CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, November 20th, 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. 1727 "Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".	**3**
	b) BYLAW NO. 1745 "Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".	**27**
	c) BYLAW NO. 1747 "Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".	**49**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – November 6th, 2017	**78**
5.	**PUBLIC PARTICIPATION**	
6.	**COMMITTEE RESOLUTIONS**	
	a) Planning, Zoning and Affordable Housing Committee – November 14th, 2017	**89**
	1. Application for Development Variance Permit to reduce the minimum rear yard setback and defer the requirement for the installation of on-site plumbing to allow for the construction of an addition to the existing one-family dwelling at 2579 Rainville Road.	
	2. Application to Rezone 808, 812 and 820 Arncote Avenue; 2636, 2640, 2646 Peatt Road; and 2641, 2647 and 2649 Sunderland Road from R2 (One- and Two-Family Residential) to MU2 (Mixed-Use Residential Commercial).	
	3. Bylaw No. 1750 - Application to Rezone 12 Properties Located Between Goldstream Avenue, Peatt Road, and Claude Road to Allow for a Mixed-Use Development.	
7.	**DEVELOPMENT VARIANCE PERMIT**	
	a) DVP17-0024 – 2647 Crystalview Drive	**94**

8. CORRESPONDENCE

a) Greater Victoria Public Library **97**
Re: 2018 Budget and Five Year Financial Plan

9. BYLAWS

a) BYLAW NO. 1727 **106**
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(SECOND AND THIRD READINGS)

b) BYLAW NO. 1731 **108**
"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".
(ADOPTION)

c) BYLAW NO. 1745 **115**
"Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".
(SECOND AND THIRD READINGS)

d) BYLAW NO. 1747 **118**
"Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".
(SECOND AND THIRD READINGS)

e) BYLAW NO. 1748 **121**
"Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".
(FIRST READING)

f) BYLAW NO. 1750 **124**
"Langford Zoning Bylaw, Amendment No. 516, (798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd), 2017".
(FIRST READING)

g) BYLAW NO. 1751 **131**
"Bylaw No. 1751, Truck Route Bylaw No. 1477 Amendment No. 2, 2017."
(ADOPTION)

10. IN CAMERA RESOLUTION **133**

11. ADJOURNMENT

PUBLIC HEARING
Monday, 20 November 2017

Bylaw No. 1727
File No. Z17-0019

A Bylaw to Rezone 1300 Glenshire Dr from the RR4 (Rural Residential 4) Zone to the RM2A (Attached Housing) Zone to allow for the development of approximately 100 townhouse units on a private roadway

CITY OF LANGFORD
BYLAW NO. 1727

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

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

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

1. By deleting from the RR4 (Rural Residential 4) Zone and adding to RM2A (Attached Housing) Zone the property legally described as Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1727	Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr)	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

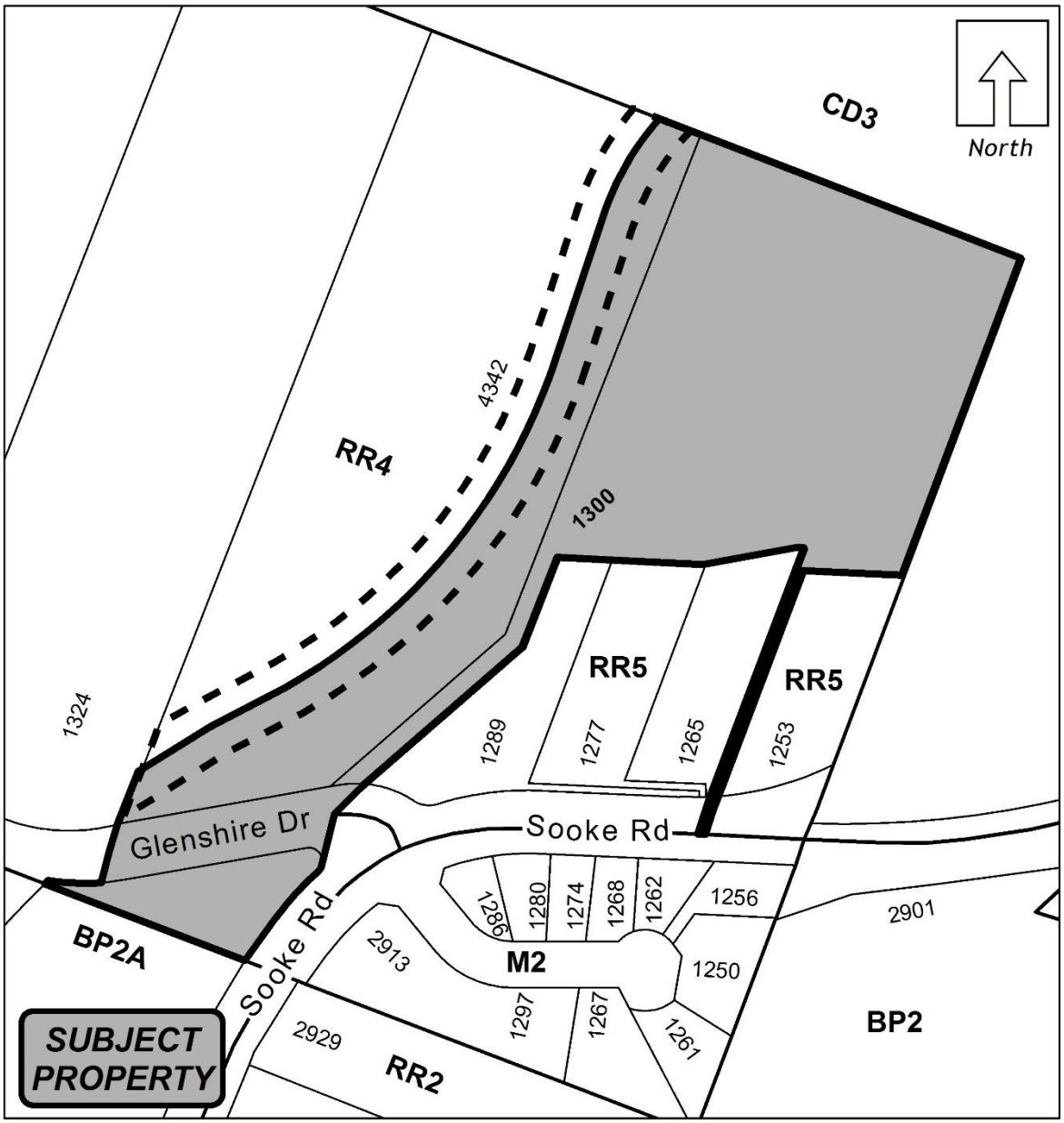
READ A THIRD TIME this day of, 2017.

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

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1727

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2017

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www.cityoflangford.ca

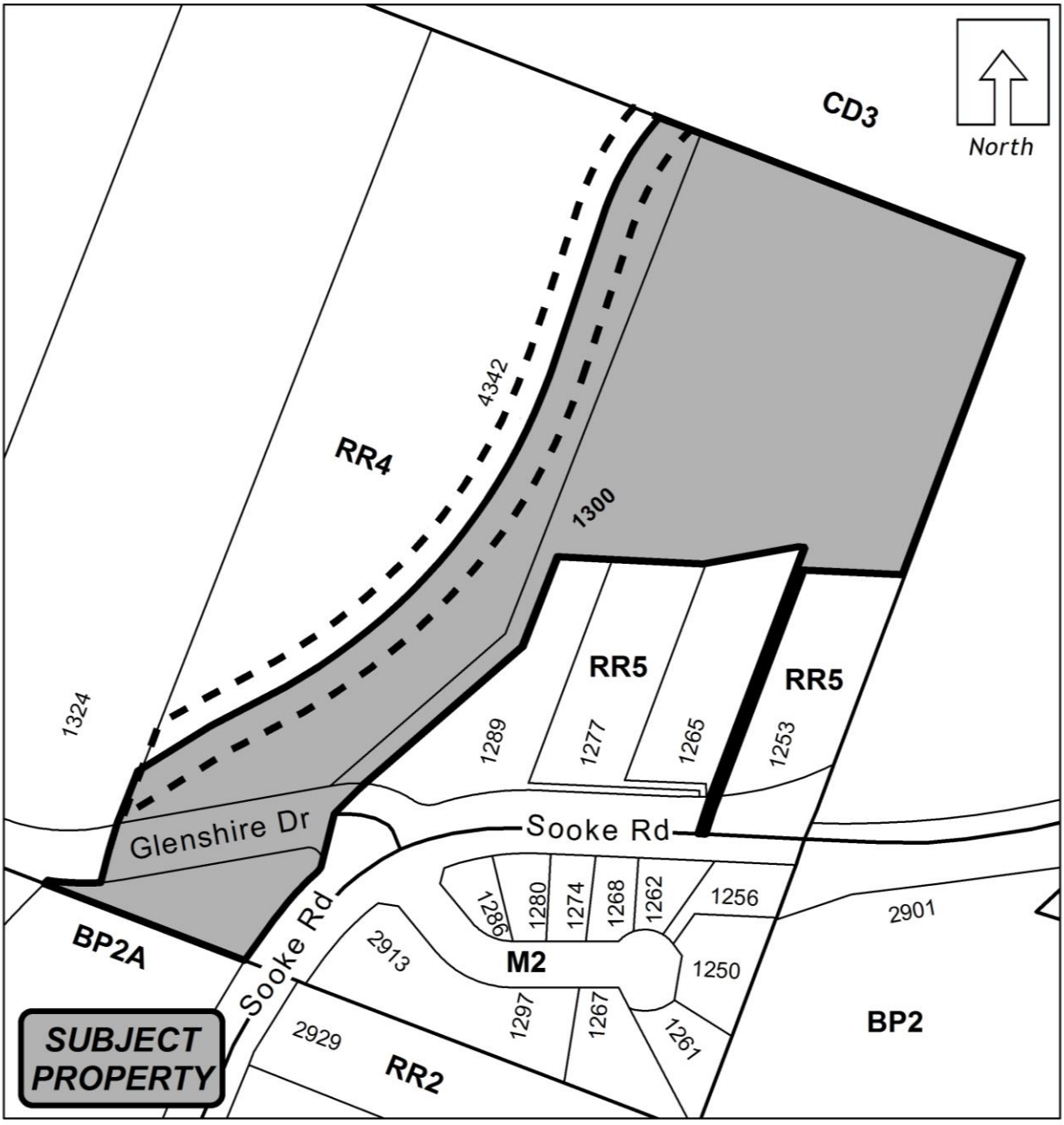
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1727. 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, 20 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1300 Glenshire Dr	
File	Z17-0019	Bylaw Number: 1727
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: RR4 (Rural Residential 4)	Proposed: RM2A (Attached Housing)
Proposal	To permit the development of approximately 100 townhouse units on a private roadway.	

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, 6 November 2017 to Monday, 20 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


CD3
North
4342
RR4
1300
RR5
RR5
1324
1289
1277
1265
1253
Glenshire Dr
Sooke Rd
Sooke Rd
1286
1280
1274
1268
1262
1256
2901
BP2A
2913
M2
1250
1297
1267
1261
BP2
SUBJECT PROPERTY
2929
RR2





SMASHING GOOD TIME

ove) A pumpkin hits the ground during Langford Fire Rescue's annual pumpkin smash at the Millstream Village parking on Sunday. As part of the event, residents brought their leftover pumpkins and watched as firefighters dropped em off a 105-foot ladder. The event raised $776 for muscular dystrophy and the Langford Volunteer Firefighters' ociation benevolent fund. *(SPENCER PICKLES/BLACK PRESS)*

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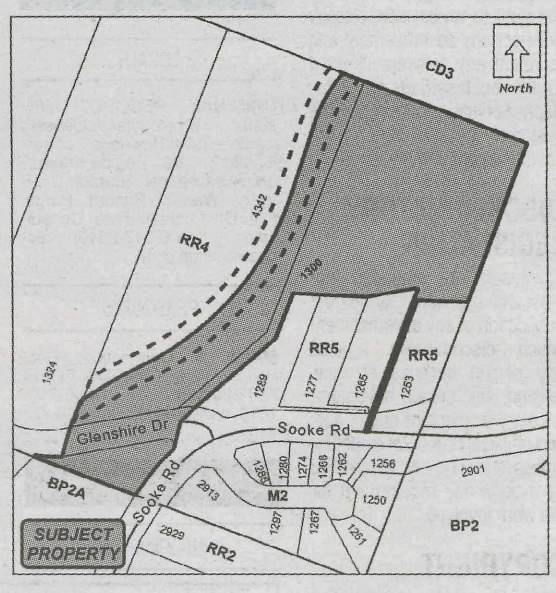
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Proposal: **The purpose of Bylaw No. 1727 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1727 from RR4 (Rural Residential 4) Zone and adding to the RM2A (Attached Housing) Zone to allow for the development of approximately 100 townhouse units on a private roadway.**
Applicant: **Mark Johnston, M.H. Johnston & Associates Inc.**
Location: **The land that is the subject of Bylaw No. 1727 is 1300 Glenshire Dr as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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Holiday Home Tour helps region's homeless

Last year's event raised more than $27,000

Rick Stiebel
News Gazette staff

This home tour has its heart in the right place.

The third annual Holiday Home Tour at Bear Mountain Resort Community is all about helping those who are less fortunate, explained organizer Cindy Scott.

"We're doing a tour of six beautiful homes on Bear Mountain as a way for the building community to give to the most vulnerable in our city," she said.

Scott, the owner of KC Custom Designs, said she is more impressed each year by how builders, trades persons and suppliers step up to make the event more successful than the year before. All proceeds from the event go to Our Place, the Goldstream Food Bank and the Mustard Seed Food Bank and Street Church.

Ecoasis, which manages the resort, and local businesses were quick to jump on board with the idea, Scott noted. Organizers set a goal of $10,000 for the first year, which raised $16,000.

Last year's goal of $20,000 was surpassed as well to the tune of more than $27,000.

"We hope to do even better this year," Scott noted. "The support from local businesses and the community has been phenomenal. The six homes on the tour this year are amazing. We couldn't do it without these people opening up their homes for the tour."



The third annual Holiday Home Tour takes place this Saturday and organizer Cindy Scott has recruited her daughter Ireland (right) and friends to help collect non-perishable food items for the Goldstream Food Bank.
(PHOTO CONTRIBUTED)

The event takes place this Saturday, Nov. 18 from 11 a.m. to 7 p.m., starting with a champagne reception in the penthouse at the Westin Bear Mountain Resort. Tours by shuttle bus leave every 30 minutes. Participants can also pick up a map and take a self-guided tour through the homes at their leisure. Tickets cost $25, and can be purchased at the Westin, local RBC branches, the Market on Millstream, the Market on Yates, and online at victoriaholidayhometour.ca.

editor@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:
ourplace
Goldstream Food Bank — Thank You For Sharing!
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.

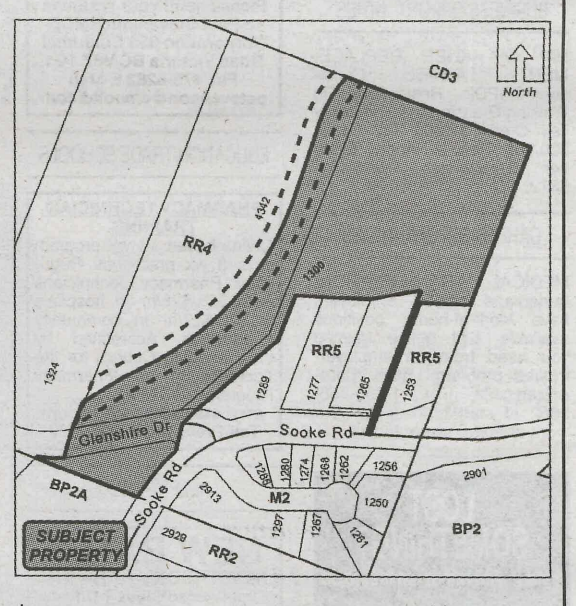
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Applicant: **Mark Johnston, M.H. Johnston & Associates Inc.**
Location: **The land that is the subject of Bylaw No. 1727 is 1300 Glenshire Dr as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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Game Night & 3rd Jersey Auction sponsored by Island Savings



Two lucky fans will be chosen to participate in our Shoot to Win $10,000 Contest. Go to our Souvenir Booth at the game and donate for Men's Health to enter. Good Luck!

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The Q Centre Arena,
#6 - 1767 Island Hwy, Victoria, BC, V9B 1J1
T: 250 385-1555 E: info@victoriagrizzlies.com
W: victoriagrizzlies.com

4. REPORTS

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

MOVED BY: A. CREUZOT
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 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A), subject to the following terms and conditions:

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

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

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

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

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

        i. That a minimum of 30% of the site be retained as open space in its natural state;
        ii. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
        iii. That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
        iv. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;
        v. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on-site;
        vi. That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is

located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and

vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

CARRIED

b) Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision (Z17-0025)
Staff Report (Planning)

MOVED BY: M. HALL
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) zone, subject to the following terms and conditions:

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

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

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

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

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

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

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

iii. That the applicant will provide a storm water management plan, and complete

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Protective Services Committee – June 27th, 2017

1. West Shore RCMP Annual Year End Report

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

CARRIED.

2. RCMP Municipal Contract Policing Multi-Year Plan

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

CARRIED.

b) Planning Zoning and Affordable Housing – July 10, 2017

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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

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

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

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

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

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

i. That a minimum of 30% of the site be retained as open space in its natural state;
ii. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
iii. That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
iv. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;
v. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on-site;
vi. That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and
vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) zone, subject to the following terms and conditions:

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

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

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1723 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1725 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1726 First Reading.

CARRIED.

p) BYLAW NO. 1727
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1727 First Reading.

CARRIED.

q) BYLAW NO. 1729
"Road Closure Bylaw No. 1729 (Hockley, 769), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**July 10, 2017**
Department:	**Planning**
Application No.:	**Z17-0019**
Subject:	**Application to rezone 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A) to allow for the development of approximately 100 townhouse units on a private roadway**

PURPOSE

Mark Johnston of M.H. Johnston & Associates Inc. has applied on behalf of [redacted] to rezone 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A) to allow for the development of approximately 100 townhouse units on a private roadway.

BACKGROUND

PREVIOUS APPLICATIONS

In 1998, the Official Community Plan (OCP) was amended to change the designation of the property at 1300 Glenshire Drive from Potential Business Park to Existing Residential (OCP98-0015). At the same time, the property was rezoned from Greenbelt 3 (GB3) to Greenbelt 1 (GR1) to allow for the subdivision of four 4,000 m^2 (1.0 ac) lots and a 2.8 ha (6.9 ac) remainder served by a panhandle (Z98-0024).

In 2000, a Development Variance Permit (DVP00-0005) was issued to increase the maximum required distance between a fire fighting platform and a fire hydrant for proposed Lot 1 on the property at 1300 Glenshire Drive, provided that the applicant registered as Section 219 Covenant requiring residential sprinkler systems in any new dwellings.

In 2001, the 4.42 ha (10.9 ac) property at 1300 Glenshire Drive was subdivided (SUB00-0020) to create four 0.4 ha (1 ac) lots along Sooke Road and the 2.8 ha (6.9 ac) parcel currently addressed as 1300 Glenshire Drive at the rear.

Table 1: Site Data

Applicant	Mark Johnston of M.H. Johnston & Associates Inc.	
Owner	[redacted]	
Civic Address	1300 Glenshire Drive	
Legal Description	Lot 4, Section 87, Metchosin District, Plan VIP72303	
Size of Property	27,628.5 m^2 (6.84 ac)	
DP Areas	Interface Fire Hazard (Extreme), Habitat and Biodiversity, and Steep Slopes	
Zoning	Existing: Rural Residential 4 (RR4)	Proposed: Attached Housing (RM2A)
OCP Designation	Hillside or Shoreline	

SITE AND SURROUNDING AREA

The subject site is located in South Langford, north of Sooke Road and between Glenshire Drive and the Slegg Lumber site. The site is surrounded by large, rural residential properties to the south and west, undeveloped land to the north, and one- and two-family dwellings to the east. A variety of business park and industrial uses are located south of the site, across Sooke Road.

The subject site currently contains a one-family dwelling and detached garage accessed via a long driveway from Glenshire Drive. The majority of the site is forested, and the slope rises approximately 55 m (181 ft) from the southeast corner to the northwest corner. The site is located within the Extreme Interface Fire Hazard, Steep Slopes and Habitat and Biodiversity Development Permit Areas. As a result, Environmental and Hazard Land Development Permits will be required prior to development of the site.



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	Comprehensive Development 3 – Westhills (CD3)	Undeveloped
East	Comprehensive Development 3 – Westhills (CD3)	Undeveloped
	One- and Two-Family Residential (R2)	Residential dwellings
South	Rural Residential 5 (RR5)	Residential dwellings
	General Industrial (M2)	Residential dwellings, industrial uses
	Business Park 2 – Sooke Road (BP2)	Slegg Lumber
West	Rural Residential 4 (RR4)	Residential dwellings
	Park and Open Space (P4)	Mount Wells Regional Park

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 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

- Local 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… if a Neighbourhood Area Plan or Neighbourhood Centre Plan (NCP) is in place, each subdivision application will benefit from the overall conditions of the NAP as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space throughout the area-wide plan, individual parcels created through subdivision within designated development areas in the NAP will not be expected to achieve the 40% open space on a site by site basis.

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.

The proposed development at 1300 Glenshire Drive is intended to be clustered in the western portion of the site, leaving approximately 30% of the site as open space. The proposed open space area includes some of the steepest slopes on the site, as well as environmentally sensitive areas adjacent to a designated riparian area that extends north and south on the abutting Westhills property. This open space area is considered to satisfy the Official Community Plan intentions for open space preservation.

DEVELOPMENT PERMIT AREAS

As previously noted, the subject site is located in the Extreme Interface Fire Hazard, Steep Slopes, and Habitat and Biodiversity Development Permit areas. Should the proposed rezoning be approved, Environmentally Sensitive and Hazardous Area Development Permits accompanied by reports from qualified professional will be required prior to development.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has requested that the property at 1300 Glenshire Drive be rezoned from Rural Residential 4 (RR4) to Attached Housing (RM2A) to permit the development of a cluster of approximately 80 – 100 townhouses on a private roadway from a future extension of the West Shore Parkway. The development is anticipated to have a density of approximately 35 dwelling units per hectare (14 dwelling units per acre).

The applicant has not submitted detailed site, building, elevation or landscaping plans. Therefore, compliance with the requirements of the Subdivision and Development Servicing Bylaw No. 1000 will be determined through the subsequent land development process and compliance with the Zoning Bylaw and Multi-Family Design Guidelines will be confirmed through a Form and Character Development Permit should the requested rezoning application be approved.

The applicant has indicated that they intend to construct the proposed townhouses only 6.0 m (20 ft) from the front and rear property lines, requiring variances to reduce the minimum setbacks from 7.5 m (25 ft) from the front property line and 10 m (33 ft) from the rear property line as required in the RM2A Zone. These variances will facilitate increased separation between the development and retained open space. Council has authorized the Director of Planning, through the Multi-Family Design Guidelines, to approve setback variances that "reduce the impact of development on surrounding lands, or avoid sensitive ecosystems".

A detailed site plan will be required for any Development Permit applications. Council may wish to require that a detailed site plan illustrating the proposed townhouse development and retention of at least 30% of the site as open space be provided prior to Public Hearing.

Table 3: Proposal Data

	Permitted by RR4 Zone (Current Zoning)	**Permitted by RM2A Zone (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Uses	• Accessory buildings and uses • Agriculture • Boarding kennel • Breeding kennel • Group daycare • Home occupation • Intensive agriculture on lots >4 ha (10 ac) • One-family dwelling • Two-family dwelling • Secondary suite in a one-family dwelling • Temporary construction and real estate marketing offices • Not more than 4 boarders in a one-family dwelling • Uses permitted by Section 3.01	• Accessory buildings and uses • Attached housing • Home occupation • Temporary construction and real estate marketing offices • Townhouses • Uses permitted by Section 3.01	• Townhouses
Minimum Subdivision Lot Requirements	• 40 ha (100 ac) without sewer • 0.4 ha (1 ac) with sewer	• 1,800 m^2 (0.44 ac) • 18 m (59 ft) lot width	N/A
Maximum Density	• N/A	• 0.5 FAR • 0.6 FAR, with density bonus payments • 0.75 FAR with 50% of parking underground	35 units/ha (14 units/ac)

Maximum Height	10.5 m (34 ft)	9.0 m (30 ft)	Not known
Maximum Lot Coverage	30% or 1,000 m^2 (10,760 ft^2)	35%	Not known
Minimum Front Yard Setback	7.5 m (25 ft)	7.5 m (25 ft)	6.0 m (20 ft) ***Variance required**
Minimum Interior Side Yard Setback	3.0 m (10 ft)	6.0 m (20 ft)	Not known
Minimum Exterior Side Yard Setback	3.0 m (10 ft), or 5.5 m (18 ft) for garage or carport facing exterior side lot line	7.5 m (25 ft)	Not known
Minimum Rear Yard Setback	10 m (33 ft)	10 m (33 ft)	6.0 m (20 ft) ***Variance required**
Minimum Parking Requirement	2 spaces per dwelling unit	2 spaces per dwelling unit plus visitor parking spaces	Not known

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The proposed development will be accessed via a future extension of 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, but would require further review of the application if plans are revised to provide access onto Sooke Road.

The applicant has also agreed to provide secondary emergency access via a trail connection south to the new driveway for the properties at 1289, 1277, 1265 and 1253 Valemount Court (currently named Glenshire Drive). Council may choose to require the applicant to provide a detailed site plan illustrating this emergency access prior to Public Hearing and require the access to be secured by statutory right-of-way prior to the issuance of a Building Permit. This can be required as a condition of rezoning and secured through a Section 219 Covenant registered on Title prior to Bylaw adoption.

Full frontage improvements, as well as road dedication and the construction of a left turn lane on West Shore Parkway will be required for the proposed development. Boulevard landscaping will be required as per the Parks Department. Council may choose to require the necessary frontage improvements and off-site construction as a condition of rezoning, to be secured through a Section 219 Covenant, and to require the necessary road dedication, to the satisfaction of the Director of Engineering, prior to Bylaw adoption.

INFRASTRUCTURE

Sanitary sewer and water services are not currently available to the subject site, and will be required prior to site preparation and construction of the proposed townhouses. As a condition of subdivision, the City's Subdivision and Development Servicing 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-site 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 an established water supply meeting the Fire Underwriter's Survey (FUS) requirements will need to be established before construction. As well, a wildfire assessment report will be required as part of a subsequent Development Permit as the subject site is located within the High Interface Fire Hazard Area.

NUISANCE EASEMENTS

Although the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site (as the crow flies), it has been the City's practice to require the applicant to register a Section 219 Covenant on the title of the proposed development to notify future property owners that the gun range may be audible and may generate noise nuisances. Council may choose to require that this Covenant be registered as a condition of rezoning.

NEIGHBOURHOOD CONSULTATION

The applicant has been asked undertake neighbourhood consultation through door-to-door canvassing to notify and consult with surrounding property owners of the proposed development prior to Public Hearing.

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 POL-011-PLAN and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below, based on the applicant's indicated density of 35 dwelling units per hectare (14 dwelling units per acre), or 96 dwelling units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per SFE contribution – West Langford**	**Total (58.56 SFE)**
General Amenity Reserve Fund	$6,000 per Single Family Equivalent (SFE)	$351,360
Affordable Housing Reserve Fund	$1,000 per SFE	$58,560
TOTAL POLICY CONTRIBUTIONS	**$7,000 per SFE**	**$409,920**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (96 units)**
Roads	$3,985 per townhouse unit	$382,560
Park Improvement	$1,890 per dwelling unit	$181,440
Park Acquisition	$1,100 per dwelling unit	$105,600
Incremental Storage Improvement Fees	$331.65 per dwelling unit	$31,838.40
Integrated Survey Area	$35 per parcel created	$35
Subtotal (DCCs paid to City of Langford)		**$701,473.40**
CRD Water	$2,655.34 per dwelling unit	$254,912.64
School Site Acquisition	$698 per dwelling unit	$67,008
TOTAL (estimated) DCCs		**$1,023,394.04**

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 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A), subject to the following terms and conditions:

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

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

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

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

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

        ii. A stormwater management plan to the satisfaction of the Director of Engineering;

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

   i. That a minimum of 30% of the site be retained as open space in its natural state;

   ii. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;

   iii. That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;

   iv. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;

   v. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on-site;

   vi. That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and

   vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

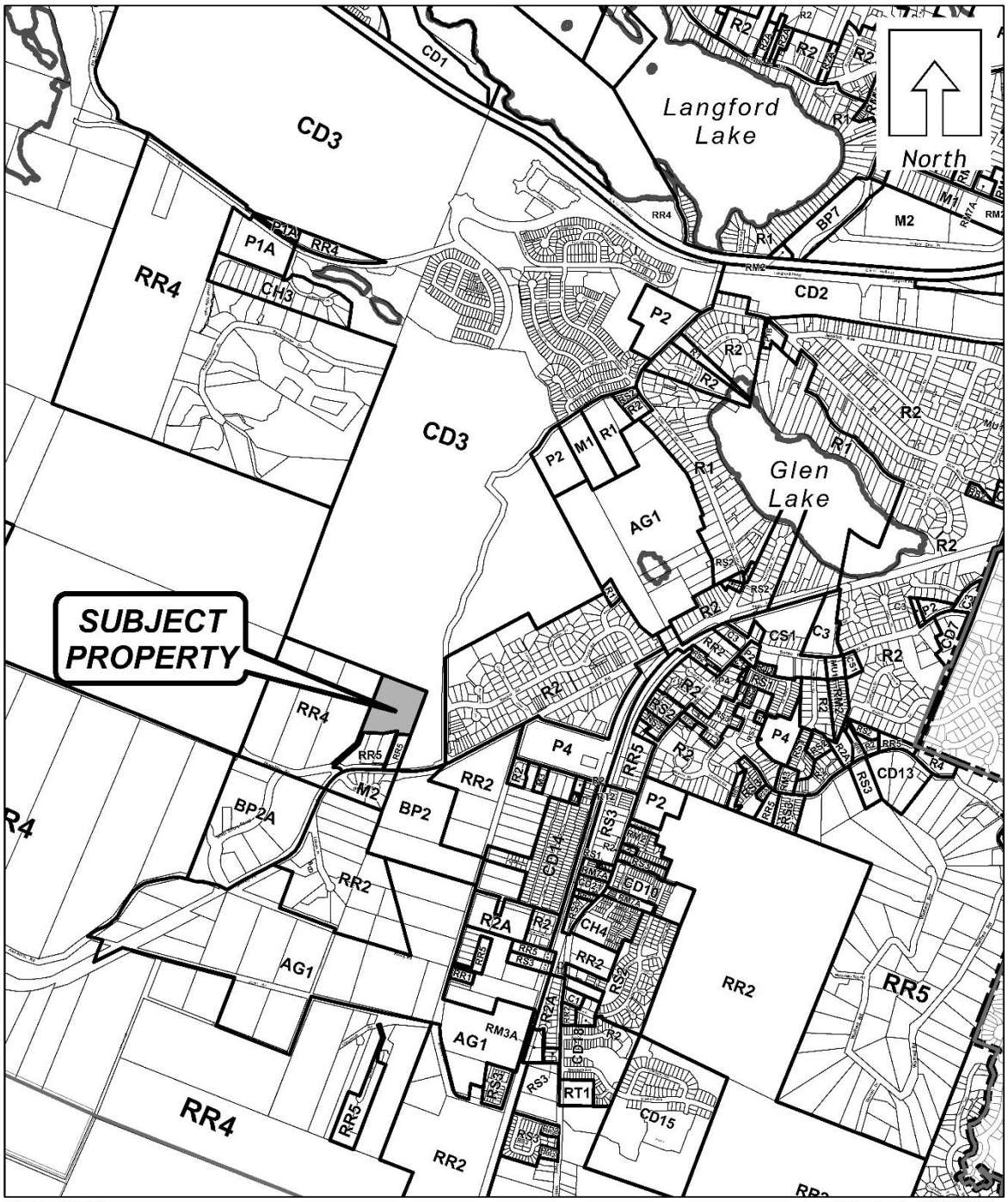
OR Option 2

2. Reject this application for rezoning.

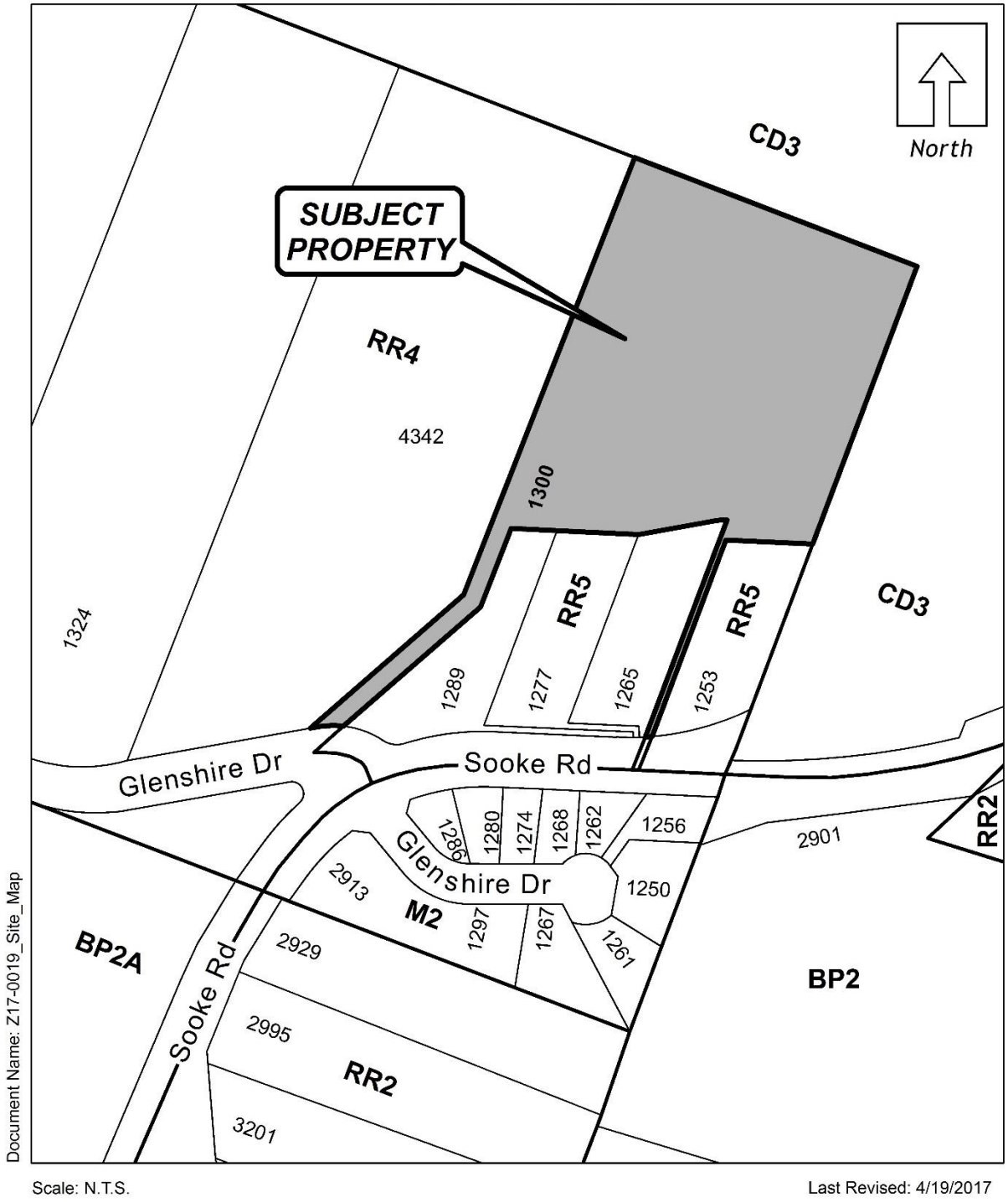
Submitted by:	Sarah Herring, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director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

:sh

Appendix A


SUBJECT PROPERTY
Langford Lake
Glen Lake
North
CD1
CD2
CD3
RR4
RR2
RR5
AG1
P1A
P2
P4
R1
R2
R2A
BP1
BP2
BP2A
M1
M2
CH3
CH4
CD13
CD14
CD15
RT1
Document Name: Z17-0019_Location_Map
Scale: N.T.S.
Last Revised: 4/19/2017

Appendix B


North
SUBJECT PROPERTY
CD3
RR4
4342
1300
1324
RR5
RR5
CD3
1289
1277
1265
1253
Glenshire Dr
Sooke Rd
1286
1280
1274
1268
1262
1256
2901
RR2
Glenshire Dr
1250
2913
M2
1297
1267
1261
BP2A
Sooke Rd
2929
BP2
2995
RR2
3201
Document Name: Z17-0019_Site_Map
Scale: N.T.S.
Last Revised: 4/19/2017

PUBLIC HEARING
Monday, 20 November 2017

Bylaw No. 1745
File No. Z17-0035

A Bylaw to Rezone 681 Rockingham Rd from the R2 (One- and Two-Family Residential) Zone to the RS1 (Residential Small Lot 1) Zone and to amend the RS1 zone to allow homes larger than 200m² in gross floor area.

CITY OF LANGFORD
BYLAW NO. 1745

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 RS1 (Residential Small Lot 1) Zone the following text from Section 6.23.05(2) "The gross floor area of a dwelling must not exceed 200 m^2 (2 150 ft^2)";

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS1 (Residential Small Lot 1) Zone the property legally described as LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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)
RS1	1745	LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd)	a) $2,772 towards the General Amenity Reserve Fund per lot above and beyond 2 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 2 lots	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".

READ A FIRST TIME this 16th 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.

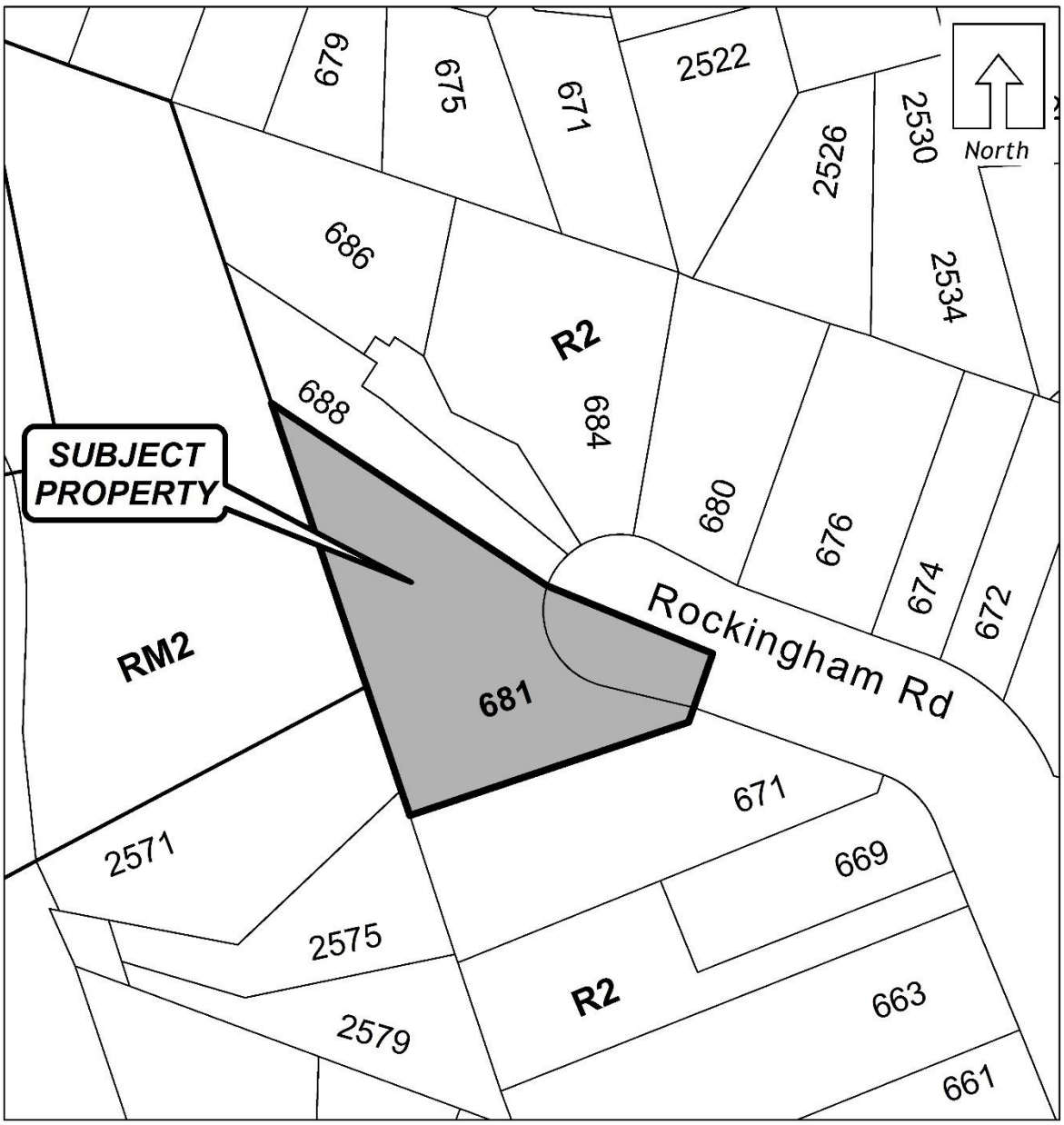
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1745

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1745

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

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. 1745. 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, 20 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	681 Rockingham Rd	
File	Z17-0035	Bylaw Number: 1745
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS1 (Residential Small Lot 1)
Proposal	To allow a three lot subdivision by rezoning to the RS1 zone and to amend the RS1 zone to allow homes larger than 200m^2 in gross floor area.	

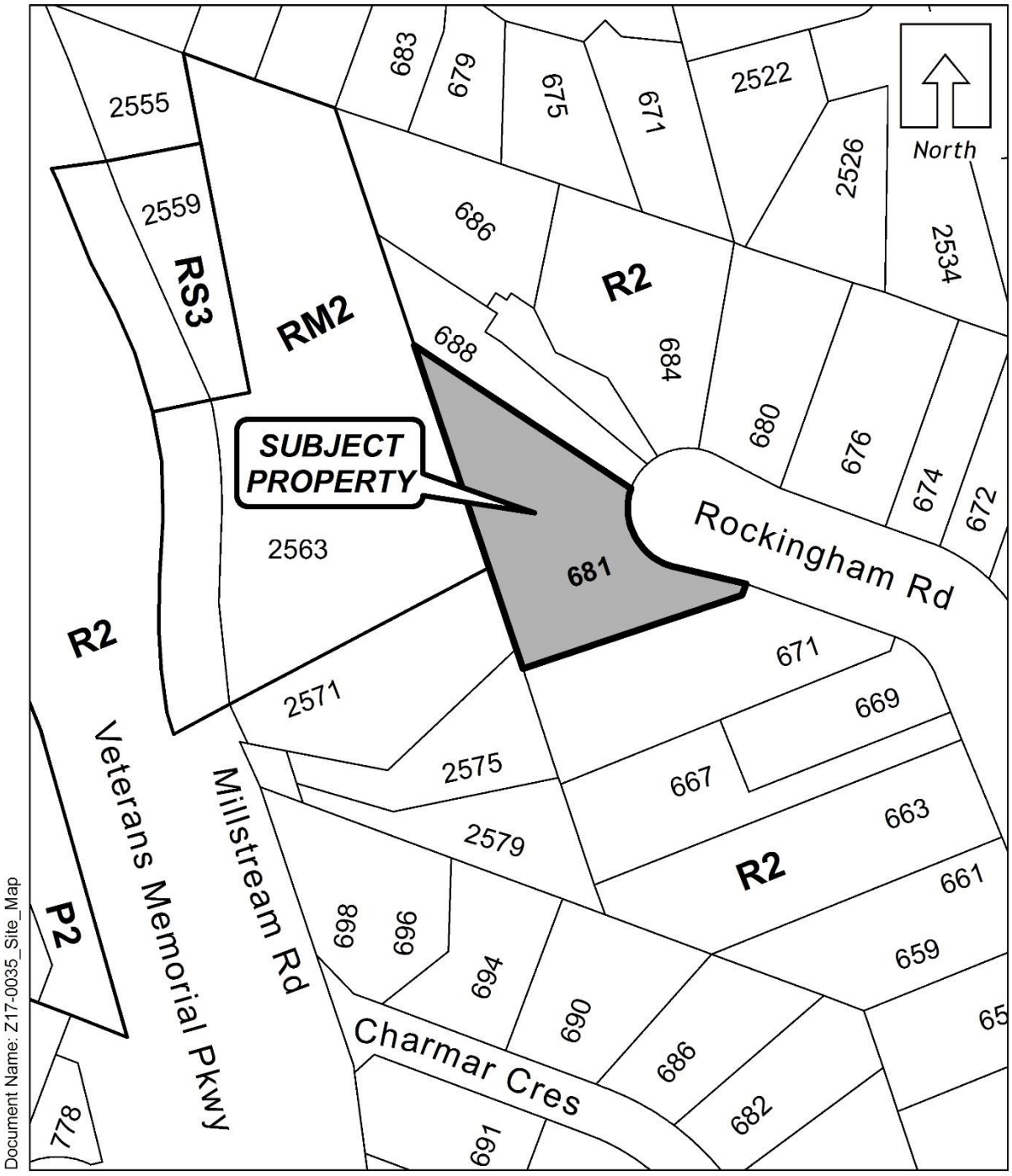
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0035)

681 Rockingham Rd



Scale: N.T.S.

Last Revised: 8/11/2017

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40th ANNUAL SHOW

Opens Friday Nov.10th

Friday	Nov.10th	11am - 7pm
Saturday	Nov.11th	10am - 5pm
Sunday	Nov.12th	10am -4pm

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Reader Photo OF THE WEEK



Colwood resident Lorraine Collett took this photo in her garden during the summer and thought it would be a fitting tribute this week.

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

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

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

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DO YOU KNOW WHAT YOUR DONATION LOOKS LIKE?

PRIDE

Pauline's three-year-old twins, both experiencing learning delays, accessed a range of United Way early-years and special-needs programs. Thanks to people like you, they're confident and school-ready, and mom couldn't be more proud.



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United Way Greater Victoria | uwgv.ca
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NOTICE OF PUBLIC HEARING

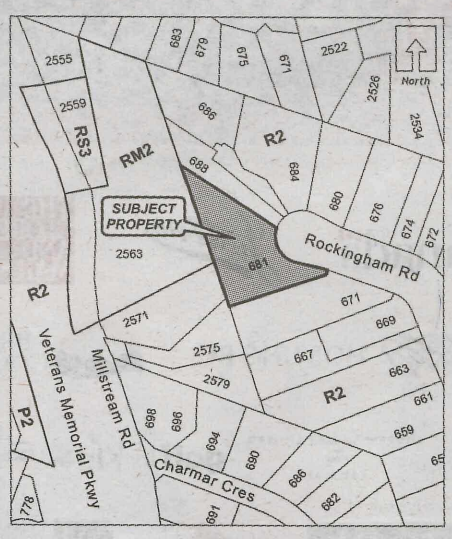
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1745. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 20 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. 1745 is to amend the City of Langford Zoning Bylaw No. 300 by changing the zoning designation from the R2 (One- and Two-Family Residential) Zone to the RS1 (Residential Small Lot 1) Zone and amending the RS1 Zone to allow homes larger than 200 m2 in gross floor area.**

Applicant: **Dawn Woods**

Location: **The land that is the subject of Bylaw No. 1745 is 681 Rockingham 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, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

Are You a Bit of a Shutterbug?



We would LOVE to share your PHOTOS

If you have a photo you'd like to share, send it in!
editor@goldstreamgazette.com
GOLDSTREAM NEWS GAZETTE

Christmas Backpack Project seeks donations

Backpacks to be distributed to region's homeless

Kendra Wong
News Gazette staff



Volunteers assemble items to be handed out to the homeless in the region last year. The West Shore-based project is spearheaded by Colwood resident Niki Ottosen and her family and partners with the Dandelion Society to reach the homeless community. *(CONTRIBUTED PHOTO).*

Niki Ottosen knows what it's like to live out of a backpack.

As a gardener, every morning Ottosen would load up her backpack with water, lunch, rain gear, gloves and clothing. Being out in public parks for the majority of the day, rain or shine, what she had in her backpack was what she had access to during the day. It was also where Ottosen began to notice places where the region's homeless were stashing their belongings.

"My backpack was my lifeline. It had everything I needed to keep me comfortable through the day," the Colwood resident said. "I was very aware that people were living outside and I understood how hard it must be because I was outside all day, but I had a warm bed to go home to and they didn't."

Understanding the importance of having everything with you and wanting to give back to the community, Ottosen started the Christmas Backpack Project. As part of the project, Ottosen, her husband and daughter gathered a few backpacks and loaded them with necessities, which she donated to homeless people in downtown Victoria on Christmas Eve.

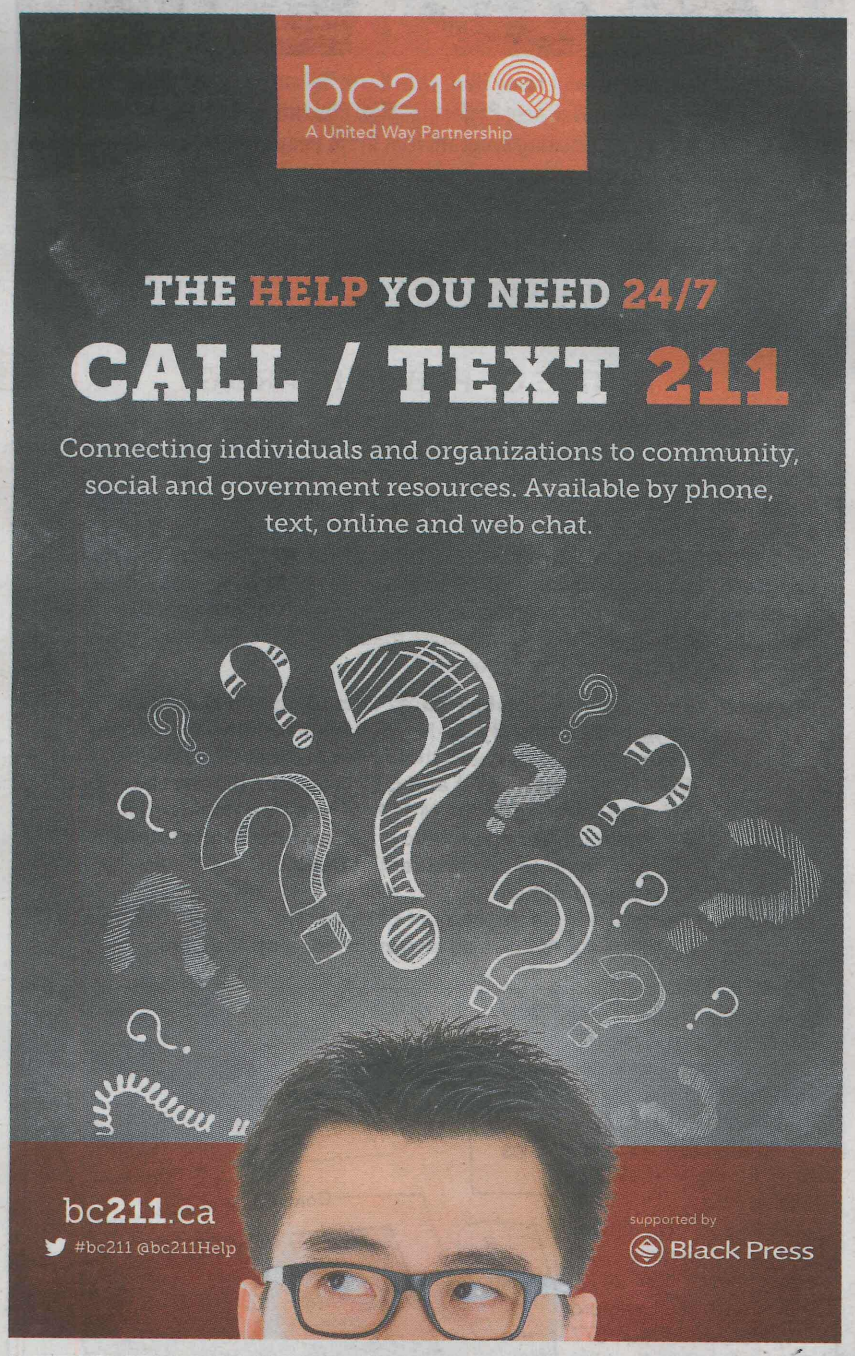
It's a tradition that Ottosen has continued over the past 10 years and has grown into a community-wide effort with backpack donations pouring in from all over the Capital Region. Last year, 187 backpacks were donated, which volunteers packed and distributed to the less fortunate. Now, heading into the holiday season, efforts are ramping up for this year's campaign, which kicked off recently.

This year's list of donations include gloves, socks, umbrellas, blankets and scarves, toiletry items such as toothbrushes, razors, and feminine hygiene products, as well as food such as cookies, peanut butter and crackers, protein bars and instant hot chocolate.

"I'll be happy with 20 [backpacks] or I'll be happy with 200, I'll be happy with whatever we get," said Ottosen, noting the operation has become so large that volunteers pack the backpacks a week before Christmas and deliver them to shelters, who distribute them. "It does make a difference in the lives of our community members and that's really what it's all about, is helping people who live in our community."

Backpacks can be dropped off until Friday, Dec. 15 at the Colwood municipal hall (3300 Wishart Rd.), Alpine Disposal and Recycling (1045 Dunford Ave), Disaster Aid Canada (426 Williams St.) and Millstream Self Storage (888 Short St.). For more information, search Christmas Backpack Project on Facebook.

kendra.wong@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

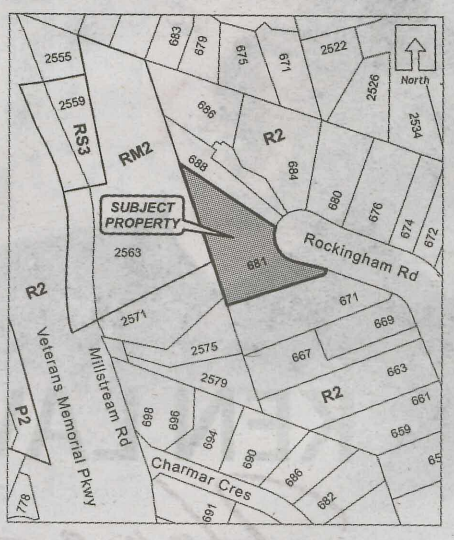
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Proposal: **The purpose of Bylaw No. 1745 is to amend the City of Langford Zoning Bylaw No. 300 by changing the zoning designation from the R2 (One- and Two-Family Residential) Zone to the RS1 (Residential Small Lot 1) Zone and amending the RS1 Zone to allow homes larger than 200 m2 in gross floor area.**

Applicant: **Dawn Woods**

Location: **The land that is the subject of Bylaw No. 1745 is 681 Rockingham 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, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

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4. REPORTS

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

MOVED BY: A. CREUZOT
SECONDED: COUNCILLOR WADE

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 681 Rockingham Road from R2 to RS1, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created above and beyond 2 lots, prior to subdivision approval:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

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

AND

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

CARRIED.

The following regulations of Sign Bylaw No. 1250 are varied under Section 330 of the *Local Government Act*:

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

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – September 25th, 2017

1. Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m^2

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 681 Rockingham Road from R2 to RS1, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created above and beyond 2 lots, prior to subdivision approval:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

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

AND

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

CARRIED.

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

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 25, 2017**

Department: **Planning**

Application No.: **Z17-0035**

Subject: **Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m^2**

PURPOSE

Dawn Woods has applied to rezone 681 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow a three lot subdivision and to amend the RS1 zone to allow homes larger than 200m^2 in gross floor area.

BACKGROUND

No previous applications

Table 1: Site Data

Applicant	Dawn Woods	
Owner	Dawn Woods	
Civic Address	681 Rockingham Road	
Legal Description	LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731	
Size of Property	1622.4m^2	
DP Areas	None	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RS1 (Residential Small Lot 1)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is a triangular shaped lot at the end of the cul de sac on Rockingham Road. The lot is flat with an existing home and multiple trees. In the middle of the cul de sac is a rock outcrop that acts as the centre circle. The property is surrounded on three sides by other single family homes in the R2 zone, and a townhouse complex at the rear.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single Family Dwellings
East	R2 (One- and Two-Family Residential)	Single Family Dwellings
South	R2 (One- and Two-Family Residential)	Single Family Dwellings
West	RM2 (Attached Housing)	Townhouses

COUNCIL POLICY

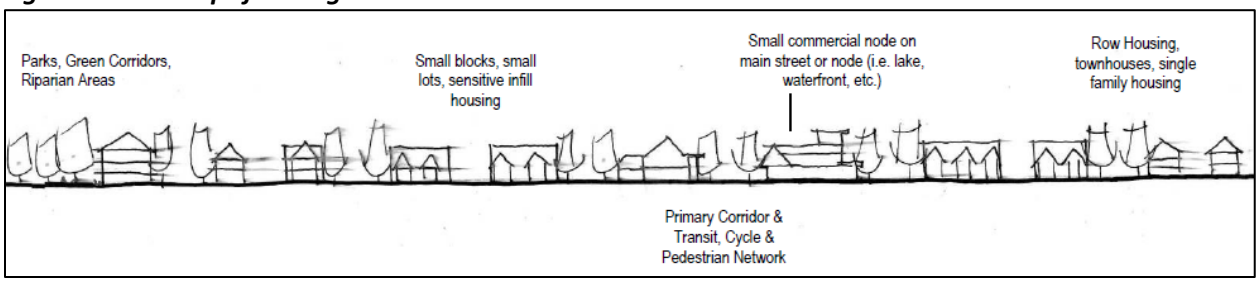
Official Community Plan

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

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

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

Figure 1: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

The subject property does not fall within any environmental or hazardous development permit areas. When 3 or more small lots are being created they require a form and character development permit. Given that the proposed subdivision only has one lot less than 550m^2, a development permit will not be required.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone 681 Rockingham Road to RS1 (Residential Small Lot 1) to allow for a three lot subdivision. As shown on Appendix A, the three lots would be approximately 370m^2, 550m^2, and 700m^2 in lot area. Given that one of the lots is less than 550m^2, a rezoning is required. The applicant would be permitted to create three lots in the R2 zone given the total area of the lot through strata lot averaging, but the irregular shape does not allow for the lots to meet the lot width requirement of the R2 zone. Due to the inability to meet lot width requirements, it makes the most sense to rezone the entire property as RS1 even though two of the lots would be much larger than the minimum lot size of 370m^2.

If Council approves the zone change to RS1, the applicants will be requesting a change to the allowable gross floor area. Currently, the RS1 zone does not permit dwellings in excess of 200m^2. Staff are proposing that the RS1 zone be amended to remove this requirement. Removing this regulation from the zone would make it more consistent with the other Small Lot zones which do not have any restrictions specifically about a maximum gross floor area. Most other zones, including all the other Small Lot zones, rely on other restrictions of the zone to limit the gross floor area such as setbacks, lot coverage, and height. By utilizing the setbacks and lot coverage as the controls for gross floor area, it results in buildings being more proportionately sized in relation to their individual lot size. The current regulation of a general maximum of 200m^2 doesn't take into account that some lots within the RS1 zone are much larger than the minimum lot size of 370m^2.

The RS1 zoning would allow for the two lots that are 550m^2 and larger to have secondary suites if they can provide an additional parking space and meet the requirements of Section 3.08 of the Zoning Bylaw No. 300.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS1 (Proposed Zoning)**
Permitted Use	• One- and Two-Family Dwellings • Secondary Suites in a One-Family Dwelling • Up to Four Boarders in a One-Family Dwelling • Accessory Buildings and Uses • Home Occupation • Group Day Care in Accordance with Section 3.26.02	• One-Family Dwelling • Secondary Suites on lots larger than 550m^2 • Up to One Boarder • Accessory Buildings and Uses • Home Occupation

Density (min. lot size)	550m² (5,920 ft²)	370m² (4,000 ft²)
Height	9m (30 ft)	8.5m (28 ft)
Site Coverage	35%	40%
Front Yard Setback	6m (20 ft)	4.5m (15 ft) except that it shall be 5.5m (18 ft) to a garage
Interior Side Yard Setback	1.5m (5 ft)	1.2m (4 ft)
Exterior Side Yard Setback	4.5m (15 ft)	3.0m (10 ft)
Rear Yard Setback	6m (20 ft)	6m (20 ft)
Parking Requirement	2 spaces per principal dwelling unit + 1 parking space per secondary suite	2 spaces per principal dwelling unit + 1 parking space per secondary suite

PARKING

Each lot created will be required to have at least two parking spaces for the use of the primary dwellings. For any of the lots that are larger than 550m^2 and contain a secondary suite, a third parking space must be provided.

In regards to street parking, Bylaw No. 1000 requires that for every two lots created, one on-street parking space must be created. Given that the applicant is applying to create three lots, she will be required to provide at least two parking spaces as part of the frontage improvements. The installation of a parking bowtie may result in more than two street parking spaces being created. In order to accomplish this, the applicant will be required to remove the existing rock in the middle of the cul-de-sac and install a parking bowtie. The exact size of the parking bowtie will be determined by the Engineering department at the time of frontage improvements. The installation of the parking bowtie will still provide adequate space for large fire trucks to maneuver the cul de sac.

FRONTAGE IMPROVEMENTS

Full frontage improvements to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering will be required as a condition of Subdivision approval. In addition to the removal of the existing rock in the middle of the cul de sac and the creation of a parking bowtie, the applicant will be required to install a street light. This should be secured within a covenant prior to Bylaw Adoption.

SEWERS

The City's sewer system exists along Rockingham Road. The applicant will be required to connect each lot 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.

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.

AMENITY CONTRIBUTIONS

Amenity Contributions are designed to compensate for an increased density. In the past, Council has given properties a credit for their allowable density prior to rezoning. Given that the applicants could have subdivided the subject property under the current R2 zone into two lots, the proposed rezoning is only gaining them an increased density of one lot. Council may wish to only apply the amenity contributions to the increased one lot, instead of all three.

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 (small lot detached)**	**Total (1 lot of increased density)**
General Amenity Reserve Fund	$2,772	$2,772
Affordable Housing Reserve Fund	$660	$660
TOTAL POLICY CONTRIBUTIONS		**$3,432**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (3)**
Roads	$6,949	$20,847
Park Improvement	$1,890	$5,670
Park Acquisition	$1,100	$3,300
Incremental Storage Improvement Fees	$495	$1,485
Integrated Survey Area	$35	$105
Subtotal (DCCs paid to City of Langford)		**$31,407**

CRD Water	$2,655.34	$7,966.02
School Site Acquisition	$698	$2,094
TOTAL (estimate) DCCs		**$41,467.02**

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 681 Rockingham Road from R2 to RS1, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created above and beyond 2 lots, prior to subdivision approval:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

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

AND

2. Direct staff to proceed with amending the text of the RS1 zone to allow the size of the principle use buildings to exceed a gross floor area of 200m^2 for the properties subdivided from 681 Rockingham Road.

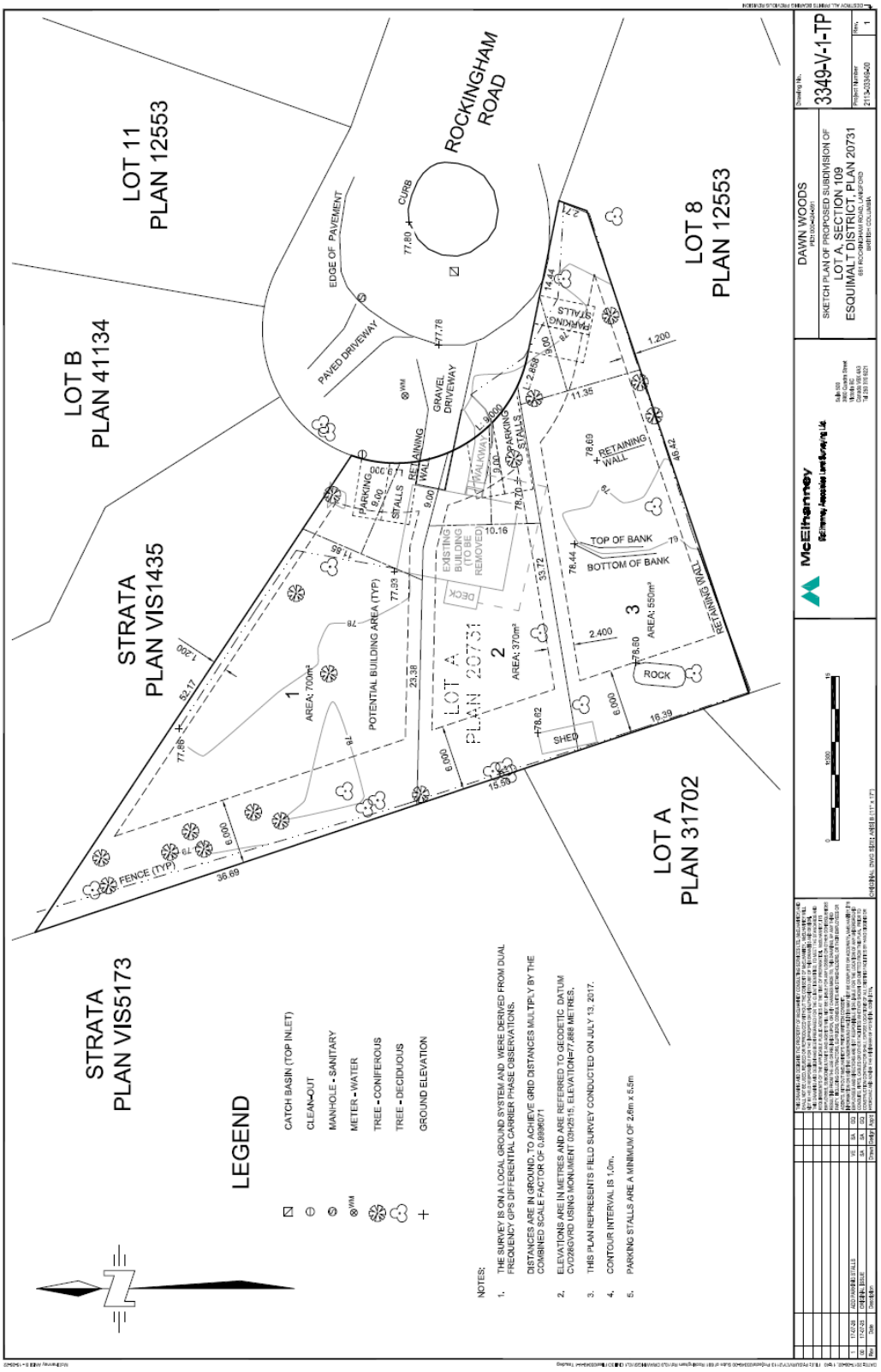
OR Option 2

3. Reject this application for rezoning.

Submitted by:	Julia Buckingham, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
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

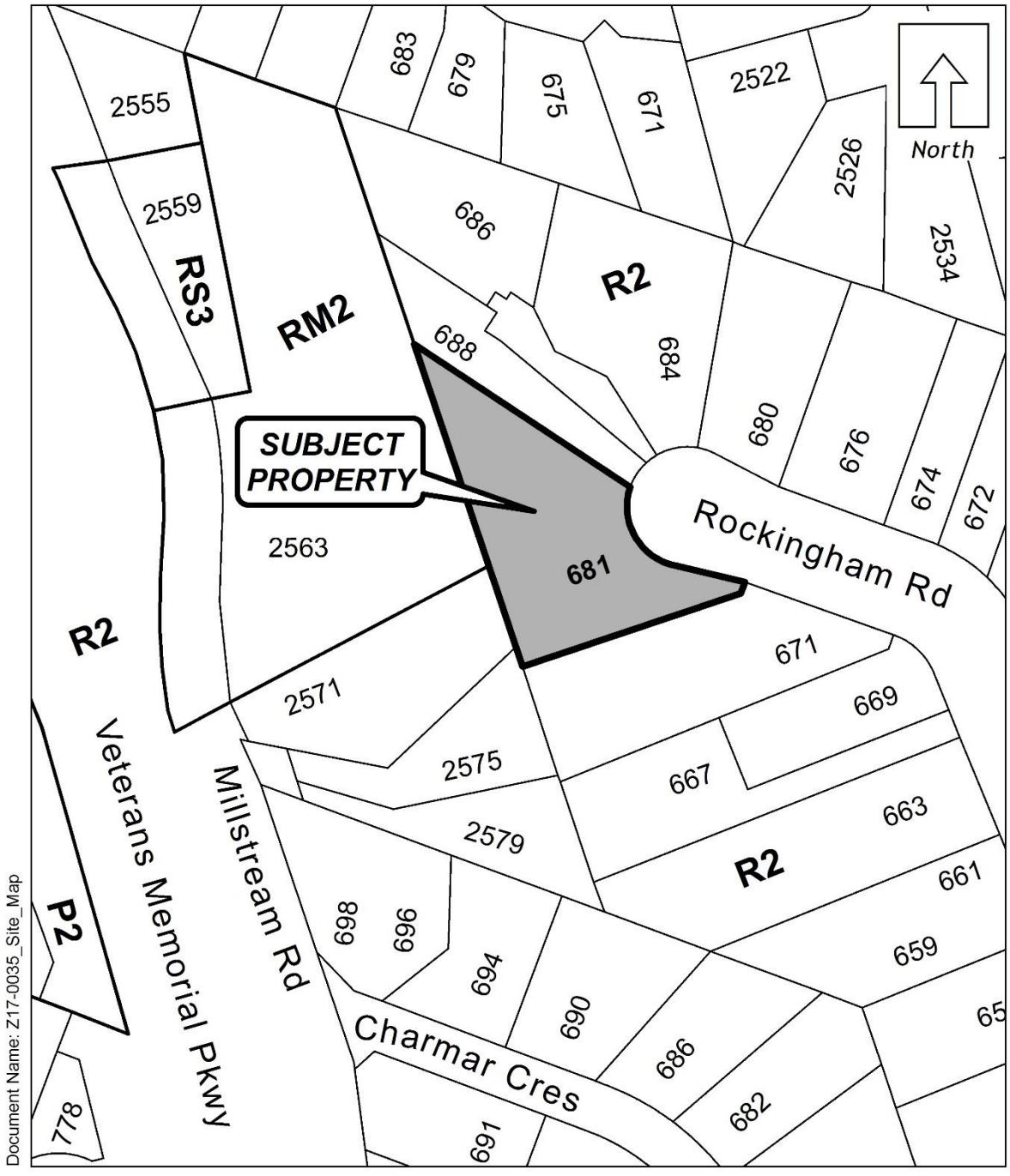
:jb

Appendix A


LOT 11
PLAN 12553
LOT B
PLAN 41134
STRATA
PLAN VIS1435
STRATA
PLAN VIS5173
LOT A
PLAN 31702
LOT 8
PLAN 12553
ROCKINGHAM ROAD
EDGE OF PAVEMENT
CURB
PAVED DRIVEWAY
GRAVEL DRIVEWAY
RETAINING WALL
PARKING STALLS
WALKWAY
EXISTING BUILDING (TO BE REMOVED)
DECK
SHED
ROCK
TOP OF BANK
BOTTOM OF BANK
FENCE (TYP)
POTENTIAL BUILDING AREA (TYP)
LOT A
PLAN 20731
AREA: 700m²
AREA: 370m²
AREA: 550m²
LEGEND
CATCH BASIN (TOP INLET)
CLEANOUT
MANHOLE - SANITARY
METER - WATER
TREE - CONIFEROUS
TREE - DECIDUOUS
GROUND ELEVATION
NOTES:
1. THE SURVEY IS ON A LOCAL GROUND SYSTEM AND WERE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS.
DISTANCES ARE IN GROUND, TO ACHIEVE GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.9996071
2. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28GVRD USING MONUMENT 02H2315, ELEVATION=77.488 METRES.
3. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON JULY 13, 2017.
4. CONTOUR INTERVAL IS 1.0m.
5. PARKING STALLS ARE A MINIMUM OF 2.6m x 5.5m
DAWN WOODS
SKETCH PLAN OF PROPOSED SUBDIVISION OF
LOT A, SECTION 109
ESQUIMALT DISTRICT, PLAN 20731
681 ROCKINGHAM ROAD, LANGFORD
McElhanney
3349-V-1-TP

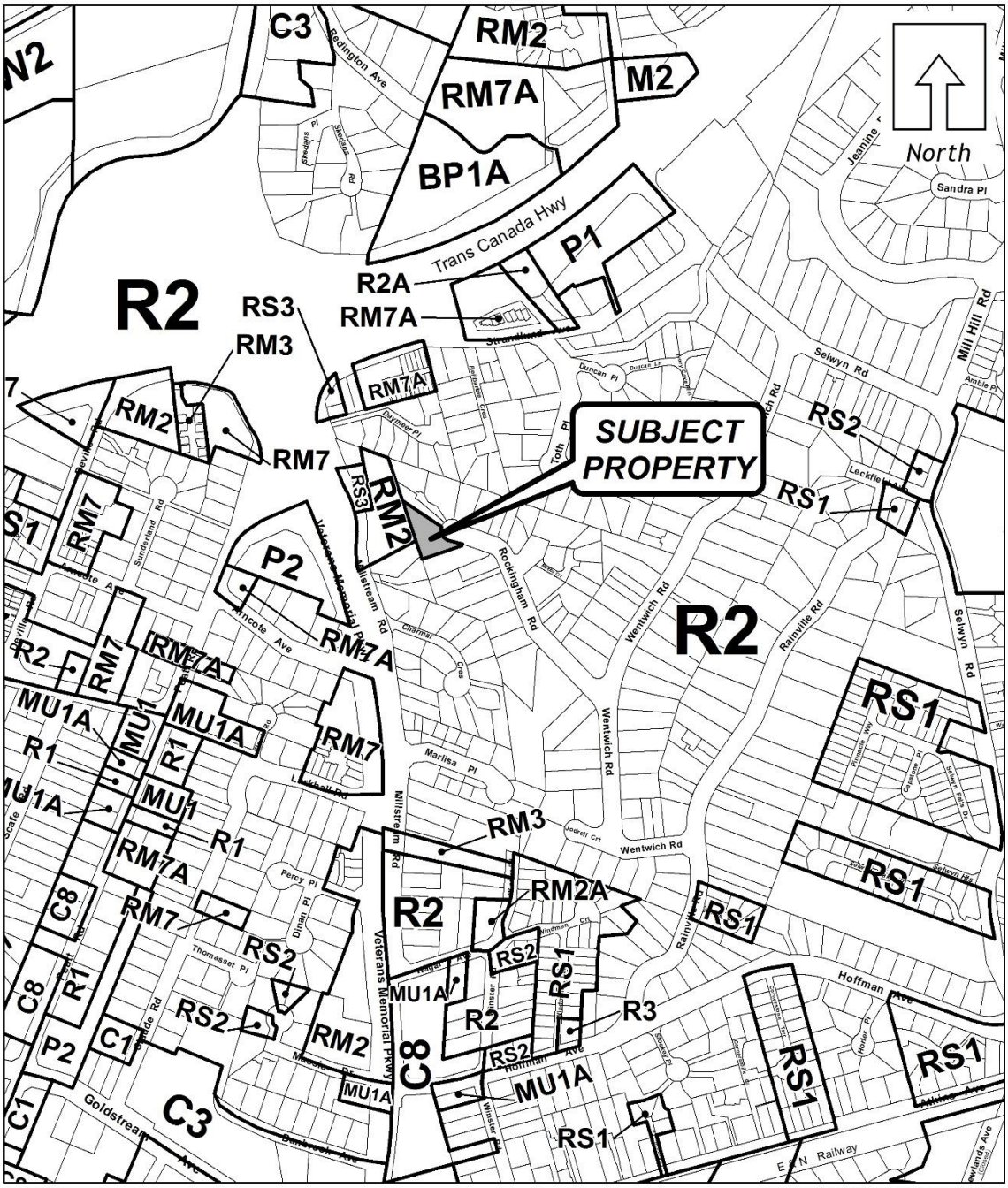
Appendix B

REZONING BYLAW AMENDMENT
(Z17-0035)
681 Rockingham Rd



Appendix C

REZONING BYLAW AMENDMENT
(Z17-0035)
681 Rockingham Rd



Document Name: Z17-0035_Location_Map

Scale: N.T.S.

Last Revised: 8/11/2017

GL

From: Joyce ADDISON [redacted]
Sent: Monday, September 18, 2017 7:18 AM
To: [redacted]
Subject: 681 Rockingham

To whom it may concern:
The main concern I have for the development of this property is the parking issues. I totally understand the reasoning behind small lots, but when suites are also allowed, parking becomes a major issue. Rockingham has parking issues already, so it would be beneficial to all to address this issue at the beginning of the process. My concerns are being addressed by e-mail, as I am presently out of town and unable to attend the meeting. My [redacted], will be forwarding this on my behalf.
Thank you
Joyce Phillips-Addison
[redacted]

Sent from my iPad

PUBLIC HEARING
Monday, 20 November 2017

Bylaw No. 1747
File No. Z17-0029

A Bylaw to Rezone 1067 Goldstream Ave; 1077 Goldstream Ave from the RM3 (Apartment) and CT1 (Tourist Commercial – Motel) Zone to the MU1A (Mixed-Use Residential Commercial A) Zone to allow a future development of a 165-unit multi-family residential building.

CITY OF LANGFORD
BYLAW NO. 1747

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 6.51A.05,

(5) Despite article (2), the lot coverage of all buildings and structures on the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587; and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284 may not be less than 29%.

1. By deleting from the **RM3 (Apartment) and CT1 (Tourist Commercial – Motel)** Zone and adding to **MU1A (Mixed Use Residential Commercial A)** Zone the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Avenue), and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT, PID No. 006-077-722, and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No. 009-427-457 (1077 Goldstream Avenue) 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)
MU1A	1747	LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Ave); and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund.	Yes

		SAID LOT, PID No. 006-077-722; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No.009-427-457 (1077 Goldstream Ave)		

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".

READ A FIRST TIME this 16th 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.

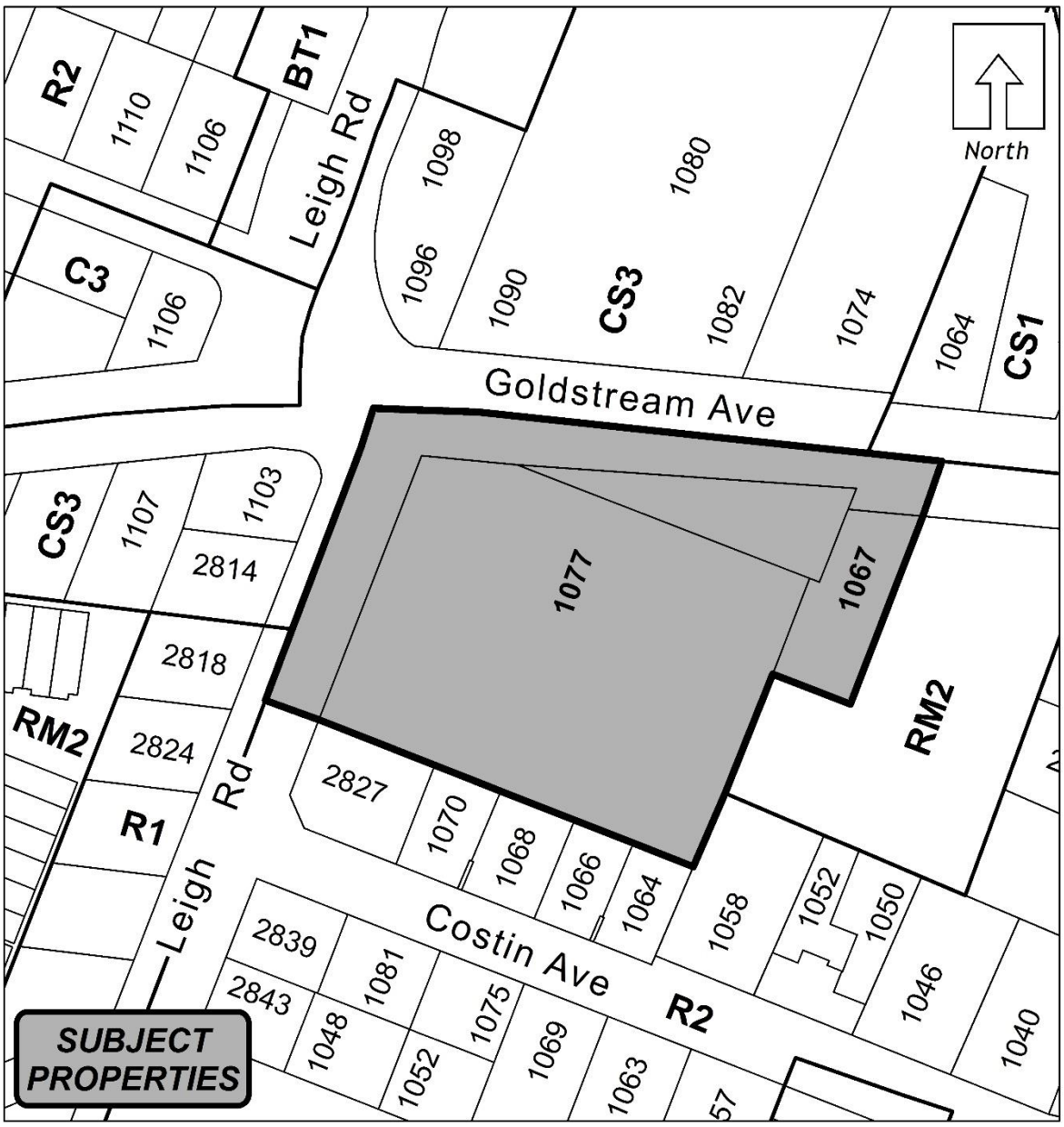
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1747

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1747

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/4/2017

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. 1747. 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, 20 November 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1067 and 1077 Goldstream Ave	
File	Z17-0029	Bylaw Number: 1747
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: RM3 (Apartment) and CT1 (Tourist Commercial – Motel)	Proposed: MU1A (Mixed Use Residential Commercial A)
Proposal	To allow for the future development of a 165-unit multi-family residential building.	

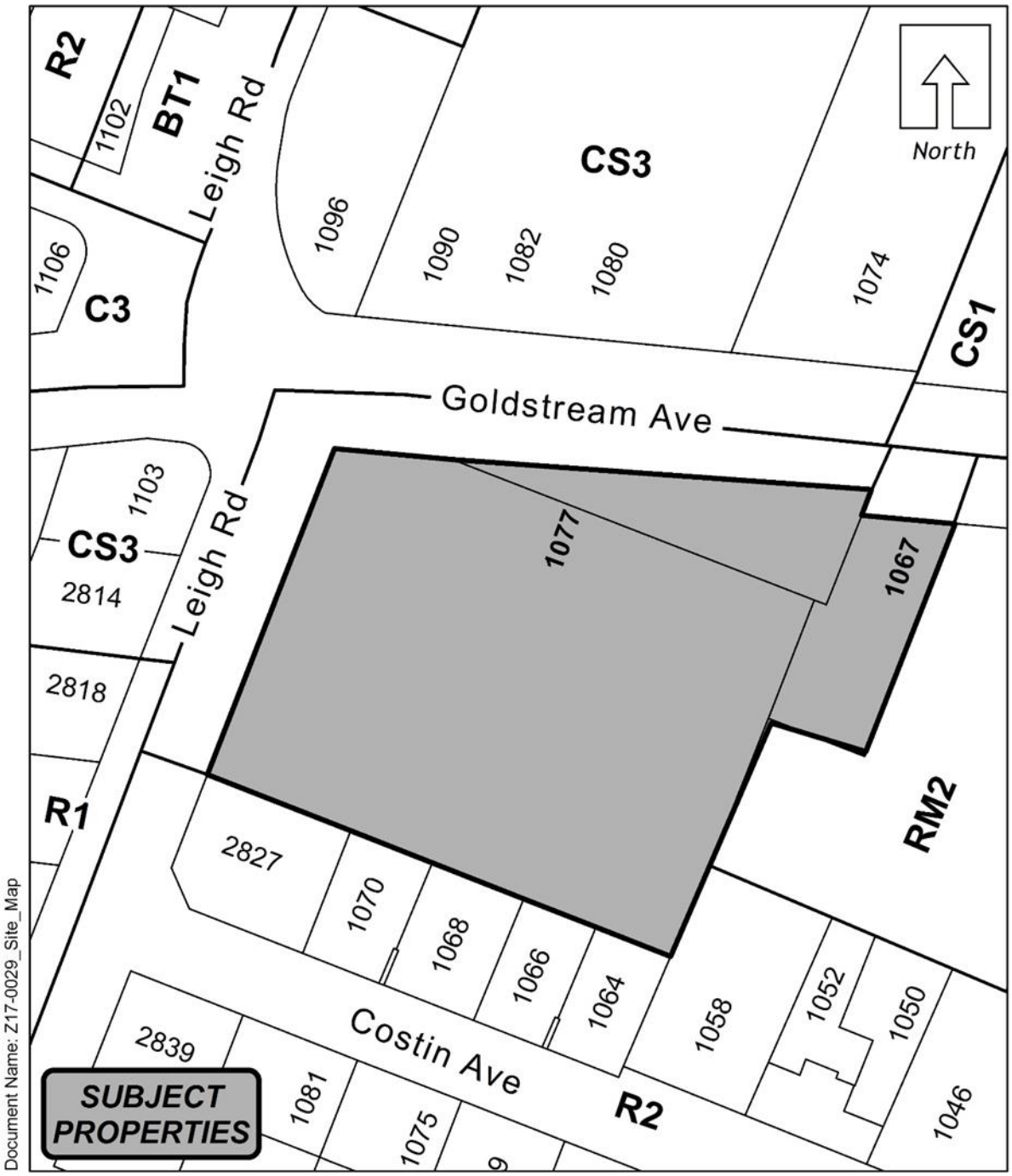
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0029)

1067 & 1077 Goldstream Ave



Document Name: Z17-0029_Site_Map

Scale: N.T.S.

Last Revised: 8/10/2017

Island bowlers off to Reno for national championship

Hall of famer Hazel McLeary gets tourney rolling

Rick Stiebel
News Gazette staff

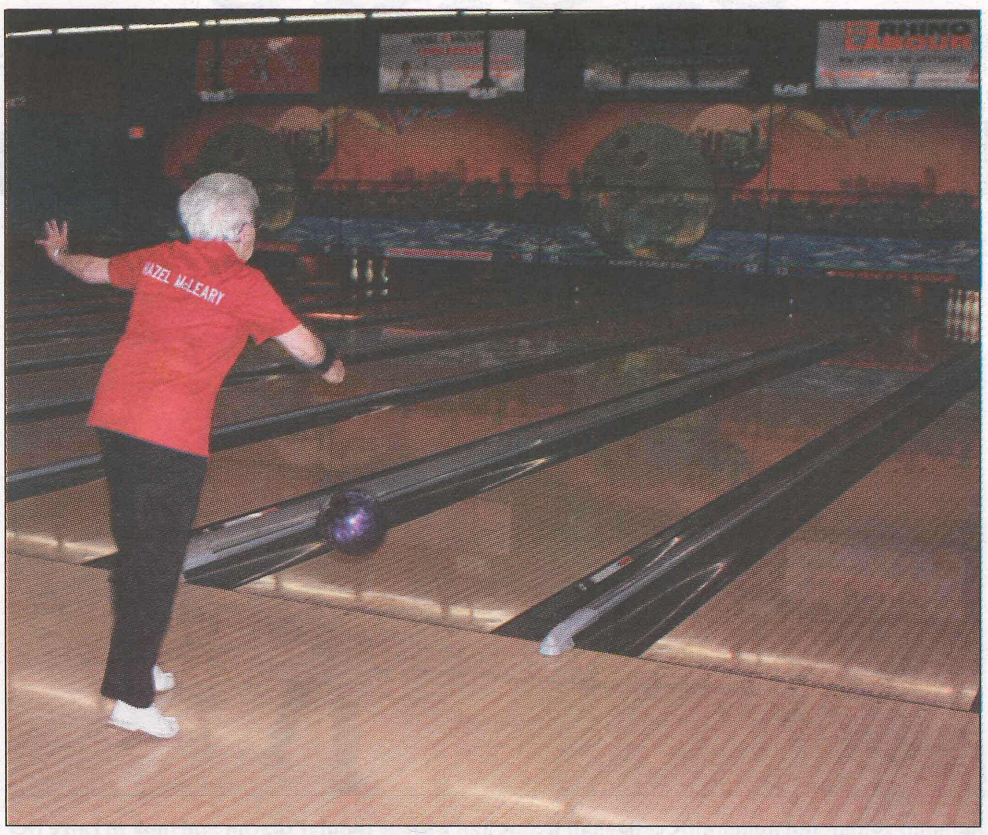
Langford Lanes set 'em up and knocked 'em down in fine fashion during its inaugural hosting of the B.C. Seniors' Tenpin Bowling Championships.

Vancouver Island bowlers dominated the tournament, with 10 Island bowlers earning 10 of 12 places on the B.C. team slated to compete at the National Seniors' Bowling Championships in Reno, Nevada next summer.

Hazel McLeary, a member of the Greater Victoria Sports Hall of Fame and a long-time local tenpin supporter, rolled out the ceremonial opening ball for the tournament, which took place on Oct. 28.

Victorians Keith McDougall, Francis Kremler, Paul Taylor and Clay White will join Karen Smith, Dolly Rafferty and Bob Orchin from Duncan Lanes on the B.C. team.

Dorothy Orr from Nanaimo, Shirley Focht and Mary Berkenstock from Campbell River, and Vancouverites Christine Westerberg and Miles Nerona will round out the team headed to Reno.



Hazel McLeary rolls the ceremonial opening ball for the tournament in Langford. *(PHOTO CONTRIBUTED)*

White took first place in the singles event, followed by Orchin and Kremler. Paul Simpson, George Jenson, Mike Barber, Jack Walker and Taylor all placed in the top 11 on the money list.

Taylor and Westerberg captured the doubles title, with Grant Thompson and Orr placing second. Jim Birtwistle and Simpson, White and Les Hume and John Radleja and Keith Ranger rounded out the top five.

> *"We had a great turnout of bowlers from the Island and mainland."*
>
> **– Paul Taylor, tournament assistant manager**

Taylor, assistant manager for the tournament, said Barker did a terrific job of putting the event together. "We had a great turnout of bowlers from the Island and mainland," Taylor said. "The staff and management at Langford Lanes were co-operative and helpful, and it's a nice venue as well."

The 12 spots on the B.C. team include six each for men and women in the categories of age 50 to 54, 55 to 59, 60 to 64, 65 to 69, 70 to 74, and 75 and older.

Team members must pay their own expenses to Reno this summer. If any of the dozen selected choose not to go, the opportunity is given to whoever is next in the standings.

editor@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

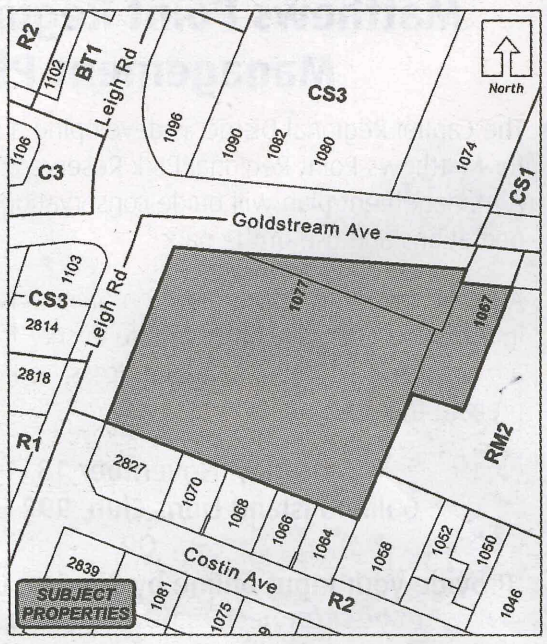
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1747. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 20 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. 1747 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. 1747 from RM3 (Apartment) and CT1 (Tourist Commercial – Motel) Zone and adding to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the future development of a 165-unit multi-family residential building.**

Applicant: **Wensley Architecture**

Location: **The land that is the subject of Bylaw No. 1747 is 1067 and 1077 Goldstream Avenue as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

Grizzlies encourage kids to move

Team to visit Sooke, Saanich and Victoria with program

Kendra Wong
News Gazette staff

The Victoria Grizzlies have launched a new school program encouraging youngsters to get active.

Get Moving with the Grizzlies inspires school-aged kids to make healthy choices and lead active lifestyles, while encouraging them to try out new athletic pursuits and activities.

As part of the program, Grizzlies team members will be visiting elementary and middle schools in the Sooke, Saanich and Victoria school districts to challenge students to take part in the four-week challenge.

"With the increasing distractions of video games, social media and the Internet, leading a physically active and healthy lifestyle is the new challenge for our youth today," said Grizzlies head coach Craig Didmon in a release. "We want to help the youngsters in our community find fun, recreational activities that will get them off the couch and get them moving to build a healthy foundation that will continue into their adulthood."

During the presentations to schools, there will also be a video presentation, and Grizzlies players will teach students how to make fun fitness obstacle courses that they can build at home with everyday items. There will also be a handout with ideas and tips for fun activities. For more information, visit victoriagrizzlies.com.

kendra.wong@goldstreamgazette.com



SPORTS

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

Parkinson's boxing program expands to West Shore

Rock Steady Boxing helps participants with balance, agility and memory

Kendra Wong
News Gazette staff

When Leigh Barwin was 52 years old, he could feel something wasn't right in his body, he just couldn't put his finger on it.

It started with his loss of smell roughly 30 years ago, followed by a frozen shoulder for some time that he attributed to a sports injury. Barwin also began to walk more slowly and his arms lost their natural rhythm and just hung by his side.

In May 2015, the View Royal resident was diagnosed with early onset Parkinson's disease. Parkinson's is a progressive disorder of the nervous system that affects movement. There is no cure.

"I knew something was happening, I just wasn't sure what it was," Barwin said.

In order to slow the progress of the disorder, Barwin was faced with the choice of taking a cocktail of medications or changing his diet and exercising. He chose the latter.

That's when he found out about Rock Steady Boxing, a program led by former national boxing champion Jason Heit, for people with Parkinson's. Heit partnered with the Parkinson Wellness Project to bring the program to Island MMA in Victoria. Now after about a year of success downtown, the program is expanding to the West Shore and will be offered at Club Phoenix on Langford Parkway, starting this week.

As part of the program – which is the first of its kind on the West Shore – participants throw on a pair of boxing gloves and head into the ring for a number of non-contact activities.

And it's making a difference for those living with the disease.

"The big thing is really getting the brain and the body to work together. I think that's why there's been such a benefit for people with Parkinson's disease to box," Heit said. "There's a lot of technique going on, there's a lot to calculate, there's a lot of strict form. The physical activity combined with the amount of thinking involving in boxing and the co-ordination is good for their development."

In the last year that Barwin has participated in the program, he has seen a change in his physical abilities. He's able to walk, run, drive and skip rope – something he was unable to do since the diagnosis and has now mastered. Memorizing the moves also keeps his brain active.

"It's helped with my balance, it's helped with my energy, it's helped with my strength. There's a good social element as well," said Barwin, adding the program has helped him emotionally and spiritually as well.

"The big thing is really getting the brain and the body to work together. I think that's why there's been such a benefit for people with Parkinson's disease to box."

– Jason Heit

According to the Parkinson Wellness Project, there are roughly 1,600 people living with the disease in lower Vancouver Island, but that number could be higher because many do not come forward or are not properly diagnosed.

Rock Steady Boxing starts on Wednesday, Nov. 15 at Club Phoenix and runs for six weeks, with programs continuing in the new year. There are also classes at Centurion Kickboxing in Sidney on Fridays. For more information visit parkinsonwellnessproject.org.

kendra.wong@goldstreamgazette.com



Alexandra Strickland (left) and Jason Heit, with Katie Nelson (centre), manager of operations with the Parkinson Wellness Project, at Club Phoenix on Langford Parkway. The gym will be home to a new boxing program that helps people with Parkinson's disease starting this week. *(KENDRA WONG/NEWS GAZETTE STAFF)*



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NOTICE OF PUBLIC HEARING

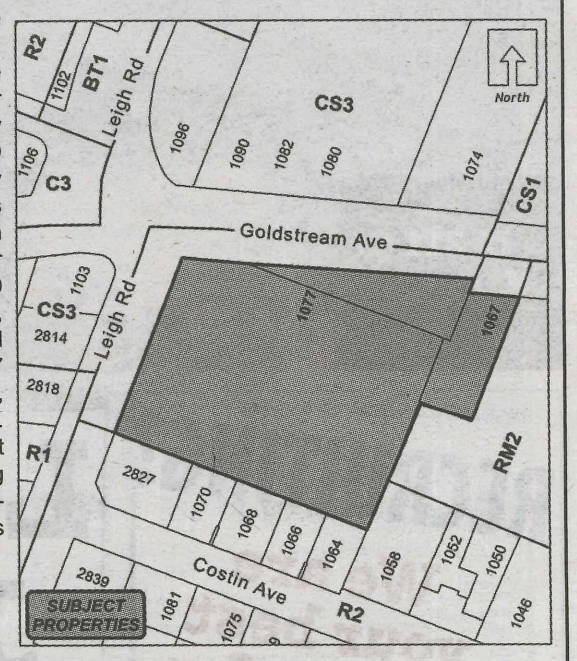
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Proposal: **The purpose of Bylaw No. 1747 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1747 from RM3 (Apartment) and CT1 (Tourist Commercial – Motel) Zone and adding to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the future development of a 165-unit multi-family residential building.**

Applicant: **Wensley Architecture**

Location: **The land that is the subject of Bylaw No. 1747 is 1067 and 1077 Goldstream Avenue as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 6 November 2017 to Monday, 20 November 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

b) 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.
Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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 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;

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

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

1. Give First Reading to Bylaw 1731 in order to amend the text within the RS4 Zone of Zoning Bylaw No.300 to permit lot sizes of 260 m^2, on the subject property, and limit the number of parcels that can be developed on the subject property to 18 parcels. As well as amend the zoning designation of the property located at 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS3 (Residential Small Lot 3 zone) subject to the following terms and conditions:

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

        i. $6,000 towards the General Amenity Reserve Fund per single family lot; and
        ii. $3,960 towards the General Amenity Reserve Fund per single family small lot;
        iii. $1,000 towards the Affordable Housing Reserve Fund per single family lot; and
        iv. $660 towards the Affordable Housing Reserve Fund per single family small lot;

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

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

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

        i. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
        ii. That the applicant agrees to develop the parcels in substantial compliance to the plans attached as Appendix A in regards to landscaping and driveway design, to the satisfaction of the Director of Planning;
        iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

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

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

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, which include an operating 3-lane cross-section and a bus pull off with an accompanying concrete pad;
        ii. That all boulevard improvements to Bylaw 1000 standards are provided to the satisfaction of the Manager of Parks;
        iii. That all road dedication necessary for frontage improvements are provided to the satisfaction of the Director of Engineering and Approving Officer prior to bylaw adoption;
        iv. That a storm water management plan be provided to the satisfaction of the Director of Engineering, and its maintenance plan be registered on title;
        v. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.

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

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

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

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give First Reading to Bylaw 1731 in order to amend the text within the RS4 Zone of Zoning Bylaw No.300 to permit lot sizes of 260 m^2, on the subject property, and limit the number of parcels that can be developed on the subject property to 18 parcels. As well as amend the zoning designation of the property located at 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot 4 zone) subject to the following terms and conditions:

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

        i. $6,000 towards the General Amenity Reserve Fund per single family lot; and
        ii. $3,960 towards the General Amenity Reserve Fund per single family small lot;
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        iv. $660 towards the Affordable Housing Reserve Fund per single family small lot;

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        ii. A frontage improvement plan to the satisfaction of the Director of Engineering and Bylaw No.1000.

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

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

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

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 11, 2017**

Department: **Planning**

Application No.: **Z17-0029**

Subject: **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 a future development of a 165-unit multi-family residential building.**

PURPOSE

Wensley Architecture has applied on behalf of the Goldstream Holdings Inc. 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.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

Applicant	Wensley Architecture	
Owner	Goldstream Holdings Inc.	
Civic Address	1067 and 1077 Goldstream Avenue	
Legal Descriptions	Lot A, Sections 79 and 99, Esquimalt District, Plan 12587 That Part of Lot 1, Section 79, Esquimalt District, Plan 4284, Lying Northerly of a Boundary Parallel to and Perpendicularly Distant 100 Feet From the Southerly Boundary of Said Lot	
Size of Properties	8,780m² (2.17 acres)	
DP Areas	N/A	
Zoning Designation	Existing: RM3 (Apartment) and CT1 (Tourist Commercial – Motel)	Proposed: MU1A (Mixed Use Residential Commercial A)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The site is situated at southeast corner of Goldstream Avenue and Leigh Road. Currently there are several single storey buildings throughout the site that have multiple rental units within them. There are a number of mature trees in the centre of the property, a couple along the Leigh Road edge, and cedar hedging surrounds most of the property.

Properties to the south and west consist of single family residential, whereas to the east there are townhomes and to the north, across Goldstream Avenue are commercial properties.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CS3 (Commercial Industrial)	Industrial
East	RM2 (Attached Housing)	Residential
South	R2 (One- and Two-Family Residential)	Residential
West	R1 (One-Family Residential) CS3 (Commercial Industrial)	Residential

Figure 1- Subject Properties



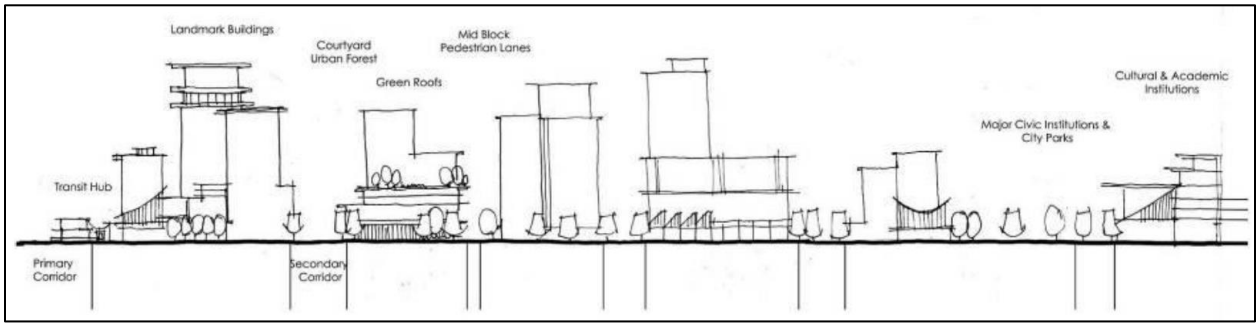
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood'. However, Council recently endorsed a City initiated proposal to expand to the 'City Centre' designation in the OCP, which would encompass the subject property. If the designation change were to be adopted, the OCP designation for the subject property would be defined by the following text:

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

Figure 1: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within an environmental Development Permit area. However, given the proposed use/density a Development Permit for Form and Character would be required prior to a building permit being issued for the multi-family building to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant, on behalf of Goldstream Holdings Inc. has applied 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. Below, Table 3 provides a summary of the project details.

As Goldstream Holdings Inc. has recently constructed two other buildings, one at the corner of Jacklin and Station (E&N Rail) and the other at Hoylake and Millstream, it's anticipated that this building would be similar in its design and function (rental).

Table 3: Proposal Data

	Permitted by CT1 (Current Zoning)	**Permitted by RM3 (Current Zoning)**	**Proposed by MU1A (Proposed Zoning)**
Permitted Uses	• Campsite • Mini golf course • Motel • Film production studio	• Apartment • Attached housing • Home occupation • Townhouses	• Townhouses • Apartments • Financial institutions • Restaurant
Density (FAR/area)	1,800m²	1.0 (1.25 if 75% of parking is provided underground)	2.0 (2.25 if 50% of parking is provided underground)
Height	Three (3) storeys	Six (6) storeys	Six (6) storeys
Site Coverage	max 50%	max 35%	**min 50% *** max 90%
Front Yard Setback	7.5m (25 ft)	7.5m (25 ft)	2.0m (6.5 ft)
Interior Side Yard Setback	6.0m (20 ft)	7.5m (25 ft)	N/A
Exterior Side Yard Setback	7.5m (25 ft)	7.5m (25 ft)	2.0m (6.5 ft)
Rear Yard Setback	10m (33 ft)	10m (33 ft)	7.5m (25 ft)
Parking Requirement	1 space per 15 motel rooms	1 space per dwelling unit + 5 visitor spaces	1 space per dwelling unit + 5 visitor spaces

* **Variance required**

VARIANCE REQUESTS

The applicant is proposing a number of variances as outline in Table 4 below:

Table 4 – Variance Requests

	Required by MU1A Zone	**Proposed**
Site Coverage (minimum)	50%	29%

If Council has no objections to the requested variances, they may direct staff to include a site-specific minimum site coverage into the MU1A Zone within the bylaw to rezone the subject property.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The applicant will need to dedicate road along Goldstream Avenue as well as at the intersection with Leigh Road. Within the Goldstream road right of way, the applicant will provide improvements to Bylaw 1000 standards that include such items as a sidewalk, streetlights, and a turning lane. BC Transit has requested that a bus bay be provided for the bus stop that exists along this frontage as well. The sidewalks and bus

bay will contribute positively to the pedestrian network at this location and provide a much safer walking route for individuals, especial given how busy this intersection is.

Frontage improvements along Goldstream would coincide with road dedication to ensure the boulevard, bike lane, thru lane, and turning lane all fit and function appropriately and safely with this busy intersection. Having the entry point to the proposed apartment site as far east along Goldstream as possible provides additional safety for vehicles entering and exiting the property.

Improvements along Leigh Road would also be to Bylaw 1000 standards and assist in the flow and safety of vehicles and pedestrians. Such improvements would include a sidewalk, street parking, a bike lane, and drive lanes that direct vehicles to the appropriate lanes at the intersection.

INFRASTRUCTURE

Currently, municipal sewer only exists along Leigh Road. The developer will need to extend the main east along Goldstream to the extent of their property.

Water mains do exist along both frontages and should have sufficient pressure to provide adequate fire and domestic water to the site. However, a Fire Underwriters Survey (FUS) Report will still need to be submitted to verify this. Any upgrades to the water system noted in the FUS report would need to be completed by the developer prior to a building permit being issued. There is a fire hydrant at the corner of Goldstream and Leigh, so an additional hydrant will not be necessary, but the existing hydrant may need to be moved away from the travel lanes.

In accordance with Bylaw 1000, stormwater management is considered to be appropriately addressed through infiltration on this site. Such a system will be designed through the civil engineering process that appropriately addresses the 2- and 10-year storm events.

There are various overhead wires that exist at this location along both frontages, which also span across the roads. Past practice has been to require such overhead wires to be placed underground, with the exception of 3-phase hydro as feedback from the development community has noted how expensive it is to underground 3-phase hydro. The Fire Department greatly appreciates the undergrounding of wires next to apartment buildings as overhead wires prevent ladder trucks from reaching upper floors on apartment buildings. Fiber optics would also be installed (underground) at this location as the City moves towards its goal to have fiber optics available along prominent corridors, such as Goldstream Avenue.

ROAD CLOSURE AND DISPOSITION

Recently the developer's surveyor discovered that land fronting 1067 Goldstream was dedicated as road back in 1958. This area, which is approximately 88m² in size, was originally thought to be a part of the subject parcels of land in for rezoning. However, as this is not the case, the developer has requested to obtain this area of road from the City. If Council agrees with the request, they may wish to agree to sell this area of road to the developer for an amount that is equal to the market value of the subject lands on a square metre bases, minus any land that the developer is dedicating to the City as part of their development.

NEIGHBOURHOOD CONSULTATION

The developer has not completed neighbourhood consultation regarding this proposal.

FINANCIAL CONTRIBUTIONS

Rezoning the subject properties to permit a higher density of development will increase the assessed value of the property, and 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 5 and 6 below.

Council's Amenity Contribution Policy allows for a 75% reduction in contributions for rental project. This reduction is limited to the downtown pedestrian area strictly pre the policy. However, Council has the authorized this reduction on a case-by-case basis outside of the downtown for significant projects and may wish to provide direction as to whether they wish to do so in this case.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total** (165 units)
General Amenity Reserve Fund	$2,562	$422,730.00
Affordable Housing Reserve Fund	$610	$100,650.00
TOTAL POLICY CONTRIBUTIONS		**$523,380.00**

Table 5 – Development Cost Charges (accounting for a 25% reduction)

Development Cost Charge	**Per unit Contribution**	**Total** (163 units)
Roads	$2,391.00	$389,733.00
Park Improvement	$1,417.50	$231,052.50
Park Acquisition	$825.00	$134,475.00
Incremental Storage Improvement Fees	$331.65	$54,058.95
Subtotal (DCCs paid to City of Langford)		**$809,319.45**
CRD Water	$1,493.63	$243,461.69
School Site Acquisition	$488.00	$79,544.00
TOTAL (estimate) DCCs		**$1,132,325.14**

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 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.

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

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

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

OR Option 2

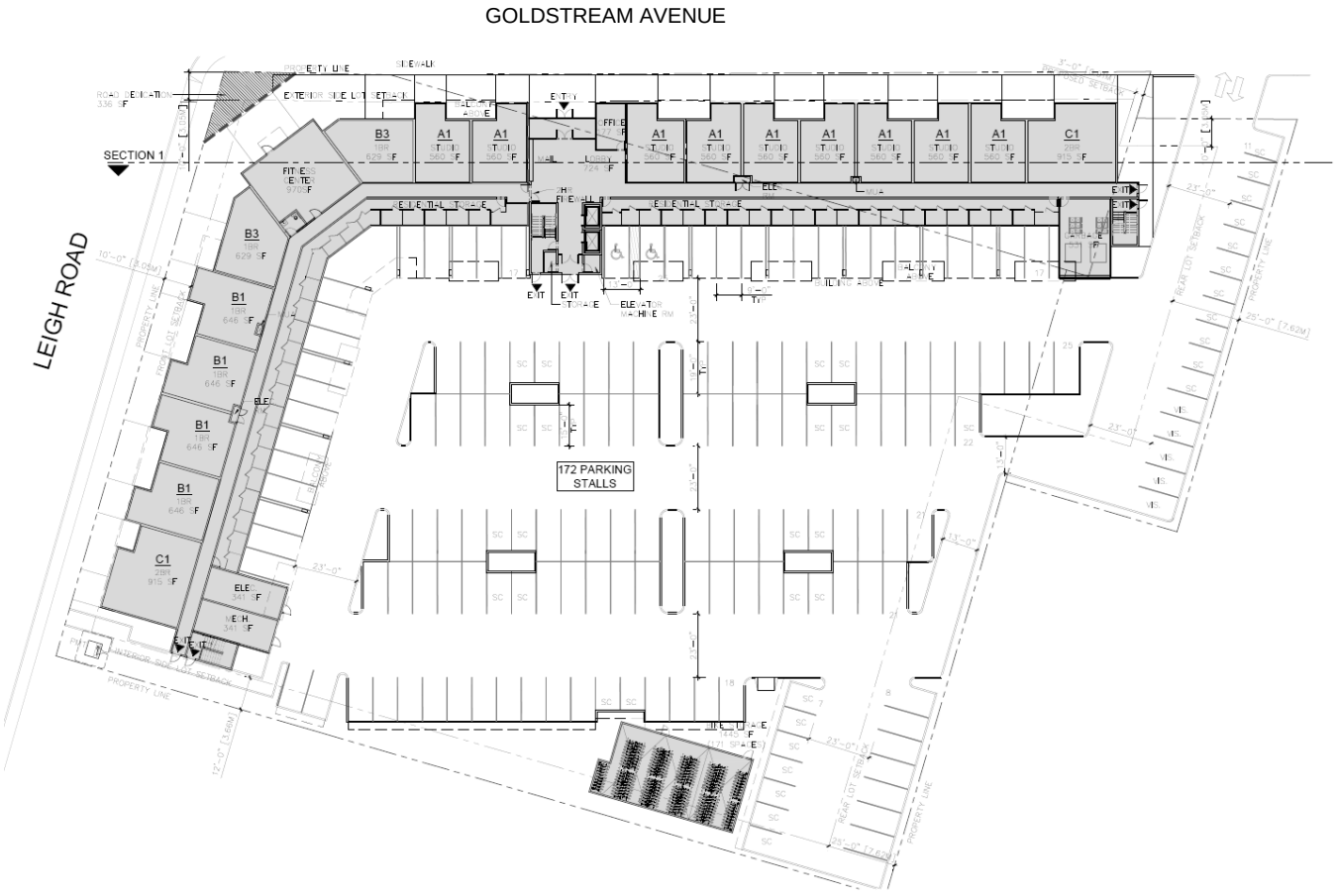
5. Reject this application for rezoning.

Respectfully Submitted,

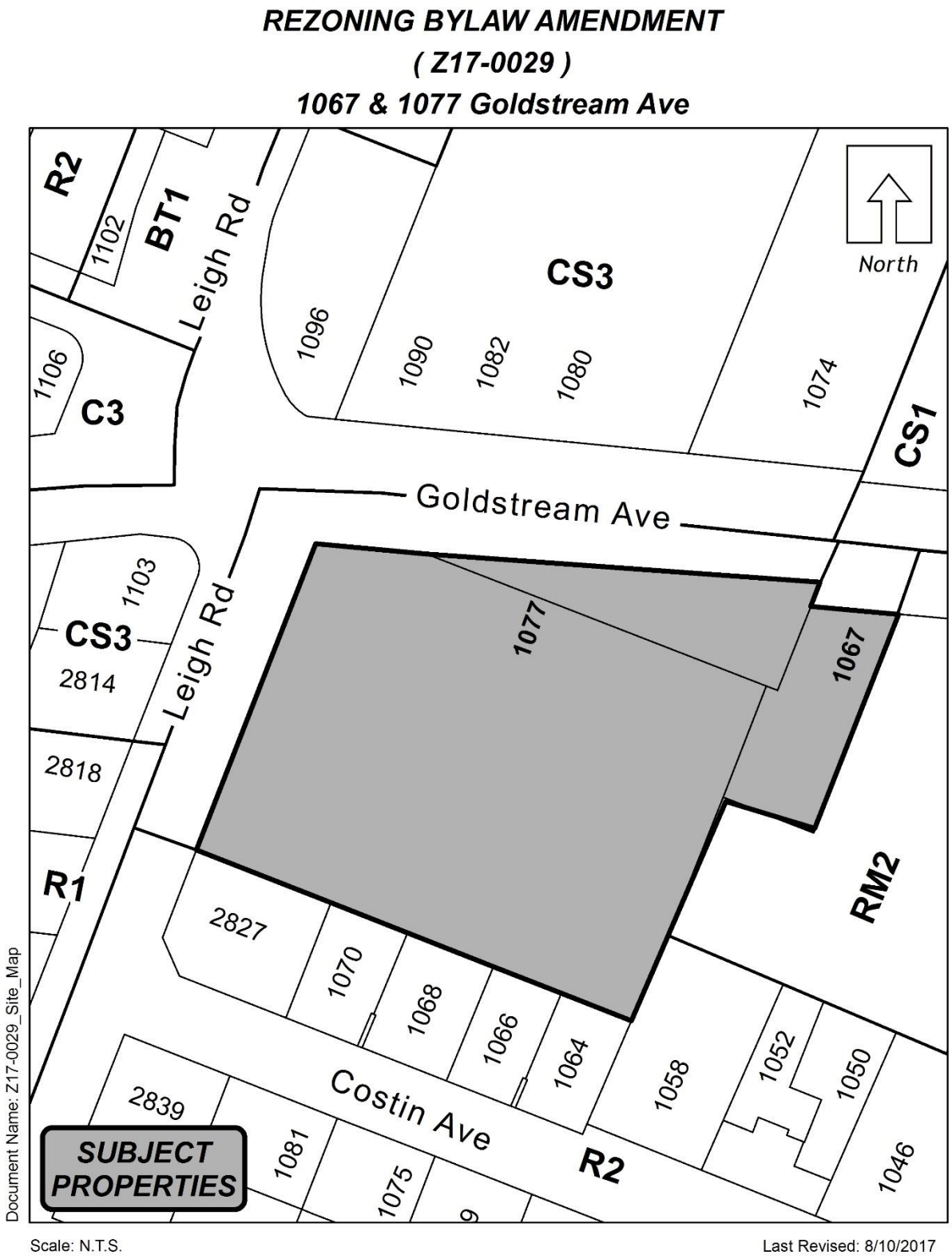
Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA,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

:rd

Appendix A
Proposed Site Plan

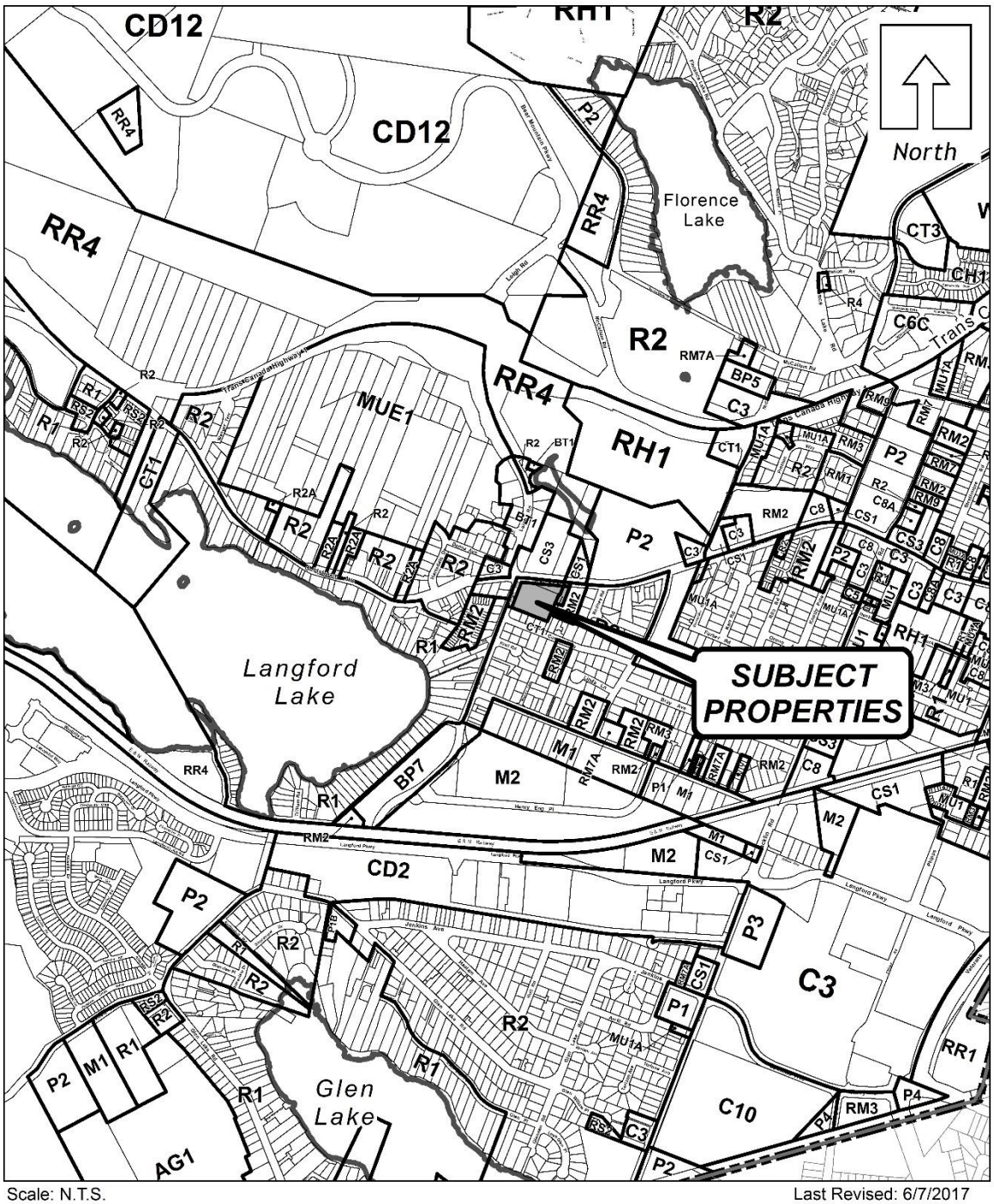


Appendix B
Property Map



Appendix C
Location Map

REZONING BYLAW AMENDMENT
(Z17-0029)
1067 & 1077 Goldstream Ave



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

[redacted]

From: Sharon Martin on behalf of Langford Administration General Mailbox
Sent: Tuesday, September 5, 2017 3:59 PM
To: [redacted]
Cc: Langford Planning General Mailbox
Subject: RE: Department Directory - Planning - Zoning Amendment File Z17-0029

Good Afternoon Anne,

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

Sharon Martin
Administration

From: [redacted]
Sent: Tuesday, September 5, 2017 3:38 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - Zoning Amendment File Z17-0029

You have received an email from Anne Bowd via the Langford website:

Department: Planning

Name: Anne Bowd
Phone: [redacted]
Address: [redacted]
Topic: Zoning Amendment File Z17-0029

Message:
I have some questions about this zoning amendment application.
* How many units will be affordable housing? *How tall will the structure be? *Is it an apartment block or townhouses? *Where will the parking be on the property? * What commercial businesses will be there? Thank you.

Suzette Chapman

From: Matthew Baldwin
Sent: Monday, September 11, 2017 9:46 AM
To: Annette Hurst
Cc: Leah Stohmann
Subject: RE: Department Directory - Planning - Zoning Amendment File Z17-0029
Attachments: Bylaw 1738.pdf

Good morning Ms. Hurst,

Thank you for your email of earlier this morning.

We do not post agenda to the City's website until Council and Committee members have received their agenda packages (a hard copy). I am sorry that you do not feel that this is sufficient, but it is Council's procedure and has been Council's procedure for the past 25 years.

Tonight's meeting is the first meeting with respect to the rezoning proposal for 1067/1077 Goldstream Avenue. Tonight, Council's Planning, Zoning and Affordable Housing Committee will meet to review the application and make a non-binding recommendation to Council. Should Council wish to proceed with this application, Council will direct staff to prepare a bylaw to amend the zoning of the property and that bylaw will be the subject of a Public Hearing. You will receive written notice of the Public Hearing, and you will also be able to review all documents pertaining to the rezoning at City Hall in the two-week period leading up to the Public Hearing.

If you are unable to attend the Public Hearing, you may submit your comments in writing to: planning@cityoflangford.ca, and they will form part of the public record with respect to the rezoning.

As to the term "City Centre", this is a designator in the City's Growth Management and Land Use Strategy (Map No. 2) which forms the basis of the City's Official Community Plan. Council may amend the City's Official Community Plan with an amending bylaw, and that Bylaw must also be the subject of a Public Hearing. For your convenience, I am attaching a copy of Bylaw No. 1738, which Council has given 1st reading to. This bylaw defines the boundaries of the City Centre, should this bylaw be adopted.

If you have any additional questions or concerns, please do not hesitate to contact me here.

Sincerely,

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

City of Langford
www.cityoflangford.ca

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From: Annette Hurst [redacted]
Sent: Monday, September 11, 2017 8:17 AM
To: Matthew Baldwin [redacted]
Subject: Department Directory - Planning - Zoning Amendment File Z17-0029

Good morning,

We own [redacted] and received your Meeting Notice (the notice) for 5:30 tonight. As we cannot attend, we tried to get further information pertaining to this development. Information received on the phone was somewhat helpful but did not clarify a lot of questions. We did find out that an agenda package would be put on your website the afternoon of Friday, September 8, 2017.

The notice invites those impacted to attend to learn more about the proposal. Why did the notice not contain the information about the agenda package?

Depending on a persons health and work, life schedule the notice gives very little time for a person to digest or gather their concerns or get answers to questions/concerns in a concrete, satisfactory way. It does not allow families to be able to adjust time schedules to allow time to attend. Putting the agenda package online the Friday afternoon prior to a Monday meeting, is not sufficient. Why is it not on put on the website at the same time the notice is sent out or earlier?

Information obtained during the meeting does not allow a person time to formulate or articulate any concerns that do arise at the time of the meeting.

In reviewing the agenda package for the Monday 11, 2017 meeting, we have several questions regarding the potential development of the 165 unit rental. It will be 6 stories high and be built on the parcel outlined both on the notice and agenda.

CITY CENTRE: Under the Official Community Plan, taken from the agenda, a portion of which I have copied below (IN BLUE), could you please advise:

- Who determines the boundaries of the “City Centre”? As the designation of property into “City Centre” allows to support high density housing etc, this does have a huge impact to properties located in the area. As well as properties located just outside any new boundaries of the “City Centre”.
- What is the process to increase the "City Centre” boundary?
- Has anyone, whose property is within the designated area been notified? What this means and the potential impact has. How were they notified?
- Have or are residents, whose properties are adjacent to the boundary, been notified?
- Could you please supply a map showing the endorsed “city Centre"

We do not agree with the "City Centre" designation this property has. We were unaware that an endorsement to change it to "City Centre" had taken place. We would like to add that further consultation with all owners in the newly endorsed and proposed “City Centre” boundaries be held with more heads up as to the time it would take place.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as ‘Neighbourhood’. However, Council recently endorsed a City initiated proposal to expand to the ’City Centre’ designation in the OCP, which would encompass the subject property. If the designation change were to be adopted, the OCP designation for the subject property would be defined by the following text:

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

PARKING: The agenda shows parking would be on site. If the "City Centre" designation is adopted, only one parking stall per unit is required and 5 visiter parking spaces. We do not believe this is sufficient, parking in this area can be difficult already. This may be part of a new city centre for non residents, but it is not within walking distance to amenities. Most owners/potential renters, will own more than one vehicle. **I would like to see the City of Langford do something to ensure that parking overflow does not impact surrounding neighbourhoods. [redacted], I would request that signs be put in along Kiwi Road stating “residential parking only”.**

GREENSPACE: Should this development be approved and moved forward, **we would like to see more green space put into the design.** It appears 90% of the property will be developed. We would like to see a few less units and some green space left. Although this may not be quite so profitable, it would be nice to see development in Langford start to implement green space within living areas instead of creating wall to wall pavement and building.

CROSS WALK: In the agenda it states the developer will be contributing to sidewalks and bike lanes. The city of Langford has designated Leigh Rd on the side of Langford lake from Goldstream Rd up past Dunford as a non pedestrian thoroughfare. (as per the pedestrian sign stating”cross here non pedestrian thoroughfare” which is locate by Goldstream Ave). Yet City of Langford has not provided any way for a person living on the Langford Lake side of Leigh Rd to safely cross unless they walk down the non pedestrian thoroughfare. This can be very dangerous to families and children trying to traverse along this very busy road. It contradicts only one parking stall is required as close to amenities and yet the infrastructure to allow safe travel while on foot is not in place. Should approval be given to this development, it will add to even more congestion on Leigh

Rd. Once Leigh Rd is put through to Langford Parkway, we anticipate the flow of traffic will equal Jackeline Rd.

We would like to request a cross walk also be put across Leigh Rd by Kiwi Rd This is to allow people who are travelling on foot from the Langford Lake side of Kiwi Rd to be able to negotiate across Leigh Rd in a safe manner to sidewalks on the other side of Leigh Rd.

In Conclusion:
We do not agree to this development:
If it proceeds, we would like:

to see more green space and more parking stalls added to the development;
a cross walk put across Leigh Rd by Kiwi Rd so a person can safely negotiate crossing on foot;
signs along Kiwi Rd stating “residential parking only"

Could you please inform us as to:

the procedure in changing the boundaries of the City Centre and how notification is given to those impacted;
why people are not informed as to the agenda package and why it is not on the website sooner
What decisions are made regarding this development or where and when this information can be found
What decision is made regarding "residential only” parking signs and the cross walk as per above and if not approved the reason.

We look forward to hearing from you and thank you for your consideration.

Yours truly
Annette Hurst and Stu Brown
[redacted]

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. <u>IN CAMERA RESOLUTION</u>

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

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Tuesday, November 14th, 2017

1. **Application for Development Variance Permit to reduce the minimum rear yard setback and defer the requirement for the installation of on-site plumbing to allow for the construction of an addition to the existing one-family dwelling at 2579 Rainville Road.**
   - **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 the proposed construction of an addition to the existing one-family dwelling, as generally shown on Appendix C of this report, at 2579 Rainville Road :

   i. That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum setback from the rear lot line from 6.0 m (20 ft) to 2.7 m (9 ft); and
   ii. That Section 6.1.2(c) of Subdivision and Development Servicing Bylaw No. 1000 be varied to defer the installation of on-site plumbing from prior to the issuance of an Occupancy Permit for the proposed addition to within six months of a sewer main being installed in a highway or City statutory right-of-way abutting the property at 2579 Rainville Road;

Subject to the following terms and conditions:

   i. That the site is developed in substantial accordance with the plans attached to this report as Appendix C;
   ii. That the owner registers a Section 219 Covenant, in priority of all other charges, prior to the issuance of this Development Variance Permit that agrees that all required on-site plumbing will be installed and connected to the municipal sanitary sewer system within six months of a sewer main being installed in a highway or City statutory right-of-way abutting the parcel;
   iii. That the owner pays the required Sewer Capital Recovery Fee (SCRF) to West Shore Environmental Services or the City of Langford prior to the issuance of a Building Permit authorizing the construction of the proposed addition at 2579 Rainville Road; and
   iv. That the owner provides confirmation of adequate septic field capacity for the proposed addition containing a shop and secondary suite from Island Health prior to the issuance of a Building Permit authorizing the construction of the proposed addition at 2579 Rainville Road.

CARRIED.

2. Application to Rezone 808, 812 and 820 Arncote Avenue; 2636, 2640, 2646 Peatt Road; and 2641, 2647 and 2649 Sunderland Road from R2 (One- and Two-Family Residential) to MU2 (Mixed-Use Residential Commercial)
- Staff Report (Planning)

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

1. Direct staff to prepare a bylaw to:

    a. Amend the zoning designation of the properties located at 808, 812 and 820 Arncote Avenue; 2636, 2640, and 2646 Peatt Road; and 2641, 2647 and 2649 Sunderland Road from R2 (One- and Two-Family Residential) to MU2 (Mixed-Use Residential Commercial) to permit the construction of two multi-family residential buildings with approximately 206 dwelling; and

    b. Add the following to Section 6.56.06 of Zoning Bylaw No. 300:

        i. No buildings or structures on the properties legally described as Parcel A (DD 009-W), Lot 12, Section 111, Esquimalt District, Plan 10901 (808 Arncote Avenue); That part of Lot 12, Section 111, Esquimalt District, Plan 10901 lying to the west of a straight boundary joining the points of bisection of the northerly and southerly boundaries of said lot (812 Arncote Avenue); Lot 7, Section 111, Esquimalt District, Plan 10901 (820 Arncote Avenue); Lot B, Section 111, Esquimalt District, Plan 9793 (2636 Peatt Road); Lot C, Section 111, Esquimalt District, Plan 9793 (2640 Peatt Road); Lot 13, Section 111, Esquimalt District, Plan 10901 (2646 Peatt Road); Lot 9, Section 111, Esquimalt District, Plan 10901 (2641 Sunderland Road); and Lot 8, Section 111, Esquimalt District, Plan 10901 (2647/2649 Sunderland Road) may exceed a height of seven storeys;

Subject to the following terms and conditions:

i. That the owner agrees to provide, **as a bonus for increased density**, the following contributions per Single Family Equivalent (SFE) created, **prior to Building Permit Issuance**:

    a. $6,000 towards the General Amenity Reserve Fund;
    b. 1,000 towards the Affordable Housing Reserve Fund;

ii. That the applicant provides, **prior to Public Hearing,** the following items:

    a. Detailed site, elevation and floor plans demonstrating substantial compliance with the Multi-Family Design Guidelines to the satisfaction of the Director Planning;

CON'T

b. A Traffic Impact Assessment, to the satisfaction of the Director of Engineering and the Ministry of Transportation, evaluating left turn movements from Arncote Avenue onto Peatt Road, impacts on surrounding streets and on the Peatt Road and Veterans Memorial Parkway intersection, and recommending improvements to the transportation network; and
c. A Technical Memo, to the satisfaction of the Director of Engineering, providing a preliminary assessment of the area, consideration of stormwater management options and confirmation that the requirements of Bylaw No. 1000 will be met;

iii. 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:

a. That the owner shall construct all improvements and works recommended by the approved Traffic Impact Assessment, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;
b. That the owner shall construct all frontage improvements, works and services according to the standards of the Subdivision and Development Servicing Bylaw No. 1000 prior to the issuance of a Building Permit;
c. That the owner shall construct the driveway access for the proposed development from either Arncote Avenue or Sunderland Road, to the satisfaction of the Director of Engineering and in accordance with the approved Traffic Impact Assessment; and
d. That the owner shall prepare a stormwater management plan and construct all on- and off-site works required in the approved stormwater management plan, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit.

CARRIED.

3. Bylaw No. 1750 - Application to Rezone 12 Properties Located Between Goldstream Avenue, Peatt Road, and Claude Road to Allow for a Mixed-Use Development
- Staff Report (Planning)

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

That Council:

1. Give 1st reading to the attached Bylaw No. 1750 to amend the the zoning designation of the properties located at 2747, 2753, 2761, 2769, and 2779 Peatt Road, 2734, 2738, 2742, 2746, 2750, and 2756 Claude Road, and 798 Goldstream Avenue from P2 (Community Institutional), R1 (One-Family Residential), and R2 (One- and Two-Family Residential) to a new C9 (Community Town Centre Pedestrian 9) zone subject to the following terms and conditions:

b) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
i. $1,525 towards the General Amenity Reserve Fund;
ii. $610 towards the Affordable Housing Fund.

CON'T

Unless Council amends the Amenity Contribution policy prior to second reading of Bylaw No. 1750 in which case the applicant may request that Council amend Bylaw No. 1750 to include the contribution amounts.

c) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:

   i. $10.75 towards the General Amenity Reserve Fund.

d) That the applicant provides, **prior to Bylaw Adoption,** the following:

   i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering.
   ii. The registration of a lot consolidation plan that includes road dedication along Peatt Road, Goldstream Avenue, and Claude Road to the satisfaction of the Manager of Land Development and Director of Engineering;
   iii. The registration a blanket statutory right of way on the proposed church/assisted living site for a pedestrian connection between Peatt Road and Claude Road; and
   iv. The registration of a blanket statutory right of way on the southwest site for the future installation of a pedestrian friendly plaza in the southwest corner, which would include art work.

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

   i. That a 2.0m wide pedestrian connection between Peatt Road and Claude Road be constructed with red brick paves and lighting prior to issuance of a building permit, to the satisfaction of the Parks Manager; and
   ii. That the southwest corner of the proposed commercial/residential site have a pedestrian plaza with art work installed prior to issuance of a building permit, to the satisfaction of the Director of Planning;
   iii. That a Traffic Impact Assessment (TIA) be completed to the satisfaction of the Director of Engineering for the full build-out of any block that commercial and/or residential uses are proposed, prior to the issuance of building permit, and that the recommendations of the TIA be implemented;
   iv. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit; and
   v. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

CON'T

2. Direct staff to enter into a shared parking agreement with owner(s) of the future church property that allows them exclusive privilege to the Danbrook parking lot on Sunday mornings and religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays.

CARRIED.

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0024 – 2647 Crystalview Dr

That Development Variance Permit No. DVP17-0024 be issued by the Council for the City of Langford to Jared Steingard of Westbrook Consulting Ltd on behalf of David Wolovitz to vary one rear yard setback, one exterior yard setback, and two lot width regulations at 2647 Crystalview Dr 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 of proposed Lot 2 from the required 16 m (52.5 ft) to 14.58 m (47.8 ft);
b) 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);
c) 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
d) 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).

3. Conditions

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

a) That the site is developed in accordance with the plan attached to the Planning, Zoning and Affordable Housing Report dated 23 October 2017 as Appendix A.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 20 November 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0024
Applicant	Jared Steingard, Westbrook Consulting Ltd.
Location	2647 Crystalview Dr
Proposal	1. 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); 2. 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); 3. 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 4. 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).
Purpose	To vary one rear yard setback, one exterior yard setback, and two lot width regulations on the property located at 2647 Crystalview Drive. The development variance permit is requested as part of a new 3 lot subdivision (SUB17-0017).

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 15 November 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 20 November 2017 during the Public Participation Section at the beginning of the meeting.

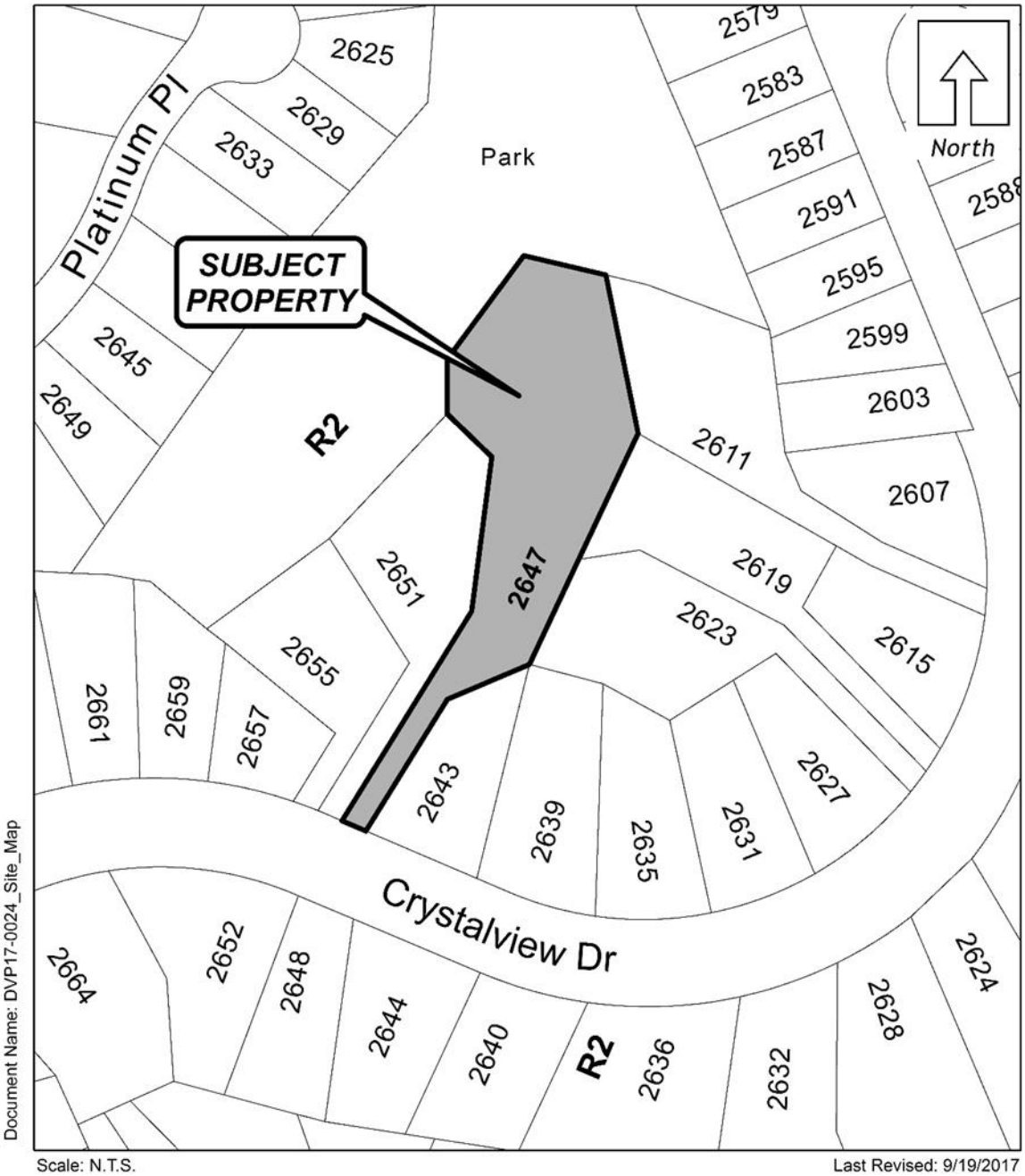
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Dave Sametz with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0024)

2647 Crystalview Dr



GREATER VICTORIA PUBLIC LIBRARY

October 31, 2017

His Worship Mayor Stewart Young and Council
City of Langford
877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young and Council:

Re: 2018 Budget and Five Year Financial Plan

The Greater Victoria Public Library respectfully submits its 2018 Operating Budget and Five Year Financial Plan for 2018-2022 for approval by Council resolution by May 1, 2018.

The overall municipal contribution increase requested for 2018 is 2.90%, after factoring in budgeted reserve transfers and revenue changes.

The City of Langford's share of the 2018 requisition, based on converted assessment values and population, and including rental adjustment is $1,722,082. Building maintenance costs budgeted to be paid on your behalf are an additional $57,900.

Budget drivers include salaries and benefits, building occupancy costs and other factors which are described in the 2018 budget notes.

Now more than ever, public libraries are needed to bridge the digital divide and to support community inclusion. As modern technologies give rise to unprecedented change, the library ensures that no one is left behind. With exemplary staff, space, collections and technology, the Greater Victoria Public Library is a place where doors, books, and minds are always open.

We support our community at eleven library branches and online at gvpl.ca, serving 321,016 residents in our 10 member municipalities. GVPL continues to hold the highest per capita circulation rate of urban library systems in Canada, and through more than 100 active community partnerships, we make significant contributions to the well-being of local residents.

Thank you for your vision and ongoing support of the role public libraries play in building strong and vibrant communities.

Sincerely,

Rob Martin
Chair, Greater Victoria Public Library Board

Enclosures

Copies: Darren Kiedyk, CAO, City of Langford
Michael Dillabaugh, Director of Finance, City of Langford
Maureen Sawa, CEO, Greater Victoria Public Library
Paul McKinnon, Director of Finance and Facilities, Greater Victoria Public Library

GREATER VICTORIA PUBLIC LIBRARY

2018 Final Budget and

2018-2022 Five Year Financial Plan

Approval Dates:

Finance Committee – September 12, 2017

Finance Committee – October 10, 2017

Library Board – October 24, 2017

Municipal Councils – October 31, 2017

GREATER VICTORIA PUBLIC LIBRARY

2018 Budget and Five-Year Financial Plan

	2017	2018	Change	Change%	Notes	2019	2020	2021	2022
Revenues									
Municipal contributions - operating	$ 16,538,399	17,017,338	$ 478,939	2.9%	1	$ 17,552,855	$ 17,899,008	$ 18,200,911	$ 18,517,623
Municipal contributions - start-up	698,000	460,600	$ (237,400)	-34.0%	2	-	-	-	-
Provincial grants	642,339	642,339	$ -	0.0%		642,339	642,339	642,339	642,339
Federal grants	5,534	7,379	$ 1,845	33.3%		7,379	7,379	7,379	7,379
Fines, fees and printing	503,800	502,191	$ (1,609)	-0.3%	3	483,681	466,306	449,995	434,700
Contracts for service	28,111	28,450	$ 339	1.2%		28,450	28,450	28,450	28,450
Investment income	74,000	74,000	$ -	0.0%	4	74,000	74,000	74,000	74,000
Donations and other grants	72,943	49,300	$ (23,643)	-32.4%	5	42,000	42,000	42,000	42,000
	18,563,126	18,781,597	$ 218,471	1.2%		18,830,704	19,159,482	19,445,074	19,746,491
Expenses									
Salaries and benefits	13,127,210	13,491,583	364,373	2.8%	6	13,978,534	14,259,107	14,542,433	14,830,355
Library materials	865,492	903,000	37,508	4.3%	7	903,000	903,000	903,000	903,000
Amortization	1,764,700	1,688,300	(76,400)	-4.3%	8	1,561,500	1,446,400	1,357,000	1,275,580
Supplies and services	1,076,382	1,077,525	1,143	0.1%	9	1,082,001	1,095,323	1,083,161	1,083,215
Building occupancy	783,144	762,838	(20,306)	-2.6%	9	761,846	773,074	784,365	794,654
Other expenses	360,341	361,831	1,490	0.4%	9	352,436	356,531	359,268	362,020
	17,977,269	18,285,077	$ 307,808	1.7%		18,639,317	18,833,435	19,029,227	19,248,824
Annual Surplus/(Deficit)	585,857	496,520	(89,337)	-15.2%		191,387	326,047	415,847	497,667
Add back: Unfunded Amortization	1,764,700	1,688,300	(76,400)	-4.3%		1,561,500	1,446,400	1,357,000	1,275,580
	2,350,557	2,184,820	(165,737)	-7.1%		1,752,887	1,772,447	1,772,847	1,773,247
Municipal contributions-operating increase	**2.9%**	**2.90%**				**3.1%**	**2.0%**	**1.7%**	**1.7%**

GREATER VICTORIA PUBLIC LIBRARY

	2017	2018	Change	Change%	Notes	2019	2020	2021	2022
Balance forward from Page 1	2,350,557	2,184,820	(165,737)	-7%		1,752,887	1,772,447	1,772,847	1,773,247
Capital Expenses									
Library collection - operating	1,458,895	1,459,887	992	0%	7/10	1,459,887	1,459,887	1,459,887	1,459,887
Hardware - operating	96,000	93,000	(3,000)	-3%	10	93,000	93,000	93,000	93,000
Furniture and equipment - operating	60,000	60,000	-	0%		60,000	60,000	60,000	60,000
Building Improvement - operating	80,000	120,000	40,000	50%	10	120,000	120,000	120,000	120,000
Vehicles - operating (financed)	-	-	-	0%		-	60,000	-	-
Branch Start-ups:									
Library collection - James Bay Branch	220,250	74,250	(146,000)	100%	2	-	-	-	-
Library collection - Esquimalt Branch	-	10,000	10,000	0%	2	-	-	-	-
Hardware James Bay Branch	64,914	-	(64,914)	100%	2	-	-	-	-
Hardware Esquimalt Branch Relocation	-	66,000	66,000	0%	2	-	-	-	-
Furniture & equipment James Bay Branch	360,928	-	(360,928)	100%	2	-	-	-	-
Furniture & equipment Esquimalt Branch Relocatio	-	284,500	284,500	0%	2	-	-	-	-
Building Improvement James Bay Branch	9,790	-	(9,790)	100%	2	-	-	-	-
	2,350,777	2,167,637	(183,140)	-8%		1,732,887	1,792,887	1,732,887	1,732,887
Transfers									
Unrest. donations: Marketing Research	(4,000)	-	4,000	100%		-	-	-	-
Unrest. donations: Capital planning	(32,500)	-	32,500	100%		-	-	-	-
Endowment: Lynda.com	(21,700)	(15,000)	6,700	100%		-	-	-	-
Contingency Reserve Fund	36,000	20,000	(16,000)	-44%		20,000	20,000	20,000	20,000
Transfers to/(from) Reserve Funds	(22,200)	5,000	27,200	-123%	11	20,000	20,000	20,000	20,000
Transfers to/(from) Accumulated Surplus	-	-	-	0%	12				
Debt repayments	21,980	12,183	(9,797)	-45%	13	-	19,560	19,960	20,360
Financed assets	-	-	-	0%		-	(60,000)		
	(220)	17,183	17,403	-7910%		20,000	(20,440)	39,960	40,360
Financial Plan Balance	-	-	-			-	-	-	-

Notes to the 2018 Budget and Five-Year Financial Plan

Budget context

GVPL is committed to operating efficiently and effectively to deliver library service to 10 municipalities. The library system leverages more than 100 active community partnerships to expand programs and lifelong learning opportunities for Greater Victoria residents.

In 2016, operational efficiencies were actively pursued and achieved. As a result, service enhancements for the community were delivered without increasing the staff complement. The Langford Heritage Branch was added to the existing 10-branch system. Library IT staff developed a new mobile catalogue. With external funding support from the Victoria Foundation and Friends of the Library, GVPL purchased a new outreach vehicle to extend service beyond 11 physical locations.

In 2017, to meet demand for new and expanding services, the Library continues to find efficiencies and to pursue cost avoidance strategies. As the lease at 747 Fort Street was discontinued, an offsite storage solution for IT servers was arranged at the University of Victoria and 17 staff members were relocated into reconfigured Central Branch work space. A new virtual branch (gvpl.ca) launched in August, created by GVPL staff with minimal external costs. These costs were offset by a grant from the Friends of the Library. The virtual branch offers expanded online services and operates within the existing staff complement.
Modest revenue generation opportunities will be explored in 2018. Budgeted staffing levels remain flat at 147.56 FTE, identical to 2017. The existing staff complement will be used to operate a new branch in James Bay.

Components of the 2018 budget include the following:

1 – Municipal contributions - operating **Increase $478,939**

Of the 2.90% increase in municipal contributions, the majority (82.9%) is attributed to salaries and benefits which are jointly negotiated through the GVLRA. Salaries and benefits are the key cost driver for GVPL.

Library materials costs account for 8% of the municipal contribution increase. This is due to fixed cost increases for subscriptions, processing and supplemental funding for a new digital resource.

As in previous years, overall revenues are conservatively projected which results in a 4.3% of the municipal contribution increase.

Building improvement fund contribution increases result in the remaining 3.6% increase in municipal contributions.

2 – Municipal contributions – start-up **Decrease $237,400**

In 2018 there is a decrease in the amounts for new and relocated branch start-up costs (furnishing and equipping the branch, as well as a collection inventory for new branches). These are funded by the individual municipalities providing the facilities:

One-time contributions to GVPL	**Source**	**2016**	**2017**	**2018 Change**	**2018**	**Total**
James Bay Branch	Victoria		$698,000	($623,000)	$75,000	**$773,000**
Esquimalt Branch (Relocation)	Esquimalt			$385,600	$385,600	**$385,600**
Net budget decrease				**($237,400)**		

The majority of these contributions are for capital expenditures, with a small percentage of start-up funding going towards non-capital costs, such as moving and some supplies below the asset threshold.

3 - Fines, fees and printing revenue **Decrease $1,609**

Revenue from fines, fees and printing is estimated to continue to decline modestly. Fees (e.g. meeting room rentals) are under review and additional opportunities for revenue generation will be explored in 2018. GVPL is currently investigating potential revenue sources such as fees for scanning and fees for overdue holds not picked up.

4 – Investment Income **No Change $0**

Investment revenue is conservatively estimated to reflect projected continuation of modest earnings in the Municipal Finance Authority bond fund.

5 – Donations and Other Grants **Decrease $23,643**

2017 to 2018 change in one-time funding for Canada 150 Project – Victoria Foundation and donations	($12,350)
2017 to 2018 change in DigiLab project funding - United Way	($11,293)
	($23,643)

Decrease relates to one-time funding received in 2017 that will not be received in 2018: Canada150 funding ($12,350) and second year draw-down of the United Way DigiLab Project three year funding total ($11,293).). New funding opportunities will continue to be explored in 2018, in tandem with new donor engagement strategies.

6 – Salaries and Benefits **Increase 364,373**

The library's CUPE Collective Agreement expired on December 31, 2016.

The full-time equivalent (FTE) count for regular employees (including full and part time employees) remains at 147.56 FTE. Salaries and benefits account for 71.9% of the library's overall budget in 2018. No additional staffing costs for the system will be incurred with the opening of the James Bay Branch in 2018 as the branch will be staffed through redeployment of staff vacancies, realignment of staffing levels elsewhere in the organization and savings achieved through attrition.

This budget includes employee benefit costs and payroll withholding costs such as EI and CPP. Total benefits are estimated to increase due to 1) the anticipated CUPE negotiated wage increase and 2) the annual increment increase for CUPE employees already supported in the current CUPE collective agreement. The rate of benefits and withholding costs will remain at 24.5% of total salaries and wages.

7 – Library materials (expensed and capitalized) **Combined Increase $38,500**

The library materials budget is split between Expenses, for periodicals and eResources, and Capital Expenses, for books, audio visual and electronic materials, which are capitalized as assets and amortized over 7 years. The net combined increase is:

Expensed – Library materials	$37,508
Capitalized as asset – Library collection-operating	$992
Total, excluding branch startup collection assets	**$38,500**

Increase is due to anticipated fixed costs for increases in library materials subscriptions, processing and to provide new digital resources.

8 – Amortization **Decreased $76,400**

This is the estimated amortization expense for tangible capital assets, in accordance with the Board's Tangible Capital Asset policy. Since this is an unfunded expense, it is added back to the budgeted annual surplus.

9 – Supplies and Services, Building Occupancy and Other **Combined Decreased $17,673**

Supplies and services	$1,143
Building occupancy	($20,306)
Other expenses	$1,490
Total	**($17,623)**

The net decrease is primarily related to Building Occupancy due to the 747 Fort Street office space lease ending May 31, 2017. The lease was not renewed and a more permanent and secure location was found at the University of Victoria's Data Centre for the library's IT servers. The 17 HR, Finance and Facilities and I.T. personnel were relocated back to the Central Branch, which will serve as the most viable temporary location until a long term solution for administrative space is identified. The bulk of the savings realized from the termination of the 747 Fort Street lease and related moves have offset increases to other Building Occupancy budget lines.

10 – Capital Expenditures **Increased $37,992**

Library collection-operating	$992	Primarily a shifting from non-capitalized library collection budget (periodicals and eResources) – Refer also to Note 7
Hardware	($3,000)	$3,000 reduction in funded Digi-Lab project.
Building Improvement	$40,000	The annual contribution level increase in 2018 from $80,000 to $120,000 is to correct historic underfunding for basic tenant improvement needs and are a pro-ration of original funding levels which were based on an 8 branch system in the late 1990s. This will improve capacity to modernize spaces for service delivery in GVPL's 12 branches and provide for more timely lifecycle improvements such as interior re-painting, flooring and window covering replacements and minor renovations.

All other budget variances relate to new branch start-up capital costs, as outlined in Note 2.

11 – Transfers to/(from) Reserve Funds **Change in Net Transfer From Reserves $27,200**

Unrestricted Donations - $4,000 removed for one-time market research in 2017.

Unrestricted Donations - $32,500 removed for one-time funding for capital planning and implementation support for branch projects in 2017.

Endowment Fund – ($15,000) for cost to introduce Lynda.com online training platform for library users and staff in 2018, a decrease from ($21,700) in 2017.

Contingency Reserve - $16,000—removed for a one-time pension liability in the 2015 fiscal year; the contingency fund was depleted to a zero balance in 2016 in order to replenish a negative balance in the operating fund. Board policy requires that the contingency reserve target 1% of total operating budget within five years. This will replenish the reserve within the time period mandated by the policy, with no further annual increases in subsequent years.

12 – Transfers to/(from) Accumulated Surplus **Change in transfers from surplus $0**

One-time transfers from accumulated surplus in 2016 were removed in 2017.

13 – Debt Repayments **Reduction $9,797**

Debt repayments budgeted in 2018 for Shuttle vehicle loan through MFA $12,183 (loan maturity 2018).

GREATER VICTORIA PUBLIC LIBRARY

2018 MUNICIPAL CONTRIBUTIONS

	2017		2018								
	2017	Total Requisition 2017	Share 2018	Operating Budget	Rent Adjustment [1]	Total Requisition 2018	Increase $	Increase %		Building Maint. Costs [2]	Total Municipal Budget 2018
Central Saanich	5.14%	$859,172	5.20%	$884,902	$9,204	**$894,106**	$34,934	4.10%		$0	$894,106
Colwood	4.76%	793,604	4.69%	$798,113	6,278	**804,391**	10,787	1.40%		26,787	831,178
Esquimalt	5.44%	895,495	5.42%	$922,340	(4,021)	**918,319**	22,824	2.50%		0	918,319
Highlands	0.69%	115,041	0.65%	$110,613	871	**111,484**	(3,557)	-3.10%		3,877	115,361
Langford	10.95%	1,825,747	10.04%	$1,708,541	13,541	**1,722,082**	(103,665)	-5.70%		57,900	1,779,982
Metchosin	1.50%	250,070	1.43%	$243,348	1,897	**245,245**	(4,825)	-1.90%		8,933	254,178
Oak Bay	6.43%	1,058,442	6.88%	$1,170,793	(4,771)	**1,166,022**	107,580	10.20%		0	1,166,022
Saanich	33.32%	5,487,794	33.95%	$5,777,386	(21,859)	**5,755,527**	267,733	4.90%		0	5,755,527
Victoria	28.85%	4,768,973	28.73%	$4,889,081	(2,317)	**4,886,764**	117,791	2.50%		0	4,886,764
View Royal	2.92%	484,061	3.01%	$512,222	1,177	**513,399**	29,338	6.10%		0	513,399
Total	**100%**	**$16,538,399**	**100%**	**$17,017,338**	**$0**	**$17,017,338**	**$478,939**	**2.90%**		**$97,497**	**$17,114,835**

[1] The **Rent Adjustment** is calculated in accordance with Section 8.12 (a), (b) and (c) of the Library Operating Agreement and relates to portions of buildings used to benefit all member municipalities: the Collection and Technical Services section of the Juan de Fuca Branch building and the Administrative portion of the Central Branch building. Municipalities which did not contribute to the initial acquisition of such building or who did not subsequently purchase a portion of such building pays reasonable rent to those Municipalities that did.

[2] **Building Maintenance Costs for jointly owned buildings** are additional municipal budget amounts that are over-and-above the requisition for the library operating budget. The two branches that are jointly owned are the Central Branch and the Juan de Fuca Branch. Similar costs at other branches do not flow through GVPL and are paid by the municipalities directly. Other than the contributions to the Juan de Fuca Major Asset Maintenance Trust fund ("JF MAM"), building costs are estimates. Once actual costs are known, GVPL invoices the municipalities. Budgeted building costs for the branch portion of the jointly-owned buildings, excluding administrative area costs that are included in the libraray operating budget, are as follows:

	Juan de Fuca Branch	Total
Direct property manager costs (repairs, maintenance, misc.)	22,389	**45,681**
Building insurance	10,404	**27,943**
JF MAM trust fund contribution	64,704	**64,704**
	$ 97,497	**169,583**

GREATER VICTORIA PUBLIC LIBRARY

2018 MUNICIPAL PER CAPITA CONTRIBUTIONS

	2018			
	Total Requisition 2018	**Population [1]**	**Cost Per Capita 2018**	**Increase per capita**
Central Saanich	$884,902	15,895	$55.67	$2.20
Colwood	$798,113	17,583	45.39	$0.61
Esquimalt	$922,340	16,830	54.80	$1.36
Highlands	$110,613	2,394	46.20	-$1.49
Langford	$1,708,541	39,936	42.78	-$2.60
Metchosin	$243,348	4,792	50.78	-$1.01
Oak Bay	$1,170,793	17,368	67.41	$6.19
Saanich	$5,777,386	110,889	52.10	$2.41
Victoria	$4,889,081	85,192	57.39	$1.38
View Royal	$512,222	10,137	50.53	$2.89
Total	**$17,017,338**	**321,016**	**$53.01**	**$1.49**

[1] Source of 2018 population figures - BC Stats website: <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx>, 2016 population estimates, accessed on January 12, 2017.

General note: Percentage share of costs by municipality are determined based on 50% property assessment value and 50% population estimate. More detailed information on assessment values and population are available on request.

CITY OF LANGFORD
BYLAW NO. 1727

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

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

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

1. By deleting from the RR4 (Rural Residential 4) Zone and adding to RM2A (Attached Housing) Zone the property legally described as Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1727	Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr)	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

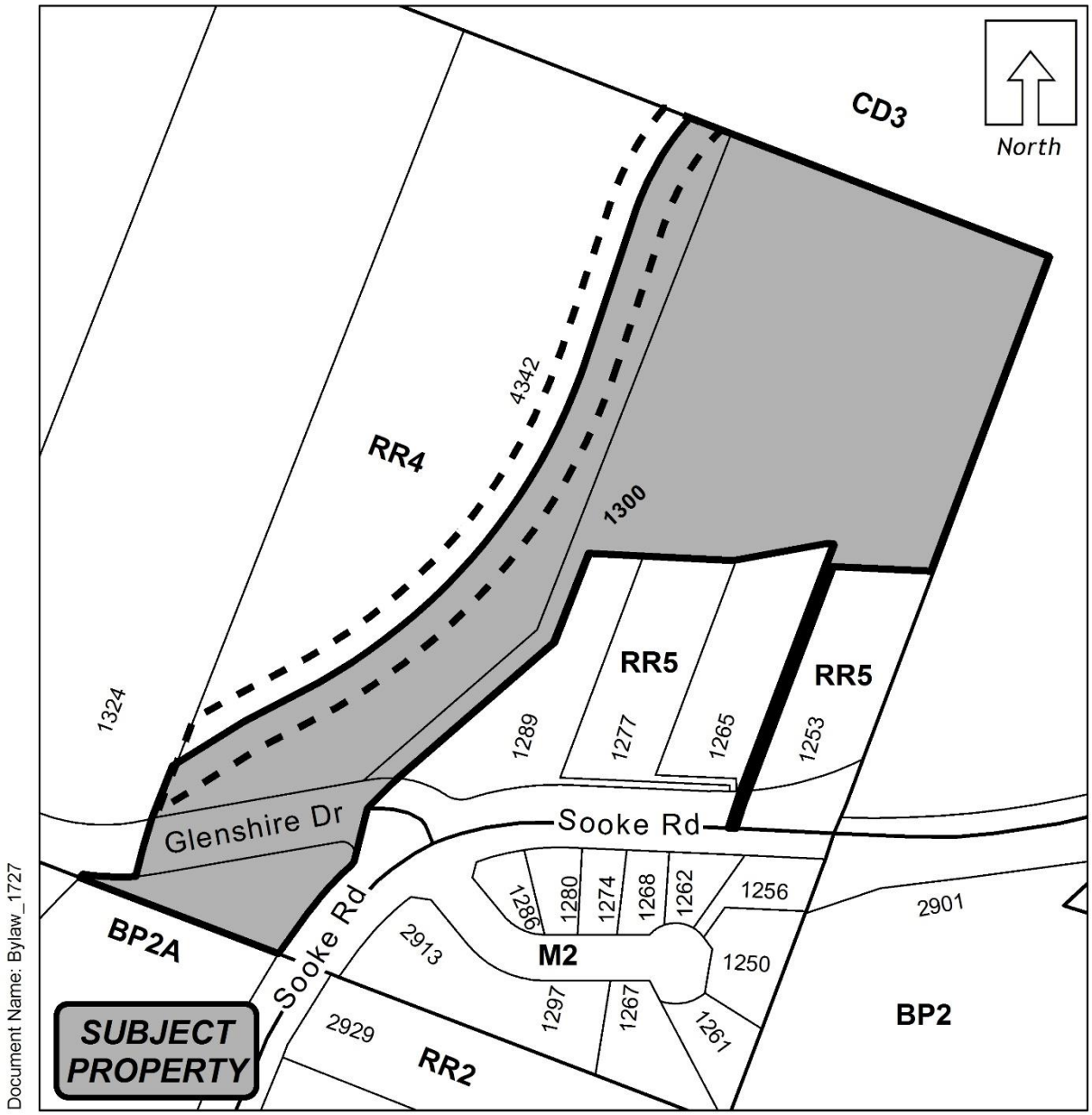
READ A THIRD TIME this day of, 2017.

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

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1727

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**November 20, 2017**
Department:	**Planning**
Application No.:	**Z17-0034**
Subject:	**Bylaw No. 1731- Application to Rezone 2955 Irwin Road from RR4 to RS4 to Allow an 18 lot subdivision with various lot sizes.**

At their Regular Meeting of 18 September 2017, Council passed the following resolution with respect to the property at 2955 Irwin Road:

1. Give First Reading to Bylaw 1731 in order to amend the text within the RS4 Zone of Zoning Bylaw No.300 to permit lot sizes of 260 m^2, on the subject property, and limit the number of parcels that can be developed on the subject property to 18 parcels. As well as amend the zoning designation of the property located at 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot 4 zone) subject to the following terms and conditions:

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

        i. $6,000 towards the General Amenity Reserve Fund per single family lot; and
        ii. $3,960 towards the General Amenity Reserve Fund per single family small lot;
        iii. $1,000 towards the Affordable Housing Reserve Fund per single family lot; and
        iv. $660 towards the Affordable Housing Reserve Fund per single family small lot;

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

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

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

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

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

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

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

COMMENTS

The Director of Engineering has determined that road dedication along 2955 Irwin Road is not required as condition prior to adoption of Bylaw 1731, therefore Item 1d) of Council's resolution is not a prior to Bylaw Adoption condition. The applicant has registered a Section 219 covenant against the title of the subject property that agrees to items 1c) i through xi in accordance with Council's resolution of 18 September 2017.

No additional conditions have been placed on this application to rezone. Council may now wish to adopt Bylaw 1731.

OPTIONS

That Council:

1. Adopt Bylaw No. 1731;

2. Take no action at this time with respect to Bylaw No. 1731;

Respectfully Submitted,

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

:lhm

CITY OF LANGFORD
BYLAW NO. 1731

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 1, Section 26, Goldstream District, Plan 24172, PID No. 002-981-220 (2955 Irwin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following text as subsection 6.27A.02(7):

   " (7) Despite subsection 6.27A.02(1), on that property legally described as Lot 1, Section 26, Goldstream District, Plan 24172; PID 002-981-220 (2955 Irwin Road), the minimum parcel area for subdivision may be 260 m^2 if the owner of the land proposed to be subdivided:

   (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and

   (b) does not exceed a maximum density of development of 18 lots.

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	1731	Lot 1, Section 26, Goldstream District, Plan 24172, PID No. 002-981-220 (2955 Irwin Rd)	a) $6,000 per one-family lot greater than or equal to 550 m2 towards the General Amenity Reserve Fund; and b) $1,000 per one-family lot greater than or equal to 550 m2 towards the Affordable Housing Reserve Fund. c) $3,960 per one-family lot less than 550 m2 towards the General Amenity Reserve Fund; and d) $660 per one-family lot less than 550 m2 towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".

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

PUBLIC HEARING held this 16th day of October, 2017.

READ A SECOND TIME this 16th day of October, 2017.

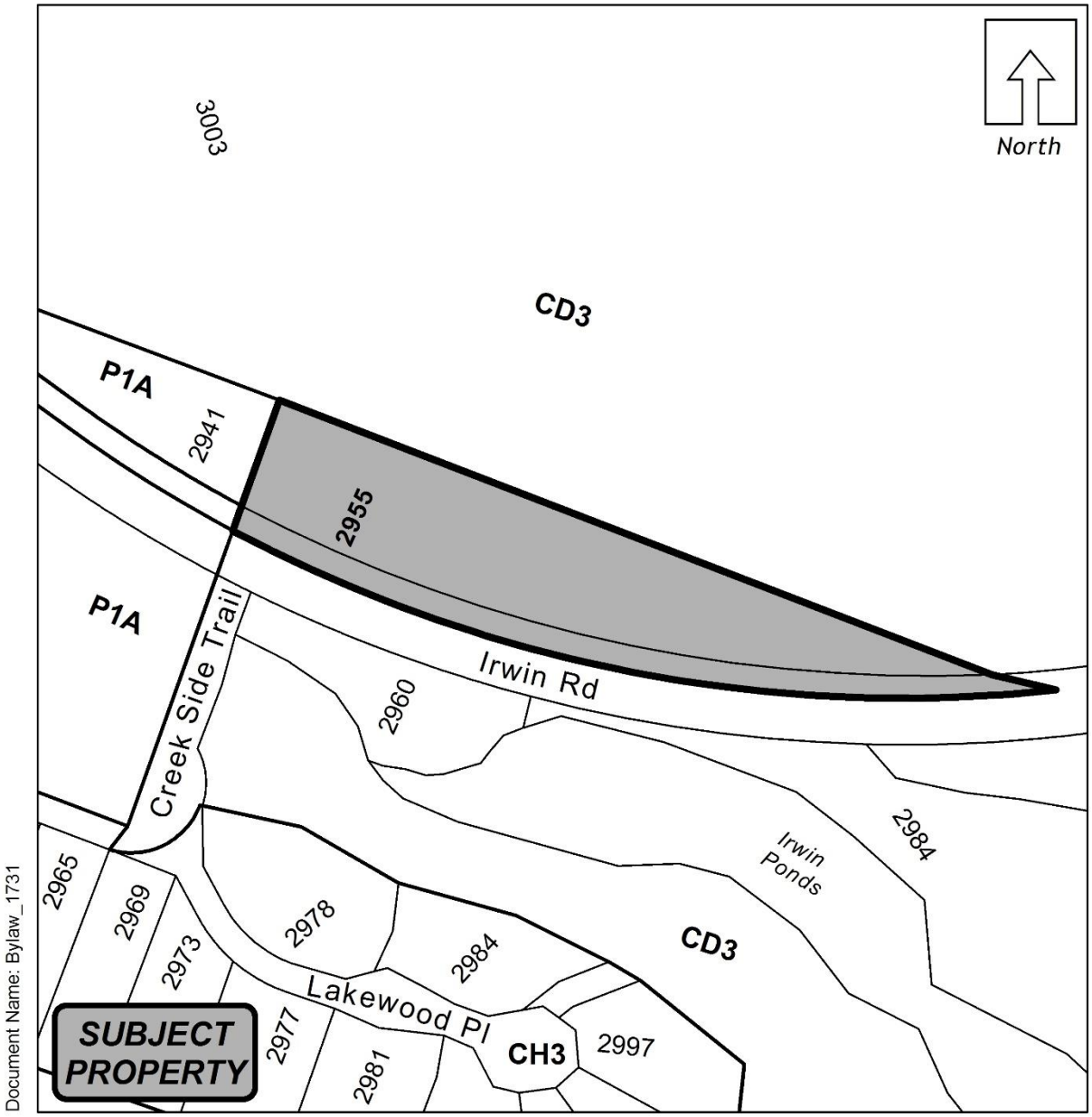
READ A THIRD TIME this 16th day of October, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1731

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1731

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/10/2017

CITY OF LANGFORD
BYLAW NO. 1745

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 RS1 (Residential Small Lot 1) Zone the following text from Section 6.23.05(2) "The gross floor area of a dwelling must not exceed 200 m^2 (2 150 ft^2)";

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS1 (Residential Small Lot 1) Zone the property legally described as LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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)
RS1	1745	LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd)	a) $2,772 towards the General Amenity Reserve Fund per lot above and beyond 2 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 2 lots	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".

READ A FIRST TIME this 16th 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.

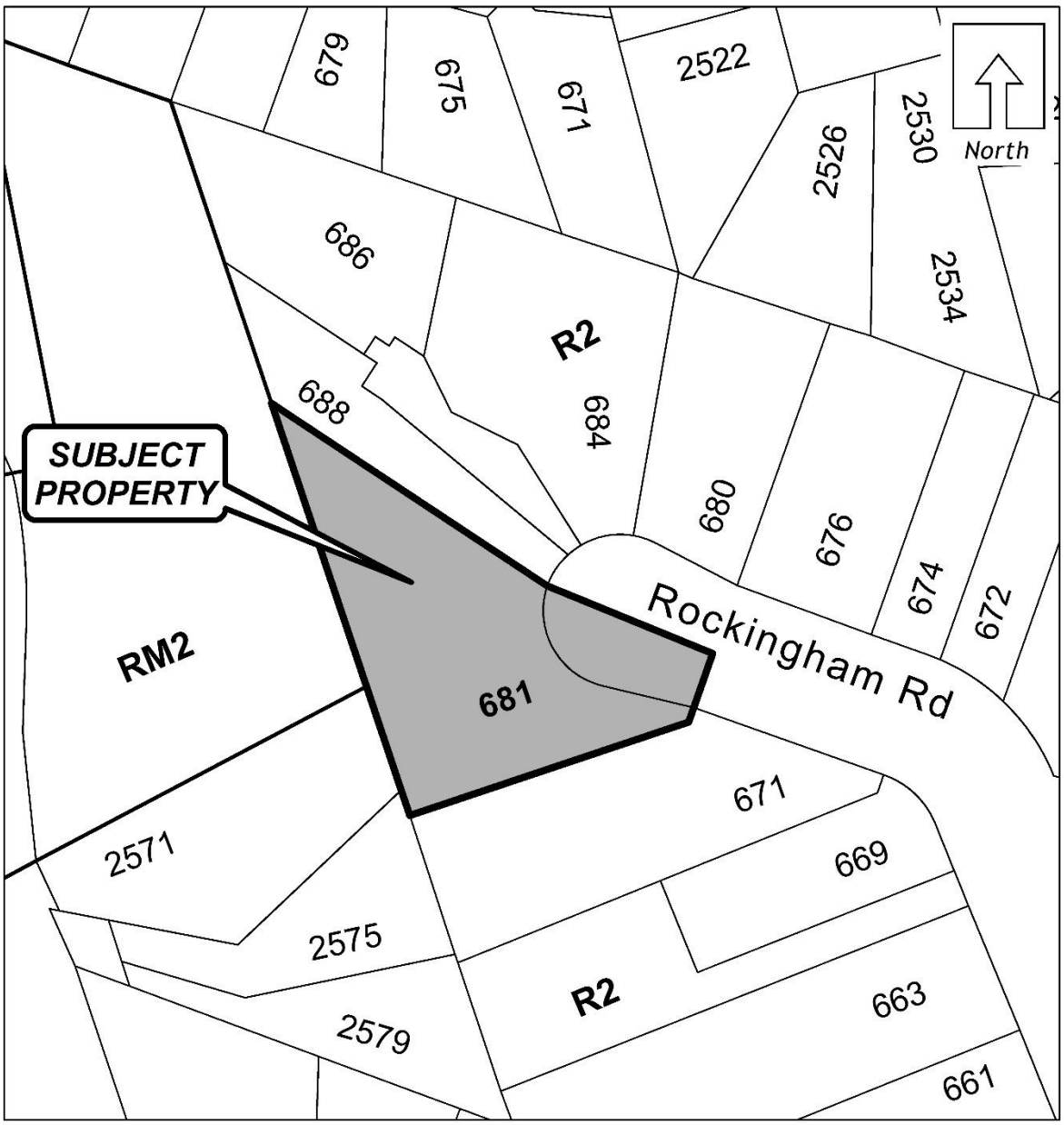
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1745

I HEREBY CERTIFY THIS TO BE A TRUE COPY
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IN SECTION A1 OF BYLAW No. 1745

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

CITY OF LANGFORD
BYLAW NO. 1747

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 6.51A.05,

(5) Despite article (2), the lot coverage of all buildings and structures on the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587; and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284 may not be less than 29%.

1. By deleting from the **RM3 (Apartment) and CT1 (Tourist Commercial – Motel)** Zone and adding to **MU1A (Mixed Use Residential Commercial A)** Zone the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Avenue), and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT, PID No. 006-077-722, and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No. 009-427-457 (1077 Goldstream Avenue) 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)
MU1A	1747	LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Ave); and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund.	Yes

		SAID LOT, PID No. 006-077-722; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No.009-427-457 (1077 Goldstream Ave)		

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".

READ A FIRST TIME this 16th 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.

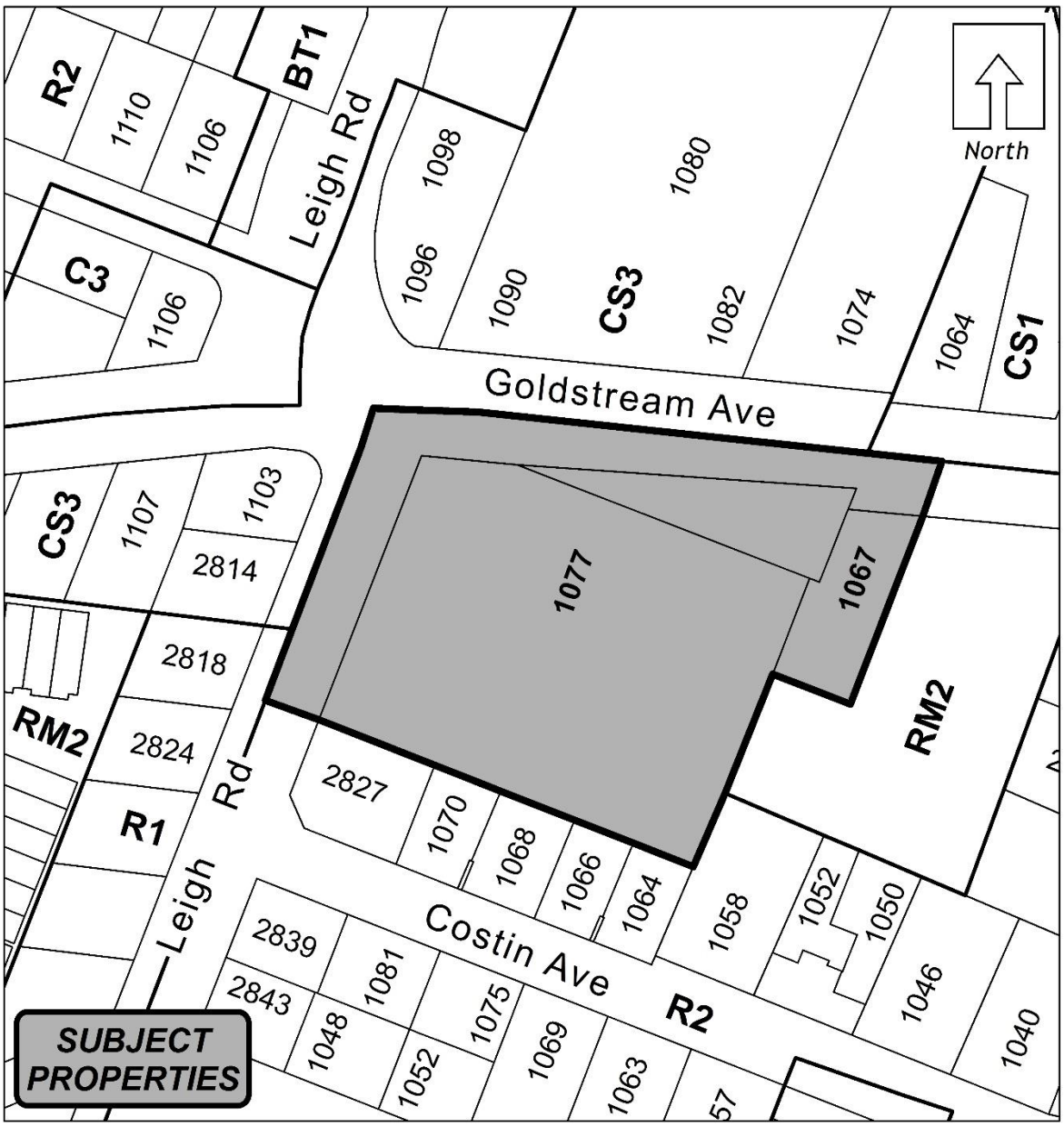
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1747

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1747

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/4/2017

CITY OF LANGFORD
BYLAW NO. 1748

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

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

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

1. By deleting the text within Subsection 6.51A.05(4) and 6.51A.05(5) and replacing it with the following:

   (4) "Despite article (2), the lot coverage of all buildings and structures on the properties legally described as Lots 1 and 2, Section 72, Esquimalt District, Plan 15185 (720 and 724 Meaford Avenue), Lot A, Section 72, Esquimalt District, Plan EPP61132 (732 Meaford Avenue) and Lot 3, District Lot 72, Esquimalt District, Plan 27017 (2844 Millstream Road) may not be less than 35%."

2. By deleting from the CS1 (Service Commercial) Zone and adding to MU1A (Mixed-Use Residential Commercial A) Zone the property legally described as Lot 3, District Lot 72, Esquimalt District, Plan 27017; PID No. 002-522-144 (2844 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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)
MU1A	1748	Lot 3, District Lot 72, Esquimalt District, Plan 27017; PID No. 002-522-144 (2844 Millstream Rd)	a) $2563 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. 514, (2844 Millstream Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

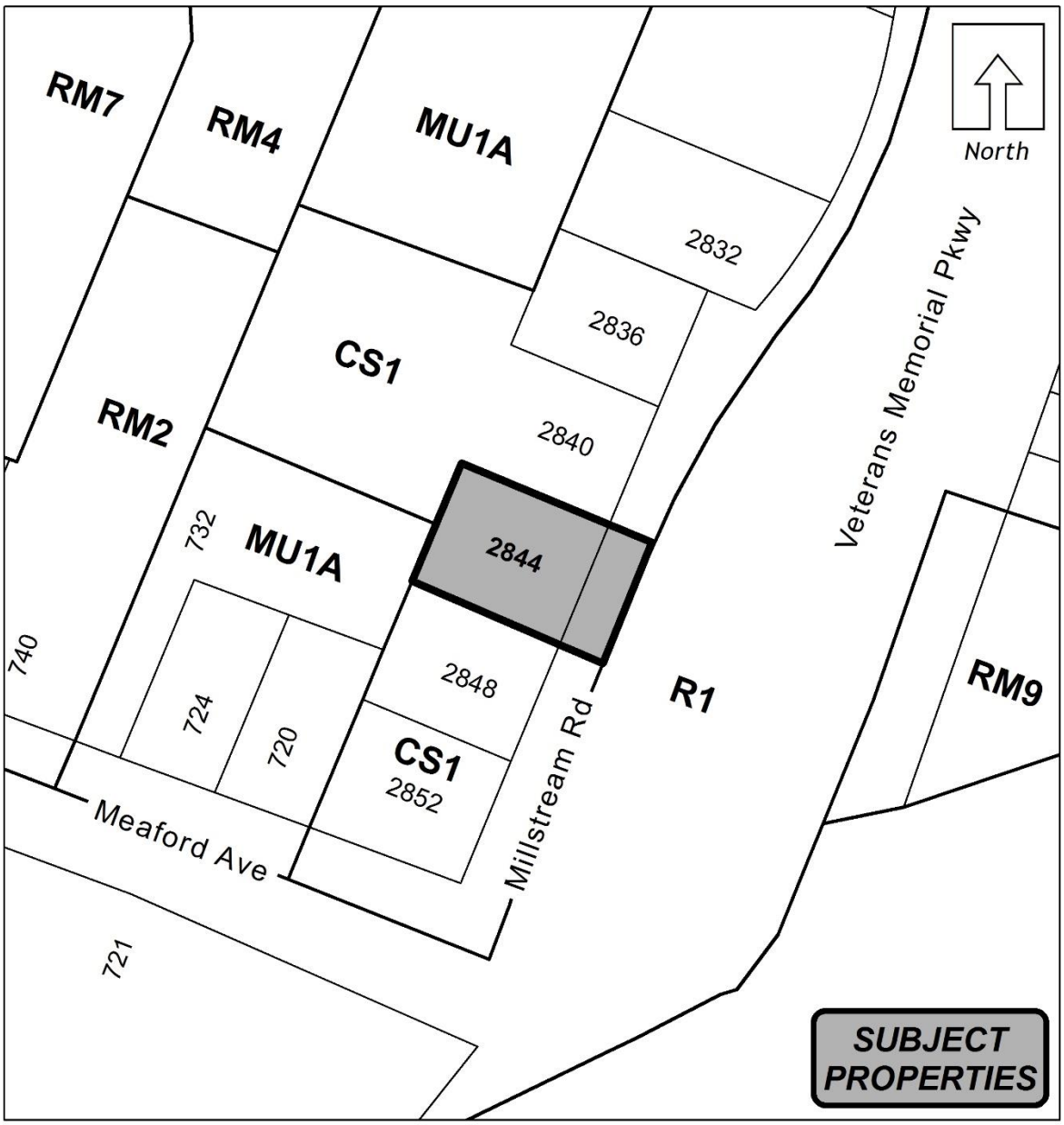
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1748

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1748

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2017

CITY OF LANGFORD
BYLAW NO. 1750

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 as Section 6.44B the text as set out in Schedule A;
2. By deleting from the **R1 (One-Family Residential), R2 (One- and Two-Family Residential),** and **P2 (Community Institutional)** Zone and adding to the **C9 (Community Town Centre Pedestrian) Zone** the properties legally described as LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP69262 EXCEPT THAT PART IN PLAN VIP72059; PID No.: 024-562-203 (798 Goldstream Ave); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 004-151-976 (2747 Peatt Rd); AMENDED LOTS 5, 7 (DD 248521I), SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-756-847, 005-756-693 (2753, 2761 Peatt Rd); LOTS 3 and 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-109-736, 000-244-317 (2769, 2779 Peatt Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE NORTH EAST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-856, (2734 Claude Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-945 (2738 Claude Rd); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, EXCEPT PART IN PLAN 7819, PID No. 000-006-921 (2742 Claude Rd); LOT A and B, SECTION 72, ESQUIMALT DISTRICT, PLAN 7819, PID No. 001-386-425, 001-743-929 (2746 and 2750 Claude Rd); PARCEL A (DD 14738W) OF LOT 7, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, PID No. 006-227-520 (2756 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
3. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
C9	1750	LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP69262 EXCEPT THAT PART IN PLAN VIP72059; PID No.: 024-562-203 (798 Goldstream Ave); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 004-151-976 (2747 Peatt Rd); AMENDED LOTS 5, 7 (DD 248521I), SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-756-847, 005-756-693 (2753, 2761 Peatt Rd); LOTS 3 and 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-109-736, 000-244-317 (2769, 2779 Peatt Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE NORTH EAST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-856, (2734 Claude Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-945 (2738 Claude Rd);	a) $1,525 per new residential unit created towards the General Amenity Reserve Fund; b) $610 per new residential unit created towards the General Amenity Fund; c) $10.75 per m² of commercial space created towards the General Amenity Reserve Fund.	Yes

		LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, EXCEPT PART IN PLAN 7819, PID No. 000-006-921 (2742 Claude Rd); LOT A and B, SECTION 72, ESQUIMALT DISTRICT, PLAN 7819, PID No. 001-386-425, 001-743-929 (2746 and 2750 Claude Rd); PARCEL A (DD 14738W) OF LOT 7, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, PID No. 006-227-520 (2756 Claude Rd)		

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 516, (798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

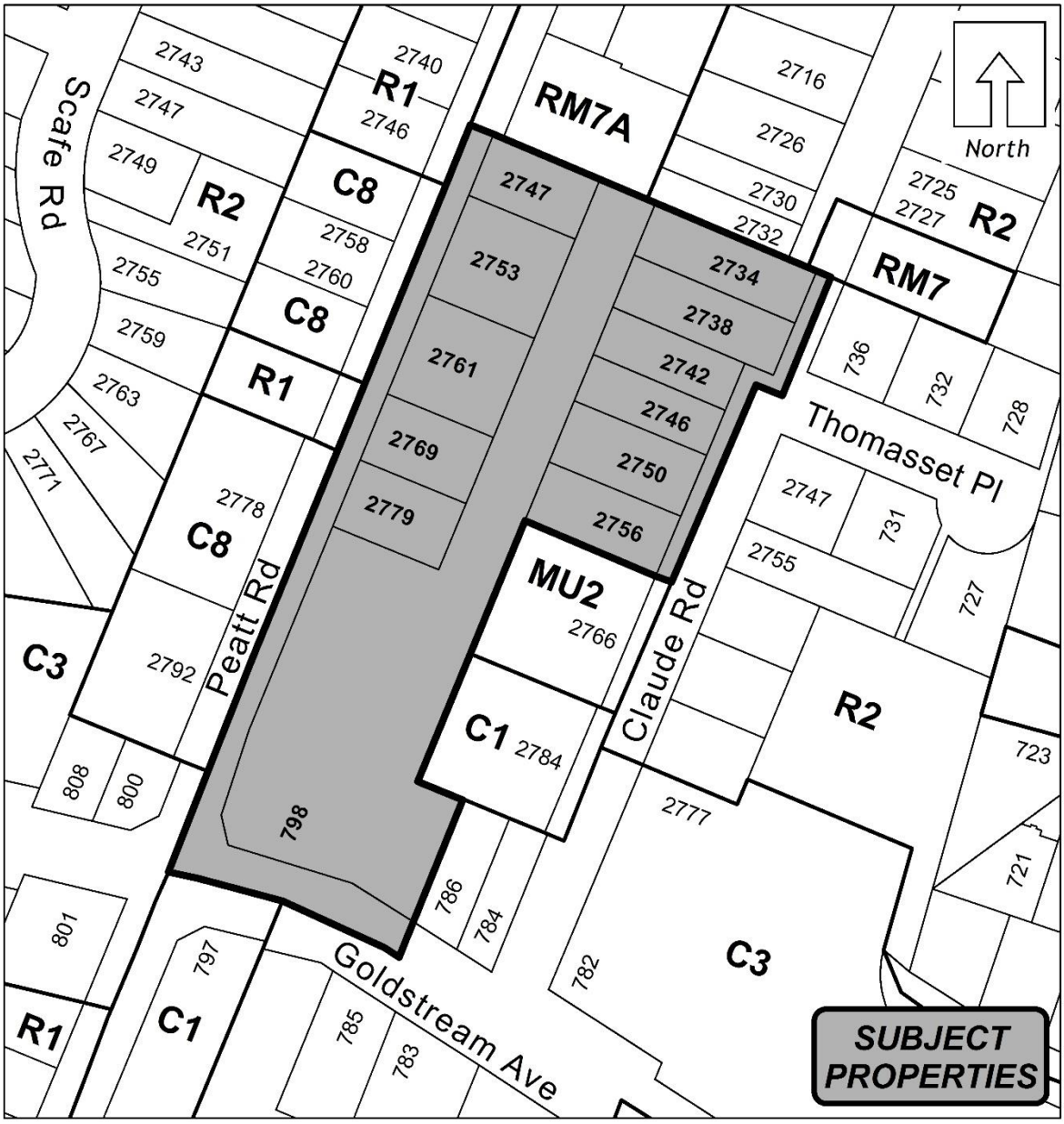
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1750

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1750

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/6/2017

Schedule A

Section 6.44B – Community Town Centre Pedestrian 9 (C9) Zone

(Bylaw No. 1750)

The intent of this Zone is to provide for all types of retail and general business uses customarily associated with the central business districts of urban areas in an environment oriented to pedestrian needs, and to exclude commercial and other uses, other than parking facilities, which do not make intensive use of site, which create breaks in business frontage, which constitute a nuisance, or which are in any way incompatible with the intensive development of a retail and general business area.

6.44B.01 Permitted Uses

The following uses and no others are permitted in the Community Town Centre Pedestrian 9 (C9) Zone:

(1) accessory buildings and uses;
(2) apartments;
(3) apartments which may contain multi-family flex units;
(4) film production studios;
(5) financial institutions;
(6) food catering facilities;
(7) group day care in accordance with Section 3.26.02;
(8) health clubs;
(9) home occupation in accordance with Section 3.09;
(10) hotels
(11) library;
(12) minor repair shops (excluding petroleum-powered engines);
(13) offices;
(14) personal service establishments;
(15) premises licensed pursuant to the Liquor Control and Licensing Act;
(16) preschool;
(17) public assembly and entertainment uses;
(18) restaurants, bakeries, and cafes, explicitly excluding drive-in and drive-thru restaurants;
(19) schools, not exceeding 200 m2 (2 150 ft2) of gross floor area, and not in conjunction with any other residential use;
(20) retail stores;
(21) shopping centres;
(22) temporary construction and real estate marketing offices;
(23) theatres, excluding drive-ins;
(24) universities and schools;
(25) veterinary practices;
(26) dog and cat grooming;
(27) churches and places of worship;
(28) assisted living;
(29) hospice; and
(30) uses permitted by Section 3.01 of this Bylaw.

6.44B.02 Subdivision Lot Requirements

(1) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision in the Community Town Centre Pedestrian 9 (C9) Zone,
(2) No lot may be created having a lot width less than 15.2 m (50 ft).
(3) No lot may be created having a lot depth less than 34 m (112 ft).

6.44B.03 Regulations for Use

(1) All principal uses must be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.
(2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.
(3) All accessory uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.44B.04 Density of Development

(1) Except as provided in article (2) the floor area ratio may not exceed 0.5
(2) Notwithstanding section 6.44B.04(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to a maximum floor area ratio of 6.0, if the owner of the land proposed to be developed:
    a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit; and

6.44B.05 Lot Coverage

(1) Lot coverage of all buildings and structures may not exceed 90%;
(2) Lot coverage of all buildings and structures may not be less than 40%.

6.44B.06 Setbacks

(1) No building or structure may be located:
    a) within 2 m (6.5 ft) of any front lot line; or
    b) within 2 m (6.5 ft) of any interior side lot line where the interior side lot line adjoins an area designated Residential or Multiple Residential in the Official Community Plan; or
    c) within 2 m (6.5 ft) of an exterior side lot line; or
    d) within 2 m (6.5 ft) of any rear lot line; or
(2) In addition to the other articles in this subsection the building, parking and landscaping must be designed and sited in accordance with an approved development permit.

6.44B.07 Landscape Screening

(1) In addition to the regulations contained in Section 3.21 of this Bylaw the following regulations must apply to landscape screening in the Community Town Centre Pedestrian 9 (C9) Zone.
(2) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone.

(3) Despite Article (2) where the lot abuts a highway with residential across the street a 1.8 m (6 ft) high landscaping screen or solid decorative fence will be provided along the lot line if parking is placed in front of the building.
(4) Notwithstanding Article (2), the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins an area designated as Pedestrian Commercial in the Official Community Plan.

6.44B.08 Parking

(1) In addition to the regulations contained in Part 4 of this Bylaw the following regulations apply to parking and loading in the Community Town Centre Pedestrian 9 (C9) Zone.
(2) All parking and loading facilities must be located to the rear of the building accommodating the principal use or underground.
(3) Other than access to an underground parking structure, parking is prohibited on the ground level of any building.

6.44A.9 General

The relevant regulations of Part 3 of this Bylaw must apply.

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 6th day of November, 2017.

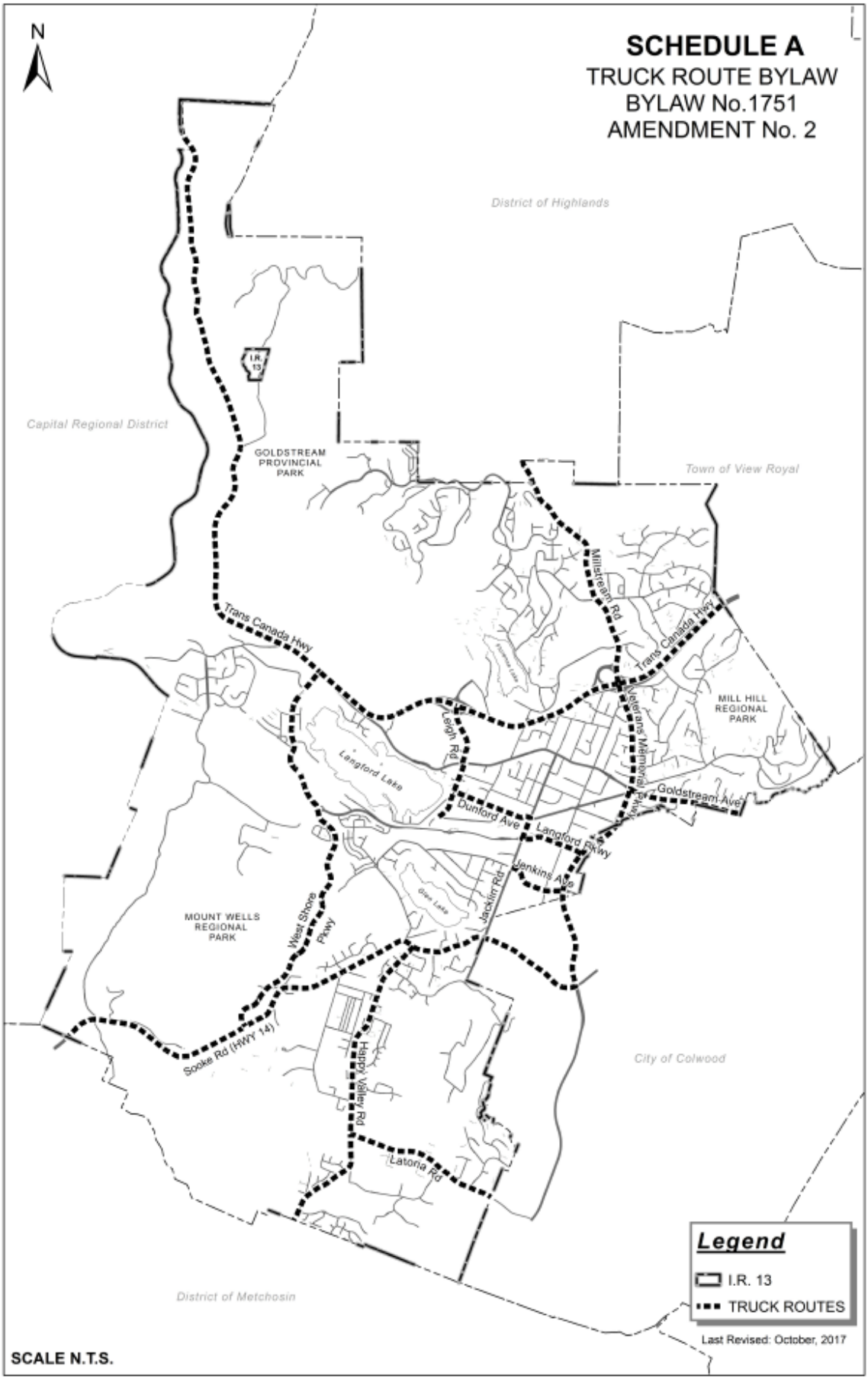
READ A SECOND TIME this 6th day of November, 2017.

READ A THIRD TIME this 6th day of November, 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
MOUNT WELLS REGIONAL PARK
MILL HILL REGIONAL PARK
Trans Canada Hwy
Millstream Rd
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
www.cityoflangford.ca

November 20, 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 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.