CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, November 6th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1739 **4**
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".

b) BYLAW NO. 1741 **27**
"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".

c) BYLAW NO. 1744 **52**
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".

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a) West Shore Parks and Recreation – September 14th, 2017 **83**

6. PUBLIC PARTICIPATION

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a) Planning, Zoning and Affordable Housing Committee – October 23rd, 2017 **90**

1. **Application to amend the zoning of 2844 Millstream Avenue from CS1 to MU1A to align with the zoning of 732, 720 and 724 Meaford Avenue in order to construct a six storey residential building.**
2. **Application for Development Variance Permit to vary one rear yard setback; one exterior yard setback; and two lot width regulations on the property located at 2647 Crystalview Drive**
3. **Omnibus No. 49 – Various Amendments to Zoning Bylaw No. 300**

b) Protective Services Committee – October 24th, 2017 **93**
1. Application for Liquor Primary License for Twist Salon located at 101 – 1325 Bear Mountain Parkway West Shore RCMP Annual Year End Report

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- **Staff Report (Engineering)**

b) Omnibus #50 - Downtown Parking **96**
- **Staff Report (Planning)**

9. BYLAWS

a) BYLAW NO's. 1730 and 1724 **101**
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(ADOPTION)

b) BYLAW NO. 1739 **108**
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".
(SECOND AND THIRD READINGS)

c) BYLAW NO. 1741 **111**
"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".
(SECOND AND THIRD READINGS)

d) BYLAW NO. 1744 **114**
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

e) BYLAW NO. 1746 **116**
"Langford Zoning Bylaw, Amendment No. 512, (Omnibus No. 49 – Various Amendments), 2017".
(FIRST READING)

f) BYLAW NO. 1751 **120**
"Bylaw No. 1751, Truck Route Bylaw No. 1477 Amendment No. 2, 2017."
(FIRST, SECOND AND THIRD READINGS)

g) BYLAW NO. 1752 **124**
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(FIRST READING)

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11. ADJOURNMENT

PUBLIC HEARING
Monday, 6 November 2017

Bylaw No. 1739
File No. Z17-0040

A Bylaw to Rezone 694 Goldstream Ave; 688 Granderson Rd from the C3 (District Commercial) Zone to the C8A (Community Town Centre Pedestrian A) Zone to allow for mixed commercial and residential uses on the property.

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.

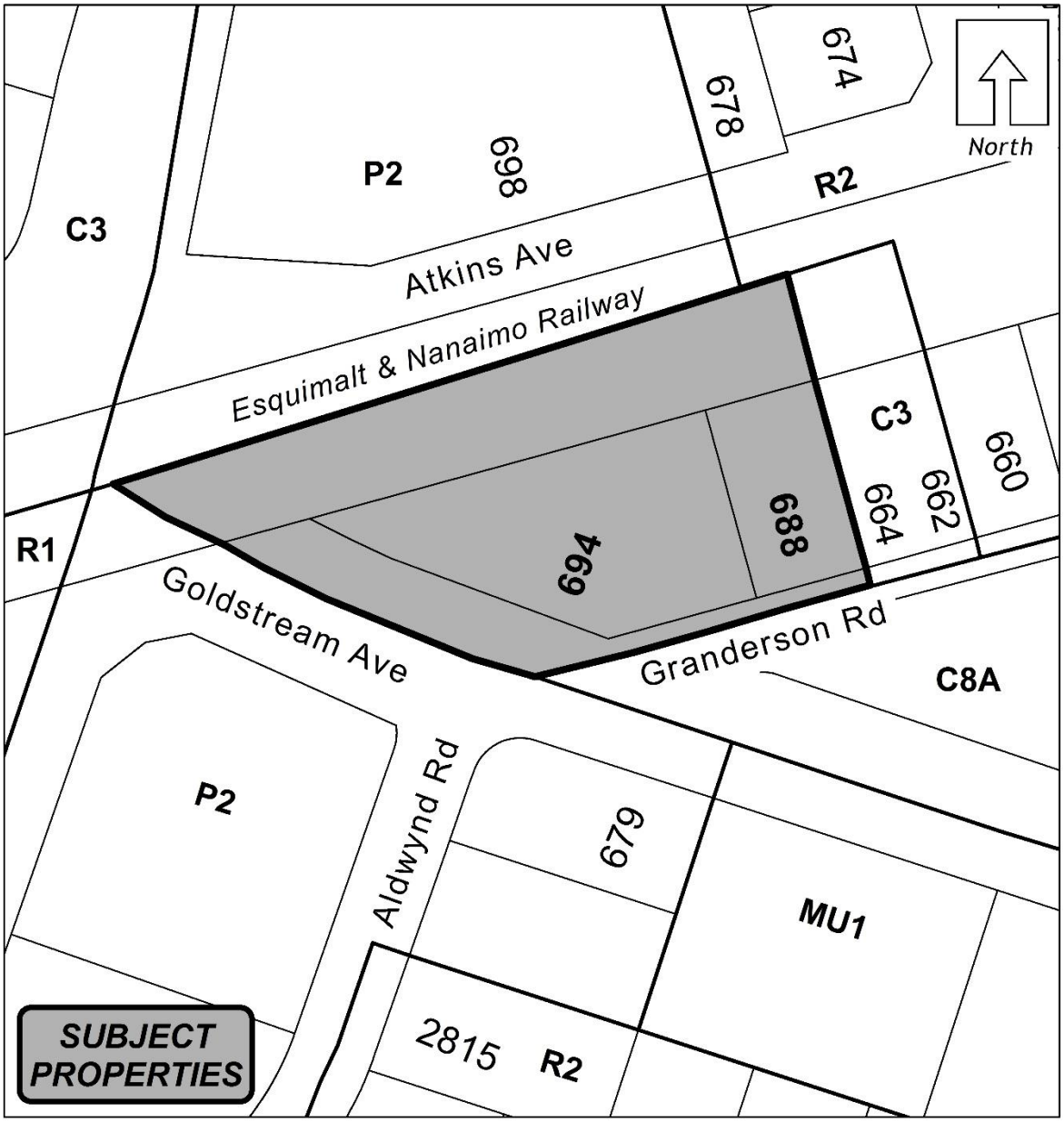
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

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
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1739. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 6 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	694 Goldstream Ave and 688 Granderson Rd	
File	Z17-0040	Bylaw Number: 1739
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: C3 (District Commercial)	Proposed: C8A (Community Town Centre Pedestrian A)
Proposal	To permit mixed commercial and residential uses on the property.	

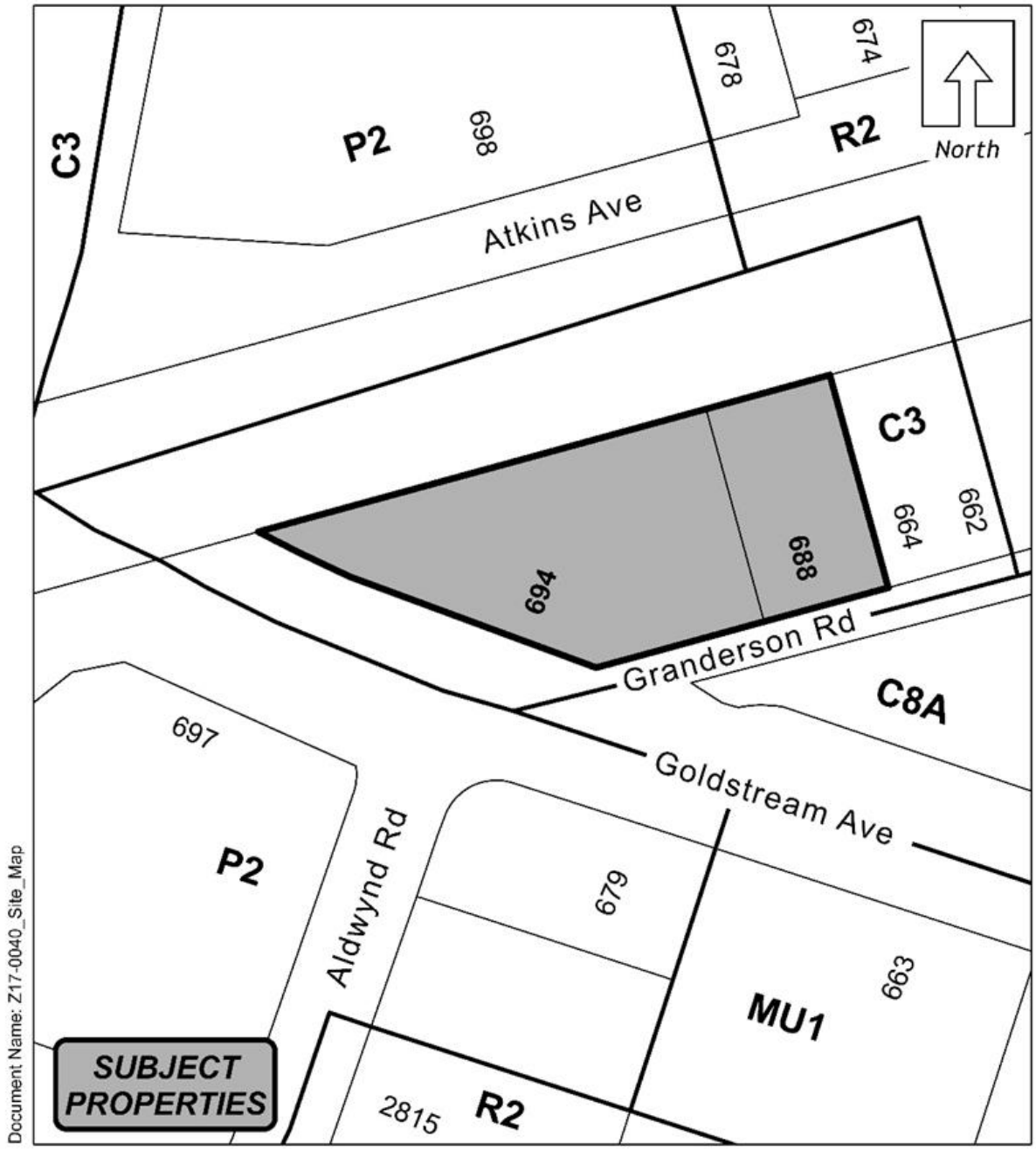
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 October 2017 to Monday, 6 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0040)

694 Goldstream Ave & 688 Granderson Rd



Scale: N.T.S.

Last Revised: 9/1/2017

Career fair connects both sides of the job market

Don't miss the Extreme Education and CareerFair this Thursday

Wolfgang Depner
Black Press

As regional and provincial unemployment remain near record lows, this week's Black Press Extreme Education and Career Fair could be your best bet to connect with your next employer.

The fair, organized by Black Press, publisher of your local community newspaper, offers attendees access to a wide range of companies and organizations from both the private and public sector.

"There's a lot of recruitment being done in the area and there's lots of opportunities for people to follow their passion," said Brittney Prentice, events marketing co-ordinator for Black Press. "This is about making the greater community in Victoria aware of what's available to them."

The show itself runs from 10 a.m. to 4 p.m. Thursday, Oct. 26 at The Q Centre, 1767 Island Hwy. in Colwood.

One of the companies present will be Slegg Building Materials, a Sidney-based building supplier, with locations and deep ties across the Island.

"We are participating because we are a growing business that continues to look for talented people," said Julie Adams.

While it is difficult to say what percentage of the company's employees come from job fairs, such events offer at least three advantages, she said.

"It gives us an opportunity to interact with potential employees, and a chance to demonstrate that we are more than just a lumber company," said Adams. "It gives us an opportunity to show the kind of careers that we offer."

Second, job fairs give an interested audience a chance to learn about the company, she said. "It is also educational," she said. While the fair might not lead to a match, attendees will have learned more about the company, information which they can share with others in their network.

It also offers a chance for the company to interact with representatives from employment service centres, employment counsellors and the representatives of educational institution, said Adams.

Overall, Adams said the quality of these jobs fairs have always pleased her. Over the years, the company has used job fairs to hire four managers and numerous employees outside that category.

Exhibitors range from public sector employers such as B.C. Corrections, ICBC, BC Ferries, the University of Victoria and the Canadian Armed Forces, to private companies including Thrifty Foods, Country Grocer, Elements Casino in View Royal, Black Press and others.

The fair is targeting not only unemployed people, Prentice said, but students and "those that are looking to change careers and get a fresh start on something." It follows successful career fairs hosted in the Comox Valley and Langley earlier this year and ties in with the regular LocalWorkBC.ca jobs feature seen on all Black Press community newspaper websites.

editor@goldstreamgazette.com



Stacey Laybolt (right), assistant food and beverage manager of Elements Casino in Cloverdale, connects with an attendee at the Black Press Extreme Career Fair last month on the Lower Mainland. *(LANCE PEVERLEY/BLACK PRESS)*

City of Langford
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NOTICE OF PUBLIC HEARING

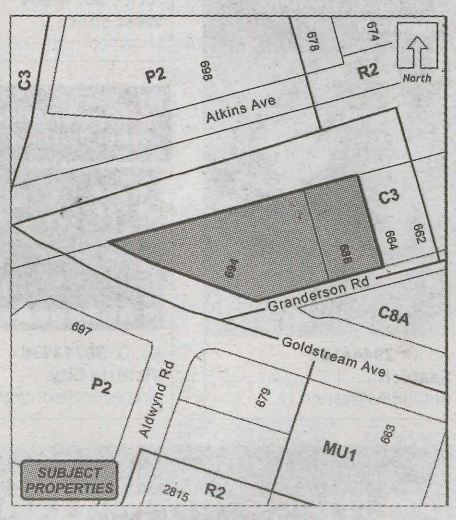
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1739. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 6 November 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. 1739 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation at 694 Goldstream Avenue and 688 Granderson Road from the C3 (District Commercial) Zone to the C8A (Community Town Centre Pedestrian A) Zone to allow for a mixed commercial and residential uses on the property.**

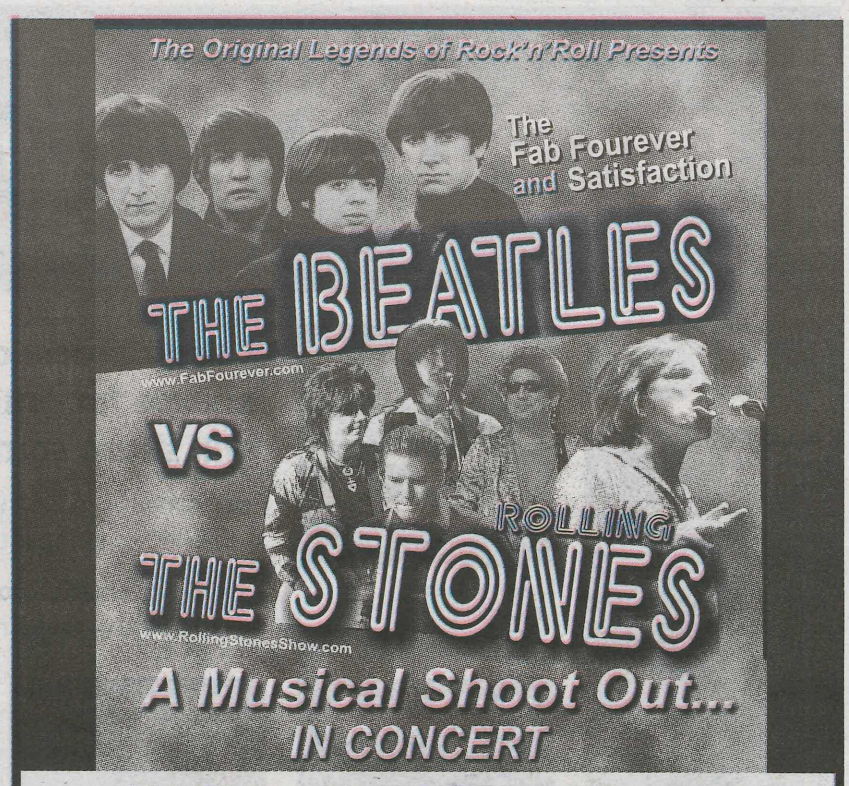
Applicant: **Chan (Don) Kim**

Location: **The land that is the subject of Bylaw No. 1739 is 694 Goldstream Ave and 688 Granderson Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 October 2017 to Monday, 6 November 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



MONDAY, NOVEMBER 13, 7:30PM
McPherson Playhouse 250-386-6121

CONTEST>ENTER TO WIN TICKETS

Go to *goldstreamgazette.com/contests* for a chance to WIN a pair of tickets to The Beatles vs The Rolling Stones.

GOLDSTREAM NEWS GAZETTE

Winners will be contacted Nov. 7, 2017. No purchase necessary. Contest open to all residents of BC of the age of majority. One ballet per person. Valid ID maybe required. Prizes must be accepted as awarded.



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GOODBYE FOR THE SEASON

Residents browse stands filled with fresh produce and hand-crafted items on the final day of the Metchosin Farmers Market at the municipal grounds on Sunday. In the 25 weeks the market ran, hundreds of people came to buy locally-grown veggies, browse the stands and listen to music.

(KENDRA WONG/NEWS GAZETTE STAFF)



GVPL announces new opera partnership

Library card holders can now access Pacific Opera tickets

Jessica Fedigan
News Gazette staff

The Greater Victoria Public Library (GVPL) officially launched its streaming music collection on Saturday at the Langford Heritage Branch.

The collection itself features more than 132,000 albums and two million tracks. Genres include world, jazz, pop and rock. The program also features composer biographies, a glossary of musical terms, opera libretti and synopses.

Daphne Wood, director of communications and development with GVPL, said there is also a partnership with Pacific Opera.

"We are going to add access to our culture and recreation program which already exists in 2018 so that people will be able to go and attend the opera if they have a library card," she said. "They can borrow that as part of our pass program."

Woods said the streaming service came through an anonymous donor who wanted to share their love of music with Greater Victoria.

"We were delighted when they expressed an interest," she said. "Anybody in the community can enjoy this collection. It's not something that you have to cue up for or wait for access for, you can just enjoy it."

All you need to access the streaming service is your library card number and your password.

Those who want a library card to access the streaming service can go into a branch and get a card or also visit the GVPL's website and get a library card online.

Wood said the library will have the subscription service for two years. They will then evaluate how the community felt about the subscription. So far, Wood said the public has expressed excitement over the new service.

"Extremely happy," she said. "We've never been able to offer a selection as diverse and deep as this one. This is a first for us." For more information visit gvpl.ca.

jessica.fedigan@goldstreamgazette.com

HOLIDAY HOME TOUR
BEAR MOUNTAIN RESORT

YOU'RE INVITED...

DATE: Saturday, November 18
TIME: 11 am - 7 pm
LOCATION: Westin Bear Mountain Resort
TICKETS: $25.00

Join us for our 3rd annual Holiday Home Tour. Start your tour with a cocktail reception in the Westin Penthouse, then board our shuttle service or pickup a map and enjoy a self-guided tour through our holiday homes at your leisure.

PROUDLY SUPPORTING:
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The Mustard Seed Street Church

BROUGHT TO YOU BY:
KC Custom Designs Ltd.
Bear Mountain Resort Community

Purchase tickets at: Westin Bear Mountain, Millstream Market, Market on Yates, participating RBC locations or online at VictoriaHolidayHomeTour.ca.

City of Langford
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NOTICE OF PUBLIC HEARING

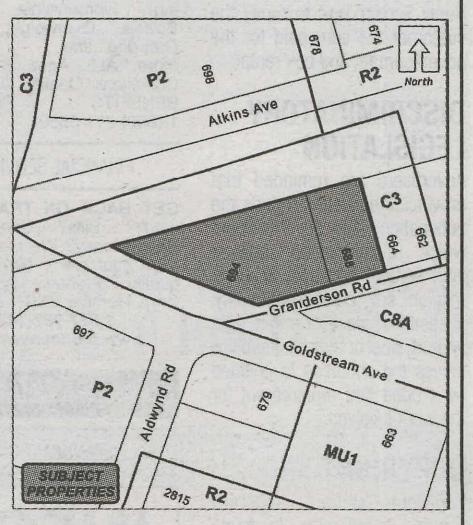
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Applicant: **Chan (Don) Kim**

Location: **The land that is the subject of Bylaw No. 1739 is 694 Goldstream Ave and 688 Granderson Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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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.

d) 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)

MOVED BY: A. CREUZOT
SECONDED: COUNCILLOR WADE

That the Planning, Zoning and Affordable Housing Committee recommend 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.

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.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:12 p.m.

_____
CHAIR

_____
CERTIFIED CORRECT
(Corporate Officer)

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.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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.

    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.

Councillor Wade left the meeting due to conflict.

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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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);

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 Second and Third Reading.

CARRIED.

Councillor Blackwell returned to the meeting.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1738 Second and Third Reading and that staff draft a transition/step-down policy on building height as part of Avi Friedman's visioning work.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1739 First Reading.

CARRIED.

Mayor Young and Councillor Seaton left the room due to conflict.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1743 First, Second and Third Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 25, 2017**

Department: **Planning**

Application No.: **Z17-0040**

Subject: **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.**

PURPOSE

In Chan (Don) Kim is applying rezone his property at 694 Goldstream Avenue from the C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed use residential and commercial uses on the subject properties.

BACKGROUND

PREVIOUS APPLICATIONS

The City has no records of planning applications or otherwise for the subject properties.

Table 1: Site Data

Applicant and Owner	In Chan (Don) and Youn Hee Kim	
Civic Address	694 Goldstream Avenue and 688 Granderson Road	
Legal Description	LOT A (DD B21103), BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 EXCEPT PART IN PLAN VIP67418 and LOT 3, BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739.	
Size of Property	1973.46 m^2 and 779 m^2	
DP Areas	None	
Zoning	Existing: C3 District Commercial	Proposed: C8A Community Town Centre Pedestrian A
OCP Designation	Existing: City Centre	Proposed: No change

SITE AND SURROUNDING AREA

The subject property is located on the corner of Goldstream Avenue and Veteran's Memorial, between Granderson Road and the E & N railway corridor. The properties are tucked in behind Granderson Road, a public road that services the established buildings to the North and the mixed use commercial residential building to the south.

Being within the downtown core area uses vary greatly and include civic institutional uses, such as the RCMP building across the rail corridor and Veteran's Memorial Park across the street from Goldstream Avenue. In the immediate vicinity of the subject properties, newer developments are concentrated across Granderson Road and include a mixed use residential and commercial building. More established uses occur on the north Granderson Road, backing on to the railway corridor. These include the subject buildings, an institutional use and several single family dwellings.

The subject properties are on flat parcels and have been fully developed into 2, two storey buildings, both containing commercial uses on the ground floor and residential dwellings on the second floor.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (698 Atkins Road)	P2 (Community Institutional)	RCMP station
East (664 Granderson Road)	C3 (District Commercial)	Institutional Use (Children's Society)
South (662 Goldstream Ave)	C8A (Community Town Centre Pedestrian A)	Mixed Use Residential and Commercial building
West (697 Goldstream Ave)	P2(Community Institutional)	Veterans Memorial Park

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

Rezoning the subject properties to allow uses that are found within a vibrant downtown core is supported by the property's Official Community Plan (OCP) designation, "City Centre". Typically parcels within the City Centre support uses concentrated where a high volume of people and traffic can access them. Uses such as high density residential developments, high employment centres, commercial businesses and government institutions as well as infrastructure that supports walkability between services, residences and places of employment are all encouraged within the City Centre designation.

DEVELOPMENT PERMIT AREAS

The subject parcel is within the Pedestrian Town Centre, Downtown Development Permit Area. Parcels within this policy area must adhere to the Downtown Langford design guidelines within Langford's Design Guidelines, part of Zoning Bylaw No.300.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has approached the City with the intentions to formalize the use of the two buildings on the property that are currently operating as mixed use residential commercial developments. As the current zoning of the properties, C3 (District Commercial), does not allow residential uses and as no records could be found to verify the duration of the current use of the subject properties, the City could not give confirmation that the residential use was protected as a "legally non-conforming" use in accordance with Section 528 of the Local Government Act.

Section 528 of the Local Government Act allows uses that do not conform to current zoning bylaw regulations to continue as long as it can be verified that the use was operational prior to the establishment of the zoning bylaws that have rendered them non-conforming. In this particular instance the C3 (District Commercial) zone was originally a Capital Regional District zone that had been absorbed by the City of Langford upon the incorporation. This zone predates the incorporation of Langford and our Zoning bylaws, and the applicant could not provide any physical evidence of the residential use of the property existing prior to 1967, when land use regulations were first established for the District of Langford. Therefore the applicant has requested a zoning amendment to the C8A (Community Town Centre Pedestrian A) zone to formalize the residential use on the properties.

An amendment to the C8A (Community Town Centre Pedestrian A) zone will allow the residential component of the mixed use residential commercial development, and will align the site with that of the surrounding downtown core zoning. While the use of the buildings conform to the C8A zone, the existing buildings do not conform to all the regulations of the zone, however, the applicant is not proposing any changes to the buildings in connection with this application to rezone the properties.

Subsequent construction will require variances through a development permit, a development variance permit or permitted through the board of variance prior to construction.

The applicant has provided a conceptual break down of the number of commercial and residential units and their spatial sizes as they currently exist, shown in Table 3. Council may wish to secure amenity fund contributions, within the Bylaw to rezone the subject properties, in order to capture any additional dwelling units and/or commercial space that may be developed on the properties in the future. As well Council may wish to secure conditions pertaining to construction and servicing in order to ensure that future redevelopment aligns with City Bylaws and staff recommendations.

Table 3:

	Total Building Area (m^2)	***Commercial Area (m^2)***	***Residential Area (m^2)***	***Number of Units***	
				Commercial	***Residential***
694 Goldstream Avenue	***973.44 m^2***	***486.71 m^2***	***486.71 m^2***	***8***	***5***
688 Granderson Road	***438.50 m^2***	***263.10 m^2***	***175.41 m^2***	***4***	***2***

Table 4: Proposal Data

	Permitted by C3 District Commercial Zone (Current Zoning)	**Permitted by C8A Community Town Centre Pedestrian (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	• Various commercial service and institutional uses	• Various commercial, service and institutional uses • Apartments	As per zone
FAR	4.5	2.5	As per zone
Height	6 storeys	6 storeys	As per zone
Site Coverage	75%	90% and not less than 40%	694 Goldstream: 30% 688 Goldstream: 40%
Front Yard Setback	7.5 m	2 m	As per zone
Interior Side Yard Setback	0	6 m	As per Zone
Exterior Side Yard Setback	7.5 m	2 m	As per Zone
Rear Yard Setback	3 m	7.5 m	As Per Zone
Parking Requirement	1 space per 35 m^2	1 space per 35 m^2	As Per Zone

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property was included in a capital project undertaken in the late 1990's that improved the downtown pedestrian town centre policy area and saw the installation of light standards, brick paver sidewalks, boulevard plantings and infrastructure integral to creating cohesive and more sustainable downtown core.

INFRASTRUCTURE

The property is currently connected to, and using municipal services such as sewer and water. Any subsequent development may require upgrades to these systems, and will be subject to review upon application to redevelop the properties.

Likewise any redevelopment on site will undergo review of a stormwater management plan in accordance with Bylaw No.1000 standards and approved by the Director of Engineering. Frontage improvements may be required with any new construction, and may include improvements beyond those already previously installed by the City of Langford.

Council may wish to secure these within a section 219 covenant, registered on the subject parcel, so that any redevelopment of the site ensures these documents are submitted and reviewed as per City standards.

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. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy are listed in Tables 4 below. These amenity cost charges will only be required if and when the applicant decides to densify the site beyond what is currently existing.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**
General Amenity Reserve Fund	$1525 per dwelling unit
General Amenity Reserve Fund	$10.75 per m^2 of gross floor area of commercial space
Affordable Housing Reserve Fund	$610 per dwelling unit
TOTAL POLICY CONTRIBUTIONS	**$2135 per dwelling unit**
	$10.75 per m^2 of gross floor area of commercial space

Development Cost Changes required, pursuant to DCC Bylaw No. 26, will be assessed and collected with a building permit associated with any major redevelopment of the site. DCC charges will be determined based on the proposed redevelopment.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

    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;

OR Option 2

2. Reject this application for rezoning.

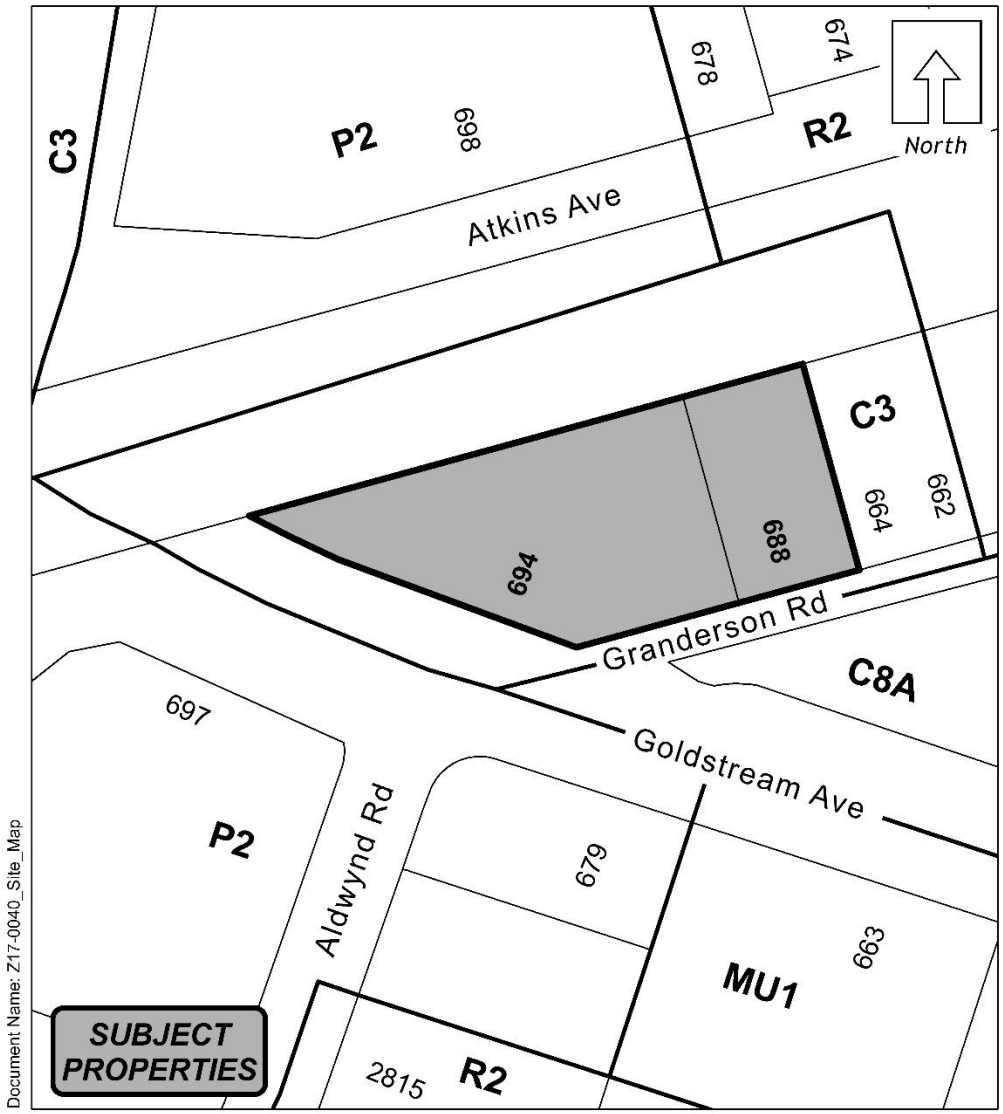
Respectively Submitted,

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

:lhm

Appendix A
SUBJECT PROPERTY

REZONING BYLAW AMENDMENT
(Z17-0040)
694 Goldstream Ave & 688 Granderson Rd



Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z17-0040)
694 Goldstream Ave & 688 Granderson Rd



PUBLIC HEARING
Monday, 6 November 2017

Bylaw No. 1741
File No. Z17-0033

A Bylaw to Rezone 4342 West Shore Pkwy from the RR4 (Rural Residential 4) Zone to the RS4 (Residential Small Lot 4) Zone to allow a development of townhouses and small residential lots.

CITY OF LANGFORD
BYLAW NO. 1741

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

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

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

1. By deleting from the RR4 (Rural Residential 4) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following text to Section 6.27A.01 of Zoning Bylaw No. 300: "Townhouses on those portions of the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) located west of the West Shore Parkway".

3. 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)
RS4	1741	Lot 1, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy)	a) $6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per new Single Family Equivalent (SFE) towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 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.

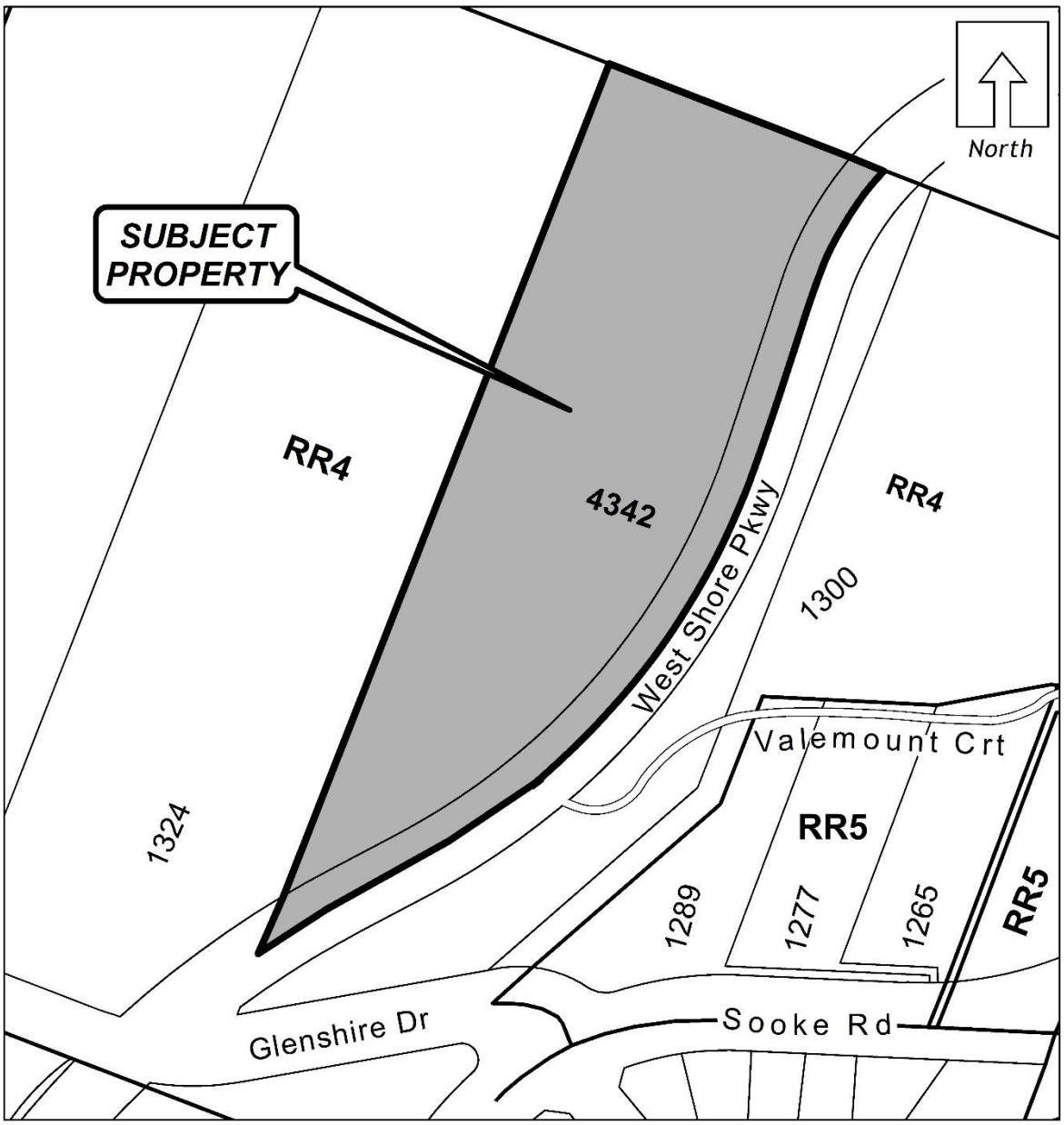
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1741

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1741

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

City of Langford
www.cityoflangford.ca

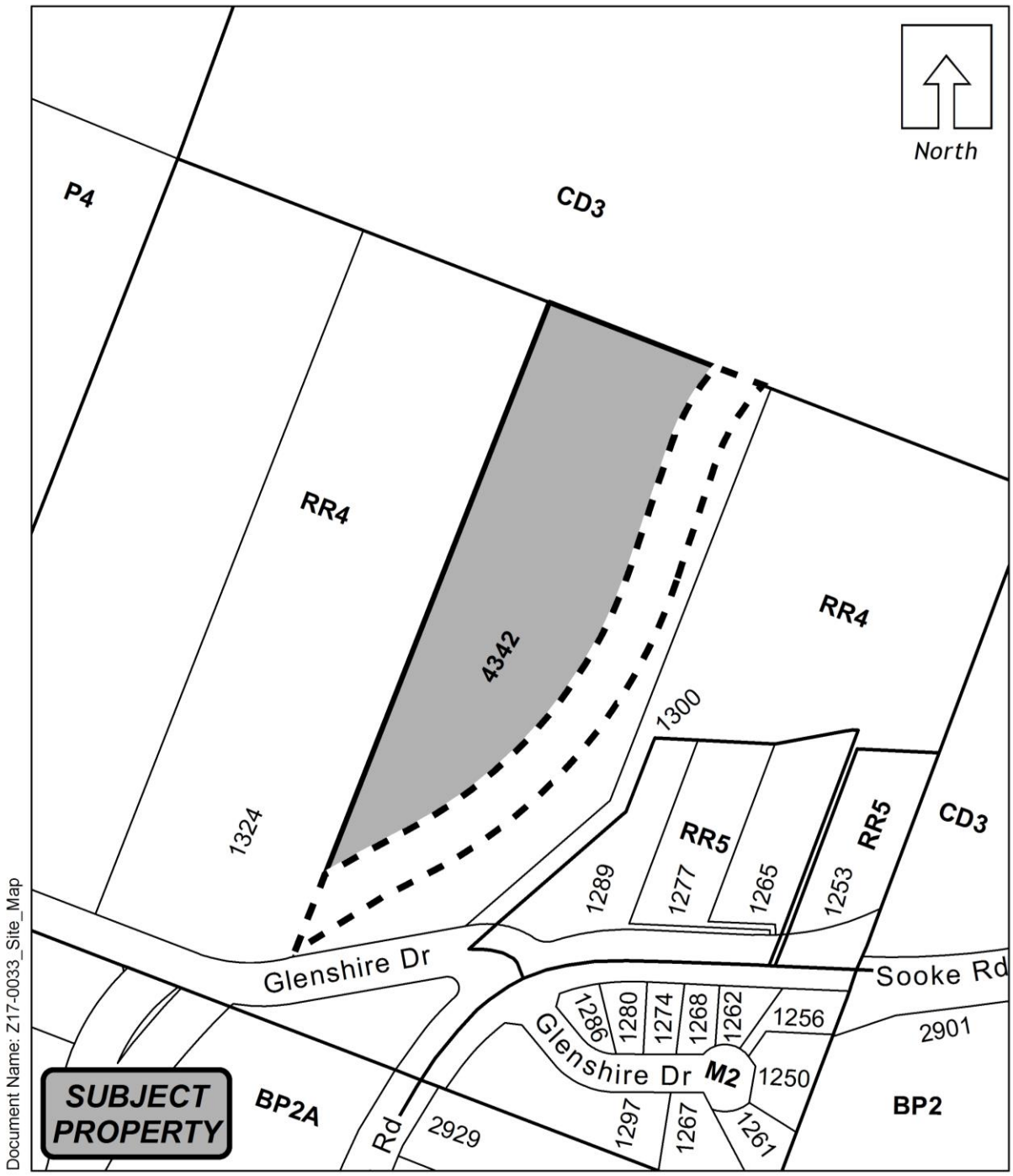
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1741. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 6 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	4342 West Shore Pkwy (formerly 1312 Glenshire Dr)	
File	Z17-0033	Bylaw Number: 1741
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: RR4 (Rural Residential 4)	Proposed: RS4 (Residential Small Lot 4)
Proposal	To permit a residential development on small lots.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 October 2017 to Monday, 6 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services


North
P4
CD3
RR4
4342
1300
RR4
1324
RR5
RR5
CD3
1289
1277
1265
1253
Glenshire Dr
Sooke Rd
1286
1280
1274
1268
1262
1256
2901
Glenshire Dr
M2
1250
SUBJECT PROPERTY
BP2A
Rd
2929
1297
1267
1261
BP2
Document Name: Z17-0033_Site_Map
Scale: N.T.S.
Last Revised: 8/10/2017

SPORTS

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

Rebels season over after Cullen Cup loss

Raiders come out on top 21-7 in B.C. championship

Jessica Fedigan
News Gazette staff

The Westshore Rebels' season ended on Saturday night with a loss to the Vancouver Island Raiders in the Cullen Cup final at Westhills Stadium.

After a 9-1 regular season that saw head coach Charly Cardilicchia named B.C. Football Conference coach of the year, Trey Campbell named top offensive back and Christian Krause awarded top offensive lineman, the Rebels struggled to get anything going in the championship final.

At 2:35 in the first quarter, the Raiders opened scoring, taking a 7-0 lead.

That lead held for the quarter and the Raiders scored early again in the second making it 14-0.



Rebels quarterback Scott Borden and the offence struggled in the rain against the Vancouver Island Raiders in the Cullen Cup final. *(JESSICA FEDIGAN/NEWS GAZETTE STAFF)*

The Rebels gained a little momentum with a touchdown from Kaine Stevenson but the Raiders took a 18-7 lead just before the end of the first half with a field goal.

The Rebels struggled offensively with mother nature wreaking havoc all night with heavy rains and wind.

The Raiders continued to dominate and added a field goal with 1:29 left in the game to seal the 21-7 victory.

Cardilicchia said after the game the amount of turnovers the Rebels committed on the night was a big part of the loss.

"I think the turnover ratio is what killed us," he said. "In a championship game and big games like that, when there is a turnover ratio, turnover battle like that, almost 100 per cent of the time you lose the game."

He also pointed to a play early in the game that would have given the Rebels a touchdown but instead was a dropped ball.

"It just never seemed to get on track after that," Cardilicchia said.

"The rain was obviously a big factor and we couldn't get the ball outside to our receivers. We wanted to really try and stretch the field a little bit but yeah they [Nanaimo] played well, they came out here and they were an inspired group and at the end of the day, we made some mistakes that cost us a big game."

Cardilicchia said the 10 wins in a row meant nothing nor did the first place finish in the league.

"The only thing that mattered to us was a national championship," he said.

"This is a huge failure as far as I'm concerned."

Recruiting for next season has already begun.

jessica.fedigan@goldstreamgazette.com

Rebels boss thanks team

Continued from A1

The rookie head coach said while the award is a great honour for him, there were many pieces to the puzzle that helped him earn the recognition.

"It motivates me. Success is something that makes me hungry for more success. I want to really give some kudos to my coaching staff," Cardilicchia said. "My executives and of course my team, we've done a great job. The boys have played really hard for me this year and we've really grown together. I think if anything, it will bring us together a little bit."

jessica.fedigan@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1741. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 6 November 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.

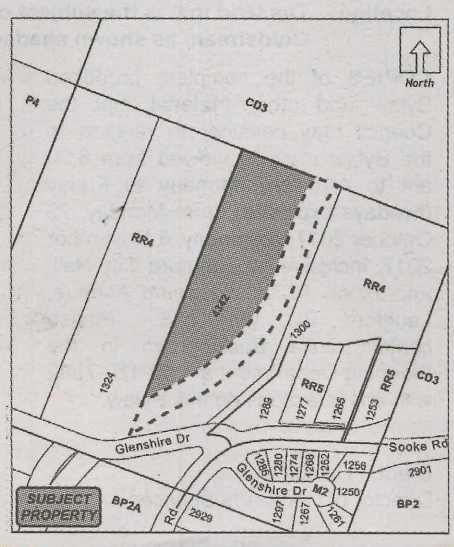
Proposal: **The purpose of Bylaw No. 1741 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1741 from RR4 (Rural Residential 4) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow residential on small lots.**

Applicant: **Duncan Magee, Keycorp Developments Ltd.**

Location: **The land that is the subject of Bylaw No. 1741 is 4342 West Shore Pkwy (formerly 1312 Glenshire Dr) as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 October 2017 to Monday, 6 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



TOWN OF VIEW ROYAL
NOTICE OF BY-ELECTION BY VOTING

PUBLIC NOTICE IS HEREBY given to the electors of the Town of View Royal that a By-Election by voting is necessary to elect one Councillor for the remainder of a four-year term commencing December 2017, and that the persons nominated as candidates and for whom votes will be received are:

Councillor – One (1) to be elected

Surname	Usual Names	Jurisdiction of Residence
BRENNAN	Mark	2 Game Road, View Royal, BC
DAISLEY	Nathan	View Royal, BC
FLINT	Adam	235 Island Highway, View Royal, BC
HANES	Angela	View Royal, BC
KOWALEWICH	Damian	View Royal, BC
ZWICKER	Jodi	View Royal, BC

GENERAL VOTING DAY will be open to qualified electors of the Town of View Royal on **Saturday, November 18, 2017** between the hours of 8:00 am and 8:00 pm at the following location:

View Royal Elementary School, 218 Helmcken Road

Advance Voting Opportunities

Advance voting will be open at Town Hall, 45 View Royal Avenue, Wednesday, November 8, 2017 and Wednesday, November 15, 2017 between the hours of 8:00 am and 8:00 pm each day.

Should you have mobility issues it is advised that you vote at one of the advanced voting opportunities as there will be less travelling involved from the parking area to the polling station at the Town Hall location.

Elector Registration

There is no need to pre-register to vote as the registration of all electors for this By-Election will take place at the time of voting. You will be required to make a declaration that you meet the following requirements:

- 18 years of age or older,
- Canadian citizen,
- resident of BC for at least 6 months immediately preceding voting day,
- resident of OR registered owner of real property in the Town of View Royal for at least 30 days immediately preceding voting day, and
- not otherwise disqualified by law from voting.

Resident electors will also be required to produce **2 pieces of identification** (at least one with a signature). Picture identification is not necessary. The identification must prove both residency and identity.

Non-resident property electors must produce **2 pieces of identification** (at least one with a signature) to prove identity, must declare that they are entitled to register in relation to the property, and, if applicable, provide written consent from a majority of the other property owners on title appointing the registrant to be the sole voter.

If you require further information please contact the Deputy Chief Election Officer, Elena Bolster, at 250-479-6800.

Ken Schaalje
Chief Election Officer

City of Langford
www.cityoflangford.ca

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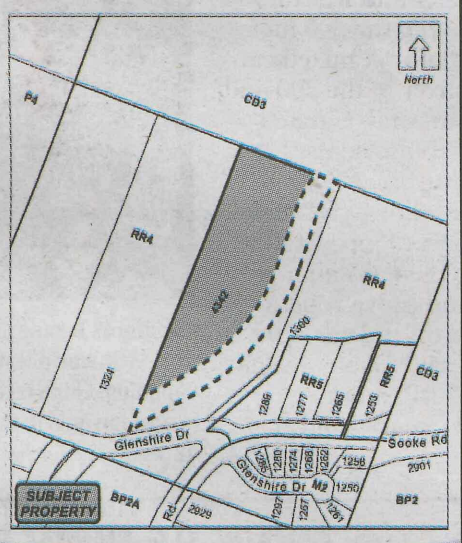
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Braden Hutchins
Director of Corporate Services



Tourney good for player development, says coach

Continued from A19

Alexander said watching Canada play growing up made him hope he would one day earn a shot to wear the maple leaf.

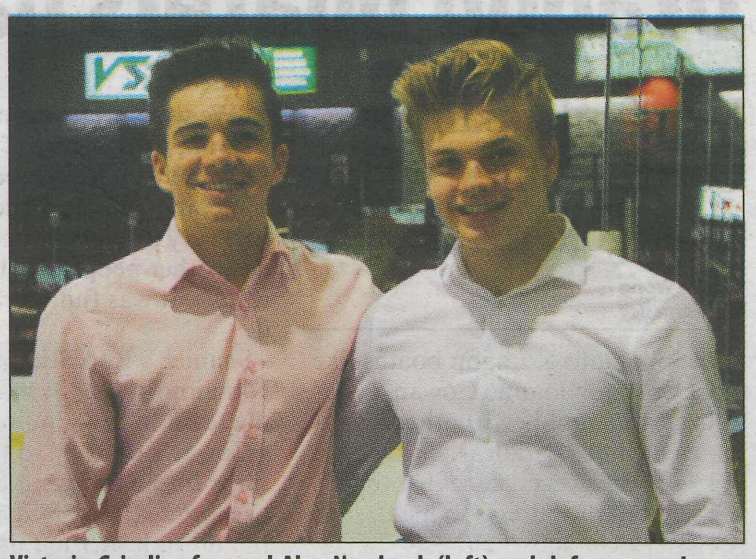
"It was pretty cool [finding out]," he said. "Growing up, you always dream of that. You watch the World Juniors and it's one stop closer to that so hopefully just keep plugging away and make it there one day."

Newhook has committed to Boston College while Alexander has committed to the University of Denver for their college careers.

For the World Under-17 Hockey Challenge, both players will be away from the Grizzlies for two weeks while the tournament takes place.

Head coach Craig Didmon said the two will be missed but he and the rest of the team are thrilled for them.

"They will be missed in the lineup for sure," he said. "However, I know the rest of the players are happy for their success and wish them the best of luck. Both players work extremely hard and show great maturity for their age. They both deserve this opportunity."



Victoria Grizzlies forward Alex Newhook (left) and defencemen Jacson Alexander were selected to represent Team Canada at the World Under-17 Hockey Challenge in Fort St. John and Dawson Creek from Nov. 5 to 11. *(JESSICA FEDIGAN/NEWS GAZETTE STAFF)*

Didmon added that Hockey Canada is a great chance for Newhook and Alexander to come back with new perspectives and skills.

"I think it will be great for their development. Hockey Canada has so much to offer these players with this opportunity," he said.

"I expect both players to come back having gained knowledge and experience and be an even better player."

jessica.fedigan@goldstreamgazette.com



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.

CARRIED.

d) Application for Development Variance Permit to decrease the minimum front setback by 2.0 m and increase the maximum height by 0.6 m for a new dwelling to be constructed at 2926 Leigh Place
Staff Report (Planning)

MOVED BY: A. CREUZOT
SECONDED: COUNCILLOR WADE

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

1. Direct staff to amend the Design Guidelines to authorize the Director of Planning to approve setback variances that will minimize impact on environmentally sensitive areas; and

2. Direct staff to proceed with consideration of the following variances for 2926 Leigh Place:

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

Subject to the following terms and conditions:

i. That the site is developed in accordance with the plans attached to this report as Appendix C; and
ii. That the site is developed in accordance with a Development Permit authorizing development within the Riparian Development Permit Area, and that no land alteration, demolition or construction occurs on the site until such Development Permit has been issued

CARRIED.

e) Application for Development Variance Permit to allow for an increase in signage at 3059 Jacklin Road and 3061 Jacklin Road
Staff Report (Planning)

MOVED BY: S. HARVEY
SECONDED: A. CREUZOT

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

1. Direct staff to proceed with consideration of the following variances for 3059 Jacklin Road and 3061 Jacklin Road:

    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;

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;

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.

CARRIED.

4. Application for Development Variance Permit to decrease the minimum front setback by 2.0 m and increase the maximum height by 0.6 m for a new dwelling to be constructed at 2926 Leigh Place

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to amend the Design Guidelines to authorize the Director of Planning to approve setback variances that will minimize impact on environmentally sensitive areas; and

2. Direct staff to proceed with consideration of the following variances for 2926 Leigh Place:

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

Subject to the following terms and conditions:

i. That the site is developed in accordance with the plans attached to this report as Appendix C; and
ii. That the site is developed in accordance with a Development Permit authorizing development within the Riparian Development Permit Area, and that no land alteration, demolition or construction occurs on the site until such Development Permit has been issued

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
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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**August 21, 2017**
Department:	**Planning**
Application No.:	**Z17-0033**
Subject:	**ADDENDUM: Application to Rezone 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow development of townhouses and small residential lots.**

Following the preparation of the report for the proposed rezoning of 4342 West Shore Parkway, the applicant has clarified that they also wish to construct townhouses on the subject site. Townhouses are not currently a permitted use in the RS4 (Residential Small Lot 4) Zone, aside from on the property at 3694 Happy Valley Road, so a text amendment to the Zone will be required to allow townhouses on the subject site.

As noted in the previous report, site plans have not been submitted for the proposed development so compliance with the Official Community Plan and Zoning regulations cannot be confirmed at this time.

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 those portions of the property at 4342 West Shore Parkway located west of the West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4); and

2. Add the following text to Section 6.27A.01 of Zoning Bylaw: "Townhouses on those portions of the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except Part in Plan EPP70874 (4342 West Shore Parkway) located west of the West Shore Parkway", all 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 Underwriters Survey (FUS) requirements be established prior to subdivision or 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 areas located in proximity to a development industrial park and a developing residential area that may create general noise and other disturbances, and that the owners assume all risk and annoyance of noise or other nuisances caused by adjacent developments.

OR Option 2

3. Reject this application for rezoning.

Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Cory Manton, Deputy Manager, Parks and Recreation
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:sh

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**August 21, 2017**
Department:	**Planning**
Application No.:	**Z17-0033**
Subject:	**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.**

PURPOSE

Duncan Magee of Keycorp Developments Ltd. has applied on behalf of the City of Langford to rezone that portion of 4342 West Shore Parkway (formerly 1312 Glenshire Drive) located west of the West Shore Parkway right-of-way from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow residential development on small lots.

BACKGROUND

The subject site was purchased by the City to facilitate the construction of the West Shore Parkway. Those portions of the site not required for the road right-of-way are now being sold by the City for development. The portions of the site located west of the West Shore Parkway were offered for sale through a formal request for Expressions of Interest in the fall of 2016, and 1095274 BC Ltd. was the successful bidder for the purchase of the site. The purchase and sale agreement will be complete later this year.

PREVIOUS APPLICATIONS

In 2015, Development Permit DP15-0061 was issued to allow for the development of the West Shore Parkway in the Riparian, Habitat and Biodiversity, Woodland, Terrestrial Herbaceous, Steep Slopes and Interface Fire Hazard Development Permit areas.

Table 1: Site Data

Applicant	Duncan Magee of Keycorp Development Ltd.	
Owner	City of Langford	
Civic Address	4342 West Shore Parkway (formerly 1312 Glenshire Drive)	
Legal Description	Lot 2, Section 87, Metchosin District, Plan 31715 Except Part in Plan EPP70874	
Size of Property	4.3 hectares (10.66 acres)	
DP Areas	Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes and Woodland	
Zoning	Existing: RR4 (Rural Residential 4)	Proposed: RS4 (Residential Small Lot 4
OCP Designation	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject site is located north of Sooke Road and to the west of the new West Shore Parkway. The majority of the site is forested, and contains a single dwelling accessed via a long driveway from Glenshire Drive. As noted in the Background Section of this report, the subject site was purchased by the City to facilitate the construction of the West Shore Parkway and the excess portions of the site are now being sold.

The surrounding area contains a mixture of undeveloped land, general industrial and business park uses, and low density rural residential and one- and two-family residential development. The adjacent lands to the east (1300 Glenshire Drive) were also purchased by the City to facilitate the construction of the West Shore Parkway, and the excess portions have been sold and are in the process of being rezoned to allow for the development of townhouses. The lands to the south contain the developing Glenshire Business Park.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD3 (Comprehensive Development 3 – Westhills)	Undeveloped land
East	Existing: RR4 and RR5 (Rural Residential 4 and 5)	Rural residential dwellings
	Proposed: RM2A (Attached Housing)	Townhouses
South	M2 (General Industrial)	Light industrial uses
	BP2A (Business Park 2A – Sooke Road West)	Undeveloped land, light industrial uses
West	RR4 (Rural Residential 4)	Rural residential dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject site is designated as *Hillside or Shoreline* by the City of Langford Official Community Plan (OCP). This designation is applied to existing, low intensity settled areas throughout the community with a high percentage of open space, and to undeveloped areas located on a hillside or near the shoreline, and it is intended to:

- Be a predominantly residential district that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided that some conditions are satisfied;

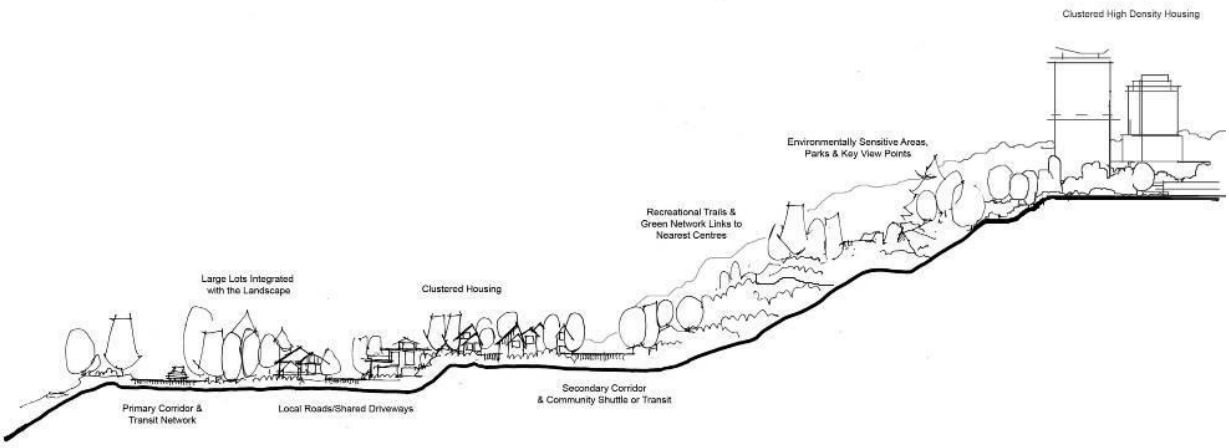
- Permit schools, community facilities, and other institutional uses throughout the area;

- Encourage home-based businesses and permit home-based accommodations such as bed and breakfasts;

- Integrate parks, open spaces and green corridors such as creeks, wildlife corridors, and trails throughout the area. Large playfields are discouraged due to grading requirements, but site and topographic responsive pocket parks, enhanced viewpoints, graded and hiking and walking trails, children's play areas, and outdoor exercise areas are strongly encouraged on hillside areas;

- Allow for *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes; and

- Locate transit stops where appropriate.



The *Hillside or Shoreline* designation also provides a number of objectives and policies for development, including:

Objective 3.11 Retain significant open space and maintain ecosystem values

Policy 3.11.1 When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space…

Policy 3.11.2 Ensure connectivity of open spaces so as to create a network that supports water flow (i.e. creeks), trails, and/or wildlife movement.

Objective 3.13 Cluster development on hillside sites to facilitate the protection of all or a significant portion of open space and/or environmentally sensitive areas.

Policy 3.13.1 Lower density development sites such as single detached homes and townhouses shall integrate public and private open space and/or preserved historical or environmentally sensitive features extensively in and around development sites.

Site plans have not been submitted for the proposed development of 4342 West Shore Parkway, so compliance with the OCP objectives and policies cannot be confirmed at this time. The applicant has indicated that, given the potential constraints on the site, they may be unable to provide the full 40% open space directed by the OCP. They expect that retention of 20 – 25% of the site as open space will be more achievable. In the interest of proceeding with the sale and development of this remnant parcel, Council may wish to reduce the open space retention and require that a detailed site plan indicating the retention of at least 20% of the site as open space be submitted prior to Public Hearing. In the event that this property is later subdivided, Council may wish to deem this open space retention as satisfying the statutory requirement for 5% park dedication.

DEVELOPMENT PERMIT AREAS

The subject site is located within the Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes, and Woodland Development Permit areas. Should the proposed rezoning application be approved, Environmentally Sensitive and Hazardous Area Development Permits accompanied by reports from qualified professionals will be required prior to any alteration or development on the site.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has requested that the property at 4342 West Shore Parkway be rezoned from RR4 to RS4 to permit residential development on small lots. The applicant has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the requirements of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

At this time, the applicant has not indicated that any variances or text amendments will be required to facilitate the proposed small lot residential development.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The proposed development will be accessed via the West Shore Parkway, and the location of the intersection has already been determined by the Engineering Department. Once completed, West Shore Parkway will provide good vehicular connectivity south to Sooke Road, and north to the Langford Parkway and other areas of the City. The Ministry of Transportation has no objection to the proposed rezoning with access via the West Shore Parkway, as no access will be provided onto Sooke Road.

The Engineering Department has indicated that frontage improvements on the West Shore Parkway are complete. Roadways within the proposed development at 4342 West Shore Parkway will be required to

meet Subdivision and Development Servicing Bylaw No. 1000 standards, and compliance with these requirements will be evaluated through subsequent subdivision and Development Permit applications.

INFRASTRUCTURE

Sanitary sewer and water services are not currently available to the subject site, and these will be required prior to any subdivision or construction. As a condition of subdivision, Bylaw No. 1000 requires that the applicant demonstrate, to the satisfaction of the Director of Engineering and the Approving Officer, that stormwater will be appropriately managed. Council may wish to require both on- and off-site stormwater management plans, to the satisfaction of the Director of Engineering and the Approving Officer, prior to Public Hearing.

The Fire Department has indicated that a water supply meeting the Fire Underwriter's Survey (FUS) requirements will need to be established prior to subdivision or construction. As previously noted, a wildfire assessment report will be required as part of a subsequent Development Permit application as the subject site is located within the Extreme Interface Fire Hazard Development Permit area.

NEIGHBOURHOOD CONSULTATION

The applicant has been asked to undertake neighbourhood consultation with surrounding property owners prior to Public Hearing.

FINANCIAL CONTRIBUTIONS

Rezoning the subject site 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 3 and 4 below.

The applicant has not provided detailed site plans or an indication of the number of dwelling units to be developed on the subject site, so the total estimated contributions have not been calculated at this time.

As previously noted, the subject site is currently owned by the City and is being sold. In order to maintain an equal footing for all development, including that on other privately owned parcels, Council may wish to require amenity contributions at the time of subdivision as a bonus for increased density as they would for any similar development. The applicant, who intends to purchase the subject site, has indicated that they are willing to provide the amenity contributions listed below as a bonus for increased density.

Table 3 – Amenity Contributions per Council Policy

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

Table 4 – Development Cost Charges

Development Cost Charge	**Per unit contribution**
Roads	$6,949 per new lot
Storm Drainage	$2,638 per new lot
Park Improvement	$1,890 per new lot
Park Acquisition	$1,100 per new lot
Incremental Storage Improvement Fees	$331.65 per new lot
Integrated Survey Area	$35 per parcel created
Subtotal (DCCs paid to City of Langford)	**$12,943.65 per new lot**
CRD Water	$2,655.34 per dwelling unit
School Site Acquisition	$698 per dwelling unit
TOTAL (estimate) DCCs	**$16,296.99 per new lot/dwelling unit**

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 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) 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.

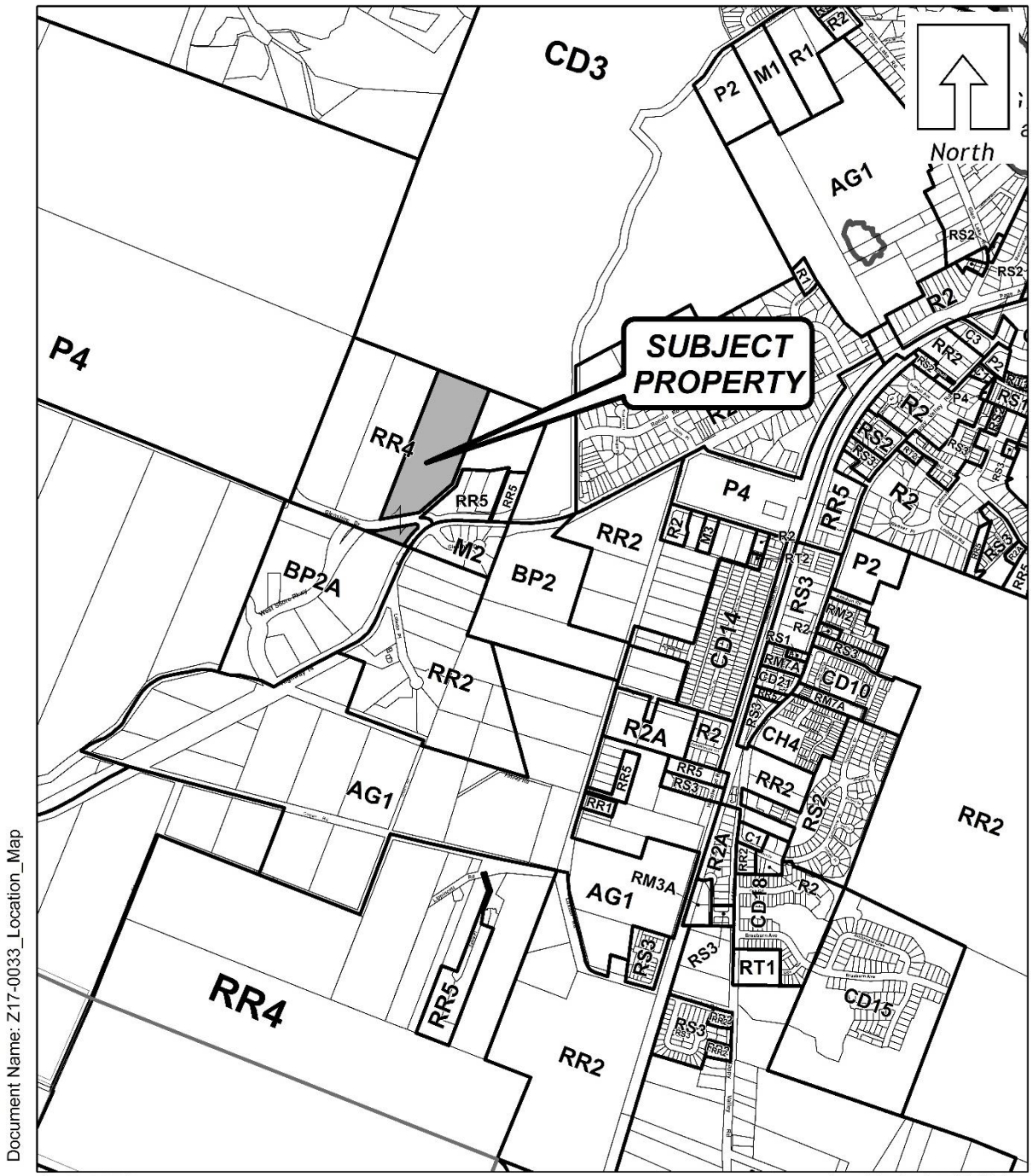
OR Option 2

2. Reject this application for rezoning.

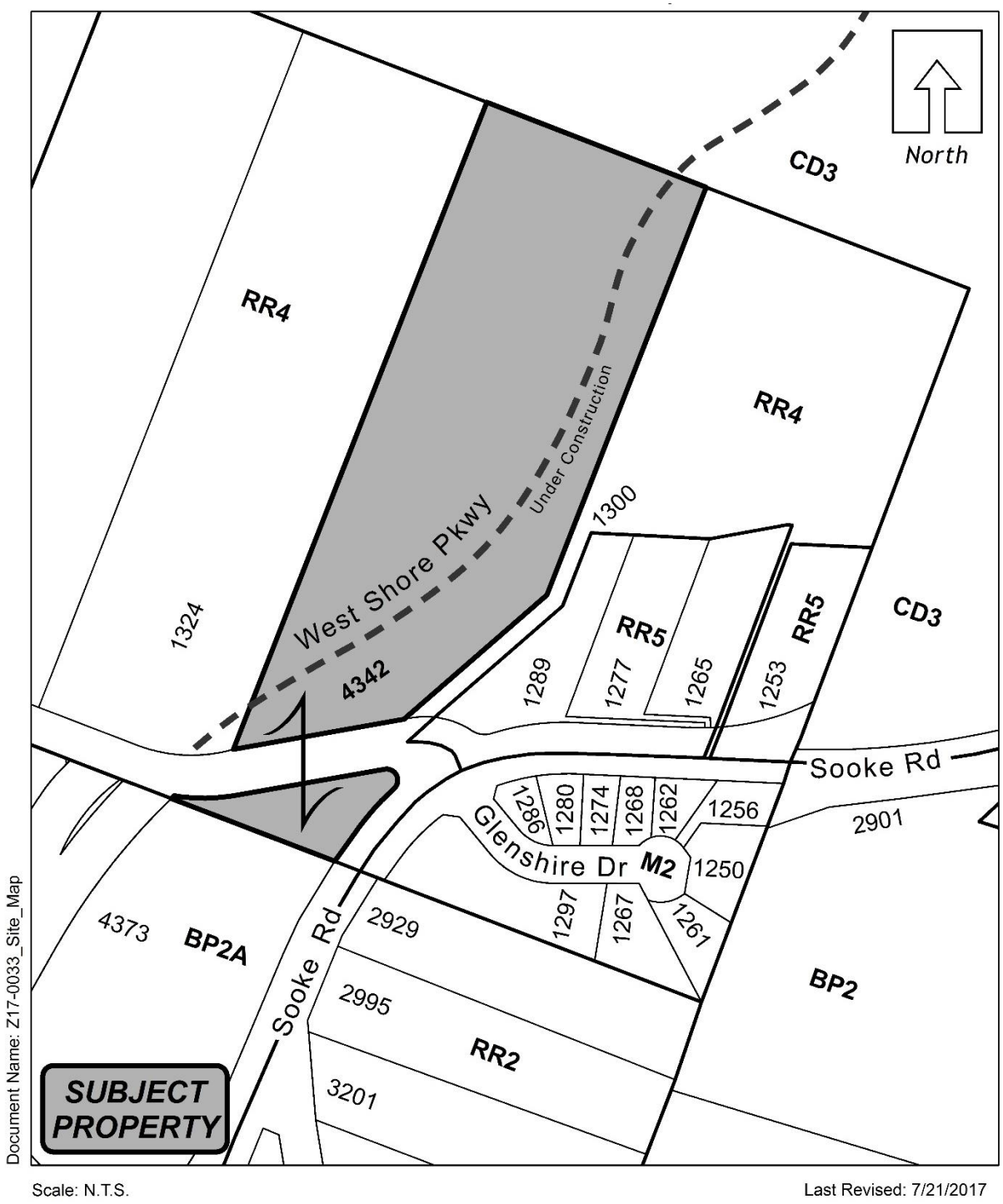
Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

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Appendix A


SUBJECT PROPERTY
North
CD3
P4
AG1
RR4
RR5
M2
BP2A
BP2
RR2
R2A
R2
P2
M1
R1
RS2
RS3
RM2
RM7A
CD10
CD14
CH4
RT1
CD15
RM3A
C1
C3
Document Name: Z17-0033_Location_Map
Scale: N.T.S.
Last Revised: 7/21/2017

Appendix B


North
CD3
RR4
RR4
Under Construction
West Shore Pkwy
4342
1324
1300
RR5
RR5
CD3
1289
1277
1265
1253
Sooke Rd
2901
1286
1280
1274
1268
1262
1256
Glenshire Dr
M2
1250
1297
1267
1261
4373
BP2A
2929
Sooke Rd
2995
RR2
3201
BP2
SUBJECT PROPERTY
Document Name: Z17-0033_Site_Map
Scale: N.T.S.
Last Revised: 7/21/2017

PUBLIC HEARING
Monday, 6 November 2017

Bylaw No. 1744
File No. Z17-0020

A Bylaw to Rezone 1177 Goldstream Ave from the R1 (One-Family Residential) Zone to the RM2A (Attached Housing) Zone to allow for a 3 unit townhouse.

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 2nd day of October, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

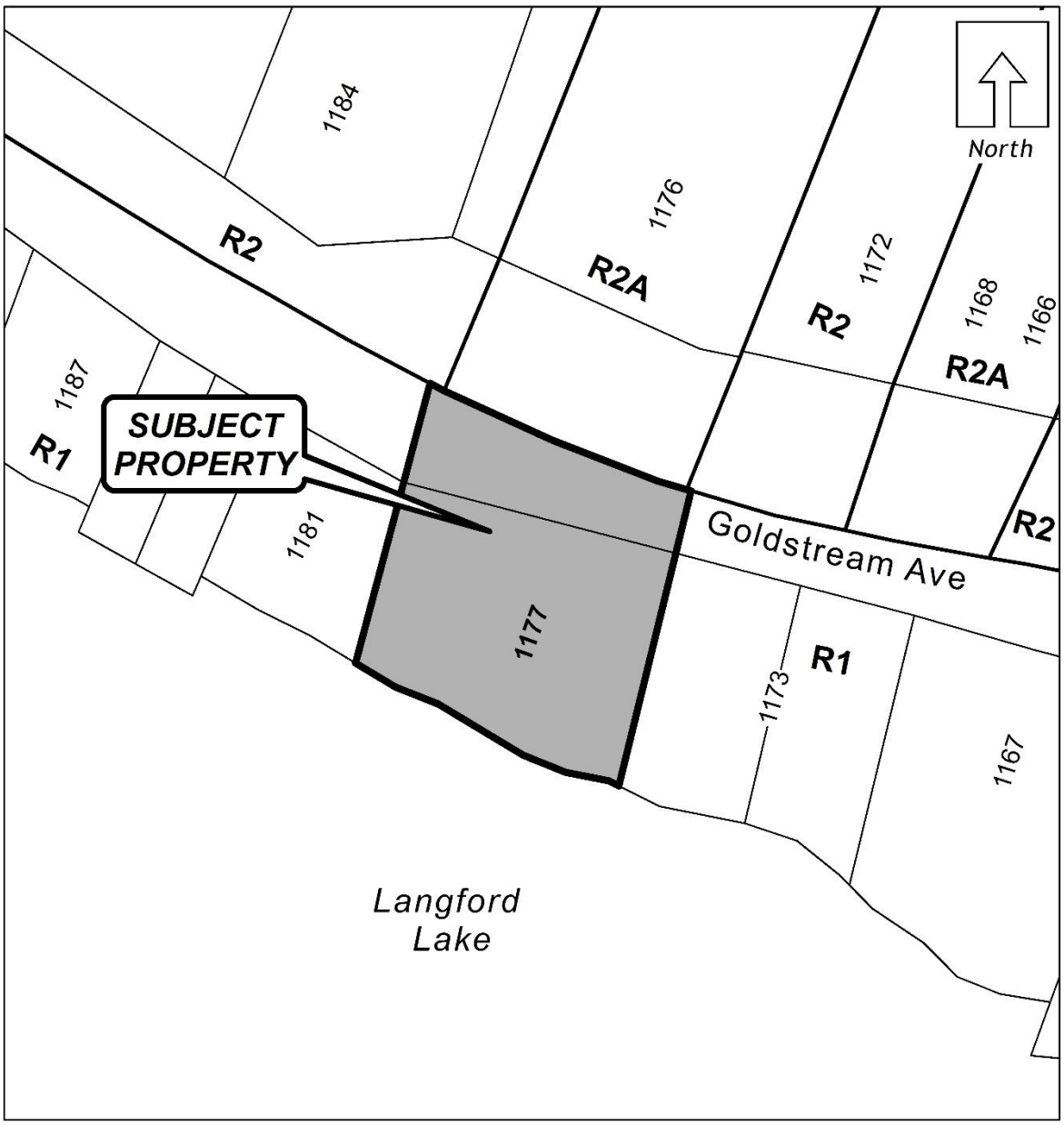
READ A THIRD TIME this day of, 2017.

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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1744. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 6 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1177 Goldstream Ave	
File	Z17-0020	Bylaw Number: 1744
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: RM2A (Attached Housing)
Proposal	To permit a 3 unit townhouse development.	

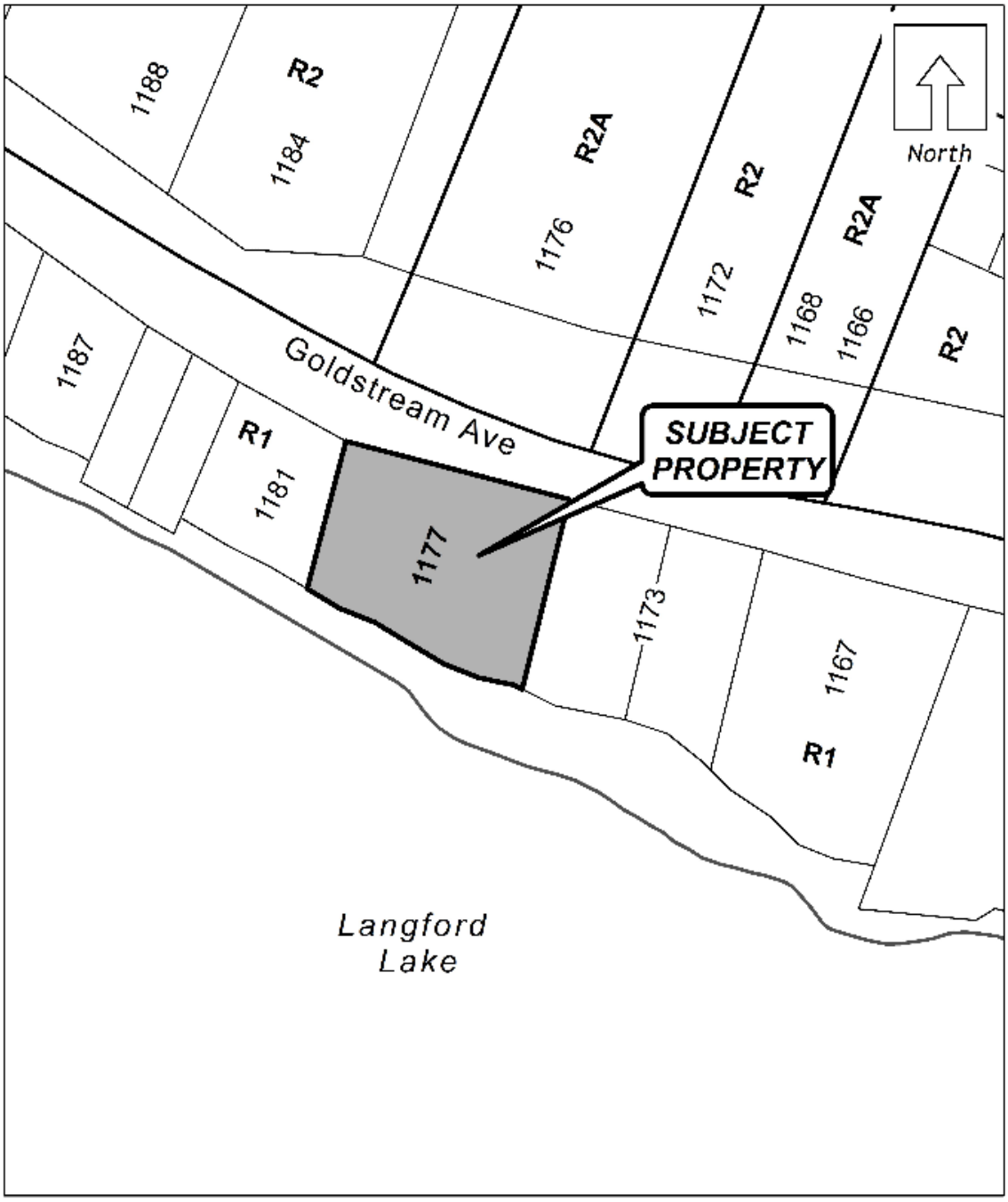
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Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0020)

1177 Goldstream Ave



Document Name: Z17-0020_Site_Map

Scale: N.T.S.

Last Revised: 5/1/2017

Capital Regional District CRD

Membership Opportunity

Water Advisory Committee Commission

The Capital Regional District (CRD) invites applications from residents interested in sitting on the Water Advisory Committee, to provide advice to the Regional Water Supply Commission on water supply, water quality, water conservation measures, and the stewardship of the lands held by the CRD for water supply purposes. There are 4 vacancies for members representing agricultural, environmental and commercial/industrial groups, and resident/ratepayer's associations.

Meetings are held at 9 am on the first Wednesday of each month at the CRD Integrated Water Services office, 479 Island Highway, Victoria, BC. Appointments will be for a two (2) year term, commencing January 2018.

Send us a one-page summary telling us about yourself, which interest group you represent and your relevant experience, and why you would like to serve on the committee.

Deadline for receipt of applications is **November 4, 2017**. For a copy of the Water Advisory Committee Terms of Reference, contact CRD Integrated Water Services at the address below.

For more information, call 250.474.9606.

To submit your application, send via:

Mail: CRD Integrated Water Services
479 Island Highway, Victoria, BC, V9B 1H7
Phone: 250.474.9606
Fax: 250.474.4012
Email: water@crd.bc.ca

BEST BUY - Correction Notice

HP All-In-One Wireless Monochrome Laser Printer - Fax. In the October 20th flyer, page 6, the HP All-In-One Wireless Monochrome Laser Printer – Fax (Web Code: 10405028) was incorrectly advertised with a free $20 gift card included. Please be aware that this promotion does not include a $20 gift card. We sincerely apologize for any inconvenience this may have caused our valued customers.

CHURCH SERVICES in the West Shore

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

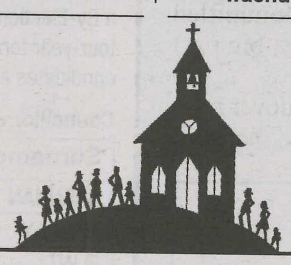
CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

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

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

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

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





Mayor Stew Young and the City of Langford have joined the race to catch Amazon's attention and land the company's new headquarters. *(CITY OF LANGFORD VIDEO)*

Langford's Amazon bid is in the mail

City has officially submitted its bid to become the home of Amazon HQ2

Ragnar Haagen
Black Press

Langford has officially submitted its bid to become the home of Amazon HQ2.

A release from the City said Langford's bid identified a number of serviced, development ready areas within the region that can meet the needs of Amazon and the hundreds of employees that would be working at the new facility.

In addition to a video presentation featuring Mayor Stew Young, the bid also highlights the capacity for community growth, local business climate and political will to ensure the potential partnership would be a resounding success.

"With competitive wages, affordable and high quality housing, and world-class recreational opportunities, our post-secondary institutions and tech sector are leaders in developing, attracting and retaining first-class talent," said Dale Gann, chair of the Amazon HQ2 bid committee.

But Langford will be in for some steep comptition. Amazon recieved 238 proposals from cities across Canada, the U.S. and Mexico, all hoping to be home of the second headquarters.

The online giant released a statement Monday, noting those proposals came from a total of 54 states, provinces, districts and territories across North Amercia.

Langford is just one of those bids trying to woo the tech giant. Others include Vancouver, Toronto, Halifax, Ottawa, Edmonton and Calgary.

Langford's bid was prepared in partnership with the B.C. Ministry of Jobs, Trade and Technology, the City of Langford's Economic Development Committee, the Sooke Economic Development Commission, the Malahat Nation, and multiple businesses and regional partners.

editor@goldstreamgazette.com

PUBLIC NOTICE
WEST SHORE FIREWORKS BYLAW

The Town of View Royal, the District of Highlands and the Cities of Colwood and Langford have Fireworks Bylaws to regulate the sale, possession, and discharge of fireworks in the community. The Bylaws are in effect 24 hours a day, seven days a week, all year. Residents and visitors to these communities should note the following important restrictions:

- Everyone must have a permit to possess or discharge any fireworks;
- Permits are issued only to persons 18 years of age and older;
- Consumer fireworks events may only take place on October 31 between 5 pm and 10 pm; and
- No fireworks or firecrackers may be sold or traded in these municipalities.

Persons wishing to have a fireworks event may obtain the permit from their municipality at the following locations:

View Royal Public Safety Bldg
333 Island Highway
PH: 250-479-7322

District of Highlands
1980 Millstream Rd
PH: 250-474-1773

City of Colwood
3300 Wishart Rd.
PH: 250-478-5999

City of Langford
877 Goldstream Ave, 2nd fl.
PH: 250-478-7882

Completion of the Fireworks Safety Course is required for those wishing to obtain a consumer (family) fireworks permit*. This Course is offered in these municipalities as a public safety initiative. Consult your municipality and its complete Bylaw for full information – including permit costs and other requirements – before planning your event.

The Fireworks Safety Course will be offered free of charge as follows:

Day	Date	Time	Location	Address
Thursday	October 26	7:00 pm	Colwood Municipal Hall	3300 Wishart Rd
Saturday	October 28	1:00 pm	View Royal Public Safety Bldg	333 Island Hwy

*The certificate of completion for the Fireworks Safety Course is valid for three years. This means if you took the course in 2014 you are required to take it again. If you took the course in 2015 or 2016, you may want to take it again to refresh your safety knowledge, but you do not need to repeat the course in order to apply for a permit.

PLEASE NOTE: The issuance of fireworks permits will be contingent on current fire conditions.

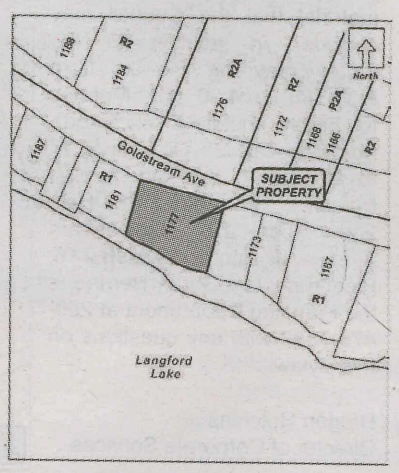
City of Langford
www.cityoflangford.ca

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Proposal: **The purpose of Bylaw No. 1744 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1744 from R1 (One-Family Residential) Zone and adding to the RM2A (Attached Housing) Zone to allow for the development of a 3 unit townhouse.**
Applicant: **Malcolm Hall, 1091296 BC Ltd.**
Location: **The land that is the subject of Bylaw No. 1744 is 1177 Goldstream as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

Michaels
MAKE CREATIVITY HAPPEN
Correction Notice
In the ad beginning October 27, 2017, we are advertising a gift with purchase offer on the cover of the circular. The correct statement should be: Get a FREE Tree Storage Bag with a $149 purchase of a 6 ft. and taller Ashland® Christmas tree. No additional discounts can be applied. While supplies last. No rain checks. Must purchase in a Michaels store in Canada 10/27 – 11/2/17. We apologize for any inconvenience this may have caused.

Colwood considering cenotaph move

Continued from A1

As a Langford resident, he recalled going to ceremonies at West Shore Parks and Recreation before it was moved to Veterans Memorial Park.

"Now there are hundreds and hundreds of people," he said. "I'm inspired by the commitment the people on the West Shore have to the armed forces and the Legion."

The second person to receive a poppy was Colwood Mayor Carol Hamilton, who welcomed Legion members, City staff and students from Wishart Elementary later in the day to a ceremony with about 90 in attendance at Colwood's city hall.

"It's about respect and commemoration," she said. "Who's to say there would be a city or a city hall. Things could be much different."

Hamilton noted the City is looking at relocating the cenotaph at West Shore Parks and Recreation to a new location where it would have a more prominent display and could be incorporated into a community space where people would see it everyday.

"I would like to see it somewhere like Colwood Corners," she said. "I think it's important to address that." But Hamilton noted if it were to move, the City wants it moved to a permanent location where it wouldn't have to be moved again in the near future.

editor@goldstreamgazette.com



The City of Colwood welcomed Legion members and children from Wishart Elementary school to an event on Friday to kick off the Royal Canadian Legion Branch 91's annual poppy campaign. *(KATHERINE ENGQVIST/NEWS GAZETTE STAFF)*

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SAVE 50% ON FLOORING INSTALL
LOWE'S INSTALLATION Guaranteed
Excludes carpet. Estimate fees apply and must be purchased on Sat. Nov. 4th & Sun. Nov. 5th, 2017 to receive 50% off flooring install. See in-store for details.

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18 Cu. Ft. Top-Mount Refrigerator with Fingerprint-Resistant Easy Care Coating
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was $1048
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PAIR PRICE was $2328
$39.35† PER MONTH FOR 60 MONTHS*
5.2 Cu. Ft. Front-Load Steam Washer 729969/WM3670HVA
was $1164 now $948
7.4 Cu. Ft. Front-Load Electric Dryer with TrueSteam®
643920/DLEX3370V
was $1164 now $948

* When you use your Lowe's Consumer Credit Card. Subject to credit approval. See in-store for details. †60 month payment calculation is based on purchase of laundry pair.

SAVE 50% $22.49 was $44.99
GE StayBright 150-CT LED Colour Choice String Lights* 747840
Also available in Warm White 747916.
SAVE 35% ON ALL OUTDOOR DÉCOR, INFLATABLES & SHOW LIGHTS PROJECTION LIGHTS
Prices shown reflect discount.
SAVE 35% $129.35 was $199
GE 5' LED Green Rope Light Tree* 698083
SAVE 35% $64.99 was $99.99
Laser Projector Red/Green Moving* 859973
SAVE $100 $199 was $299
GE 7.5' Colorado Spruce LED Colour Choice Artificial Christmas Tree* 853223
SAVE 35% $38.99 was $59.99
7' Airblown Moose* 851341
*While quantities last.

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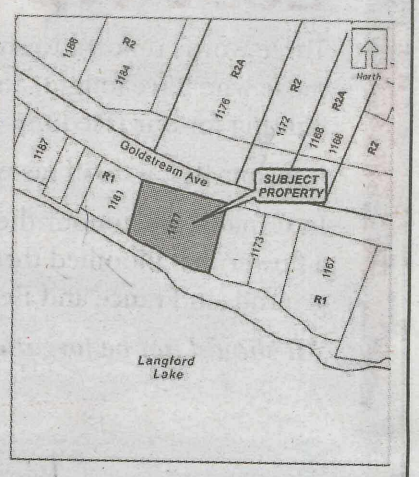
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Applicant: **Malcolm Hall, 1091296 BC Ltd.**
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Braden Hutchins
Director of Corporate Services



4. REPORTS

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

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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 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.

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;

Mayor Young and Councillor Seaton returned to the meeting.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1744 First Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding negotiations between the municipality and the provincial government, as per Section 90 (2) (b) of the Community Charter.

AND

b) That Council waive the requirement for public notice of the In-Camera meeting pursuant to section 127 of the *Community Charter;*

c) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 7:30 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 11, 2017**

Department: **Planning**

Application No.: **Z17-0020**

Subject: **Application to Rezone 1177 Goldstream Avenue from R1 (One-Family Residential) to RM2A (Attached Housing) to allow for a 3 unit townhouse.**

PURPOSE

Malcolm Hall has applied to rezone 1177 Goldstream Avenue from R1 (One-Family Residential) to RM2A (Attached Housing) to allow for a 3 unit townhouse.

BACKGROUND

Previous Applications

There have been no previous applications for this property.

Table 1: Site Data

Applicant	Malcolm Hall	
Owner	Malcolm Hall – 1091296 BC Ltd	
Civic Address	1177 Goldstream Avenue	
Legal Description	AMENDED LOT 2 (DD 163574-I), SECTION 85, ESQUIMALT DISTRICT, PLAN 885	
Size of Property	856m^2	
DP Areas	Riparian Area and 200 Year Flood Plain	
Zoning	Existing: R1 (One-Family Residential)	Proposed: RM2A (Attached Housing)
OCP Designation	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

Site and Surrounding Area

The subject property is located along Langford Lake in a predominantly single family residential neighbourhood. The property currently has an existing tri-plex that is considered to be legally non-

conforming. There is an existing encroachment into the municipal roadway of about 13 feet on a portion of the existing building. The applicant intends to demolish the existing structures and still needs to apply for a demolition permit. There are currently a few trees located between the existing structure and the lake. Beyond the trees, the natural cover of the property is predominately lawn. The property has approximately an 8m grade change from the road to the rear of the property along the lake.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 and R2A	Single family dwellings
East	R1	Single family dwellings
South	Langford Lake	Langford Lake
West	R1	Single family dwellings

COUNCIL POLICY

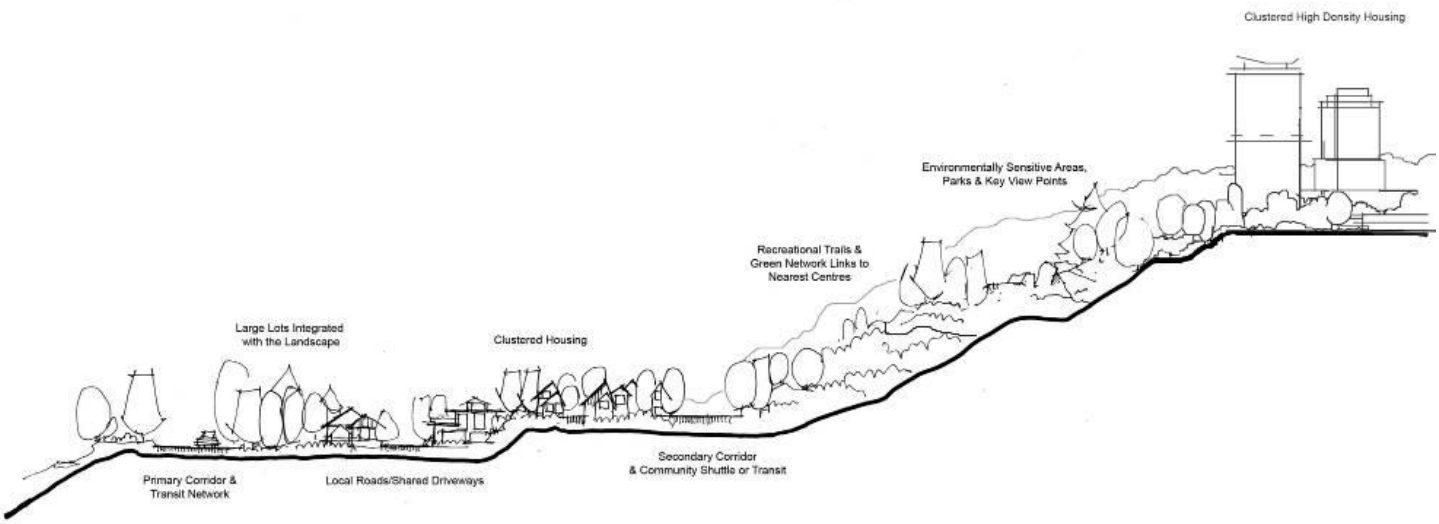
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as "Hillside and Shoreline," as defined by the following text:

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

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

A Concept for Hillside or Shoreline Areas:



DEVELOPMENT PERMIT AREAS

The subject property falls within the Riparian and 200 Year Flood Plain development permit area. At this time, the applicant has not submitted a Riparian Areas Assessment or a Stormwater Management Plan but are aware that they will need to do this as part of a development permit should this rezoning be accepted by Council. The applicants are anticipating a 15m SPEA and have factored that into their proposed building envelope. The existing trees on the property will likely need to be removed in order to accommodate the proposed building envelope. The tree removal will have to be addressed by the project Biologist within the Riparian Areas Assessment report. The applicants are proposing to build townhomes which will also require a development permit for form and character, as does all other multi-family residential development.

COMMENTS

DEVELOPMENT PROPOSAL

The applicants are proposing to demolish the existing non-conforming triplex and replace it with a three unit townhouse in the RM2A zone. The applicants intend to remedy the existing encroachment issue along the front lot line where a portion of the building is situated 13 feet into the municipal roadway.

The applicant will be requesting setback variances to the front lot line and both interior side lot lines. The existing Design Guidelines for multi-family developments state that the Director of Planning may grant setback variances within the development permit for all setbacks. The Design Guidelines do limit the extent to which the front lot line setback can be varied within the Development Permit though. The Director of Planning is not able to reduce the front lot line setback to less than 4.5m or 5.5m when it is between the garage door and an access route. The applicant will be looking for a 0m front lot line setback

variance so Council may wish to grant the Director of Planning the authority to reduce the front lot line setback to less than 4.5m/5.5m in this situation, within the development permit.

At this point in time, the applicants have not provided a detailed site plan or elevation drawings. There is a proposed plan attached as Appendix A. The exact details of the form and character including landscaping requirements will be dealt with at the development permit stage.

Typically, when an R1 lot on Langford Lake is being subdivided, the applicants are required to dedicate the designated SPEA to the City as Park. Given that the applicants are asking to change the zone to RM2A and that they aren't subdividing it, coupled with the fact that the lot is not very deep, Council may wish to forego asking for Park dedication in this instance. As noted, the Streamside Protection Enhancement Area (SPEA) will still be protected as part of the Development Permit process.

Table 3: Proposal Data

	Permitted by R1 (Current Zoning) For Lots 550m^2 – 850m^2	**Permitted by RM2A (Proposed Zoning)**
Permitted Uses	- Accessory buildings and uses - Group Day Care - Home Occupation - One-Family Dwelling - Secondary Suites* - Temporary Construction and Real Estate Marketing Offices - Keeping of horses, cattle, sheep, goats, rabbits, and poultry for domestic purposes on lots of 4000m^2 (1 acre) or more in area - Keeping of not more than four boarders	- Accessory buildings and uses - Attached Housing - Home offices - Temporary construction and real estate marketing offices
Density (FAR and/or min. lot size)	- 550m2 or - 950m2 for lots abutting Langford, Glen, or Florence Lake	- 0.75 FAR
Height	- 9m	- 9m
Site Coverage	- 35%*	- 35%
Front Yard Setback	- 6m*	- 7.5m
Interior Side Yard Setback	- 1.5m for lots less than 850m^2*	- 6m
Rear Yard Setback	- 6m*	- 10m
Parking Requirement	- 2 spaces per dwelling + 1 space for secondary suite	- 2 spaces per dwelling plus 2 visitor parking spaces

*Based on lots 550m^2 – 850m^2. Lots that are less than 550m^2 or greater than 850m^2 may have different regulations

PARKING

The applicants are also requesting that Council grant a parking variance for their visitor parking, this would allow them to provide zero off-street visitor parking spaces. Under the current regulations, the applicants would have to provide 2 off-street visitor parking spaces. To remedy this, the applicants are suggesting that they can provide extra parking spaces within the road right of way on each of the driveways (see Appendix A). This would be in addition to each unit's proposed double car garage which would satisfy the residential component of the parking requirement.

CONSTRUCTION MANAGEMENT PLAN

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

STORMWATER MANAGEMENT PLAN

In accordance with Bylaw No. 1000, the applicant will be required to submit a Stormwater Management Plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit. This will ensure that no stormwater is displaced onto any surrounding properties.

SEWERS

The City's sewer system exists along Goldstream Avenue. The applicants will be required to connect each unit to the municipal sewer and be responsible for the costs associated with connecting.

WATER REQUIREMENT

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

FRONTAGE IMPROVEMENTS

Full frontage improvements to Bylaw No. 1000 standards will be required for Goldstream Avenue, to be secured within a covenant, prior to Bylaw Adoption.

NEIGHBOURHOOD CONSULTATION

At the time this report was written no neighbourhood consultation had been completed, but the applicant is planning to complete consultation prior to the meeting date.

AMENITY CONTRIBUTIONS

In the past, Council has given properties a credit for their existing allowable density prior to rezoning. Although there are already three existing dwelling units on the subject property, they are considered to be legally non-conforming. Council may wish to take this into consideration when applying amenity fees.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (3 units)**
General Amenity Reserve Fund	$2,562	$7,686
Affordable Housing Reserve Fund	$610	$1,830
TOTAL POLICY CONTRIBUTIONS		**$9,516**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (3 units)**
Roads	$4,423	$13,269
Storm Drainage	-	-
Park Improvement	$1,890	$5,670
Park Acquisition	$1,100	$3,300
Incremental Storage Improvement Fees	$371.25	$1,113.75
Integrated Survey Area	-	-
Subtotal (DCCs paid to City of Langford)		**$23,352.75**
CRD Water	$2,323.43	$6,970.29
School Site Acquisition	$628	$1,884
TOTAL (estimate) DCCs		**$32,207.04**

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 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;

AND

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.

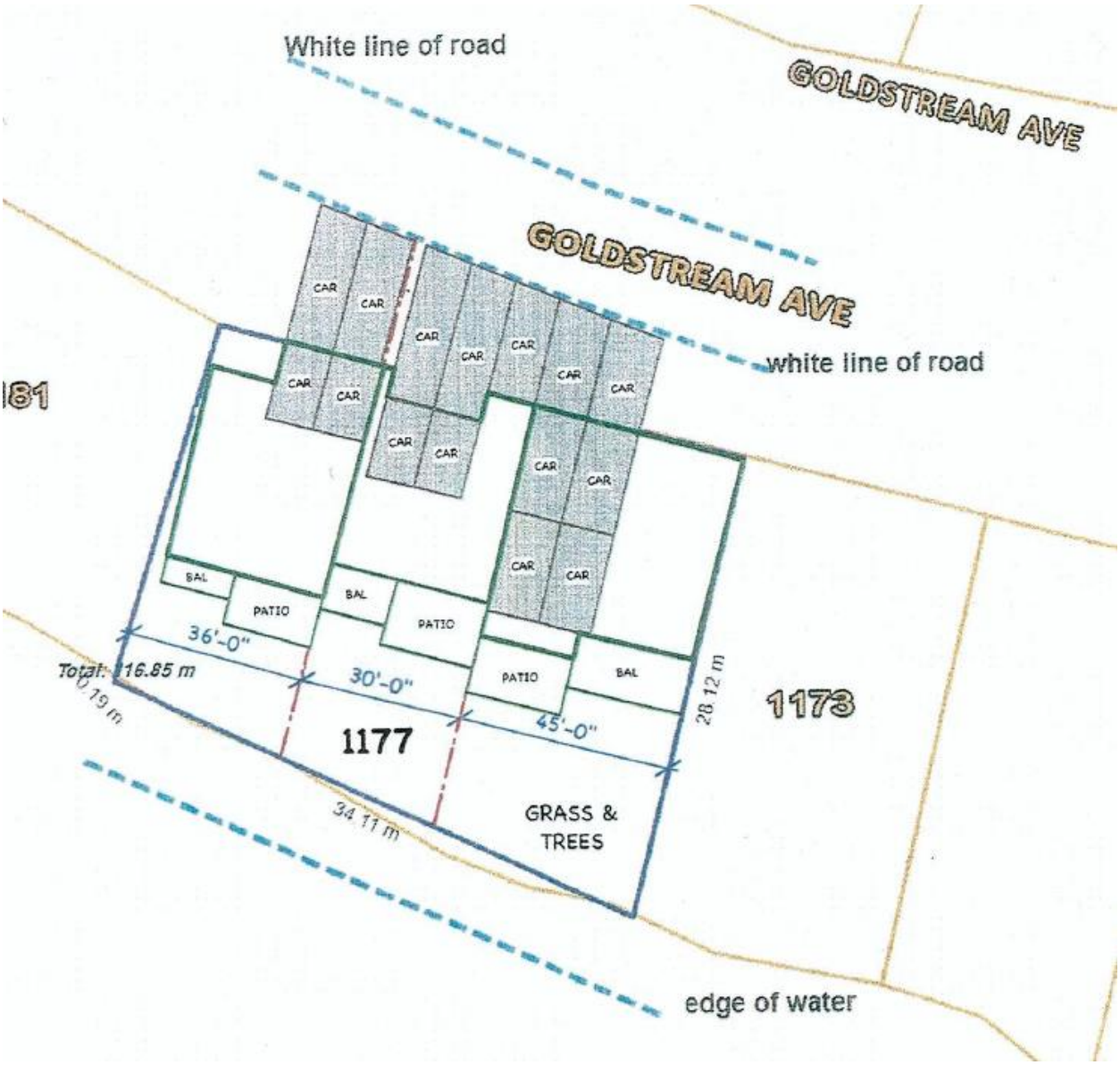
OR Option 2

2. Reject this application for rezoning.

Submitted by:	Julia Buckingham, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Cory Manton, Deputy Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

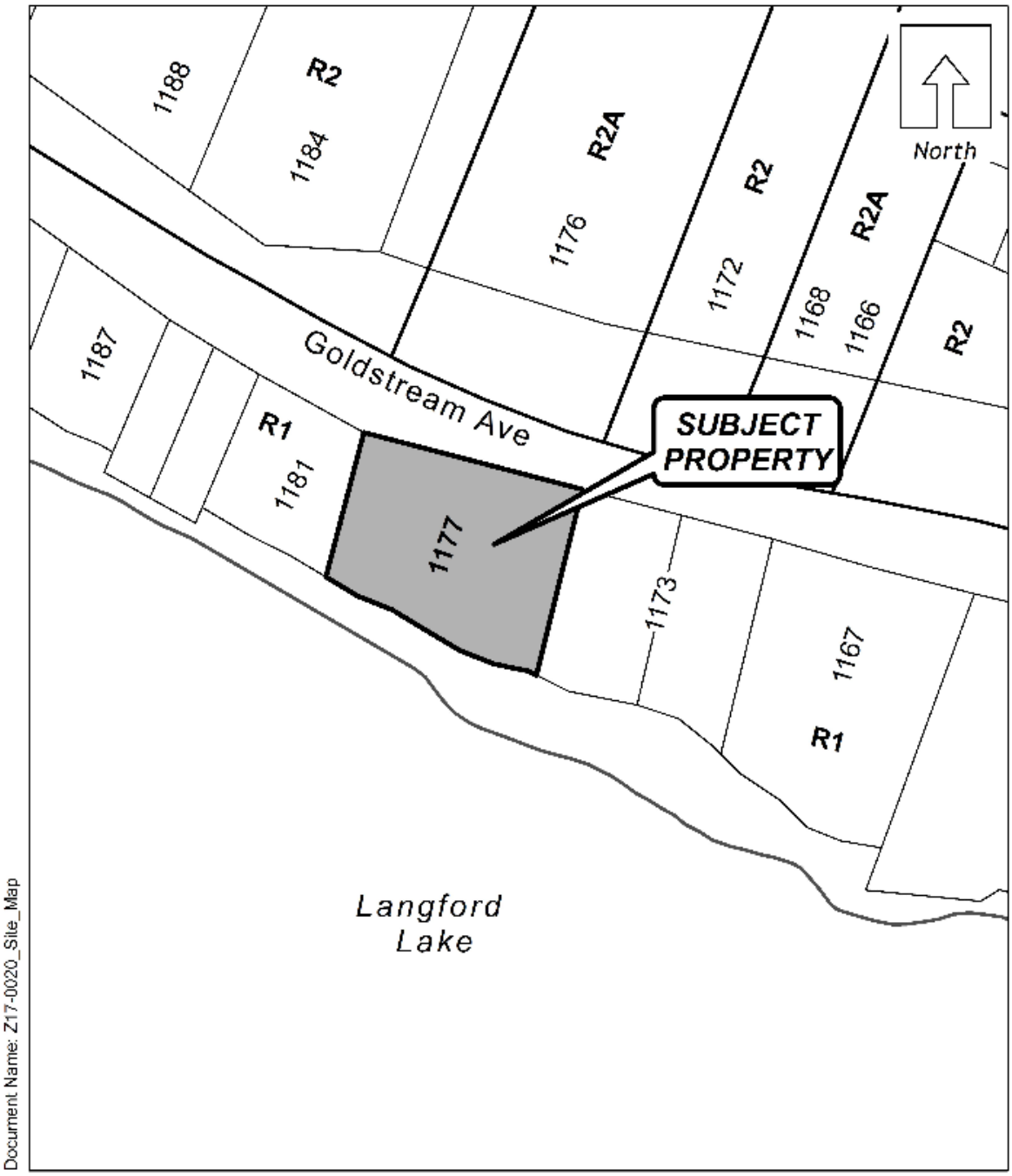
:jb

Appendix A


White line of road
GOLDSTREAM AVE
GOLDSTREAM AVE
white line of road
181
CAR
BAL
PATIO
36'-0"
30'-0"
45'-0"
Total: 16.85 m
0.19 m
28.12 m
1177
1173
34.11 m
GRASS &
TREES
edge of water

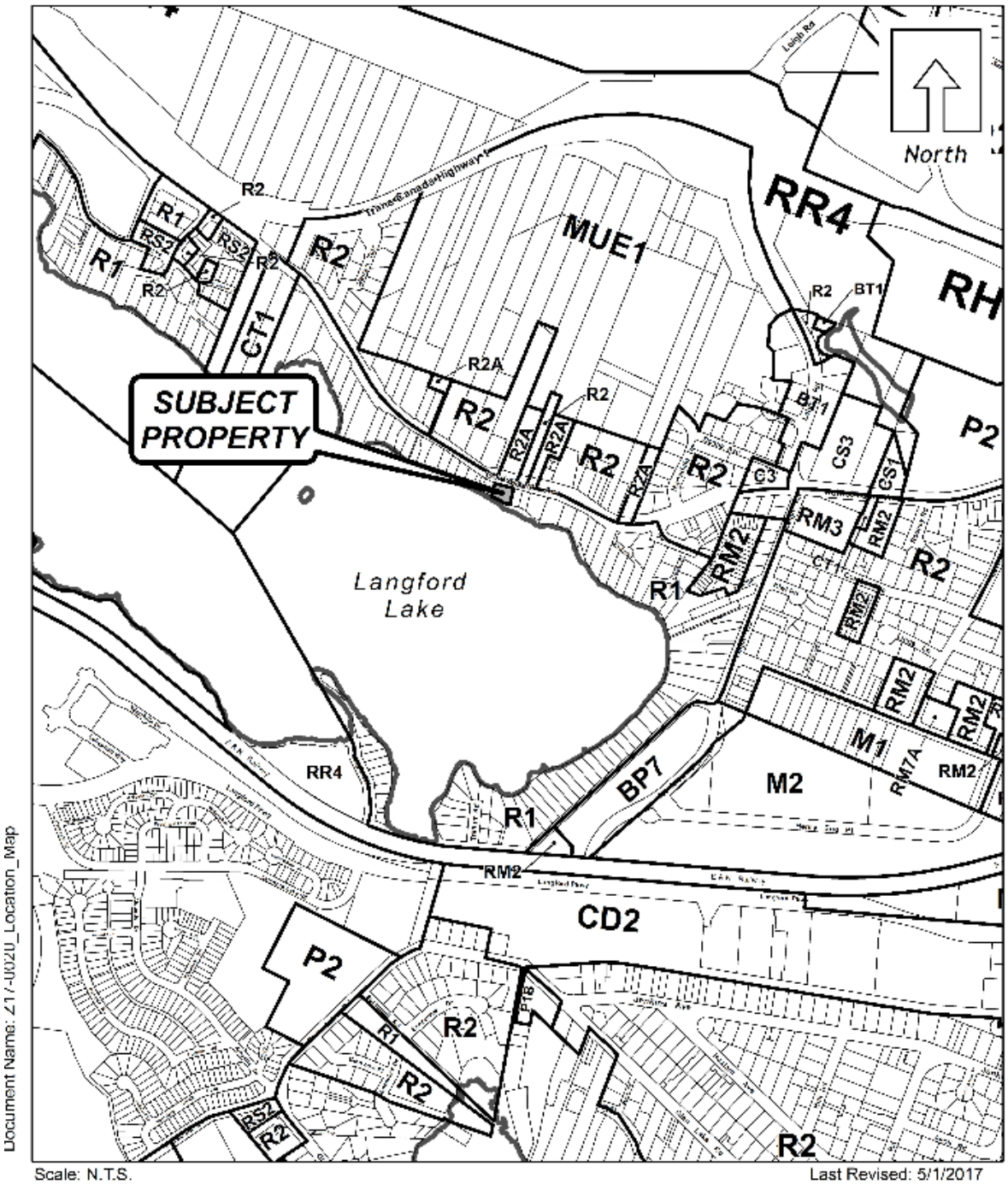
Appendix B

REZONING BYLAW AMENDMENT
(Z17-0020)
1177 Goldstream Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z17-0020)
1177 Goldstream Ave



CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, October 16th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Manager of Parks and Recreation, C. Manton and Director of Corporate Services, B. Hutchins

ABSENT

Councillor L. Szpak, Director of Finance, M. Dillabaugh

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda with the addition of Bylaw No. 1718 as item 8 (j) for adoption and Bylaw No. 1743 as item 8 (k) for adoption.

CARRIED.

3. PUBLIC HEARINGS

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

The Mayor opened the Public Hearing for Bylaw No. 1731 at 5:31 p.m.

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

The City Planner advised that Duncan Magee with Keycorp Developments has applied to amend the zoning of 2955 Irwin Road from the RR4 (Rural Residential 4) Zone to the RS3 (Residential Small Lot) Zone.

This is being proposed in order to allow for the development of an 18 lot small lot subdivision that will include trail and park improvements.

This proposal is consistent with the Hillside and Shoreline policy designation within Langford's Official Community Plan.

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

As a bonus for increased density the applicant has agreed to provide the following in accordance with Council policy:

$ 6,000 per lot or $3960 per small lot towards the General Amenity Reserve Fund;

$1000 per lot or $660 per small lot towards the Affordable Housing Reserve Fund;

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

The Mayor called a first time for presentations.

A resident on Ravensview Drive thanked Council for a job well done on recent infrastructure projects. Noted that the developer is going to great lengths to make this a good project. Raised concerns about water on Ravensview Drive, in particular low water problems. The resident asked that this be checked on.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1731 closed at 5:36 p.m.

Councillor Seaton arrived at 5:44pm.

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

The Mayor opened the Public Hearing for Bylaw No. 1736 at 5:37 p.m.

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

The City Planner advised that Carole Hutchinson of Design One – Stevens Interiors has applied on behalf of Derek Hass to amend the text of the R1 (One- and Two-Family) Zone to allow a secondary suite in an accessory building at 2874 Leigh Road.

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

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

1. All frontage improvements, to the satisfaction of the Director of Engineering, be constructed or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

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

Notifications and advertisements have been placed as required by Council policy. Staff have received three letters of support for the application and one letter of concern. These letters have been included in the Public Hearing package.

The Mayor called a first time for presentations.

Resident on Kiwi Road gave okay for project with certain conditions. Concerned that there may be a bigger garage for the surrounding site. Also concerned of decks, windows and doors facing his yard. Lastly, concerned about the potential sale and safety of his yard.

Matthew Baldwin provided clarification. Existing house will be a garage with secondary new suite in location of existing garage.

Mayor Young called a second time for presentations.

The owner of the property provided clarification. Secondary suite will be close to the water. New principle dwelling will be where the garage is now, but will be slightly closer to the neighbouring property. The owner also clarified window positions and screening in neighbouring yard.

Mayor Young asked for a letter saying that it will be owner occupied.

The owner is committed to share plans with neighbours.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1736 closed at 5:49 p.m.

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

The Mayor opened the Public Hearing for Bylaw No. 1740 at 5:49 p.m.

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

The City Planner advised that Duncan Magee has applied on behalf of 0880712 BC LTD to amend the zoning of the northerly portion of 1253 Goldstream Avenue from the R1 (One-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone.

This is being proposed in order to allow for the development of a five lot subdivision.

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

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

1. $3,960 towards the General Amenity Reserve Fund for one new lot;
2. $660 towards the Affordable Housing Reserve Fund for one new lot;
3. A Section 219 Covenant, registered in priority of all other charges on title, that agrees to the following:
    a. Register a Statutory Right of Way along the strata common property access road and through a 1.8m wide portion of Proposed Lot 4 along the outer edge of the fish bearing stream SPEA boundary, reaching the property to be dedicated to the City as park. The SRW shall contain a clause that the City will discharge the SRW once an alternate access has been established;
    b. 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;
    c. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
4. That the applicant pay cash-in-lieu for frontage improvements to the satisfaction of the Director of Engineering prior to subdivision.

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

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

Resident on Goldstream Avenue raised concerns about fill and flooding, asked about park access and raised concerns on parking, especially with suites.

Matthew Baldwin provided clarification on parking requirements.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1740 closed at 5:50 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – October 2nd, 2017

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on October 2nd, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0021 – 2174 Bellamy Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0021 be issued by the Council for the City of Langford to Jared Steingard of Westbrook Consulting on behalf of 1106018 BC Ltd. to vary the interior side yard setback and lot width regulations at 2174 Bellamy 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 Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 6.21.02(3) is varied by reducing the lot width from the required 16m (52 ft) to 13.5m (44 ft).
b) That Section 6.21.06(4) is varied by reducing the interior side yard setback from the required 3.0m (10 ft) to 1.5m (5 ft).

3. Conditions

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

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

II. That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

CARRIED.

b) DVP17-0022 - 721 Station Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0022 be issued by the Council for the City of Langford to Dan Hansen has applied on behalf Paul Helpard (Big Rock Investments) for a development variance permit to allow a freestanding sign with a height of 7m and a sign area of $8m^2$ at 721 Station Avenue 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 498 of the *Local Government Act*:

a) 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.

7. REPORTS

a) Quarterly (3rd) Report – July 1st, 2017 to September 30th, 2017
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the Quarterly (3rd) Report for July 1st, 2017 to September 30th, 2017 as presented.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1697
"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1697 First Reading.

CARRIED.

b) BYLAW NO. 1698
"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1698 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1720.

CARRIED.

d) BYLAW NO. 1731
"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1731 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1736
"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1736 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1738.

CARRIED.

g) BYLAW NO. 1740
"Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1740 Second and Third Reading.

CARRIED.

h) BYLAW NO. 1745
"Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1745 First Reading.

CARRIED.

i) BYLAW NO. 1747
"Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1747 First Reading.

CARRIED.

Councillor Seaton left the meeting due to conflict.

j) BYLAW NO. 1718
"City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1718.

CARRIED.

k) BYLAW NO. 1743
"City of Langford Tax Exemption Seniors' Assisted Living Bylaw No. 1743, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1743.

CARRIED.

Councillor Seaton returned to the meeting.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

b) That Council continues the meeting in closed session.

CARRIED.

Councillor Seaton entered the meeting again.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:59 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, September 14th, 2017 in the JDF Library Meeting Room

PRESENT: Ed Watson (Chair), Rob Martin, Leslie Anderson, Winnie Sifert, Les Bjola, Moralea Milne, Jennifer Jakobsen, Lanny Seaton, Al Hood, Ron Mattson, Allen Sturgeon

ABSENT: Arnie Hamilton, Lilja Chong, Matt Sahlstrom

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Wade Davies, Operations Manager
Sue Dickson, Manager of Finance
Brian Merryweather, Manager of Human Resources
Geoff Welham, Acting Manager of Recreation
Chantelle Tearoe, Recorder

PUBLIC PRESENT: Larissa Coates (Victoria Youth Field Lacrosse), Allison Logan (Victoria Youth Field Lacrosse), Erin Holler (Victoria Youth Field Lacrosse), Sean Walmsley (Victoria Youth Field Lacrosse), Stan Hyde, Paul Seager

Adopted October 12, 2017

CALL TO ORDER

1. The Chair called the meeting to order at 7:01PM.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS MILNE AND BJOLA THAT THE AGENDA BE APPROVED WITH THE ADDITION OF RV PARKING TO NEW BUSINESS AND THE MOVEMENT OF THE NAMING PROPOSAL TO PUBLIC PARTICIPATION.*
CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS SEATON AND SIFERT THAT THE MINUTES OF THE REGULAR MEETING HELD JUNE 22, 2017 BE ADOPTED.*
NO ERRORS, NO OMMISIONS
CARRIED

PUBLIC PARTICIPATION

a) Victoria Youth Field Lacrosse

Larissa Coates from Victoria Youth Field Lacrosse presented from a letter to the Board of Directors.

- Victoria Youth Field Lacrosse is asking the Board to pass the following motion:

> *That the City of Colwood work with the Westshore Parks & Recreation to identify partnership opportunities with the Sooke School District and neighbouring communities to develop additional multi-use all weather turf fields on the Westshore.*

The Victoria Youth Field Lacrosse representatives left the meeting at 7:06PM.

b) Naming proposal for Field #3

Stan Hyde presented on behalf of his brother who was in touch with Colwood Council regarding a naming proposal for Field #3.

- Stan Hyde's father built the ball diamond (Field #3) in 1968 and the family would like the field named after him who passed away in 2009.
- The father loved coaching and as there was no ball diamond, he was a part of the initiative to build the field for the children to play on.

Stan Hyde and Paul Seagar left the meeting at 7:10PM.

Director, Ron Mattson put forward the following motion:

***MOVED/SECONDED** BY DIRECTORS MATTSON AND ANDERSON THAT THE NAMING PROPOSAL BE REFERRED TO THE NAMING ADVISORY COMMITTEE.*
CARRIED

Committee Members are Arnie Hamilton, Les Bjola, Ed Watson and Staff.

CHAIRS REMARKS

4. *The Chair, Ed Watson commented on the following:*

- Numbers are down due to the competition from the Langford YMCA/YWCA.
- Met with Linda Barnes and she looks and feels better. Linda receiving encouraging news regarding her health. Thank you to staff who transitioned roles in her absence.
- Manager of Finance, Sue Dickson is retiring in October 2017. Her successor has been picked. More detail to follow in the Human Resources report.
- Administrative Systems Specialist, Angelina Loglisci is recognized for her organization of the seamless transition to the new registration software, PerfectMind.

Adopted October 12, 2017

STANDING COMMITTEES

5. **a) Finance – Quarterly Report**

Chair of the Finance Committee, Les Bjola commented:

- The 2nd Quarterly Report was received by the Finance Committee and a frank discussion was had about the upcoming challenges.
- There may be a deficit contributed by the following:
  - Targets are not being met for the pool and weight room, which were to be expected due to the competition of the Langford YMCA/YWCA.
  - Golf did not bring in the expected numbers based on the poor spring weather.
  - Short Term Disability for Linda Barnes.
  - The cancellation of the Rock the Shores event.
  - 1% CUPE wage increase in 2017 and another 1% CUPE wage increase in 2018.
- Staff have figured out the 2017 loss. The 2018 budget will need to be looked at. Director, Les Bjola will meet with Manager of Finance, Sue Dickson and Acting Manager of Recreation, Geoff Welham, and Manager of Operations, Wade Davies to develop a matrix of the possibilities and their outcomes. Detailed information will be made available to the Board Directors after the draft budget discussion on October 19th.

MOVED/SECONDED *BY DIRECTORS MILNE AND ANDERSON THAT THE FINANCE-QUARTERLY REPORT BE APPROVED AS PRESENTED.*
CARRIED

b) Strategic Planning

Chair of the Strategic Planning Committee, Ed Watson commented:

- In the area of Strong Relationships – Customers, it is important that WSPR reaches out to customers more than ever.
- In the area of Strong Relationships - Partnerships, WSPR has developed a relationship with Brookes School who will using WSPR facilities for their sports programs starting in 2018.
- In the area of Strong Relationships - Regionally, relationships need to be developed on an ownership level, not on a board level. WSPR staff are a part of a governance and implementation committee, with meetings starting in September 2017.
- In the area of Sustainable Operations/Resources – Facilities & Environment, WSPR has sustainable resources such as the Bio Blitz and the installation of the LED lights.
- In the area of Sustainable Operations/Resources – Finances, WSPR has hired a new Finance Manager to replace Sue Dickson who is retiring in October 2017.

MOVED/SECONDED *BY DIRECTORS SEATON AND JAKOBSEN THAT THE STRATEGIC PLANNING REPORT BE APPROVED AS PRESENTED.*
CARRIED

Adopted October 12, 2017

c) Policy
Acting Administrator, Sandy Clarke commented that WSPR staff need to engage the policy committee as new policies are being developed – for example, the Social Media Policy. Should we meet in person to discuss or communicate by email?

Director, Moralee Milne commented that when the Board Manuel was developed, it was helpful to meet in person.

***MOVED/SECONDED** BY DIRECTORS MATTSON AND JAKOBSEN THAT THE POLICY REPORT BE APPROVED AS PRESENTED.*
CARRIED

d) Environment
Chair of the Environment Committee, Moralee Milne commented:

- The Environment Committee will be re-engaging after meetings were put on hold over the summer.

e) Skatepark Committee
Chair of the Skatepark Committee, Ron Mattson commented:

- Four proposals were received before the RFP deadline of August 21st, 2017. WSPR staff will look at the proposals and present a short list to the Board of Directors on October 12th.

Discussion:

Acting Administrator, Sandy Clarke commented that there is a high level of summary in the RFPs received. Community Development Staff Member, Bobbi Neal and Manager of Operations, Wade Davies will call a meeting with the Skatepark Coalition and the Skatepark Committee to discuss the proposals and will provide a written report.

***MOVED/SECONDED** BY DIRECTORS MILNE AND JAKOBSEN THAT THE SKATEPARK COMMITTEE REPORT BE APPROVED AS PRESENTED.*
CARRIED

OLD BUSINESS

6. N/A

NEW BUSINESS

7. **a) RV Parking**
Director, Les Bjola commented that there have been 3 RV vehicles parking overnight in the lot in front of the JDF library quite frequently, and that this is a problem in every community. The problem is increasing because Walmart is not allowing overnight parking anymore.

Adopted October 12, 2017

Manager of Operations, Wade Davies commented that currently the rule of a maximum of 4 hours of parking allowed in the lot is being followed.

The Library Manager gave the RVs the right to stay but rescinded after one of the RVs' sewer broke. The JDF library is on the same page and would like the problem solved. The last resort is having the RVs towed.

Director, Rob Martin commented if WSPR prohibits RV parking, what happens when it is encouraged during events. Acting Manager of Recreation, Geoff Welham commented that WSPR does accommodate single unit overnight RV parking for security during special events.

FOR INFORMATION ONLY

b) Grizzlies Update

Lease Committee Member, Director Les Bjola commented:

- The Lease Committee met with the Victoria Grizzlies to discuss the advertising proposal they brought forward regarding the desire to install screens at the back of the arena. The Victoria Grizzlies were asked to tighten up the proposal.

FOR INFORMATION ONLY

FOR INFORMATION

8. a) Human Resources Report

Brian Merryweather, Manager of Human Resources reports the following highlights:

- Manager of Finance, Sue Dickson is retiring in October. Interviews were conducted by Acting Administrator - Sandy Clarke, Manager of Operations – Wade Davies, and Manager of Human Resources - Brian Merryweather. A replacement from Oak Bay Recreation has been hired and will be starting on October 16th. He will however, be attending the October 12th Board Meeting.

***MOVED/SECONDED** BY DIRECTORS MILNE AND ANDERSON THAT THE HUMAN RESOURCES REPORT BE APPROVED AS PRESENTED.*

FOR INFORMATION ONLY

FOR INFORMATION

b) Administrator's Report

Sandy Clarke, Acting Administrator reports the following highlights from the PowerPoint presentation shown (attached to minutes):

- Summer Staff
  - 31 Summer Staff
  - 10 Inclusion Workers
  - 3 Summer Supervisors

  * WSPR is a major employer of summer students

Adopted October 12, 2017

- Summer Camps
    - 164 Summer Camps
    - 3654 Kids

- Roving Park Program (free camp)
    - Centennial (View Royal) – 188 children participated
    - Ruth King/Spencer (Langford) – 219 children participated
    - Willway (Langford) – 266 children participated
    - Sangster (Colwood) – 320 children participated
    - Lakewood (Langford) – 265 children participated

    *TOTAL number of children who participated in the free roving program = 1258

- Woman 2 Warrior Event held at WSPR on August 27th
    - 200 women participated
    - $700,000 raised

- Turf Burn held at WSPR from July 28th-30th
    - 9th Annual Adult 7-a-side co-ed recreational soccer tournament
    - 28 teams, 336 players, 20 volunteers – best event yet.
    - Fundraising efforts went to assist Saanich Fusion Soccer Association with field improvements and a donation was made to the Victoria Firefighters Charitable Organization.

- Lift the Rock Powerlifting Championships held at WSPR on August 6th
    - Sold out in 10 minutes
    - 50 lifters
    - Only event of its kind on Vancouver Island
    - Subsequent event tentatively scheduled for March 2018

- Lawn Bowl National Championships held at WSPR from August 13th-19th
    - 180 of the top athletes from across Canada
    - Doubles, triples, and fours in both male and female divisions
    - 18 medals available
    - The BC team received 1 gold, 1 silver and 2 bronze

- Cycling BC Track Championships held at WSPR from August 18th-20th
    - Over 50 athletes from across BC
    - Over 7 different events with many age divisions
    - Over 150 medals were awarded

MOVED/SECONDED *BY DIRECTORS BJOLA AND ANDERSON THAT THE ADMINISTRATOR'S REPORT BE APPROVED AS PRESENTED.*
CARRIED

FOR INFORMATION ONLY

Adopted October 12, 2017

IN CAMERA

9. ***MOVED/SECONDED*** *BY DIRECTORS JAKOBSEN AND BJOLA THAT THE MEETING MOVE IN CAMERA.*
   CARRIED

ADJOURNMENT

10. ***MOVED/SECONDED*** *BY DIRECTORS STURGEON AND JAKOBSEN THAT THE MEETING BE ADJOURNED AT 8:31 PM.*
    CARRIED

Adopted October 12, 2017

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, October 23rd, 2017

1. **Application to amend the zoning of 2844 Millstream Avenue from CS1 to MU1A to align with the zoning of 732, 720 and 724 Meaford Avenue in order to construct a six storey residential building.- Staff Report (Planning)**

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:

That Council:

1. Direct Staff to prepare a Bylaw to amend the text within 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 2844 Millstream Road 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 per unit towards the General Amenity Reserve Fund;
        ii. $610 per unit towards the Affordable Housing Reserve Fund;

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

        i. A stormwater management assessment reviewed by the Director of Engineering;

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

        i. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
        ii. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to building permit issuance;
        iii. That the applicant acknowledges and agrees to design the proposed development, in accordance to the updated parking regulations as determined by Council, to the discretion of the Director of Planning;

CONT'

iv. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;

v. That the applicant will construct full frontage improvements, including, but not limited to, the installation of a sidewalk to the corner of Meaford and Millstream Road to align with the sidewalk infrastructure required along Meaford Road, in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering, prior to building permit issuance.

vi. 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; and

vii. That the applicant acknowledges the proximity to industrial business operators may be a nuisance to the future residents of the development;

CARRIED.

2. Application for Development Variance Permit to vary one rear yard setback; one exterior yard setback; and two lot width regulations on the property located at 2647 Crystalview Drive
- Staff Report (Planning)

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:

That Council:

1. Direct staff to proceed with consideration of the following variances for 2647 Crystalview Drive:

    i. That Section 6.21.02(3) is varied by reducing the lot width of proposed Lot 2 from the required 16 m (52.5 ft) to 14.58 m (47.8 ft);
    ii. That Section 6.21.02(3) is varied by reducing the lot width of proposed Lot 1 from the required 16 m (52.5 ft) to 14.77 m (48.4 ft);
    iii. That Section 6.21.06(1)(a) is varied by reducing the rear yard setback of proposed Lot 2 from the required 6 m (20 ft) to 3m (10 ft); and
    iv. That Section 6.21.06(1)(c) is varied by reducing the exterior side yard setback of proposed Lot 2 from the required 4.5 m (15 ft) to 3.0 m (10 ft).

Subject to the following terms and conditions:

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

CARRIED.

3. Omnibus No. 49 – Various Amendments to Zoning Bylaw No. 300

- Staff Report (Planning)

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:

That Council give First Reading to Bylaw No. 1746 as presented.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, October 24th, 2017

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1. Application for Liquor Primary License for Twist Salon located at 101 – 1325 Bear Mountain Parkway West Shore RCMP Annual Year End Report
- **Staff Report (Planning)**

That the Protective Services Committee recommend to Council:

That Council inform the Liquor Control and Licensing Branch that the City of Langford will complete our own notification and provide the finds to the LCLB regarding the application for Liquor Primary License for Twist Salon at 101 – 1325 Bear Mountain Parkway.

Acting Chair Seaton and H. Frederiksen were opposed.

Due to a tie vote, the above motion was defeated and the Protective Services Committee recommends that Council inform the Liquor Control and Licensing Branch that the City of Langford will opt out of conducting our own notification for the application for Liquor Primary License for Twist Salon at 101 – 1325 Bear Mountain Parkway.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: November 6, 2017

Department: **Engineering**

Subject: Grant Application – Structural Flood Mitigation

Background

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by the Union of BC Municipalities (UBCM).

The funding streams include:

- Emergency operations centres and training
- Emergency social services
- Evacuation route planning
- Flood risk assessment, flood mapping and flood mitigation planning
- Structural flood mitigation

The purpose of this report is to seek Council approval to apply for a grant under the Structural Flood Mitigation category.

Commentary

The maximum grant allowable is $750,000 and the allowable grant can cover up to 100% of project costs. According to the information produced by the program guide, applicants will be notified within 90 days of the application deadline of April 13, 2018 if they are successful or not.

Staff are suggesting that the City apply for a grant in the category of structural flood mitigation for improvements to the Irwin Dam located adjacent to Irwin Road. The grant requires a motion of Council to support the application.

Financial Implications

The grant is payable to successful applicants in two (2) payments, one at project approval and one at project completion. This is slightly different than other grants that require monthly or quarterly progress claims.

Eligible costs upon successful receipt of a grant include: consultant/or contractor costs, applicant staff and administration costs and public information costs.

The cost to prepare the grant is not eligible. Staff will require assistance from a geotechnical engineering firm with design elements and costing for the grant application. The Engineering Department retains Ryzuk Geotechnical to do our annual dam inspection. Staff are suggesting that if Ryzuk Geotechnical staff are available that they be retained to undertake the design improvements. The estimated cost for this is approximately $10,000 to $15,000.

Legal Implications

None noted.

Options

That Council:

1. Direct staff to apply to the Community Emergency Preparedness Fund, Structural Flood Mitigation program for the Irwin Dam Improvements;
   AND
2. Direct staff to retain a geotechnical engineer to design and cost the Irwin Dam improvements funded from the City's Infrastructure Replacement Fund;
3. OR
4. Direct staff not to apply for a Community Emergency Preparedness Fund, Structural Flood Mitigation grant at this time.

Respectfully submitted,

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

:mm

City of Langford
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Staff Report

to

Council

Date: **November 6, 2017**

Department: **Planning**

Subject: **Bylaw No. 1752 – Omnibus Amendment to Parking Regulations with respect to Multi-Family Residential Use within the City Centre Designation;**

Commentary

Staff met with a select committee of the Westshore Developers Association to discuss off-street parking requirements, and in particular the requirements for off-street parking in the designated City Centre area for multi-family residential land use.

The group favoured a higher off-street parking standard for apartments in the City Centre which then also allowed for a reduction if cash was provided for public off-street parking in the City Centre. The recommended ratio was as follows:

	Current Requirement	Proposed New Requirement
Apartment in the City Centre	1 parking space per dwelling unit	1.75 per dwelling unit

It was also generally recognized that the current visitor parking requirement for multi-family residential development in the City Centre was too low, and that it capped out too soon (5 parking spaces for 21 units or more). Staff and the WSDA favoured a flat 0.25 parking spaces per dwelling unit for visitors.

Subsequent to staff's discussion with the WSDA group, a survey of similar cities with multi-family residential development (eg: Burnaby, Coquitlam, Port Moody) found that 0.25 parking spaces per dwelling unit was standard for multi-family residential development, and that this ratio does not change as the number of units within a development increases.

The off-street parking requirement for apartments in the City Centre is now written as:

<table>
<tr><td rowspan="5">Apartment in City Centre designation as shown on Map 2 in Bylaw No. 1200 and in the C10 (Langford City Centre) Zone</td><td rowspan="5">1 space per dwelling unit</td><td colspan="2">Visitor Parking
(in addition to #/unit)</td></tr>
<tr><td>Less than 10 units</td><td>2 spaces</td></tr>
<tr><td>11 to 15</td><td>3 spaces</td></tr>
<tr><td>16 to 20</td><td>4 spaces</td></tr>
<tr><td>21+</td><td>5 spaces</td></tr>
</table>

The proposed changes would be to require off-street parking as follows:

Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 1.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 2.75 spaces per dwelling unit with at least three and not more than four bedrooms, of which 0.25 shall be designated for visitor parking; • 3.75 spaces per dwelling unit with five or more bedrooms, of which 0.25 shall be designated for visitor parking;

Draft Bylaw No. 1752 also proposes to change the requirement for apartment use outside of the designated City Centre as follows:

Apartment outside of the City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 3.75 spaces per dwelling unit with at least three and not more than four bedrooms, of which 0.25 shall be designated for visitor parking; • 4.75 spaces per dwelling unit five or more bedrooms, of which 0.25 shall be designated for visitor parking;

The aforementioned off-street parking requirement for an apartment use outside of the City Centre, Mixed Use Employment Centres and Comprehensive Development zones will not include any opportunity for automatic variance (see below). The standard for off-street parking has been set higher than it would be within the City Centre and may not be reduced through a cash-in-lieu contribution.

Neither staff nor the WSDA committee felt that off-street parking for commercial development in the City Centre was problematic, or needed to be amended.

In all of the discussion regarding the appropriate amount of off-street parking for apartments, it has been assumed that an apartment is typically a one-bedroom, one-bedroom and den, or two-bedroom unit. The City has been approached recently by a developer who is considering 3, 4 and 5-bedroom

units. The increased requirement for off-street parking for 3, 4 and 5 bedroom apartments is reflected in the draft Bylaw No. 1752.

Council may also wish to indemnify development that is in-stream at the time that Bylaw No. 1752 is adopted. As drafted, Bylaw No. 1752 includes a clause allowing a developer to opt for either the current off-street parking requirement, or the parking requirement that was in place when their complete Development Permit application was received. An application for a Development Permit would only be deemed complete if it is for a use permitted by current zoning.

VARIANCES

Section 4.01.04(1)(c) of the City's Zoning Bylaw includes a provision that allows for a payment-in-lieu of $11,000 per varied parking stall for any commercial use within 150m (492 ft) of a municipal parking facility. To the best of my knowledge, this provision of the zoning bylaw has never been exercised by a developer. Council may wish to retain this automatic variance for any required non-residential parking, as it is reasonable that a commercial development may wish to provide for its off-street parking needs in a parking facility off-site.

Section 4.01.04(2) of the City's zoning regulation also allows off-street parking for commercial and required visitor parking to be varied by up to 10% with the provision of $7500 per parking space varied, and up to 15% with the provision of $11,000 per parking space varied. Again, this section of the zoning bylaw has not been exercised by development, and moreover the way in which varied parking is calculated by percentages often leaves fractional parking spaces which cannot be varied.

Council may wish to consider eliminating the aforementioned automatic variances of subsection 4.01.04(2) in favour of a reduction in the proposed 1.75 parking spaces per apartment unit by 0.1 parking spaces per $1000 contribution towards the creation of public parking in the City Centre, to a maximum of 0.5 parking spaces per dwelling unit.

Visitor parking and commercial parking would then be held to the standards established in the bylaw (except as provided for in subsection 4.01.04(1)) If there are extenuating circumstances, a Development Variance Permit remains as an option for Council to consider.

ON-STREET PARKING

Council has previously considered allowing development to use on-street parking in lieu of required visitor or commercial parking. This part of the zoning bylaw has been deleted and probably should not be reinstated at this time. However, Council may wish to credit development that provides additional on-street parking through innovative design, such as angle parking. Reductions achieved in this manner should be limited to visitor and commercial customer parking only, and this has been included as a variances option delegated to the Director of Planning in Bylaw No. 1752.

Financial Implications

It is assumed that a certain number of developers will opt for the new cash-in-lieu option for off-street parking, and that this will raise funds that can be put towards the acquisition of land for municipal public parking, thereby reducing the burden on the taxpayer for this kind of project.

Legal Implications

None.

Options

1. That Council give first reading to Bylaw No. 1752 as presented;

2. That Council amend Bylaw No. 1752 as presented, and give the amended version of Bylaw No. 1752 first reading;

3. That Council take no action at this time with respect to Bylaw No. 1752;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, 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

:mgsb

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Staff Report to Council

Date:	**November 6, 2017**
Department:	**Planning**
Application No.:	**Z17-0022**
Subject:	**Bylaw No. 1724 - Application to amend the zoning from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial 2) Zone and Bylaw 1730 – Application to amend the policy designation within the Official Community Plan from the Neighbourhood to the City Centre designation for 976 Dunford Avenue to allow for the construction of a multi-residential building on the parcel**

At their Regular Meeting of 5 September 2017, Council passed the following resolution with respect to the property at 976 Dunford Avenue:

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.

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items d) i. through vi. in Council's resolution of September 5th, 2017.

Bylaw No. 1723 was signed by the Minister of Transportation on September 7, 2017.

As no additional conditions have been placed on this application to rezone the property at 976 Dunford Road, Council may wish to proceed with adoption of Bylaw No. 1724 and Bylaw No. 1730.

OPTIONS

That Council:

1. Adopt Bylaw Nos. 1724 and 1730;

2. Take no action at this time with respect to Bylaw Nos. 1724 and 1730;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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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 2nd day of October, 2017.

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

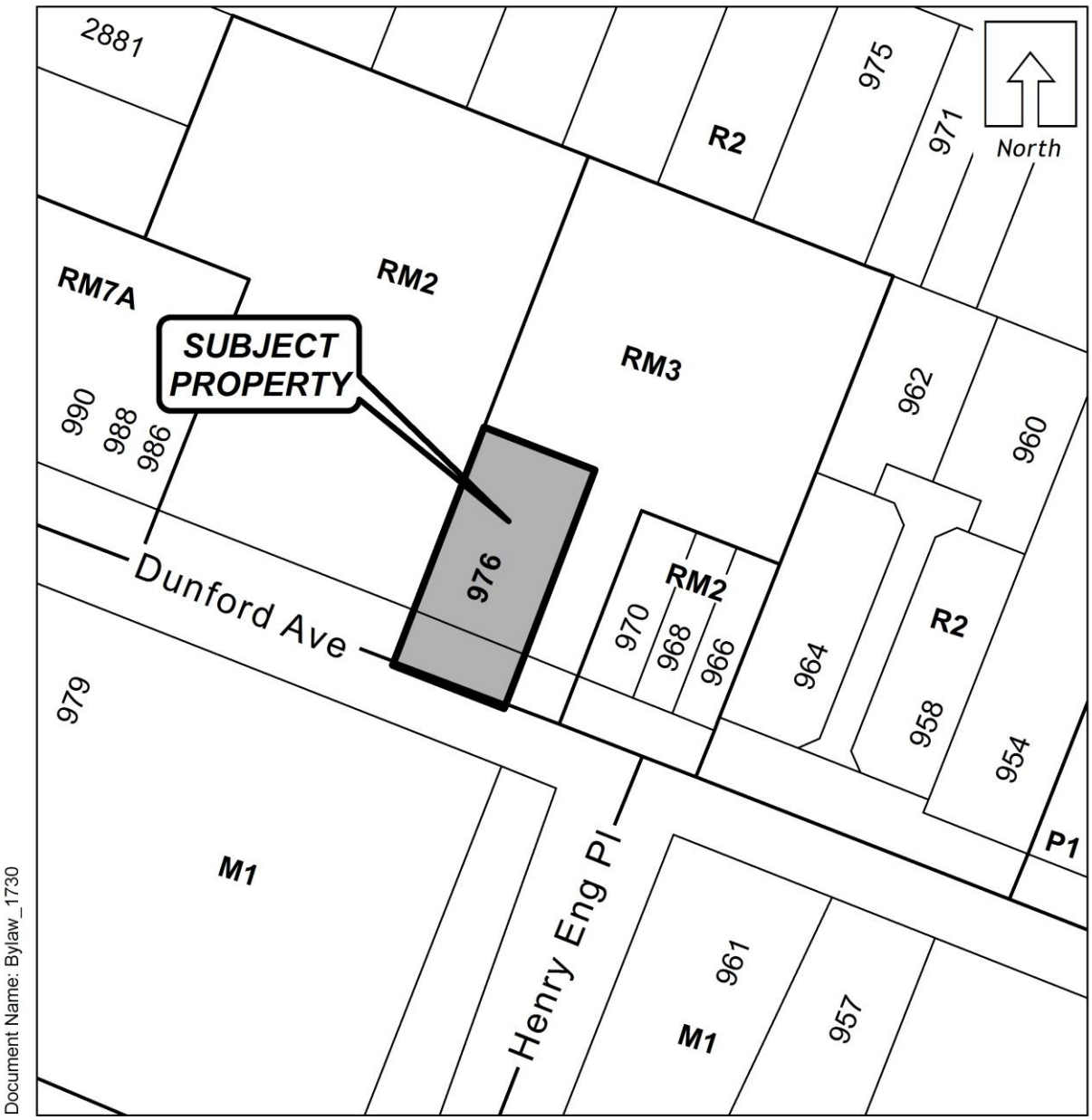
READ A THIRD TIME this 2nd day of October, 2017.

ADOPTED this day of, 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 per unit towards the General Amenity Fund b) $610 per unit 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 2nd day of October, 2017.

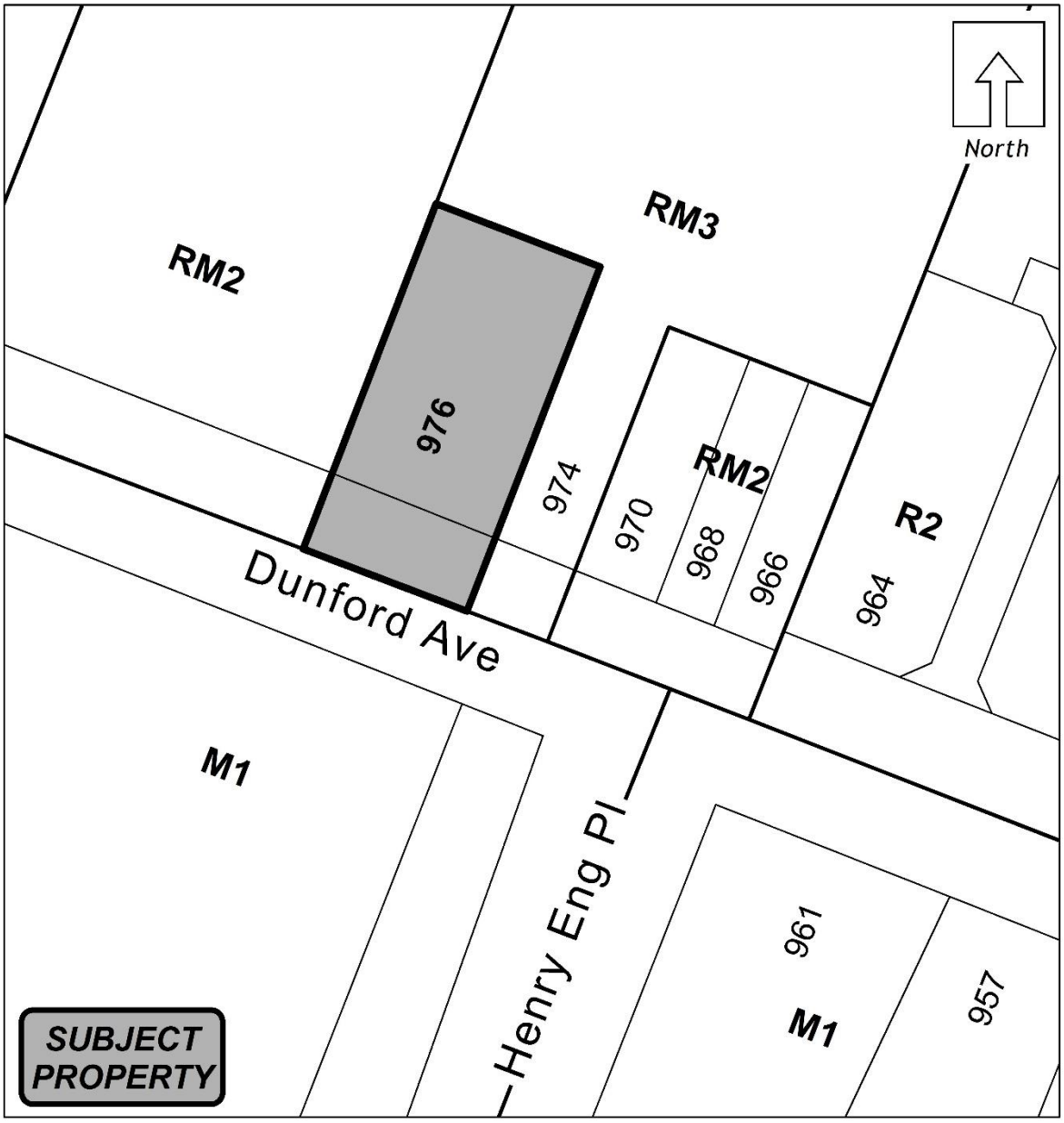
READ A SECOND TIME this 2nd day of October, 2017.

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

ADOPTED this day of , 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. 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 2nd day of October, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

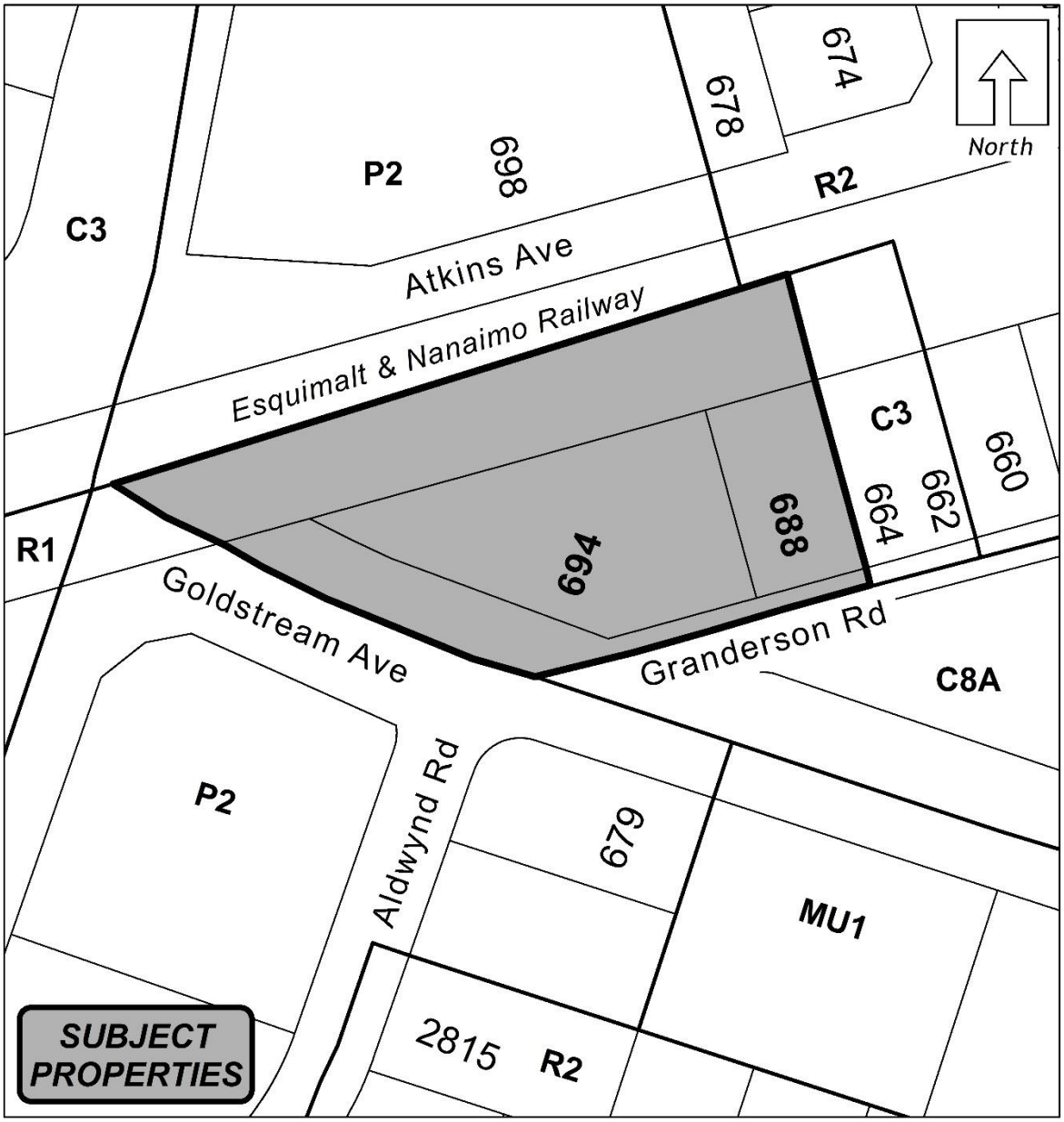
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

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. 1741

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

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

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

1. By deleting from the RR4 (Rural Residential 4) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following text to Section 6.27A.01 of Zoning Bylaw No. 300: "Townhouses on those portions of the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) located west of the West Shore Parkway".

3. 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)
RS4	1741	Lot 1, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy)	a) $6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per new Single Family Equivalent (SFE) towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 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.

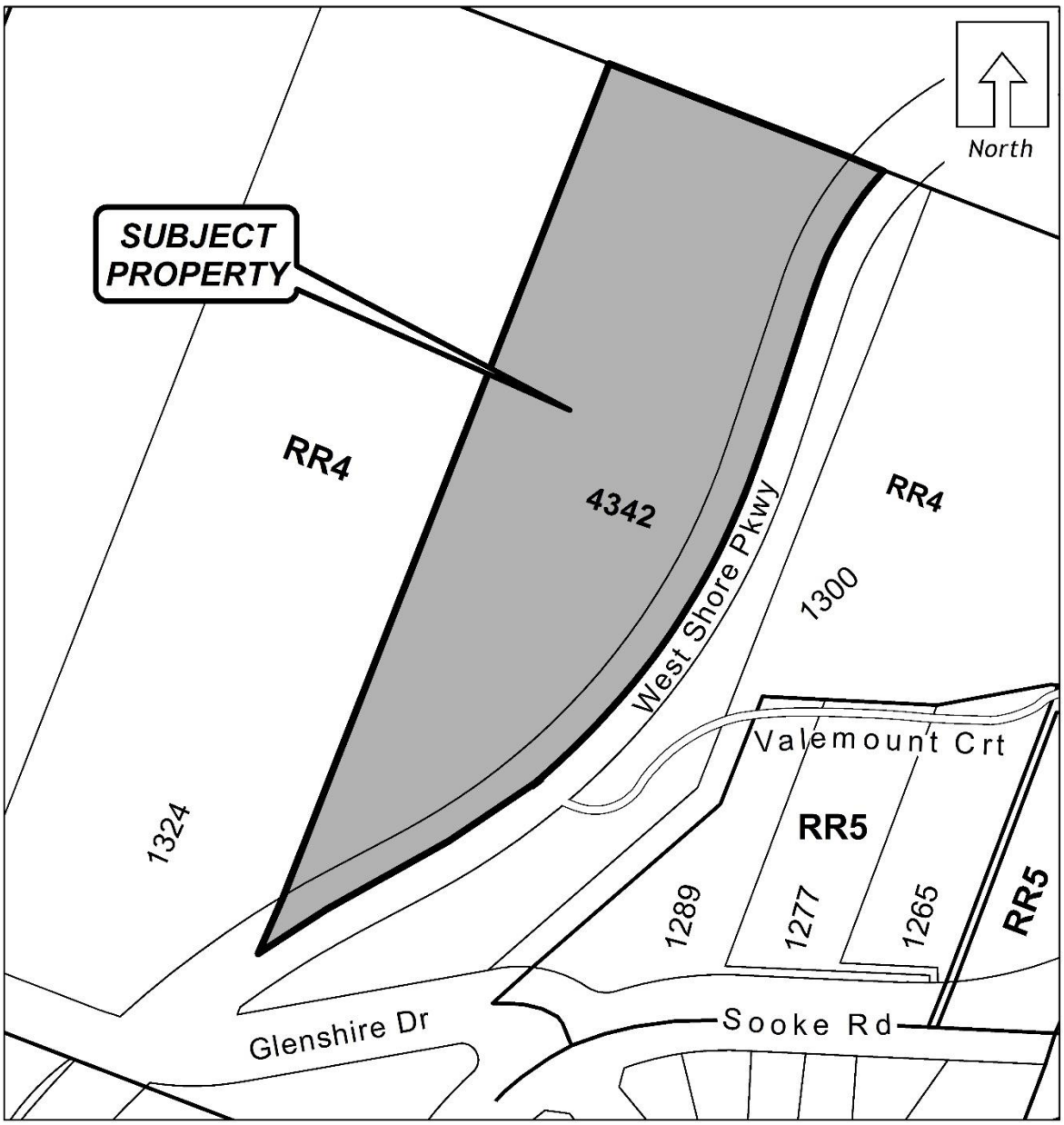
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1741

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1741

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

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 2nd day of October, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

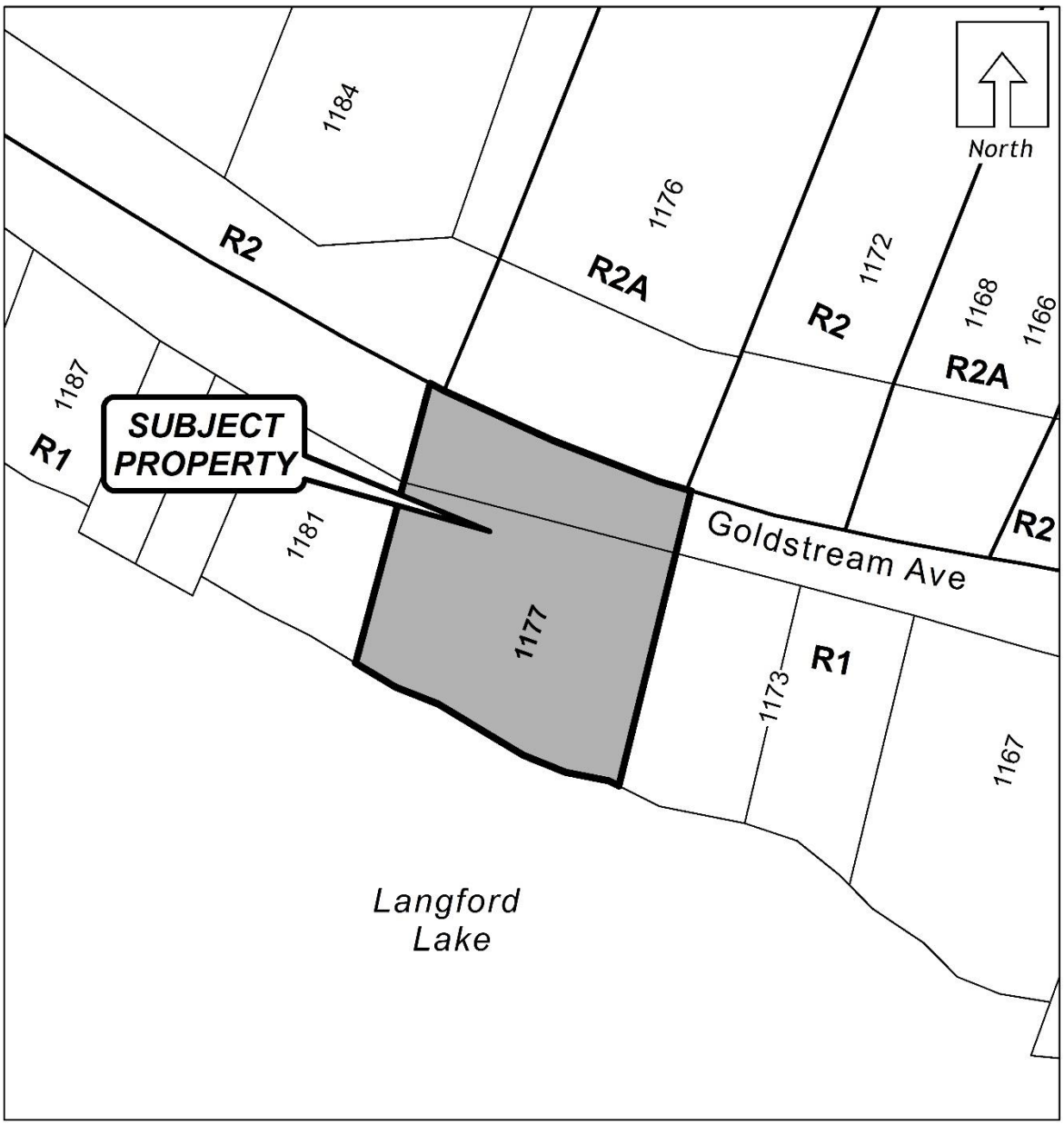
READ A THIRD TIME this day of, 2017.

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

CITY OF LANGFORD
BYLAW NO. 1746

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

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

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

1. By adding the following to Section 1.01 – Definitions:

   "Crematorium" means a facility where human or animal remains are burned or processed, and may include associated facilities for the preparation of remains for cremation.

2. By adding the following to Section 6.63A.01 and re-numbering the subsequent clauses accordingly:

   (10) Crematorium;

3. By adding the following to Section 6.66.01 and re-numbering the subsequent clauses accordingly:

   (h) Crematorium;

4. By adding the following to Section 6.69B.01 and re-numbering the subsequent clauses accordingly:

   (30) Crematorium;

5. By adding the following to Section 6.71.01 and re-numbering the subsequent clauses accordingly:

   (4) Crematorium;

6. By adding the following to Section 3.26.02:

   (10) Notwithstanding the provisions of Section 3.05, children's play equipment associated with a group daycare in non-residential zones may be located a minimum of 1.0 m (3.0 ft) from any lot line.

7. By adding the following to Section 6.45.01 and re-numbering the subsequent clauses accordingly:

   (14) Office

8. By deleting Section 6.45.02(2).

9. By deleting Section 6.51A.07(2).

10. By deleting Section 6.51A.08(5).

11. By amending Section 2.2.24 in Appendix A to Zoning Bylaw No. 300 – Development Permit Area Guidelines to read:

    The Director of Planning may consider issuing variances to the minimum setbacks and lot widths required by the Zoning Bylaw where the variance is being sought to preserve an environmentally valuable feature or minimize the impacts on an environmentally sensitive area.

12. By amending Section 9 in Appendix H to Zoning Bylaw No. 300 to read:

    9. Townhouse Developments

    a) New townhouse developments are encouraged to cluster development on the site such that there are varying numbers of units per townhouse block. The preference is for the development to be primarily comprised of townhouse blocks with three or more attached units per block; however, townhouse blocks may be designed with two attached units per block provided that they appear and function as a single development (i.e. through complementary designs and colour schemes, shared private accesses and shared visitor parking areas). Townhouse developments may include single detached units provided that single detached units do not dominate the development.

    b) A plan showing the on- and off-street parking spaces provided for each unit and for the development as a whole shall be submitted as part of the required Development Permit.

    c) Those portions of a driveway located between the property line and the curb or boulevard shall be governed by the Subdivision and Development Servicing Bylaw No. 1000.

    d) Driveways shall be set back a minimum of 1.0 m (3.3 ft) from any interior side lot line.

    e) Driveways shall be limited to a maximum width of:

        a. 6.0 m (19.7 ft) or 60% of the lot width, whichever is less, for lots with widths up to 12.0 m (39.4 ft); and

        b. 7.8 m (25.6 ft) for lots with widths over 12.0 m (39.4 ft).

    f) Wherever possible, lots and dwellings should be designed to allow for double car garages and driveways, provided that the garage does not visually dominate the façade of the dwelling, and provided that the driveway widths do not exceed those listed in Article e) above.

    g) The Director of Planning is authorized to approve Development Permits that vary the maximum width of a driveway where significant topographical or other site constraints warrant.

    h) The Director of Planning, with the consent of the Director of Engineering, is authorized to approve Development Permits that vary the minimum length of a required off-street parking space, where:

a. *The proposed parking space is perpendicular to a highway or access route in a bare land strata;*

b. *Only one of the two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;*

c. *The encroachment of the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;*

d. *The full required length of the parking space is provided, partially within the property and partially within the road right-of-way, as measured either from the edge of the curb or the edge of the sidewalk, whichever is less; and*

e. *Future road widening is not anticipated.*

13. By amending Section IR2 of in Appendix L to Zoning Bylaw No. 300 to read:

1. *A plan showing the on- and off-street parking spaces provided for each unit and for the development as a whole shall be submitted as part of the required Development Permit.*
2. *Those portions of a driveway located between the property line and the curb or boulevard shall be governed by the Subdivision and Development Servicing Bylaw No. 1000.*
3. *Driveways shall be set back a minimum of 1.0 m (3.3) from any interior side lot line.*
4. *Driveways shall be limited to a maximum width of:*
   a) *6.0 m (19.7 ft) or 60% of the lot width, whichever is less, for lots with widths up to 12.0 m (39.4ft); and*
   b) *7.8 m (25.6 ft) for lots with widths over 12.0 m (39.4 ft).*
5. *Wherever possible, lots and dwellings should be designed to allow for double car garages and driveways, provided that the garage does not visually dominate the dwelling, and provided that the driveways widths do not exceed those listed in Article 4 above.*
6. *The Director of Planning is authorized to approve Development Permits that vary the maximum width of a driveway where significant topographical or other site constraints warrant.*
7. *The Director of Planning, with the consent of the Director of Engineering, is authorized to approve Development Permits that vary the minimum length of a required off-street parking space, where:*
   a) *The proposed parking space is perpendicular to a highway or access route in a bare land strata;*
   b) *Only one of the two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;*
   c) *The encroachment of the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;*
   d) *The full required length of the parking is provided, partially within the property and partially within the road right-of-way, as measured from either the edge of the curb or the edge of the sidewalk, whichever is less; and*
   e) *Future road widening is not anticipated.*

14. By amending Section 3.08.02(5) of Zoning Bylaw No. 300 to read:

    One additional off-street parking space shall be provided for the exclusive use of the occupancy of a secondary suite, and this space shall not be located in tandem with any parking space for the principal dwelling to which the secondary suite is accessory.

15. By deleting Section 3.08.02(6).

16. By deleting Section 4.01.04(6).

17. By deleting Section 4.04.04(3)(c).

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 512, (Omnibus No. 49 – Various Amendments), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **November 6, 2017**

Department: **Engineering**

Subject: **Bylaw No. 1751, Truck Route Bylaw No. 1477 Amendment No. 2**

Background

The purpose of this report is to inform Council of an amendment to the Truck Route in the City following the recent completion of the new West Shore Parkway connecting Sooke Road Highway No. 14 to the Trans-Canada Highway No. 1.

Commentary

In 2013 a comprehensive review of the Truck Route Bylaw was undertaken. Since the adoption of the new Bylaw No. 1477, additional construction has occurred in the City.

The truck route bylaw is proposed to be amended as shown on Bylaw No. 1751 to include the new sections of West Shore Parkway from Amy Road south to Sooke Road Highway No. 14. The section of West Shore Parkway from Amy Road north to the Trans-Canada Highway No. 1 is already included in the Truck Route Bylaw.

Financial Implications

None noted

Legal Implications

None noted.

Options

That Council:

1. Give first three readings to Bylaw No. 1751, a Bylaw to amend Truck Route Bylaw 1477, 2013;

   OR

2. Do nothing at this time.

Respectfully submitted,

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

:mm

Attachment: Bylaw No. 1751

CITY OF LANGFORD

BYLAW NO. 1751

A BYLAW TO AMEND TRUCK ROUTE BYLAW NO. 1477, 2013

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

Bylaw No.1477, being Langford "Truck Route Bylaw No. 1477, 2013" is amended by:

1. Replacing Schedule A with new Schedule A Truck Route Bylaw No. 1751 Amendment No. 2

2. This Bylaw may be cited for all purposes as "Bylaw No. 1751, Truck Route Bylaw No. 1477 Amendment No. 2, 2017.'

READ A FIRST TIME this th day of , 2017.

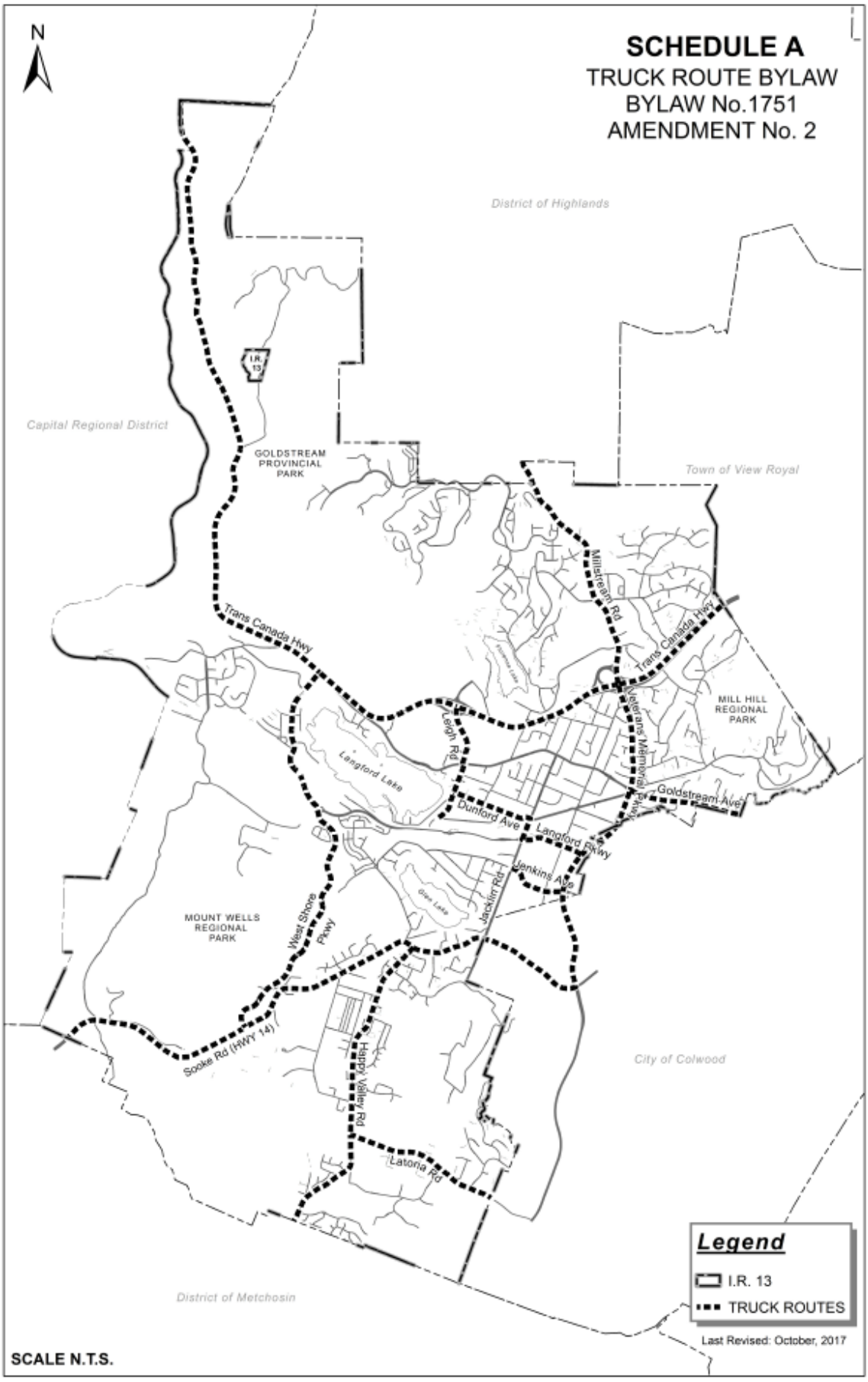
READ A SECOND TIME this th day of , 2017.

READ A THIRD TIME this th day of , 2017.

ADOPTED this this th day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER


N
SCHEDULE A
TRUCK ROUTE BYLAW
BYLAW No.1751
AMENDMENT No. 2
District of Highlands
Capital Regional District
Town of View Royal
City of Colwood
District of Metchosin
I.R. 13
GOLDSTREAM PROVINCIAL PARK
MILL HILL REGIONAL PARK
MOUNT WELLS REGIONAL PARK
Millstream Rd
Trans Canada Hwy
Veterans Memorial Pkwy
Goldstream Ave
Leigh Rd
Langford Lake
Dunford Ave
Langford Pkwy
Jenkins Ave
Jacklin Rd
Glen Lake
West Shore Pkwy
Sooke Rd (HWY 14)
Happy Valley Rd
Latoria Rd
Legend
I.R. 13
TRUCK ROUTES
Last Revised: October, 2017
SCALE N.T.S.

CITY OF LANGFORD
BYLAW NO. 1752

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

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

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

1. By adding the following to the preamble to Section 4.01.01: "Unless otherwise specified by Council resolution, where an application for a Development Permit has been received by the City for a use that is permitted by current zoning, and that application is complete prior to December 31, 2017, an applicant may choose to meet either the current off-street parking requirements at the time of issuance of a Development Permit OR the off-street parking requirements in place prior to the adoption of Bylaw No. 1752."

2. By replacing the first row of Table 1 in Section 4.01.01 with the following:

"

Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 1.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 2.75 spaces per dwelling unit with at least three and not more than four bedrooms, of which 0.25 shall be designated for visitor parking; • 3.75 spaces per dwelling unit with five or more bedrooms, of which 0.25 shall be designated for visitor parking;
Apartment outside of the City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 3.75 spaces per dwelling unit with at least three and not more than four bedrooms, of which 0.25 shall be designated for visitor parking; • 4.75 spaces per dwelling unit five or more bedrooms, of which 0.25 shall be designated for visitor parking;

"

3. By deleting Subsections 4.01.04(1), (2), and (3):

4. By inserting the following as Section 4.01.05, and renumbering subsequent sections accordingly:

"4.01.05 Payment in Lieu of Required Off-Street Parking

(1) In the area designated as either City Centre or Mixed Use Employment Centre, as shown on Map 2 in Bylaw No. 1200, the required parking for an apartment use may be reduced by a maximum of 0.5 parking spaces per dwelling unit, provided that a contribution of $1000 in lieu of each 0.1 parking spaces is made to the City's Downtown Parking Fund;

(2) Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that for any permitted commercial use in a commercial zone, a mixed-use commercial and residential zone, a business park zone, or any part of a Comprehensive Development Zone where a commercial use is permitted, an owner or occupier may comply with subsection (a), (b) or (c):

(a) Provided a building, structure, or use for which application for payment in lieu is not located more than 150 m (492 ft) from a Municipal parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces. The payment shall be eleven thousand dollars ($11 000) per parking space required.

(b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:

(i) the parking site is located within a distance of 150 m (492 ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and

(ii) an easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure, or use which requires the parking.

(iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, Highway Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is greater."

(3) By adding the following as Subsection 1.3(k) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner my approve Development Permits with variances for reductions in off-street parking where the applicant has made a commitment to provide on-street parking, through alternative design, in excess of what otherwise might normally be provided using parallel parking scallops. These variances shall be limited to the required parking for commercial/institutional uses and residential visitors only, and the amount of parking varied shall not exceed the number of spaces provided, less the number of parking spaces that normally would be provided."

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 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 June, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

November 6, 2017

In-Camera Resolution

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

b) That Council continues the meeting in closed session.

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864