CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, October 2nd, 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 NOs. 1730 and 1724 **4**
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".

b) BYLAW NO. 1738 **45**
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use Strategy), 2017".

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – September 18th, 2017 **57**

5. PUBLIC PARTICIPATION

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0009 – 3296 Jacklin Road **71**
b) DVP17-0019 – 2824 Knotty Pine Road **80**
c) DVP17-0020 – 2207 Millstream Road **83**

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – September 25th, 2017 **86**
1. **Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m^2**
2. **Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m^2 per side at 721 Station Avenue.**
3. **Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.**

4. **Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.**

8. REPORTS

a) Application for Development Variance Permit to allow a reduced lot width and interior side yard setbacks at 2174 Bellamy Road in order to permit the development of a single-family lot and a duplex lot.

- **Staff Report (Planning) 91**

b) Request for Years 2018-2027 Permissive Tax Exemptions – CCPR Park Residence GP Ltd. (Cherish Seniors Facility)

- **Staff Report (Finance) 97**

c) 2017 Tax Sale

- **Staff Report (Finance) 108**

9. CORRESPONDENCE

a) Royal Canadian Legion Prince Edward Branch #091 110
Re: Tent for the 2017 Remembrance Day Ceremony

10. BYLAWS

a) BYLAW NO. 1710 111
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(ADOPTION)

b) BYLAW NO. 1718 118
"City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017."
(FIRST, SECOND AND THIRD READINGS)

c) BYLAW NO. 1721 123
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(ADOPTION)

d) BYLAW NO. 1730 129
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(SECOND AND THIRD READINGS)

e) BYLAW NO. 1724 131
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(SECOND AND THIRD READINGS)

f) BYLAW NO. 1738 **133**
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".
(SECOND AND THIRD READINGS)

g) BYLAW NO. 1739 **135**
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".
(FIRST READING)

h) BYLAW NO. 1743 **138**
"City of Langford Tax Exemption Seniors' Supportive Living Housing Bylaw No. 1743, 2017."
(FIRST, SECOND AND THIRD READINGS)

i) BYLAW NO. 1744 **140**
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".
(FIRST READING)

11. ADJOURNMENT

PUBLIC HEARING
Monday, 2 October 2017

Bylaw Nos. 1730 and 1724
File No. Z17-0022; OCP17-0003

The purpose of Bylaw No. 1730 is to amend the designation within the City of Langford Official Community Plan Bylaw No. 1200 from NEIGHBOURHOOD to the CITY CENTRE designation to allow the construction of a 5 storey apartment building at 976 Dunford Ave

and

The purpose of Bylaw No. 1724 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning the subject address from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial 2) Zone to allow the construction of a 5 storey apartment building at 976 Dunford Ave

CITY OF LANGFORD
BYLAW NO. 1730

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 adding to the CITY CENTRE designation the property legally described as LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317, PID No. 000-062-057 (976 Dunford Ave); and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".

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

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

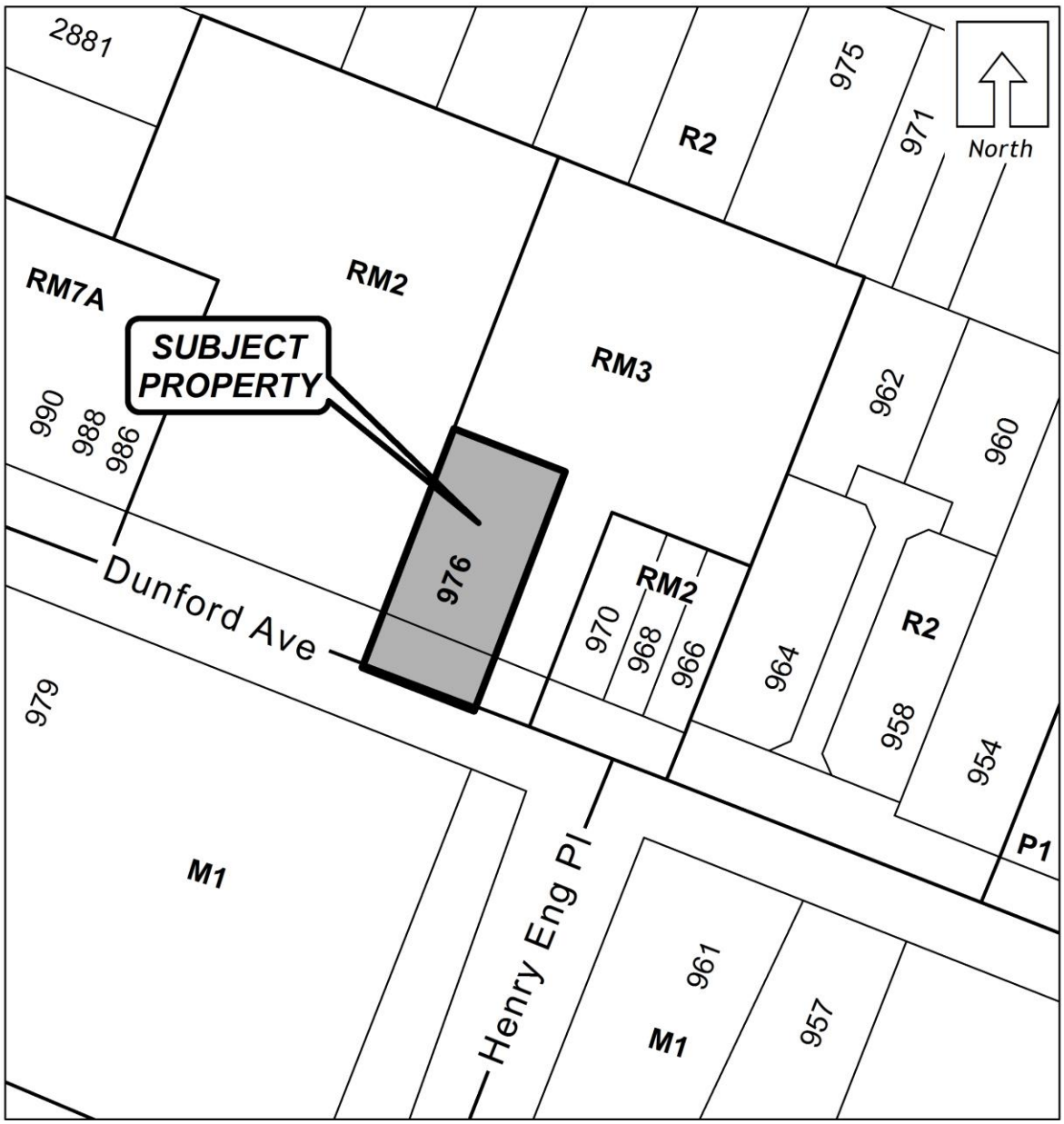
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1730

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1730

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/11/2017

CITY OF LANGFORD
BYLAW NO. 1724

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

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

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

1. By deleting from the **RM2 (Attached Housing)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as Lot A, Section 79, Esquimalt District, Plan 26317 (976 Dunford 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	1724	LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317 (976 Dunford 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. 498, (976 Dunford Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

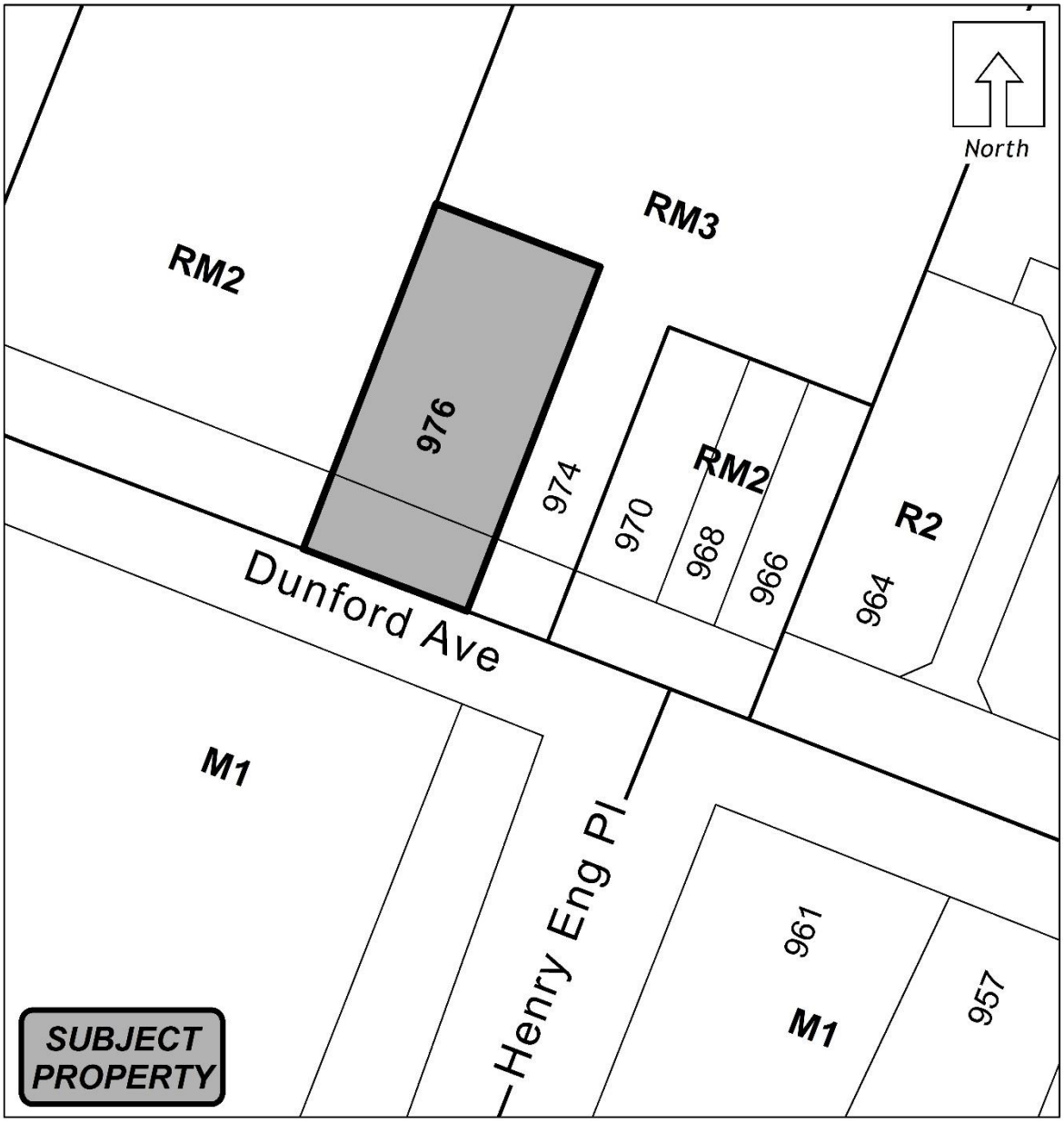
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1724

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1724

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

City of Langford
www.cityoflangford.ca

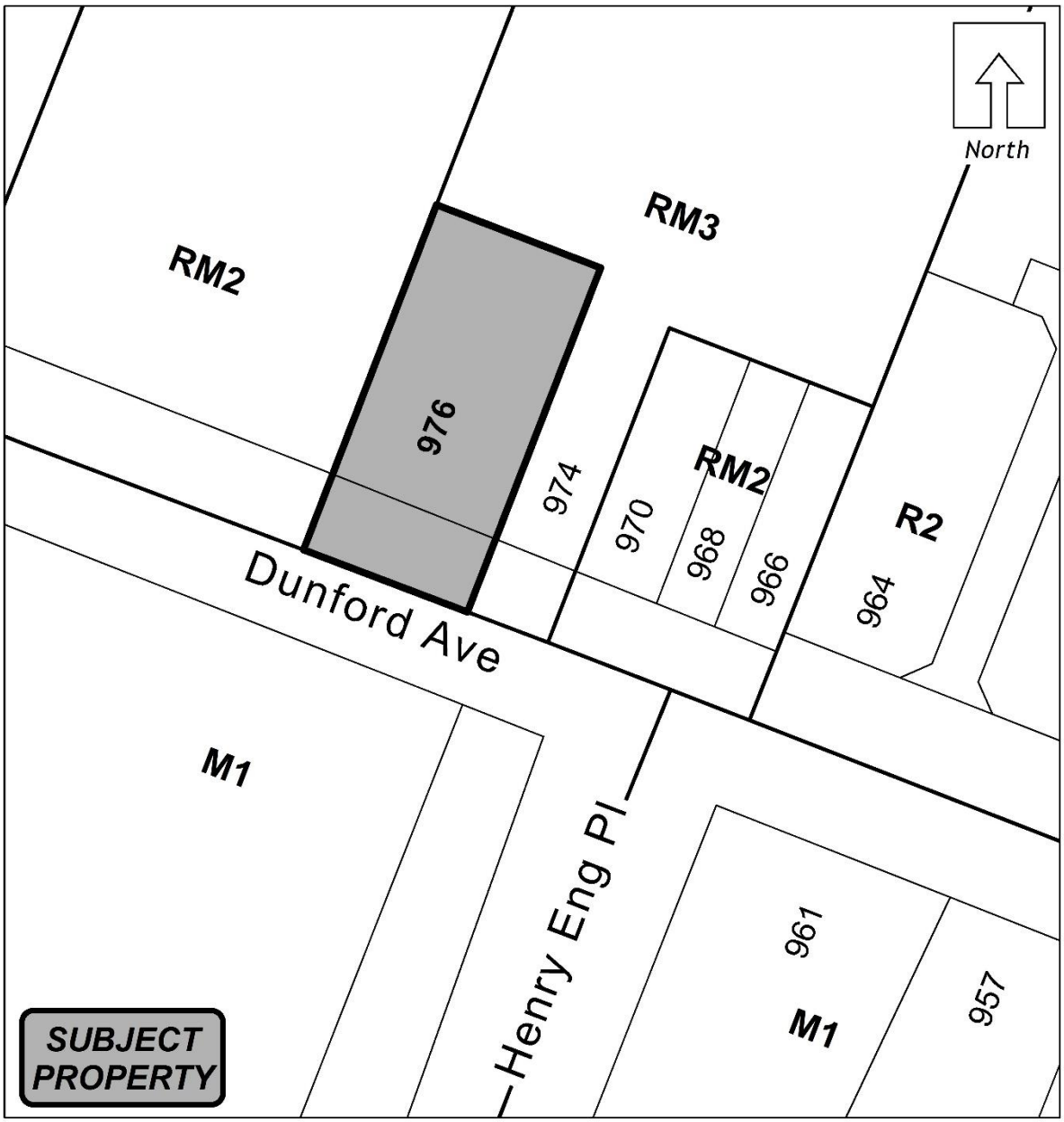
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and the Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1730 and 1724. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 2 October 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	976 Dunford Ave	
File	OCP17-0003 & Z17-0022	Bylaw Number: 1730 and 1724
Official Community Plan	Current: Neighbourhood	Proposed: City Centre
Zoning	Current: RM2 (attached Housing)	Proposed: MU2 (Mixed Use Residential Commercial 2)
Proposal	To permit the construction of a 5 storey apartment building.	

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 September 2017 to Monday, 2 October 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 these Bylaws.

Braden Hutchins
Director of Corporate Services



Document Name: Bylaw_1724

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1724

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017



FOR TERRY

Twelve-year-old Jacob Jenkins and his dog, Bentley, were one of more than 40 people who participated in this year's Terry Fox Run around the West Shore Parks and Recreation's chip trail on Sunday. *(KENDRA WONG/NEWS GAZETTE STAFF)*



Karri Rolofs
Multi-Media Advertising Consultant

Appointment Notice

The Goldstream News Gazette is pleased to announce the appointment of Karri Rolofs as Multi Media Advertising Consultant.

In her role Karri will work with local business on marketing & advertising campaigns for Print and Digital to build brand awareness and increase traffic to their storefronts and websites. Karri's appointment will enable her to focus on Black Press's digital innovation and integrate a multi media marketing plan for local clients.

Karri brings over 25 years experience in both sales and marketing. She was most recently Sales Manager at Delta Victoria Ocean Point by Marriott, gaining recognition for her overall success with various awards. She looks forward to working in the West Shore and meeting new faces in the community.

In her spare time Karri enjoys spending time with her family and 3 dogs, hiking, camping, and exploring the natural beauty of the Island.

Please join us in congratulating Karri on her appointment as Multi Media Consultant.

205-774 Goldstream Ave
office: 250.478.9552 ext 225
email: karri.rolofs@goldstreamgazette.com
www.goldstreamgazette.com

GOLDSTREAM NEWS GAZETTE

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

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw No. 1730 and 1724. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 October 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. 1730 is to amend the designation within the City of Langford Official Community Plan Bylaw No. 1200 from NEIGHBOURHOOD to the CITY CENTRE designation to allow the construction of a 5 storey apartment building.**

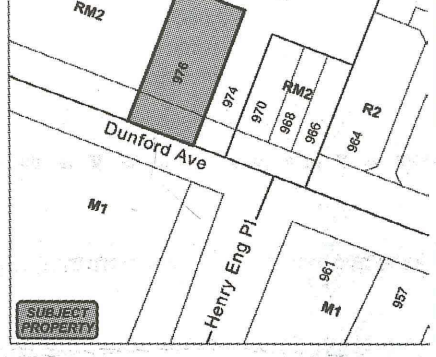
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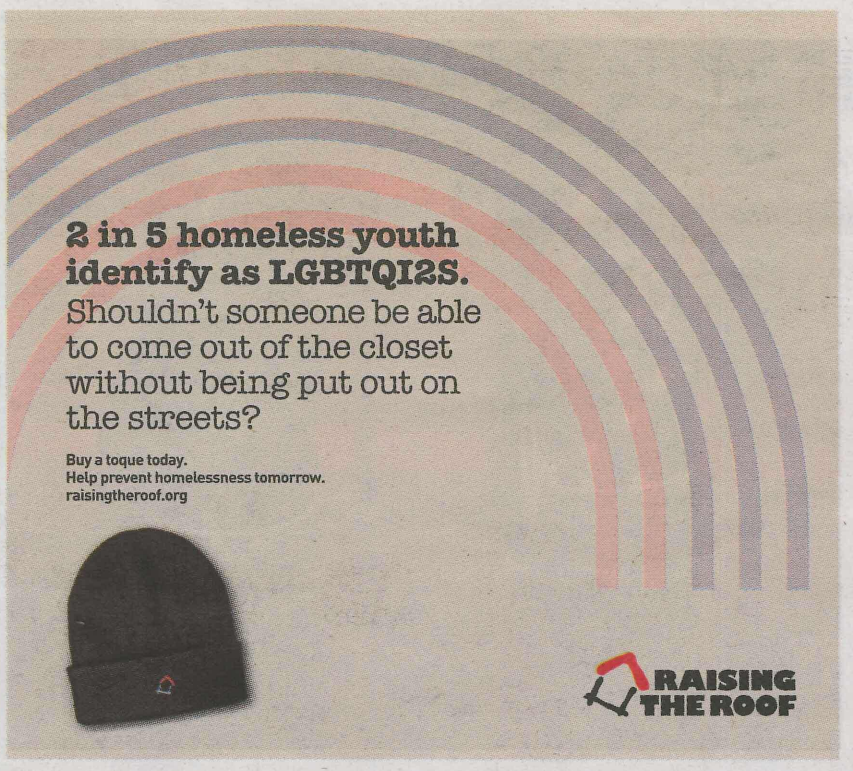
Applicant: **Rohan Rupf, Keycorp Developments Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1730 and 1724 is 976 Dunford Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 September 2017 to Monday, 2 October 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





City of Langford
www.cityoflangford.ca

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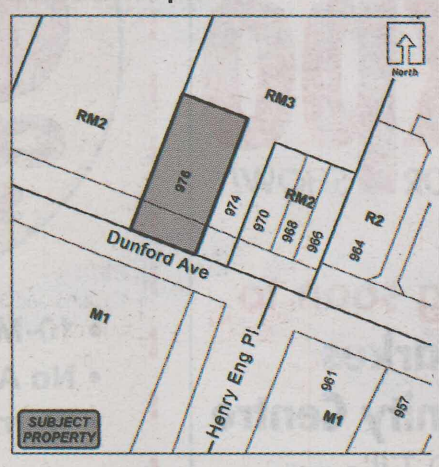
The purpose of Bylaw No. 1724 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning the subject address from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial 2) Zone to allow the construction of a 5 storey apartment building.

Applicant: **Rohan Rupf, Keycorp Developments Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1730 and 1724 is 976 Dunford Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



Seniors putting on a show for their country

Juan de Fuca 55 plus to host a Canada 150 production this week

Jessica Fedigan
News Gazette staff

The Juan de Fuca 55 plus activity centre is putting on a show to celebrate a Canadian milestone.

Board member Evelyn Schumacher said the idea of a Canada 150 show began at a board meeting.

"We talked about it at a board meeting … that we should actually do something to celebrate Canada's birthday," Scumacher said. "What could we do? We don't have a lot of money. I did look into getting a grant but we didn't qualify."

From there, the group decided to figure what they could do locally. The grant they plied for required a community wide event with a large number of attendees.

Then they took the idea of a Canada 150 show to the members of the activity centre and then to their entertainment committee.

"We talked abo it at a board meeti . . . that we should actually do someth to celebrate Canad birthday."

– Evelyn Schumac

Shirley Turcotte decided to take on the r of co-ordinator for the show.

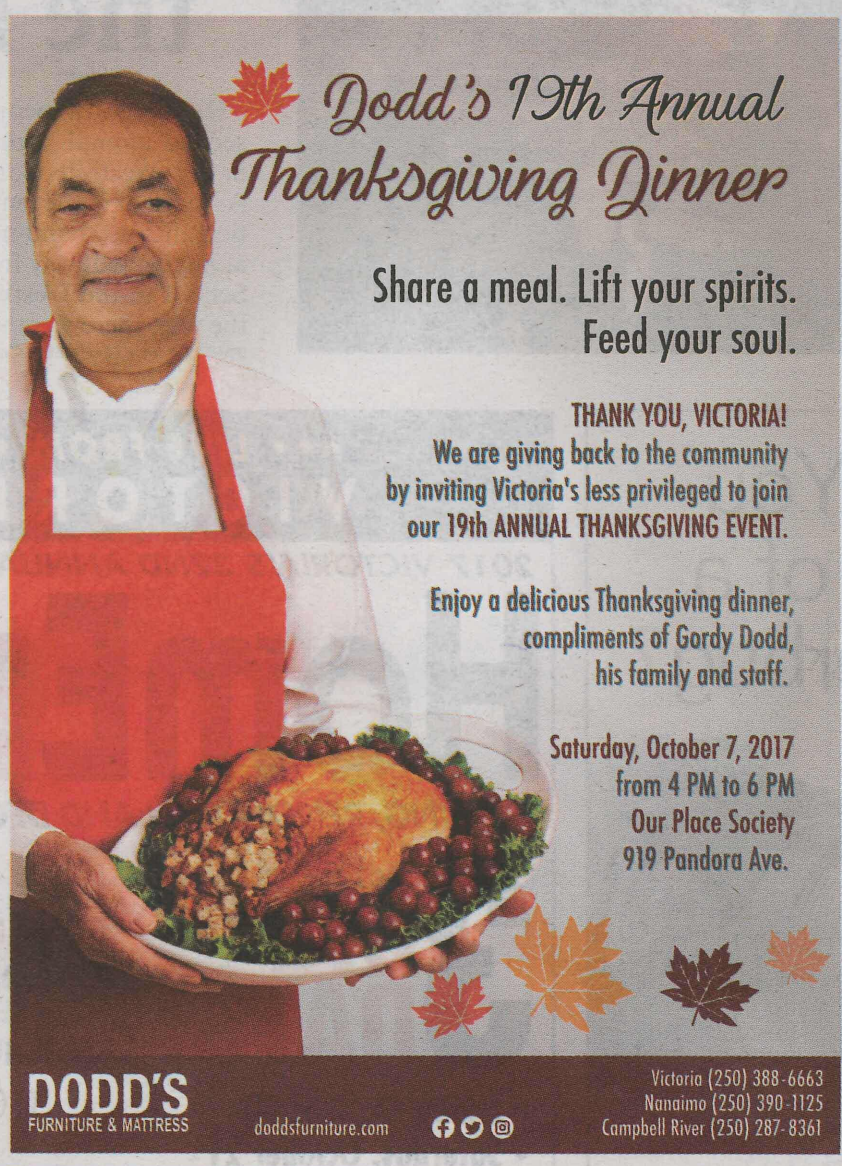
"It was open to anyone who would volu teer to work because the idea was to get a our members exc about Canada a birthday," Turco said. "Anybody showed up was i I think for the m part, we've had of fun together."

There are appr mately 50 people the centre involv the show, which cludes many imp ant dates in Can history. Some ar ticipating in the formance while are working beh the scenes with s props, and in oth roles. The show the first multime production put the centre.

The seniors' ce has more than 2 members. All pr grams at the cen are also volunte

The Canadian ebration takes p on Saturday, Sep But both shows sold out. The g also has plans t on a Christmas

jessica.fedigan@ streamgazet





News? *Events?* Photos?

Let us know

editor@goldstreamgazette.com

GOLDSTREAM NEWS GAZETTE

b) Application to amend the current OCP designation from "Neighbourhood" to "City Centre" and to rezone 976 Dunford Avenue from Rezone RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone to permit the construction of a 5 story apartment building
Staff Report (Planning)

MOVED BY: S. HARVEY
SECONDED: K SHELDRAKE

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Dunford Avenue from the RM2 (Attached Housing) zone to the MU2 (Mixed Use Residential Commercial 2) zone and direct staff to prepare a bylaw to amend the OCP designation of the property located at 976 Dunford from Neighbourhood to City Centre designation, 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 dwelling unit , prior to building permit issuance

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

   b) Allow the applicant to pursue a 75% reduction to the amenity contribution funds if they secure rental tenure of the property for the next 10 years through an agreement registered on the title of the subject property.

   c) That the applicant provides**, prior to Public Hearing**, the following:
      i. Confirmation that public engagement has occurred regarding the subject application to rezone the property at 976 Dunford 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 prior to building permit issuance the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
      ii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
      iii. That prior building permit issuance the applicant provides a stormwater management plan to standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering.
      iv. That the applicant agrees to implement the recommendations within the stormwater management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
      v. That prior to building permit issuance the applicant agrees to provide a Construction Parking Management plan, subject to approval from the Director of Engineering;

vi. That the applicant acknowledges and agrees that the proximity to industrial business operators may be a nuisance to the future residents of the development and that the applicant agrees to divulge this information, as is feasible, to prospective residents.

CARRIED.

c) Application to Rezone 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow residential development on small lots

Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

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 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) with the inclusion of "townhouses" subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new Single Family Equivalent (SFE) 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**:

      i. A detailed site plan illustrating the proposed access to the site, internal roadways, lot layouts and the retention of a minimum of 20% of the site as open space; and
      ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer;

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

      i. That a minimum of 20% of the subject site be retained as open space in its natural state;
      ii. 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;
      iii. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on the site; and
      iv. That provisions be registered on title and run with and be a charge upon the Lands to notify future landowners that the lands are located in proximity to a developing industrial park and a developing residential area that may create general noise and other disturbances, and that the owner assumes all risk and annoyance of noise or other nuisances cause by adjacent developments.

iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

c) That the applicant pay cash-in-lieu for frontage improvements to the satisfaction of the Director of Engineering prior to subdivision.

2. Direct staff to proceed with consideration of the following variances for 1253 Goldstream Avenue:

a) That Section 6.27A.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 3m front lot line setback to 2m;

b) That Section 6.27A.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 5.5m rear lot line setback to 4.4m.

CARRIED.

2. Application to amend the current OCP designation from "Neighbourhood" to "City Centre" and to rezone 976 Dunford Avenue from Rezone RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone to permit the construction of a 5 story apartment building

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 Dunford Avenue from the RM2 (Attached Housing) zone to the MU2 (Mixed Use Residential Commercial 2) zone and direct staff to prepare a bylaw to amend the OCP designation of the property located at 976 Dunford from Neighbourhood to City Centre designation, 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 dwelling unit , prior to building permit issuance

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

b) Allow the applicant to pursue a 75% reduction to the amenity contribution funds if they secure rental tenure of the property for the next 10 years through an agreement registered on the title of the subject property.

c) That the applicant provides**, prior to Public Hearing**, the following:
i. Confirmation that public engagement has occurred regarding the subject application to rezone the property at 976 Dunford 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 prior to building permit issuance the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
ii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
iii. That prior building permit issuance the applicant provides a stormwater management plan to standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering.
iv. That the applicant agrees to implement the recommendations within the stormwater management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
v. That prior to building permit issuance the applicant agrees to provide a Construction Parking Management plan, subject to approval from the Director of Engineering;

vi. That the applicant acknowledges and agrees that the proximity to industrial business operators may be a nuisance to the future residents of the development and that the applicant agrees to divulge this information, as is feasible, to prospective residents.

CARRIED.

3. Application to Rezone 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow residential development on small lots

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 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) with the inclusion of "townhouses" subject to the following terms and conditions:

a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new Single Family Equivalent (SFE) 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**:

i. A detailed site plan illustrating the proposed access to the site, internal roadways, lot layouts and the retention of a minimum of 20% of the site as open space; and
ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer;

That Council adopt Bylaw No. 1712.

CARRIED.

c) BYLAW NO. 1717
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1717 First Reading.

CARRIED.

d) BYLAW NO. 1730
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1730 First Reading.

CARRIED.

e) BYLAW NO. 1724
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 First Reading.

CARRIED.

f) BYLAW NO. 1728
"Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1728.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **August 21, 2017**

Department: **Planning**

Application No.: **Z17-0022 and OCP17-0003**

Subject: **Application to amend the current OCP designation from "Neighbourhood" to "City Centre" and to rezone 976 Dunford Avenue from Rezone RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone to permit the construction of a 5 story apartment building.**

PURPOSE

Rohan Rupf has applied on behalf of Chad Bryden with Verity Construction Ltd. to amend the Official Community Plan designation of 976 Dunford Avenue from "Neighbourhood" to "City Centre" and to rezone this property from the RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone in order to permit the construction of a 5 storey apartment building.

BACKGROUND

PREVIOUS APPLICATIONS

The parcel at 976 Dunford Avenue was created in 1973 from the subdivision of what is currently 974 Dunford Avenue.

No development or building permits have been applied for in recent history.

Table 1: Site Data

Applicant	Rohan Rupf
Owner	Verity Construction Ltd.
Civic Address	976 Dunford Avenue
Legal Description	LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317
Size of Property	742.43 m2
DP Areas	None

Zoning	Existing: RM2 (Attached Housing)	Proposed: MU2 (Mixed Use Residential Commercial 2)
OCP Designation	Existing: Neighbourhood	Proposed: City Centre

SITE AND SURROUNDING AREA

Dunford Avenue is located between the downtown core to the north and light industrial uses to the south. The north side of Dunford Avenue is comprised of residential developments of varying densities while the south side of Dunford Avenue is solely made up of industrial uses.

The subject property contains a single storey home, setback a fair distance from the street frontage, with a driveway that accesses Dunford Avenue directly. The existing home is one of the few single family dwellings on a street that has experienced a great deal of medium to high density redevelopment.

The properties on the west side of the subject parcel are zoned for attached housing and contain four blocks of townhouse units. On the east of the property a driveway leads to a pan handle lot that contains a multi-residential building while the property across this driveway contains three townhouse units, each with driveways accessed directly on Dunford Avenue.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (974 Dunford Avenue, pan handle lot)	RM3 (Attached Housing 3)	Apartments
East (984 Dunford Avenue)	RM2 (Attached Housing 2)	Townhouses
South (979 Dunford Avenue)	M1 (Light Industrial)	Accessory Parking for adjacent industrial use
West (970 Dunford Avenue, across panhandle lot's driveway)	RM2 (Attached Housing 2)	Townhouses

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is currently designated as "Neighbourhood" within Langford's Official Community Plan. The Neighbourhood designation supports a range of low to medium density residential housing as well as the small scale commercial and institutional uses that support them. The Neighbourhood policy designation supports a density of approximately 40 units per hectare or 16 units per acre. The subject parcel at 976 Dunford Avenue is approximately 742.43 m^2 or 0.18 acres, in accordance with the density modifiers within the OCP designation, this parcel would only support 3 units, much less than what the applicant is proposing.

Amending the Official Community Plan designation to "City Centre" would remove this limit on density and may be warranted given the location of the subject property in relation to existing resources and amenities and to the downtown core.

The City Centre designates parcels within the downtown core, and just beyond, as prime areas for major employment, community gathering, and high density housing developments. High density redevelopment, close to downtown Langford, has resulted in the need for the boundaries of the City Centre designation to be re-established as the need for housing that is close to existing services and employment sectors increases.

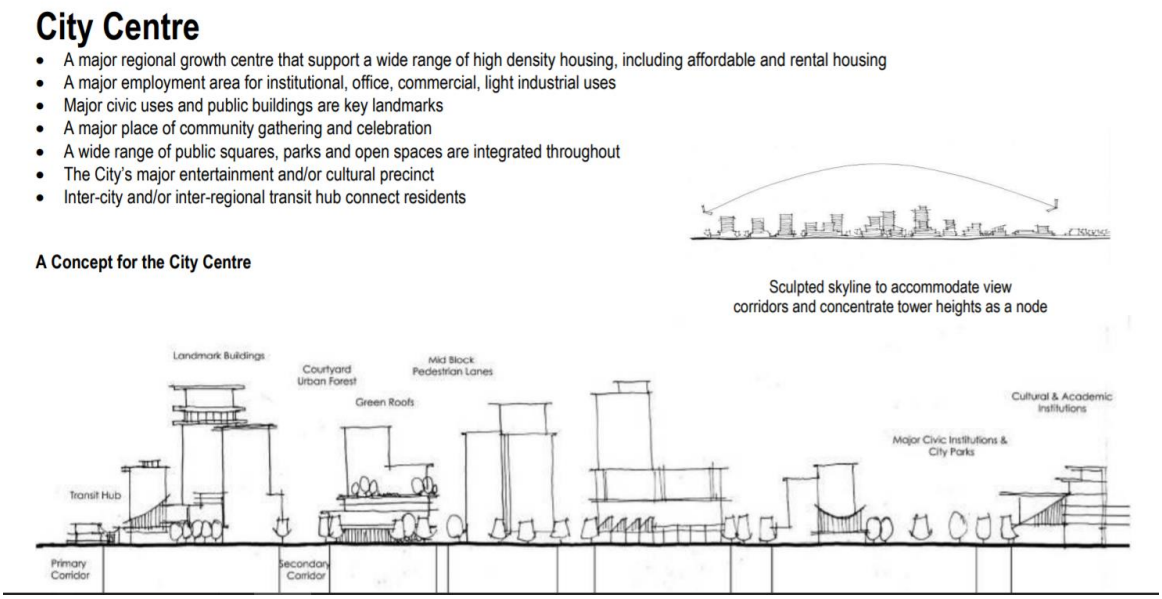
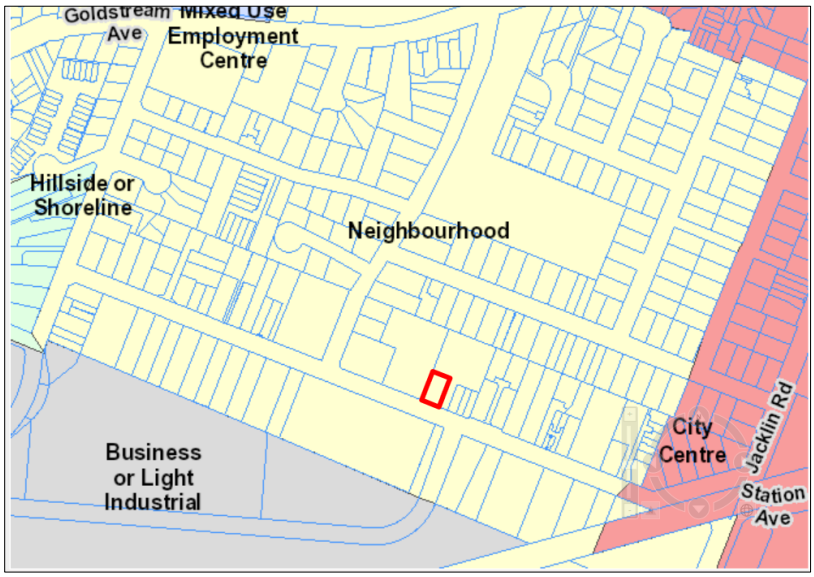


Figure 1: Official Community Plan Areas, subject parcel highlighted



DEVELOPMENT PERMIT AREAS

The subject property is not within any environmentally sensitive or hazardous Development Permit Areas, therefore only a development permit to address the form and character of the proposed development is required.

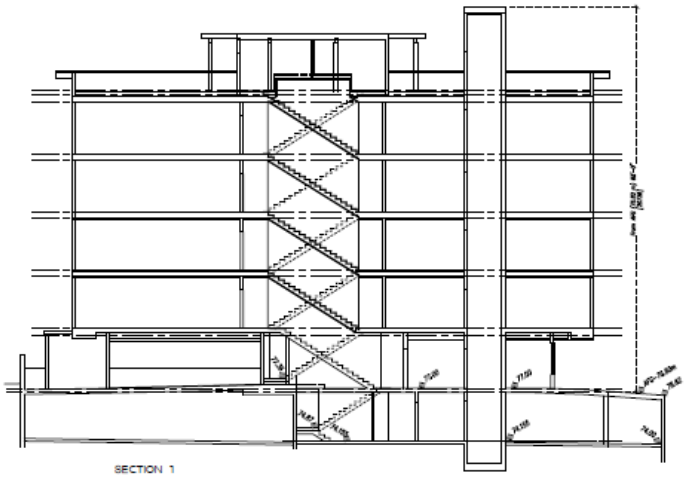
COMMENTS

ZONING AND DEVELOPMENT PROPOSAL

The MU2 (Mixed Use Residential and Commercial 2) zone allows for high density developments, with a height limit of 10 storeys and generous setback allowances that promote densification within the downtown area.

The proposed building will be approximately 5 stories, including two floors of parking, one of which will be contained underground. All 24 units are proposed to be 2 bedroom units, with balconies that will face Dunford Avenue to the south and the rear of the property to the north.

Figure 2: Proposed Elevation Plans



The applicant's proposal will fit within the MU2 guidelines, requiring setback variances, while still staying within the prescribed floor area ratio and height limits. If Council is supportive of the proposal they may wish to authorize the Director of Planning to issue any variances through a subsequent development permit.

A landscape plan has not been submitted, however the applicant has indicated that the intention is to include roof top garden space in an effort to alleviate the loss of landscaping that may occur if interior side setbacks variances are issued a subsequent development permit application

Table 3: Proposal Data

	Permitted by RM2 (Attached Housing 2) (Current Zoning)	**Permitted by MU2 (Mixed Use Residential Commercial 2) (Proposed Zoning)**	**Proposed by Zoning and OCP Amendment**
Permitted Use	attached housing townhouses	apartments various commercial various institutional	apartments
Density	35 units per hectare	16 units per hectare	No density modifier
Floor Area Ratio	0.6	4.5	3.23
Height	9 m	10 storeys	5 storeys
Site Coverage	35%	90%	83%
Front Yard Setback	7.5 m	1.2 m	3.89 m
Interior Side Yard Setback	6 m	1.2 m or 6 m when adjoining a Neighbourhood designated parcel	0.07 m*
Exterior Side Yard Setback	7.5 m	1.2 m	N/A
Rear Yard Setback	10 m	7.5 m when adjoining a Neighbourhood designated parcel	2.87 m*
Parking Requirement under Neighbourhood policy designation	2 spaces per unit, 5 visitor spaces for buildings with 21 units or more = 53 units	2 spaces per unit, 5 visitor spaces for buildings with 21 units or more = 53 units	1 space per unit, 5 visitor spaces for buildings with 21 units or more = 29 spaces 28 spaces, with 1 required space provided off site*

*Variances

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Currently the subject parcel is within the Neighbourhood policy area, where parking ratios follow the Zoning Bylaw No. 300 requirement of 2 parking spaces for units with 2 or more bedrooms and an additional 5 spaces for visitors. If Council is supportive of the OCP designation amendment the proposed development would require 1 space per unit and additional 5 spaces for visitor parking, with no regard for the numbers of bedrooms. Developments within the City Centre OCP designation allow for this reduced parking ratio as amenities and services central to downtown are more likely to be within walking distance.

The applicant is intending to provide 29 parking spaces to support the 24 unit apartment building, with 15 spaces contained underground, 13 spaces at grade level and 1 space within the boulevard frontage. In accordance with the Zoning Bylaw, parking must be located within the boundary of the subject property, as such this proposal may have to be amended to provide the required parking on the site, unless Council approves a variance to the Zoning regulations to permit this.

In alignment with the City Centre objectives the subject property is within close proximity to public transit stops. The #50 bus route stops along Jacklin Road, approximately half a kilometre away, and provides service to and from downtown Victoria. In front of the subject property stops for routes #56, #58, and #53 provide transit service to several locations within Langford and to the Colwood Bus Exchange where a bus transfers are available.

Alternate modes of transportation are within close proximity to the subject property. Sidewalks are located along the north side of Dunford Avenue, providing pedestrian access along Jacklin Road to Goldstream Avenue in the downtown core. New bicycle lanes have been constructed along Dunford Avenue, which connects to the E and N commuter trail that runs parallel along Station Avenue.

Frontage improvements, to the standards of the Subdivision and Servicing Bylaw, No. 1000 will be required prior to building permit issuance. Frontage improvements shall include artificial turf for any separated boulevard under 3 m in width, and trees shall be planted every 15 m that will be serviced via drip irrigation provided by the subject property.

A construction parking management plan, to ensure traffic flow is not affected by construction on the property, will be required prior to building permit issuance.

Infrastructure

The property is connected to sanitary sewer and city water services, however upgrades to infrastructure or services in order to accommodate the proposed development may be required, and will be at the applicant's expense.

A stormwater management plan will also be required conditional to rezoning the property and recommendations within the plan implemented prior to building permit issuance.

Neighbourhood Consultation

The applicant has been asked to provide confirmation that public engagement has occurred, in regards to the subject application to rezone, prior to the Public Hearing meeting.

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.

In accordance to Council's Affordable Housing and Amenity Contribution fees policy the applicant may be eligible for a reduction to amenity contributions if they enter into an agreement with the City, registered with the subject property that secures rental tenure of the residential units for 10 years. While this reduction, as per policy, only applies to lands within the downtown pedestrian commercial area, Council has approved site specific reductions outside of this area such as 691 and 697 Hoylake Road, 3031 Jacklin Road and 732 Meadford Road. Council may wish to provide direction as to whether they wish to allow for the reduction of amenity contributions for this project.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total @24 units**
General Amenity Reserve Fund	$2562	$61,488
Affordable Housing Reserve Fund	$610	$14,640
TOTAL POLICY CONTRIBUTIONS	**$3172**	**$76,128**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total @24 units**
Roads	$3,188	$76,512
Park Improvement	$1,890	$45,360
Park Acquisition	$1,100	$26,400
Incremental Storage Improvement Fees	$331.65	$7,959.60
Integrated Survey Area	$0 (no new lots created)	$0
Subtotal (DCCs paid to City of Langford)	**$6,509.65**	**$156,231.60**
CRD Water	$2,323.43	$5,5762.32
School Site Acquisition	$558	$13,392
TOTAL (estimate) DCCs	**$9,391.08**	**$225,385.92**

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 976 Dunford Avenue from the RM2 (Attached Housing) zone to the MU2 (Mixed Use Residential Commercial 2) zone and direct staff to prepare a bylaw to amend the OCP designation of the property located at 976 Dunford from Neighbourhood to City Centre designation, 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 dwelling unit , prior to building permit issuance

        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 subject application to rezone the property at 976 Dunford Avenue.

    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 prior to building permit issuance the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;

        ii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;

        iii. That prior building permit issuance the applicant provides a stormwater management plan to standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering.

        iv. That the applicant agrees to implement the recommendations within the stormwater management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;

        v. That prior to building permit issuance the applicant agrees to provide a Construction Parking Management plan, subject to approval from the Director of Engineering;

vi. That the applicant acknowledges and agrees that the proximity to industrial business operators may be a nuisance to the future residents of the development and that the applicant agrees to divulge this information, as is feasible, to prospective residents.

OR

Option 2

2. Proceed with the items in Option 1; and

3. Allow the applicant to pursue a 75% reduction to the amenity contribution funds if they secure rental tenure of the property for the next 10 years through an agreement registered on the title of the subject property.

OR

Option 3

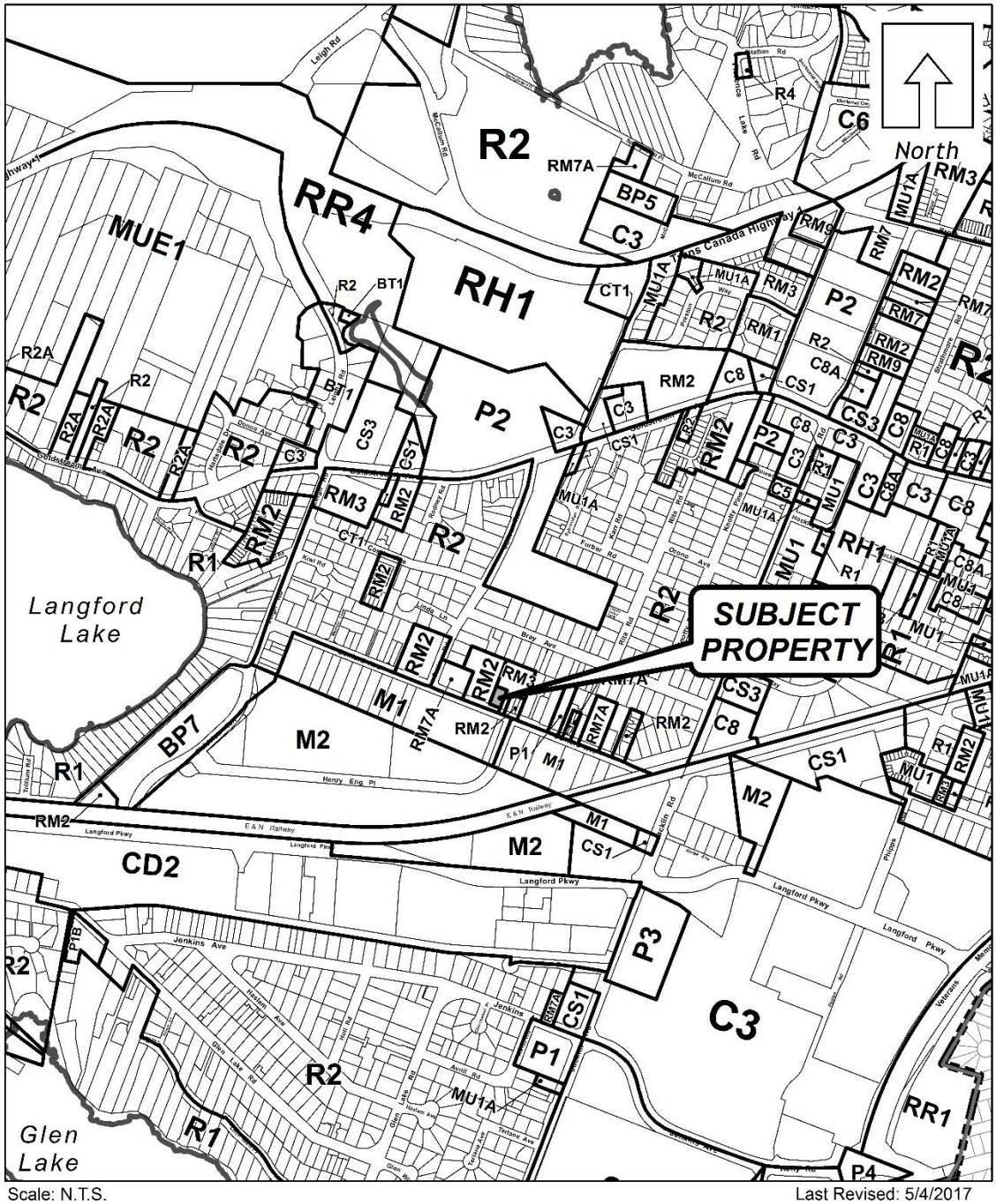
4. Reject this application to rezone 976 Dunford Road.

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:lhm

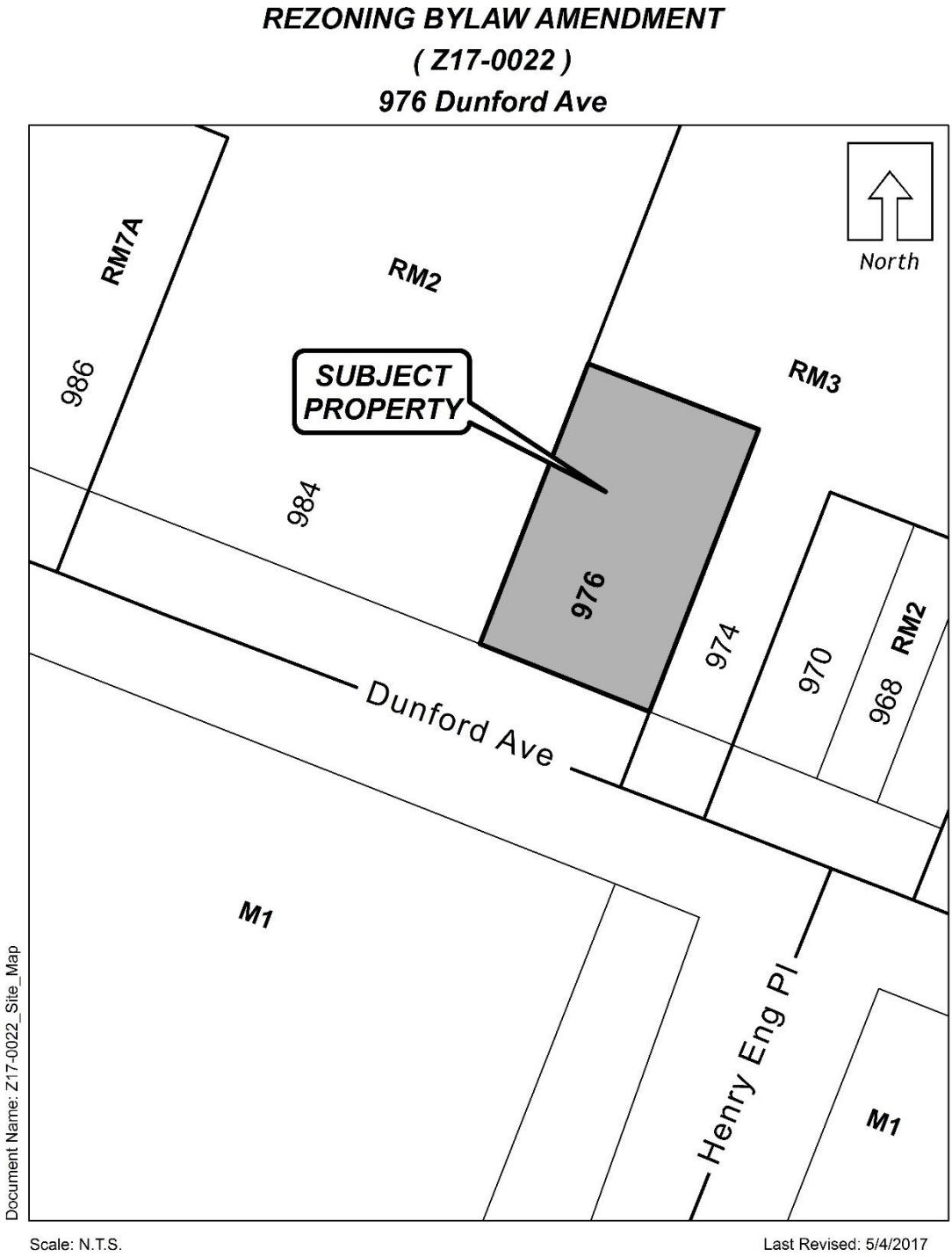
Appendix A
Property Map

REZONING BYLAW AMENDMENT
(Z17-0022)
976 Dunford Ave



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

Appendix B
Location Map



Hello,

I live at 984 Dunford, next to the proposed development at 976 Dunford.

I do not believe a five story building is suitable for our neighbourhood, especially this close to so many neighbouring single and two story buildings. It is my understanding that the development will have absolutely zero green space which will likely increase trespassing and littering of dog droppings and garbage on our property.

I also have great concerns about the availability of parking. There is already limited street parking available and the number of parking spaces proposed in this development seems to be only half of the amount that will actually be needed to support the tenants. The street parking that we had ten years ago for our guests has been turned into a bus stop, taken up by residents of other townhouse developments, and otherwise made unavailable due to the installation of sidewalks along Dunford.

I do not believe the street is able to support another 20-30 vehicles which is what I expect the demand will be for a 24 unit two bedroom apartment building that only includes one space per unit.

I has witnessed considerable disruptions in traffic at 938 Dunford where the 49 unit building went in only a few years ago. It seems every month or so a moving truck is parked on the street fully blocking a lane of traffic on this very busy road. Many cars are parked across the street in front of the businesses there which suggests to me inadequate parking available on their own property.

Finally, last but not at all least important, I'm very sad to see the sun on our property disappearing as the nearby buildings get higher. We lost the evening sun when the three story townhouses on the corner of Dunford and Carlow went in. It seems we'll lose the morning sun as well, and to a greater extent, if this even higher development is to be

completed as proposed.

I would rather see this be developed into townhouses no higher than two stories, however given that I understand Langford is intending to become more densely populated, my recommendation to make this project tolerable is to reduce the maximum height of the building to at most three stories and ensure there are suitable plans for parking for at least two on-site parking stalls per two bedroom unit.

Sincerely,

Brenda Kipot

984 Dunford Ave

Sent from my Galaxy Tab® A

Z17-0022

AUG-17-2017

RECEIVED
AUG 18 2017
PLANNING DEPARTMENT
CITY OF LANGFORD

LAUREN MORHART

TOO PLANNING COUNCIL

I LIVE NEXT DOOR TO THE PROPOSED RE-DEVELOPEMENT SITE. I AM OPPOSED AND DENYING THE APPLICATION OF THE BUILDING SIZE. 6 STOREYS IS TOO FOR THE BUILDING IN THE 100 METER RADIUS OF 976 DUNFORD.

1) THERE IS NOT ENOUGH PARKING ON THE STREET FOR WHEN GUEST SHOW UP.

2) NOISE FROM RENTAL APARTMENT.

3) I WOULD RATHER SEE OWNER SHIP ON A 2 STOREY BUILDING

4) THE DEVELOPER SHOULD CONSIDER TOO BUY OUT THE OWNER OF 974-970 966 964 DUNFORD. DAVID HANKAH - OWNER

I AM A VOTER. I VOTED FOR PEOPLE ON THIS COUNCIL. I MIGHT NOT NEXT TIME.

Hello,

We have been long time residents at 984 Dunford Ave. It has become a very busy area with new townhouses and condo buildings that have been built in the last few years.

We are strongly opposed to the rezoning of the property at 976 Dunford Ave, and also opposed to a five story building being built in our neighborhood.

If a new rental apartment building must be built we would prefer to keep it to two or three stories maximum so it does not tower over our two floors and take way our privacy.

The parking on Dunford is at a premium, there is not enough available for the residents that live here now. We believe the new residents, of a building with 24 more units, will not have anywhere to park if they are not accommodated on their own property.

Sincerely,

Gary and Shelley Hanson

Good Morning.

I own a home at 130-984 Dunford Avenue and I write regarding the proposed Rental Apartment as noted above.

I have MANY concerns about the size of the building being proposed.

At the current 5 floors above ground (plus a possible 6th floor balcony) the building dwarfs everything within the immediate neighborhood.

The closest building of that size would be the Apartments at the old Water Wheel pub site and the new building being built in the commercial district of Langford by Darcy's Pub.

There will not be sufficient parking for who lives there now let along adding another 20+ cars to the street. They intent to rent at market value and most single individuals cannot afford that on one income so it is safe to assume that they will be 2 person homes and likely have 2 vehicles per unit. The parking structure only allows for 1 per unit even though they are 2 bedroom units.

They are not going to have onsite property management so I concerns about noise, misuse of the property, the inevitable garbage and mess.

We at 984 Dunford also have the most green space in the area and we will not be happy with not will we tolerate pet feces or children playing in our yards which we own and do not rent.

They are building in a very small area and have told me they will not be responsible for clean up and damage done to our homes during construction.

Who do we complain to when the issued come up and they will?

I ask that you please reconsider granting the proposal for such an inappropriate building on Dunford.

I confirm that I will be attending the meeting this evening.

Thank you

Joanne Richmond.

Hello,

The occupants of unit 122 - 984 Dunford Ave (my mother and I) would like to voice our opinion about the proposed developed of 976 Dunford. We are very much so against the idea of a 5 story apartment building going in next door. Not only will the building take away the majority of our morning sunlight, it will also take away valuable street parking (which is hard to find as it is). The building is proposed to have no green space, and we are concerned that the green space on our property will be used. The development of the property will also greatly affect the entrance/exit for many residents within the complex, and could potentially damage the driveway and our privacy hedge will most likely need to be sacrificed.

We would prefer the idea of this development to be scraped, however; we understand that Langford is booming and is in need of rental units. If the project must go ahead, a height of 3 stories would be the acceptable maximum in our eyes, as it meets the height of neighbouring developments.

Thank you for your time,

Lindsay Clark

To whom it may concern,

Hello, I live in one of the units at 984 dunford ave, next to a house that is proposed to be taken down and turned into a 5 story rental apartment building. I strongly believe that this is completely inappropriate for our street. All recent construction has been no more than 3 stories and to stick a 5 story rental apartment right smack in the middle of the street would not only be ugly, but would block so much sunlight and take away privacy from neighbouring properties, including my own.

More importantly though, it is my understanding that bylaw only requires one parking space per unit of this new development, which of course is what the builder will do. However the likelyhood of each 2 bedroom unit only needing one parking space would be slim to none. Especially with rental rates going out of control people are having to try to pack more and more people into one unit in order to afford it. Even if each bedroom housed one couple, or 2 friends were using each bedroom, clearly there would be a bare minimum of 2 spaces needed per unit. Out street parking is very limited already. With the construction of the 3 story townhouses and condos already on that road parking has gotten very tight with all the people needing more than their alloted one stall. Add another 24 units needing probably another 20 parking spots at least is going to make it a nightmare. The construction of many 1 parking stall apartments on Hockley Ave, for example, has made it an absolute nightmare. People are fighting constantly for parking in and around the whole area. Moving trucks can't park properly as there is no room for them. It's awful and so sad to see our beautiful city slowly turning into a typical downtown nightmare.

It is also my understanding that these proposed rental units may be pet friendly, which I strongly agree we need more of, however it is also my understanding that there will be no greenspace for these pets to use the bathroom on, also furthering the instances of dog droppings being left on our lawn to clean up.

Well I understand the intent to densify langford, I strongly encourage a 3 story hight maximum restriction for this proposed building site at the very least, for all the reasons stated above.

Thank you for your time and consideration.

Melissa Ross

--

Sent from myMail for Android

From: Matthew Baldwin
Sent: Tuesday, August 22, 2017 12:13 PM
Subject: RE: 975 proposed rezoning

Good afternoon Ms. Knowles,

Thank you for your email of earlier today.

Yesterday's meeting was Council's Planning, Zoning and Affordable Housing Committee. Their role is to review development applications such as this rezoning and make a non-binding recommendation to Council. Apart from Councillors Blackwell and Wade, the members of the Committee are unpaid volunteers with deep ties to the community. They are also taxpayers, and I don't think it is fair to suggest that the Committee had predetermined what their recommendation would be before last night's meeting and before hearing from you and your neighbours.

The recommendation from the Committee will be received by Council at their next meeting. If Council choses to proceed with this rezoning application, they will direct staff to prepare the necessary amending bylaws, meet a second time to give those bylaws 1st reading, convene a public hearing with respect to the zoning bylaw and then hold a further meeting to adopt (if they choose) those bylaws. You will be notified in writing of the Public Hearing (if it is to occur) and you are welcome to speak to Council on this matter whenever it appears on Council's agenda. As you will see, this rezoning application is closer to the beginning of the process than the end, and nothing has been "passed", except a Committee recommendation.

I trust that this information is helpful.

Sincerely,

Matthew Baldwin, MCIP RPP
Director of Planning and Subdivision
City of Langford

From: Penny Knowles
Sent: Tuesday, August 22, 2017 11:19 AM
To: Lauren Morhart
Subject: RE: 975 proposed rezoning

Hi Lauren
I'd like to know why none of our questions got answered at the council meeting the other night?
Also why was it already decided even before this meeting that the 5 storey proposal was going to be passed.

As a langford taxpayer of 8 years I'm thoroughly disgusted with this situation and disappointed that your group is not considering our needs in regards to this project at all.

Regards
Penny Knowles
Dunford patio homes

On Aug 21, 2017 12:45 PM, "Lauren Morhart" wrote:

Thank you Penny.

Lauren Morhart, MCIP, RPP
Planner II

From: Penny Knowles
Sent: Monday, August 21, 2017 12:44 PM
To: Lauren Morhart
Subject: 975 proposed rezoning

Hi there
I'm Penny knowles and I reside at 984 dunford Avenue. I feel that the proposed 5 storey, 24 unit property is absolutely wrong for this area. It would completely destroy our privacy not to mention increase an already too busy & dangerous traffic situation and over tax the infrastructure & neighborhood. Our trees and fences would be removed and one of my biggest concerns is how deep they are excavating which could cause our driveways, parking lots and buildings to be compromised. The developer needs to provide us with a guarantee that they will be fully responsible for any damages current or down the road. 5 stories is too much.

Thank you for your help on this.

Kind regards
Penny knowles

August 19th 2017

RECEIVED
AUG 2 1 2017
PLANNING DEPARTMENT
CITY OF LANGFORD

City of Langford

2nd floor – 877 Goldstream Ave

Langford BC

V9B2X8

City Council:

Re: 976 Dunford rezoning.

As I am at work on nightshift, as a paramedic and paramedic dispatcher in Langford, I wish to speak strongly against this rezoning and against this development in general, by letter.

The height and size of this proposed development is out of character for the area. All other complexes are single story or to a maximum of 3 stories.

1 to two years of construction and digging foundations (underground parking proposed) is unreasonable. I work shift work and sleep during the day often.

The loss of property value from this high density and low income proposed rental building will be recouped from the City of Langford should this development or rezoning move forward.

The loss of use and enjoyment of my property will be recouped from the City of Langford should this development or rezoning move forward.

In short, this is a money grab by yet another developer without regard to the existing landscape, complexes, or residents. The small lot this rezoning is proposed for has no greenspace at all, no parking, and the height is out of character for the area. It will congest an already busy road and disrupt an existing neighborhood.

Peter Barzilay

108 – 984 Dunford Ave

Victoria BC

V9B2S3

Hello,

I live at 984 Dunford, next to the proposed development at 976 Dunford.

I do not believe a five story building is suitable for our neighbourhood, especially this close to so many neighbouring single and two story buildings. It is my understanding that the development will have absolutely zero green space which will likely increase trespassing and littering of dog droppings and garbage on our property.

I also have great concerns about the availability of parking. There is already limited street parking available and the number of parking spaces proposed in this development seems to be only half of the amount that will actually be needed to support the tenants. The street parking that we had ten years ago for our guests has been turned into a bus stop, taken up by residents of other townhouse developments, and otherwise made unavailable due to the installation of sidewalks along Dunford.

I do not believe the street is able to support another 20-30 vehicles which is what I expect the demand will be for a 24 unit two bedroom apartment building that only includes one space per unit.

I has witnessed considerable disruptions in traffic at 938 Dunford where the 49 unit building went in only a few years ago. It seems every month or so a moving truck is parked on the street fully blocking a lane of traffic on this very busy road. Many cars are parked across the street in front of the businesses there which suggests to me inadequate parking available on their own property.

Finally, last but not at all least important, I'm very sad to see the sun on our property disappearing as the nearby buildings get higher. We lost the evening sun when the three story townhouses on the corner of Dunford and Carlow went in. It seems we'll lose the morning sun as well, and to a greater extent, if this even higher development is to be completed as proposed.

I would rather see this be developed into townhouses no higher than two stories, however given that I understand Langford is intending to become more densely populated, my recommendation to make this project tolerable is to reduce the maximum height of the building to at most three stories and ensure there are suitable plans for parking for at least two on-site parking stalls per two bedroom unit.

Sincerely,

Trevor Peirce

984 Dunford Ave

Hi there,

I am an owner at 984 Dunford Ave and am very concerned as to the proposed 5 story, 24 unit affordable housing project.

I understand and encourage the development for sustainable housing in the area, however the scale of the proposal for this parcel of land is does not make much sense. For one the 5 stories far exceeds anything in the area as well as the parcel of land for development is just a postage stamp.

I believe a 3 story is addiquate enough for this property

Aside of what Trevor Pierce had already written (attached below) some other concerns would be as followed;

The removal of our trees and hedges along our side of the property line for privacy. I understand this may have to happen regardless of the scale but that's horrible. We lose what we have worked on for many years to upkeep just so some developer can maximize as much space in a tiny area on a neighbouring lot..

The settlement of surrounding areas... When the 3 story building next to us was built, we experienced write shot of settlement of our property causi g damage to labd and structure. Those units were not even excavated for an underground parkade. This project will and out driveway is a major concern.

Again I'm all for projects like this for affordable house... Buy this one is just wrong...

I agree with everything else said in Trevor's email below as this building will also be looking directly down on me.

Thank you for your time

Warren Biro

Hello, I live at 984 Dunford, next to the proposed development at 976 Dunford. I do not believe a five story building is suitable for our neighbourhood, especially this close to so many neighbouring single and two story buildings. It is my understanding that the development will have absolutely zero green space which will likely increase trespassing and littering of dog droppings and garbage on our property. I also have great concerns about the availability of parking. There is already limited street parking available and the number of parking spaces proposed in this development seems to be only half of the amount that will actually be needed to support the tenants. The street parking that we had ten years ago for our guests has been turned into a bus stop, taken up by residents of other townhouse developments, and otherwise made unavailable due to the installation of sidewalks along Dunford. I do not believe the street is able to support another 20-30 vehicles which is what I expect the demand will be for a 24 unit two bedroom apartment building that only includes one space per unit. I has witnessed considerable disruptions in traffic at 938 Dunford where the 49 unit building went in only a few years ago. It seems every month or so a moving truck is parked on the street fully blocking a lane of traffic on this very busy road. Many cars are parked across the street in front of the businesses there which suggests to me inadequate parking available on their own property. Finally, last but not at all least important, I'm very sad to see the sun on our property disappearing as the nearby buildings get higher. We lost the evening sun when the three story townhouses on the corner of Dunford and Carlow went in. It seems we'll lose

the morning sun as well, and to a greater extent, if this even higher development is to be completed as proposed. I would rather see this be developed into townhouses no higher than two stories, however given that I understand Langford is intending to become more densely populated, my recommendation to make this project tolerable is to reduce the maximum height of the building to at most three stories and ensure there are suitable plans for parking for at least two on-site parking stalls per two bedroom unit. Sincerely, Trevor Peirce 984 Dunford Ave

Petition – Against Zoning Amendment for:
976 Dunford Ave., Victoria B.C, - File Z17-0022 & OCP17-0003

Recognising the existing construction on Dunford Ave., from Jacklin Road to Leigh Road, comprising single family homes, townhouses, and a three story condominium building, we, the undersigned protest in the strongest possible terms **the proposed construction of a five story apartment building at the above address as totally inappropriate for the area**. Indeed, anything above the existing three stories would cast shadows maximizing the elimination of sunrises or sunsets for residences on either side. Verity Construction is simply trying to get the maximum revenue for this property without concern for the existing owners and their property values.

Signature	Address	Signature	Address
	#5-974 Dunford	PETERSEN	#12 974 DUNFORD
Francesca	#9-974 Dunford Ave		#2-974 Dunford
	#7-974 Dunford Ave		#6-984 Dunford
	#4-974 DUNFORD AVE		#994 Dunford
	#10-974 Dunford Ave		1046 DUNFORD
	#118 984 Dunford Ave		2899 Maurice Ln
	#102 984 Dunford Ave		2890 Maurice Ln
	104-984 Dunford Ave		2885 LEIGH RD
	130-984 Dunford Ave		2859 LEIGH RD
	116-984 Dunford		2839 LEIGH RD
	120-984 DUNFORD		2804 Leigh Road
	990 Dunford		990 Dunford
	1026 Dunford		974 Dunford #1
	1042 Dunford		968 Dunford
	3195 Layton Pl		968 Dunford
	9-825 Lodi Ave		968 Dunford
	3197 Alton Place		984 Dunford
	9-875 Lodi Ave		982 Dunford
	1072 Dunford Ave	Aaron Amurao	998 Dunford
	990 DUNFORD AVE	Sam Paquette	974 Dunford Ave
	916 DUNFORD AVE	Jamie Miller	964 Dunford Ave
	910 Dunford Ave		964 Lodi
	910 Dunford Ave		903 DUNFORD
	910 Dunford Ave		946 Dunford
	910 Dunford Ave		946 Dunford

Petition – Against Zoning Amendment for:
976 Dunford Ave., Victoria B.C, - File Z17-0022 & OCP17-0003

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Signature	Address	Signature	Address
Kent Moss	1144 Lindsay Pl.		
[illegible]	918 Dunford Ave		
[illegible]	906 Dunford Ave.		
[illegible]	976 Dunford		
[illegible]	970 Dunford		
[illegible]	988 Dunford		
[illegible]	974 DUNFORD.		
[illegible]	3-974 DUNFORD		
[illegible]	8-974 Dunford		

PUBLIC HEARING
Monday, 2 October 2017

Bylaw No. 1738
File No. OCP17-0007

A Bylaw to Amend the Official Community Plan Bylaw 1200 by amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations

CITY OF LANGFORD
BYLAW NO. 1738

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 amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations those lands shown shaded and outlined on the map attached to this bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".

READ A FIRST TIME this 5th day of September, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

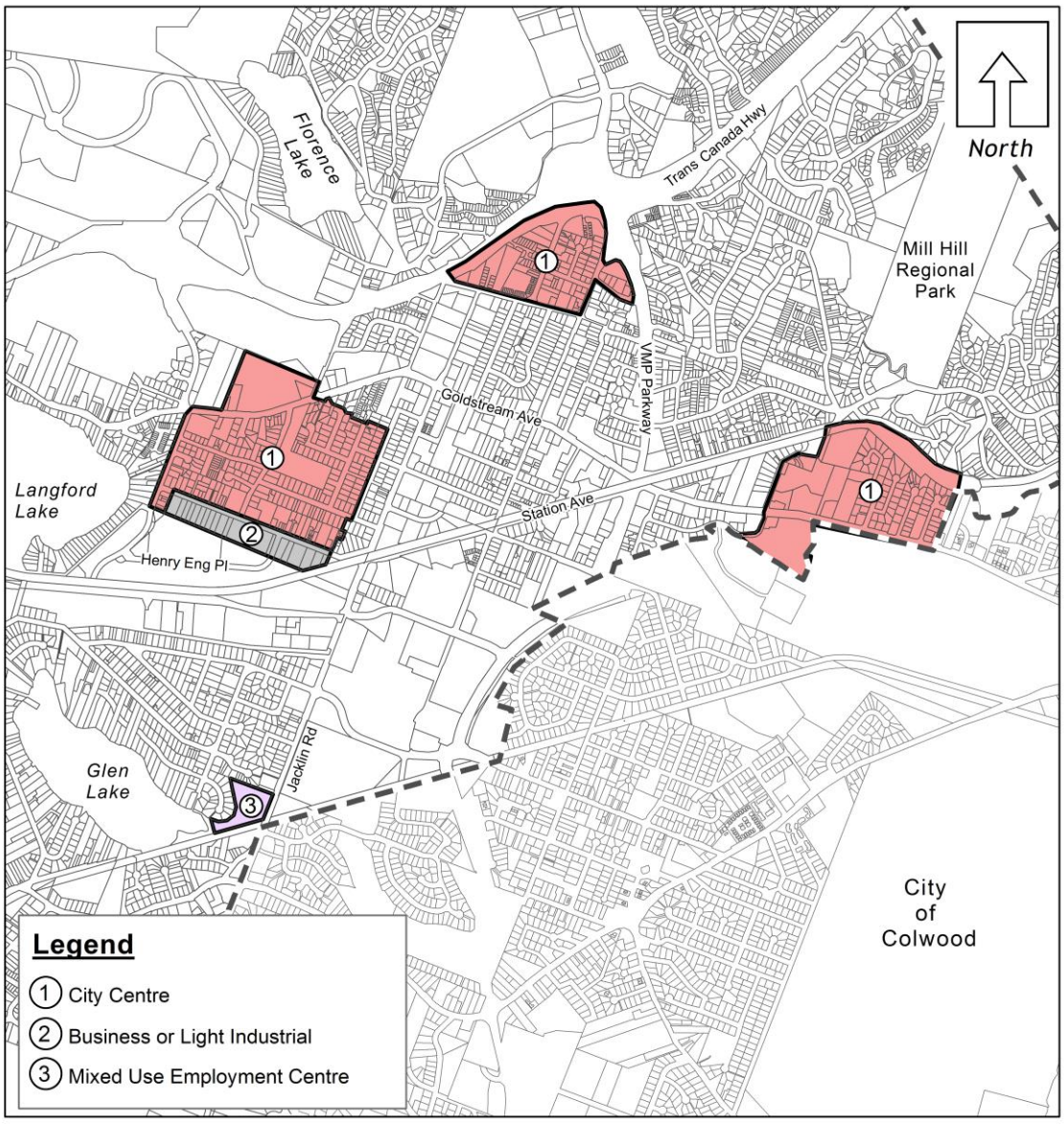
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1738

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1738

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford intends to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1738. 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 Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 October 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.

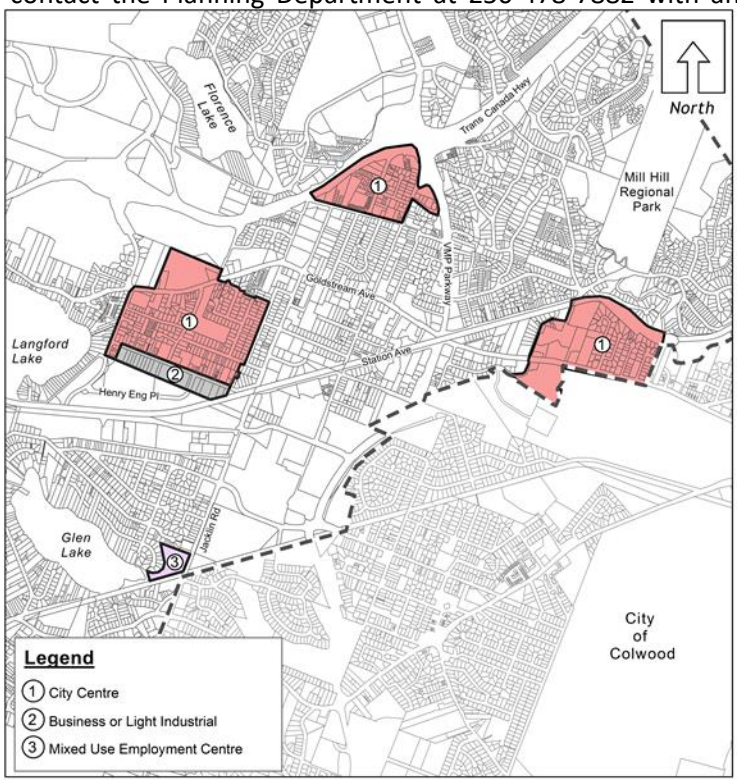
Proposal: **The purpose of Bylaw No. 1738 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the areas noted on the plan attached that are the subject of Bylaw No. 1738 to the City Centre, Business or Light Industrial and Mixed Use Employment Centre designations.**

Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw No. 1738 are the portions 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, 18 September 2017 to Monday, 2 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Residents in favour of Metchosin school purchase

Negotiations still ongoing between municipality, school district to purchase school property

Kendra Wong
News Gazette staff

It's one of the hardest decisions Metchosin council will make, but they'll do it with much public support.

Dozens of residents showed up to the municipal hall Thursday to speak in favour of council's plans to potentially purchase Metchosin Elementary School from the Sooke School District.

While the meeting was centred around council giving first, second and third reading to a bylaw amendment that allows the District to borrow funds from reserves for the purchase, most people spoke in favour of the sale itself and the benefit it would be to the community.

"Having the school as a central area for our community will strengthen us and the residents of this community will pull together to make it a very good success for us," said Vanessa Cooper, who has been a Metchosinite since 1989.

Former Metchsoin councillor Larry Tremblay said purchasing the roughly five-acre property on Happy Valley Road would keep the school in the public domain.

"We can all rest in Metchosin knowing that it's going to remain the way it is today as we see it," he said. "I would support buying it at any price."

There were a number of groups who also expressed support including the Metchosin Foundation, the Metchosin Museum Society and the Metchosin Community House.

While many residents were in support of the purchase, some voiced concern about the age of the building and the cost to upkeep it in the coming years.

"I think it's great that it would be kept in the control of the municipality. My concern is, is it going to be a burden on taxpayers?" said Stephanie Longstaff, who has lived in Metchosin for the past 22 years. "How would Metchosin possibility turn it into an institution? Would the District have to put more money in to turn it into what we [residents] would like it to be?"

Earlier this year, the school district listed the $1.5 million property for sale, which is currently being used by the Metchosin Arts and Culture Community Association. In the summer, the District submitted an offer, however, negotiations are still on going.

According to Mayor John Ranns, the District recently asked for a one-month extension to explore the possibility of finding provincial grants to help fund the purchase. Conditions on the property come off Oct. 19.

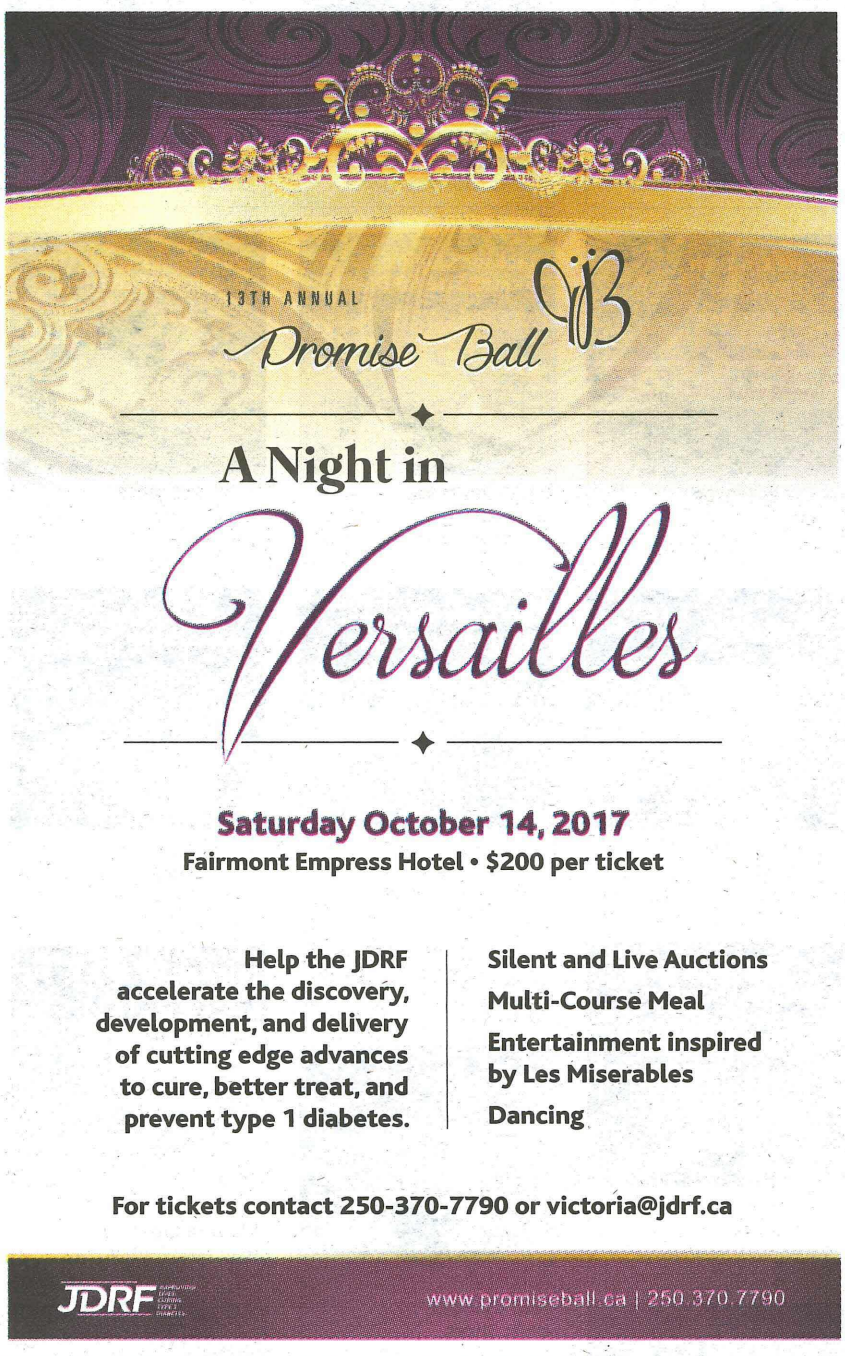
> *"Having the school as a central area for our community will strengthen us."*
>
> **– Vanessa Cooper, Metchosin resident**

"If we hear from the province before the closing date, we could well make a decision at that time. It's fluid right now, it's depending on the province," Ranns said, adding if the sale goes through, the District's focus for the first five years will be paying back what was borrowed from reserves.

"What we do with it [the school] will depend on the grant funding … That will be our main objective to make those recoveries, to find tenants that will enable us to do that. After that, once our reserves are replenished we'll look at more sub-regional use."

In the past, Ranns said he would like to see the gymnasium converted into a small theatre that could host arts and culture events, as well as some type of emergency services component.

kendra.wong@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

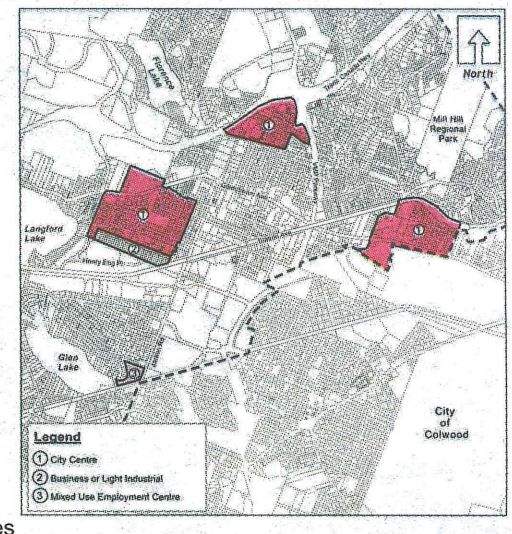
The City of Langford intends to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1738. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 October 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. 1738 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the areas noted on the plan attached that are the subject of Bylaw No. 1738 to the City Centre, Business or Light Industrial and Mixed Use Employment Centre designations.**

Applicant: **City of Langford**

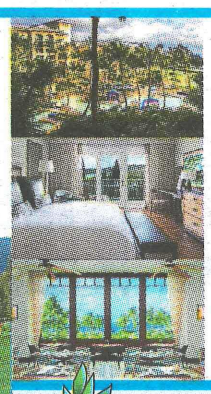
Location: **The land that is the subject of Bylaw No. 1738 are the portions as shown shaded on the plan.**

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



Braden Hutchins
Director of Corporate Services



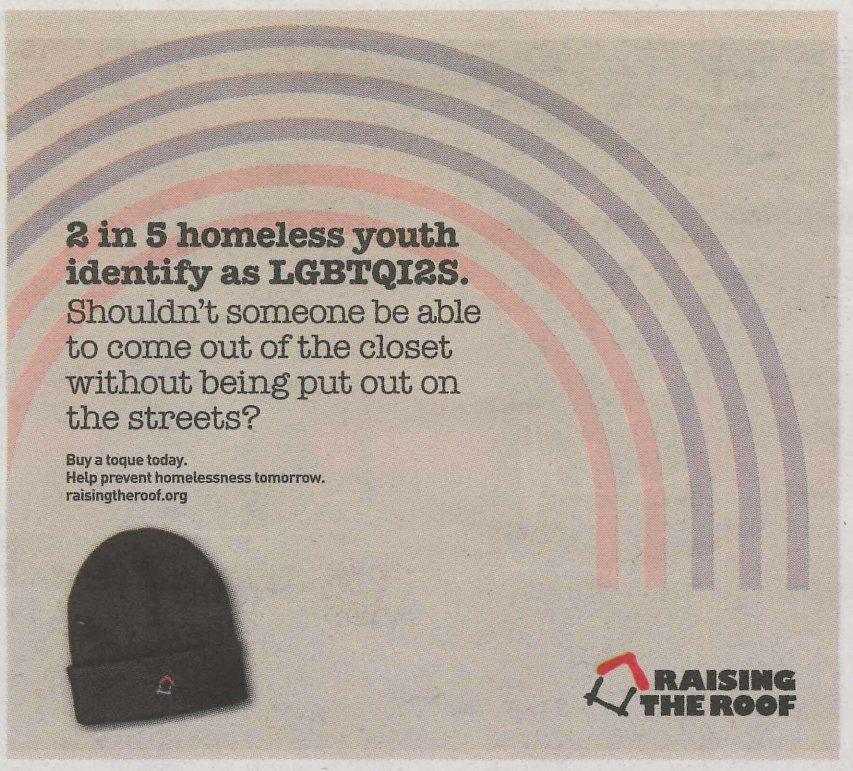


PRIZE INCLUDES:
Round-trip air travel for two on Alaska Airlines
Five-nights in Deluxe Ocean View accommodations at The Ritz-Carlton, Kapalua
Two Clubhouse tickets to the 2018 Sentry Tournament of Champions - Thursday, January 4 to Sunday, January 7
(includes access to the grounds and clubhouse restaurant)
Access for two to private skybox seating on the 18th green January 4-7
(serving beer, wine and appetizers)
Two Sentry Tournament of Champions gift bags

Enter to win at Hawaii.com
Deadline for entries is October 31, 2017
For more information about the Sentry Tournament of Champions, visit sentrytournamentofchampions.com

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For complete contest details visit Hawaii.com. No purchase necessary. Must be 21+ years old to enter. Entries accepted at Hawaii.com September 1, 2017 until October 31, 2017 at 11:59 PM HST. Multiple participants are not permitted to share the same email address. Any use of robotic, repetitive, automatic, programmed or similar entry methods or agents will void all entries by you. Employees (and their immediate families) of Oahu Publications, Inc. (Hawaii.com) and all participating sponsors are not eligible. Winner will be responsible for all taxes applicable to the total value of the prize(s) received. Prize(s) are non-transferable, not redeemable for cash and must not be used for re–sale. Prize(s) are for travel, accommodations and tickets during specified dates only. Winner will refer to the prize vouchers for complete details, terms and restrictions. If the winner has any issue with the prize or is not able to redeem the prize(s) as specified they must forfeit the prize and another winner will be drawn. Changes or extensions will not be made by Hawaii.com. Winner authorizes OPI to use their name and likeness for promotion at no additional compensation. Winner will be contacted. No phone calls please.



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw No. 1730 and 1724. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 October 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. 1730 is to amend the designation within the City of Langford Official Community Plan Bylaw No. 1200 from NEIGHBOURHOOD to the CITY CENTRE designation to allow the construction of a 5 storey apartment building.**

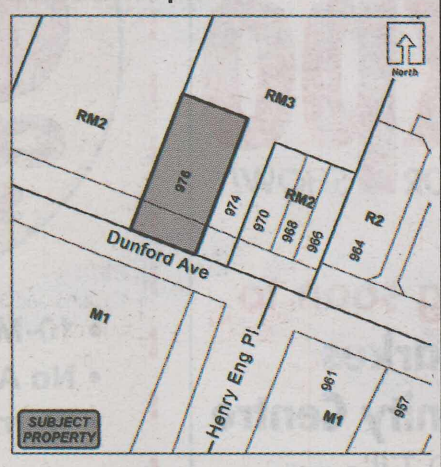
The purpose of Bylaw No. 1724 is to amend the City of Langford Zoning Bylaw No. 300 by rezoning the subject address from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial 2) Zone to allow the construction of a 5 storey apartment building.

Applicant: **Rohan Rupf, Keycorp Developments Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1730 and 1724 is 976 Dunford Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 September 2017 to Monday, 2 October 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



Seniors putting on a show for their country

Juan de Fuca 55 plus to host a Canada 150 production this week

Jessica Fedigan
News Gazette staff

The Juan de Fuca 55 plus activity centre is putting on a show to celebrate a Canadian milestone.

Board member Evelyn Schumacher said the idea of a Canada 150 show began at a board meeting.

"We talked about it at a board meeting … that we should actually do something to celebrate Canada's birthday," Scumacher said. "What could we do? We don't have a lot of money. I did look into getting a grant but we didn't qualify."

From there, the group decided to figure what they could do locally. The grant they plied for required a community wide event with a large number of attendees.

Then they took the idea of a Canada 150 show to the members of the activity centre and then to their entertainment committee.

"We talked abo it at a board meeti … that we should actually do someth to celebrate Canad birthday."

– Evelyn Schumac

Shirley Turcotte decided to take on the r of co-ordinator for the show.

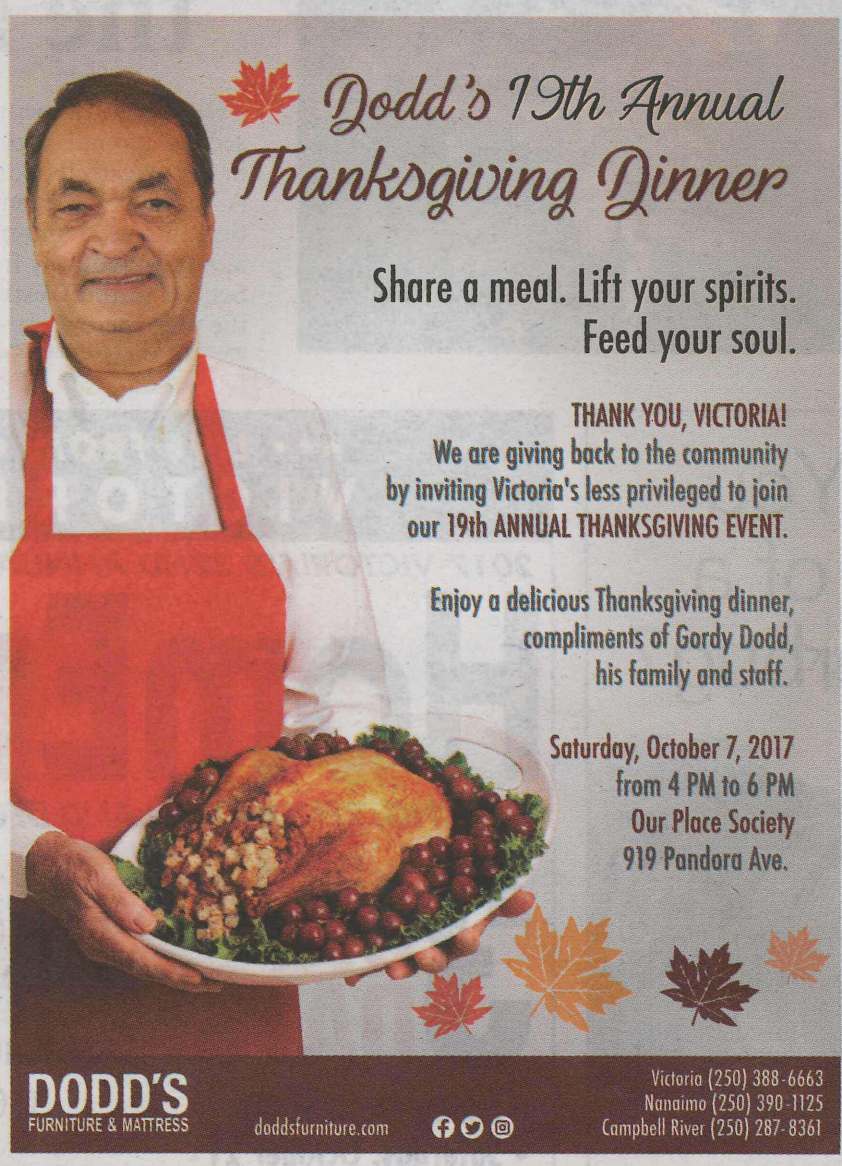
"It was open to anyone who would volu teer to work because the idea was to get a our members exc about Canada a birthday," Turco said. "Anybody showed up was i I think for the m part, we've had of fun together."

There are appr mately 50 people the centre involv the show, which cludes many imp ant dates in Can history. Some ar ticipating in the formance while are working beh the scenes with s props, and in oth roles. The show the first multime production put the centre.

The seniors' ce has more than 2 members. All pr grams at the cen are also volunte

The Canadian ebration takes p on Saturday, Sep But both shows sold out. The g also has plans t on a Christmas

jessica.fedigan@ streamgazet





News? *Events?* Photos?

Let us know

editor@goldstreamgazette.com

GOLDSTREAM NEWS GAZETTE





BY LANTERN LIGHT

Dozens of people showed up to the annual lantern tour at Fort Rodd Hill on Saturday. The event was a fundrais the Victoria-Esquimalt Military Re-enactors Association. *(SPENCER PICKLES/BLACK PRESS)*

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

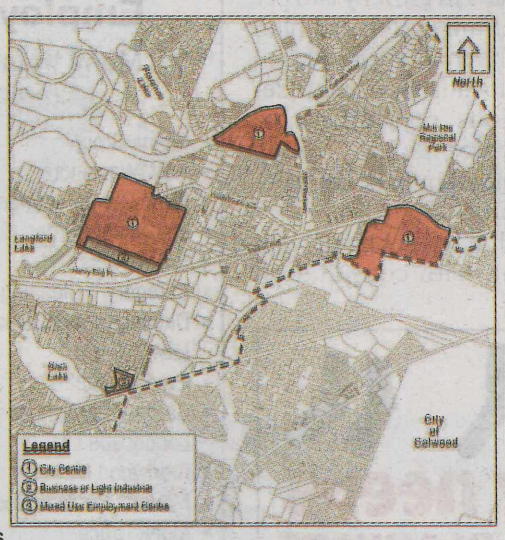
The City of Langford intends to amend Official Community Plan Bylaw No. 1200 by means of proposed Bylaw No. 1738. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 2 October 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. 1738 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the areas noted on the plan attached that are the subject of Bylaw No. 1738 to the City Centre, Business or Light Industrial and Mixed Use Employment Centre designations.**

Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw No. 1738 are the portions 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, 18 September 2017 to Monday, 2 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

DISTRICT OF METCHOSIN
4450 Happy Valley Road,
Victoria, BC V9C 3Z3
tel: 250- 474-3167 fax: 250-474-6298
www.metchosin.ca

NOTICE OF TAX EXEMPTION BYLAW

This notice is given in accordance with Section 227 of the Community Charter.

Take notice that pursuant to Section 224 and 225 of the Community Charter, the Council of the District of Metchosin will consider Heritage Tax Exemption Bylaw 2017, No. 637 and General Tax Exemption Bylaw 2017, No. 638 on:

Date: **Monday, October 2nd, 2017**
Time: **7:00 pm**
Place: **Council Chamber, 4450 Happy Valley Road**

The purpose of the proposed tax exemption bylaws are to exempt the organizations listed below from municipal taxes imposed under Section 197(1)(a) of the Charter for the year 2018 only.

The tax amounts listed below are estimates of the municipal taxes proposed to be exempted, and do not include taxation for other governments such as School, Capital Regional District or Capital Regional Hospital District.

Organization Name and Property Description	2018	2019	2020
BC S.P.C.A. Wild ARC Facility, 1020 Malloch Rd.	$9,505	$10,047	$10,881
Camp Thunderbird Society YMCA Camp Thunderbird, Glinz Lake Rd.	$28,439	$30,060	$32,555
Boys & Girls Clubs of Greater Victoria 3898 Metchosin Rd.	$13,705	$14,486	$15,689
Metchosin Hall Society Metchosin Community Hall, 4401 Metchosin Rd.	$1,555	$1,644	$1,781
Anglican Synod Diocese of B.C. Church of St. Mary the Virgin (Heritage Site) 4354 Metchosin Rd.	$2,943	$3,111	$3,370

Any person who wishes to review a copy of the proposed tax exemption bylaws may do so at the municipal office, during regular office hours.

For more information, please contact Allison Swanson, Deputy Finance Officer

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m) BYLAW NO. 1734
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1734 Second and Third Reading.

CARRIED.

n) BYLAW NO. 1735
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1735 Second and Third Reading.

CARRIED.

o) BYLAW NO. 1736
"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1736 First Reading.

CARRIED.

p) BYLAW NO. 1738
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1738 First Reading.

CARRIED.

Mayor Young and Councillor Blackwell left the meeting due to a conflict of interest.

q) BYLAW NO. 1721
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(SECOND AND THIRD READINGS)

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **September 5, 2017**

Department: **Planning**

Subject: **Bylaw No. 1738: Omnibus Amendment to Official Community Plan Map 2 – Growth Management & Land Use Strategy**

Purpose
The purpose of this report is to introduce Bylaw No. 1783 which would amend Map 2 of Langford's Official Community Plan by changing the land use designation of various parcels of land in and around the City Centre.

Background
At its in-camera meeting of July 17th, 2017, Council reviewed, among other things, a parking strategy for the City Centre of Langford and directed staff to bring forward necessary bylaws to change the Official Community Plan (OCP) and Policy with respect to the City Centre.

Commentary
Bylaw No. 1738 is a proposal to amend Langford's OCP by amending Map 2, the City's Growth Management and Land Use Strategy. Map 2 is the foundation of the Official Community Plan. All applications for rezoning must be consistent with the land use designation found in Map 2.

Specifically, Bylaw No. 1738 would expand the "City Centre" designation westward from Jacklin Road to the east side of Leigh Road to encompass the neighbourhood bounded by Dunford Avenue, Leigh Road, Goldstream Avenue and Jacklin Road. This area is within a 400m "walkshed" from rapid bus service on Jacklin Road and Goldstream Avenue, and is seen as an area where higher density forms of development should be permitted. Bylaw No. 1738 would also designate the business/industrial uses on the south side of Dunford Avenue as "business or light industrial", where they had previously be mapped as "neighbourhood". Bylaw No. 1738 also picks up the "Mixed Use Employment Centre" designation that Council has previously considered for the property at 3130 Jacklin Road.

Financial Implications
The OCP amendments proposed in Bylaw No. 1738 may improve the developability of some properties, which may lead to development and higher tax revenues.

Legal Implications
Council is within its mandate and powers to amend the OCP as it sees fit, provided that the amendment is considered at open public meetings and subject to a Public Hearing in accordance with the requirements of the *Local Government Act.*

Options

1. That Council give first reading to Bylaw NO. 1738 as presented;

2. That Council amend Bylaw No. 1738 as presented, and give the amended version of Bylaw No. 1738 first reading;

3. That Council take no action at this time with respect to Bylaw No. 1738

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services

:mgsb

CITY OF LANGFORD
BYLAW NO. 1738

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 amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations those lands shown shaded and outlined on the map attached to this bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

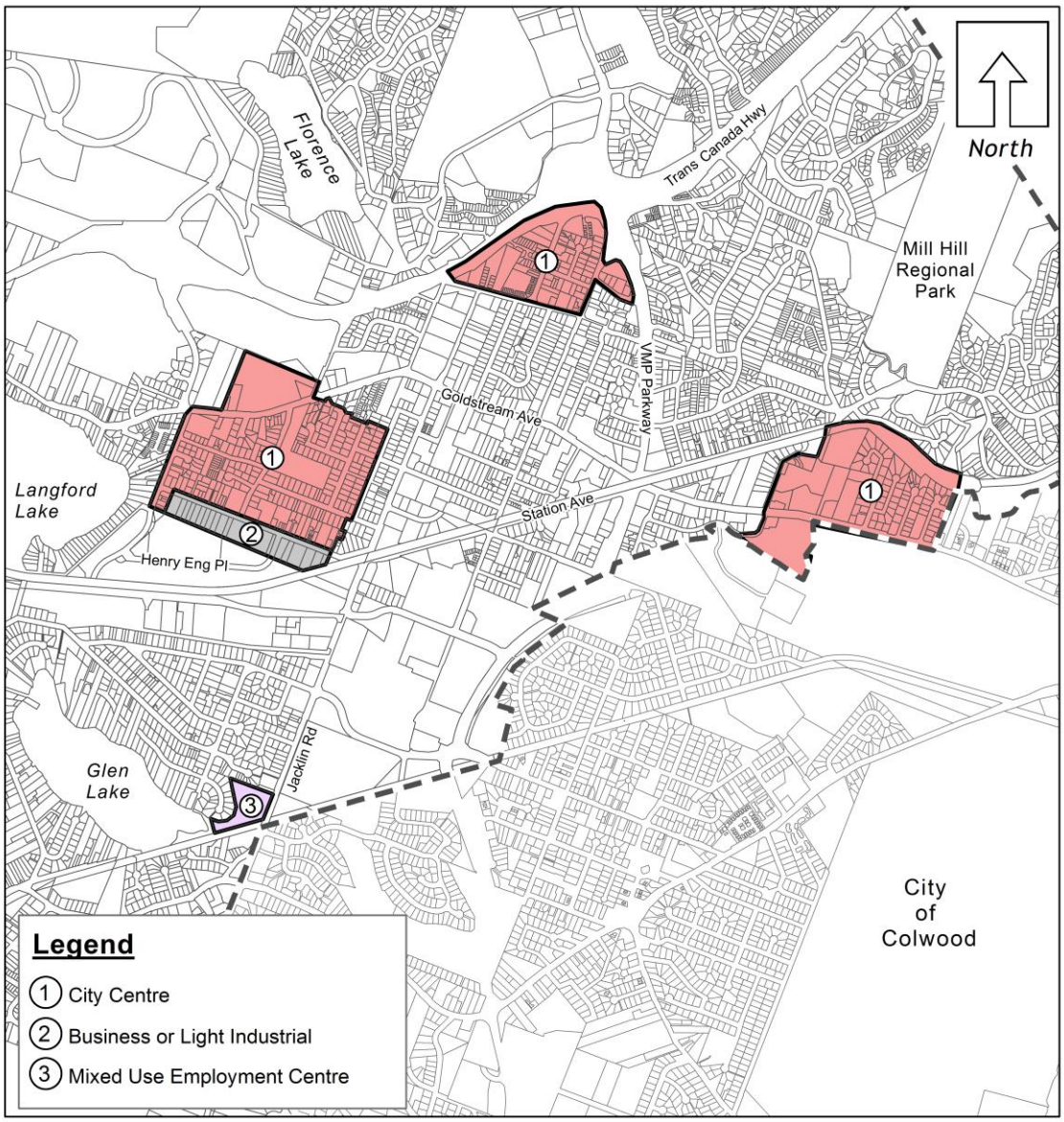
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1738

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1738

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, September 18th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Deputy Director of Planning, L. Stohmann, Director of Corporate Services, B. Hutchins.

ABSENT

Councillor D. Blackwell.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented as presented with the addition of item 7d, Transportation Priorities.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – September 5th, 2017

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on September 5th, 2017.

CARRIED.

4. PUBLIC PARTICIPATION

None

5. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0006 - 2926 Leigh Pl

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP17-0006 be issued by the Council for the City of Langford to Jordan Milne to reduce the minimum front setback from 6.0 m to 4.0 m and increase the maximum permitted height from 9.0 m to 9.6 m for a new dwelling that is proposed to be constructed at 2926 Leigh Place subject to the following terms and conditions:

1. Variances

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

a) Section 6.20.05 of Zoning Bylaw No. 300 is varied to increase the maximum permitted height of a building or structure from 9.0 m to 9.6 m; and
b) Section 6.20.06(2)(a) of Zoning Bylaw No. 300 is varied to decrease the minimum required setback from a front property line from 6.0 m to 4.0 m.

2. Conditions

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

a) That the site shall be developed in accordance with the plans attached to this report as Appendix A; and
b) That the site shall be developed in accordance with a Development Permit authorizing development within the Riparian Development Permit Area, and that no land alteration, demolition or construction shall occur on the site until such Development Permit has been issued.

CARRIED.

b) DVP17-0018 - 3059 & 3061 Jacklin Rd

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP17-0018 be issued by the Council for the City of Langford to Barry Weih of Wensley Architecture has applied on behalf of Jacklin Properties Ltd for a development variance permit to allow an increase in the permitted signage and to increase the permitted façade sign area from 17% (or 25m^2) to 20% (or 30m^2) per building face within the Belmont Market development located at 3059 and 3061 Jacklin 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 10(a)(i) of Sign Bylaw No. 1250 be varied to increase the maximum sign area of a façade sign from 25m^2 or 17%, whichever is less, to 30m^2 or 20%, whichever is less;
b) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from the one freestanding sign per highway frontage to two freestanding signs per highway frontage along Jacklin Road.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Planning. Zoning and Affordable Housing Committee –September 11th, 2017 30

1. Application to rezone 1177 Goldstream Avenue from R1 (One-Family Residential) to RM2A (Attached Housing) to allow for a 3 unit townhouse.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1177 Goldstream Avenue from R1 to RM2A, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to the issuance of a building permit:
        i. $2,562 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

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

        i. That prior to building permit issuance, the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
        ii. That prior to building permit issuance, the applicant provides a Stormwater Management Plan to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
        iii. That prior to building permit issuance, the applicant agrees to provide a Construction Parking Management Plan, subject to approval from the Director of Engineering;

2. Authorize the Director of Planning to issue a variance to allow a front lot line setback of less than 4.5m/5.5m, and a variance to reduce the off-street visitor parking requirement to nil within the Development Permit, subject to the provision of double car garages in each unit and visitor parking within the frontage of the subject property.

CARRIED.

2. Application to rezone 1067 and 1077 Goldstream Avenue from RM3 (Apartment) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) to allow for the future development of a 165-unit multi-family residential building.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1067 and 1077 Goldstream Road RM3 (Apartment) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, prior to issuance of a building permit:
        i. $2,562 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to 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 provided to the satisfaction of the Director of Engineering, which include an operating 3-lane cross-section and a bus pull off with an accompanying concrete pad;
        ii. That all boulevard improvements to Bylaw 1000 standards are provided to the satisfaction of the Manager of Parks;
        iii. That all road dedication necessary for frontage improvements are provided to the satisfaction of the Director of Engineering and Approving Officer prior to bylaw adoption;
        iv. That a storm water management plan be provided to the satisfaction of the Director of Engineering, and its maintenance plan be registered on title;
        v. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.

    c) That the design of the building be amended, prior to Public Hearing, so that the outdoor seating area is located in a more central location, closer to the building.

2. Direct staff to prepare a bylaw to reduce the minimum required lot coverage to 29% for the building permit;

3. Direct staff to commence a road closure process for the lands noted in this report and to authorize its sale equal to the market value on a square metre bases of the abutting lands, minus any land dedicated to the City.

4. Direct staff to apply the 75% reduction to Amenity Contributions in the bylaw to rezone the property, subject to the registration of a covenant securing the rental tenure of the units for a minimum of 10-years.

CARRIED.

3. Application to rezone 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot) zone to allow an 18 small lot subdivision of single family dwellings.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give First Reading to Bylaw 1731 in order to amend the text within the RS4 Zone of Zoning Bylaw No.300 to permit lot sizes of 260 m^2, on the subject property, and limit the number of parcels that can be developed on the subject property to 18 parcels. As well as amend the zoning designation of the property located at 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot 4 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 per single family lot; and
        ii. $3,960 towards the General Amenity Reserve Fund per single family small lot;
        iii. $1,000 towards the Affordable Housing Reserve Fund per single family lot; and
        iv. $660 towards the Affordable Housing Reserve Fund per single family small lot;

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

        i. Confirmation that some sort of public engagement has occurred in regards to the subject application to rezone 2955 Irwin Road;
        ii. A frontage improvement plan to the satisfaction of the Director of Engineering and Bylaw No.1000.

    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, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;

ii. That the applicant agrees to develop the parcels in substantial compliance to the plans attached as Appendix A in regards to landscaping and driveway design, to the satisfaction of the Director of Planning;
iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
iv. That the applicant acknowledge and agree that no recreational vehicles or commercial vehicles will be allowed to be stored or parked on a driveway for more than 48 hours on driveways.
v. That, prior to building permit issuance, the applicant register an access agreement for the shared driveways between single family dwellings, to the satisfaction of the Approving Officer.
vi. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will implement the recommendations within the stormwater management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
vii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provides full frontage improvements and road dedication, if required, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
viii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will register a Statutory Right of Way Plan along the western portion of the property for trail and park improvements;
ix. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant constructs park improvements and trail infrastructure to the standards of Bylaw No.1000 and the Manager of Parks;
x. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will be required to connect to municipal sanitary sewer infrastructure which may necessitate the requirement for service upgrades and extensions, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and
xi. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the applicant.

d) That, **prior to Bylaw Adoption**, the applicant submits and registers a road dedication plan, if required, to the satisfaction of the Director of Engineering and to the standards of the Subdivision and Servicing Bylaw No.1000.

e) Direct staff to proceed with the following variance for 2955 Irwin Road, subject to the applicant applying for the necessary DVP:

i. That section 4.11.4 of Bylaw No.1000 be varied from one on street parking space per 2 lots to 0.

CARRIED.

4. Application for Development Variance Permit to vary the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development at 2282 and 2824 Knotty Pine Road.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for 2822 and 2824 Knotty Pine Road:

   i. That Section 6.36A.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from 5.57 m, in accordance with Z16-0018, to 3.4 m;
   ii. That Section 6.36A.06(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback from 2 m, in accordance with Z16-0018, to 1.2 m; and
   iii. That Table 4.01.02 of the Zoning Bylaw No.300 be varied to reduce the required length of an off street parking space from 5.5 m to 4.6 m;

Subject to the following terms and conditions:

   i. That the site is developed in accordance with the plan attached to this report as Appendix A; and;
   ii. That the applicant submits a revised Frontage Improvement Plan, to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering, prior to the issuance of this Development Variance Permit.

CARRIED.

5. Application for Development Variance Permit to allow for one additional freestanding sign at 2207 Millstream Road.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for 2207 Millstream Road:

   a) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from one permitted freestanding sign per highway frontage to two freestanding signs per highway frontage.

2. Direct Staff to waive the DVP fee of $1,364 as well as the Sign Permit fee of $150.

CARRIED.

b) Administration and Finance Committee – September 12th, 2017

1. 2018 Permissive Tax Exemptions – Bylaw No. 1718, 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council recommend the following 2018 Permissive Tax Exemptions:

All properties included within the September 12th, 2017 report to Committee, with the exception of the application from the Nature Conservancy of Canada's application for exemption of Lot 1, 1152 Lippincott Road, until staff confirm that there is general public access to the property;

AND

That the Administration and Finance Committee recommend that Council proceed to give Tax Exemption Bylaw No. 1718, 2017 the first three readings at the regular Council Meeting of October 2, 2017;

AND

That the Administration and Finance Committee recommend that Council require reapplication every two (2) years rather than annual, with the understanding that staff monitor their activity.

CARRIED.

2. Financial Statements January to July 31, 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the January to July 31, 2017 Financial Review for information as outlined in the report dated September 12th, 2017.

CARRIED.

3. Monthly Approval of Accounts Payable - May to August 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

7. REPORTS

a) ADDENDUM - Application for Development Variance Permit to allow the development of 10 townhouse units and two one-family dwellings at 3296 Jacklin Road

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for the proposed development of 3296 Jacklin Road:

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

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

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

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

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

f) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and

g) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A.

Subject to the following terms and conditions:

ii. That the site shall be developed in accordance with the site plan, floor plans, elevation plans and revised landscaping plans attached to this report; and

iii. That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensures that development does not disturb the root systems of these trees.

CARRIED.

b) ALR17-0002 – Application to Partially Exclude 940 and 960 Latoria Rd from the Agricultural Land Reserve.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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 and the retention of 1.6 ha (4 acres) of the property as 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.

CARRIED.

c) Bylaw No. 1717 – Application to Amend the Text of the CD 6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give First Reading to Bylaw No. 1717; and

2. Add to the Council Resolution of September 5, 2017 by adding the following requirement to the Section 219 Covenant to be registered prior to Bylaw Adoption:

    vi. That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or Subdivision Approval, whoever occurs first.

CARRIED.

d) Transportation Priorities – City of Langford
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Endorse the following three priorities for transportation in importance order as follows:
    a. Installation of High Occupancy Vehicle Lanes (HOV)/bus lanes on the Trans Canada Highway between the West Shore Parkway and downtown Victoria;
    b. Development of the E&N Corridor by BC Transit for a major bus or train corridor; and
    c. Upgrades to Sooke Road Highway No. 14 leading to and from the municipality of Sooke

    And

2. That, to further advance these priorities and to reduce duplication of services, the City write a letter to the Capital Regional District suggesting that an advisory committee be established to provide recommendations and priorities to BC Transit and the Ministry of Transportation and Infrastructure;

    AND

3. That the three priority areas and request for a CRD advisory committee be forwarded to the Minister of Transportation and Infrastructure and to BC Transit for information.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1692
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1692.

CARRIED.

b) BYLAW NO. 1712
"Road Closure Bylaw No. 1712 (Glenshire Drive), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1712.

CARRIED.

c) BYLAW NO. 1717
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1717 First Reading.

CARRIED.

d) BYLAW NO. 1730
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1730 First Reading.

CARRIED.

e) BYLAW NO. 1724
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 First Reading.

CARRIED.

f) BYLAW NO. 1728
"Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1728.

CARRIED.

g) BYLAW NO. 1731
"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1731 First Reading.

CARRIED.

h) BYLAW NO. 1734
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1734.

CARRIED.

i) BYLAW NO. 1735
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1735.

CARRIED.

j) BYLAW NO. 1740
"Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1740 First Reading.

CARRIED.

k) BYLAW NO. 1741
"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1741 First Reading.

CARRIED.

9. ADJOURNMENT

The Chair adjourned the meeting at 5:40 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. Variances

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

a) To increase the maximum permitted height of the principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;
b) To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;
c) To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;
d) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B;
e) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A;
f) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and
g) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A.

2. Conditions

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

i. That the site shall be developed in accordance with the site plan, floor plans, elevation plans and revised landscaping plans attached to the report; and
ii. That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensure that development does not disturb the root systems of these trees.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

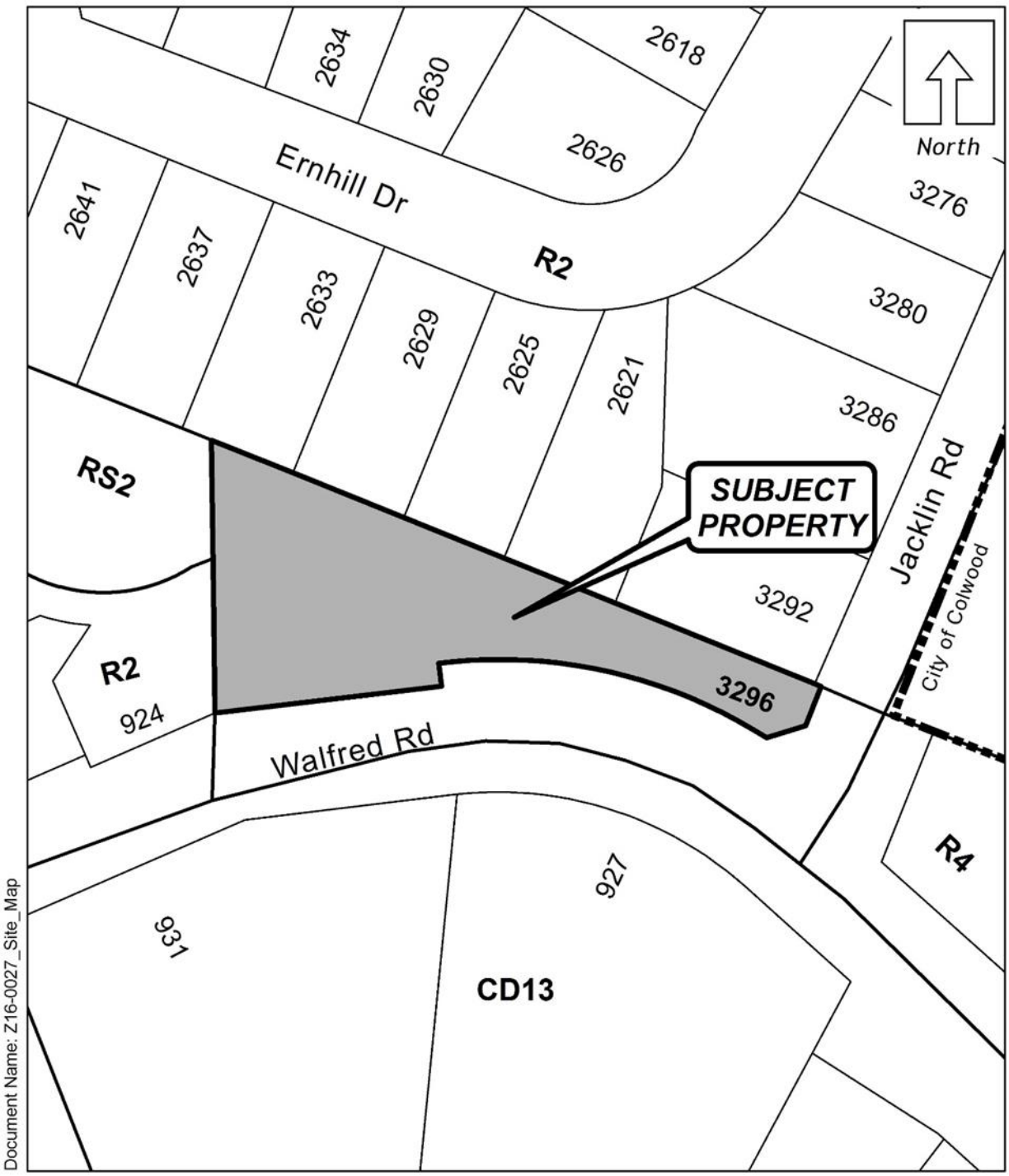
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 2 October 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0009
Applicant	Terry Mogensen
Location	3296 Jacklin Rd
Proposal	a) To increase the maximum permitted height of the principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A; b) To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B; c) To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B; d) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; e) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A; f) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and g) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A. Subject to the following terms and conditions: i) That the site shall be developed in accordance with the site plan, floor plans, elevation plans and revised landscaping plans attached to the report; and ii) That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensures that development does not disturb the root systems of these trees.
Purpose	To permit the development of two one-family dwellings and 10 townhouse units 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, 27 September 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 2 October 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



Document Name: Z16-0027_Site_Map

Scale: N.T.S.

Last Revised: 12/20/2016

From:	Suzette Chapman
To:	Suzette Chapman
Subject:	FW: jacklin variance
Date:	Tuesday, September 26, 2017 11:43:46 AM

From: Lisa N
Sent: Thursday, August 17, 2017 3:16 PM
To: Matthew Baldwin
Cc: Julia Buckingham; Lauren Morhart; Leah Stohmann; Sarah Herring; Suzette Chapman; Michelle Mahovlich
Subject: Re: jacklin variance

ok, Matthew, that day and time seems fine. Where should we meet? At the same place as Monday's meeting? Also, it is ok if you are uncomfortable talking about the stream but the current open channel does run right through our backyard, less than 20m from our house, so I think we have rights under the freedom of information act to know what is happening immediately upstream. I just thought communicating less formally would make for better conversation and understanding . If you would rather have your engineer/hydrologist respond, that is fine too. He/she will probably be more comfortable in answering our questions. Thanks again for writing while on vacation.

Lisa

From: Matthew Baldwin
Sent: August 17, 2017 8:52 AM
To: Lisa N
Cc: Julia Buckingham; Lauren Morhart; Leah Stohmann; Sarah Herring; Suzette Chapman; Michelle Mahovlich
Subject: RE: jacklin variance

Good morning Ms. Nordin,

Thank you for your email of earlier this morning. I am away on vacation this week, but will return next week. Would you be able to coordinate your neighbours for a meeting on Thursday the 24th (next week) after Council's Parks and Recreation Committee meeting? (those meetings usually run from 5:30-6:30). I will contact the developer and see whether they would be willing to attend this meeting also.

Council has asked me to discuss setbacks and possible tree retention with you and your neighbours. We are not able to review stormwater management plans with you, as these are not public documents and I have no direction to seek public input into that aspect of the development. The developer will be required to meet the standards of the City's Stormwater Management Plan to the satisfaction of the City's Director of Engineering. If the property is a riparian area, we will require that a Qualified Environmental Professional prepare a report and define the SPEA prior to issuance of a Development Permit. This process is also not open to public input, nor is it something I would be

willing to discuss with you or your neighbours.

If you are able to meet on the 24th, please let me know as soon as possible.

Sincerely,

Matthew Baldwin, MCIP RPP
Director of Planning

_____

From: Lisa N
Sent: Thursday, August 17, 2017 6:45 AM
To: Matthew Baldwin
Subject: jacklin variance

Hello Matthew,

This is a follow up to the concerns brought forward by myself and neighbours about the development scheduled for behind our properties along Ernhill Drive. Could we please schedule a time to meet and discuss the setbacks and other plans put forward by the developer? I am also interested to know how the drainage will be handled as it is a natural (albeit seasonal) watercourse and not simply a stormwater drain (there is moisture running subsurface now even after all the hot dry weather). After the land is developed and trees are removed, the surface water run off will increase - and needless to say, the channel runs through our back yard. Anyway, we are looking forward to speaking with you further about the development. Anytime after 5:30pm would be best for us. thanks

Lisa Nordin, M.Sc. R.P.Bio.

778-587-8806

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



From:	Suzette Chapman
To:	Suzette Chapman
Subject:	FW: Development Variance Permit No: DVP17-0009 (3296 Jacklin Rd.
Date:	Tuesday, September 26, 2017 11:46:07 AM

From: Matthew Baldwin
Sent: Tuesday, August 8, 2017 11:19 AM
To: Suzette Chapman
Cc: Sarah Herring
Subject: FW: Development Variance Permit No: DVP17-0009 (3296 Jacklin Rd.

Suzette,

Could you please ensure that this correspondence is included in Council's agenda for Monday night.

Thanks.

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

City of Langford
www.cityoflangford.ca

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

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From: Evanoff, Mike
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

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0019 – 2824 Knotty Pine Rd

That Development Variance Permit No. DVP17-0019 be issued by the Council for the City of Langford to Rohan Rupf on behalf of McCormick Meadows Ltd. to vary the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development at 2282 and 2824 Knotty Pine 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 6.36A.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from 5.57 m, in accordance with Z16-0018, to 3.4 m;
b) That Section 6.36A.06(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback from 2 m, in accordance with Z16-0018, to 1.2 m; and
c) That Table 4.01.02 of the Zoning Bylaw No.300 be varied to reduce the required length of an off street parking space from 5.5 m to 4.6 m;

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; and
b) That the applicant submits a revised Frontage Improvement Plan, to the standards of the Subdivision and Servicing Bylaw No. 1000 and the Director of Engineering, prior to the issuance of this Development Variance Permit.

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Notice of Intention to Consider Issuance of a Development Variance Permit

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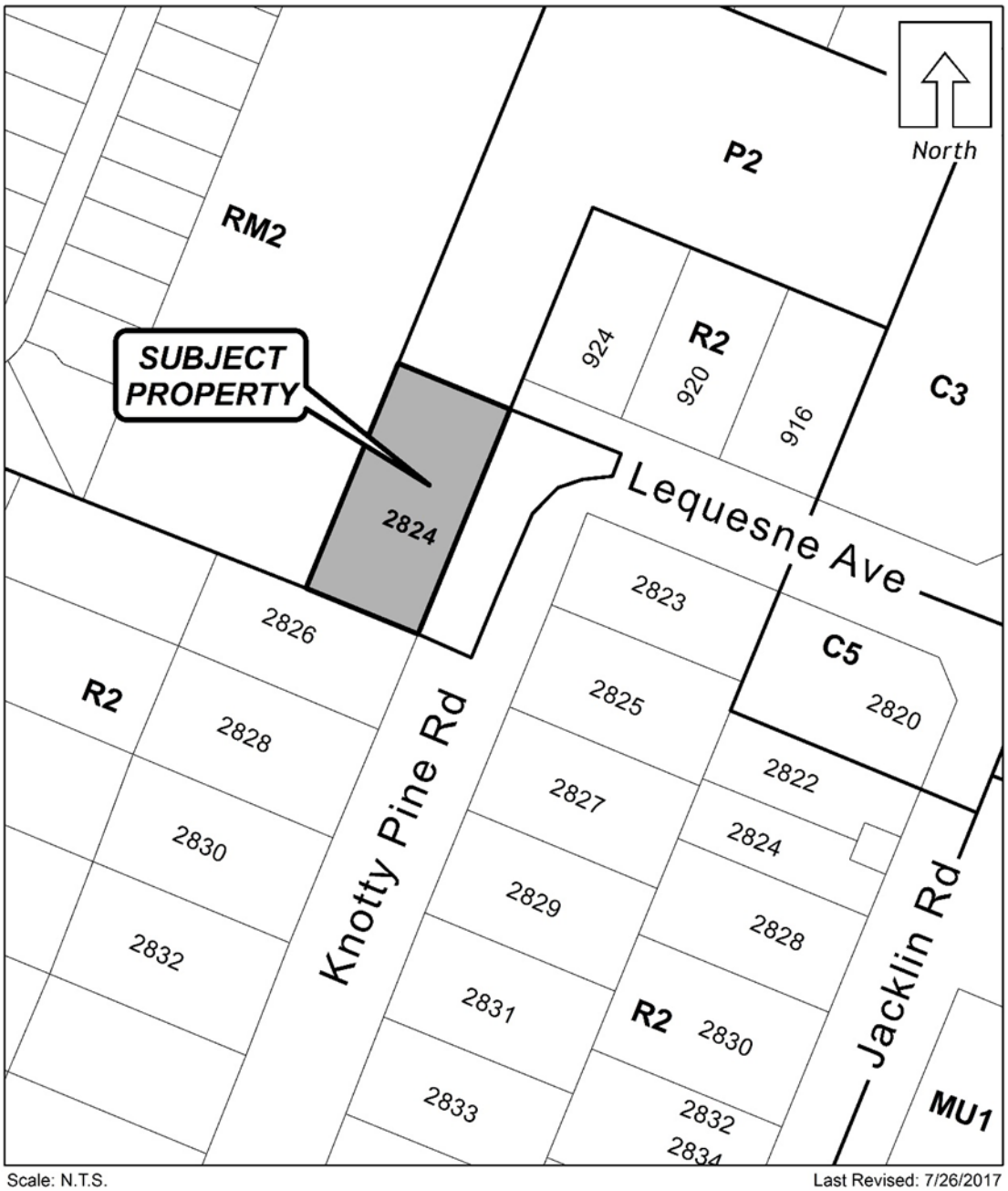
File	Development Variance Permit No. DVP17-0019
Applicant	Rohan Rupf, McCormick Meadows Ltd.
Location	2824 Knotty Pine Rd
Proposal	1. That Section 6.36A.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from 5.57 m, in accordance with Z16-0018, to 3.4 m; 2. That Section 6.36A.06(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback from 2 m, in accordance with Z16-0018, to 1.2 m; and 3. That Table 4.01.02 of the Zoning Bylaw No.300 be varied to reduce the required length of an off street parking space from 5.5 m to 4.6 m.
Purpose	To permit a variance of the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development.

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, 27 September 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 2 October 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 Lauren Morhart with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0019)
2824 Knotty Pine Rd



Document Name: DVP17-0019_Site_Map

Scale: N.T.S.

Last Revised: 7/26/2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0020 – 2207 Millstream Rd

That Development Variance Permit No. DVP17-0020 be issued by the Council for the City of Langford to Josh Bisnett on behalf of Westshore Alliance Church to allow for one additional freestanding sign at 2207 Millstream Rd 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 Sign Bylaw No. 1250 are varied under Section 330 of the *Local Government Act*:

a) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from one permitted freestanding sign per highway frontage to two freestanding signs per highway frontage.

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, 2 October 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

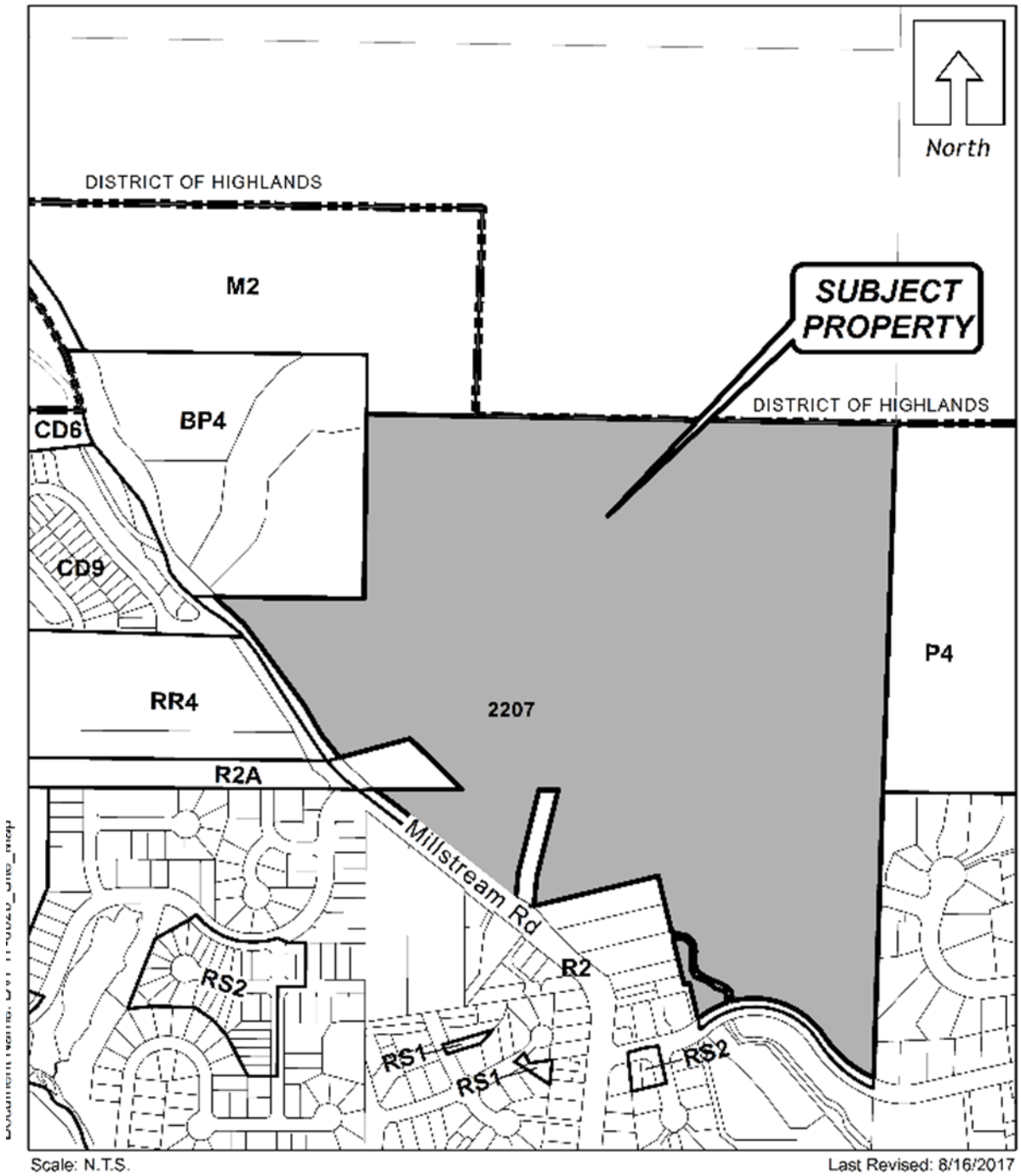
File	Development Variance Permit No. DVP17-0020
Applicant	Josh Bisnett, Westshore Alliance Church
Location	2207 Millstream Rd
Proposal	That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from one permitted freestanding sign per highway frontage to two freestanding signs per highway frontage.
Purpose	To permit one additional freestanding sign.

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, 27 September 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of date 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
(DVP17-0020)
2207 Millstream Rd



Scale: N.T.S.

Last Revised: 8/16/2017

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, September 25th, 2017

1. **Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m^2**
   - **Staff Report (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 681 Rockingham Road from R2 to RS1, 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 above and beyond 2 lots, prior to subdivision approval:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That prior to subdivision approval, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000 standards, and to the Director of Engineering. This will include but is not limited to removing the rock in the centre of the existing cul de sac, creating a parking bowtie, and installing a street light;
        ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
        iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

AND

2. Direct staff to proceed with amending the text of the RS1 zone to allow the size of the principle use buildings to exceed a gross floor area of 200m^2.

CARRIED.

2. Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m^2 per side at 721 Station Avenue.
- Staff Report (Planning)

That Council:

1. Direct staff to proceed with consideration of the following variances for 721 Station Avenue:

   i. That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m^2 per road frontage to a maximum height of 7m with a maximum sign area of 8m^2 per road frontage.

CARRIED.

3. Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.
- Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road form *Agricultural Strategy Lands* to *Hillside or Shoreline;*

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:

   a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

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

   b) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:

      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.

   c) That the applicant agrees to provide, **as a condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

      i. $136,000 towards the General Amenity Reserve Fund.

CONT'

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

i. That a 2.0m wide road dedication be provided along Latoria Road;
ii. That a 15m wide road dedication be provided for the proposed new road;
iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
iv. That all municipal works and third party utility services are installed within municipal road dedication;
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 a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."
b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

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

4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner

CONT'

d) provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.

6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

    a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
    b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
    c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
    d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

CARRIED.

4. Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.
- Staff Report (Planning)

That Council:

1. Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) 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 unit created, prior to subdivision approval or building permit issuance, whichever is first:

        i. $1525 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

    b) That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of additional commercial space added, prior to building permit issuance:

        i. $10.75 per m^2 of gross floor area towards the General Amenity Reserve Fund.

CONT'

c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that in consideration of any new development being constructed on site that the applicant agrees to the following:

i. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
ii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will implement the recommendations within a storm water management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
iv. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provides full frontage improvements and road dedication, if required, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
v. That prior to subdivision approval or building permit issuance, whichever is first, the applicant may be required to undergo upgrades and extensions to infrastructure, in order to utilize municipal services, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and
vi. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the applicant.

d) That prior to **Bylaw Adoption** the applicant provide written acknowledgement from the City of Langford Fire Chief that the building is safe for tenant and/or owner occupation.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **October 2, 2017**

Department: **Planning**

Application No.: **DVP17-0021**

Subject: **Application for Development Variance Permit to allow a reduced lot width and interior side yard setbacks at 2174 Bellamy Road in order to permit the development of a single-family lot and a duplex lot.**

PURPOSE

Westbrook Consulting Ltd. has applied on behalf of 1106018 BC Ltd. (Rob Pek) for a development variance permit to allow the development of a single-family lot and a duplex lot at 2174 Bellamy Road.

BACKGROUND

Previous Applications

There have been no previous applications on the subject property.

Table 1: Site Data

Applicant	Westbrook Consulting Ltd. (Jared Steingard)
Owner	1106018 BC Ltd. (Rob Pek)
Civic Address	2174 Bellamy Road
Legal Description	Lot 1, Section 2, Range 2 West, Highland District, Plan 30152
Size of Property	1,436m² (0.35 acres)
DP Areas	None
Zoning Designation	R2 (One- and Two-Family Residential) Zone
OCP Designation	Neighbourhood

Site and Surrounding Area

The site has an existing single-family residential dwelling on it, which is proposed to be relocated onto the newly created single-family lot, maintaining the required setbacks. The land slopes gradually upward from Bellamy Road and has a number of mature trees and large bushes throughout. The surrounding properties also consist of single-family dwellings with mature trees throughout their properties.

Table 2: Surrounding Land Uses

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

COMMENTS

Development Proposal

The proposal is to take the existing lot, and under the current zone create a single-family residential lot and a duplex lot. This would be fitting with the neighbourhood and the exiting R2 zone, but there currently are more single-family dwellings in this neighbourhood than duplexes.

The applicant has demonstrated that the proposed development can be achieved without a Development Variance Permit (DVP), except it would create a bending property line between the two new lots. The DVP for lot width on the single-family lot would simply allow for a straight property line between these lots, which is a more appropriate configuration for residential lots.

The requested variance for the interior side yard setback is for the duplex lot only, and it's requested to be reduced to what a single-family residential dwelling is permitted to have, which is 1.5m (5.0 ft). Given that a single-family dwelling could be 1.5m from the interior side yard, the impact that a duplex would have with the same setback at this location appears negligible. However, Council may wish to request to have a standard wood fence installed along this property line to help mitigate any potential impacts.

The duplex will need a Development Permit for *Form and Character,* which will appropriately address its presentation, not only to the street but also to the interior side yard that the requested variance is for. Parking and frontage improvements will meet bylaw requirements.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Proposed by DVP Application**
Lot Width (Single-Family Residential)	16m	13.5m
Interior Side Yard Setback (Duplex)	3.0m	1.5m

Neighbourhood Consultation

Consultation of the neighbours has not occurred as the variances were consider too minor in nature with minimal impact to anyone.

OPTIONS

Option 1

That Council:

1. Direct staff to proceed with consideration of the following variances for 2174 Bellamy Road:

    a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16m(52.5 ft) to 13.5m (44 ft);
    b) That Section 6.21.06(4) of Zoning Bylaw No. 300 be varied from 3m (10 ft) to 1.5m (5 ft);

Subject to the following terms and conditions:

    i) That the site is developed in accordance with the plan attached to this report as Appendix A;
    ii) That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

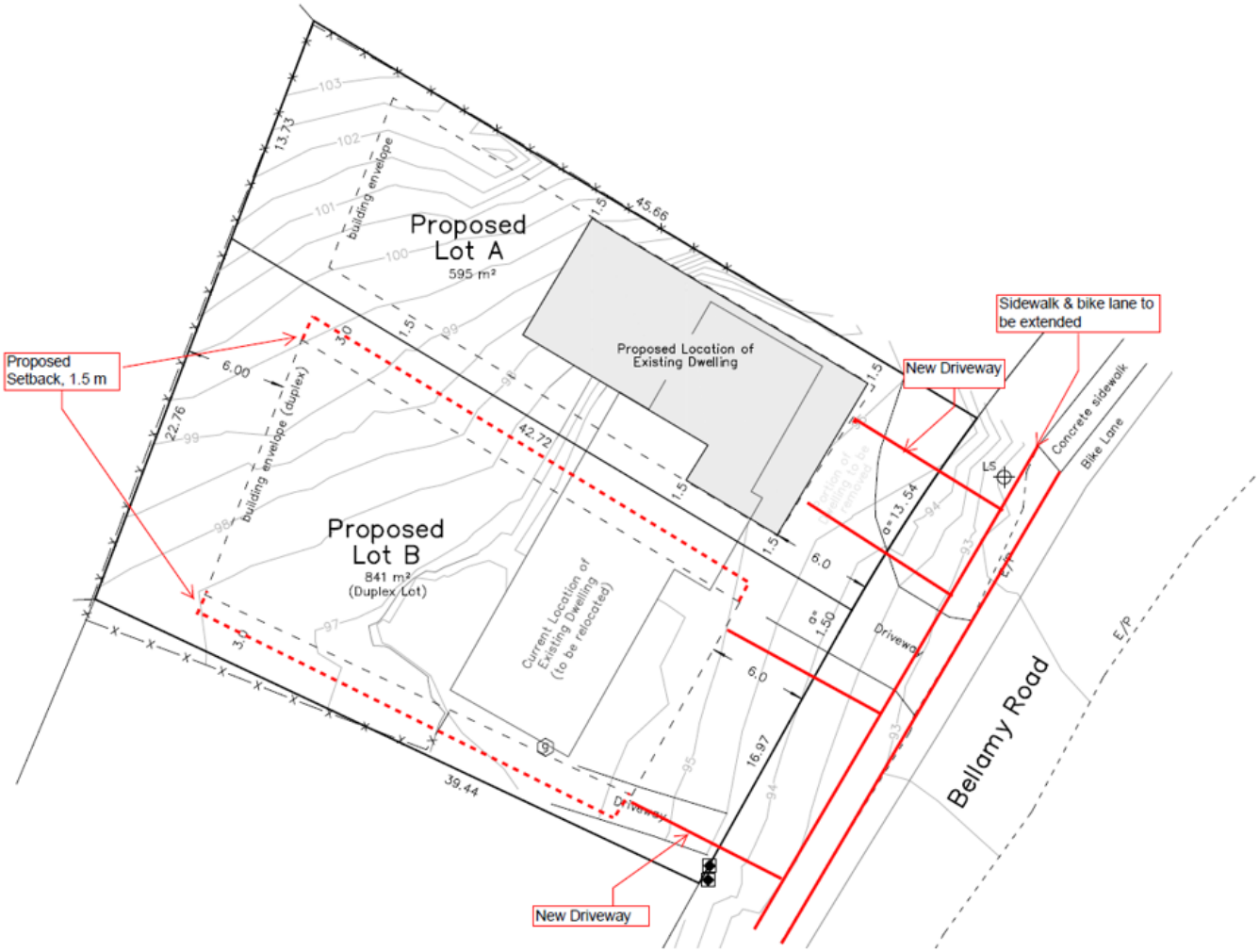
OR Option 2

2. Reject this application for development variance permit.

Submitted by:	Robert Dykstra, MCIP, RPP, Planner II
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

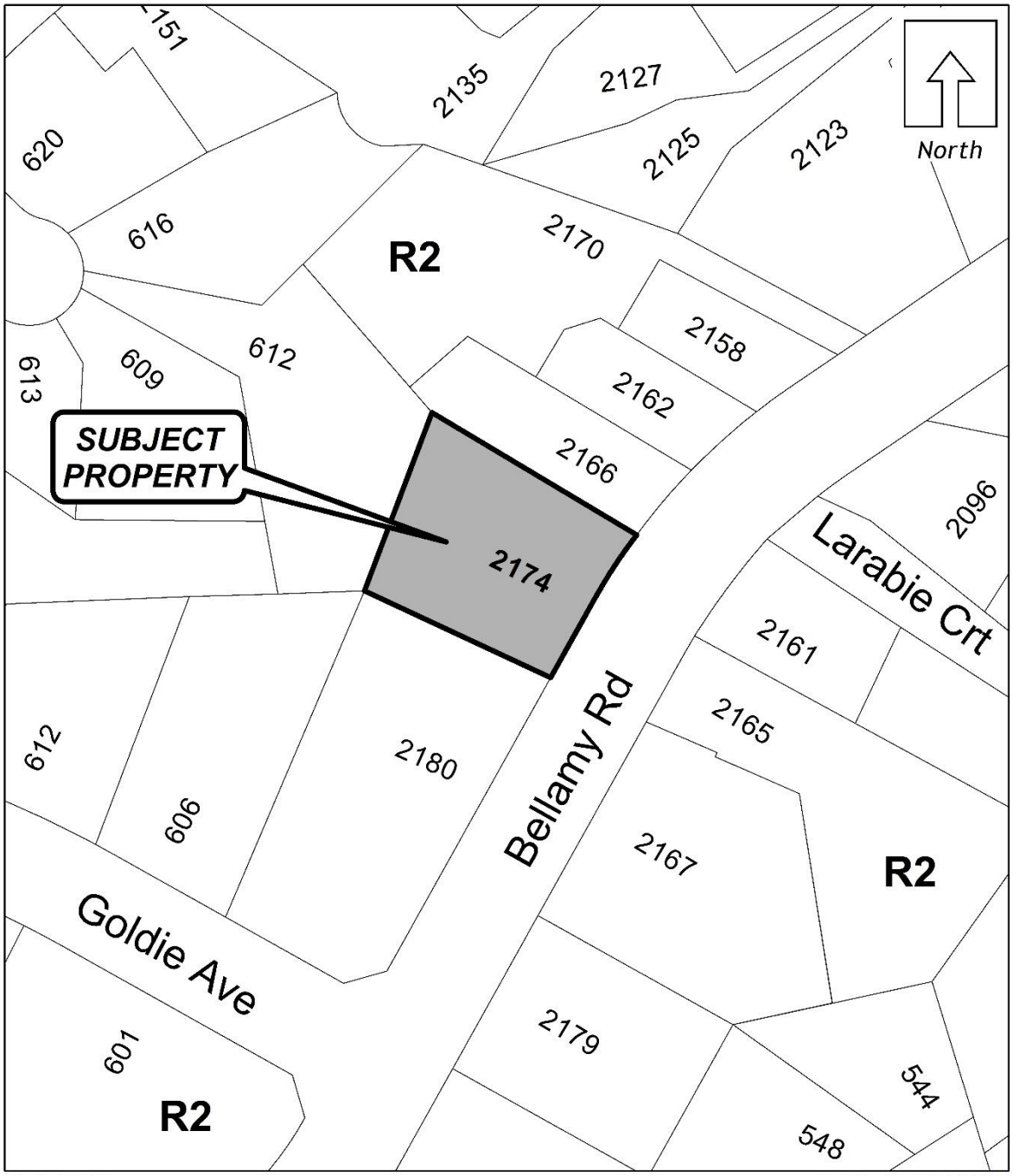
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Appendix A
SITE PLAN



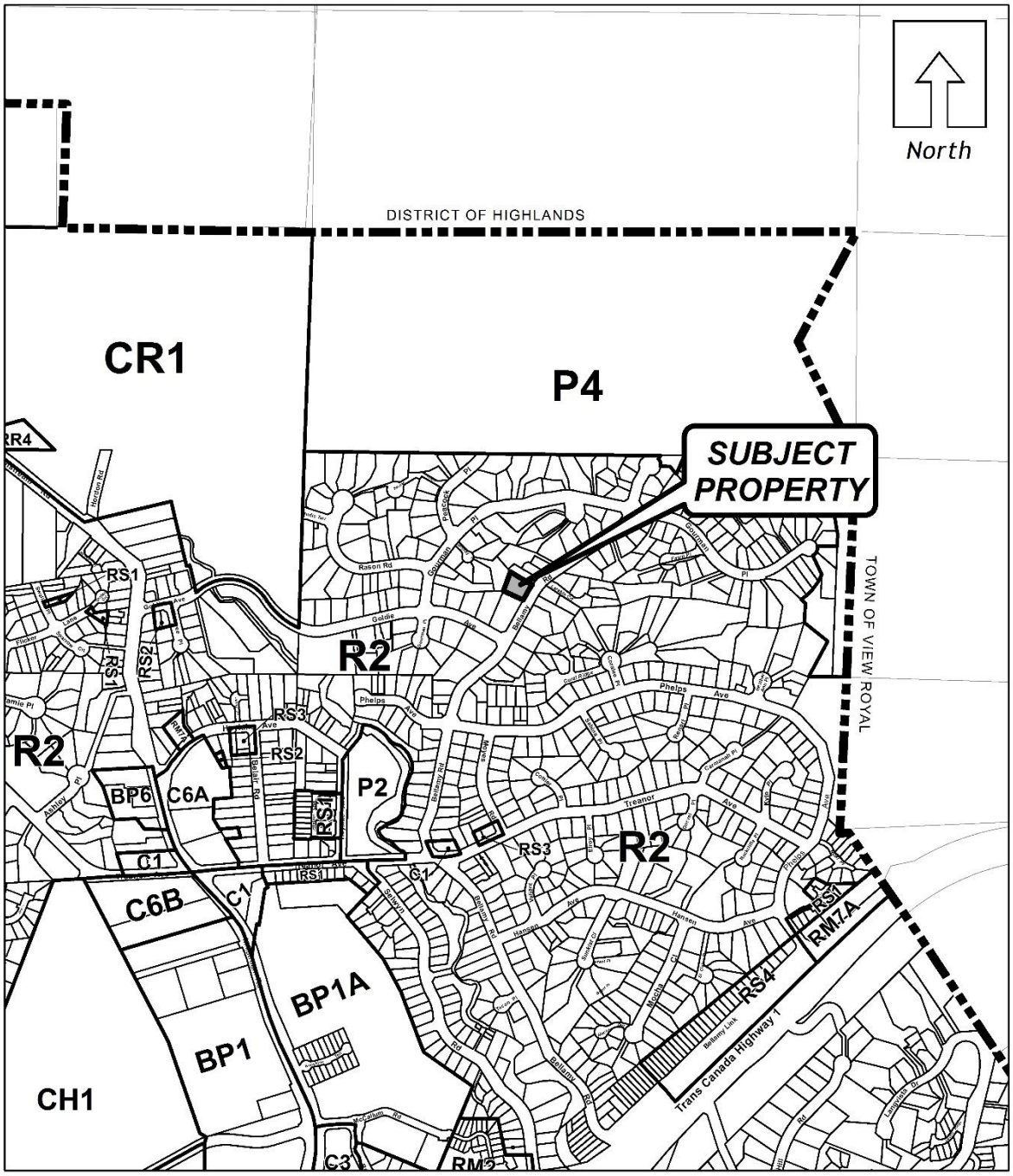
Appendix B
Subject Property Map

DEVELOPMENT VARIANCE PERMIT
(DVP17-0021)
2174 Bellamy Rd



Appendix C
Location Map

DEVELOPMENT VARIANCE PERMIT
(DVP17-0021)
2174 Bellamy Rd



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Staff Report

to

Council

Date: October 2, 2017

Department: **Finance**

Subject: Request for Years 2018-2027 Permissive Tax Exemptions – CCPR Park Residence GP Ltd. (Cherish at Central Park Seniors Facility)

Background

Under Section 224 of the *Community Charter*, Council may by bylaw exempt certain properties from property taxation to the extent, for the period and subject to the conditions provided in the bylaw. A copy of this section of the *Act* is attached to this report for council reference.

The exemption from taxation is subject to the property being used as follows:

- 917 Avrill Road - a portion will be used exclusively for senior's assisted living, including uses ancillary to the delivery of assisted living housing. This portion of the property must be registered as an assisted living residence under the *Community Care and Assisted Living Act* in order to be eligible for permissive exemption.

Commentary

CCPR Park Residence GP Ltd. (Cherish at Central Park) is a new facility located at 917 Avrill Road. A portion of this property will consist of strata units and another portion will be units owned and operated by CCPR Park Residence GP Ltd. The strata units are not the subject of this application. The units that are the subject of the application for permissive exemption are 130 rental units. As CCPR Park Residence GP Ltd. is a for-profit organization the only way that they are eligible for a permissive tax exemption under Section 224 (section 224 (2)(j), is if it is a registered assisted living residence under the *Community Care and Assisted Living Act.*

In order to apply a permissive tax exemption to a property the City must forward permissive tax exemption bylaws to BC Assessment by October 31 of the previous year. As Cherish at Central Park is currently under construction with a planned occupancy in November 2017 they are unable to finalize their application

under the *Community Care and Assisted Living Act* until they have an occupancy permit and a business license, as such the attached bylaw would be contingent on this being completed.

Financial Implications

The adoption of the tax exemption bylaw would reduce Langford's potential tax revenue. An estimate was prepared based on the appraised value of the property pertaining to the above exemption. This estimate would be approximately $86,430 for the first year.

Legal Implications

Council may exempt properties from taxation for a 10 year period by bylaw adopted on or before October 31, 2017 in accordance with Section 224 of the *Community Charter*.

Options

That Council proceed to give Tax Exemption Bylaw No. 1743, 2017 the first three readings

OR

Take no action at this time.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Deputy Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services

:aks

Excerpt from Community Charter:

General authority for permissive exemptions

224.(1)A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2)Tax exemptions may be provided under this section for the following:

(a)land or improvements that

(i) are owned or held by a charitable, philanthropic or other not for profit corporation, and

(ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b)land or improvements that

(i) are owned or held by a municipality, regional district or other local authority, and

(ii) the council considers are used for a purpose of the local authority;

(c)land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

(i) the land or improvements are owned by a public authority or local authority, and

(ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

(i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,

(ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,

(iii)the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and

(iv)the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],

(i) an area of land surrounding the exempt building,

(ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and

(iii)an area of land surrounding a hall that is exempt under subparagraph (ii);

(g)land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h)in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act*;

(k)land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

2003-26-224; 2003-52-42(a); 2004-67-2; 2007-13-52 (B.C. Reg. 292/2007).

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2017/06/13

CCPR Park Residence GP Ltd.
2234 Sooke Rd
Victoria, BC V9B 1X1

Dear Sir/Madam:

RE: Permissive Tax Exemption Request for Year 2018 for Property Located at 911 Jenkins

Attached is a permissive tax exemption application for your consideration. Please provide all information requested on this form. The application completed in full, must be received by the undersigned no later than May 31, 2017 to be considered for the 2018 taxation year. Any applications received after this date will not be considered.

The Director of Finance will present a summary report of all applications, relative to the eligibility criteria, to the Administration and Finance Committee. The Committee will then provide recommendations to Council.

A permissive tax exemption is a means for Council to support organizations within the community which further Council's objectives of enhancing quality of life (economic, social, cultural) and deliver services effectively and efficiently. A permissive tax exemption is strictly at the discretion of the City of Langford's Council. After careful consideration of all applications, Council may approve a full, a partial, or no tax exemption. The tax exemption may vary for the different applicants.

If you have any questions concerning your application, please contact Audrey at 250-391-3410 or email audrey@cityoflangford.ca

Sincerely,

Steve Ternent
Director of Finance

ST/aks

City of Langford
www.cityoflangford.ca

PERMISSIVE TAX EXEMPTION APPLICATION

Deadline: **May 31, 2017**

Council **will consider** applications for a permissive tax exemption providing the following information is supplied:

Date: _____

Name of Organization: CCPR Park Residence GP Ltd.

Mailing Address: 2234 Sooke Road Victoria, BC V9B 1X1

Physical Address: 917 Avrill Road Langford, BC V9B 0T2 (Cherish at Central Park)
(911 Jenkins PID 028-581-997)

Contact Person:

Micky Fleming	President/CEO
Name	Position
250-893-5131	mfleming@cherishliving.ca
Phone #	Email address

_____
Society Number

Service to the Public (check applicable):

- ☐ Regional (must provide your request for funding documents to other municipalities)
- ☑ Langford residents only

Attachments Required:

- Copy of the audited financial statements for the previous year (if an audit is performed, otherwise prepared financial statements);
  - Statements were **not audited – internal statements attached.**
- Current insurance certificate showing both liability and property coverage;
  - Insurance certificate **attached.**

- Description of the programs/services/benefits delivered by your organization at Cherish at Central Park including participant numbers, volunteer hours, benefiting group/individuals/special needs populations, rental of facilities/fees charged for participation;
  - **Building is under construction and when completed it will provide rental housing and community for seniors, as well as volunteer opportunities and jobs for the community.**

- Description of any third party use of the subject land and/or improvements including user group names, fees charged, conditions of use.
  - **Currently none.**

- Organizational chart of members, staff and remuneration
  - **The registered land owner is the General Partner for a partnership of investors. The controlling parties and Micky Fleming, CEO and Dana Adams, CFO, COO.**

- What other municipalities have you asked for funding
  - **N/A**

- How much government funding do you receive
  - **None.**

Eligibility Criteria: For each category, please check applicable items:

A: Subject property must be one of:
- ✓ Land or improvements, or both, owned or held by an entity described in B (below)
- ○ Land or improvements, or both, ancillary to a statutory exemption (e.g. place of public worship, cemetery, library, seniors' home etc.)

B: Nature of the organization must be:
- ○ Not for profit corporation
- ○ Athletic or service club/association
- ○ Municipality, regional district, public/local authority
- ✓ Partner of the municipality by agreement
- ○ Charitable/philanthropic organization
- ○ Organization eligible under s.220 of the Community Charter (e.g. place of public worship, cemetery, library, seniors' home etc.)

C: Community benefits:
- ○ Provides recreation facilities for public use
- ○ Provides recreation programs to the public

- ✓ Provides programs to and/or facilities used by youth, seniors or special needs groups
- ✓ Promotes economic development or tourism
- o Preserves an environmentally or ecologically significant area of the community
- ✓ Offers cultural or educational programs to the public which promote community spirit, cohesiveness and/or tolerance
- o Offers services to the public in formal partnership with the municipality
- o Offers affordable workforce rental housing under a Housing Agreement with the municipality

All information and documentation must be provided. Incomplete applications will be rejected.

CCPR Park Residence GP Ltd
Balance Sheet As at Dec 31, 2016

ASSET	
Current Assets	
Total Cash	7,942.29
Investments	1.00
Total Receivable	55.21
Total Current Assets	7,998.50
TOTAL ASSET	7,998.50
LIABILITY	
Current Liabilities	
Accounts Payable	5.67
Total Current liabilities	5.67
Total Long Term liabilities	7,892.83
TOTAL LIABILITY	7,898.50
EQUITY	
Total Share Capital	100.00
Current Earnings	0.00
TOTAL EQUITY	100.00
LIABILITIES AND EQUITY	7,998.50

CCPR Park Residence GP Ltd
Income Statement Jan 01, 2016 to Dec 31, 2016

REVENUE		
Revenue		
Expense Reimbursement Revenue	2,816.77	
Interest Income	2.15	
Total Other Income		2,818.92
Total Revenue		2,818.92
TOTAL REVENUE		2,818.92
EXPENSE		
Expenses		
Accounting & Legal	2,664.12	
Bank Charges & Interest	154.80	
Total General & Admin		2,818.92
Total Expenses		2,818.92
TOTAL EXPENSE		2,818.92
NET INCOME		0.00

WILSON M. BECK
INSURANCE SERVICES INC.

Since 1981

CERTIFICATE OF INSURANCE

CERTIFICATE HOLDER: To Whom It May Concern

DESCRIPTION: All Operations of the Insured

NAME OF INSURED: CCPR Park Residence GP Ltd., CCPR Park Investments Limited Partnership, Redeemer Lutheran Church of Victoria, Cherish Community Living Ltd. and All Contractors, Sub-Contractors, Project Managers, Engineers, Architects and Consultants directly engaged in work or services for the "Named Insured" hereinafter referred to as "Additional Insureds". The "Named Insured" and the "Additional Insureds" hereinafter called collectively "The Insured".

PROJECT LOCATION: 917 Avrill Road and 3024 Jacklin Road, Victoria, BC

This is to certify that insurances as described herein, have been arranged through this office for the insured named above on whose behalf this Certificate is executed and we hereby certify that such insurances are in full force as of this date, but only with respect to the type(s) of insurance for which a policy number, policy period, and limits of liability or amount is shown. Aggregate limits shown may have been reduced by paid claims.

SCHEDULE OF INSURANCE

TYPE OF INSURANCE	COMPANY AND POLICY NUMBER	POLICY TERM	LIMITS OF LIABILITY AMOUNT OF INSURANCE
☒ **Wrap-up Liability including Non-Owned Automobile** **24 Months Completed Operations**	Certain Lloyd's Underwriters through Lloyd's Approved Coverholder Policy No. KC000040N-WU0033	**Effective Date** 05/24/2016 **Expiry Date** 11/24/2017	$ 5,000,000.00 **Broad Form Property Damage** $ 5,000,000.00 **Non-Owned Automobile** $ 1,000,000.00 **Pollution Liability Sudden & Accidental** $ 5,000,000.00 **Products and Completed Operations Aggregate**
☒ **Builders Risk**	HCC Specialty Underwriters Agency and Various Underwriters as arranged by Can-Sure Underwriting Ltd. Binder No. 13711	**Effective Date** 05/24/2016 **Expiry Date** 11/24/2017	$ 24,123,757.00 **at the Site – Hard Costs** $ 500,000.00 **Whilst in Transit** $ 500,000.00 **Any other Location**
	PARTICULARS OF INSURANCE All Risk Form including Flood, Earthquake		
☒ **Equipment Breakdown**	Royal & Sun Alliance Insurance Company of Canada Binder No. 13711	**Effective Date** 05/24/2016 **Expiry Date** 11/24/2017	$ 24,123,757.00 **at the Site – Hard Costs** $ 1,000,000.00 **Expediting Expenses**
	☒ **Indicates that the Coverage/Endorsement indicated is included**		

TERMS AND CONDITIONS

This document is furnished as evidence to the Certificate holder named herein that the policy(ies) described herein have been effected to provide coverage as shown. This Certificate is subject to all limitations, exclusions and conditions of the above policy or policies as they now exist, or may hereafter be endorsed. This document is furnished to you as a matter of information only. The issuance of this document does not make the person or organization to whom it is issued an additional insured, nor does it modify in any manner the contracts of insurance between the Insured and the Insurers. Any amendment, change or extension of such contracts can only be effected by specific endorsement. Should the contracts of insurance be cancelled, assigned or changed during the policy period in such manner as to affect this document, the Insurers will endeavour to give notice to the holder of this document, but failure to give such notice shall impose no obligation of any kind upon us or upon the Insurers.

Dated: June 10, 2016

Wilson M. Beck Insurance Services Inc.

E. & O.E.

Authorized to sign on behalf of Insurers

☒ Lower Mainland
#303-8678 Greenall Avenue
Burnaby, BC V5J 3M6
Phone: (604) 437-6200
Fax: (604) 437-5347

☐ Southern Interior
InVue Tower, #107 – 2040 Springfield Rd.
Kelowna, BC V1Y 9N7
Phone: (250) 763-3840
Fax: (250) 762-9633

☐ Alberta
Suite 640 – 1414 8th Street SW
Calgary, AB T2R 1J6
Phone: (403) 229-2060
Fax: (403) 229-2021

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Staff Report

to

Council

Date: October 2, 2017

Department: **Finance**

Subject: 2017 Tax Sale

Background

Section 645 of the Local Government Act provides that "(1) At 10 a.m. on the last Monday in September, at the council chambers, the collector must conduct the annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent." The City of Langford's tax sale was held on September 25, 2017. The following properties were advertised in the Goldstream Gazette and sold at the tax sale:

Folio	Location	Upset Price	Purchaser	Sale Price
04090.462	301-866 Goldstream Ave	$6,270.11	John & Lola Bruzas	$6,270.11
06296.250	Sooke Rd	$2,556.04	John & Lola Bruzas	$2,556.04
06650.240	3207 Ernhill Pl	$6,752.69	John & Lola Bruzas	$6,752.69

Following the tax sale, the current registered owner still has right of possession during the one-year redemption period that follows. If the property is not redeemed by the end of the one-year period, the Registrar of Titles will be requested to register the property in the name of the tax sale purchaser.

Recommendation

That Council receive the 2017 Tax Sale Report.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
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

:AKS

Legion
BRITISH COLUMBIA/YUKON COMMAND

Royal Canadian Legion
Prince Edward Branch #091
761 Station Avenue
Victoria, BC V9B 2S1
Tel: 250 478-1828
Fax: 250 478-1870
e-mail: secretary@rcl91.ca
website: www.rcl91.ca
A Non-Profit Organization

September 25, 2017

Mayor Stewart Young
and Council Members
City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria BC V9B 5P6

Dear Mayor Young and Council Members:

Re: 2017 Remembrance Day Ceremony

On behalf of the Royal Canadian Legion, Prince Edward Branch #91, I would like to once again request the donation of an additional tent(s) for our service on Remembrance Day.

As our community grows, so does our Remembrance Day service. We now have the Gordon United Church choir as well as the West Shore Community Concert Band as part of our service and last year had 65 dignitaries and groups laying wreaths. Our service is well-attended and last year we printed 1400 programs and ran out, so our service is growing right along with the City.

We appreciate all the help you give us for our Remembrance Day Service and hope you will look favourably on our request for an additional tent.

Lest we Forget,

Norm Scott
President

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**October 2, 2017**
Department:	**Planning**
Application No.:	**Z17-0023**
Subject:	**Bylaw No. 1710 Application to Rezone 2839 Jacklin Road and 862, 864 and 866 Orono Avenue from the MU1 (Mixed Use Residential Commercial) Zone to the MU2 (Mixed Use Residential Commercial 2) Zone to Allow a for two 6 story apartment buildings.**

At their Regular Meeting of June 19, 2017, Council passed the following resolution with respect to the properties at 2839 Jacklin Road and 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

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to 1 (d) items i. through vi. in Council's resolution of June 19, 2017.

With respect to item 1(e) of Council's resolution of June 19, 2017 the applicant has submitted a road dedication plan that has been reviewed and approved by the Director of Engineering. As the applicant has satisfied all of Council's prior to Bylaw Adoption conditions, Council may wish to proceed with adoption of the Bylaw 1710.

Bylaw No. 1710 was signed by the Minister of Transportation on August 28, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1710;

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

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Deputy Manager of Parks and Recreation
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. 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 14th day of August, 2017.

READ A SECOND TIME this 14th day of August, 2017.

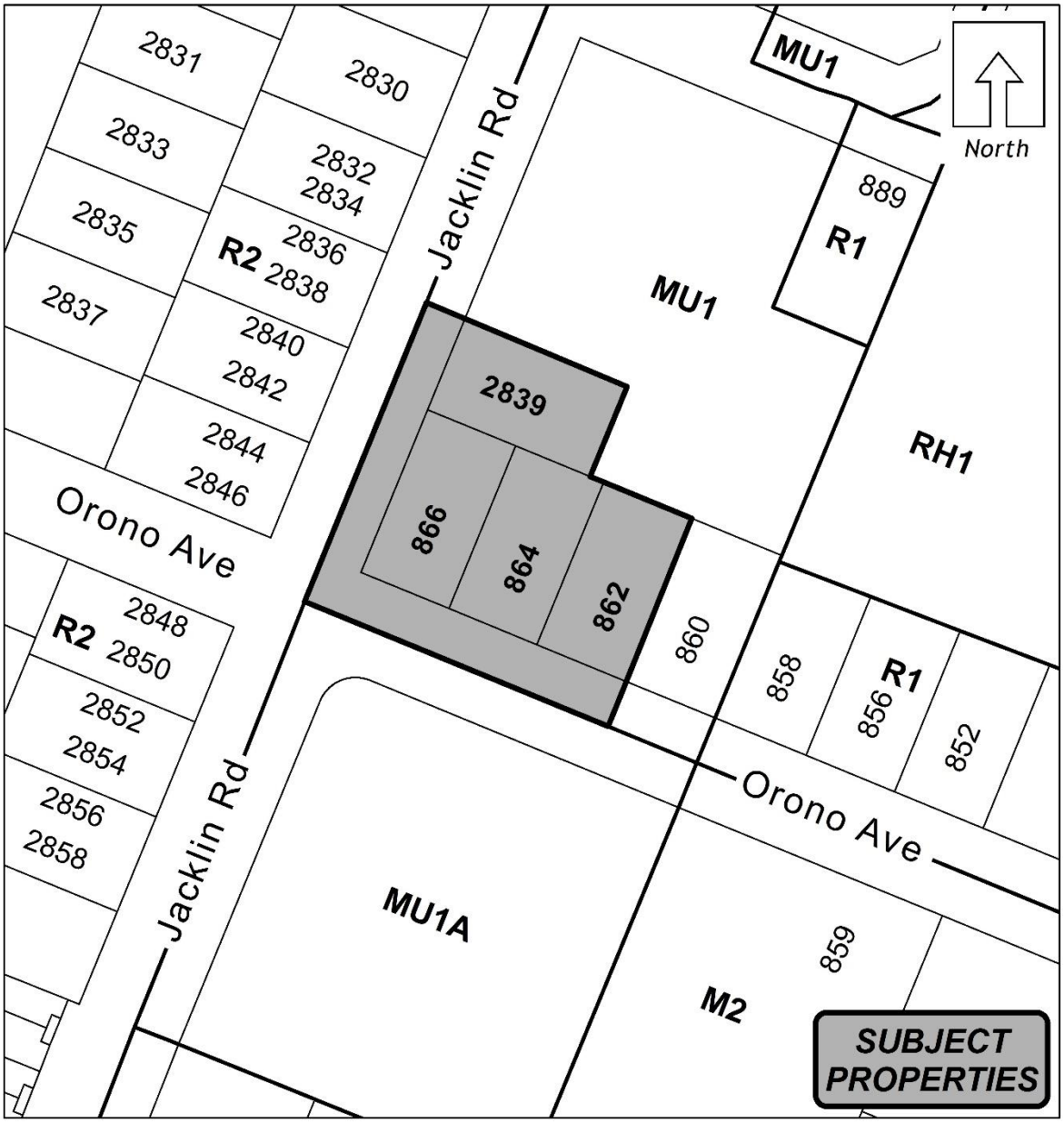
READ A THIRD TIME this 14th day of August, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 28th day of August, 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
BYLAW NO. 1718

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2018 AND 2019

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

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

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:

   a) Roll No. 01-62-327-06159.000
      Lot 7, Pl 6190, Section 79, Esquimalt District
      Juan de Fuca Cadet Youth Society
      948 Dunford Road

   b) Roll No. 01-62-327-07522.001
      Lot 10, Pl 10901, Section 111, Esquimalt District
      Langford Fifty and Up Club
      2637 Sunderland Road

   c) Roll No. 01-62-327-06411.005
      Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by Pl 1718 and extending northerly from the extension easterly of the south boundary of Block 2, Pl 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, Pl 13728
      Metchosin Farmers' Institute
      1040 Marwood Avenue

   d) Roll No. 01-62-327-06411.008
      Lot 1, Pl EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin District
      (PID #029-207-908)
      Metchosin Farmers' Institute
      1040 Marwood Avenue

e) Roll No. 01-62-327-06439.250
Esquimalt District, LD 30 & 21 PT Sections 83, 84, 85, 86 Metchosin District & Sections 83 & 84 Esquimalt District except parcel M (DD15125) shown outlined in red on Pl 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute
Metchosin Farmers' Institute
1040 Marwood Avenue

f) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Pl 17393, Sections 79 Metchosin District, 83, 84 and 90, Esquimalt District (PID #003-908-968)
South Vancouver Island Rangers
3498 Luxton Road

g) Roll No. 01-62-327-04124.001
Lot 4, Pl 9088, Section 5, Esquimalt District
Trustees United Church of Canada (Gordon United Church)
929 Goldstream Avenue

h) Roll No. 01-62-327-04125.001
Lot 1, Pl 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue

i) Roll No. 01-62-327-06299.010
Lot 1, Pl 15933, Section 88 & 89, Esquimalt District
Trustees – Lighthouse Christian Academy
1289 Parkdale Drive

j) Roll No. 01-62-327-04250.003
Lot A, Pl 28120, Esquimalt District
Grace Baptist Church of Victoria
2731 Matson Road

k) Roll No. 01-62-327-05647.010
Lot A, Pl 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road

l) Roll No. 01-62-327-05790.021
Lot B, Pl VIP64037, Esquimalt District
West Shore Chamber of Commerce
2830 Aldwynd Road

m) Roll No. 01-62-327-05646.100
Lot 1, Pl VIP69262, Esquimalt District
Bishop of Victoria Corp
798 Goldstream Avenue

n) Roll No. 01-62-327-06694.030
Lot 1, Pl 44619, Esquimalt District
The Forge (formerly the Western Community Baptist Church)
2610-2612 Sooke Road

o) Roll No. 01-62-327-05709.202
Lot 2, Pl VIS6677, Section 72, Esquimalt District
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
119-755 Goldstream Avenue

p) Roll No. 01-62-327-05709.203
Portion of Lot 3, Pl VIS6677, Section 72, Esquimalt District
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
115-755 Goldstream Avenue

q) Roll No. 01-62-327-04188.140
Lot 4, Pl VIS4874, Section 5 Esquimalt District
Habitat for Humanity Victoria
849 Orono Avenue

r) Roll No. 01-62-327-05731.100
Lot 1, Pl VIP78559, Section 72, Esquimalt District
Royal Canadian Legion
761 Station Road

s) Roll No. 01-62-327-06385.006
Portion of Lot 1, Pl EPP38718, Section 86 and 87, Esquimalt District
Westhills Land Corp (Victoria Conservatory of Music)
210-1314 Dumont Avenue

t) Roll No. 01-62-327-05886.008
Lot 8, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
157-2745 Veterans Memorial Parkway

u) Roll No. 01-62-327-05886.144
Lot 144, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P44-2745 Veterans Memorial Parkway

v) Roll No. 01-62-327-05886.145
Lot 145, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P45-2745 Veterans Memorial Parkway

w) Roll No. 01-62-327-05886.146
Lot 146, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P46-2745 Veterans Memorial Parkway

x) Roll No. 01-62-327-05886.147
Lot 147, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P47-2745 Veterans Memorial Parkway

y) Roll No. 01-62-327-05886.148
Lot 148, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P48-2745 Veterans Memorial Parkway

z) Roll No. 01-62-327-05764.000
Lot 23, Pl VIP7235, Section 72, Esquimalt District
Goldstream Masonic Hall
679 Goldstream Avenue

aa) Roll No. 01-62-327-18809.000
Lot A, Pl VIP65130, Section 72, Esquimalt Land District, Except Plan VIP86164; Lot A, Plan VIP65123, Section 1,2,4 &5, Goldstream Land District, Lot A, Pl VIP65129, Section 7980, 86 & 87, Esquimalt Land District, Sections 79, 80, 86 and 87, Lot 2, Plan VIP45768, Section 73, Esquimalt Land District, Except Plan VIP86164; Lot 1, Plan VIP67118, Section 105, Esquimalt Land District; Lot 1, Plan VIP70605, Section 5, Esquimalt Land District, Except Plan VIP86164; ET
Island Corridor Foundation
E&N Railway

bb) Roll No. 01-62-327-06220.000
Lot 1, Block A, Pl VIP1139, Section 90, Metchosin Land District
Nature Conservancy of Canada
1152 Lippincott Road

cc) Roll No. 01-62-327-06221.000
Lot 2, Block A, Pl VIP1139, Section 89/90, Metchosin Land District
FarmFolk/CityFolk Society
1152 Lippincott Road

dd) Roll No. 01-62-327-06559.000
Lot 9, Pl VIP12500, Section 81, Esquimalt Land District
Vancouver Island Autistic Homes Society
1072 Jenkins Avenue

ee) Roll No. 01-62-327-03581.110
Lot 3, Pl VIP20139, Section 1, Esquimalt Land District
Greater Victoria Animals' Crusaders
2770 Penelope Place

ff) Roll No. 01-62-327-06001.005
Section 81, Pl EPP55301, Esquimalt Land District
Redeemer Lutheran Church Victoria
3024 Jacklin Road

Shall hereby be exempt from taxation for the years 2018 and 2019.

2. This bylaw may be cited for all purposes as "City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017."

READ A FIRST TIME this 2nd day of October 2017.

READ A SECOND TIME this 2nd day of October 2017.

READ A THIRD TIME this 2nd day of October 2017.

ADOPTED this day of .

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**October 2, 2017**
Department:	**Planning**
Application No.:	**Z17-0030**
Subject:	**Bylaw No. 1721- Application to Rezone 732 Meaford Avenue from CS1 (Commercial Service 1) Zone to the MU1A (Mixed Use Residential Commercial 1A) Zone in order to align the zoning of the subject parcel with those of the adjacent parcels and construct a 6 storey apartment building on these properties.**

At their Regular Meeting of July 17th, Council passed the following resolution with respect to the property at732 Meaford Avenue:

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;*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 2(c) items i. through to iv. as part of Council's resolution of July 17, 2017.

With respect to item 2(d) of Council's resolution the Director of Engineering has confirmed that no road dedication is required, as the applicant is able to contain all required frontage improvements within the City street and boulevard.

Council has not placed any additional prior to Bylaw Adoption conditions on this rezoning application, if they wish to add any conditions they may do so at this time.

Bylaw No. 1721 was signed by the Minister of Transportation on September 7, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1721;

2. Take no action at this time with respect to Bylaw No. 1721;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP
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

:lhm

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 adding the following as subsection 6.51A.05 (5):

   "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) may not be less than 35%."

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 14th day of August, 2017.

PUBLIC HEARING held this 5th day of September, 2017.

READ A SECOND TIME this 5th day of September, 2017.

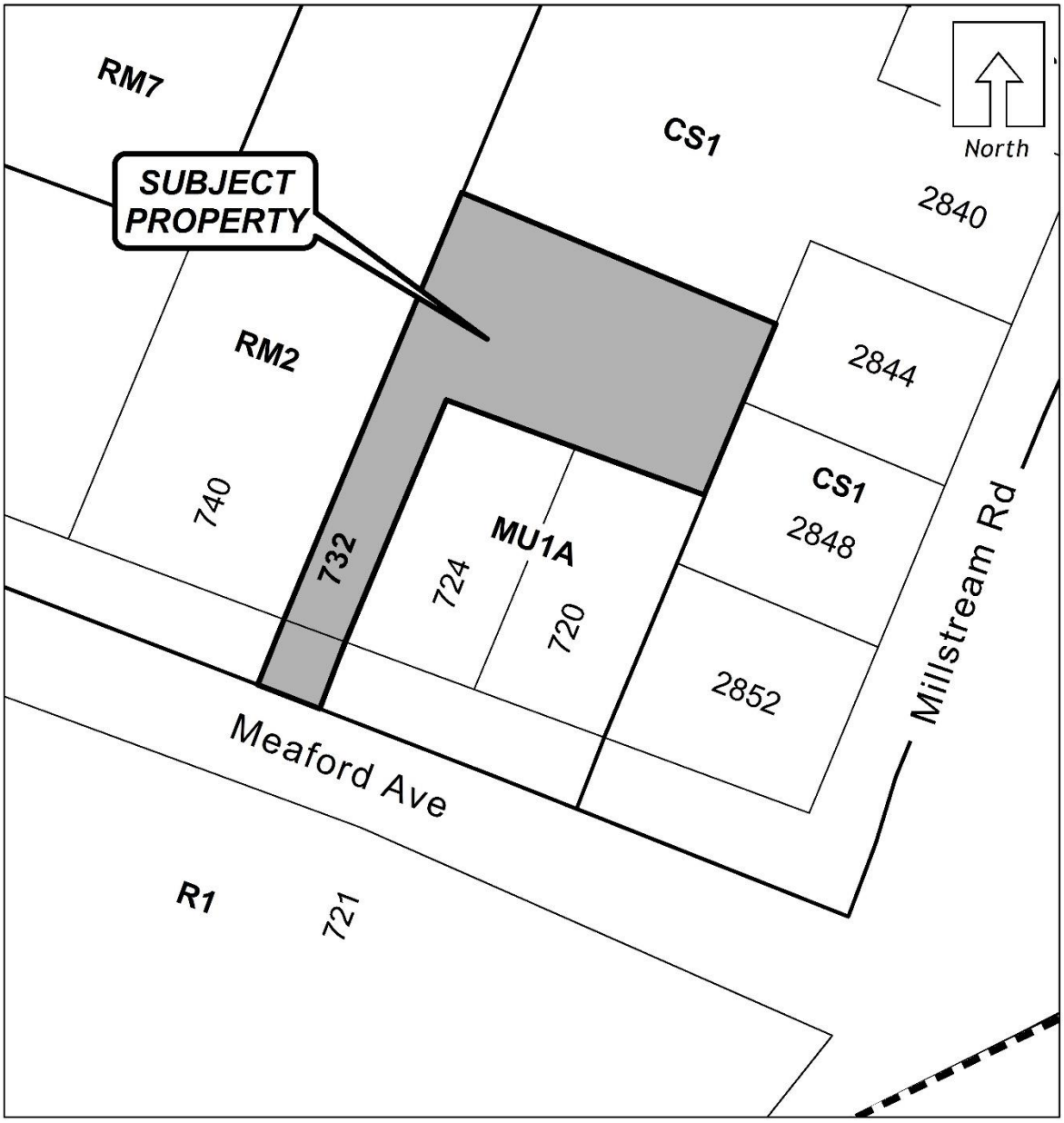
READ A THIRD TIME this 5th day of September, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of September, 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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2017

CITY OF LANGFORD
BYLAW NO. 1730

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 adding to the CITY CENTRE designation the property legally described as LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317, PID No. 000-062-057 (976 Dunford Ave); and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".

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

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

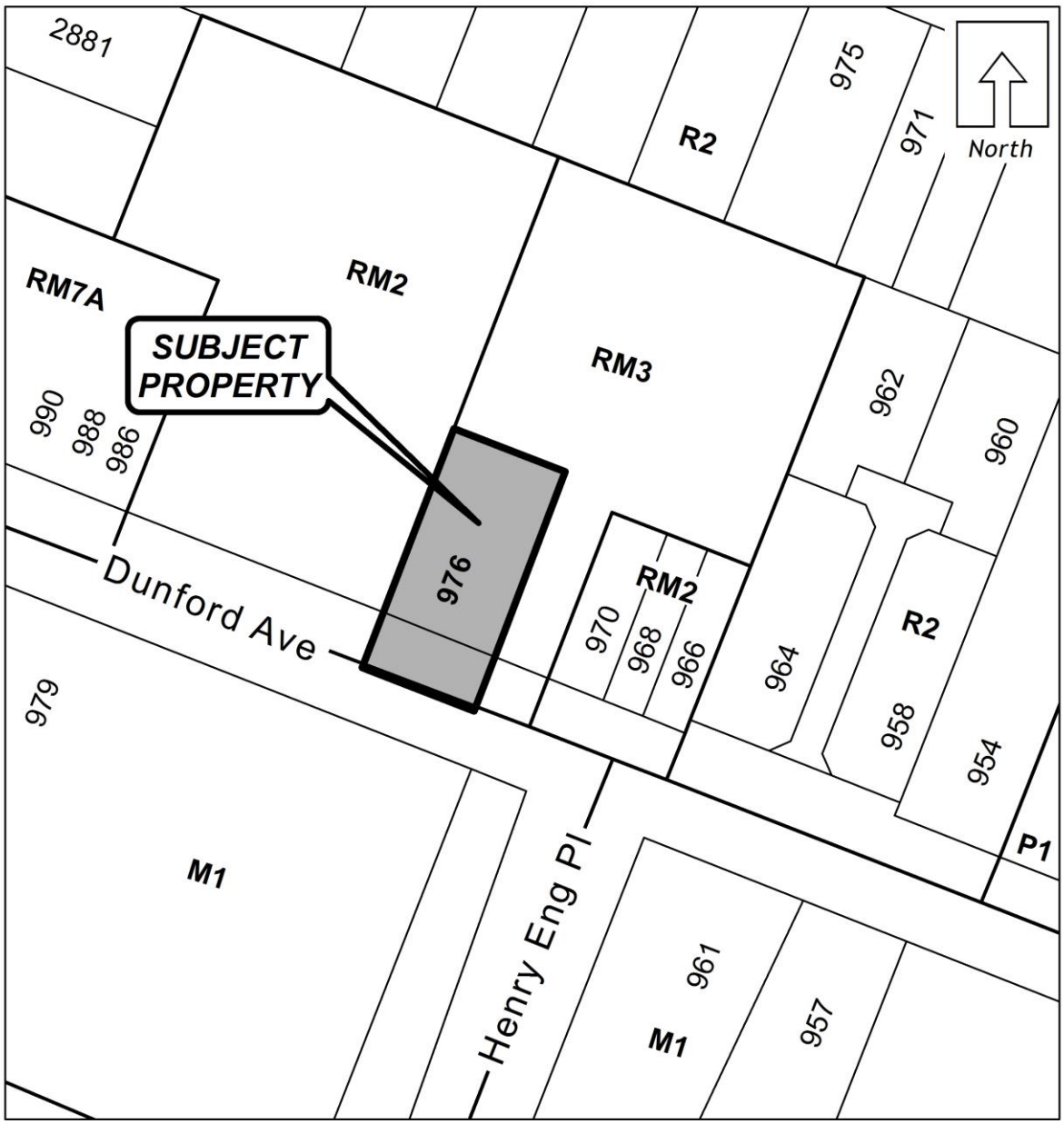
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1730

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1730

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/11/2017

CITY OF LANGFORD
BYLAW NO. 1724

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

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

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

1. By deleting from the **RM2 (Attached Housing)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as Lot A, Section 79, Esquimalt District, Plan 26317 (976 Dunford 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	1724	LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317 (976 Dunford 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. 498, (976 Dunford Ave), 2017".

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

PUBLIC HEARING held this day of, 2017.

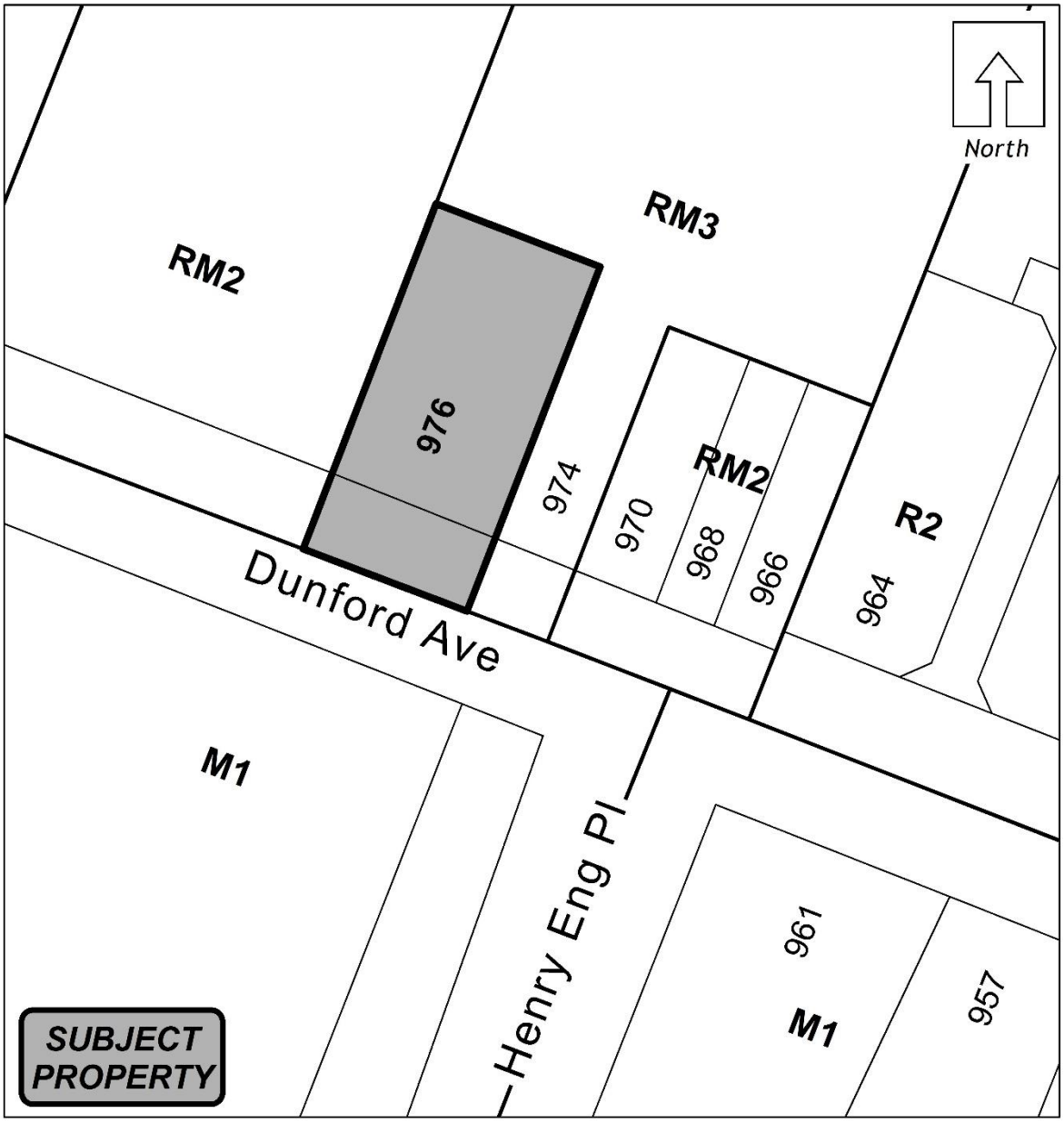
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1724

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1724

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

CITY OF LANGFORD
BYLAW NO. 1738

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 amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations those lands shown shaded and outlined on the map attached to this bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use Strategy), 2017".

READ A FIRST TIME this 5th day of September, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

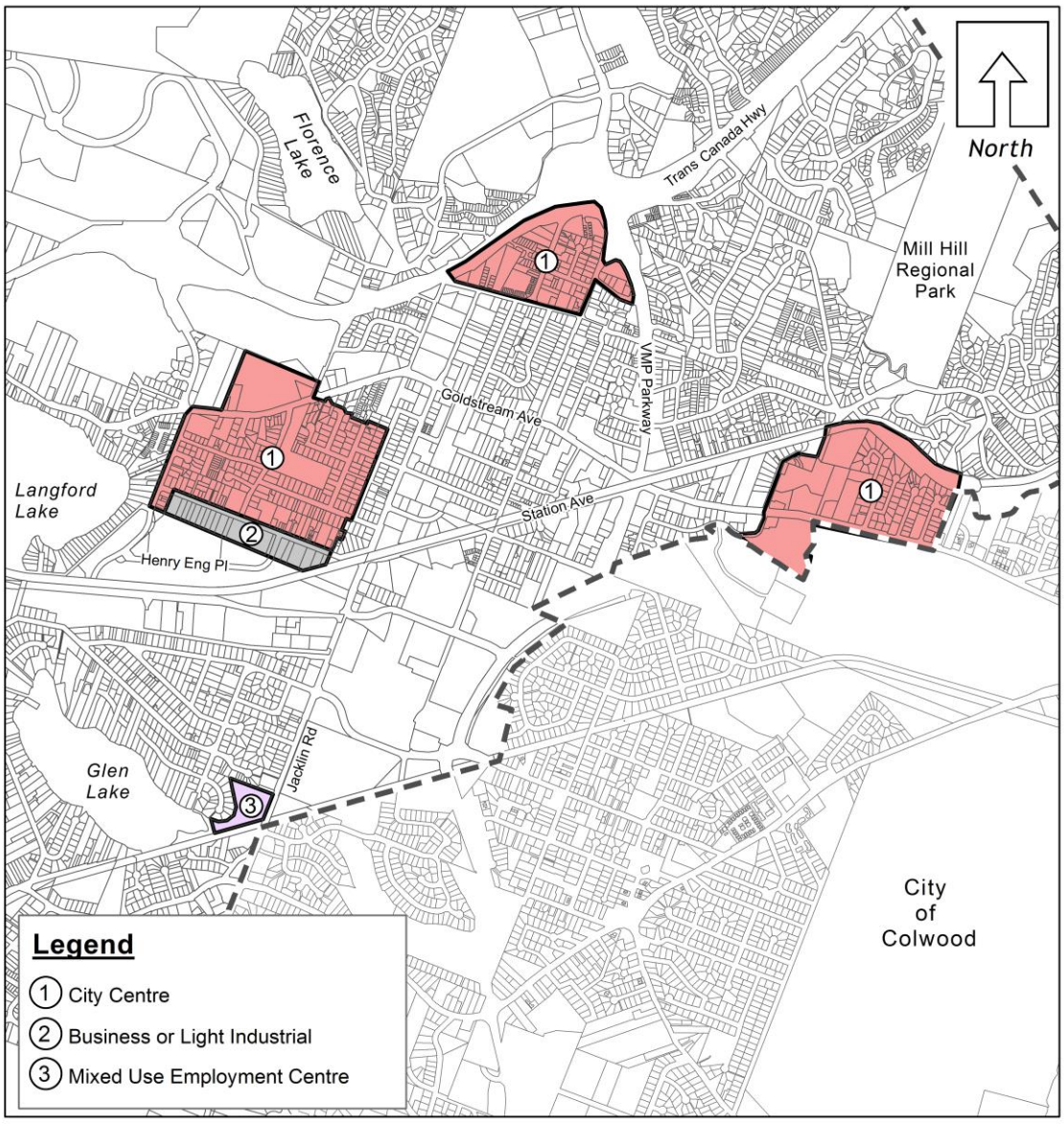
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1738

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1738

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

CITY OF LANGFORD
BYLAW NO. 1739

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 C3 (District Commercial) Zone and adding to C8A (Community Town Centre Pedestrian) Zone the property legally described LOT A (DD B21103), BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 EXCEPT PART IN PLAN VIP67418, PID No. 006-991-971 (694 Goldstream Ave) and LOT 3, BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 PID No. 006-991-963 (688 Granderson 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)
C8	1739	LOT A (DD B21103), BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 EXCEPT PART IN PLAN VIP67418, PID No. 006-991-971 (694 Goldstream Ave) and LOT 3, BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 PID No. 006-991-963 (688 Granderson Rd)	a) $1525 per new unit towards the General Amenity Reserve Fund; b) $610 per new unit towards the Affordable Housing Reserve Fund; c) $10.75 per square metre for any additional commercial space towards the General Amenity Fund;	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson 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.

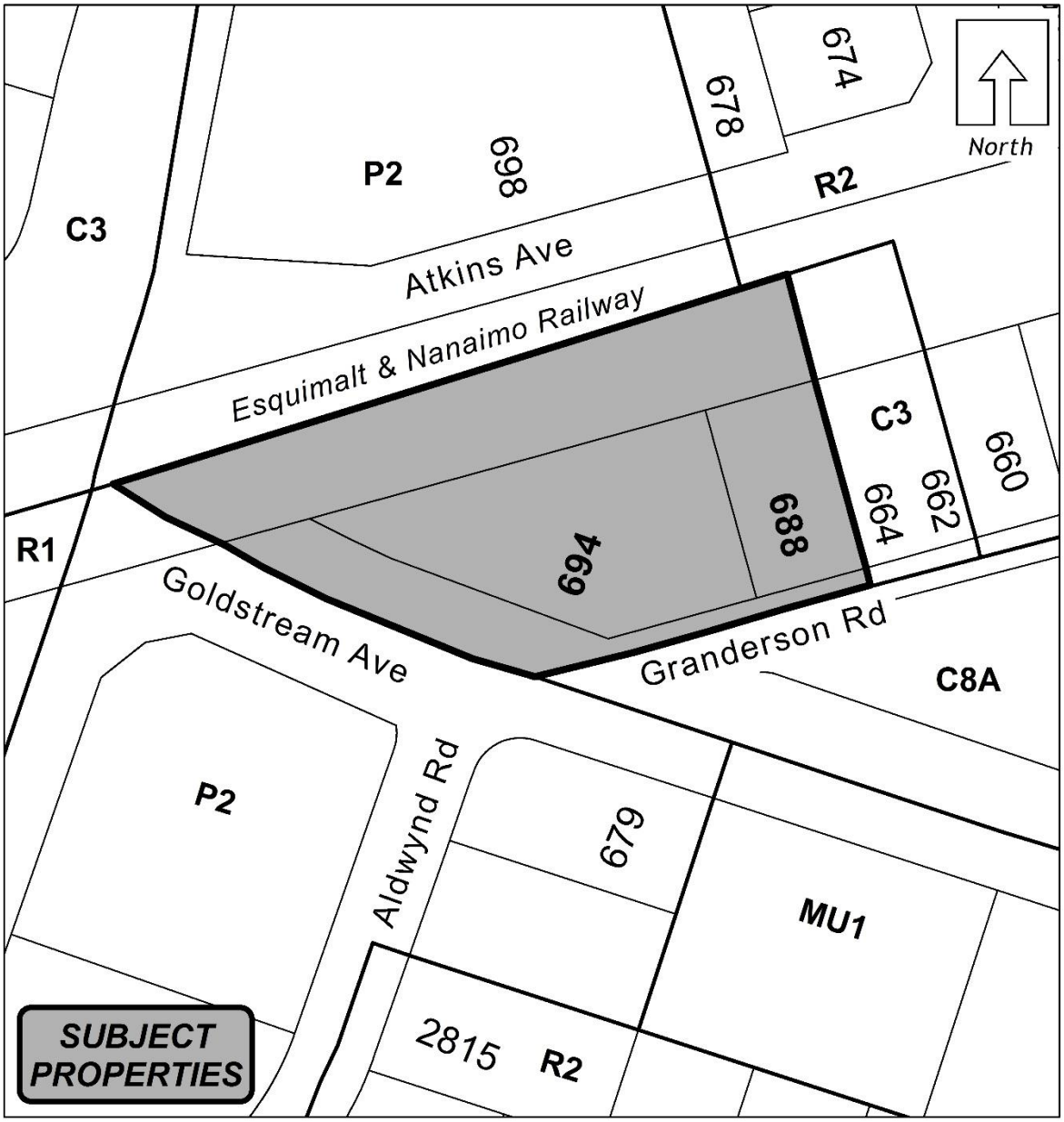
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1739

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1739

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/5/2017

CITY OF LANGFORD
BYLAW NO. 1743

A BYLAW TO EXEMPT SENIORS' ASSISTED LIVING AT 917 AVRILL ROAD, LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR TEN YEARS

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

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

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:

   Roll No. 01-62-327-06001.003
   Lot 1, Pl EPP9520 except part in air space plan EPP55301, Section 81, Esquimalt District
   PID 028-581-997
   CCPR Park Residence GP LTD
   917 Avrill Road

   Shall subject to section 2, hereby be exempt from taxation for the ten years 2018 through 2027 inclusive.

2. The exemption from taxation is subject to the property being operated as a registered assisted living residence under the *Community Care and Assisted Living Act*, during the ten year term of the exemption.

3. If during the term of the tax exemption the property ceases to be used for the purposes specified in section 2, this bylaw will cease to apply to the property and the property will be liable to taxation.

4. This Bylaw may be cited as the "City of Langford Tax Exemption Seniors' Assisted Living Bylaw No. 1743, 2017."

READ A FIRST TIME this 2nd day of October, 2017.

READ A SECOND TIME this 2nd day of October, 2017.

READ A THIRD TIME this 2nd day of October, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1744

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 removing from the R1 (One Family Residential) and adding to RM2A (Attached Housing) Zone the property legally described as AMENDED LOT 2 (DD 163574-I), SECTION 85, ESQUIMALT DISTRICT, PLAN 885, PID No. 008-239-339 (1177 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 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	1744	AMENDED LOT 2 (DD 163574-I), SECTION 85, ESQUIMALT DISTRICT, PLAN 885, PID No. 008-239-339 (1177 Goldstream Ave)	a) $2,562 towards the General Amenity Reserve Fund per unit; b) $610 towards the Affordable Housing Reserve Fund per unit.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 510, (1177 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.

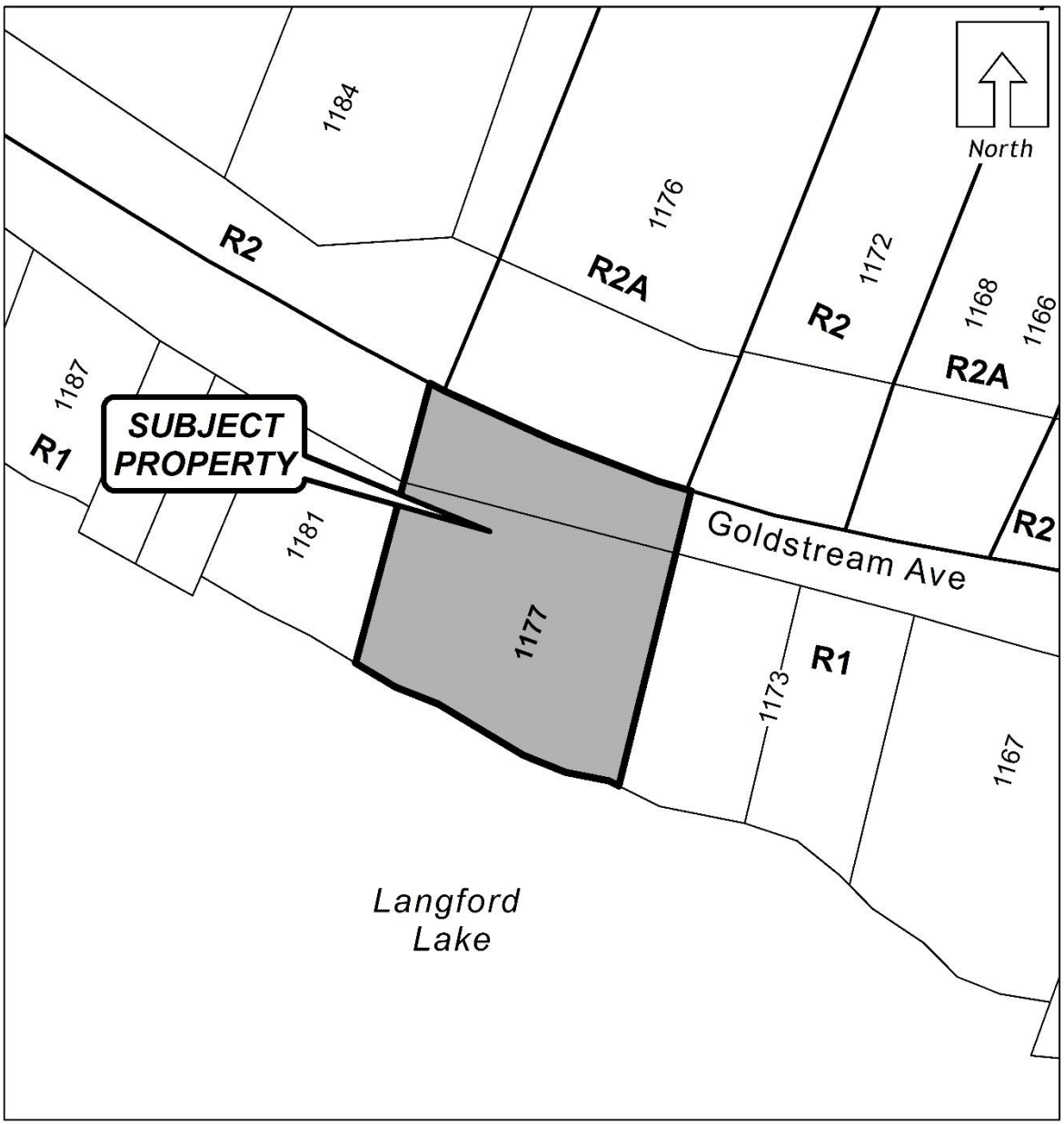
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1744

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1744

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/14/2017