

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 6th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor D. Blackwell, Councillors: L. Seaton, W. Sifert, L. Szpak and R. Wade.

ATTENDING

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

ABSENT

Mayor Young, Councillors M. Sahlstrom

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1739

"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".

The Acting Mayor opened the Public Hearing for Bylaw No. 1739 at 5:31 p.m.

The Acting Mayor 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. The Acting Mayor 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 Inchan (Don) Kim has applied to amend the the zoning of 694 Goldstream Avenue and 688 Granderson Road from the C3 (District Commercial) Zone to the C8A (Community Town Centre Pedestrian A) Zone.

This is being proposed in order to align the zoning of the property with the current use of the property, as mixed use residential and commercial developments are not allowed in the C3 zone.

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 fund contributions when any new unit or new commercial space is proposed:

- \$1525 per to residential unit, towards the General Amenity Reserve fund;
- \$610 per unit, towards the Affordable Housing Reserve fund; and
- \$10.75 per square meter of commercial gross floor space towards the General Amenity Reserve Fund.

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

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

The Acting Mayor called a first time for presentations.

None.

The Acting Mayor called a second time for presentations.

None.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1739 closed at 5:33 p.m.

b) BYLAW NO. 1741

"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".

The Acting Mayor opened the Public Hearing for Bylaw No. 1741 at 5:34 p.m.

The Acting Mayor 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. The Acting Mayor 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 of Keycorp Developments Ltd. has applied on behalf of The City of Langford to amend the zoning of 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) and to amend the text of the RS4 Zone to allow for townhouses to be developed on the site.

This is being proposed in order to allow for the future development of small lot residential and townhouse dwelling units.

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

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

1. \$6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund and \$1,000 per SFE towards the Affordable Housing Reserve Fund as a bonus for increased density;
2. A detailed site plan illustrating access to the site, internal roadways, lot layouts and the retention of a minimum of 20% of the site as open space, prior to Public Hearing;
3. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer, prior to Public Hearing;
4. A Section 219 Covenant, registered in priority of all other charge on title and prior to Bylaw Adoption, that agrees:
 - a. That a minimum of 20% of the site be retained as open spaces in its natural state;
 - b. 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;
 - c. That a water supply, meeting the Fire Underwriters Survey (FUS) requirements be established prior to subdivision or construction on the site; and
 - d. 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 close proximity to a developing 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.

The applicant has submitted the site plan shown on the overhead, which illustrates the access from West Shore Parkway through to adjacent lands and the retention of the required open space. However, the internal road network and lot layout has yet to be determined. As a result, a detailed stormwater management plan cannot be provided at this time.

The applicant is aware of the requirement for a stormwater management plan, and the required Section 219 Covenant, which must be registered on title prior to Bylaw Adoption, contains provisions sufficient to require a stormwater management plan and the improvements recommended in that plan, prior to development proceeding on the site. Therefore, Council may wish to proceed with Public Hearing in advance of the submission of a detailed site design and a stormwater management plan.

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

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

The Acting Mayor called a first time for presentations.

None.

The Acting Mayor called a second time for presentations.

None.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1741 closed at 5:38 p.m.

c) BYLAW NO. 1744

"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".

The Acting Mayor opened the Public Hearing for Bylaw No. 1744 at 5:38 p.m.

The Acting Mayor 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. The Acting Mayor 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 Malcolm Hall has applied to amend the zoning of 1177 Goldstream Avenue from the R1 (One-Family Residential) Zone to the RM2A (Attached Housing) Zone.

This is being proposed in order to allow for the development of 3 unit townhouse.

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. \$2,562 per unit created to the General Amenity Reserve Fund;
2. \$610 per unit created to the Affordable Housing Reserve Fund;
3. A Section 219 Covenant, registered in priority of all other charges on title, that agrees to the following:
 - a. Prior to building permit issuance, the applicant provides full frontage improvements, to the standards of the Subdivision and Developing Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
 - b. Prior to building permit issuance, the applicant provides a Stormwater Management Plan to the standards of the Subdivision and Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
 - c. Prior to building permit issuance, the applicant agrees to provide a Construction Parking Management Plan, subject to the approval of the Director of Engineering;

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 Acting Mayor called a first time for presentations.

None.

The Acting Mayor called a second time for presentations.

None.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1744 closed at 5:40 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – October 16th, 2017

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on October 16th, 2017.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

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

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on September 14th, 2017.

CARRIED.

6. PUBLIC PARTICIPATION

None.

7. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing Committee – 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.**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

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;
 - 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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council 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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

b) Protective Services Committee – October 24th, 2017

1. Application for Liquor Primary License for Twist Salon located at 101 – 1325 Bear Mountain Parkway

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

8. REPORTS

**a) Grant Application – Structural Flood Mitigation
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

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;

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

CARRIED.

9. BYLAWS

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

**"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No's. 1730 and 1724.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1739 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1741 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1744 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1746 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1751 First, Second and Third Reading.

CARRIED.

- g) **BYLAW NO. 1752**
"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1752 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

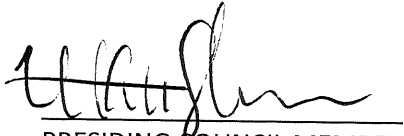
MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

- 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.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:46 pm.



PRESIDING COUNCIL MEMBER

CERTIFIED CORRECT
Corporate Officer