6.6 ft) to 1.5 m (5 ft) for the proposed one-family dwelling at 2874 Leigh Road through a Development Variance Permit application to be submitted by the applicant;

CONT'

4. That the Director of Planning ensure that both structures are complimentary, but not necessarily of the same form and character;

CARRIED.

2. Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue (Z17-0031)
- Staff Report (Planning)

That Council:

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

a) Adding "funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and

b) Adding "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

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

i. A road dedication plan to the satisfaction of the Director of Engineering; and
ii. A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

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

i. That the applicant will construct full frontage improvements, as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering prior to Building Permit or Business License issuance, whichever occurs first;
ii. That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and
iii. That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

CONT'

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

2. Require that the minimum number of parking spaces for the proposed use of 934 Goldstream Avenue, as required in Part 4 of Zoning Bylaw No. 300, be provided on the subject site.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: August 14, 2017

Department: **Engineering**

Subject: Bylaw No. 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills, Geothermal)

Background

In the early part of 2016 Council supported the concept that the City of Langford petition the CRD Integrated Water Services to amend the water service boundary in the area surrounding the south end of the new West Shore Parkway to accommodate the installation of fire hydrants in the southern half of the new West Shore Parkway. The nearest other source of CRD owned watermains to the south end of the West Shore Parkway was on Sooke Road, north of the West Shore Parkway near Glenshire Drive. The cost to extend the watermains down Sooke Road is significant. The alternative option to provide water was to extend the existing services provided by Sustainable Services Limited (SSL) south from the Westhills lands.

The purpose of this report is to undertake some housekeeping matters related to the City's water service boundary with SSL.

Commentary

In order to extend water supply south on West Shore Parkway the CRD had to amend their water service boundary through an amending bylaw. The CRD Bylaw No. 4062 that amended their service boundary was adopted in March 2017.

The City must now amend our Multi Utility Bylaw No. 1291 service boundary map to match the CRD's service boundary map.

Staff are suggesting that Council therefore give first three readings of Bylaw No. 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills, Geothermal) to amend the service boundary map.

Financial Implications

None noted

Legal Implications

The City should amend our multi-utility bylaw to match the CRD's service boundaries to be consistent.

Options

That Council:

1. Give first three readings to Bylaw No. 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills, Geothermal);

   OR

2. Do nothing at this time to amend the existing Bylaw No. 1291

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Geo., P.Eng. Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Mike Leskiw, Parks and Recreation Manager
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

:mm

Attachment: Bylaw No. 1503

CITY OF LANGFORD
BYLAW NO. 1503

A BYLAW TO AMEND THE Multi Utility Bylaw No. 1291, 2010

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

1. Multi Utility Bylaw No. 1291, 2010 is amended by replacing Schedule A, Westhills Water Service Area and Westhills Energy Service Area with new Schedule A attached

2. This Bylaw may be cited for all purposes as "Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".

READ A FIRST TIME this #____ day of_____, 2017.

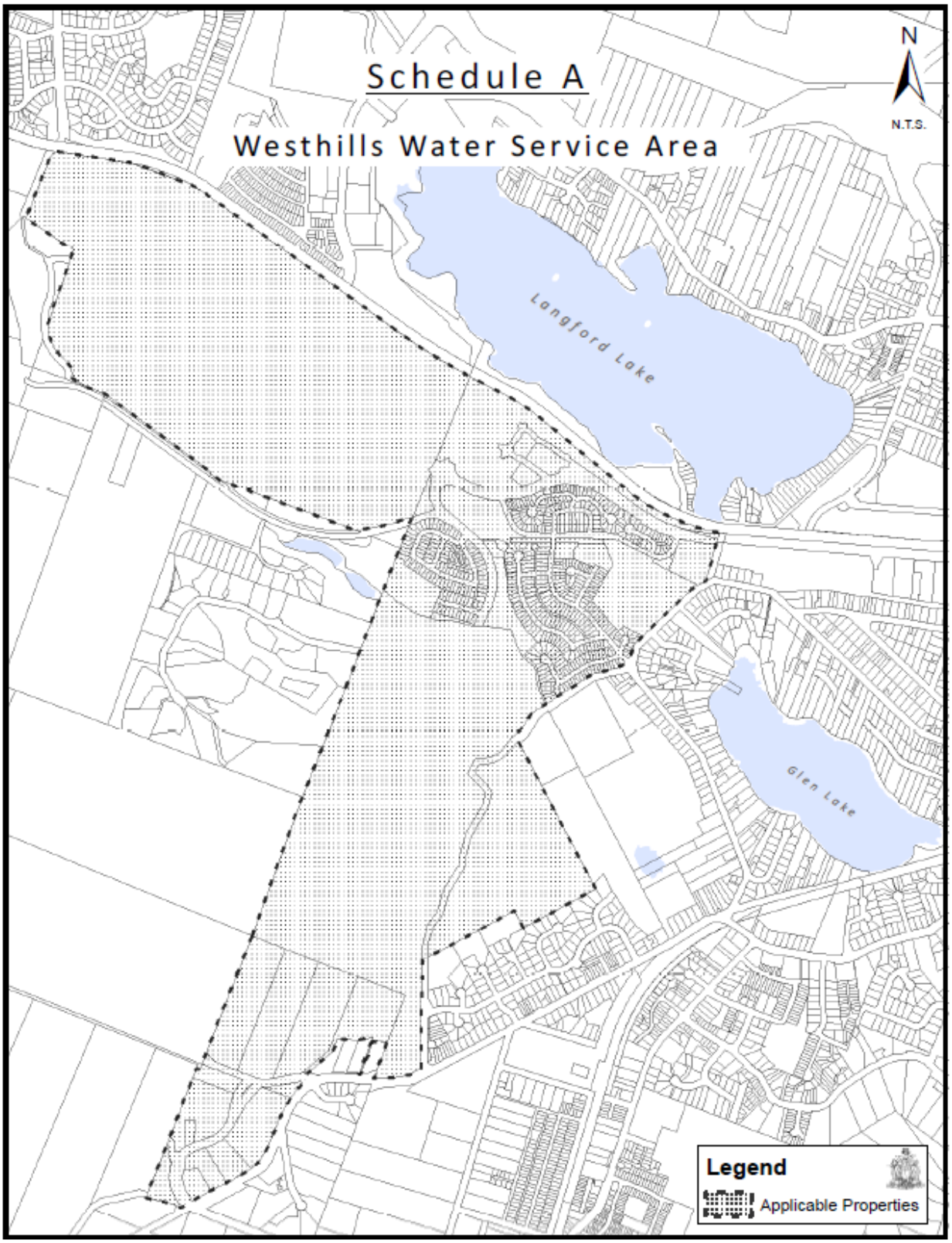
READ A SECOND TIME this #____ day of_____, 2017.

READ A THIRD TIME this #____ day of_____, 2017.

ADOPTED this #____ day of_____, 2017.

Mayor

Corporate Officer


Schedule A
Westhills Water Service Area
N
N.T.S.
Langford Lake
Glen Lake
Legend
Applicable Properties

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: August 14, 2017

Department: **Parks & Recreation**

Subject: Request for Belmont School - Dry Grad Funding

Background
For the past six years, the City has given Belmont Secondary School $10,000 towards their Dry Grad celebration at Eagle Ridge Arena. The students have contributed back to the municipality by volunteering their time to plant trees, shrubs and flowers throughout our community parks and roadways.

Commentary
Two years ago, the Parks and Recreation Department proposed to the school that Grade 12 grad students become "Stewards" of Hull's Trail; a highly used trail from the new school campus to Westshore Town Centre; Goudy Field and area. The students responded enthusiastically, offering to pick up litter and monitor this trail for cleanliness during school hours for the rest of the school year until the end of June, and in perpetuity from year to year.

During this year's request for funding, it would appear that this specific request was inadvertently missed even though Belmont School made the formal request (Attachment A). The Belmont grad class continued their stewardship efforts throughout the 2016/17 school year.

Financial Implications

$10,000 for the dry grad is included in the Proposed 2017 Budget.

Legal Implications
None.

Options

That Mayor and Council:

1. Approve the $10,000 funding to Belmont High School for the 2017 Dry Grad;

Or,

2. Do not approve the $10,000 funding to Belmont High School for Dry Grad.

Respectfully submitted,

Submitted by:	Cory Manton, Deputy Manager, Parks
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

CM/sel

ATTACHMENT A

RECEIVED
JAN 13 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD

Belmont Secondary School

3041 Langford Lake Road Victoria, BC V9B 0L9 Tel(250)478-5501 Fax(250)478-2879

Please accept our Application for Funding Request

Belmont Secondary Prom Committee

Contacts:

Parent Chair: Darlene Younger, youngerandyounger@gmail.com

250-888-1595

Principal: Ray Miller, rmiller@sd62.bc.ca

250-478-5501

Request of $10 000.00, previous years $10 000.00

Our mandate is to provide a formal celebration available for all Belmont Secondary Grads as well as an all night safegrad party.

Details in application letter.

Thank-you so much for your consideration!

Belmont Secondary School

3041 Langford Lake Road Victoria, BC V9B 0L9 Tel(250)478-5501 Fax(250)478-2879

To Mayor Young and Langford City Council:

January, 2017

I am writing this letter on behalf of the 2017 Belmont Graduation class. We are planning our DRY Prom and Safegrad. We are very excited to be offering this to our Grads of 2017. This will be an amazing event where Belmont will work to provide an amazing celebration for their grads. The Prom Committee is dedicated to engaging all our community partners,and we believe this event can create a wonderful magical evening that focuses on the safety of our youth.

Our DRY Prom and Safegrad will be held in our new school, and promises to be another exciting evening of special events, and memorable times. This will be the 7th time that an all night Safegrad has ever been offered in conjunction with our prom. The Grads will start their Safegrad directly after the Prom, and will commit to staying inside the facility until after breakfast in the morning. There will be several activities going through the night.

This year proves to be a challenging one as we move to two separate high schools and we are adjusting our plans based on the changes to the numbers of grads.

It is very important for us to keep this very special event in our local area, promoting and putting money back into our local businesses. . In order to provide this DRY Prom and Safegrad, we have always asked local businesses for their support. .We have strived to come together in support of Langford and will maintain our requests to our local area out of respect to our neighbor high schools.

We at this time would like to offer our services to the city of Langford for any special projects that may be in Langford's near future. We would like this to be an ongoing partnership where this year and years to come the city of Langford can count on our youth to help out the community. Our grads are excited to partake in community projects that could benefit our local area. The city of Langford has been incredibly supportive to our youth and it is important to us to recognize this by giving back.

This is an exciting opportunity for us to put back into the community and have the community more aware of the great impact our youth can have. Please feel free to ask us to partake in a project of your choosing or if you would like us to come up with some ideas. Our group is very open to any ideas and want to give back to our community. We are hoping that the city of Langford will be also interested in helping fund our very special event.

Our focus is to keep our youth safe for such a milestone event and continue to keep the Dry Prom and Safegrad a celebration that is not cost prohibitive for our families. We will strive to provide a wonderful exciting all night event to keep our youth in a safe environment.

Thank-you so much,

Belmont, Prom Committee:

Darlene Younger

Darlene Younger: chair youngerandyounger@gmail.com, 250-888-1595

Belmont Representative:

Principal Ray Miller

There is a $5000.00 shortfall as we have not confirmed all our donations and cannot put them in the budget until such time. We have always balanced our budget and not been in the red.

Cash Flow Budget Worksheet

	Dec	Jan	Feb	Mar	April	May	Total
Beginning Cash Balance							
Cash Inflows (Income):							
Tickets Sales						30,000	30,000
PAC						1,000	1,000
School Grand Prize						1,000	1,000
Liquor Store						1700	1700
Highlands						250	250
Langford						10,000	10,000
community support							0
subtotal		$0	$0	$0		$43,950	$43,950
Av: **Total Cash Inflows**							
Cash Outflows (Expenses):							
Advertising and tickets						68	68
Tent, chairs and tables with decorative accents						7,804	7,804
Security						4,100	4,100
Hardship Cases						1,500	1,500
Midnight Pizza and Breakfast						1,500	1,500
Keepsakes (DCMC)						1,100	1,100
Prizes						3,000	3,000
Supper						8,700	8,700
Ice						180	180
Decorationg						1,000	1,000
Photobooth						1,800	1,800
Bus				0		180	180
Casino						1,549	1,549
Drinks						2,000	2,000
Grand Prize						1,000	1,000
medium				0		450	450
Psychic						450	450
DJ, stage and Lighting						600	600
hangers				0		100	100
Photographer				0		0	0

Cash Flow Budget Worksheet

	Dec	Jan	Feb	Mar	April	May	Total
Temporary Fencing				0		0	0
Other:				0		0	
Moore's garment bags				0		336	336
Langford Lanes						3,150	3,150
Wristbands						70	70
LA Limosines					Column1	1,000	1,000
Partyworks						7,064	7,064
Otl **Subtotal**	$0	$0	$0			$48,701	$48,701
							0
							0
							0
Other:							
					$0		0
Subtotal	$0	$0	$0	$0	$0		$0
En(**Total Cash Outflows**	$0	$0	$0	$0		$48,701	

Staff Report

report to Council

to

Administration and Finance Committee

in cultural 10,k to Belmont

Date: February 14, 2017

Department: Finance

Subject: Funding Requests for 2017 Budget Year

Background

In February of 2015, City of Langford Council adopted a Funding Request Policy. This policy (attached) outlines the criteria for consideration and specifies that requests be forwarded to the Administration and Finance Committee for recommendation to Council.

Commentary

A summary of requests that meet the policy requirements is attached, followed by copies of all the request letters. The summary categorizes the requests according to whether they have received funding in the past or are new requests.

Staff are suggesting approval of all seven of the historically funded applications as they have previously demonstrated their value to Langford.

Due to funding constraints in the 2017 budget, Administration and Finance Committee may wish to recommend that the remaining three new requests be denied for 2017.

Financial Implications

Approving the previously funded requests will have virtually no impact on the 2017 budget as they are already included with nominal increase. Approving the other three new requests, totaling $106,000 would require a tax increase of approximately 0.42% in 2017.

Legal Implications

None

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

Options

That the Administration and Finance Committee recommend to council that:

The following funding applications be approved, or denied due to budgetary constraints, for the year 2017:

1. Historically Funded Requests:
   a) Vancouver Island South Film and Media Commission - $2,000 to promote the industry
   b) Royal Bay Secondary School - $3,000 for dry grad
   c) Belmont Secondary School - $10,000 for safegrad
   d) Greater Victoria Bike to Work Society - $1,500 for Bike to Work Week
   e) Royal Canadian Legion - $2,000 for Remembrance Day luncheon
   f) Fort Rodd Hill and Fisgard Lighthouse - $1,000 for Canada Day celebration
   g) Your Literacy Connection - $500 to promote literacy in Langford

2. New Requests:
   h) Lighthouse Christian School – $1,000 for 2017 grad
   i) The Mary's Farm Society - $60,000 for property and program development
   j) Lohbrunner Community Farm - $45,000 for property and program development, plus an additional $67,000 in 2018

Respectfully submitted,

Submitted by:	Steve Ternent, Treasurer
Concurrence:	Jim Bowden, Chief Administrative Officer

BELMONT SECONDARY SCHOOL
3041 Langford Lake Road Victoria, BC V9B 0L9 Canada
Tel (250) 478-5501 Fax (250) 478-2879

SCANNED

Royal Bay Secondary School
3500 Ryder Hesjedal Way, Victoria, BC V9C 0J6
Tel: 250-474-2377 Royalbay.sd62.bc.ca

RECEIVED
JAN 15 2016
ADMINISTRATION & FINANCE
CITY OF LANGFORD

To Mayor Young and Langford City Council:

January, 2015

I am writing this letter on behalf of the 2016 Belmont and ,Royal Bay Graduation classes. We are planning our DRY Prom and Safegrad. We are very excited to be offering this to our Grads of 2016. This will be an amazing event where both Belmont and Royal Bay will work in partnership to provide an amazing celebration for their grads. The Prom Committee is dedicated to engaging all our community partners,and we believe this event can create a wonderful magical evening that focuses on the safety of our youth.

Our DRY Prom and Safegrad will be held in the City Center Recreation, and promises to be another exciting evening of special events, and memorable times. This will be the fifth time that an all night Safegrad has ever been offered. The Grads will start their Safegrad directly after the Prom, and will commit to staying inside the facility until after breakfast in the morning. There will be several activities going through the night.

It is very important for us to keep this very special event in our local area, promoting and putting money back into our local businesses. . In order to provide this DRY Prom and Safegrad, we have always asked local businesses for their support..We have strived to come together in support of Westshore and are planning to inquire as a team with all our requests therefore keeping requests to a minimum for all our community partners that provide such amazing support.

We at this time would like to offer our services to the city of Langford to become the stewarts for Hull's Trail as well as for any special projects that may be in Langford's near future. We would like this to be an ongoing partnership where this year and years to come the city of Langford can count on our youth to help out the community. Our grads are excited to partake in community projects that could benefit our local area. The city of Langford has been incredibly supportive to our youth and provided $10 000.00 in funds each year for at least 6 years. We are hoping to have that continued support. We also believe it is important to us to recognize this by giving back. This is an exciting opportunity for us to put back into the community and have the community more aware of the great impact our youth can have. Please feel free to ask us to partake in a project of your choosing or if you would like us to come up with some ideas. Our group is very open to any ideas and want to give back to our community. We are hoping that the city of Langford will be also interested in helping fund our very special event.

Our focus is to keep our youth safe for such a milestone event and continue to keep the Dry Prom and Safegrad a celebration that is not cost prohibitive for our families. We will strive to provide a wonderful exciting all night event to keep our youth in a safe environment.

Please see enclosed Application Summary and Proposed Budget.

Thank-you so much,
Belmont, Royal Bay Prom Committee:

Darlene Younger: chair, youngerandyounger@gmail.com, 250-888-1595

Belmont Representative:
Principal Ray Miller

Royal Bay Representative:
Windy Beadall

For all grad and prom information, please go to: www.BelmontRoyalBayGradProm.bc.ca

BELMONT SECONDARY SCHOOL
3041 Langford Lake Road Victoria, BC V9B 0L9 Canada
Tel (250) 478-5501 Fax (250) 478-2879

Royal Bay Secondary School
3500 Ryder Hesjedal Way, Victoria, BC V9C 0J6
Tel: 250-474-2377 Royalbay.sd62.bc.ca

Application Summary

1. Name of Organization and Contact Information
   a) Belmont/Royal Bay Prom Committee
   b) Darlene Younger (chair) i)youngerandyounger@gmail.com
      ii)250-888-1595

   Principals
   Ray Miller (Belmont) - rmiller@sd62.bc.ca
   - 250-478-5501
   Windy Beadall (Royal Bay) - wbeadall@sd62.bc.ca
   - 250-474-2377

2. Amount Being Requested and any previous Requests
   a)$10000.00 requested
   b)$10000.00 requested and granted for the last 5 years.

3. Organizations mandate, project description and purposes, benefit to Langford and budget details
   a)Our mandate is to provide a formal, affordable prom and safegrad for the graduates of Belmont and Royal Bay that will engage them for the entire night.
   b)We will occupy Eagle Ridge from 5:00pm-11:30pm in a formal dinner and dance, then will open the rest of City Center facility to accommodate a safegrad party till 5:00am. Our focus to provide a fun safe atmosphere for the grads and guest to celebrate this special milestone.
   c)A copy of the proposed budget is included

Cash Flow Budget Worksheet

	Dec	Jan	Feb	Mar	April	May	Total
Beginning Cash Balance							
Cash Inflows (Income):							
Tickets Sales						50,000	50,000
PAC						1,000	1,000
School Grand Prize						1,000	1,000
Liquor Store						5000	5000
Metchosen						350	350
Highlands						250	250
Langford						10,000	10,000
community support						3,445	3,445
Colwood						1,000	1,000
subtotal		$0	$0	$0		$72,045	$72,045
Av: Total Cash Inflows							
Cash Outflows (Expenses):							
Advertising and tickets						68	68
City Center Facility						10,868	10,868
Hardship Cases						3,500	3,500
Chairs and Tables	(Island Tents)					1,563	1,563
Keepsakes	(DCMC)					1,200	1,200
Prizes						3,000	3,000
Buffet,Snacks and Breakfast						21,000	21,000
Pizza						1,500	1,500
Decorationg						10,000	10,000
Photobooth						1,800	1,800
Photobooth props				0		100	100
Casino						1,549	1,549
Evening Drinks (Thrifty's)				donation		0	0
Grand Prize						1,000	1,000
Volunteer Food				0		100	100
Psychic						450	450
DJ, stage and Lighting						1,000	1,000
hangers				0		100	100
Photographer				0		0	0
Temporary Fencing				0		0	0

Cash Flow Budget Worksheet

	Dec	Jan	Feb	Mar	April	May	Total
Other:				0		0	
Moore's garment bags				0		336	336
Langford Lanes						3,000	3,000
Wristbands						150	150
LA Limosines					Column1	568	568
Truck Rental						500	500
Partyworks						7,064	7,064
Oth **Subtotal**	$0	$0	$0			$70,416	$70,416
							0
							0
							0
Other:							
					$0		0
Subtotal	$0	$0	$0	$0	$0		$0
End **Total Cash Outflows**	$0	$0	$0	$0		$70,416	

1. The proposed Funding For The Arts Agreement be approved in principle and referred to staff to finalize the wording; and
2. Not contribute any funds to the CRD's Arts Initiative until such time as Council resolves to join the function; and
3. Approve the West Shore Arts Council's proposal for expenditure of funds provided by the City.

CARRIED.

3. Funding Request for 2017 Budget Year

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve 2017 funding for the following applications:

1. Historically Funded Requests:
   a) Vancouver Island South Film and Media Commission - $2,000 to promote the industry
   b) Greater Victoria Bike to Work Society - $1,500 for Bike to Work Week
   c) Royal Canadian Legion - $2,000 for Remembrance Day luncheon
   d) Fort Rodd Hill and Fisgard Lighthouse - $1,000 for Canada Day celebration
   e) Your Literacy Connection - $500 to promote literacy in Langford
   f) Goldstream Nature House – Chums Sponsorship Program - $1000.00

2. New Requests:
   g) Lighthouse Christian School – $1,000 for 2017 grad.

3. Council give consideration to possibly providing funding for Mary's Farm Society and Lohbrunner CommunityFarm Cooperative if the 2017 budget falls under the cost of living for the year.

CARRIED.

b) Planning, Zoning and Affordable Housing – February 14th, 2017

1. Application to rezone 817 Arncote Avenue from R2 (One- and Two Family Residential) to RM7A (Medium-Density Apartment 7A) to allow a future development of five new multi-family residential units. (Planning Z16-0006)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 817 Arncote Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a Building Permit:
      i. $2,562 towards the General Amenity Reserve Fund;
      ii. $610 towards the Affordable Housing Reserve Fund;

Funding Requests From Non-Profit Organizations – 2017

	Requesting Organization	Funding in Budget	Description	2016 Amount Approved	2017 Funding Requested	Comments
Organizations Receiving Historical Funding:						
	Vancouver Island South Film & Media Commission	Yes	Promotion of the film production industry	$2,000	$2,000	
	Royal Bay Secondary School	Yes	2017 dry grad	$5,000	$3,000	2016 funding was $5,000
	Belmont Secondary School	Yes	2017 safegrad	$5,000	$10,000	each for combined grad
	Greater Victoria Bike to Work Society	Yes	Bike to work week	$1,500	$1,500	
	Royal Canadian Legion	Yes	Remembrance Day Luncheon	$2,500	$2,500	
	Fort Rodd Hill and Fisgard Lighthouse	Yes	Canada Day Celebration	$1,000	$1,500	
	Westshore Literacy Connection	Yes	Promote Literacy in Langford	$500	$500	
New Funding Requests:						
	Lighthouse Christian Academy	No	Support grad	Nil	$1,000	
	Mary's Farm Society	No	Development of farm property for expanded social programs and agricultural purposes.	nil	$60,000	Applied in 2016 for a higher funding amount.
	Lohbrunner Community Farm	No	Development of farm property for agriculture and educational purposes.		$45,000	Plus an additional $67,000 in 2018.

City of Langford
www.cityoflangford.ca

April 26th, 2012

Ms. Michele Bryne
Ms. Darlene Younger
Belmont Prom Organizers
Belmont Secondary School
3067 Jacklin Road
Victoria BC V9B 3Y7

Dear Ms. Bryne and Ms. Younger;

At the City of Langford Regular Meeting of Council on April 2nd, 2012, Council considered your request for funding for the Dry Prom/Afterpary Celebration and your offer of services for any special City of Langford projects.

I can now advise you, Council will fund $10,000 for the Dry Prom/Afterparty and has referred your letter to the Parks Manager to use your services for the development of Glen Lake Park Beach.

Mr. Mike Leskiw, Parks Manager will be contacting you to discuss the project.

Should I be of any further assistance please do not hesitate to contact me at 478-7882.

Yours truly,

Lindy Kaercher
Deputy Clerk

cc: Mike Leskiw, Parks Manager
Jim Cambridge, Superintendent, Sooke School District

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

BELMONT SECONDARY SCHOOL

SCANNED

To Mayor Young and Langford City Council:

March, 2012

I am writing this letter on behalf of the 2012 Belmont Secondary School Graduating class. We are planning our very first DRY Prom and Afterparty. We are very excited to be offering this to our Grads of 2012, our hope is that it will continue to be a special tradition for the community. The Prom Committee is dedicated to engaging all our community partners, we believe this event can create a wonderful magical evening that focuses on the safety of our youth.

This year our DRY Prom and Afterparty will be held in the City Center Recreation, and promises to be an exciting evening of special events, and memorable times. This will be the first time that an all night DRY Afterparty has ever been offered. The Grads will start their DRY Afterparty directly after the Prom, and will commit to staying inside the facility until after breakfast in the morning. There will be several activities going through the night.

It is very important for us to keep this very special event in our local area, promoting and putting money back into our local businesses. In order to provide this DRY Prom and Afterparty, we are asking local businesses to help with donations.

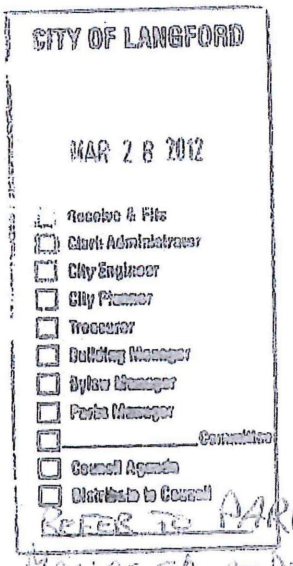
We at this time would like to offer our services to the city of Langford for any special projects that may be in Langford's near future. Our grads are excited to partake in a community project that could benefit our local area. Please feel free to ask us to partake in a project of your choosing or if you would like us to come up with some ideas. Our group is very open to any ideas and want to give back to our community. We are hoping that the city of Langford will be also interested in helping fund our very special event.

Our focus is to keep our youth safe for such a milestone event and continue to keep the Dry Prom and Afterparty a celebration that is not cost prohibitive for our families. We will strive to provide a wonderful exciting all night event to keep our youth in a safe environment.

Thank-you so much,

Belmont Prom Organizers:
Michele Byrne: fundraising co-ordinator rrbeau@shaw.ca
Darlene Younger: chair . 250-888-1595

Belmont Representative:
Carl Repp



BELMONT SECONDARY SCHOOL

3067 Jacklin Road Victoria, BC V9B 3Y7 Canada Tel (250) 478-5501 Fax (250) 478-2879

SCANNED

To Mayor Young and Langford City Council:

March, 2012

I am writing this letter on behalf of the 2012 Belmont Secondary School Graduating class. We are planning our very first DRY Prom and Afterparty. We are very excited to be offering this to our Grads of 2012, our hope is that it will continue to be a special tradition for the community. The Prom Committee is dedicated to engaging all our community partners, we believe this event can create a wonderful magical evening that focuses on the safety of our youth.

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Belmont Prom Organizers:

Michele Byrne: fundraising co-ordinator rrbeau@shaw.ca

Darlene Younger: chair youngerandyounger@gmail.com, 250-888-1595

Belmont Representative:

Carl Repp

CITY OF LANGFORD

MAR 2 8 2012

- Receive & File
- Clerk Administrator
- City Engineer
- City Planner
- Treasurer
- Building Manager
- Bylaw Manager
- Parks Manager
- _____ Committee
- Council Agenda
- Distribute to Council

REFER TO PARKS MANAGER RE DEVELOPMENT OF GLEN LAKE PARK BEACH

BELMONT SECONDARY SCHOOL

3067 Jacklin Road Victoria, BC V9B 3Y7 Canada Tel (250) 478-5501 Fax (250) 478-2879

SCANNED

To Mayor Young and Langford City Council:

March, 2012

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Belmont Representative:
Carl Repp

CITY OF LANGFORD

MAR 2 8 2012

- [x] Receive & File
- [ ] Clerk Administrator
- [ ] City Engineer
- [ ] City Planner
- [ ] Treasurer
- [ ] Building Manager
- [ ] Bylaw Manager
- [ ] Parks Manager
- [ ] _____ Committee
- [ ] Council Agenda
- [ ] Distribute to Council

REFER TO PARKS MANAGER RE DEVELOPMENT OF GLEN LAKE PARK BEACH

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	March 18, 2013
Department:	**Parks**
File:	**0550-02**
Subject:	**Belmont Dry Grad Project**

Background
Belmont Secondary School Prom Committee Chair, Darlene Younger, has sent a letter to Mayor and Council seeking financial support from the City of Langford for their graduating class Dry Grad and Prom at Eagle Ridge Arena. **(Schedule A)**

Commentary
For the past three years the City has given Belmont Secondary School $10,000 to hold an evening Prom event at City Centre Park. SD62 does not fund such events, so it is up to students and families to volunteer their time on this endeavor. The graduating classes in the past have thanked the City by contributing labour and time to plant trees and seedlings on the **Leigh Road Interchange** as well as **Luxton Detention Pond.**

If Council is able to fund this event again this year, staff propose to have the students help with some landscape tasks at the newly upgraded **Glen Lake Park;** this would consist of adding plants and river rock to the riparian garden, and removing invasive species from the park. Parks staff and VCMMC staff will be on hand to supervise and distribute tools and plants. This year's project is especially meaningful as the new Belmont High School is about to be constructed 200 metres from Glen Lake Park.

Financial Implications
The City will need to allocate $10,000 in the 2013 Budget to the Belmont Dry Grad.

Legal Implications
None.

Options

That Council direct staff to:

1. Work with Belmont Secondary School at Glen Lake Park or another Dry Grad Project and contribute the amount of $10,000 toward to the Belmont Secondary School DRY Prom and Safegrad.

or

2. Do not pursue this project with Belmont Secondary School at this time.

Jane Waters
Park Planner

Mike Leskiw
Manager of Parks & Recreation

Matthew Baldwin, MCIP RPP
Director of Planning

Steve Ternent
Treasurer

Michelle Mahovlich, M.Eng, P.Geo, P.Eng
Director of Engineering

Jim Bowden
City Administrator

JW/sel

SCHEDULE A

SCANNED

CITY OF LANGFORD
JAN 7 5 2013
☐ Receive & File
☐ Clerk Administrator
☐ City Engineer
☐ City Planner
☐ Treasurer
☐ Building Manager
☐ Bylaw Manager
☐ Parks Manager
☐ _____ Committee
☐ Council Agenda
☐ Distribute to Council
#16,000

BELMONT SECONDARY SCHOOL

January 13, 2013

Mayor Stewart Young and the City of Langford Council:
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young and Council:

Re: Belmont Secondary School DRY Prom and Safegrad

Thank you for your continued support to the Belmont Secondary School DRY Prom and Safegrad. The City of Langford has been incredibly supportive to our youth and it is important to us to recognize this by giving back.

I am writing on behalf of the 2013 Belmont Secondary School Graduating class to seek the support of the City of Langford for 2013 DRY Prom and Safegrad. It is very important for us to keep this very special event in our local area and to promote and put money back into our local businesses. In order to provide this DRY Prom and Safegrad, we are asking local businesses to help with donations. We are very excited to be offering this to our Grads of 2013. We hope to continue this special tradition for our community. The Prom Committee is dedicated to engaging all our community partners and we believe this event can create a wonderful magical evening that focuses on the safety of our youth.

Our DRY Prom and Safegrad will be held in the City Center Park in Langford and promises to be an exciting evening of special events, and memorable times. This will be the second time that an all-night Safegrad has ever been offered. The Grads will start their Safegrad directly after the Prom, and will commit to staying inside the facility until after breakfast in the morning. There will be several activities going through the night

We would like to offer our services to the City of Langford for any special projects that may be in Langford's near future and hope that this could be an ongoing partnership for years to come. The City of Langford can count on our youth to help out the community and our grads are excited to partake in community projects that could benefit our local area. Please feel free to ask us to partake in a project of your choosing or if you would like us to come up with some ideas. Our group is very open to any ideas and would like to give back to our local community.

We have committed to put on a pancake breakfast for Family Day at the City Center Park in conjunction with their special activities for the day. This is an exciting opportunity for us to put back into the community and have the community more aware of the great impact our youth can have. We are hoping that the City of Langford will be also interested in helping fund our very special event.

Our focus is to keep our youth safe for such a milestone event and continue to keep the Dry Prom and Safegrad a celebration that is not cost prohibitive for our families. We will strive to provide a wonderful exciting all night event to keep our youth in a safe environment.

Sincerely,

Darlene Younger

Darlene Younger, Belmont Prom Committee Chair
250-888-1595 • youngerandyounger@gmail.com

cc. Ray Miller, Principal (effective February 4, 2013)

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **August 14, 2017**

Department: **Planning**

Subject: **ALR17-0001 – 940 and 960 Latoria Rd**

PURPOSE

The City of Langford applied on behalf of Sydney David McCormick, Gay Noreen McCormick and 679200 BC Ltd to exclude the properties located at 940 and 960 Latoria Rd from the Agricultural Land Reserve (ALR) in order to permit the development of a school site. That application was rejected by the Island Panel of the Agriculture Land Commission. Council may wish to consider re-applying, given the new information contained herein.

BACKGROUND

At their Special Meeting held January 24th, 2017, Council reviewed a staff report outlining a request from SD62 to develop a school site on the subject properties. This report contained background information regarding the previous ALR Block Exclusion application prepared by the City in 2015 as well as information regarding the registered Right of First Refusal and Option to Purchase the subject properties. This report is attached as an appendix to this report for reference. Council then passed the following resolution with regards to this proposal to develop the ALR-designated properties located at 940 and 960 Latoria Rd as a school site:

That Council:

1. *Direct staff to work in conjunction with SD62 and the property owners of 940 and 960 Latoria Rd to prepare a new ALR Exclusion application with regards to those properties, and proceed with the required public notification; and*

2. *Direct staff to request that the ALC consider amending their conditional approval originally issued in June 2016 for the Block ALR Exclusion application (ALR15-0002) to include 940 and 960 Latoria Rd among those properties identified as "approved for exclusion" as part of the reconsideration currently being undertaken by the ALC; and*

3. *Direct staff to prepare a staff report to Council with regards to this application once required notification measures are complete and the application is submitted to the City.*

CARRIED.

On June 8th, 2017 the City received notice (see attached) from the Agriculture Land Commission (ALC) that the Island Panel of the ALC had concluded unanimously not to support the exclusion of the property from the ALR as "the exclusion of the large and agriculturally capable properties does not in any way contribute to the preservation of agricultural land or the encouragement of farming on agricultural land".

Table 1: Site Data

Applicant	City of Langford	
Owner	Sydney David McCormick, Gay Noreen McCormick and 679200 BC Ltd	
Civic Address	940 and 960 Latoria Rd	
Legal Description	LOT E, SECTIONS 78 AND 83, METCHOSIN DISTRICT, PLAN 7188 EXCEPT PART IN PLAN 13105 and LOT 4, SECTIONS 78 AND 83, METCHOSIN DISTRICT, PLAN 3895, EXCEPT THAT PART OF SAID LOT LYING TO THE WEST OF A BOUNDARY PARALLEL TO THE WESTERLY BOUNDARY OF SAID LOT AND EXTENDING FROM A POINT ON THE SOUTHERLY BOUNDARY THEREOF DISTANT 180' FROM THE SOUTH WESTERLY CORNER OF SAID LOT.	
Size of Property	Approx. 4.8 ha and 1.5 ha	
DP Areas	Potential Habitat and Biodiversity, Riparian	
Zoning	Existing: AG1 (Agriculture 1)	Proposed: No change at this time
OCP Designation	Existing: Agricultural	Proposed: No change at this time

SITE AND SURROUNDING AREA

The subject properties are located on the north side of Latoria Rd approximately 50m east of Happy Valley Road. The properties both contain single-family dwellings and related accessory buildings. 960 Latoria is fairly flat while 940 Latoria gains approximately 17m of elevation from the property line shared with 960 Latoria towards the north eastern property line. Both properties are fairly open, with a few existing mature trees.

Figure 1 – Orthophoto Map



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject properties are designated as *Agricultural* in accordance with Official Community Plan Bylaw No. 1200. While there are no specific policies with regards to this land use designation, Section 11 – Our Food System contains policies to support community agricultural activities. Further, the following Policy speaks to ALR Exclusion applications:

Policy 11.3.3 *As it relates to exclusion applications of farm lands from the Agricultural Land Reserve (ALR), the City will support exclusions provided there is considerable benefit that can be provided such as farmland dedications for community trust and/or upgrades to farming / farmland infrastructure as part of exclusions.*

Council may feel that developing a school site on the subject properties will provide a substantial community benefit, and therefore that this proposal is in keeping with the above-noted policy.

COMMENTS

School District No. 62 (SD62) has expressed interest in purchasing the subject property for the purpose of developing a new middle school. SD62 has requested that Council re-apply to the Agriculture Land Commission (ALC) for exclusion of approximately 4.5 ha (11 acres) of the property at 940 and 960 Latoria Road (1.6 ha, or 4 acres would remain in the ALR. See map attached). In support of this new application SD62 has offered to include a property that it owns in the City of Colwood adjacent to Latoria Road into the Agriculture Land Reserve. That property is approximately 4.5ha (11 acres) in area.

SD62 has stated that the subject properties are centrally located within a significantly growing development area, and that their strategic planning anticipates that these developments will yield a high number of school aged students.

Staff will work with SD62 staff and representatives of the property owners to prepare the ALR Exclusion application package. Staff will also complete the notification procedures required by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, which include placing two ads in the newspaper, installing a sign on the properties, and delivering Notices to adjoining property owners. Staff did not receive any feedback from the public process last time around.

Legal Implications

As noted in the January 24th 2017 staff report, the City currently holds a Right of First Refusal to purchase 940 Latoria and an Option to Purchase a portion of 960 Latoria Rd in the event it is removed from the ALR. If this ALR Exclusion application is successful and the ALC grants ALR Exclusion to these properties for the purpose of developing a new school site, the City will be asked to release these rights in order to allow the ownership of these properties to transfer to SD62. As these rights were secured as a condition of rezoning the adjoining CD15 – McCormick Meadows lands, a public hearing will be required before the City can release them from the property titles.

As "schools" are not permitted within the current AG1 Zone, a rezoning and official community plan amendment will also be required to pursue a school site at this location if this ALR Exclusion application is approved. As such, Council could concurrently hold a Public Hearing with regards to the rezoning and official community plan amendment for the subject properties and with regards releasing the Right of First Refusal and Option to Purchase. In order to provide the Agricultural Land Commission, SD62 and the property owners some certainty with regards to the rezoning and official community plan amendments, Council may wish to direct staff to prepare the bylaws to amend the zoning and official community plan designations of the subject properties, in the event the ALR Exclusion application is successful.

Options

That Council:

1. Recommend to the Agricultural Land Commission that 4.5 ha (11 acres) of property at 940 and 960 Latoria Rd be removed from the Agricultural Land Reserve, subject to the development of the properties as a school site, the retention of 1.6 ha (4 acres) of the property as ALR and the inclusion of approximately 4.5 ha (11 acres) of land that the School District owns on Latoria Road into the ALR; and

2. Direct staff to prepare bylaws to amend the official community plan and zoning designations of the subject properties to permit the development of a school site, if approved for ALR Exclusion by the Agricultural Land Commission, and to concurrently hold a public hearing with regards to the release of the Option to Purchase a portion of 960 Latoria Rd and the Right of First Refusal to purchase 940 Latoria Rd;

OR

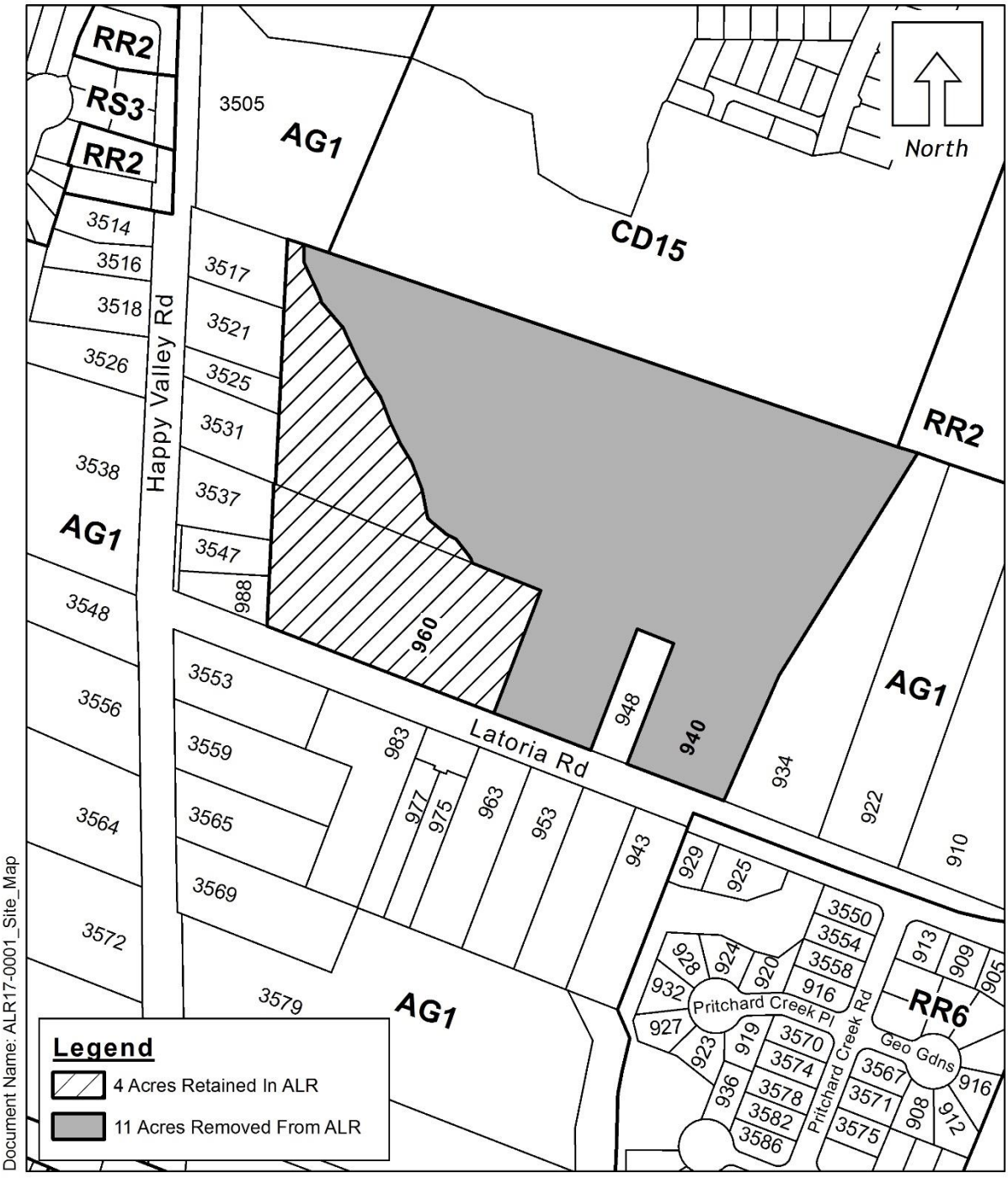
3. Take no further action with regards to this application to remove the properties at 940 and 960 Latoria Rd from the Agricultural Land Reserve.

Respectfully Submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michael Dillabaugh, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mgsb

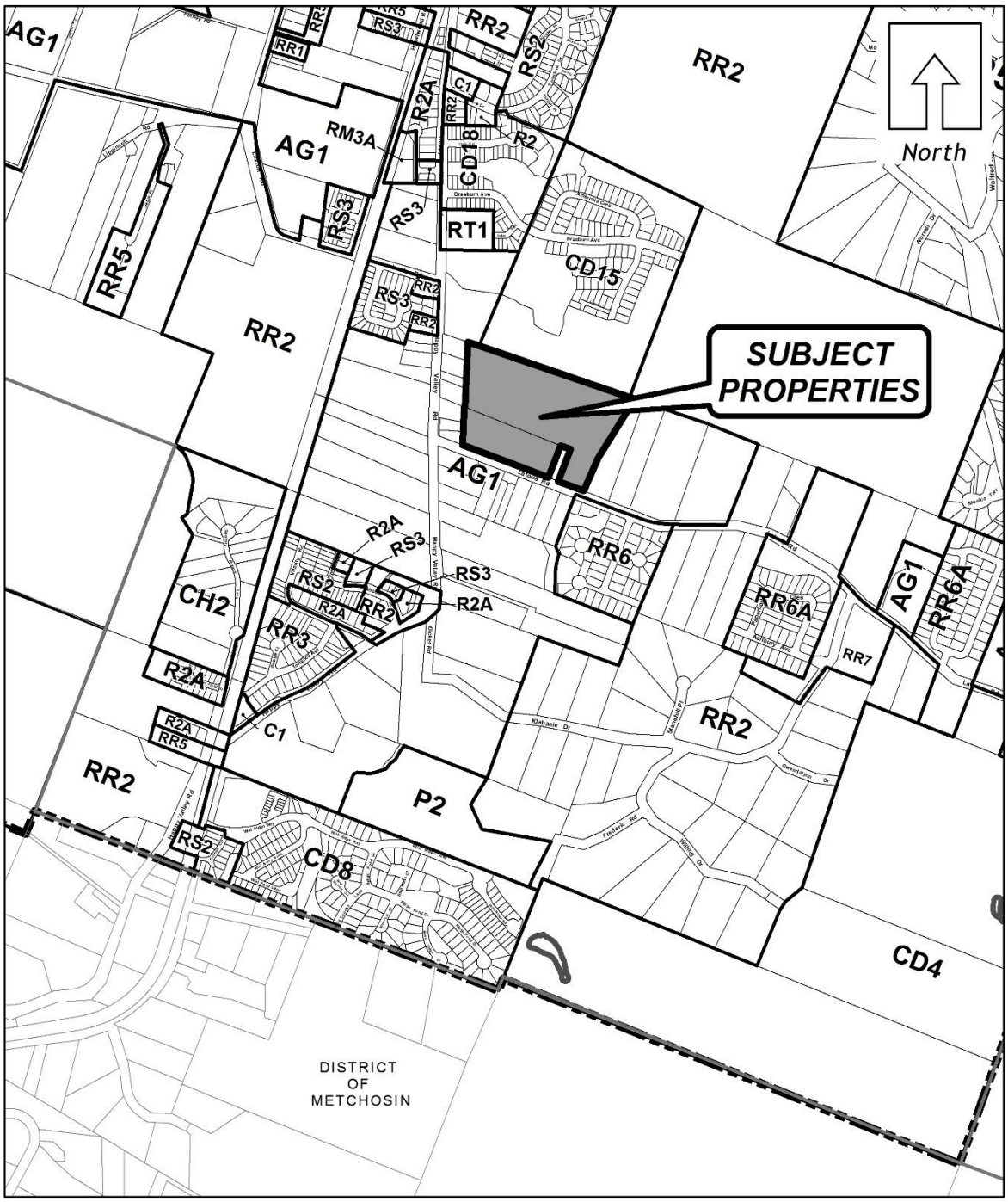
AGRICULTURAL LAND RESERVE APPLICATION
(ALR17-0001)
940 & 960 Latoria Rd



Scale: N.T.S.

Last Revised: 8/10/2017

AGRICULTURAL LAND RESERVE APPLICATION
(ALR17-0001)
940 & 960 Latoria Rd



Document Name: ALR17-0001_Location_Map

Scale: N.T.S.

Last Revised: 8/10/2017

Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

June 8, 2017 ALC File: 56132

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford BC V9B 2X8

Attention: Leah Stohmann

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Island Panel (Resolution #154/2017) as it relates to the above noted application. As agent, it is your responsibility to notify the applicant accordingly.

Reconsideration of a Decision as Directed by the ALC Chair

Please note that pursuant to s. 33.1 of the *Agricultural Land Commission Act*, the Chair may direct the Executive Committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6, or does not adequately take into consideration s. 4.3.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

Reconsideration of a Decision by an Affected Person

We draw your attention to s. 33(1) of the *Agricultural Land Commission Act* which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

(a) evidence not available at the time of the original decision has become available,
(b) all or part of the original decision was based on evidence that was in error or was false.

For further clarity, s. 33.1and s. 33(1) are separate and independent sections of the *Agricultural Land Commission Act*.

Further correspondence with respect to this application is to be directed to Sara Huber at (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



AGRICULTURAL LAND COMMISSION FILE 56132

REASONS FOR DECISION OF THE ISLAND PANEL

Application submitted pursuant to s. 30(1) of the *Agricultural Land Commission Act*

Applicants:	**Sydney McCormick** **Gay McCormick** **679100 B.C. Ltd., Inc. No. BC0679200** **(the "Applicants")**
Agent:	**Leah Stohmann, City of Langford** **(the "Agent")**
Application before the Island Regional Panel:	**Linda Michaluk, Panel Chair** **Clarke Gourlay**

THE APPLICATION

[1] The legal description of the properties involved in the application are:

Property 1
Parcel Identifier: 005-758-360
Lot E, Sections 78 and 83, Metchosin District, Plan 7188, Except Part in Plan 13105
Area: 4.8 ha
Civic Address: 940 Latoria Road, Victoria BC

Property 2
Parcel Identifier: 004-085-621
Lot 4, Sections 78 and 83, Metchosin District, Plan 3895, Except that Part of Said Lot Lying to the West of a Boundary Parallel to the Westerly Boundary of Said Lot and Extending from a Point on the Southerly Boundary Thereof Distant 180' from the South Westerly Corner of Said Lot
Area: 1.5 ha
Civic Address: 960 Latoria Road, Victoria BC

(collectively the "Properties")

[2] The Properties are located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "*ALCA*").

[3] The Properties are located within Zone 1 as defined in s. 4.2 of the *ALCA*.

[4] Pursuant to s. 30(1) of the *ALCA*, on behalf of the Applicants, the City of Langford is applying to exclude the 4.8 ha and 1.5 ha Properties from the ALR to allow for the construction of a new elementary school and a new middle school within School District No. 62 (the "Proposal"). The Proposal along with supporting documentation is collectively the application (the "Application").

RELEVANT STATUTORY PROVISIONS

[5] The Application was made pursuant to s. 30(1) of the *ALCA*:

> 30 (1) An owner of land may apply to the commission to have their land excluded from an agricultural land reserve.

[6] The Panel considered the Application within the context of s. 6 of the *ALCA*. The purposes of the Agricultural Land Commission (the "Commission") set out in s. 6 are as follows:

> 6 The following are the purposes of the commission:
>
> (a) to preserve agricultural land;
> (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD BEFORE THE PANEL

[7] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history
4. Agricultural capability map, ALR context map and satellite imagery
5. Applicant Meeting Report
6. Collier's International *Request for Proposals Opportunity Notice,* dated January 2017

All documentation noted above was disclosed to the Agent in advance of this decision.

[8] At its meeting of January 24, 2017, the City of Langford Council resolved to:

1. *Direct staff to work in conjunction with SD62 and the property owners of 940 and 960 Latoria Rd to prepare a new ALR Exclusion application with regards to those properties, and proceed with the required public notification; and*

2. *Direct staff to request that the ALC consider amending their conditional approval originally issued in June 2016 for the Block ALR Exclusion application (ALR15-0002) to include 940 and 960 Latoria Rd among those properties identified as "approved for exclusion" as part of the reconsideration currently being undertaken by the ALC; and*

3. *Direct staff to prepare a staff report to Council with regards to this application once required notification measures are complete and the application is submitted to the City.*

[9] The Panel reviewed three relevant applications relating to the application:

Application ID: 52921 & 52922 (Pritchard Creek Estates, 2012)	To exclude 1.5 ha of land from portions of a 2.9 ha and 2.3 ha property and re-align the ALR boundary along Pritchard Creek. As part of the proposal, the applicant intended to make agricultural improvements on the remainder of one of the properties. While the Commission encouraged the agricultural development of the property, it did not believe that the agricultural improvement was rationale for exclusion of land from the ALR. The applications were refused by Resolution #23/2013 and Resolution #24/2013. **Note: Application 52921 is located to the south of the Properties.**
	*****
Reconsideration Request	The Commission received a letter, dated March 8, 2013 requesting reconsideration of Resolution #23/2013 and Resolution #24/2013.

	After considering the new information, the Commission concluded that the proposed boundary along Pritchard Creek in conjunction with the proposed buffer and 15 metre no-build covenant along the east side of the creek and appropriate fencing on the east and west side of the creek to be appropriate. In addition, the applicant committed to developing the remainder of the parcel lying west of Pritchard Creek for wine grapes and berry crop. The application was approved by Resolution #420/2013 and #421/2013.
Application ID: 54361 (Carter, 2016)	To exclude the 2 ha property from the ALR. Although the property was being used as a small hobby farm for one horse, the Panel considered its observations at the site visit, the CLI ratings, and the Emerson Report and believes that the property has agricultural limitations. The application was approved by Resolution #159/2016. **Note: Application 54361 is located to the east of the Properties.**
Application ID: 54362 (Murray, 2016)	To exclude the 0.2 ha property from the ALR. The applicants provided documentation to confirm that the property is not subject to either the *ALCA* or Regulation 171/2002 as per s. 23(1) of the *ALCA*. The Panel confirmed that the restrictions on the use of agricultural land contained in the *ALCA* and the Regulation do not apply to the property. As such, the Panel had no objection to the property being excluded from the ALR. The application was approved by Resolution #83/2016. **Note: Application 54362 is located directly between the Properties.**

APPLICANT MEETING

[10] On Tuesday, April 18, 2017, the Panel conducted a meeting with the Agent (the "Applicant Meeting") in accordance with s. 22(1) of the Regulation. The Applicant Meeting was held at Langford City Hall (877 Goldstream Avenue, Langford). Those in attendance were Leah Stohmann (Deputy Director of Planning/Agent), Harold Cull (School District No. 62 Representative), Jim Cambridge (School District No. 62 Representative), Darren Kiedyk (Deputy Chief Administrative Officer), Braden Hutchins (Director of Corporate Services), Matthew Baldwin (Director of Planning), and Jim Hartshorne (Applicant).

The Applicant Meeting report was provided to the Agent on Wednesday, April 20, 2017. The applicant meeting report was certified as accurately reflecting the observations and discussions of the Applicant Meeting by the Agent on April 27, 2017 (the "Applicant Meeting Report").

FINDINGS

[11] In assessing agricultural capability, the Panel referred to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 92B/05 for the mapping units encompassing the Properties are Class 2, 3, 6, and 7, more specifically approximately, 50% 3P and 2% 2M confined to the southwestern portion of the Properties, and 48% unimprovable (8:7T – 2:6RM) on the northeastern portion of the Properties.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), P (stoniness), T (topographic limitations), and R (bedrock near the surface).

In this regard, the Panel finds that the Properties have predominantly prime agricultural capability, and could support a range of agricultural uses.

[12] Harold Cull and Jim Cambridge (the "School District Representatives") stated during the Applicant Meeting that the City of Langford has experienced rapid growth, particularly concentrated in the Happy Valley Road and Latoria Road areas. In order to meet the demand for new students, the City of Langford is looking for a location to site a new elementary and middle school facility within School District 62.

[13] A Request for Proposals (RFP) was put out to the general public for a new school site. Two of the six properties being pursued are located in the ALR. The two ALR Properties are the only sites identified in the RFP that meet the needs of the School District in the fastest growing area. The Properties were selected as the best option for the following reasons:

- Alignment with other school sites
- Situation within the area of new growth
- Walkability of the location
- Meets the size requirements and can accommodate both the elementary and middle school on the Properties

While the Panel recognizes that the Properties are located within a rapidly growing area, and appreciates the desire of the School District to place schools within walking distance of residential areas, it finds that the exclusion of these large and agriculturally capable

Properties does not in any way contribute to the preservation of agricultural land or the encouragement of farming on agricultural land. As such, the Panel does not support the exclusion of these Properties, and does not find in favour of the Proposal.

DECISION

[14] For the reasons given above, the Panel refuses the Proposal.

[15] These are the unanimous reasons of the Island Panel of the Agricultural Land Commission.

[16] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.

[17] This decision is recorded as Resolution #154/2017 and is released on June 8, 2017.

CERTIFICATION OF DECISION

Linda Michaluk, Panel Chair, on behalf of the Island Panel

END OF DOCUMENT

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: August 14, 2017

Department: Planning and Subdivision Department and Building Department

Subject: Quarterly (2nd) Report – April 1st, 2017 to June 30th, 2017

PLANNING DEPARTMENT

Applications Received in 2017

#	Application	Received	Issued	Location	Proposal
1	ALR-17-01	20-Jan-17		940 and 960 Latoria Rd	Exclusion for School
2	DP-17-01	6-Jan-17	26-Jan-17	1045 Goldstream Ave	Form & Character - Construction of a new Duplex
3	DP-17-02	9-Jan-17	8-Feb-17	850 Langford Pkwy	Form & Character - Rona conversion to Lowe's
4	DP-17-03	16-Jan-17	8-Mar-17	2822 & 2824 Knotty Pine Rd	Form & Character - Townhouse Development
5	DP-17-04	17-Jan-17		2131, 2160, 2181 & 2251 Bear Mountain Pkwy	Environmental - Site Clearing for staging of construction equipment and storage of aggregate
6	DP-17-05	16-Jan-17		1189 Goldstream Ave	Environmental - Addition in a Riparian area
7	DP-17-06	17-Jan-17		2326 & 2350 Millstream Rd	Form & Character - Two 6-Storey Apartment Bldgs; One 72-Units and One 60-Units
8	DP-17-07	24-Jan-17	23-Mar-17	2895 West Shore Pkwy	Form & Character - 2nd Office and storage space
9	DP-17-08	27-Jan-17		1109 Braeburn Ave	Form & Character - 7 Townhouse Units
10	DP-17-09	14-Feb-17	30-Mar-17	1175 Natures Gate, 2190 & 2220 Spirit Ridge Dr	Environmental for 38 Lot Subdivision
11	DP-17-10	10-Apr-17		3296 Jacklin Rd	Form & Character - 2 small lots and 10 townhouse development
12	DP-17-11	22-Feb-17	22-Mar-17	2975 & 2979 Amy Rd	Ellie Sercombe, Limona Construction
13	DP-17-12	22-Feb-17	13-Mar-17	1306 & 1308 Champions Crt - Lot 17	Chad Bryden, Verity Construction
14	DP-17-13	6-Mar-17	6-Mar-17	1219 Goldstream Ave	Paul and Tammy Douglas
15	DP-17-14	7-Mar-17	8-Mar-17	2913 Kettle Lake Dr & 3300 Kettle Creek Cres	Rachael Sanson, Turner Lane Development Corp
16	DP-17-15	8-Mar-17	8-Mar-17	2880 West Shore Pkwy	City of Langford
17	DP-17-16	15-Mar-17		667 Redington Ave	David Echaiz-McGrath, Wensley Architecture
18	DP-17-17	15-Mar-17		2309 Echo Valley Dr	Ron Coutre, Cora Venture Corp.

#	Application	Received	Issued	Location	Proposal
19	DP-17-18	15-Mar-17	23-Mar-17	2250 Bear Mountain Pkwy	Environmental - Clearing and blasting
20	DP-17-19	24-Mar-17		3130 Jacklin Rd	Environmental DP - Land Clearing and Form & Character
21	DP-17-20	24-Mar-17	11-Apr-17	1431 Grand Forest Close	Environmental DP - Additional Development
22	DP-17-21	31-Mar-17	21-Apr-17	3650 Happy Valley Rd	Form & Character - New Childcare Facility
23	DP-17-22	31-Mar-17	24-Apr-17	1080 Jenkins Ave	Form & Character - 2 Duplexes
24	DP-17-23	5-Apr-17	25-Apr-17	3097 West Shore Pky	Environmental - Water Main Installation
25	DP-17-24	6-Apr-17	2-May-17	1449, 1456, 1454, 1469, 1484 Pebble Pl	Form & Character - Amendments DP16-36 (shingles)
26	DP-17-25	10-Apr-17		616 Goldstream Ave	Form & Character - 73 Housing Units
27	DP-17-26	13-Apr-17	11-May-17	1023 Loch Glen Pl	Environmental - House Reno and Variance
28	DP-17-27	25-Apr-17	17-May-17	849 Station Ave	Form & Character - Canada Post Building
29	DP-17-28	25-Apr-17		1177 Goldstream Ave	Environmental - Triplex
30	DP-17-29	25-Apr-17		4397 West Shore Pky	Environmental - Re-Routing of Hydro
31	DP-17-30	3-May-17	4-Jul-17	2980, 3000 Irwin Rd, 1220 Parkdale Dr	Enviornmental - Construction of a Drainage Ditch
32	DP-17-31	4-May-17		3003 Irwin Rd, Westhills Nova Lands Phase 6	Form & Character - 34 lots, 85 units
33	DP-17-32	5-May-17	12-Jun-17	3059 and 3061 Jacklin Rd	Amendments DP16-30 - Phase 1 Commercial
34	DP-17-33	18-May-17		1018 Fashoda Pl	Form & Character - 6 SFDs
35	DP-17-34	25-May-17	17-Jun-17	1307 and 1312 Champions Crt	Form & Character - 2 Duplexes
36	DP-17-35	25-May-17		2041 and 2045 Country Club Way	Form & Character - 2 Units Condo
37	DP-17-36	29-May-17		2839 Jacklin, 862, 864, 866 Orono Ave	Form & Character - 2 Rental Buildings
38	DP-17-37	1-Jun-17		694 Hoylake Ave	Form & Character - 10 Townhouse Units
39	DP-17-38	8-Jun-17		1297 Glenshire Dr & 2929 Sooke Rd	Environmental - Site Preparation, Blasting
40	DP-17-39	20-Jun-17	13-Jul-17	2741, 2749, 2751, 2753, 2757, 2761 Spencer Rd and 996 Preston Way	Mixed Use Bldg of 63 rental units with office space and studio/daycare
41	DP-17-40	23-Jun-17		2762 & 2768 Claude Rd	11 Storey Rental Apartment Bldg
42	DP-17-41	22-Jun-17		2926 Leigh Pl	Environmental - Ripairian for a new SFD
43	DP-17-42	29-Jun-17		892 Goldstream Ave	Form & Character - Additional Work Bay, Revised Landscaping Plan, & Minor Bldg Revisions to Exterior Elevations
44	DP-17-43	5-Jul-17		3039 Glen Lake Rd	Form & Character - Carriage House
45	DP-17-44	10-Jul-17		3003 Irwin Rd - Westhills Nova Lands Ph 7B	Environmental - Amend the Boundary to Allow for Additional Residential Lots
46	DP-17-45	10-Jul-16		3003 Irwin Rd - Westhills Nova Lands Ph 7a	Form & Character - Westhills 7A - 27 Lot Subdivision
47	DP-17-46	12-Jul-17		721 Station Ave	Form & Character - Re-Cladd a portion of the façade, namely the sign parapet
48	DP-17-47	12-Jul-17		2824 Knotty Pine Rd	Form & Character - Amends DP-17-03
49	DP-17-48	12-Jul-17		2285 Bellamy Rd	Form & Character - Frontage Improvements and Landscaping
50	DVP-17-01	19-Jan-17	20-Mar-17	881 Klahanie Dr	N, S & Easterly Lot line Variances for deck projection
51	DVP-17-02	23-Jan-17	20-Mar-17	2000 Hannington Rd	To allow a parking count of 289 spaces

#	Application	Received	Issued	Location	Proposal
52	DVP-17-03	27-Jan-17	3-Apr-17	2267 Nicklaus Dr	To Reduce Rear Lot Line and Deck Projection
53	DVP-17-04	20-Feb-17		2023 Millstream Rd	Reduce the requirement for sewer and potable water
54	DVP-17-05	16-Mar-17	Wth-4Apr17	2190 & 2220 Spirit Ridge Dr	Bylaw 1000 Variance for 2 point Turn-Around rather than the required cul de sac
55	DVP-17-06	24-Mar-17		2926 Leigh Pl	Riparian, detached bldg and non conforming house setbacks
56	DVP-17-07	29-Mar-17		2213 Navigators Rise	Height Variance
57	DVP-17-08	6-Apr-17	17-Jul-17	890 Bear Mountain Pkwy	3 Rear Lot Setback Reductions
58	DVP-17-09	10-Apr-17		3296 Jacklin Rd	Rear and Front setback variances
59	DVP-17-10	24-Apr-17	15-May-17	2840 Sooke Lk Rd	Onsite Parking and Setback Reductions
60	DVP-17-11	25-Apr-17	17-Jul-17	(Lakepoint Way) 1220 Parkdale Dr, 3210 West Shore Pkwy & 1290 Langford Pkwy	Vary Parking stall requirement
61	DVP-17-12	2-May-17		Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	Bylaw 1000 variance - frontage improvements or municipal sewer system connection in BP8 Zone
62	DVP-17-13	2-May-17	17-Jul-17	2614 Sooke Rd	Variance on Parking Stalls
63	DVP-17-14	15-May-17		1488 Pebble Pl	Rear Yard Setback for a covered patio
64	DVP-17-15	19-May-17	17-Jul-17	2363 Setchfield Ave, 626 Hoylake Ave & 3291 Happy Valley Rd	Portable Installations
65	DVP-17-16	13-Jun-17		1067 Braeburn Ave	Vary Emergency Access Requirement
66	DVP-17-17	16-Jun-17		2895 West Shore Pkwy	Vary Front Lot Line
67	DVP-17-18	16-Jun-17		3059 & 3061 Jacklin Rd	Vary Sign Bylaw for more Freestanding Signs
68	DVP-17-19	12-Jul-17		2824 Knotty Pine Rd	Interior and Rear lot line variances
69	DVP-17-20	31-Jul-17		2174 Bellamy Rd	Cancelled
70	SDP-17-01	10-Jan-17	13-Jan-17	#153 - 2401C Millstream Rd	1 Façade - Rogers
71	SDP-17-02	26-Jan-17	2-Feb-17	#207 - 859 Orono Ave	1 Façade - Consolidated Civil Enforcement
72	SDP-17-03	2-Feb-17	2-Feb-17	#113 - 693 Hoffman Ave	1 Façade - 9 Round 30 Minute Kickbox Fitness
73	SDP-17-04	10-Feb-17	22-Feb-17	752B Goldstream Ave	1 Façade - Easy Financial
74	SDP-17-05	24-Feb-17	1-Mar-17	850 Langford Pkwy	5 Façade - Lowe's
75	SDP-17-06	27-Feb-17	1-Mar-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
76	SDP-17-07	28-Feb-17	7-Mar-17	895 Goldstream Ave	1 Façade - Bumper to Bumper
77	SDP-17-08	28-Feb-17	2-Mar-17	#137 - 777 Goldstream Ave	1 Façade - Modus Physiotherapy
78	SDP-17-09	9-Mar-17		#406 - 2945 Jacklin Rd	2 Façade - Chatters Hair and Beauty Salon
79	SDP-17-10	7-Apr-17	11-Apr-17	835 Langford Pkwy	5 Façade - Real Canadian Superstore
80	SDP-17-11	20-Apr-17	27-Apr-17	725 Goldstream Ave	1 Façade - City Wide Scooter/The Walkin Tub Company
81	SDP-17-12	26-Apr-17	27-Apr-17	2920 Amy Rd	3 Façade - U-Pak Mobile Mini Storage Ltd.
82	SDP-17-13	8-May-17	11-May-17	2945 Jacklin Rd	2 Façade - Purdy's Chocolates
83	SDP-17-14	17-May-17	23-May-17	137 - 777 Goldstream Ave	1 Sandwich Board - Motus Physiotherapy
84	SDP-17-15	24-May-17	0-Jan-00	2207 Millstream Rd	1 Freestanding - Westshore Alliance Church
85	SDP-17-16	26-May-17	29-May-17	#143 - 2401C Millstream Rd	1 Façade - An's Nails

#	Application	Received	Issued	Location	Proposal
86	SDP-17-17	29-May-17	5-Jun-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
87	SDP-17-18	1-Jun-17	1-Jun-17	850 Langford Pkwy	1 Façade - Lowe's
88	SDP-17-19	31-May-17	5-Jun-17	#169 - 2401C Millstream Rd	1 Façade - Millstream Veterinary Hospital
89	SDP-17-20	13-Jun-17	19-Jun-17	2945 Jacklin Rd	1 Façade - Carters/Osh Kosh
90	SDP-17-21	16-Jun-17		#104 - 2806 Jacklin Rd	1 Façade - Pacific Rim Interiors
91	SDP-17-22	20-Jun-17		#114 - 2806 Jacklin Rd	2 Façade - Universal Supplements & L.A. Tanning
92	SDP-17-23	21-Jun-17	28-Jun-17	#117 - 662 Goldstream Ave	1 Facade - MSR Solutions
93	SDP-17-24	12-Jul-17		#169 - 2401C Millstream Rd	1 Sandwich Board - Millstream Veterinary Hospital
94	OCP-17-01	21-Feb-17		Centre Mountain Properties	New Boundary Adjustment from Metchosin
95	OCP-17-02	10-Apr-17		732 Meaford Ave	To MU1A for a 6 storey rental apartment
96	OCP-17-03	1-May-17		934 Goldstream Ave	CS1 Text Amendment for a Funeral Home as a permitted use
97	OCP-17-04	24-Mar-17		2741, 2749, 2751, 2753, 2757 & 2761 Spencer Rd; 996 Preston Way and Portion of Spencer Rd Closed	Omnibus No. 48 - To MU1A - Rd closure portion & Text amendment to MU1A
98	TUP-17-01	17-Jan-17	20-Feb-17	721 Station Ave	Space to be used for a orthodontics office
99	TUP-17-02	21-Apr-17	CL-8Jun17	1297 Glenshire Dr & 2929 Sooke Rd	Processing and removal of aggregate, storage of aggregate
100	TUP-17-03	5-Jun-17		2945 Jacklin Rd	Hyundai Showroom
101	Z-17-01	17-Jan-17		903 Tayberry Terr	Amend CD10 zone - remove requirement of 4 rentals in the rental agreement
102	Z-17-02	1-Feb-17		767, 769 & 771 Hockley Ave	R1 to MU2 - 6 Storey Apartment Bldg
103	Z-17-03	14-Feb-17		3039 Glen Lake Rd	Permit a Carriage House
104	Z-17-04	10-Feb-17		1319 & 1323 Ravensview Dr	RR4 to R2
105	Z-17-05	21-Feb-17		Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	New Boundary Adjustment from Metchosin
106	Z-17-06	23-Feb-17		2579 Rainville Rd	Text amendment for a detached suite
107	Z-17-07	28-Feb-17		1253 Goldstream Ave	To RS4 - 4 Lot Subdivision with Secondary Suites
108	Z-17-08	9-Mar-17		Omnibus No. 45 - Care Facilities	Omnibus No. 45- to allow community care facilities in the M1 zone
109	Z-17-09	10-Mar-17		Omnibus No. 46 - Liquor Store Licenses	Omnibus No. 46 - Liquor Store Licenses
110	Z-17-10	31-Mar-17		3690 & 3694 Happy Valley Rd	RR2 to new zone…..
111	Z-17-11	17-Mar-17		656 Frederic Rd and 765 Willing Dr	To RR6A for 53 Lots of 550m^2
112	Z-17-12	22-Mar-17		2670 Peatt Rd & 813 Arncote Ave	Rezone to accommodate 32 condo units
113	Z-17-13	24-Mar-17		3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Bldg
114	Z-17-14	27-Mar-17		731 Station Ave	To MU1A - 55 Units with 600m2 commercial office space
115	Z-17-15	28-Mar-17		3343 - 3359 Luxton Rd	8 Small Lots and 72 townhouse units
116	Z-17-16	28-Mar-17		866 Latoria Rd	25 Single Family Lots

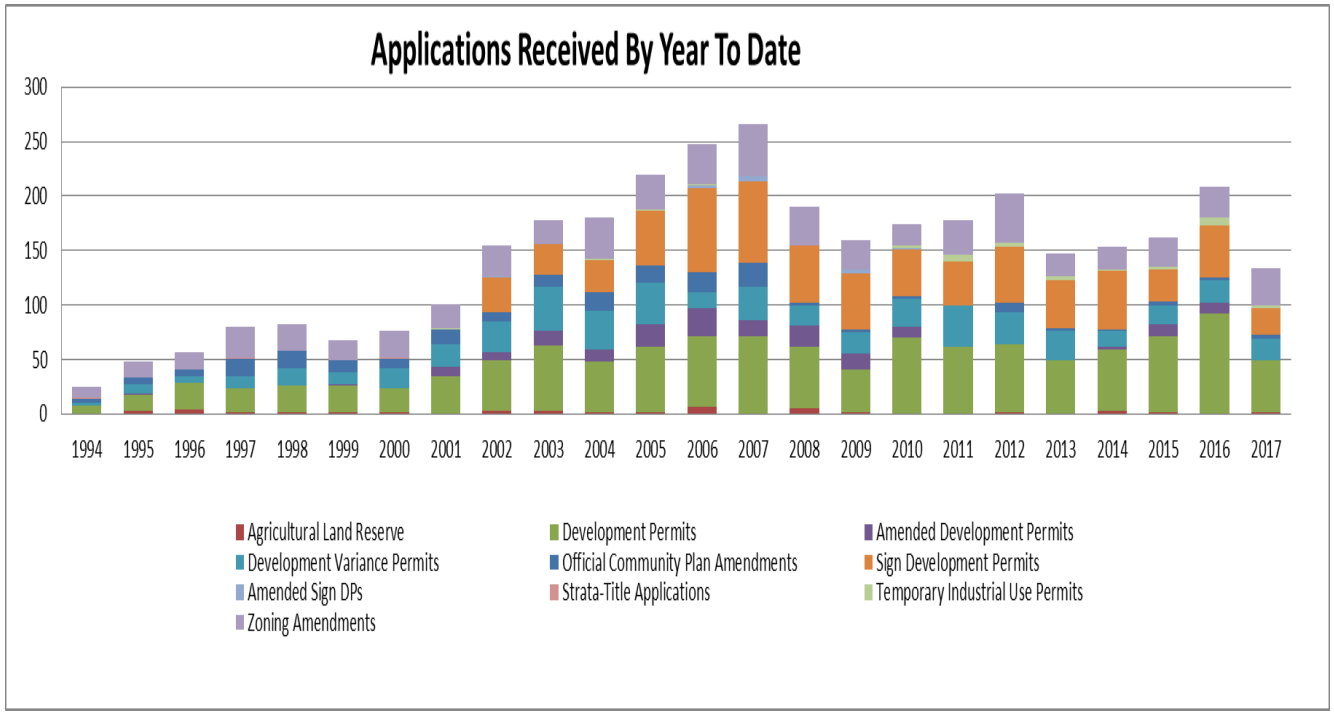
#	Application	Received	Issued	Location	Proposal
117	Z-17-17	7-Apr-17		Omnibus No. 47	Carriage Houses in 1 acre or more properties
118	Z-17-18	10-Apr-17		2148 & 2150 Millstream Rd	To CH4 or RT1 for Townhouse Development
119	Z-17-19	10-Apr-17		1300 Glenshire Dr	RR4 to RM2A for 100 Townhouse Units
120	Z-17-20	25-Apr-17		1177 Goldstream Ave	To ??? For the construction of a Tri-plex
121	Z-17-21	25-Apr-17		1184 Goldstream Ave	To ??? For a townhouse complex
122	Z-17-22	1-May-17		976 Dunford Ave	RR4 to MU1A for a 4 Storey Condominium Bldg
123	Z-17-23	2-May-17		2839 Jacklin Rd, 862, 864 & 866 Orono Ave	Consolidation and Subdivision for the development of 2 separate lots. One lot with 78-units rental bldg and the other lot with a 45-unit rental building.
124	Z-17-24	17-May-17		2500 Echo Valley Dr	CD6 to R2
125	Z-17-25	24-May-17		967 Walfred Rd	R2 to RS3 for 5 small lot subdivision
126	Z-17-26	25-May-17		813 & 817 Orono Ave	MU1A for 14 Unit Strata Development
127	Z-17-27	29-May-17		Westhills Development - all properties	CD3 Text Amendment
128	Z-17-28	31-May-17		2874 Leigh Rd	R1 Text amendment - permit a Detached Secondary Suite
129	Z-17-29	31-May-17		1057, 1067 & 1077 Goldstream Ave	To MU1A - Townhouse Development
130	Z-17-30	5-Jun-17		732 Meaford Ave	To MU1A for a 6 storey rental apartment
131	Z-17-31	6-Jun-17		934 Goldstream Ave	CS1 Text Amendment for a Funeral Home as a permitted use
132	Z-17-32	5-Jul-17		2741, 2749, 2751, 2753, 2757 & 2761 Spencer Rd; 996 Preston Way and Portion of Spencer Rd Closed	Omnibus No. 48 - To MU1A - Rd closure portion & Text amendment to MU1A
133	Z-17-33	12-Jul-17		1312 Glenshire Dr (4342 West Shore Pkwy)	Future Residential Development
134	Z-17-34	12-Jul-17		2955 Irwin Rd	18 Lot Subdivision

Applications Received to Date

	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	2	0	10	**26**
1995	3	14	1	9	6	0	0	0	0	15	**48**
1996	4	24	0	6	7	0	0	0	0	15	**56**
1997	1	22	0	12	16	0	0	0	0	28	**79**
1998	2	24	0	17	16	0	0	0	0	24	**83**
1999	2	24	1	11	11	0	0	0	0	19	**68**
2000	1	22	0	19	8	0	0	2	0	24	**76**
2001	0	34	9	21	12	0	0	0	1	23	**100**
2002	3	46	7	29	8	32	2	0	0	27	**154**
2003	3	60	13	40	12	28	0	0	0	22	**178**
2004	1	47	14	36	17	29	0	0	1	38	**183**
2005	1	61	21	38	16	51	0	0	1	31	**220**
2006	6	65	26	15	18	76	2	0	1	37	**246**
2007	0	71	15	29	23	74	3	0	0	48	**263**
2008	5	56	21	19	2	52	1	0	0	35	**191**
2009	2	39	14	20	2	53	1	0	1	26	**158**
2010	0	70	8	26	2	43	1	0	2	20	**172**
2011	0	62	0	37	1	40	0	0	6	32	**178**
2012	1	63	0	30	7	48	0	0	4	45	**198**
2013	0	49	0	27	2	39	0	0	3	20	**140**
2014	4	56	1	15	1	55	0	0	1	21	**154**
2015	2	69	13	18	2	29	0	0	3	28	**164**
2016	0	92	12	21	2	47	0	0	6	28	**208**
2017	1	48	0	20	4	24	0	0	3	24	**134**
Total	**41**	**1125**	**170**	**517**	**204**	**730**	**14**	**3**	**34**	**650**	**3488**

Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	1	0
Development Permits*	24	22
Sign Development Permits	10	11
Development Variance Permits	11	9
OCP Amendments	3	1
Temporary Use Permits	1	0
Zoning Amendments	42	8
TOTAL	92	51


Applications Received By Year To Date
300
250
200
150
100
50
0
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
Agricultural Land Reserve
Development Permits
Amended Development Permits
Development Variance Permits
Official Community Plan Amendments
Sign Development Permits
Amended Sign DPs
Strata-Title Applications
Temporary Industrial Use Permits
Zoning Amendments

Fees Collected By Type of Application by Month and By Year

	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	$ -	$ 38,038	$ 3,978	$ 2,494	$ 4,857	$ 300	$ 1,857	$ 51,524	$ 51,524
Feb	$ -	$ 12,195	$ 1,326	$ 21,855	$ 11,670	$ 950	$ -	$ 47,996	$ 99,520
Mar	$ 1,200	$ 39,693	$ 3,978	$ 29,388	$ 9,336	$ 350	$ -	$ 83,945	$ 183,465
Apr	$ -	$ 15,418	$ 1,326	$ 48,592	$ 11,670	$ 750	$ -	$ 77,756	$ 261,221
May	$ -	$ 22,442	$ 2,652	$ 41,695	$ 14,004	$ 550		$ 81,343	$ 342,564
Jun	$ -	$ 20,438	$ 2,652	$ 21,114	$ 7,002	$ 950	$ 1,857	$ 54,013	$ 396,577
Jul	$ -	$ 22,059	$ 2,728	$ 22,708	$ 2,402	$ 250	$ -	$ 50,147	$ 446,724
Aug	$ -		$ -	$ -	$ -		$ -	$ -	$ 446,724
Sep	$ -						$ -	$ -	$ 446,724
Oct	$ -						$ -	$ -	$ 446,724
Nov	-						-	$ -	$ 446,724
Dec	$ -							$ -	$ 446,724
Total	$ 1,200	$ 170,283	$ 18,640	$ 187,846	$ 60,941	$ 4,100	$ 3,714	$ 446,724	$ 446,724
2017	$ 1,200	$ 170,283	$ 18,640	$ 187,846	$ 60,941	$ 4,100	$ 3,714		$ 446,724
2016	$ -	$ 296,422	$ 24,152	$ 134,245	$ 49,623	$ 8,125	$ 5,275		$ 517,842
2015	$ 1,500	$ 231,603	$ 17,500	$ 79,270	$ 44,000	$ 4,535	$ 1,700		$ 380,108
2014	$ 1,800	$ 169,859	$ 20,750	$ 121,400	$ 35,200	$ 9,025	$ 1,700		$ 359,734
2013	$ -	$ 143,608	$ 25,450	$ 62,800	$ 28,600	$ 6,725	$ 3,714		$ 270,897
2012	$ 300	$ 190,621	$ 20,475	**$ 192,752**	**$ 76,630**	$ 8,050	**$ 4,825**		$ 493,653
2011	$ -	$ 242,039	$ 34,450	$ 91,120	$ 44,100	$ 7,625	$ 3,525		$ 422,859
2010	$ 3,600	$ 339,882	$ 29,055	$ 50,075	$ 24,300	$ 6,600	$ 2,350		$ 455,862
2009	$ 600	$ 177,908	$ 24,330	$ 133,750	$ 26,400	$ 10,800	$ -		$ 373,788
2008	**$ 3,600**	$ 286,539	$ 19,990	$ 149,982	$ 55,311	$ 11,445	$ -		$ 526,867
2007	$ -	$ 277,015	$ 31,577	$ 130,696	$ 91,473	$ 14,405	$ -		$ 545,167
2006	$ 3,150	$ 372,655	$ 15,425	$ 139,796	$ 40,600	**$ 14,800**	$ -		$ 586,426
2005	$ 300	**$ 412,137**	$ 34,195	$ 178,171	$ 36,400	$ 10,270	$ -		**$ 671,474**
2004	$ -	$ 261,296	$ 30,920	$ 167,845	$ 45,766	$ -	$ -		$ 505,828
2003	$ 1,200	$ 178,048	**$ 39,965**	$ 182,920	$ 24,850	$ -	$ -		$ 426,983
2002	$ -	$ 97,072	$ 37,851	$ 61,082	$ 20,262	$ -	$ -		$ 216,266

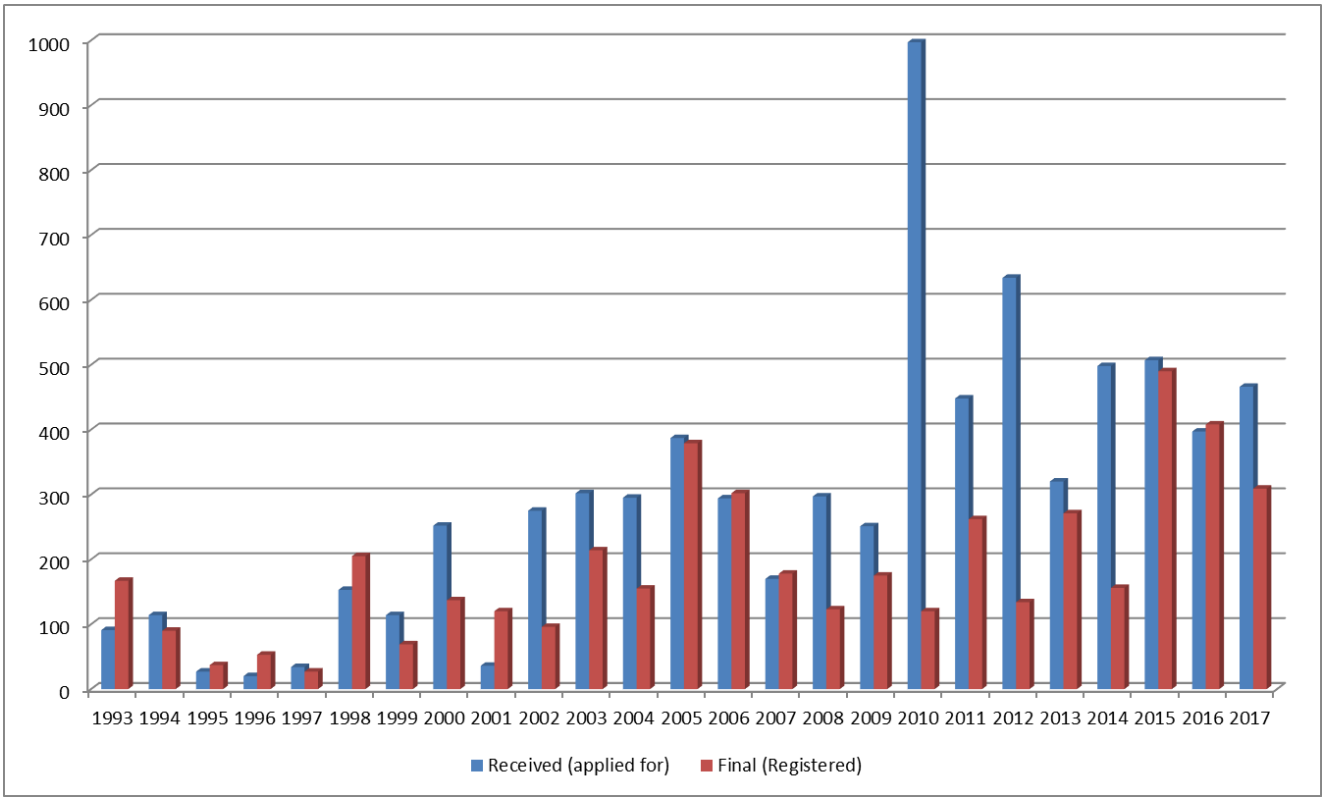
SUBDIVISION

Subdivision Applications Received this Year

Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB17-0038	2174 Bellamy Rd	Subdivision	20170731		1
SUB17-0037	892 Klahanie Dr	Subdivision	20170726		6
SUB17-0036	2949, 2953, 2957 Sooke Rd	Subdivision	20170720		2
SUB17-0035	1067 Braeburn, Honeycrisp	Subdivision	20170720		2
SUB17-0034	2165, 2167 Bellamy Dr	Subdivision	20170712		2
SUB17-0033	3003 Irwin Rd, Westhills Phase 7B	Subdivision/Strata	20170710		70
SUB17-0032	2920, 2930 Amy Rd	Lot Line Adjustment	20170706		0
SUB17-0031	2309 Echo Valley Dr	Phased Strata	20170705		3
SUB17-0030	West Shore Pky and Irwin Rd	Road Dedication	20170621		0
SUB17-0029	3296 Jacklin Rd	Subdivision	20170619	20170719	3
SUB17-0028	1067 Braeburn Ave, McCormick Meadows, Phases 5 and 6	Subdivision	20170614		59
SUB17-0027	2402 Fleetwood Crt	Subdivision	20170607	20170714	5
SUB17-0026	2169 Trans Canada Highway	Subdivision	20170606	20170705	56
SUB17-0025	1950 Bear Mountain Pky	Subdivision	20170606		35
SUB17-0024	1270 Bear Mountain Pky and 2030 Country Club Way	Subdivision	20170606	20170714	1
SUB17-0023	2280 Bellamy Rd	Subdivision	20170531	20170705	1
SUB17-0022	1218 Goldstream Ave	Subdivision	20170517		5
SUB17-0021	2740 Leigh Rd	Subdivision	20170517		25
SUB17-0020	751 Goldstream Ave	Strata Subdivision	20170512		5
SUB17-0019	Westshore Pky	Subdivision and Road Dedication	20170510	n/a	8
SUB17-0018	2192 Bellamy Rd	Strata Subdivision	20170418	20170519	4
SUB17-0017	2647 Crystalview Dr	Strata Subdivision	20170411	20170605	3
SUB17-0016	2839 Jacklin Rd, 862, 864, 866 Orono Ave	Subdivision	20170502		2
SUB17-0015	2559 Millstream Rd	Subdivision	20170328	20170512	1
SUB17-0014	935 Walfred Rd	Subdivision	20170323	20170501	24
SUB17-0013	1270 Bear Mountain Pky	Subdivision	20170316	20170419	1
SUB17-0012	721 Station Ave	To dissolve strata, Lot 2	20170224		0
SUB17-0011	2854, 2856 Peatt Rd and 815, 819 Hockley Ave	Lot consolidation	20170223		0
SUB17-0010	925, 927, 931 Walfred Rd	Subdivision	20170220	20170322	44
SUB17-0009	2190 and 2220 Spirit Ridge Dr	Subdivision	20170214	20170320	19
SUB17-0008	3348 Vision Way	Subdivision	20170209		2
SUB17-0007	2913 Kettle Lake Dr, 3300 Kettle Creek Cres	Subdivision	20170202		3
SUB17-0006	1067 Braeburn Ave, Phase 4, McCormick Meadows	Subdivision	20170202	20170217	1
SUB17-0005	3003 Irwin Rd, Westhills Phase 7	Subdivision	20170127	20170424	32
SUB17-0004	733 Goldstream Ave, Westwind Apartments	Subdivision	20170126		1
SUB17-0003	2326 and 2350 Millstream Rd	Boundary Adjustment	20170116	20170228	

SUB17-0002	2133 Champions Way	Subdivision	20170113	20170223	1
SUB17-0001	1067 Braeburn Ave, Phase 4	Subdivision	20170113	20170301	45
				Total Lots Under Consideration 4th Quarter	
				Total Lots Under Consideration 3rd Quarter	
				Total Lots Under Consideration 2nd Quarter	**294**
				Total Lots Under Consideration 1st Quarter	**174**
				Year To Date	**468**

Subdivision Activity (Number of Lots)



Average Processing Time in Number of Days				
Year	**1st Quarter**	**2nd Quarter**	**3rd Quarter**	**4th Quarter**
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7
2016	57.6	42.4	35.75	29.33
2017	40.7	37.8		

Subdivision Revenue			
Account	**Budget**	**2017**	**Variance**
10-02-115-472-0000-0078–Subdivision Application Fees	$205,000	$151,383	$53,617
10-02-115-472-0000-0079–Subdivision Final Approval	$65,000	$19,118	$45,882
10-02-115-472-0000-0080–Strata Conversion Applications	$2,000	$2,835	$835
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	$100,000	$64,328	$35,672
10-02-150-472-0000-0548–Latecomer Processing Charges	$1,500	$0	$1,500

Subdivision Administration Synopsis

In North Langford:

- Ecoasis is moving forward to enable townhouse and single family lot creation in the lands between the Village core and Skirt Mountain.
- Skirt Mountain – clearing and grubbing works are continuing for the first phases of residential and multi-family development. It is expected that construction of show homes and registration of lots will commence this fall, once the necessary services required to serve the lands are installed as part of the Bear Mtn Parkway extension project.

In South Langford:

- Latoria Road – North Side - McCormick lands continue development, with Statement of Conditions pending for phases 5 and 6. Development within these phases will trigger the construction of a park in the southern portion of the site.

Goldstream / Leigh:

- Pacific Hills (formerly District 49), the lands located north of Goldstream, west of Leigh Road and south of the Trans-Canada Highway have now achieved final registration of the consolidation plan. A Statement of Conditions has been issued for 26 commercial and multi-family lots. Clearing and grubbing works are continuing.

Westhills:

- Westhills has registered their last phase (27 lots) of the Paradise Falls neighbourhood located south and west of the West Shore Parkway and east of the City-owned lands containing Paradise Ponds. Westhills is shifting into the former Quadra Pacific lands located north of Irwin Rd, east of Humpback road and south of the E&N corridor. The first two phases of 28 lots each are expected to achieve registration this fall, and a Statement of Conditions has been issued for the third phase expected to consist of approximately 89 single-family and townhouse units.

City of Langford
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Building Inspection Department

Quarterly Report for the 2nd quarter of 2017

	2nd qtr 2017	2nd qtr 2016
Single Family Dwelling	**88**	**111**
# of Units Created	120	160
Construction Cost	$36,907,040.00	$48,867,415.00
Permit Fees	$311,142.23	$398,922.45
Duplex	**6**	**6**
# of Units Created	12	10
Construction Cost	$4,442,573.00	$2,687,036.90
Permit Fees	$35,446.38	$22,158.16
Multifamily	**24**	**12**
# of Units Created	151	77
Construction Cost	$31,016,208.00	$15,628,520.10
Permit Fees	$188,379.37	$99,134.40
Residential Additions/Alterations	**25**	**14**
# of Units Created	3	2
Construction Cost	$1,216,714.00	$225,300.00
Permit Fees	$12,156.77	$2,820.19
Commercial/Industrial	**22**	**18**
# of Units Created	0	2
Construction Cost	$18,761,977.00	$7,295,600.00
Permit Fees	$115,943.64	$49,760.58
Institutional	**0**	**0**
# of Units Created		
Construction Cost		
Permit Fees		
Plumbing	**173**	**160**
Permit Fees	$78,027.60	$56,361.05
Chimney	**7**	**4**
Permit Fees	$212.75	$100.00
Suites	***36***	***56***
Quarterly Totals	**345**	**325**
# of Units Created	286	251
Construction Cost	$92,344,512.00	$74,703,872.00
Permit Fees	$741,308.74	$629,256.83

Respectfully submitted,

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

:tlc

City of Langford
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Staff Report to Council

Date: **August 14, 2017**

Department: **Planning**

Subject: **Council to Consider Rescinding 2nd and 3rd Readings of Bylaw No. 1692, - Application to Rezone 3130 Jacklin Road from the R2 (One and Two Family Residential) to the RM7A (Medium Density Apartment A) Zone and Bylaw 1716 to amend the OCP designation from Neighbourhood to Mixed Use Employment.**

On July 17th, 2017 Council gave second and third readings for Bylaw 1692, to rezone 3130 Jacklin Road from R2 (One and Two Family Residential) to the RM7A (Medium Density Apartment A) Zone and Bylaw 1716 to amend the OCP designation from Neighbourhood to Mixed Use Employment. Second and third readings followed a Public Hearing of these bylaws.

In accordance with the Local Government Act, residences within 100 m of the subject property must be notified of a Public Hearing. It has come to Staff's attention that several addresses were missed when notifications for the July 17th Public Hearing were sent out to residents. As a result of this error, the Public Hearing of July 10th, 2017 should be considered void, and Council should either convene a second public hearing with respect to the rezoning, or formally waive the requirement for a second public hearing (as permitted by the *Local Government Act*) in order to avoid exposure of this application to a possible judicial review.

Council may wish to note that the proposed rezoning of 3130 Jacklin Road is not necessarily inconsistent with the OCP as it is now written, although there may be some ambiguity in the wording of the OCP with respect to density expectations. The proposed amendment to the OCP to include 3130 Jacklin Road into the Mixed Use Employment designation would simply eliminate this ambiguity.

Council therefore may waive the requirement for further public hearing, subject to the required notification of that waiver, on the basis that the City has an Official Community Plan in place with respect to the property at 3130 Jacklin Road and that the proposed rezoning is not inconsistent with the OCP.

Council cannot waive the requirement for the Public Hearing with respect to the OCP amendment, but this amendment can be considered at a later time, perhaps in concert with other minor amendments.

OPTIONS

That Council:

1. Rescind second and third readings of Bylaw 1692 and 1716; and

2. Direct staff to provide public notice that Council intends to waive the Public Hearing requirement for Bylaw No. 1692;

OR

3. Take no action at this time with respect to either Bylaw No. 1692 and 1716;

Respectfully Submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mgsb

City of Langford
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Staff Report to Council

Date:	**August 14, 2017**
Department:	**Planning**
Application No.:	**Z17-0025**
Subject:	**Bylaw No. 1723 - Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision**

At the Regular Meeting of Council on July 17, 2017, Council passed the following resolution with respect to the property at 967 Walfred Rd:

That Council 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;*
   iii. *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;

iv. 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;

v. 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;

vi. 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;

vii. 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.

COMMENTS

Staff have noted that the amenity contributions noted in Council's above-resolution did not have the small lot conversion factor applied as per Council's Amenity Contribution Policy. As such, Council may wish to proceed with consideration of First Reading of Bylaw No. 1723 with the following amenity contributions instead of those listed above:

- $3960 per new lot created towards the General Amenity Reserve Fund;
- $660 per new lot created towards the Affordable Housing Reserve Fund;

OPTIONS

That Council:

1. Require the owner to provide, ***as a bonus for increased density**, the following contributions, prior to subdivision approval:*
   b) $3960 per new lot created towards the General Amenity Reserve Fund;
   c) $660 per new lot created towards the Affordable Housing Reserve Fund;

AND

2. Give first reading to Bylaw No. 1723;

OR

3. Take no action at this time with respect to Bylaw No. 1723.

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
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

:lhm

CITY OF LANGFORD
BYLAW NO. 1503

A BYLAW TO AMEND THE Multi Utility Bylaw No. 1291, 2010

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

1. Multi Utility Bylaw No. 1291, 2010 is amended by replacing Schedule A, Westhills Water Service Area and Westhills Energy Service Area with new Schedule A attached

2. This Bylaw may be cited for all purposes as "Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".

READ A FIRST TIME this #____ day of_____, 2017.

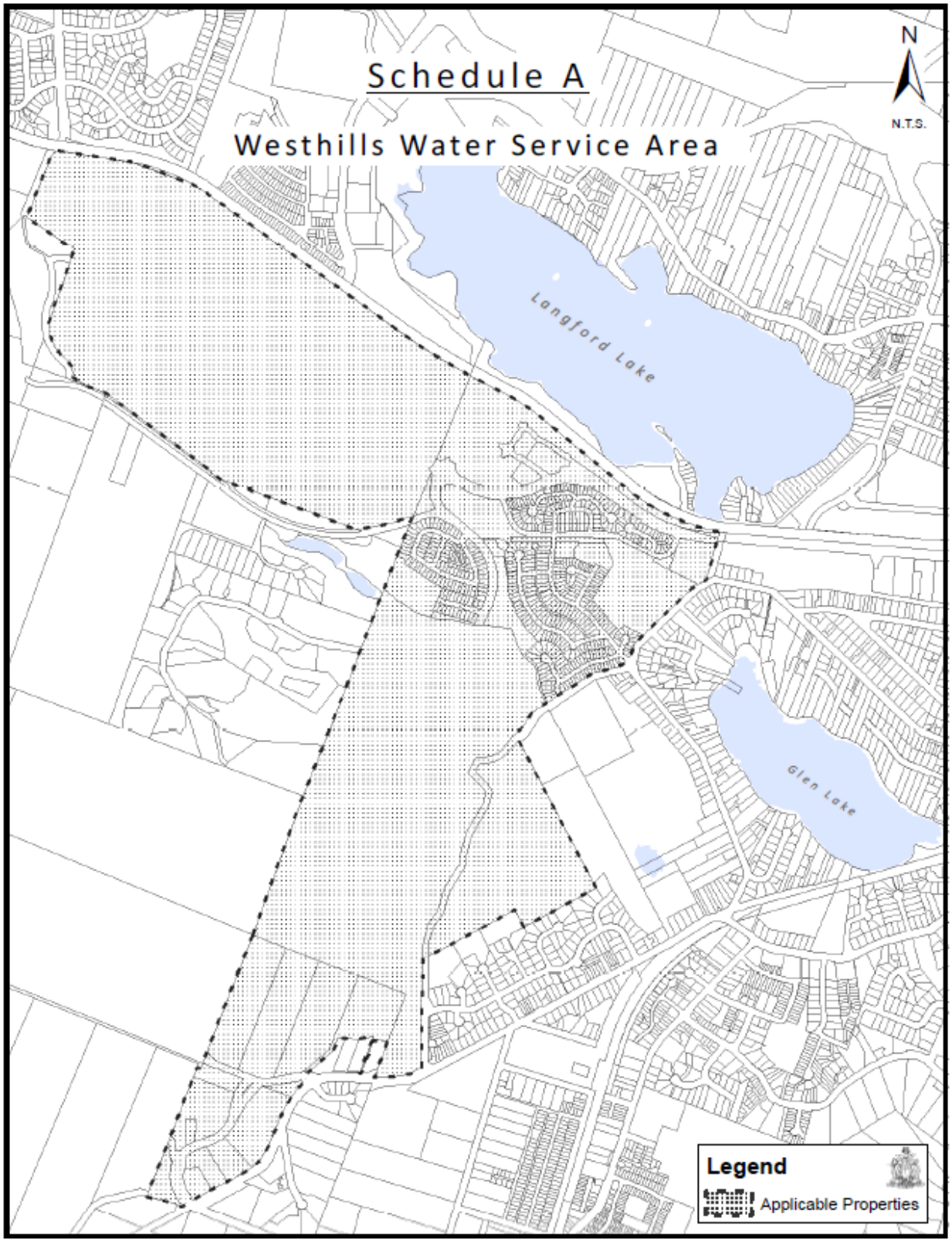
READ A SECOND TIME this #____ day of_____, 2017.

READ A THIRD TIME this #____ day of_____, 2017.

ADOPTED this #____ day of_____, 2017.

Mayor

Corporate Officer


Schedule A
Westhills Water Service Area
N
N.T.S.
Longford Lake
Glen Lake
Legend
Applicable Properties

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**August 14, 2017**
Department:	**Planning**
Application No.:	**Z16-0021**
Subject:	**Bylaw No. 1580 - Application to amend the text within Zoning Bylaw No. 300 to permit a 7 storey apartment building at 2326 and 2350 Millstream Road**

At their Regular Meeting of November 7, 2016, Council passed the following resolution with respect to the property at 2326 and 2350 Millstream Road:

1. *Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:*
    a. *Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01*
    b. *Delete the text in Section 6.43.04(1) and replace it with the following text " No building or structure for a commercial use only may exceed a height of 3 storeys; and*
    c. *Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."*
    d. *Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently $3,660 per unit toward the General Amenity Reserve fund and $610 per unit towards the Affordable Housing Reserve Fund.*
    e. *Delete the text in Section 6.43B.05 (1) and replace it with the following text "The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.".*

2. *That the applicant provide the following items prior to Public Hearing:*
    a. *The number of two bedroom units proposed for each building;*
    b. *A new Traffic Study to supplement the 2011 study; and*
    c. *A Parking Study.*

3. *That the applicant provides the following prior to Bylaw Adoption:*
    a. *Road dedication with respect to the following portions of the subject property:*

i. *A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*
ii. *Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*
iii. *Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;*
iv. *Any additional road dedication necessary for the new BC Hydro transformer banks; and*

b. *A Storm Water Management Plan to the satisfaction of the City Engineer;*
c. *A Section 219 covenant, registered on title in priority of all other charges, that includes the following:*

i. *The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;*
ii. *That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;*
iii. *That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;*
iv. *That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;*
v. *That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;*
vi. *That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and*
vii. *That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.*

4. *Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.*

5. *Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.*

At their November 21st, 2016 Regular Meeting, Council passed the following resolution with respect to Bylaw 1580:

That Council:

1. *Give first reading to Bylaw No. 1580; and*
2. *Amend item 1(e) of Council's November 7th resolution to restrict all buildings within the C6B Zone to an FAR of 0.8, and instead allow an FAR of 1.7 for mixed use or residential uses; and*
3. *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant that requires a building incorporate a 5 m setback, in addition to the required setback in place for the Zone, on every story above the sixth story.*

COMMENTS

The applicant has registered a Sec. 219 covenant on the title of the subject property that agrees to items 3 (c) i- vii in Council's resolution of November 7th,2016 and item 3 of Council's resolution of November 21st, 2016.

The Director of Engineering has reviewed and approved a road dedication plan that satisfies items 3 (a) i-iv, as well as a stormwater management plan, as per item 3(b) both in accordance to Council's resolution on the November 7th, 2016.

Council had no additional conditions with respect to Bylaw 1580. If they would like to add any, they may do so now.

Bylaw No. 1580 was signed by the Minister of Transportation on the 24th day of January, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1580;

OR

2. Take no action at this time with respect to Bylaw No. 1580;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:lhm

CITY OF LANGFORD
BYLAW NO. 1580

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

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

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

1. By adding the following text in Section 6.43B.01 1.:"Apartments on land shown as Area 1 in Schedule AL"

2. By deleting the text "in Section 6.43B.04(1) and replacing it with the following text "No building or structure for a commercial use may exceed a height of 3 storeys";

3. By deleting the text in Section 6.43B.04 (2) and replacing it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."

4. By adding the following text in Section 6.43B.05 (2) and renumbering subsequent subsections accordingly: "The Floor Area Ratio of all residential or mixed use buildings containing apartments or a mix of apartments and commercial uses within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 1.7."

5. By adding the map attached as Schedule A to this Bylaw as Schedule AL.

6. By deleting the following line from Table one of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions
C6B	1335	a) 5 Lots 1 and 2, Sections 112 and 112A, Esquimalt District, Plan 6252 (2326 and 2350 Millstream Road)	b) $10 900 per dwelling unit, in excess of 1, towards the General Amenity Reserve Fund

And replacing it with the following text:

Zone	Bylaw No.	Legal Description	Amenity Contributions
C6B	1580	LOT 1, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6252 (2326 Millstream Rd); and LOT 2, SECTIONS 112 AND 112A, ESQUIMALT DISTRICT, PLAN 6252 (2350 Millstream Rd)	a) $3,660 per unit to the General Amenity Reserve Fund b) $610 per unit to the Affordable Housing Reserve Fund

Schedule A

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".

READ A FIRST TIME this 21st day of November, 2016.

PUBLIC HEARING held this 21st day of November, 2016.

READ A SECOND TIME this 21st day of November, 2016.

READ A THIRD TIME this 21st day of November, 2016.

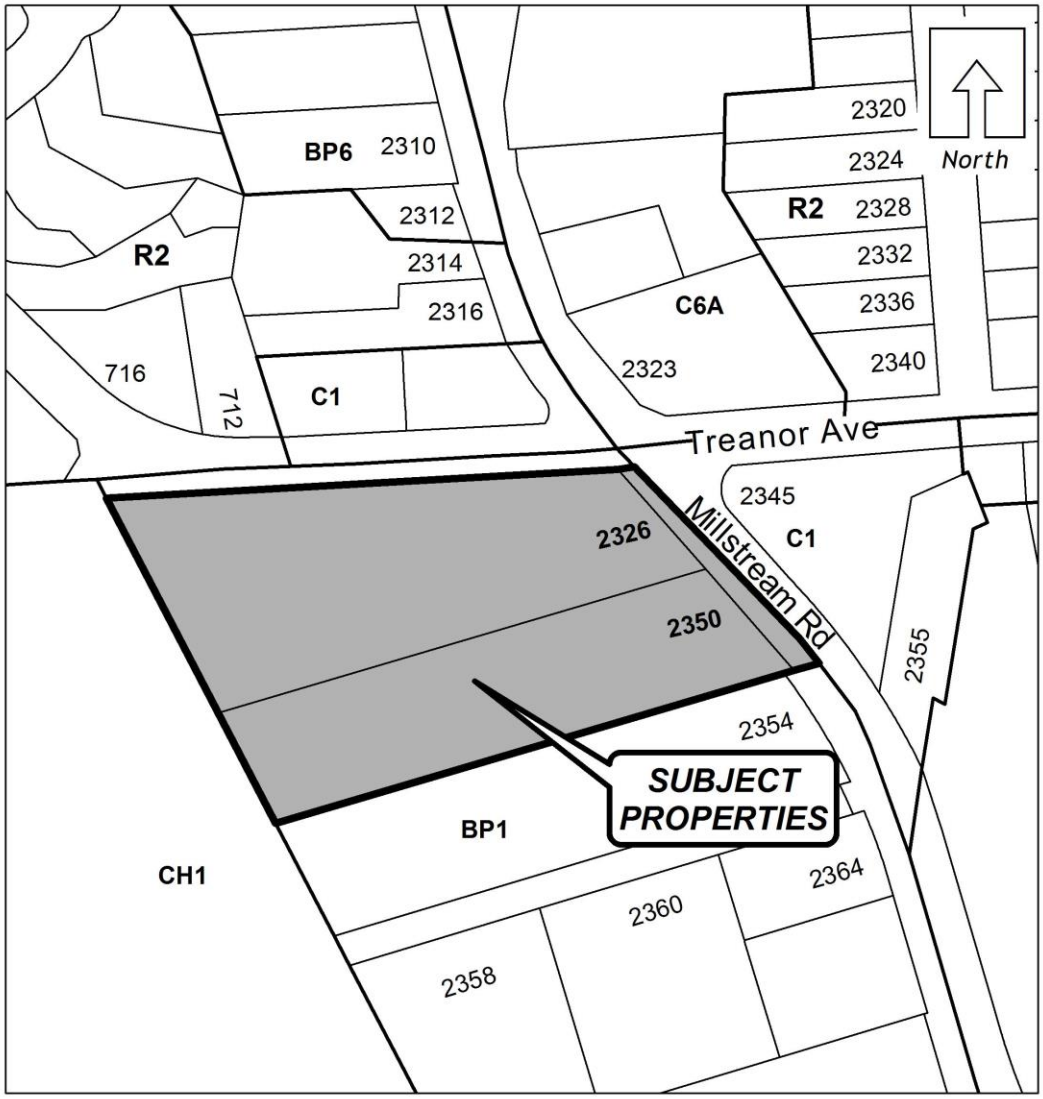
APPROVED BY THE MINISTRY OF TRANSPORTATION this 24th day of January, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1580_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1580

_____
MAYOR

ADOPTION: _____

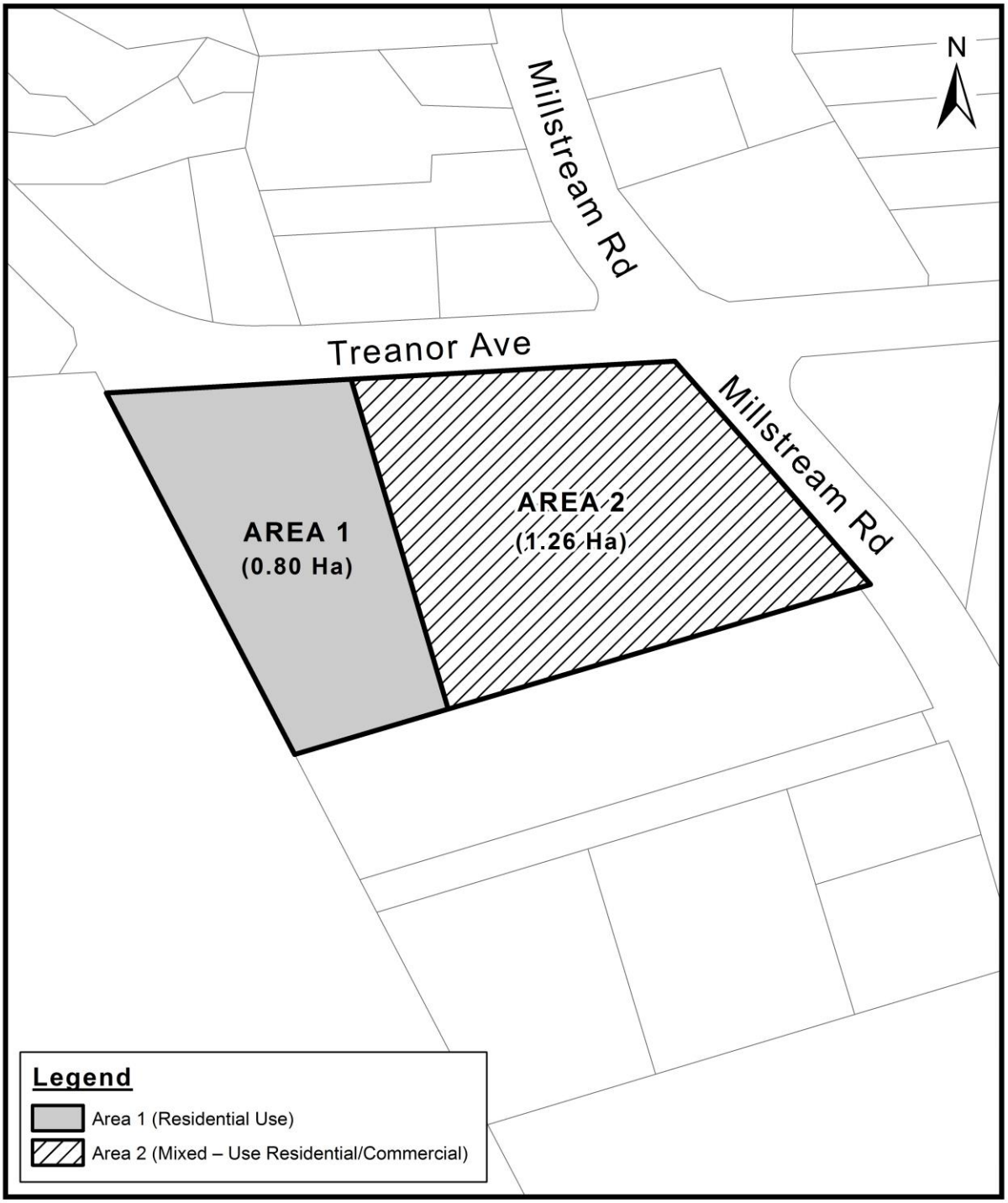
_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/24/2015

Schedule A

Schedule "AL" to Bylaw No.300



CITY OF LANGFORD
BYLAW NO. 1680

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

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

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

1. By deleting from the **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235; PID No.: 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-977 (769 Hockley Ave); STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 017-583-969 (771 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1680	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 25643 EXCEPT PART IN PLAN VIP70235, PID 002-627-086 (767 Hockley Ave); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID 017-583-977 (769 Hockley Ave); and STRATA LOT 1, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2233 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve	Yes

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

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

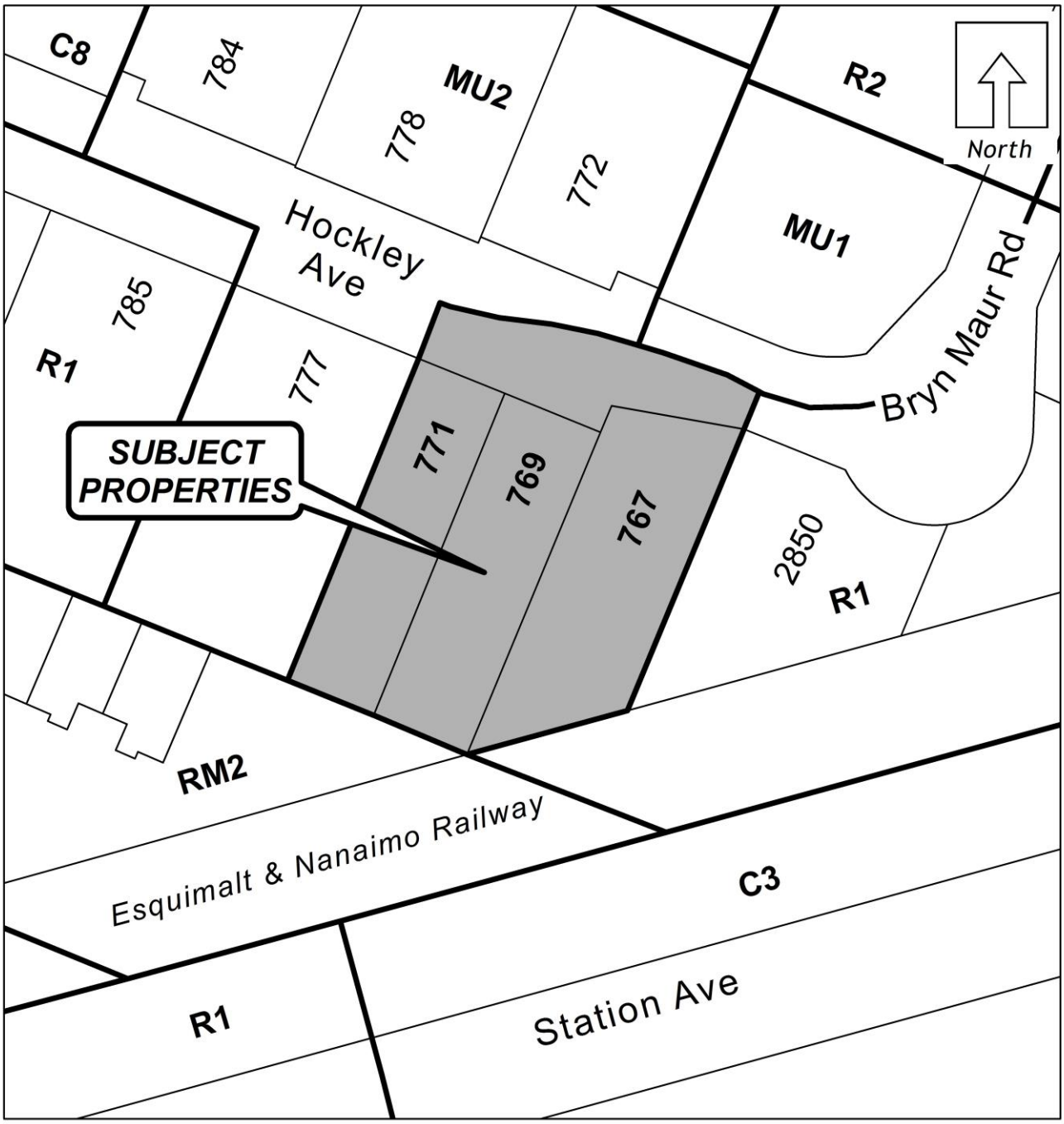
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1680

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

CITY OF LANGFORD
BYLAW NO. 1682

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

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

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

1. By deleting from the **R1 (One-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; PID No.: 018-410-162 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No.: 018-410-171 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643, PID No.: 005-839-696 (2850 Bryn Maur Rd); LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP71257, PID No.: 024-839-671 (portion of 737 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1682	STRATA LOT 1 SECTION 72 ESQUIMALT DISTRICT STRATA PLAN VIS2887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2845 Bryn Maur Rd); STRATA LOT 2, SECTION 72, ESQUIMALT DISTRICT, STRATA PLAN VIS2887, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2847 Bryn Maur Rd); LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 6319 EXCEPT PART IN PLAN 25643 (2850 Bryn Maur Rd); and LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required:	Yes

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

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

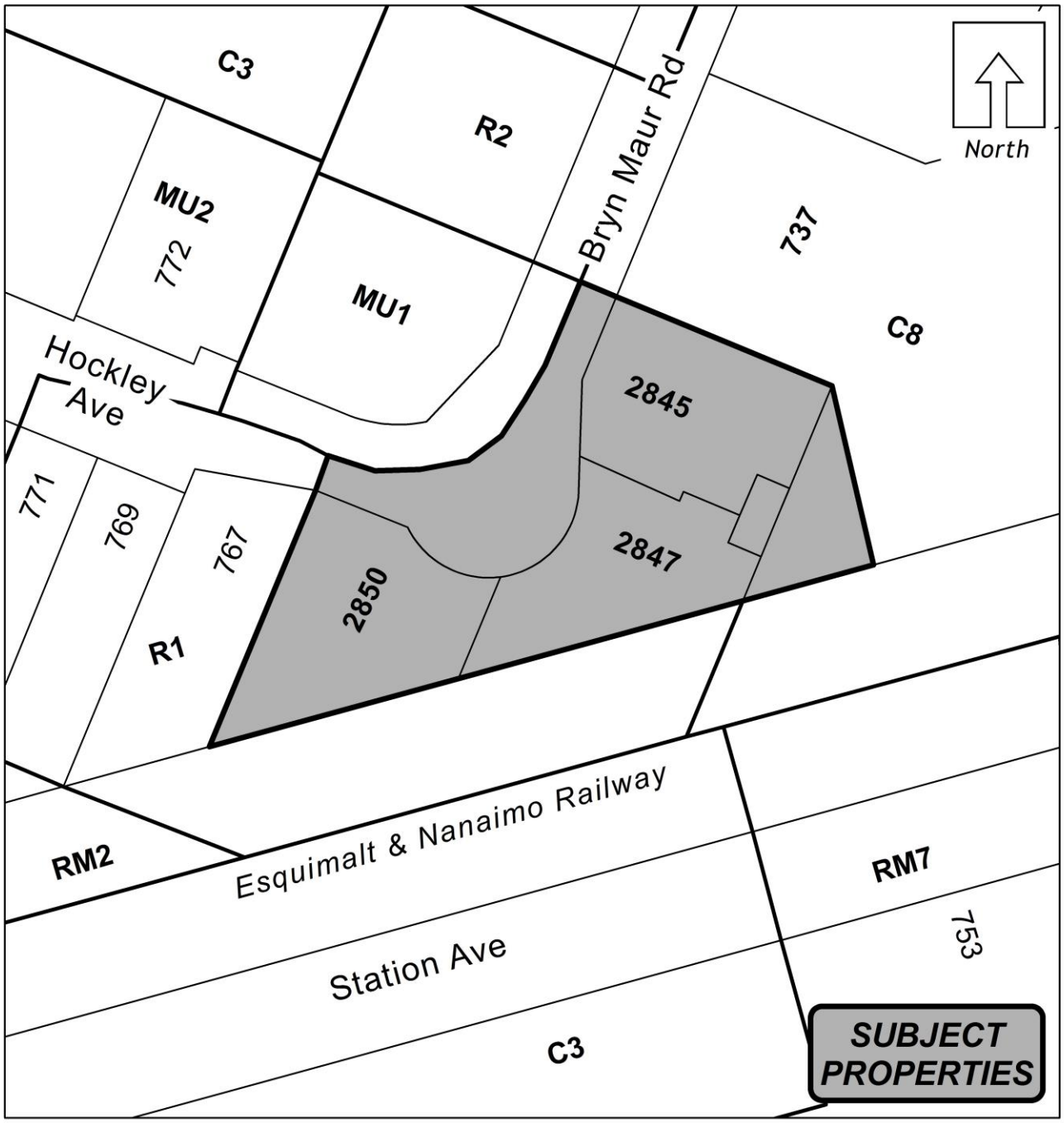
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1682

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **August 14, 2017**

Department: **Administration**

Subject: **Closure and Disposition of Bryn Maur Road – Bylaw No. 1686**

Background
The City was approached by Bryn Maur Development Inc. with an offer to purchase a portion of Bryn Maur Road fronting their development site at 2845-2850 Bryn Maur. Through the rezoning process and the report that went to Council in April of this year, Council agreed to sell this land to the developer in exchange for the dedication of 185m² from these properties plus $5,500. The attached Schedule 'A' outlines the proposed road closure in bold outline.

Commentary
Bryn Maur Development Inc. has requested to purchase a portion of Bryn Maur Road that abuts their development site, which is located to the south and east of this portion of road. The portion of road proposed to be closed would see it used for a section of the six storey building that's proposed at this location.

Financial Implications
All costs associated with the closure and disposition of this portion of Bryn Maur Road would be the responsibility of the developer. Additionally, the City would receive $5,500 from the sale of this land. Any necessary statutory right of ways, easements, or covenants arising as a result of this closure would be the responsibility of the developer.

Legal Implications
There are no known legal barriers to the proposed closure and disposition of this portion of Bryn Maur Road.

Options

That Council;

1. Give Bryn Maur Road Closure Bylaw No. 1686 1st, 2nd, and 3rd readings.

   OR

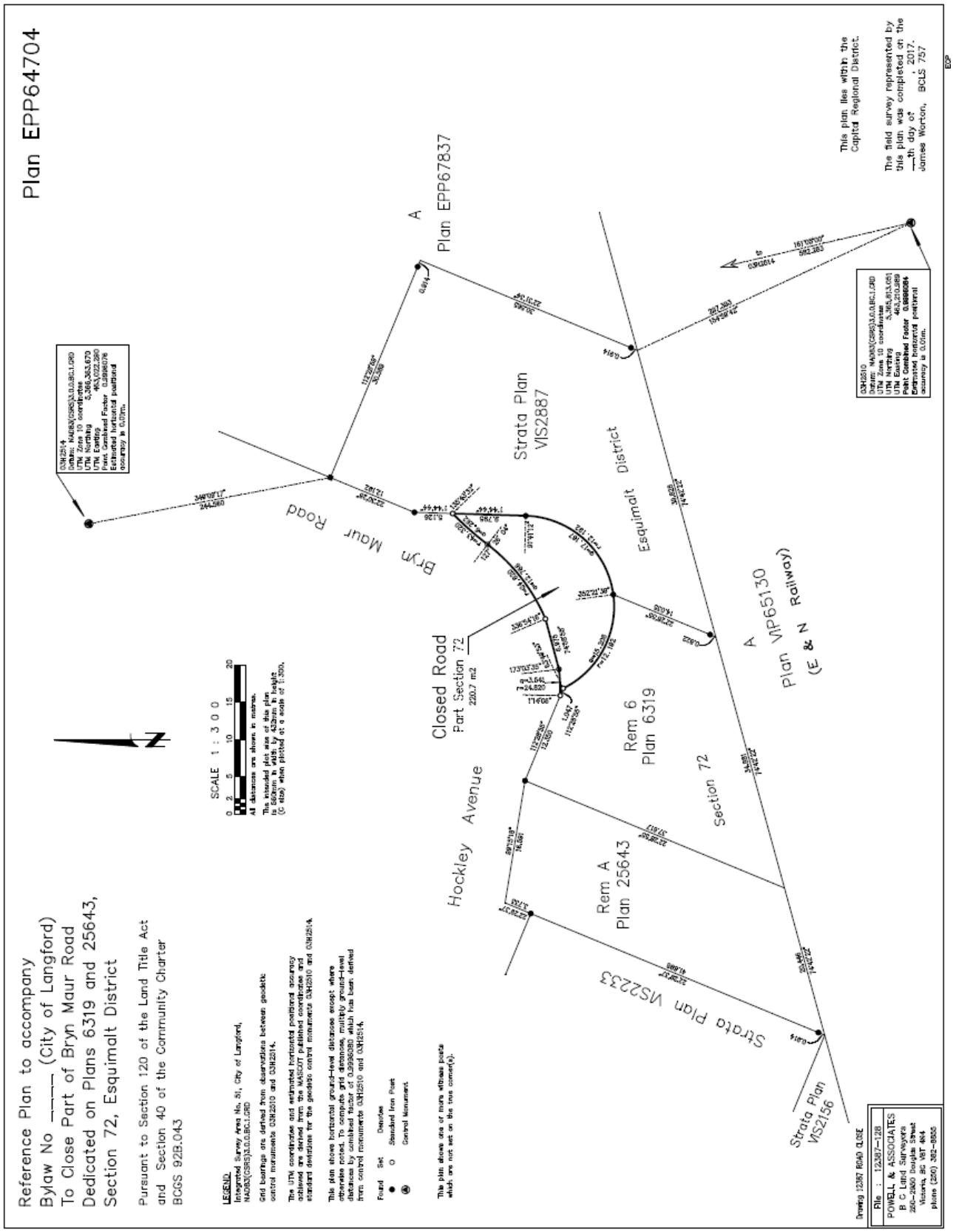
2. Do nothing at this time, and not close Bryn Maur Road as outlined in this report.

Respectfully Submitted,

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

:rd

Schedule 'A'


Plan EPP64704
Reference Plan to accompany
Bylaw No ____ (City of Langford)
To Close Part of Bryn Maur Road
Dedicated on Plans 6319 and 25643,
Section 72, Esquimalt District
Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043
SCALE 1 : 300
0 2 5 10 15 20
All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:300.
LEGEND
Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC1.GRD
Grid bearings are derived from observations between geodetic control monuments GM2810 and GM2814.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments GM2810 and GM2814.
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996080 which has been derived from control monuments GM2810 and GM2814.
Found Set Denotes
● ○ Standard Iron Post
Ⓒ Control Monument
This plan shows one or more witness posts which are not set on the true corner(s).
Bryn Maur Road
Hockley Avenue
Closed Road
Part Section 72
220.7 m2
Rem A
Plan 25643
Rem 6
Plan 6319
Section 72
Esquimalt District
Strata Plan
VIS2887
Strata Plan VIS2233
Strata Plan
VIS2156
A
Plan VIP65130
(E & N Railway)
A
Plan EPP67837
This plan lies within the Capital Regional District.
The field survey represented by this plan was completed on the ___th day of _____, 2017.
James Worton, BCLS 757
Drawing 12387 ROAD CLOSE
File : 12387-128
POWELL & ASSOCIATES
B.C. Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8555

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1686, 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 220.7m² (2,376 ft²), which was dedicated as highway by Plans 6319 and 25643, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS, 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 220.7m² of highway, which was dedicated as highway by Plans 6319 and 25643, labelled "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. 1686 (Bryn Maur Road), 2017".

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

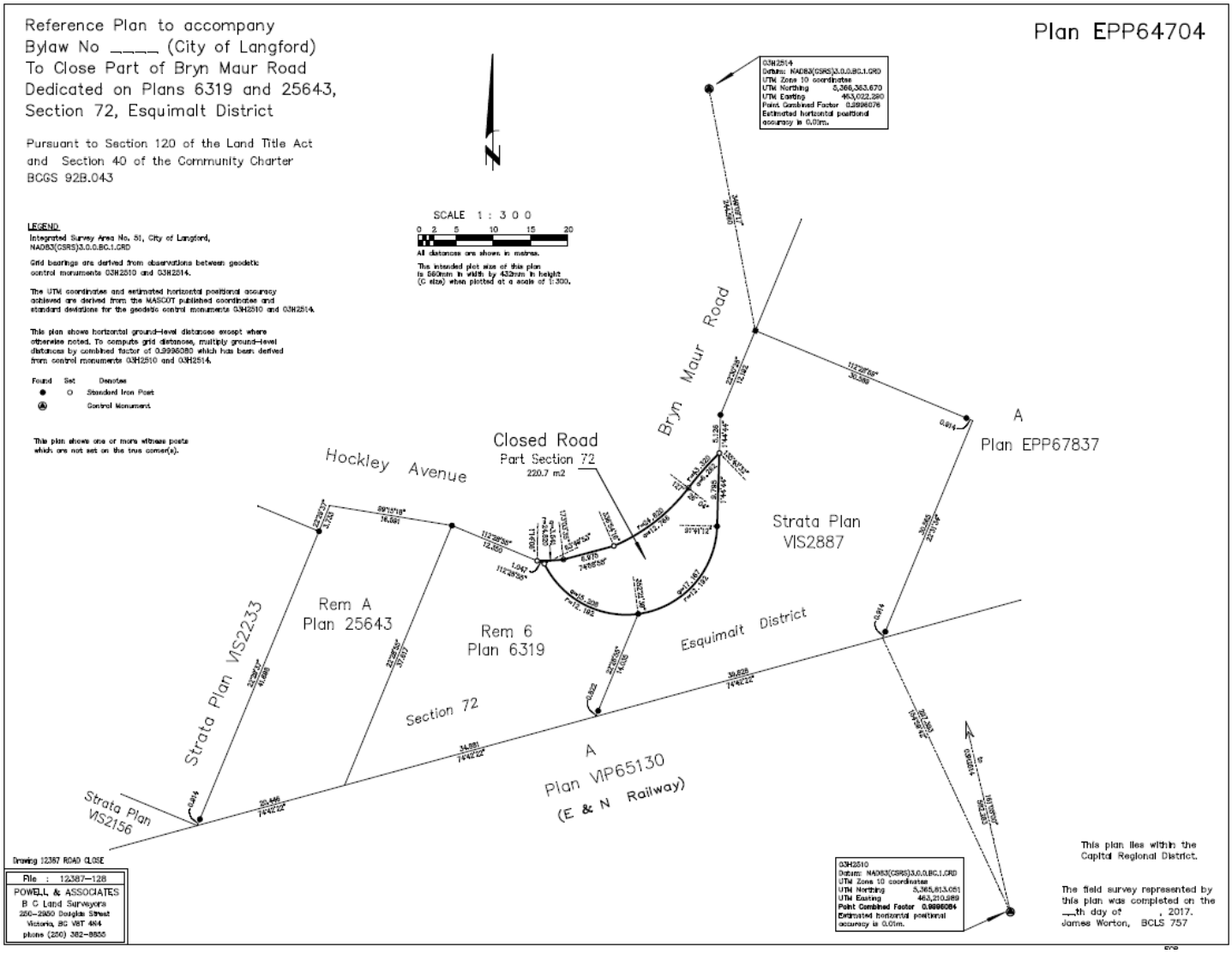
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE 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 17th day of July, 2017.

READ A SECOND TIME this 17th day of July, 2017.

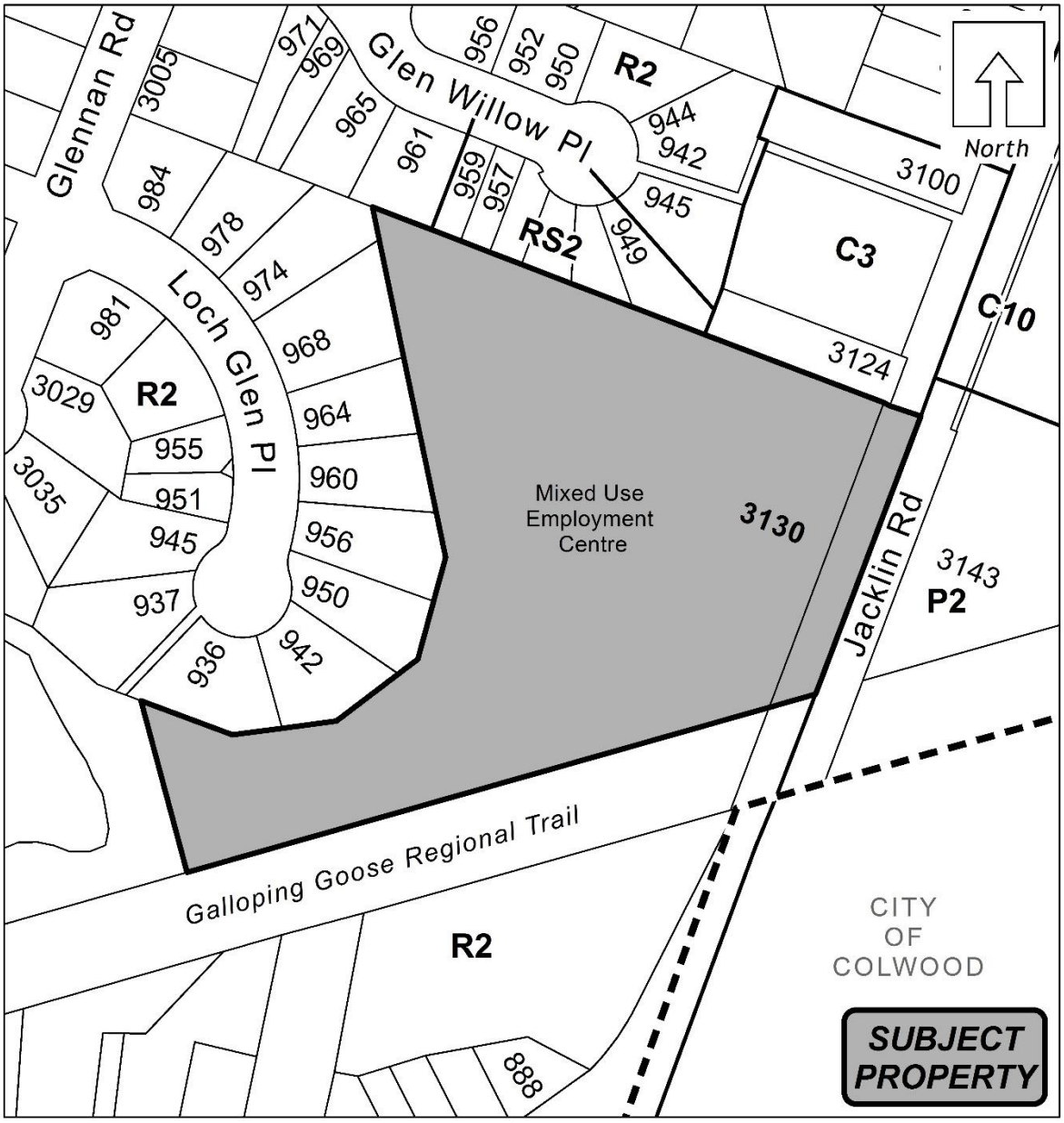
READ A THIRD TIME this 17th day of July, 2017.

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 per unit to the General Amenity Reserve Fund b) $610 per unit to the Affordable Housing Reserve Fund	Yes

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 17th day of July, 2017.

READ A SECOND TIME this 17th day of July, 2017.

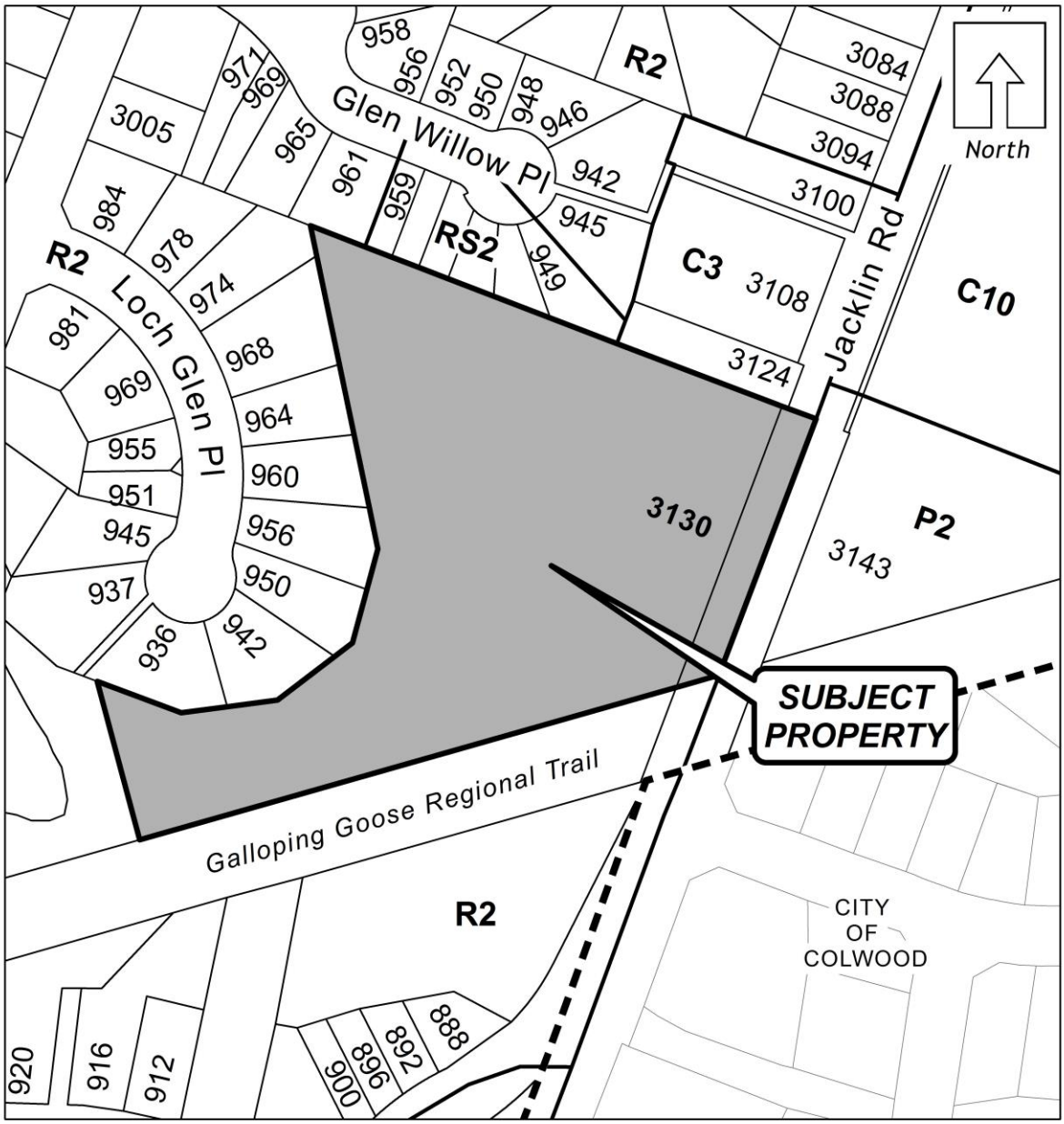
READ A THIRD TIME this 17th day of July, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 9th day of August, 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
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 17th day of July, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

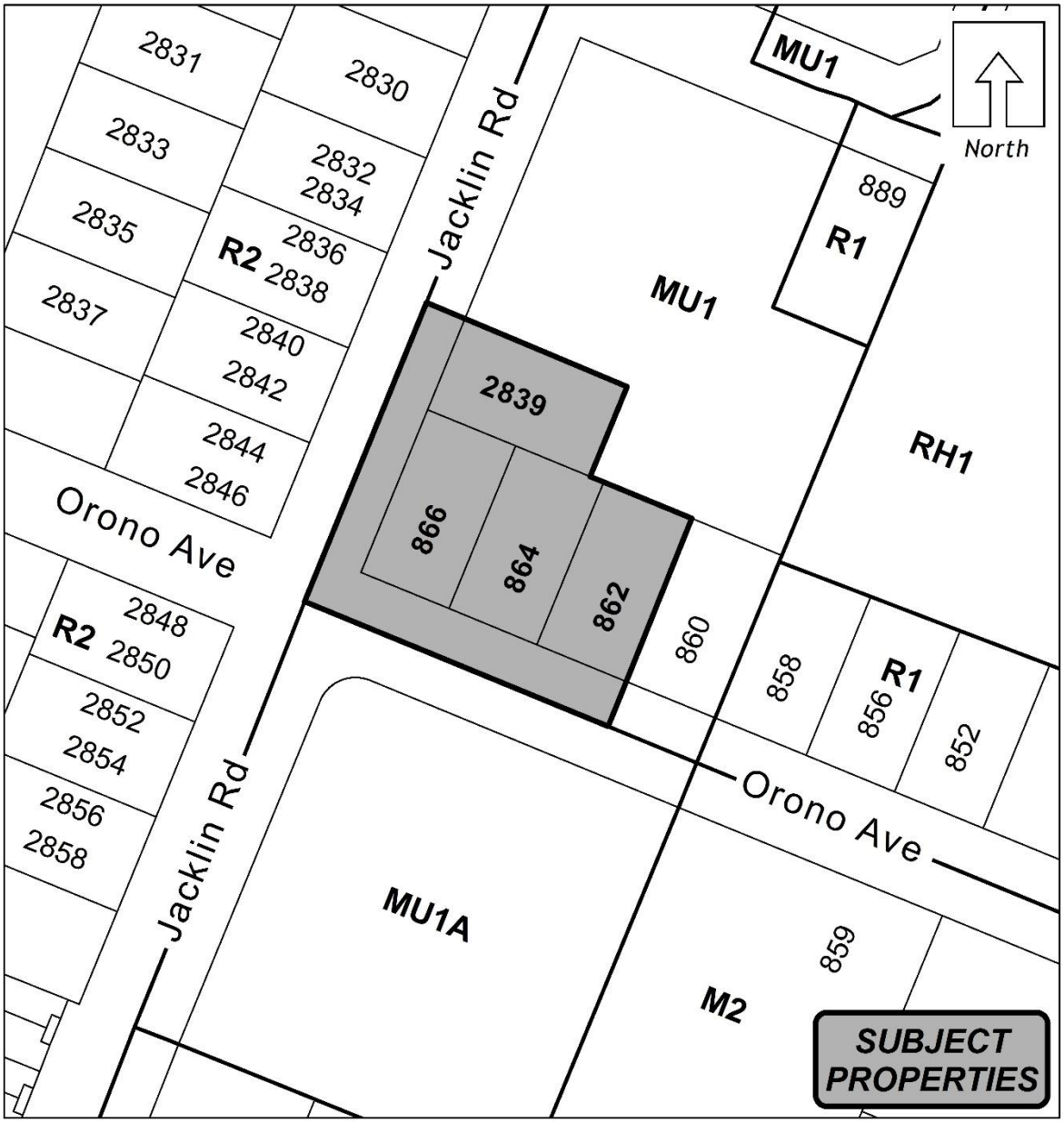
READ A THIRD TIME this day of, 2017.

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. 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 17th day of July, 2017.

READ A SECOND TIME this 17th day of July, 2017.

READ A THIRD TIME this 17th day of July, 2017.

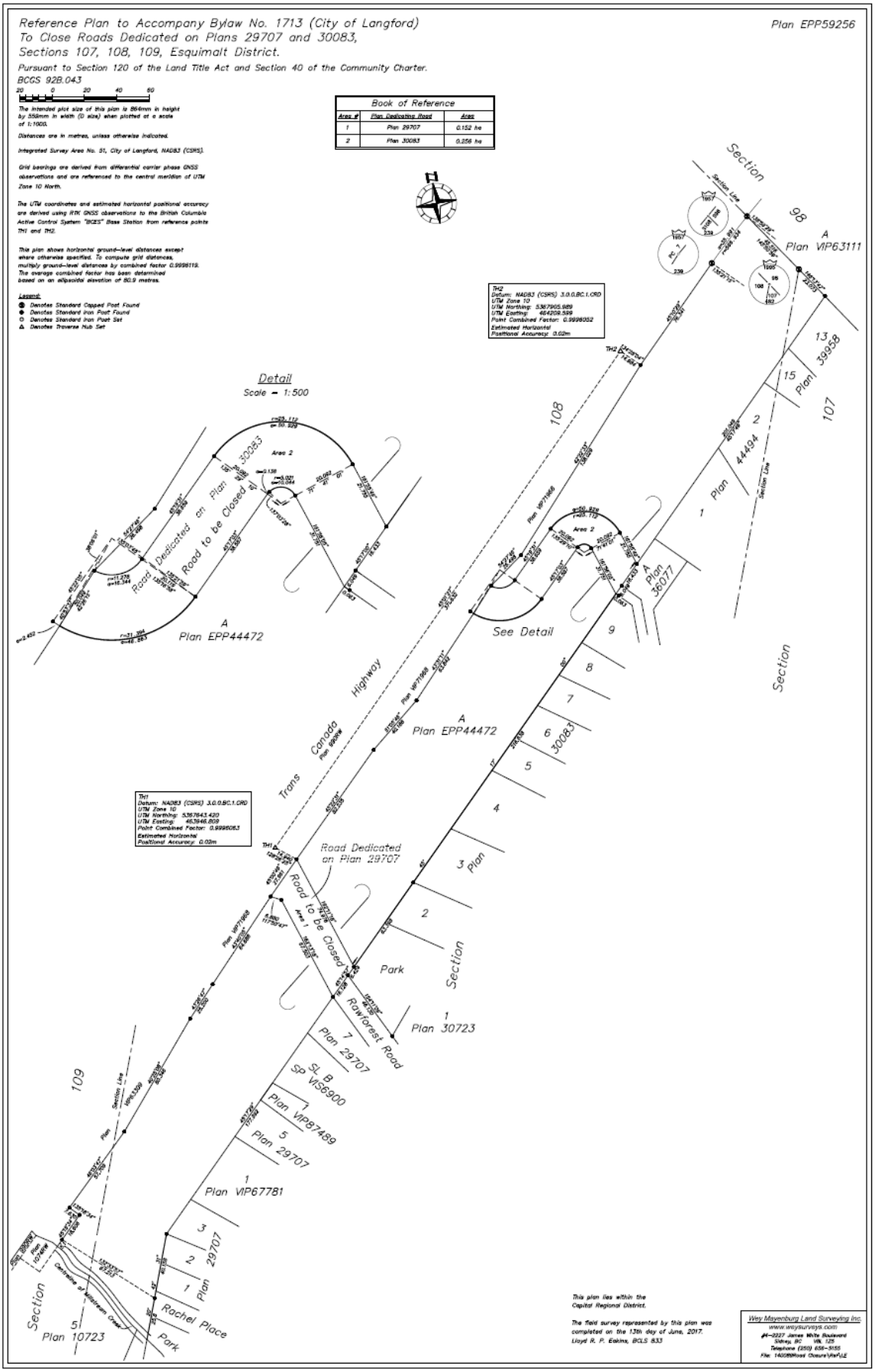
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 9th DAY OF AUGUST, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD

BYLAW NO. 1714

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

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

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

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

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

Title

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

Imposition of Fees and Charges

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

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

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

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

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

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

ADOPTED this 14th day of August, 2017

MAYOR

(Certified Correct)
CORPORATE OFFICER

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 17th day of July, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

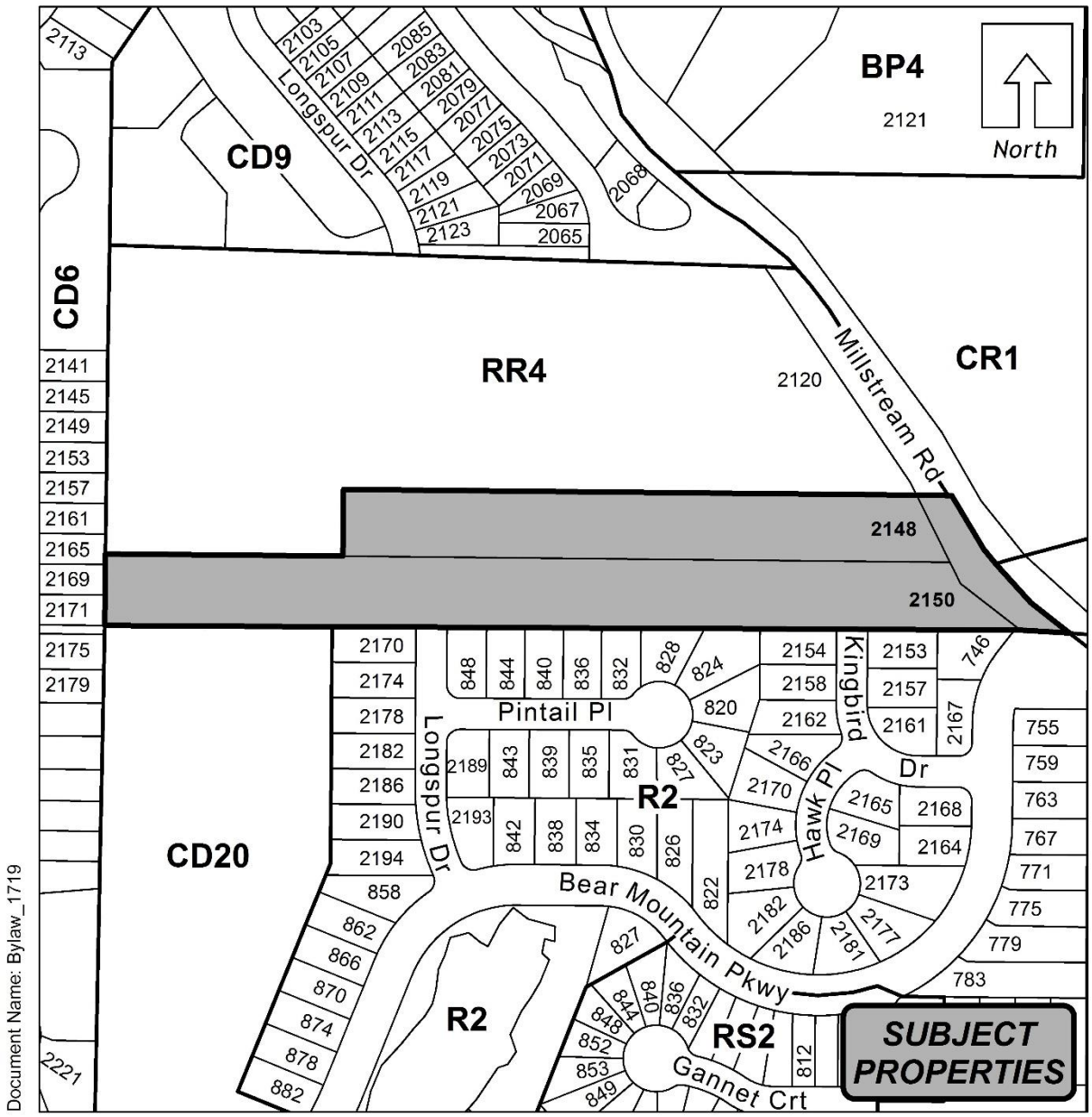
READ A THIRD TIME this day of, 2017.

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

_____
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.

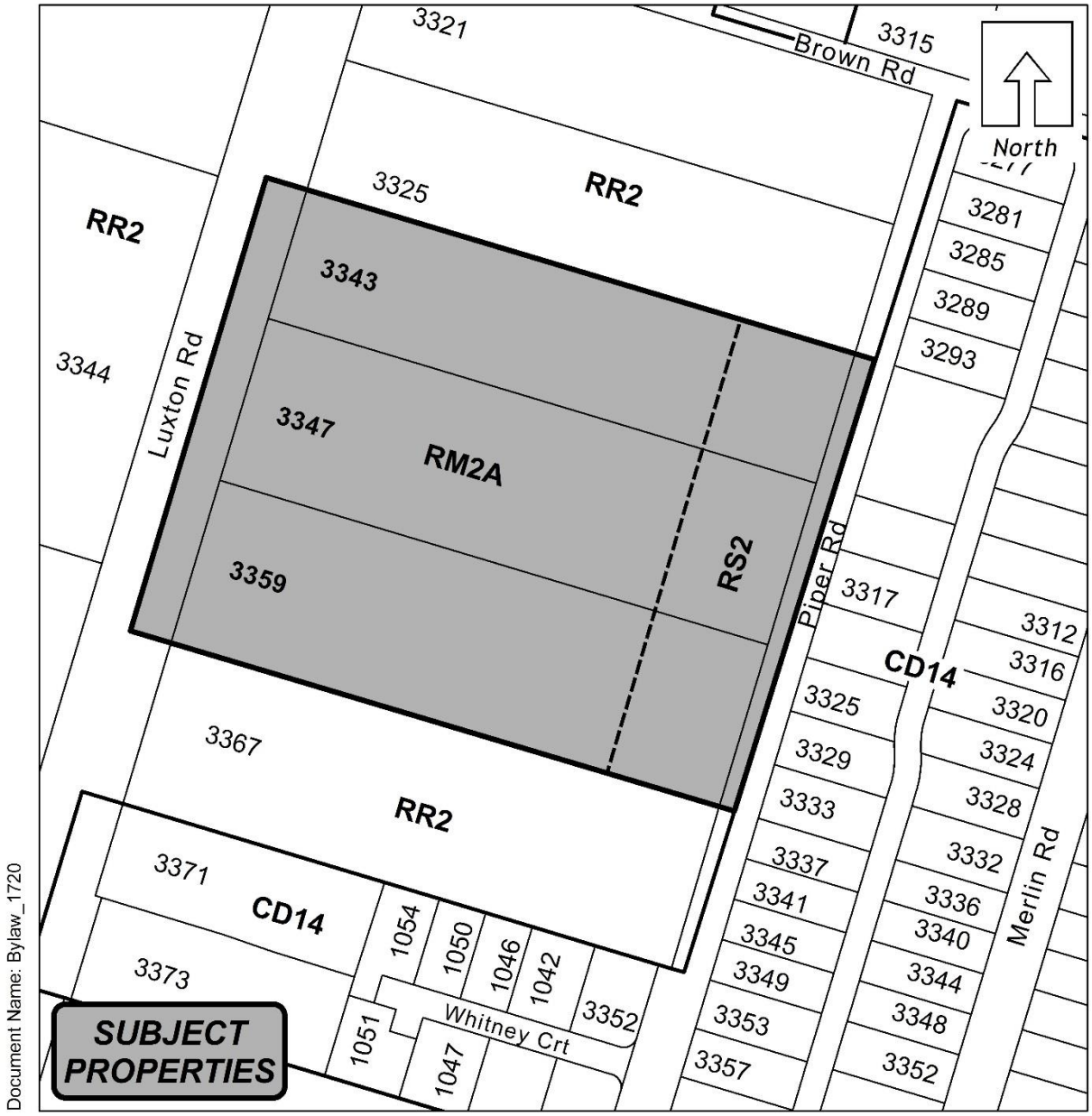
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/14/2017

CITY OF LANGFORD
BYLAW NO. 1723

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 **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196; PID No.: 003-380-980 (967 Walfred 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)
RS3	1723	LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196 (967 Walfred Rd);	a) $6,000 towards the General Amenity Reserve Fund; b) $1,000 towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 497, (967 Walfred 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.

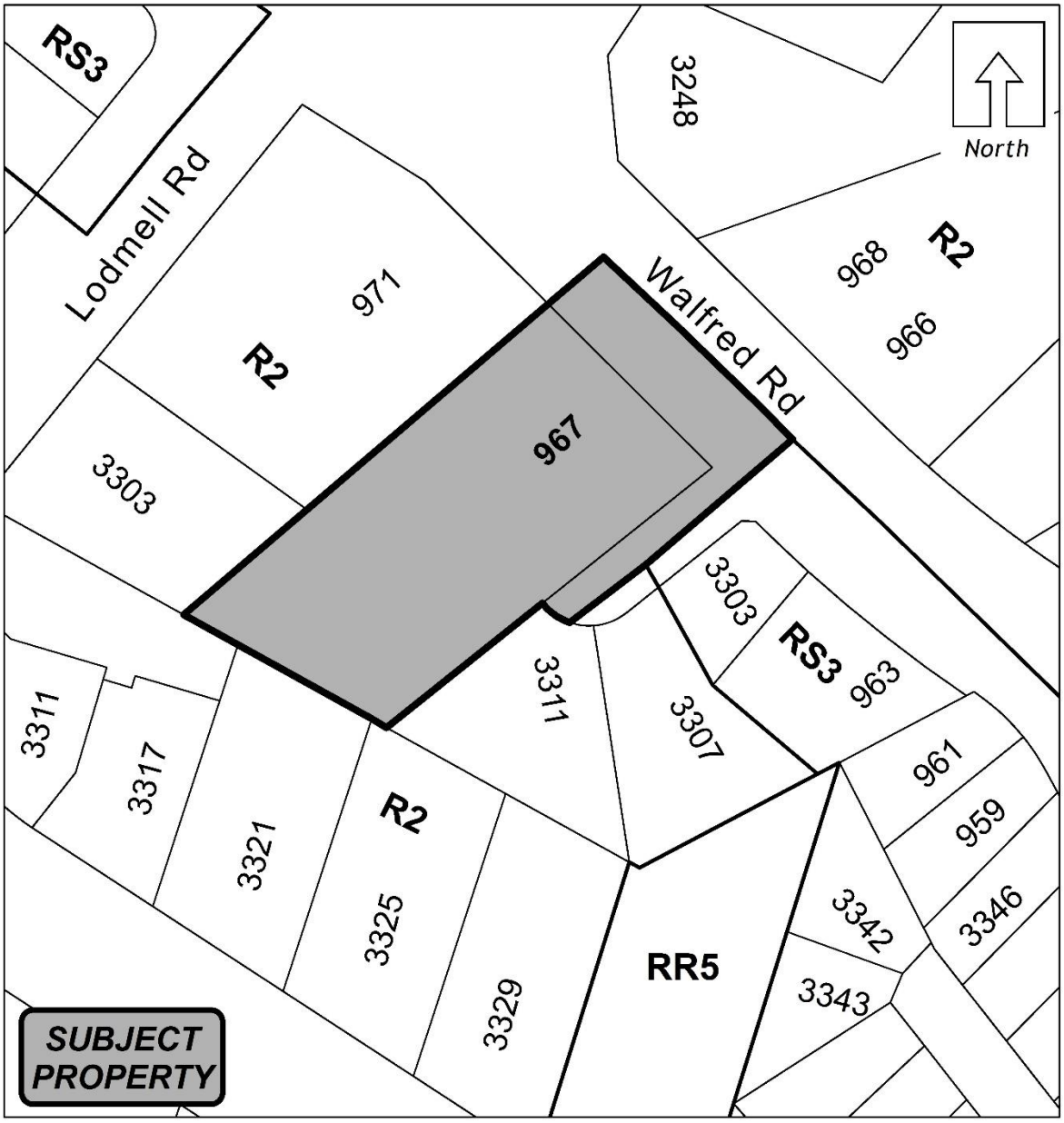
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1723

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1723

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

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 17th day of July, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

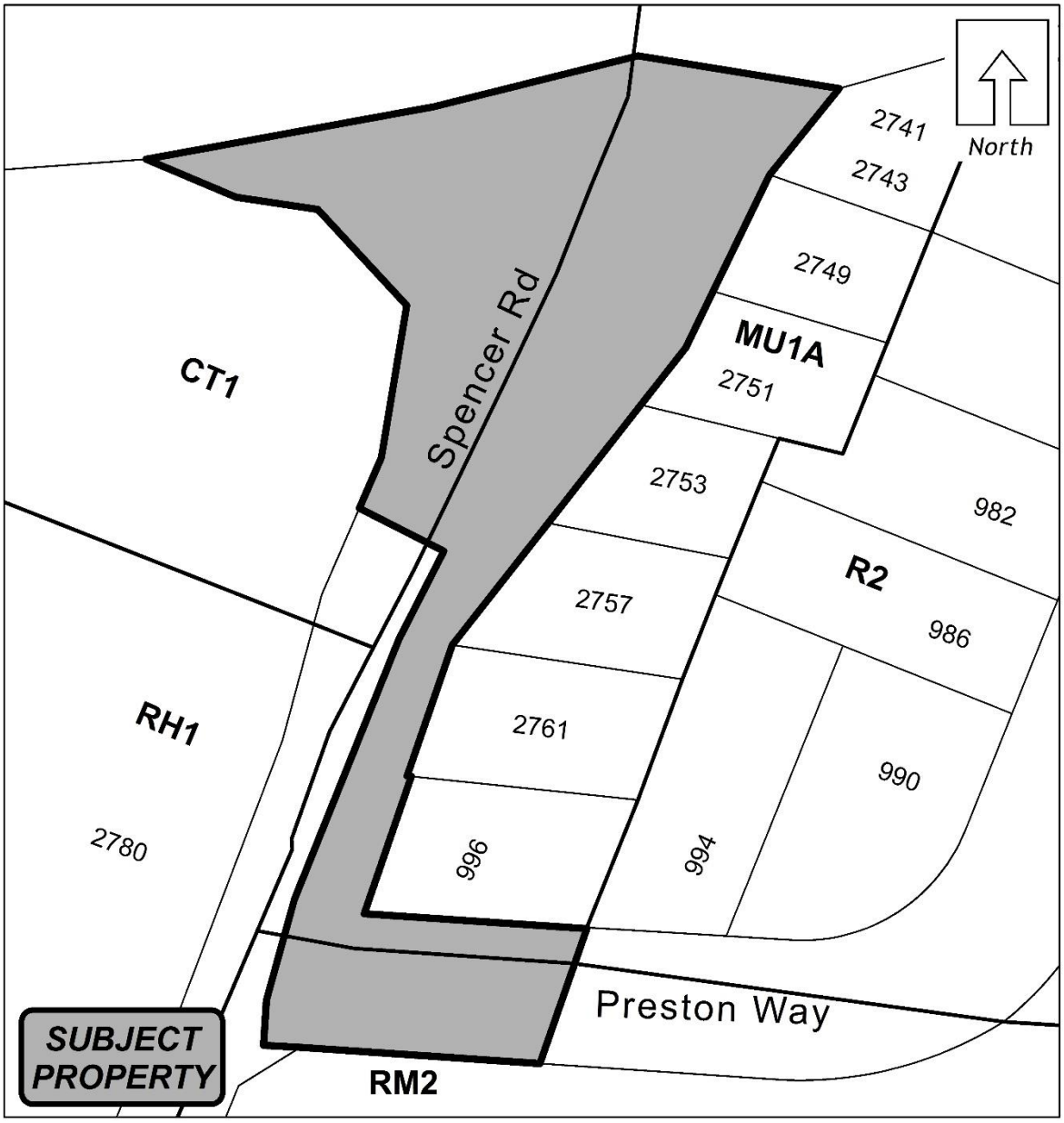
READ A THIRD TIME this day of , 2017.

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

_____
MAYOR

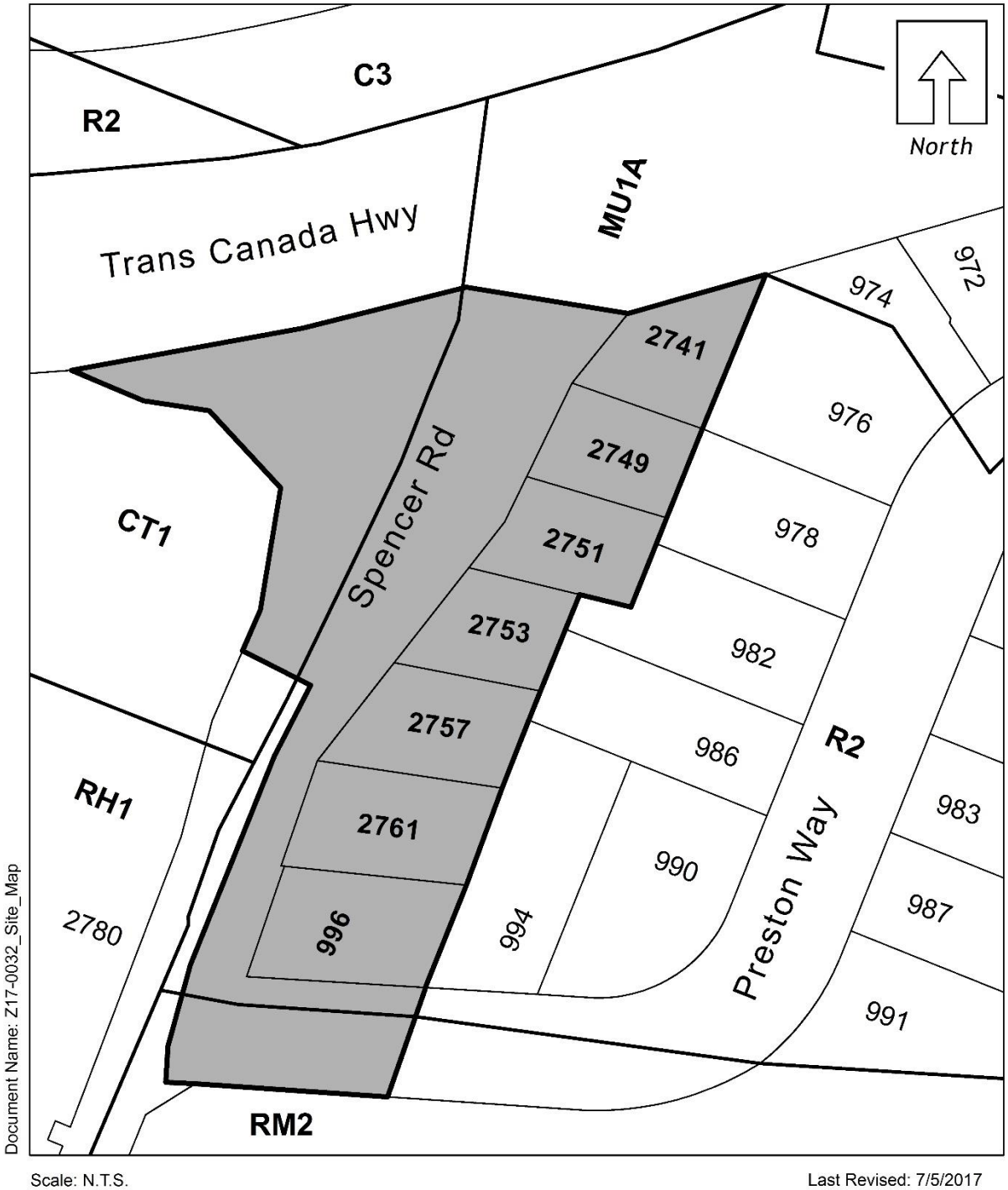
ADOPTION: _____

_____
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
BYLAW NO. 1726

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

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

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

1. By adding the following text to Section 6.45.01 of Zoning Bylaw No. 300:

   "Funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)".

2. By adding the following text to Section 6.45.08 of Zoning Bylaw No. 300:

   "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

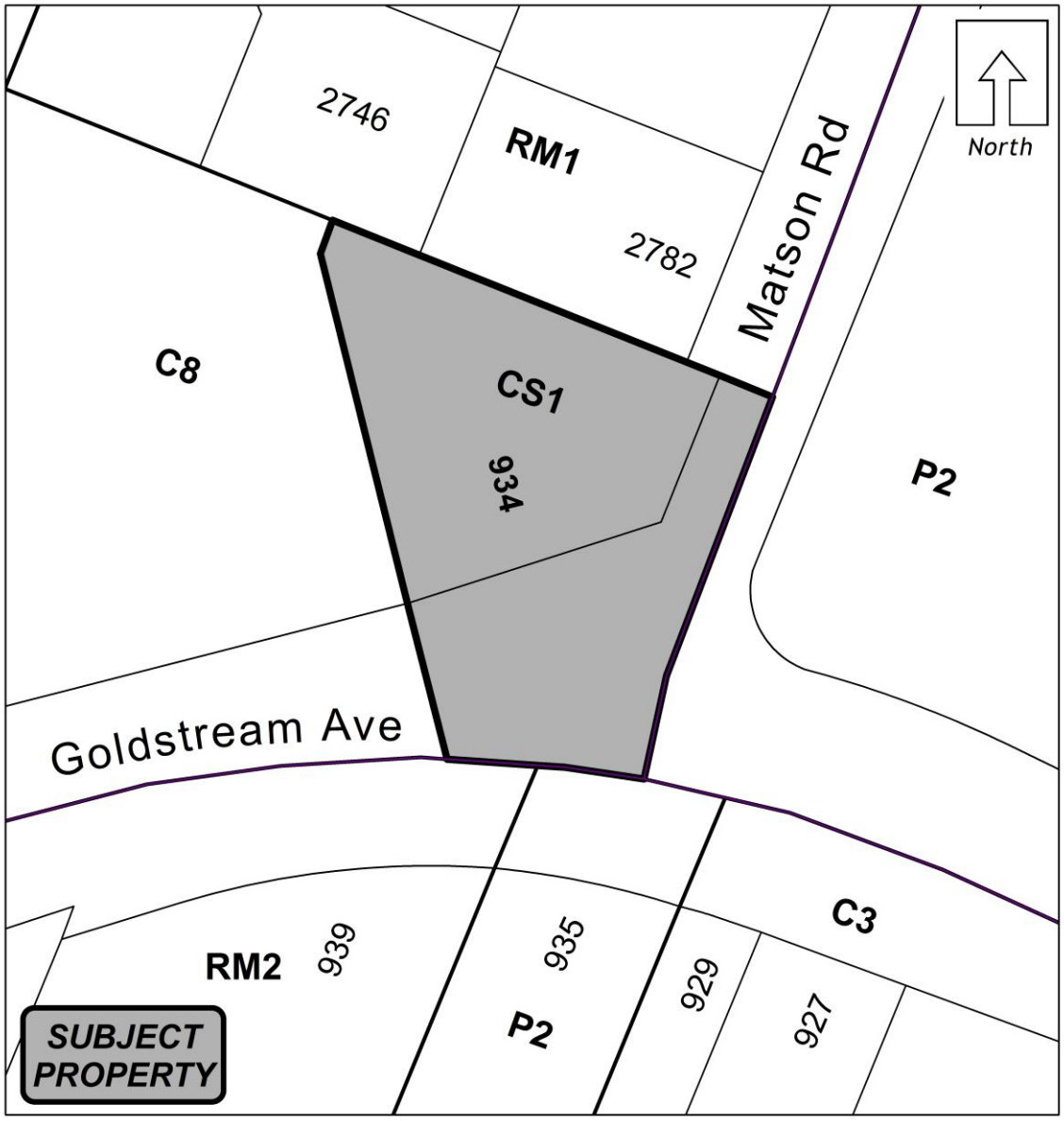
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1726

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1726

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/10/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**August 14, 2017**
Department:	**Planning**
Application No.:	**Z17-0019**
Subject:	**Bylaw No. 1727 - Application to Rezone 1300 Glenshire Drive from RR4 (Rural Residential 4) to RM2A (Attached Housing) to allow for the development of approximately 100 townhouse units on a private roadway**

At the Regular Meeting of Council on July 17, 2017, Council passed the following resolution with respect to the property at 1300 Glenshire Drive:

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.*

COMMENTS

Staff have prepared Bylaw No. 1727 in accordance with Council's resolution of July 17, 2017. As Council has not set any conditions that must precede First Reading of this bylaw, Council may now wish to give Bylaw No. 1727 First Reading.

It should be noted that the map attached to Bylaw No. 1727 differs from that presented to the Planning, Zoning and Affordable Housing Committee at their July 10, 2017 meeting. The current Bylaw map reflects the recently agreed upon road dedication plan for the West Shore Parkway. This road dedication plan finalizes the location of the road right-of-way, and the property lines of adjacent sites at 1300 Glenshire Drive and 4342 West Shore Parkway.

A Public Hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1727.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1727;

OR

2. Take no action at this time with respect to Bylaw No. 1727.

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 1727

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 RR4 (Rural Residential 4) Zone and adding to RM2A (Attached Housing) Zone the property legally described as Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr) 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)
RM2A	1727	Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr)	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

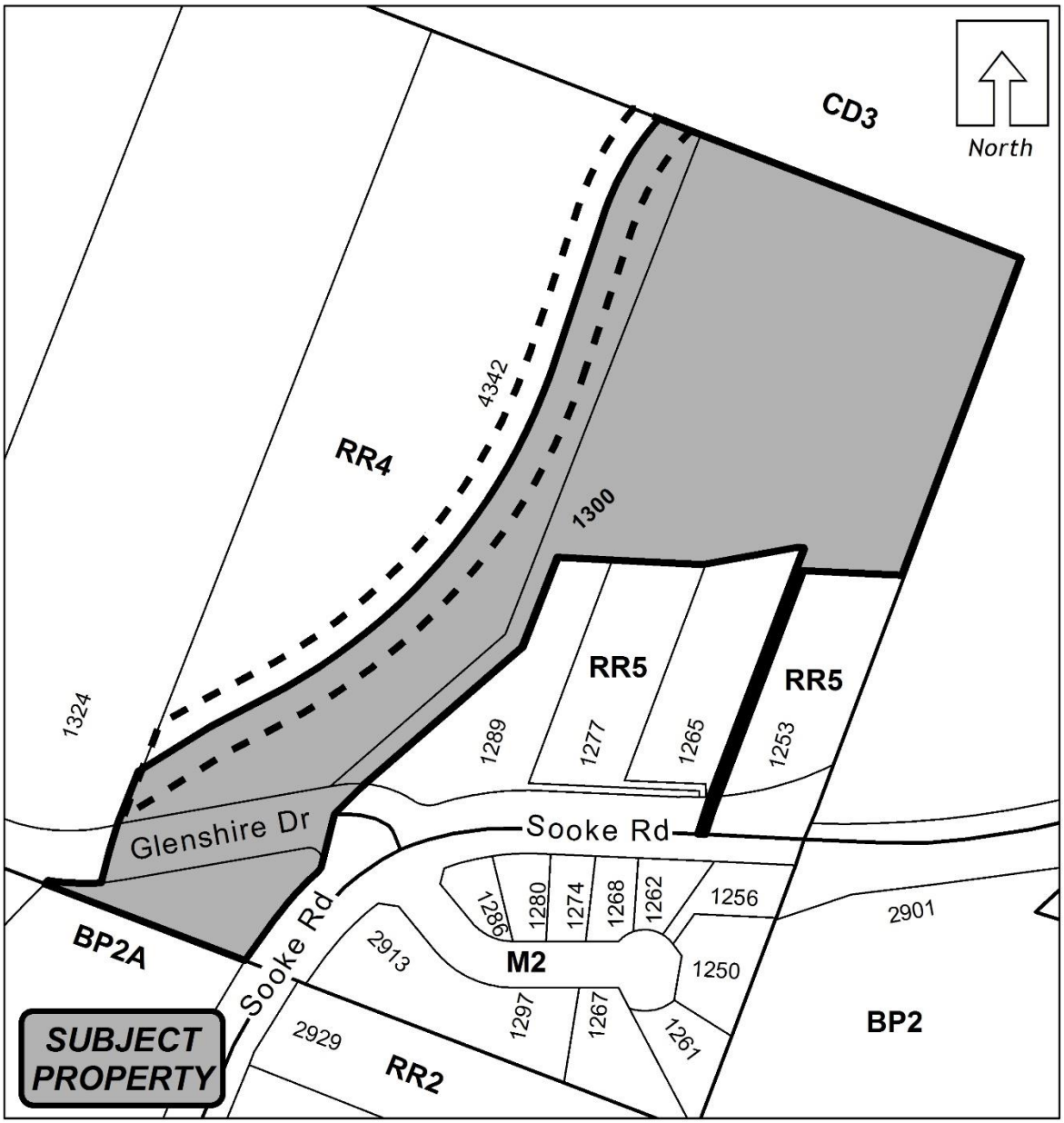
READ A THIRD TIME this day of, 2017.

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

ADOPTED this 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. 1727

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2017

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **August 14, 2017**

Department: **Administration**

Subject: **Closure and Disposition of Hockley Avenue – Bylaw No. 1729**

Background
The City was approached by DB Services on behalf of 1113417 BC Ltd. with an offer to purchase a portion of Hockley Avenue fronting their development site at 769 Hockley Avenue. The possibility of closing and selling this portion of Hockley Avenue was previously discussed at the rezoning stage of this project. The attached Schedule 'A' outlines the proposed road closure in bold outline.

Commentary
DB Services on behalf of 1113417 BC Ltd. has requested to purchase a portion of Hockley Avenue that abuts their development site, which is located immediately to the south of this portion of road. The small portion of road proposed to be closed (7.1m²) would see it used for the building and required setbacks of the building that's proposed at this location. In exchange for this road, the developer would dedicate 79.9m² of their land to the City for the purpose of road.

Financial Implications
All costs associated with the closure and disposition of this portion of Hockley Avenue would be the responsibility of the developer. Any necessary statutory right of ways, easements, or covenants arising as a result from this closure would be the responsibility of the developer.

Legal Implications
There are no known legal barriers to the proposed closure and disposition of this portion of Bryn Maur Road.

Options

That Council;

1. Agrees to close and sell 7.1m² of road fronting 769 Hockley Avenue as outlined in this report in exchange for 79.9m² of land from the same development site being dedicated to the City as road;

   AND

2. Give Hockley Avenue Closure Bylaw No. 1729 1st, 2nd, and 3rd readings.

   OR

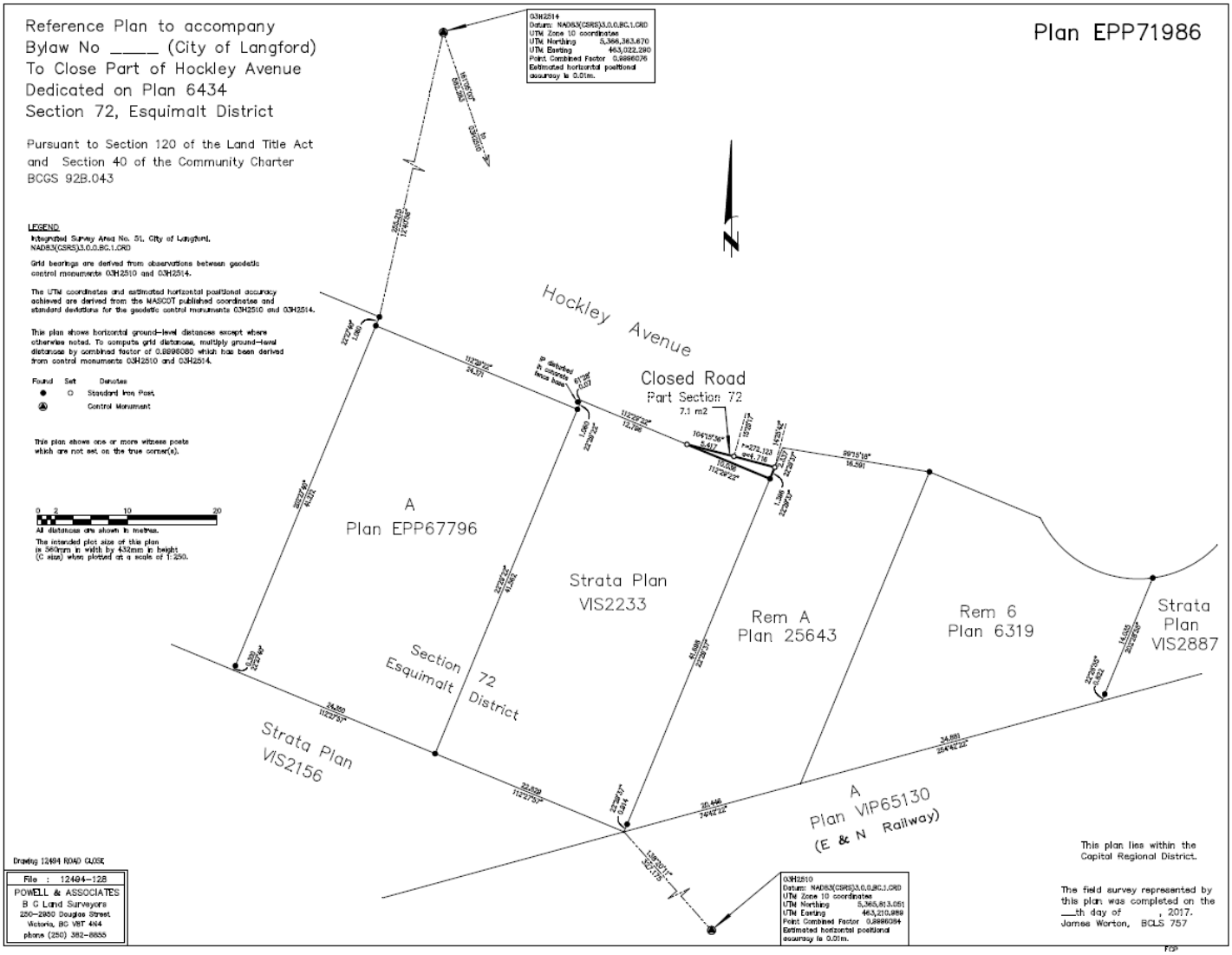
3. Do nothing at this time, and not close Hockley Avenue as outlined in this report.

Respectfully Submitted,

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

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Schedule 'A'


Reference Plan to accompany
Bylaw No _____ (City of Langford)
To Close Part of Hockley Avenue
Dedicated on Plan 6434
Section 72, Esquimalt District
Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043
Plan EPP71986
LEGEND
Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.ORD
Grid bearings are derived from observations between geodetic control monuments 03H2510 and 03H2514.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2510 and 03H2514.
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996080 which has been derived from control monuments 03H2510 and 03H2514.
Found Set Denotes
Standard Iron Post
Control Monument
This plan shows one or more witness posts which are not set on the true corner(s).
All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250.
03H2514
Datum: NAD83(CSRS)3.0.0.BC.1.ORD
UTM Zone 10 coordinates
UTM Northing 5,366,383.670
UTM Easting 463,022.290
Point Combined Factor 0.9996076
Estimated horizontal positional accuracy is 0.01m.
Hockley Avenue
Closed Road
Part Section 72
7.1 m2
A
Plan EPP67796
Strata Plan
VIS2233
Rem A
Plan 25643
Rem 6
Plan 6319
Strata
Plan
VIS2887
Section 72
Esquimalt District
Strata Plan
VIS2156
A
Plan VIP65130
(E & N Railway)
03H2510
Datum: NAD83(CSRS)3.0.0.BC.1.ORD
UTM Zone 10 coordinates
UTM Northing 5,365,813.051
UTM Easting 463,210.859
Point Combined Factor 0.9996084
Estimated horizontal positional accuracy is 0.01m.
This plan lies within the Capital Regional District.
The field survey represented by this plan was completed on the ___th day of , 2017.
James Worton, BCLS 757
Drawing 12484 ROAD CLOSE
File : 12484-12B
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1729, 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 7.1m² (76 ft²), which was dedicated as highway by Plan 6434, shown outlined in a bold black line on the reference plan prepared by James Worto, BCLS, 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 7.1m² of highway, which was dedicated as highway by Plan 6434, labelled "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. 1729 (Hockley, 769), 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.

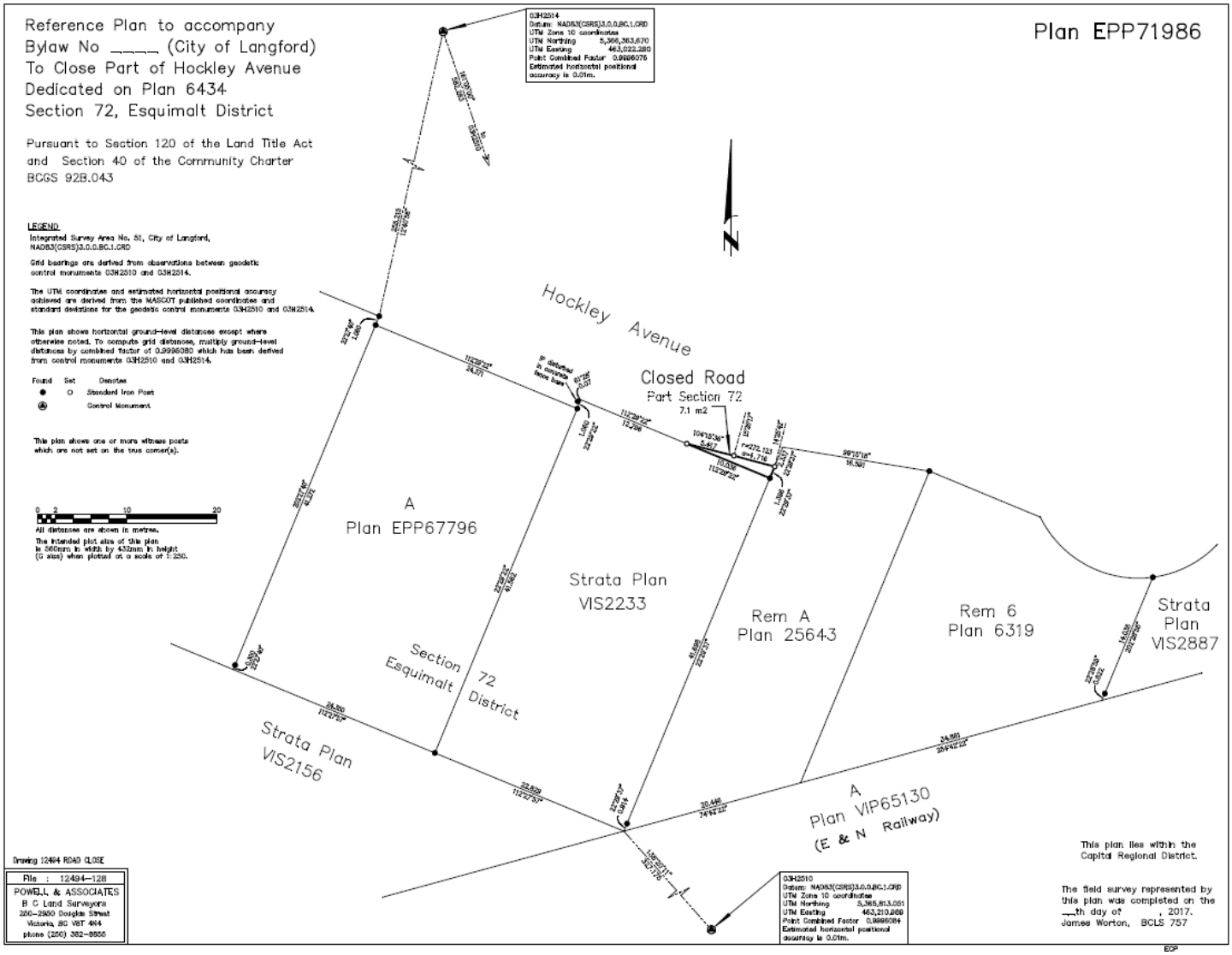
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD

BYLAW NO. 1734

A BYLAW TO AMEND CAPITAL REGIONAL DISTRICT BYLAW NO. 961, A BYLAW TO PROVIDE FOR THE ABATEMENT AND CONTROL OF OBJECTIONABLE NOISE IN THE CITY OF LANGFORD, 2017.

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

1. The Noise Suppression By-law, 1981 is hereby amended as follows:

    a. By replacing the words "District of Langford" with the words "City of Langford";

    b. By deleting subsection 3(8) and replacing it with the following:
    3(8) Blasting and rock drilling

        (a) no person shall detonate any explosives, ignite an explosive device, crush rocks, mechanically break rock (including jackhammering), or undertake any coring or drilling for rock blasting:
            i. on land within a zone belonging to the Rural Residential Zones, Residential Zones or Multiple Residential Zones zone categories under the Langford Zoning Bylaw on Saturdays, Sundays or Statutory Holidays; or
            ii. on land within a zone belonging to the Rural Residential Zones, Residential Zones or Multiple Residential Zones zone categories under the Langford Zoning Bylaw before 8:00 a.m. or after 4:30 p.m. on any weekday.

    c. By deleting subsections 5(2) and 5(3) and replacing them with the following:

        (2) A person who contravenes this by-law by doing any act which it forbids, or failing to do any act which it requires to be done, is guilty of an offence and is liable upon summary conviction to a fine of not less than $50.00 and not more than $10,000.00. A separate offence shall be deemed to be committed upon each day during and in which the contravention occurs or continues.

        (3) Despite subsection 5(2), a person who contravenes section 3(8) of this by-law is liable upon summary conviction to a fine of not less than $1,000.00 and not more than $10,000.00 for each detonation, ignition, or other prohibited act or undertaking.

(4) The penalties imposed under this section shall be in addition to, and not in substitution for, any other penalty or remedy imposed by this by-law or any other statute, law or regulation.

2. Citation

This bylaw may be cited for all purposes as “Langford Noise Suppression Bylaw Amendment No. 5, 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.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1735

A BYLAW TO AMEND BYLAW NO. 34 BEING THE "DISTRICT OF LANGFORD TICKET INFORMATION AUTHORIZATION BYLAW, 1993."

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

1. Bylaw No. 34 cited as "District of Langford Ticket Information Authorization Bylaw, 1993" is amended by adding the following entry to the table in Schedule 9:

9. Blasting Off Hour	3(8)	$1000.00

2. This Bylaw may be cited for all purposes as "District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 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.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1721

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 **CS1 (Service Commercial)** Zone and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132; PID No.: 029-961-696 (732 Meaford Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting the text in subsection 6.51A.05 (4) and replacing it with the following:

   "Despite article (2), the lot coverage of all buildings and structures on the properties legally described as Lots 1 and 2, Section 72, Esquimalt District, Plan 15185 (724 and 720 Meaford Avenue) and Lot A, Section 72, Esquimalt District, Plan EPP61132 (732 Meaford Ave)."

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1721	LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132 (732 Meaford Ave)	a) $2,562 towards the General Amenity Fund; b) $610 towards the Affordable Housing Reserve Fund	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

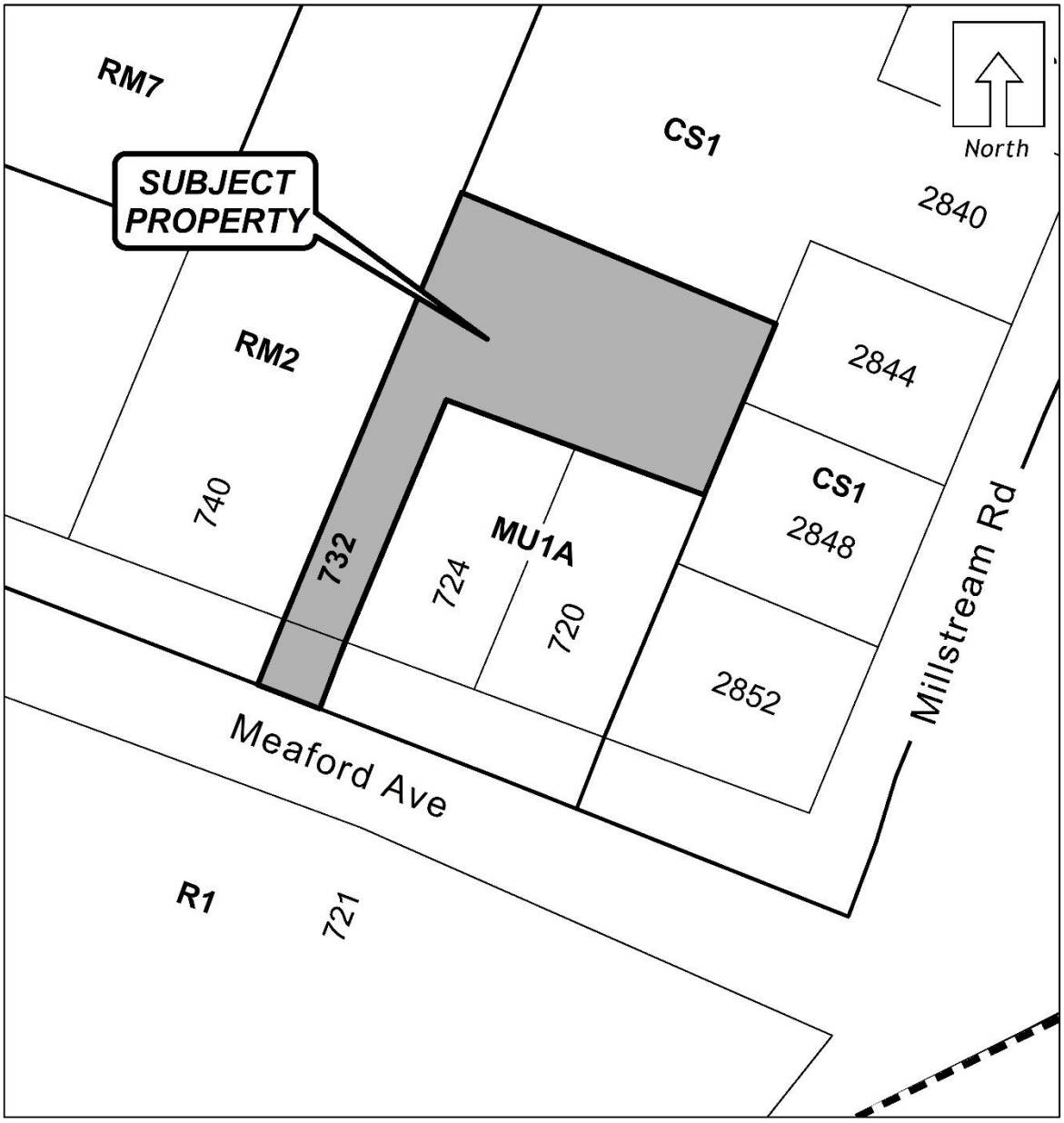
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1721

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1721

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2017