

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, December 4th, 2017 @ 5:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER - 5:00 p.m.</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>IN CAMERA RESOLUTION</u>	3
4. <u>MOTION TO RECONVENE - 5:30 p.m.</u>	
5. <u>PRESENTATION</u>	
City of Langford <u>Re: Long-term Staff Recognition</u>	
6. <u>PUBLIC HEARINGS</u>	
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**1. Royal Canadian Legion Branch No. 91 Application for Additional Capacity for their
Liquor Primary License at 761 Station Avenue**

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| e) | BYLAW NO. 1747 | 82 |
| | “Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017”.
(ADOPTION) | |

13. ADJOURNMENT



City of Langford

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December 4, 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 personnel matters, land acquisition, litigation and the potential provision of a municipal service under Section 90 (1) (a) (e) (g) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

PUBLIC HEARING

Monday, 4 December 2017

Bylaw No. 1746

File No. Z17-0043

The purpose of Bylaw No. 1746 is to amend the City of Langford Zoning Bylaw No. 300 with various amendments, including: allowing crematoria in the BP2A, BP4, BP8 and M2 Zones; reducing the minimum setbacks for children's play equipment for group daycares; allowing offices in the CS1 Zone; removing references to deleted sections in the MU1A Zone; allowing the Director of Planning to vary minimum setbacks to minimize potential impacts on environmentally sensitive areas; allowing a variety of townhouse configurations (number of units per townhouse block); regulating maximum driveway widths for small lot and townhouse development; and amending the requirements for secondary suite parking.

CITY OF LANGFORD BYLAW NO. 1746

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

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

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

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

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

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

(10) Crematorium;

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

(h) Crematorium;

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

(30) Crematorium;

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

(4) Crematorium;

6. By adding the following to Section 3.26.02:

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

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

(14) Office

8. By deleting Section 6.45.02(2).

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

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

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

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

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

9. *Townhouse Developments*

- a) *New townhouse developments are encouraged to cluster development on the site such that there are varying numbers of units per townhouse block. The preference is for the development to be primarily comprised of townhouse blocks with three or more attached units per block; however, townhouse blocks may be designed with two attached units per block provided that they appear and function as a single development (i.e. through complementary designs and colour schemes, shared private accesses and shared visitor parking areas). Townhouse developments may include single detached units provided that single detached units do not dominate the development.*
- b) *A plan showing the on- and off-street parking spaces provided for each unit and for the development as a whole shall be submitted as part of the required Development Permit.*
- c) *Those portions of a driveway located between the property line and the curb or boulevard shall be governed by the Subdivision and Development Servicing Bylaw No. 1000.*
- d) *Driveways shall be set back a minimum of 1.0 m (3.3 ft) from any interior side lot line.*
- e) *Driveways shall be limited to a maximum width of:*
 - a. *6.0 m (19.7 ft) or 60% of the lot width, whichever is less, for lots with widths up to 12.0 m (39.4 ft); and*
 - b. *7.8 m (25.6 ft) for lots with widths over 12.0 m (39.4 ft).*
- f) *Wherever possible, lots and dwellings should be designed to allow for double car garages and driveways, provided that the garage does not visually dominate the façade of the dwelling, and provided that the driveway widths do not exceed those listed in Article e) above.*
- g) *The Director of Planning is authorized to approve Development Permits that vary the maximum width of a driveway where significant topographical or other site constraints warrant.*
- h) *The Director of Planning, with the consent of the Director of Engineering, is authorized to approve Development Permits that vary the minimum length of a required off-street parking space, where:*

- a. The proposed parking space is perpendicular to a highway or access route in a bare land strata;*
- b. Only one of the two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;*
- c. The encroachment of the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;*
- d. The full required length of the parking space is provided, partially within the property and partially within the road right-of-way, as measured either from the edge of the curb or the edge of the sidewalk, whichever is less; and*
- e. Future road widening is not anticipated.*

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

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

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

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

15. By deleting Section 3.08.02(6).

16. By deleting Section 4.01.04(6).

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

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

READ A FIRST TIME this 6th day of November 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1746. 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, 4 December 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. 1746 is to amend the City of Langford Zoning Bylaw No. 300 with various amendments, including: allowing crematoria in the BP2A, BP4, BP8 and M2 Zones; reducing the minimum setbacks for children's play equipment for group daycares; allowing offices in the CS1 Zone; removing references to deleted sections in the MU1A Zone; allowing the Director of Planning to vary minimum setbacks to minimize potential impacts on environmentally sensitive areas; allowing a variety of townhouse configurations (number of units per townhouse block); regulating maximum driveway widths for small lot and townhouse development; and amending the requirements for secondary suite parking.

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1746 includes all properties in the City of Langford.

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, 20 November 2017 to Monday, 4 December 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

SPORTS

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

Senior girls volleyball team heads to provincials



The Belmont senior girls volleyball team are getting set to head to provincials, which are set for Nov. 30 to Dec. 2 at the Langley Event Centre, and will include the top 16 high school teams in the province. (PHOTO COURTESY OF DEAN PURDY)

Belmont team set its sights on repeating as champions

Rick Stiebel
 News Gazette staff

The Belmont senior girls volleyball team took a huge leap toward their goal of repeating as provincial champions on the weekend. The Bulldogs earned the top seed for the finals with straight set wins over Oak Bay by scores of 25-9, 25-16 and 25-12. The provincials, which are set for Nov. 30 to Dec. 2 at the Langley Event Centre, will include the top 16 high school teams in the province.

Hosting the weekend tournament was definitely a plus, said Belmont coach Mike Toakley. "Getting to play in front of your fans on your

home court makes the effort more worthwhile when you come through with the win," he noted. Belmont's Savannah Purdy was named tournament MVP.

"One of the positives with earning the top seed is that we won't have to face the number two, three or four teams at the start of the tournament," Toakley explained. Earl Marriott Secondary from Surrey, Handsworth Secondary from North Vancouver and Semiahmoo Secondary from Surrey are ranked second, third and fourth respectively. "Providing we advance, we wouldn't have to face them until the medal round."

There are no easy games, however, Toakley cautioned. "We have to take care of business in the first round. All of the teams have earned their way to the tournament."

Toakley said the team set its sights on repeating as champions from the outset of this

season. "It's nice to win tournaments along the way, but getting back to the provincials and repeating as champions has been our goal since day one. It's always been in the back of our minds."

Although the junior girls volleyball team didn't enjoy the same success, coach Ken Lowe said he was pleased with what the team accomplished.

The junior Bulldogs fell to Claremont Secondary in the quarter finals, just missing out by one place in a tie-breaker for the fifth seed from Vancouver Island. "At the beginning of the year we were a low-level team," he said. "I'm extremely proud of how we improved during the course of the year. The tournament was full of close, hard-fought games against much more experienced teams and we couldn't quite get it done."

editor@goldstreamgazette.com



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Braden Hutchins
 Director of Corporate Services

Grizzlies grow 'staches for Movember

The Victoria Grizzlies will host Movember Hockey Heroes Friday, Nov. 24 when they take on the Nanaimo Clippers at The Q Centre at 7 p.m. The team has dedicated the

month of November to raising money for men's health, and players, coaches and staff have grown moustaches to support the cause.

Two Grizzlies fans could win \$10,000 in the Shoot to Win for Men's health contest at the game. Fans can donate and enter to win until the end of the second period.

Two lucky people will be chosen in a random draw to compete in the contest during the second intermission.

The Grizzlies will also auction off their game-worn Men's Health jerseys, sponsored by Island Savings.

Half of the proceeds from the jerseys auction will go toward supporting men who have been diagnosed with prostate cancer and their families.

editor@goldstreamgazette.com

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pigs

canada's

pink floyd

tribute act

left + right

tour 2017

"This concert experience will blow you away"
 - Don Lehn, Fraser Valley News

Show 7:30pm

2ND SHOW ADDED!

Sunday, November 26 • Charlie White Theatre

@ The Mary Winspear Centre, 2243 Beacon Ave., Sidney BC

Tickets at: Mary Winspear 2243 Beacon Ave, by phone (250) 656-0275 or online at marywinspear.ca

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SPORTS

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After slow start, Westshore Wolves on a roll

Coach pleased with team's progress so far

Rick Stiebel
News Gazette staff

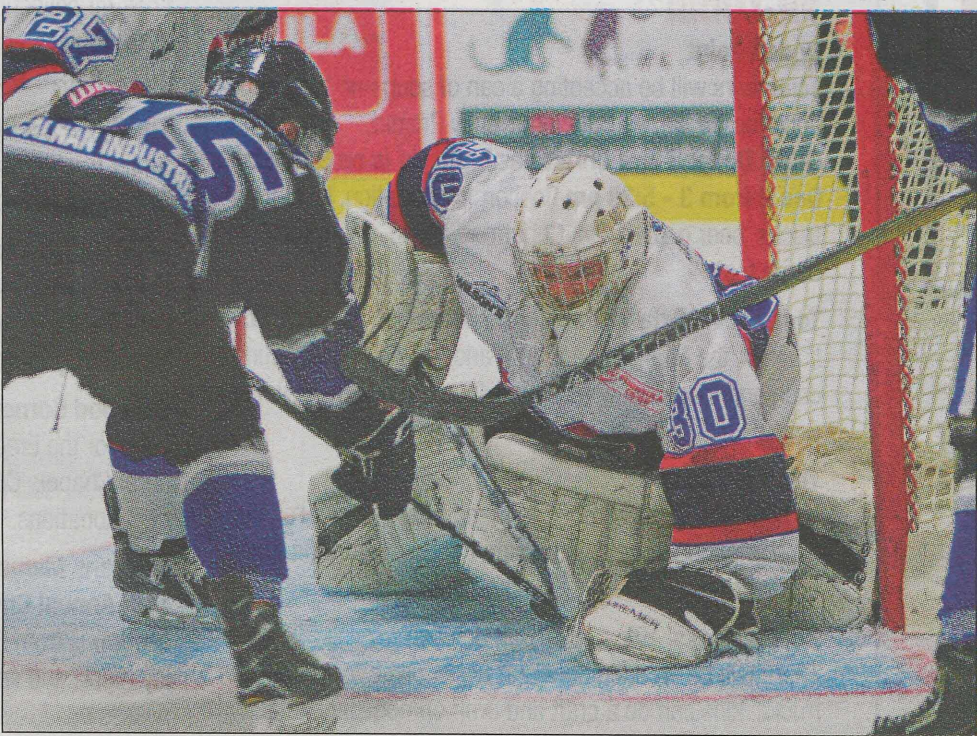
After a slow start to the season, the Westshore Wolves are beginning to pack the wins together at the right time.

Despite Friday night's 5-2 loss to the Peninsula Panthers, the Wolves had managed to reel off three wins in a row followed by a tie against Campbell River, the league's top team, giving them 30 points in 25 games.

The Wolves started the undefeated streak with a 3-2 victory over the Saanich Braves on Nov. 8, followed by a 5-2 decision over Victoria Cougars on Nov. 12 and a 5-3 win over the Peninsula Panthers on Nov. 15, before the tie against the Campbell River Storm 4-4 on Nov. 22.

After starting out with just one win in four games, the team has been getting better as the season progresses, head coach Tyler Matheson said.

"We're on a bit of roll, but we have to take it one step at a time," he noted. "It's great to see that we're competing against teams from the North Division. We seem



Panthers' goalie Bryce Schiebel stops one of the 41 shots on goal during Peninsula's home opener on Oct. 6 at Panorama Rec's Arena B. He let one puck get by him and the Panthers held off the Westshore Wolves, 2-1. (STEVEN HEYWOOD/BLACK PRESS)

to be getting better as the season moves along. We weren't very consistent at the

start of the year, but we're working hard and things are starting to go our way."

Matheson, in his first year as head coach, said he believes the way the team is playing now indicates that they could be capable of making some noise in the playoffs.

"We're an older, deeper team," he said. "I don't want to look too far ahead, but if everyone buys in we can do some damage."

The Wolves now sport a record of 14 wins, nine losses and one tie, good for 30 points and first place in the South Division standings.

Cam Coutre leads the team in scoring with 14 goals and 18 assists in 20 games, which puts him in second place overall in the league scoring standings. Jordan Spandli is third overall in goalie stats with a 2.41 goals against average and a .911 save percentage.

Next up for the Wolves is a game against the Comox Valley Glacier Kings tonight (Nov. 29) at 7 p.m. at The Q Centre. They then hit the road for a game against the Kerry Park Islanders on Saturday, Dec. 2 at 7:30 p.m. before a clash with the Victoria Cougars at 7 p.m. at The Q Centre on Wednesday, Dec. 6.

For ticket information and more on the team, go to westshorewolves.ca.

editor@goldstreamgazette.com



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Braden Hutchins
Director of Corporate Services

Victoria considers 2020 North American Indigenous Games bid

Songhees Chief Ron Sam says committee meets this week with many reps

Lauren Boothby
Black Press

Victoria could once again be hosting the North American Indigenous Games, the *News* has learned.

Chief Ron Sam of the Songhees Nation said he's in the process of forming a committee to discuss a bid application for Victoria to host the Games in 2020. The committee will be meeting this week, where there will potentially be representatives from the City of Victoria, and the provincial and federal governments. The office of Murray Rankin, federal member of parliament for Victoria, has confirmed they are sending a representative to the Songhees Wellness Centre on Monday.

"It's slowly coming together right now," Sam said. "The city is big enough. We have hotels, we have sport venues, we have universities for lodging athletes ... We're just crossing our fingers."

Coun. Marianne Alto will also be attending the meeting and said she is looking forward to hearing more about the bid and what hosting the Games could look like.

"I think it's a really exciting opportunity," she said. "When [the Games have] appeared in other communities, it's had very beneficial effects. Not just for Indigenous communities involved, but for



Songhees Nation Chief Ron Sam (second from left) hopes the City of Victoria comes on board with a bid for the 2020 North American Indigenous Games. Family members Gavin, Nathan and Josh Sam, pictured here, played lacrosse for Team B.C. in the 2017 Games in Toronto. LAUREN BOOTHBY/BLACK PRESS

the surrounding communities as well."

Mayor Lisa Helps said if the Songhees Nation is interested, she would consider supporting the bid.

"We want to support the First Nations here, and if this is something they want to take leadership on, I would be happy to learn more and hear about the opportunity," she said.

The 2020 Games were initially awarded to Winnipeg, but Sam said that bid has fallen through, opening the door to other bidders. Victoria hosted the Games in 1997.

The North American Indigenous Games in Toronto and Hamilton this year saw 5,000 athletes compete in 14 sports.

editor@goldstreamgazette.com

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.

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

MOVED BY: S. HARVEY

SECONDED: COUNCILLOR WADE

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

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

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.

**c) Omnibus No. 49 – Various Amendments to Zoning Bylaw No. 300
Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

SECONDED: COUNCILLOR WADE

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

1. Give First Reading to Bylaw No. 1746 as presented.

CARRIED.

- 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.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1746 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1752 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

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

CARRIED.



City of Langford

www.cityoflangford.ca

Staff Report to Planning, Zoning and Affordable Housing Committee

Date: October 23, 2017
Department: Planning
Application No.: Z17-0043
Subject: Omnibus No. 49 – Various Amendments to Zoning Bylaw No. 300

PURPOSE

The purpose of this report is to outline various housekeeping amendments to Zoning Bylaw No. 300 which are proposed to fulfill Council resolutions as well as address issues that have been brought to staff's attention.

COMMENTS

Bylaw No. 1746, as drafted, includes the following housekeeping amendments:

Allowing Crematoria in Business Park and Industrial Zones

Zoning Bylaw No. 300 currently defines an industrial use as:

A use providing for the processing, fabrication, assembling, storing, transportation, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials, or things, and including the selling of heavy industrial equipment and retail uses incidental to the principal industrial use; includes the operation of truck terminals, docks and railways, but specifically excludes the primary processing of wood, metals or chemicals.

Given that the cremation of human or animal remains is a process applied to a thing, the current definition of an industrial use is broad enough to encompass this specific use. However, the City has recently been approached by a company wishing to establish a crematorium in Langford in an industrial/business park. As part of their due diligence and in response to a request for assurance from the Provincial regulatory authority (the BC Consumer Protection Branch), they've requested that a crematorium be listed as a separate permitted use where appropriate.

The BP2A (Business Park 2A – Sooke Road West) and BP4 (Business Park 4 – Millstream Road North) Zones currently include "General industrial uses including truck terminal facilities, metal, fiberglass or wood manufacturing or fabrication, wholesale and storage buildings" as a permitted use in Sections 6.63A and

6.66 of Zoning Bylaw No. 300. The BP8 (Business Park 8 – Centre Mountain) and M2 (General Industrial) Zones also currently include “General industrial uses...” as a permitted use in Sections 6.69B and 6.71 of Zoning Bylaw No. 300, respectively.

If Council wishes, the following amendments could be made to Zoning Bylaw No. 300 in response to this request:

1. Adding the following to Section 1.01 – Definitions:

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

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

(10) Crematorium;

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

(h) Crematorium;

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

(30) Crematorium;

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

(4) Crematorium.

Reducing Minimum Setbacks for Children’s Play Equipment for Group Daycares

During recent consideration of an application for renovations to a group daycare, staff became aware that children’s play equipment could be considered to be an accessory structure, and could therefore be required to meet the minimum setbacks in the Zoning Bylaw. For residential zones, accessory structures are permitted to be located within 1.0 m of rear and interior side lot lines. However, play equipment for group daycares permitted in non-residential zones could be required to be located between 1.2 m and 10 m from lot lines.

Given the relatively small size and nature of most play equipment as well as the ease of relocating equipment if required, Council may wish to allow reduced setbacks for children’s play equipment for group daycares in commercial zones.

If Council wishes, the following amendments could be made to Zoning Bylaw No. 300 to address this issue:

1. Adding the following to Section 3.26.02 of Zoning Bylaw No. 300:

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

Allowing Offices in the CS1 (Service Commercial) Zone

At their regular meeting of February 6, 2017, Council passed the following resolution with respect to a Temporary Use Permit for an orthodontics office at 721 Station Avenue:

1. *Direct staff to prepare a Bylaw to amend the Service Commercial (CS1) Zone to include "offices" as a permitted use throughout the Zone.*

In response to Council's February 6, 2017 resolution, the CS1 Zone could be amended by:

1. *Adding "offices" as Section 6.45.01(14) and re-numbering subsequent clauses accordingly; and*
2. *Deleting Section 6.45.02(2).*

Removing References to Deleted Section in the MU1A Zone

During a recent review of the Zoning Bylaw, staff became aware of several clauses in the MU1A (Mixed Use Residential Commercial) Zone that reference a Section deleted by a previous Omnibus Bylaw Amendment. When Council increased the maximum permitted height of principal buildings to six storeys in a variety of zones through Omnibus Amendment Z14-0007 (Bylaw No. 1531), Section 6.51A.06(2) was deleted. However, Sections 6.51A.07(2) and 6.51A.08(5) still provide alternate setback and landscaping requirements for those lands referenced in the deleted section. To avoid confusion and remove unnecessary regulations from the Bylaw, Council may wish to amend the MU1A Zone by:

1. *Deleting Section 6.51A.07(2) from Zoning Bylaw No. 300; and*
2. *Deleting Section 6.51A.08(5).*

Varying Setbacks to Minimize Impact on Environmentally Sensitive Areas

At their regular meeting of September 5, 2017 Council passed the following resolution with respect to minimum setbacks near environmentally sensitive areas as part of their resolution with respect to an application for a Development Variance Permit for the property at 2926 Leigh Place (DVP17-0009):

2. *Direct staff to amend the Design Guidelines to authorize the Director of Planning to approved setback variances that will minimize impact on environmentally sensitive areas.*

Appendix A to Zoning Bylaw No. 300, "Development Permit Area Guidelines", currently contains the following provision in clause 2.2.24:

2.2.24 *The Director of Planning may consider issuing variances to the minimum setbacks and lot widths required by the Zoning Bylaw where the variance is being sought to preserve an environmentally valuable feature AND where the variance would reduce the required measurements by no more than 10%.*

In response to Council's resolution of September 5, 2017 this clause could be revised to read:

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

Allowing a Variety of Townhouse Configurations

The General Multi-Family Design Guidelines in Appendix H to the Zoning Bylaw currently contains the following provision in clause 9(a):

All new townhouse developments are encouraged to cluster development on the site such that there are varying numbers of units per townhouse block. The development should be mainly comprised of townhouse blocks with three or more attached units per block. The City Planner may approve developments that incorporate a limited number of townhouse blocks with two attached units or single detached units, provided that the site is adequately serviced.

The development community has expressed concern that these provisions may be overly restrictive and limit the development potential of townhouse sites, particularly where topography or other site features constrain the potential for townhouses with three or more attached units per block.

In order to respond to this concern and provide more flexibility for developers, this clause could be revised to read:

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

Regulating Maximum Driveway Widths for Small Lot and Townhouse Developments

The Subdivision and Development Servicing Bylaw No. 1000 currently regulates the minimum and maximum widths of residential driveways from the road edge to the property line in Section 4.15.1. The minimum width of a driveway from road edge to property line is 4.5 m, and the maximum driveway width is the greater of:

-
- a) The relevant width indicated in Drawing C15 (4.5 – 6.0 m adjacent to the curb or boulevard for residential driveways), or*
 - b) 50% of the lot frontage if the frontage exceeds 12.0 m, or*
 - c) 7.5 m for dwellings with suites or on lots whose zoning permits suites, if all off street parking requirements can be met and as approved by Development Permit, to a maximum driveway width of 8.0 m at the property line.*

Based on these requirements in Bylaw No. 1000, the maximum driveway width between the road edge and the property line would be 6.0 m for a residential lot with a frontage equal to or less than 12.0 m. Regulating the maximum width of driveways at the curb allows the City to maximize on-street parking opportunities and minimize conflicts with street furniture and utility structures.

The Zoning Bylaw does not regulate the width of driveways on private property, except with regards to the minimum widths and lengths required to provide on-site parking spaces. In order to provide a single on-site parking space, a driveway must be a minimum of 2.6 m wide and 5.5 m deep. In order to provide two on-site parking spaces, a driveway must be a minimum of 5.2 m wide by 5.5 m deep, or 2.6 m wide by 11.0 m deep for tandem parking.

Through a variety of recent applications, and site inspections in constructed neighbourhoods, staff in the Planning and Engineering Departments have noted a number of instances where residential driveways have been constructed with widths far in excess of what is required to provide the necessary on-site parking.

While additional off-street parking is often advantageous, in many cases it is being provided at the expense of front yard landscaping, particularly on small residential lots (also referred to as intensive residential development) or townhouse lots. In intensive residential and townhouse developments, lot sizes and separation between buildings are already reduced, leaving minimal front yard landscaping to soften the streetscape between driveways.

If Council wishes, the Intensive Residential Design Guidelines in Appendix L and the General Multi-Family Residential Design Guidelines in Appendix H to Zoning Bylaw No. 300 could be amended to read:

- 1. A plan showing the on- and off-street parking spaces provided for each unit and for the development as a whole shall be submitted as part of the required Development Permit.*
- 2. Those portions of a driveway located between the property line and the curb or boulevard shall be governed by the Subdivision and Development Servicing Bylaw No. 1000.*
- 3. Driveways shall be set back a minimum of 1.0 m (3.3 ft) from any interior side lot line.*
- 4. Driveways shall be limited to a maximum width of:*
 - a) 6.0 m (19.7 ft) or 60% of the lot width, whichever is less, for lots with widths up to 12.0 m (39.4 ft); and*

-
- b) 7.8 m (25.6 ft) for lots with widths over 12.0 m (39.4 ft).*
- 5. Wherever possible, lots and dwellings should be designed to allow for double car garages and driveways, provided that the garage does not visually dominate the façade of the dwelling, and provided that the driveway widths do not exceed those listed in Article 4 above.*
- 6. The Director of Planning is authorized to approve Development Permits that vary the maximum width of a driveway where significant topographical or other site constraints warrant.*
- 7. The Director of Planning, with the consent of the Director of Engineering, is authorized to approve Development Permits that vary the minimum length of a required off-street parking space, where:*
- a) The proposed parking space is perpendicular to a highway or access route in a bare land strata;*
 - b) Only one of the two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;*
 - c) The encroachment of the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;*
 - d) The full required length of the parking space is provided, partially within the property and partially within the road right-of-way, as measured either from the edge of the curb or the edge of the sidewalk, whichever is less; and*
 - e) Future road widening is not anticipated.*

Amending the Requirements for Secondary Suite Parking

The Zoning Bylaw currently contains regulations relating to off-street parking for secondary suites in the following sections:

- 3.08.02(5) One additional off-street parking space must be provided for the exclusive use of the occupancy of a secondary suite, and, except in the Comprehensive Development 3 – Westhills (CD3) Zone, must be located to the rear of the front building line of the one-family dwelling.*
- 3.08.02(6) The surface parking space for the secondary suite shall be of a permeable surface such as permeable pavers, gravel, grass-crete or impermeable wheelpath surrounded by ground cover plantings for stormwater/infiltration and aesthetic purposes.*

-
- 4.01.04(3)(c) *On a lot occupied by a residential dwelling with a secondary suite, the required additional off-street parking space for the secondary suite must be located in the required setback to an interior side lot line or the required setback to a rear lot line.*
- 4.01.04(6) *Subsection 4.01.04(3) does not apply to the required additional parking space for a secondary suite if the Chief Building Inspector is satisfied (after consultation with the City Planner) that the setback area location has less impact on the neighbourhood. The Chief Building Inspector shall consider the following in his assessment:*
- a) Whether the setback area location will result in less asphalt visible from the street;*
 - b) That the setback area location should not result in stacked parking located entirely outside of the main dwelling;*
 - c) Whether the owner has provided a landscape plan and bonding for landscaping to screen the proposed setback area parking;*
 - d) Whether exterior parking at the side of the house would result in the loss of significant trees; and*
 - e) Whether exterior parking at the side of the house would be located within 6.0 m (20 ft) of a neighbour's window.*

Staff in both the Planning and Building Departments, as well as members of the public, have found these regulations to be relatively confusing and, in many cases, difficult to apply or enforce. While it would be ideal to have additional parking spaces more screened from the roadway and located elsewhere than in the front yard of the dwelling, this is not feasible on many residential lots where secondary suites are otherwise permitted. As a result, rigidly applying these requirements would significantly limit the potential for secondary suites to act as mortgage, and rental market, “helpers”. Staff are of the opinion that the most important regulations of secondary suite parking are the provision of off-street parking for secondary suites, and the alignment of parking spaces to prevent conflicts between the parking allocated for the principal dwelling and parking allocated for the secondary suite. The other regulations currently included in the Zoning Bylaw are not considered to be critical.

If Council supports the removal of potentially unnecessary regulations for secondary suite parking, they may wish to amend the applicable sections of the Zoning Bylaw as follows:

1. Amending Section 3.08.02(5) to read:

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

-
2. *Deleting Section 3.08.02(6).*
 3. *Deleting Section 4.01.04(6).*
 4. *Deleting Section 4.04.04(3)(c).*

Bylaw No. 1746 has been drafted to include the amendments described in this report. If the Committee and Council are supportive of these changes, they may wish to give First Reading to Bylaw No. 1746 as drafted. Alternatively, Council may wish to direct staff to modify Bylaw No. 1746 prior to First Reading, or take no action at this time with respect to the proposed amendments.

OPTIONS

Option 1

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

1. Give First Reading to Bylaw No. 1746 as drafted.
-

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1746.
-

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

:sh

November 28, 2017

To: City of Langford Council

RE: Public Hearing-Application to Amend Zoning Bylaw No. 300 by Means of Proposed Bylaw No. 1746

Thank you for the opportunity to present a written submission to the City of Langford Council, on December 4, 2017, regarding matters contained in the above noted proposed bylaw amendment **allowing crematoria in the BP2A, BP4, BP8, and M2 Zones.**

From review of Zoning Bylaw No. 300, Crematorium (crematoria used interchangeably in this letter) are currently permitted in BP8 – Centre Mountain Zone. It is my understanding that the proposed amendment will allow the addition of the wording “crematoria” to increase clarity of its already permitted general industrial use in zones BP2A, BP4, BP8, and M2. With this wording proposed to be included in the bylaw, it brings to light that crematoria are already permitted in populated areas, including the more densely occupied M2 zones in the core of the City.

From information available from basic internet research, crematoriums in British Columbia are not subject to environmental regulations. ¹

We live in one of the least regulated provinces in Canada for the crematorium industry. While technical standards may be monitored by the Business Practices and Consumer Protection Authority of British Columbia, they apparently do not monitor emissions. What this can lead to is a self-regulating industry, with an interest in its financial bottom line and not necessarily the health of the community that it chooses to do business within. As our population ages there is a direct correlation with the increased need for this type of business. To the best of my knowledge, we do not currently have crematoria in Langford. But, since our bylaws already permit crematoria in our city, it follows that this growing industry will likely ask to do business in Langford soon. The addition of crematoria into Langford could create pressure on public and environmental health, especially in densely populated and developed areas.

Crematoriums create emissions that affect health and environment. This is not exclusively a NIMBY (not in my back yard) issue: it also impacts our neighbouring Vancouver Island communities and our global community. We have a responsibility and a duty to make a healthy choice and get ahead of the issue instead of chasing it. We have an opportunity to learn from our neighbours, including from the District of Saanich with its crematorium problems.

Air scrubbers are not necessarily a viable solution. Scrubbers may or may not effectively filter the mercury, dioxins, and other particulate matter and pollutants from incomplete combustion emissions. They are an expensive addition to a crematorium, ranging from approximately \$250,000 to \$500,000, and are cost-prohibitive to a business.² ***Because the industry is not regulated for emissions, this added expense likely means a scrubber would not be utilized, as it is not required.*** If the City does not have an effective bylaw to control these types of emissions, then our community has little recourse to make a business comply with what its citizens want for its public health and environmental protection.

¹ www.bclaws.ca
www.2.gov.bc.ca

² www.einet.org/crematoria

Seen in closer proximity to a crematorium, ash is a concern from the burned particulates that can be inhaled deep into lung tissue, which are potentially harmful.³ Because of this, crematoriums should not be located close to residential areas, including schools, daycares, and work places. On a larger scale, when the emissions are permitted into our air, nature's atmospheric cycle moves the pollution through the water cycle of evaporation and condensation and into our food-chain. Our water bodies, including Sooke Reservoir, and fish and other species are impacted with this natural cycle. Mercury emissions from amalgam tooth fillings contribute to our atmospheric mercury emissions and since crematoriums are apparently exempt from mercury emission standards, they contribute to mercury deposits and bio-accumulations in our food chain and in our water systems.⁴

The City can choose to be proactive, such as with its recent burning bylaw changes, and get ahead of the issue and protect its residents and people who choose to work and do business in Langford. National standards may not be good enough for our community, as we have experienced in our communal past with the turmoil of communication tower installations. The time, money, and cost of human health are incalculable when it comes to fighting to do the right thing by the citizens of Langford against growing industries. Recent news on fish farming waste water emissions and derelict boats in marine waters are clear symptoms of the gaps that exist among our local, provincial, and federal regulating bodies.

With our global warming crisis in mind, I ask the City to consider what this bylaw amendment, with its permitted use wording of "crematoria," has brought to public light. If the City chooses to allow crematoria to operate in these zones, then I suggest that it should prudently and swiftly, (before crematoria incinerators are installed and can no longer be regulated by the City), create and/or amend air pollution bylaws that require continuous monitoring of mercury, dioxins, and all particulate emissions; require real-time reporting of emissions data on a public website; establish strict emissions limits; create strict set-back requirements for residential and other sensitive properties (such as schools, water bodies, and recreational areas) where populations are dense and ecosystems are sensitive⁵; and do whatever else it believes protects our community in perpetuity. The City could look at not permitting crematoria as an addition to an existing funeral home business, as we have these businesses already operating in the City.

Langford is known for its leadership and trail blazing to create a community that we are proud to live and work within. Most of us are not scientists and I do not have the industry, scientific, and environmental expertise to be an expert. ***But, we don't need experts to tell us that putting particulates into the air is bad and that no amount of air pollution is safe.*** Until national and provincial health and pollution standards catch-up with the crematoria industry, it is prudent for the City to uphold its commitment to its citizens' health and our global community by implementing our own local emissions and monitoring standards **BEFORE** these business operators apply for a business license in our amazing City. We have an opportunity to be a leader in the CRD on this issue and be proactive now to protect our communal health and environment well beyond our individual futures.

Thank you for your consideration,



³ www.einet.org/crematoria

⁴ www.einet.org/crematoria

⁵ www.einet.org/crematoria

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 20th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins.

ABSENT

Mayor Young, Councillor L. Szpak

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1727

"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".

Acting Mayor Sahlstrom opened the Public Hearing for Bylaw No. 1727 at 5:31 p.m.

Acting Mayor Sahlstrom 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. Acting Mayor Sahlstrom advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Mark Johnston of M.H. Johnston and Associates Inc. has applied on behalf of 1103097 BC Ltd. to amend the zoning of 1300 Glenshire Drive (now 1300 Valemount Court) from the RR4 (Rural Residential 4) Zone to the RM2A (Attached Housing) Zone.

This is being proposed in order to allow for the development of approximately 100 townhouse units on a private roadway. As part of this application, a Public Hearing is required in accordance with the regulations of the Local Government Act.

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

1. \$6,000 per Single Family Equivalent dwelling unit to the General Amenity Reserve Fund;
2. \$1,000 per Single Family Equivalent dwelling unit to the Affordable Housing Reserve Fund;
3. A detailed site plan illustrating the proposed development, retention of at least 30% of the site as open space, and an emergency access route;
4. A stormwater management plan; and
5. A Section 219 Covenant securing the open space retention, construction of frontage improvements, construction of a left hand turn lane onto West Shore Parkway, stormwater management improvements, an adequate water supply, advisory notes for future owners regarding potential nuisances, and a statutory right-of-way for the emergency access; and
6. A road dedication plan to the satisfaction of the Director of Engineering.

The applicant has submitted the detailed site plan and stormwater management plan, as required, prior to this Public Hearing. This proposal is consistent with the Official Community Plan Hillside or Shoreline designation, and notifications and advertisements have been placed as required by Council policy.

It should be noted that the map for Bylaw No. 1727 inadvertently included a portion of the site located south of Glenshire Drive. This portion will not be included in the proposed townhouse development, and staff will bring forward a Bylaw to amend the designation of this property as part of a future Omnibus amendment.

Acting Mayor Sahlstrom called a first time for presentations.

None presented.

Acting Mayor Sahlstrom called a second time for presentations.

None presented.

Acting Mayor Sahlstrom called a third and final time for presentation, there being none, Acting Mayor Sahlstrom officially declared the Public Hearing for Bylaw No. 1727 closed at 5:34 p.m.

b) BYLAW NO. 1745

"Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".

Acting Mayor Sahlstrom opened the Public Hearing for Bylaw No. 1745 at 5:34 p.m.

Acting Mayor Sahlstrom 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. Acting Mayor Sahlstrom 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 Dawn Woods has applied to amend the zoning of 681 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) Zone.

This is being proposed in order to allow for the development of a three lot subdivision and to amend the RS1 zone to allow homes larger than 200m² in gross floor area.

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. 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;
2. 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

3. 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 200m² for the properties subdivided from 681 Rockingham Road.

This proposal is consistent with the Official Community Plan Neighbourhood designation.

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

Acting Mayor Sahlstrom called a first time for presentations.

Resident at 688 Rockingham Road is concerned about parking from change.

Acting Mayor Sahlstrom called a second time for presentations.

Resident at 663 Rockingham Road raised a question about aesthetics.

Matthew Baldwin explained that while we have a preliminary layout, the details have not yet been determined.

Acting Mayor Sahlstrom called a third and final time for presentation, there being none, Acting Mayor Sahlstrom officially declared the Public Hearing for Bylaw No. 1745 closed at 5:40 p.m.

c) BYLAW NO. 1747

"Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 2017".

Acting Mayor Sahlstrom opened the Public Hearing for Bylaw No. 1747 at 5:40 p.m.

Acting Mayor Sahlstrom 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. Acting Mayor Sahlstrom 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 Colin Harper of Wensley Architecture has applied on behalf of Goldstream Holdings to amend the zoning of 1067 and 1077 Goldstream Avenue from the RM3 (Apartment) and CT1 (Tourist Commercial – Motel) Zone to MU1A (Mixed Use Residential Commercial A).

This is being proposed in order to allow for the development of 165 multi-family residential 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:

For each multi-family unit:

1. \$2,562 towards the General Amenity Fund;
2. \$610 towards the Affordable Housing Fund.

Additionally, the applicant has agreed to provide the following:

3. Frontage improvement to Bylaw 1000 standards;
4. Road dedication at the intersection of Leigh Road and Goldstream Avenue;
5. A storm water management plan;
6. A construction parking management plan.

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

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

Acting Mayor Sahlstrom called a first time for presentations.

None presented.

Acting Mayor Sahlstrom called a second time for presentations.

Resident on Rodney Road is concerned about lack of visitor parking and overflow into adjacent roads. Feels that the parking plan is inadequate.

Matthew Baldwin provided clarification on parking studies and bylaw requirements.

Same resident on Rodney Road is also concerned about traffic increases.

A second resident on Rodney Road is also concerned about traffic and noise.

Resident on Goldstream Ave is concerned about parking during construction.

Another resident on Goldstream Ave is concerned about the height of the building and lack of sun, as well as parking and traffic and loss of property value.

Resident on Costin Ave is concerned about traffic and speed, especially on Costin.

Another resident on Costin Ave is also concerned about traffic and speed, risks and safety concerns, over flow parking on Costin Ave, smoking and parties next to their property. They are also concerned about retention of old growth trees and heron nesting, parking studies and ratios as well as the height of the building and privacy concerns.

Another resident on Costin Ave is concerned about parking regardless of studies, they disapprove of bylaw and concern about on house and the ability to stop. They agree with everything else the neighbours said, including speed etc.

Another resident on Costin Ave requested a speed sign of 30km, as well as a limitation of heavy truck traffic.

Resident on Rodney Road raised concerns about the process and access to information, they wished they had received a hard copy.

Second resident asked if there will be underground parking?

The architect from Wensley Architecture spoke: a 5 story (not 6), 90% are one bedroom or studios, 43" setback on east (not 6"), smoking area is removed, no commercial, retain Jerry and ask to help with privacy, entrance off Goldstream.

Resident on Rodney Road is concerned about balcony – will have balcony's facing Rodney and Costin.

Another resident on Costin Ave is concerned about decrease in property value.

Acting Mayor Sahlstrom called a third and final time for presentation, there being none, Acting Mayor Sahlstrom officially declared the Public Hearing for Bylaw No. 1747 closed at 6:40 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – November 6th, 2017

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on November 6th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

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).

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;
 - 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.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

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;
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 religious 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.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0024 – 2647 Crystalview Drive

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

8. CORRESPONDENCE

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the Greater Victoria Public Library 2018 Budget and Five Year Financial Plan.

CARRIED.

9. BYLAWS

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1727 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1731.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1745 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1747

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1747 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1748

**"Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1748 First Reading.

CARRIED.

f) BYLAW NO. 1750

**"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)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1750 First Reading.

CARRIED.

g) BYLAW NO. 1751

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

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1751.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

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

CARRIED.

11. ADJOURNMENT

Acting Mayor Sahlstrom adjourned the meeting at 6:27 pm.

PRESIDING COUNCIL MEMBER

CERTIFIED CORRECT
Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, October 12th, in the JDF Library Meeting Room

PRESENT: Directors, Ed Watson (Chair), Rob Martin, Winnie Sifert, Les Bjola, Moralea Milne, Jennifer Jakobsen, Lanny Seaton, Al Hood, Ron Mattson, Allen Sturgeon, Lilja Chong, Arnie Hamilton, Matt Sahlstrom

ABSENT: Director Leslie Anderson

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Wade Davies, Operations Manager
Sue Dickson and Grant Brown, Managers of Finance
Geoff Welham, Acting Manager of Recreation
Bobbi Neal, Community Development Coordinator
Chantelle Tearoe, Recorder

PUBLIC PRESENT: Daniel Opden Dries, Jimmy Miller, Craig Hanna, Neal Donegani

CALL TO ORDER

1. The Chair called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** BY DIRECTORS MILNE AND MATTSON THAT THE AGENDA BE APPROVED WITH THE FOLLOWING:
 - *THE MOVEMENT OF THE SKATEPARK COMMITTEE REPORT FROM 6.E) TO 6.A).*
 - *THE ADDITION OF THE BASEBALL DIAMOND NAMING REQUEST UPDATE TO OLD BUSINESS.*
 - *THE ADDITION OF A WRITTEN LETTER TO THE OWNERS PROPOSAL OUTLINING ISSUES TO OLD BUSINESS.*
 - *THE ADDITION OF A DISCUSSION REGARDING THE AMATEUR RADIO STATION AT THE SENIORS' CENTRE TO NEW BUSINESS.*

CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** BY DIRECTORS BJOLA AND MARTIN THAT THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 14, 2017 BE ADOPTED.
NO ERRORS, NO OMMISIONS
CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIRS REMARKS

5. *Chair of the Board, Ed Watson commented:*

- Ed Watson was recently asked by reporters about the potential shortfalls WSPR was facing. An article was published in the Times Colonist and the Goldstream Gazette.
- Manager of Finance, Sue Dickson is retiring. The new Manager of Finance will be Grant Brown, who comes from Oak Bay Recreation where he was in the role of Manager of Administration and Finance.

Director, Les Bjola presented Sue Dickson with a bouquet of flowers.

STANDING COMMITTEES

6. a) Skatepark Committee Report

Bobbi Neal, Community Development Coordinator highlighted the following from the report attached:

- The bulldozers took out the skatepark next to the old Belmont School 2 years ago on October 15, 2015. The users have been dispersed to streets and parkades.
- In this time, the Skatepark Coalition has formed and they have shared their stories to councils.
- The Skatepark Coalition came to the WSPR Board of Directors and were able to be a part of the selection process for a location. A location at WSPR at the bottom of the hill was picked out.
- WSPR staff proceeded with the RFP for conceptual and technical/engineered services. Four responses were received.
- The Skatepark Committee, met with staff and the Skatepark Coalition and narrowed the four down to two.
- Questions need to be asked of both companies but the recommendation from staff is to move forward with the concept design.
- The Skatepark fits into four of the top five objectives as part of the strategic planning process.
 - Strong Relationships – an inter-municipal amenity
 - Innovation – injection of new and innovative features at WSPR
 - Sustainable Operations/Resources – provide infrastructure to meet the service level demands now and for future children, families and youth.
 - Excellence in Service Delivery – a skatepark is a need and fulfils a physical activity component for kids not interested in traditional team sports and creates a gathering place for children, families and youth.
 - Staff would like approval of up to \$13,750.00 to move forward with the design concept drawings.

Discussion:

- Director, Rob Martin asked if the cost of the design concept drawings affects the budget and can the money be spent now.
 - Chair, Ed Watson answered that yes, despite the deficit, there is a small surplus for 2017 and we can fund it.
 - Director, Rob Martin commented that since the budget has not been approved, it was his understanding that a capital project could not be worked on.
 - Chair, Ed Watson answered that it is not a capital project.
- Director, Ron Mattson commented that costs associating with the building process could possibly be accommodated by staff equipment and labour and the use of volunteers. The skatepark could be built in stages.
- Acting Administrator, Sandy Clarke commented that the Board of Directors approved the RFP for the conceptual design in February 2017. The outcome of the design drawings will give the staff and the Board of Directors the details in order to consider the build. We can cover the cost of the design drawing in our operational budget.

MOVED/SECONDED BY DIRECTORS MATTSON AND JAKOBSEN THAT THE APPROVAL OF UP TO \$13,750.00 BE GRANTED TO MOVE FORWARD WITH THE DESIGN CONCEPT DRAWINGS FOR THE SKATEPARK.

**DIRECTOR ALLEN STURGEON OPPOSED
CARRIED**

MOVED/SECONDED BY DIRECTORS BJOLA AND HOOD THAT THE FINANCE REPORT BE MOVED TO BEFORE THE IN CAMERA MEETING ON THE AGENDA.
CARRIED

b) Strategic Planning

Chair of the Strategic Planning Committee, Ed Watson commented:

- Nothing to report

c) Policy

- Acting Administrator, Sandy Clarke commented that Acting Manager of Recreation, Geoff Welham circulated the Social Media Policy and engaged the committee for their feedback.

d) Environment

Chair of the Environment Committee, Moralee Milne commented:

- Nothing to report

OLD BUSINESS

7. a) Naming Committee

Chair, Ed Watson commented on the following:

- The Naming Committee met to discuss the naming request brought forward to the Board for one of the baseball diamonds.
- The Naming Committee is recommending that the request is not approved as it does not fit within WSPR's guidelines.
- The Naming Committee is recommending an alternate way to recognize volunteers such as paving stones or wall bricks.

Discussion:

- Director, Lanny Seaton asked if a bench could be bought with the volunteer's name on it.
 - Chair, Ed Watson answered that yes, a bench or a tree is possible. Options are being looked into.

- Director, Les Bjola commented that a letter will be sent to the family by staff.

MOVED/SECONDED BY DIRECTORS MILNE AND MATTSON THAT THE NAMING REQUEST FOR THE BASEBALL DIAMOND IS NOT APPROVED.
CARRIED

b) Letter to Owners

Director, Ron Mattson commented on the following:

- Recommending the Board of Directors individually write letters to the owners regarding the budget issues WSPR is facing. View Royal's Mayor has expressed a desire for a formal letter.

Discussion:

- Director, Rob Martin commented that there is no chair and that causes problems with the owners group as nobody has the ability to call a meeting.
- Chair, Ed Watson commented that he would volunteer to chair a meeting of the owners, with the assistance of a conciliator to conduct the meeting.
- Director, Les Bjola suggested that the owners take turns hosting and chairing the meetings.

MOVED/SECONDED BY DIRECTORS BJOLA AND MATTSON THAT THE BOARD OF DIRECTORS WRITE A LETTER TO THE MUNICIPAL OWNERS REGARDING THE ISSUES WSPR IS FACING.

CARRIED

NEW BUSINESS

8. a) Centennial Centre Renaming Discussion

Acting Manager of Recreation, Geoff Welham commented on the following:

- Acting Manager of Recreation, Geoff Welham passed around a rendering of the possible new signage for the Centennial Centre.
- The centre needs to be showcased as an arts facility. If you have any feedback or history on the naming for the building, please forward the information to Geoff Welham.
- WSPR is partnering with Westshore Arts Council who will be renting out office space in the building.

Discussion:

- Director, Al Hood asked where the funding is coming from. Is there a possibility to advertise programs on a sign that is visible to the public.
- Acting Manager of Recreation, Geoff Welham commented that will be the next step.
- Chair, Ed Watson asked what the cost of the initial signage is.
- Acting Manager of Recreation, Geoff Welham answered, \$1,300 and the same company that did the signage for the golf course will be used.
- Manager of Operations, Wade Davies commented that there is a line in the budget for it already.

FOR INFORMATION ONLY

b) Amateur Radio Station in the Senior's Centre

Director, Rob Martin commented on the following:

- Director, Rob Martin sits on the Emergency Response team in Colwood.
- Amateur radio operators are being charged \$100 per person to use the radio station. The 10-12 operators provide the service as volunteers and do not use any other services in the building. The operators are asking if the membership fee can be waved.
- The recommendation is being made that as the operators are recognized as part of the emergency communications team which is beneficial to WSPR and other Municipalities, that there membership fees be waved.

MOVED/SECONDED BY DIRECTORS MARTIN AND STURGEON THAT THE SENIOR'S CENTRE MEMBERSHIP FEE BE WAVED FOR THE AMATEUR RADIO OPERATORS.

- Director, Les Bjola commented that the motion be tabled until the Finance Committee Meeting.

Discussion:

- Manager of Operations, Wade Davies commented that this request has been brought to the staff previously. The Seniors are solely responsible for the memberships, not WSPR. There are other groups similar to the emergency communication operators whom have to pay them membership fee as well.

- Director, Lanny Seaton commented that Langford has its own amateur radio group that they pay for, so perhaps the other Municipalities should pay the membership for the group using the radio station at the Seniors' Centre.

FOR INFORMATION ONLY

FOR INFORMATION

9. **a) Human Resources Report**

Acting Administrator, Sandy Clarke commented on the following:

- Manager of Human Resources, Brian Merryweather is away on holidays.
- Nothing to add to the report.

MOVED/SECONDED BY DIRECTORS BJOLA AND MATTSON THAT THE HUMAN RESOURCES REPORT BE APPROVED AS PRESENTED.

FOR INFORMATION ONLY

FOR INFORMATION

b) Administrator's Report

Sandy Clarke, Acting Administrator reports the following highlights:

- Would like to thank staff for filling in during her holidays.
- Highlighting the great start to the Grizzlies season.
- Gas main broke – evacuation of the staff and patrons was done extremely well.
- The Westshore Arts Council is renting space in the Centennial Centre. WSPR staff are looking to apply for an accessibility grant.
- There are 90 filled spaces in the After School Care program.

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

CARRIED

FOR INFORMATION ONLY

10. **Finance Committee Meeting Report – Draft 2018 Budget Review**

Chair, Les Bjola commented on the following:

- The Finance Committee is reconvening on Thursday, October 19th.

- There is a possible wage increase of 2% for the next three years.
- Cost of programs are growing and demands on services is growing.
- The City of Langford has not passed the budget for 2017. Difficult decisions have to be made.
- The Politicians will be faced with difficult decisions if changes to programs or services have to be made. There isn't just one area that will solve the annual deficit.

Discussion:

- *Director, Rob Martin commented that the budget only allows for a 1% wage increase and not the potential 1.5% in 2017 and 2% in 2018.*
- *Director, Rob Martin asked when the Draft 2018 Budget needed to be completed.*
 - *Manager of Finance, Sue Dickson answered by the end of November 2017.*
- *Director, Rob Martin commented that the Board of Directors needs to create two budgets. One that passes and one with recommendations and consequences.*
- *Chair, Ed Watson commented that we are here to make recommendations.*
- *Director, Ron Mattson commented that we shouldn't put forward a budget that we know isn't going to pass.*

The Directors had a discussion about possible changes and the impacts to our users.

- *Director, Les Bjola commented that the Finance Committee is working on recommendations for another meeting next week and will report on those in the November Board Meeting.*
- *Chair, Ed Watson encouraged members to discuss with council what an acceptable increase would be.*
- *Chair, Ed Watson commented that as a group, nothing can be done about the governance issue. The Board Members can decide what the priorities are and what can be saved or cut and make those recommendations to the council.*
- *Acting Administrator, Sandy Clarke asked for clarification on what the Board of Directors were looking for in the recommendations.*
- *Director, Les Bjola commented that next week, Chair Ed Watson, Acting Administrator Sandy Clarke, Manager of Finance Sue Dickson and Grant Brown, Acting Manager of Recreation Geoff Welham, Manager of Operations Wade Davies and Director Les Bjola would discuss that.*
- *Chair, Ed Watson commented that the Board of Directors need to provide guidance to the staff.*

Tabled motion regarding the Amateur Radio Station in the Seniors Centre:

- *Director, Les Bjola asked that the motion be tabled (Director Mattson seconded although it wasn't necessary).*

IN CAMERA

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

ADJOURNMENT

12. ***MOVED/SECONDED*** BY DIRECTORS BJOLA AND MILNE THAT THE MEETING BE ADJOURNED
AT 8:27 PM.
CARRIED

ADOPTED November 16th, 2017

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, November 21st, 2017

1. Installation of Continual Turnlane 400 to 500 block Goldstream Avenue (Engineering)

That Council approve the construction of a continual middle turnlane in the 400 to 500 blocks of Goldstream Avenue for an estimated cost of \$170,000 funded through the City's Gas Tax fund and include this in the 2018 capital budget.

CARRIED.

2. Aging Traffic Signal Infrastructure Replacement Strategy (Engineering)

That Council direct staff to upgrade up to four (4) traffic signal controllers this year and fund this from a new Traffic Signal Upgrades budget contained within the Capital Budget with a proposed budget of \$150,000 per annum for up to the next five years or until all aging signals are replaced.

CITY OF LANGFORD

RESOLUTIONS OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Thursday, November 23rd, 2017

1. Additional Turf Fields in the Westshore

- **Presentation (Larissa Coates, President, Victoria Youth Field Lacrosse)**

That the Parks, Recreation, Culture and Beautification Committee recommend to Council:
That Council:

Work with Westshore Parks and Recreation to identify partnership opportunities with the Sooke School District and neighbouring communities to develop additional multi-use all weather turf fields on the Westshore.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, November 28th, 2017

- 1. Royal Canadian Legion Branch No. 91 Application for Additional Capacity for their Liquor Primary License at 761 Station Avenue
- Staff Report (Planning)**

That the Protective Services Committee recommend that Council:

1. Inform the Liquor Control and Licensing Branch that the City of Langford will be conducting our own notification for the application to change the existing Liquor Primary License for the Royal Canadian Legion, Branch No. 91 located at 761 Station Ave;

AND

2. Initiate a notification process that is consistent with what is used for Development Variance Permits by sending mail outs to all properties within a 30 m radius of the subject property;

CARRIED.



Staff Report to Council

Date: December 4, 2017
Department: Administration
Subject: 2018 Council and Committee Meeting Schedule

Overview

The *Community Charter* s. 127 and the Procedure Bylaw require Council to annually adopt and advertise a schedule of Council and committee meetings.

Recommendation

That the 2018 Council and Committee schedule be adopted and advertised as required by the *Community Charter*.

Respectfully submitted,

Submitted by:	Braden Hutchins
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:bh

Attachment: 2018 Council and Committee Meeting Schedule



City of Langford

www.cityoflangford.ca

CITY OF LANGFORD 2018 COUNCIL MEETING SCHEDULE

January	8 th and 22 nd
February	5 th and 19 th
March	5 th and 19 th
April	3 rd and 16 th
May	7 th and 22 nd
June	5 th and 18 th
July	16 th
August	20 th
September	4 th and 17 th
October	1 st and 15 th
November	5 th and 19 th
December	3 rd and 17 th

All regularly scheduled Council meetings are held at 5:30 p.m. in the Council Chambers of the City Hall, 3rd Floor, 877 Goldstream Avenue, unless posted otherwise.

2018 Standing Committee Meetings

Planning, Zoning, & Affordable Housing – 2nd and 4th Monday @ 5:30 pm

Administration & Finance – 2nd Tuesday @ 4:45 p.m.

Transportation & Public Works – 2nd Tuesday @ 5:30 p.m.

Parks, Recreation, Culture & Beautification - 4th Thursday @ 5:00 p.m.

Protective Services – 4th Tuesday @ 5:00 p.m.

The meeting schedules are subject to change. Agendas and Minutes are posted on our website: www.langford.ca.

Braden Hutchins
Director of Corporate Services



Staff Report to Council

Date: December 4, 2017
Department: Fire Rescue
Subject: Emergency Support Services Grant Application

Background

The Langford Emergency Support Team has applied for a Community Emergency Preparedness Fund grant through UBCM to allow the group to run a full-scale response exercise that requires Council resolution. UBCM has allowed the resolution to be received after the November 17 deadline indicated on the application.

Commentary

The grant application to UBCM is for \$25,000 and the ability to run this exercise has several objectives, including:

- develop and maintain a Langford Emergency Support Services Team of committed and trained volunteers
- build and maintain working relationships with:
 - Local Emergency Management Programs
 - ESS Support Organizations
 - Municipal, regional and provincial government agencies
 - Other ESS teams
 - Community agencies (e.g. non-profit groups and suppliers)
- ensure training, support and coordination is available to all members
- identify and coordinate resources to support a response.
- develop, maintain and regularly exercise an ESS plan.
- increase private sector involvement in the support and enhancement of emergency preparedness and response.
- promote public awareness and education.

The wildfires this summer were an example of the need to evacuate and care for large numbers of individuals and this exercise will provide valuable experience for ESS teams to prepare for such an event. The lessons learned can then be applied in planning for a large scale incident in the West Shore.

Options

That Council resolve to support the ESS team in their application for a 2017 Community Emergency Preparedness Fund grant.

Respectfully submitted,

Submitted by:	Chris Aubrey, Fire Chief
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:kb

Community Emergency Preparedness Fund

Emergency Social Services

Phone: 250 387-4470 E-mail: cepf@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

2017 APPLICATION FORM

Please complete and return this form by **November 17, 2017**. All questions are required to be answered by typing directly in this form. For detailed instructions regarding application requirements, please refer to the *2017 Emergency Social Services Program & Application Guide*.

SECTION 1: APPLICANT INFORMATION

Applicant: Langford Emergency Social Services	Date of Application: Nov. 17, 2017
Contact Person*: Chris Aubrey	Title: Fire Chief City of Langford & Emergency Programme Co-ordinator
Phone: 250-391-3420	E-mail: firechief@cityoflangford.ca

* Contact person must be an authorized representative of the applying local government or Treaty First Nation.

SECTION 2: PROJECT INFORMATION

1. NAME OF PROJECT.

The Greater Victoria Regional District (GVRD) Emergency Social Services Full Scale Response Exercise

2. EMERGENCY PLAN. Please describe the extent to which the proposed project will support recommendations or requirements identified in the local Emergency Plan.

See Appendix A (Langford Emergency Management Plan) - The GVRD Emergency Social Services Response exercise proposal directly supports the City of Langford's emergency plan in several ways. According to the plan "For the City of Langford, the key to emergency preparedness is based on continuous training and exercising. Progressive training helps build confidence and foster familiarity, knowledge, proficiency and experience for emergency response personnel in their respective roles and responsibilities." Facilitating a full scale level 3 response drill will achieve precisely this goal. Additionally sections 4, 6 and 7 of the city Emergency Management Plan will also be exercised in partial or full capacities during this drill.

See Appendix B (Langford ESS Response Plan) - The GVRD Emergency Social Services Response exercise directly supports the emergency response, action plan and objectives of the Langford Emergency Social Services plan in numerous ways, the highlighted areas of Appendix B are the

most salient portions of the ESS plan that directly support the proposed grant application.

- 3. TRANSFERABILITY.** Please describe the extent to which the proposed project may offer transferable resources and supplies (i.e. ESS volunteers, training resources, cots, blankets, etc.) to other local governments and/or Treaty First Nations.

The proposed GVRD Emergency Social Services full scale response exercise affords a tremendous amount of transferability. Hosting a full scale level 3 response exercise for the GVRD allows all of the participating communities to build personal and professional relationships with each other. Given that the Greater Victoria Region resides on an island, poses additional challenges and risks to its residence and responders. Living on an island requires that each municipality is more resilient than municipalities that are connected to the mainland. This includes developing more relationships with local suppliers and developing more complex logistical and operational supply chains to meet the needs of residences in isolated areas. The best way for the island to support itself during a major disaster is to develop strong working relationships with other local communities so that mutual aid can be provided in a timely and seamless fashion. Hosting a full scale level 3 multi community response exercise will ensure that all ESS volunteers, regardless of where they live in the GVRD have the same training, access to resources and opportunities to learn how to support communities during major disasters.

- 4. PARTNERSHIPS.** Please identify any other authorities you will collaborate with on the proposed project and outline how you intend to work together.

Greater Victoria (also known as the Greater Victoria Regional District-GVRD) is located in British Columbia, Canada, on the southern tip of Vancouver Island. It is a cultural rather than political entity, usually defined as the thirteen easternmost municipalities of the Capital Regional District (CRD) of Vancouver Island. There are 13 cities, towns and district municipalities in the Greater Victoria Region, consisting of the following: Core municipalities of Victoria, the Districts of Saanich, Esquimalt and Oak Bay; the West Shore communities of the Cities of Colwood and Langford, the town of View Royal and the District Municipalities of Highlands, Metchosin and Sooke; and the Saanich Peninsula, consisting of the District Municipalities of Central Saanich, North Saanich and the Town of Sidney.

Vancouver Island is a small geographic area with a population of approximately 800,000 people. Being a relatively small geographic area in comparison to larger cities such as Vancouver, leaves the island open to much more risk and the need to rely on local neighbouring cities, towns and municipalities for mutual aid during times of crisis and catastrophic events. It is precisely this need for building mutual aid which brings the City of Langford to the forefront of emergency preparedness. If the City of Langford is successful in obtaining the UBCM ESS grant, it will conduct a full scale level 3 disaster emergency response exercise including all ESS response teams within the GVRD. The level 3 response would include setting up 2 reception centers, 2 group lodgings and an EOC. Inviting other local ESS groups for a full scale exercise will help each municipality, town and district to better understand their unique individual needs as a community and the roles that they play within the greater picture of emergency response during a local state of emergency and or during a catastrophic event.

How will a collaborative approach leverage efficiencies and be a cost effective approach to ESS.

Collaborating with other ESS response teams to host a full scale emergency response exercise will yield significant benefits. Sharing the financial cost for such a large scale event across multiple municipalities will allow for cost effective expenditures, as multiple singular resources such as consultants and JIBC trainers can be utilized for multiple communities. Additionally all ESS volunteers would receive the same access to training, experiences and opportunities in relation to emergency response and providing community aid during large scale disasters and

catostrophic responses.

- 5. PROPOSED ACTIVITIES.** What specific activities will be undertaken as part of the proposed project. Please refer to Section 4 of the Program & Application Guide.

The GVRD full scale ESS exercise will involve the simulation of a large level 3 disaster that would impact multiple communities and create the need for mutual aid support. The specific nature of the disaster is to be determined, but will likely simulate significant flood or a moderate earthquake not to exceed 6.0 on the Richter Scale. The purpose of the full scale drill is to allow ESS volunteers a life-like opportunity to respond to a major local disaster so that they can utilize their ESS training and provide emergency social services and support to their communities during a major disaster. Additionally, this exercise is an opportunity for all local ESS groups within the GVRD to practice their emergency response plans and identify any deficiencies in business continuity, stakeholder relationships, educational training and communication.

- 6. CAPACITY BUILDING.** Describe how the proposed project will increase capacity to deliver emergency social services in your community.

Providing an equal opportunity for all ESS groups within the GVRD to participate in the exercise will foster an environment of quality care and continuity in service delivery. This level of quality and continuity of care will allow volunteers from all ESS groups, regardless of their size to receive the same professional training, access to resources and formalized training opportunities. By ensuring that all communities have access to the same resources provides continuity of care and brings a peace of mind that evacuees across the GVRD region, regardless of where they live will have the same access to support during a local or catostrophic event.

- 7. EVALUATION.** How will the project be evaluated?

This project will be evaluated in formal and informal ways. Informally, all ESS volunteers will be given a survey and an opportunity to submit written feedback on the full scale exercise. Formally an exercise debrief will occur with all of the ESS Directors of the GVRD and any management from additional outside agencies that may be included in the exercise to gain professional feedback on the exercise. Additionally, a formal report will be written that outlines the strengths and weakness of the exercise, lessions learned and recommendations for future exceries.

SECTION 3: REQUIRED APPLICATION MATERIALS

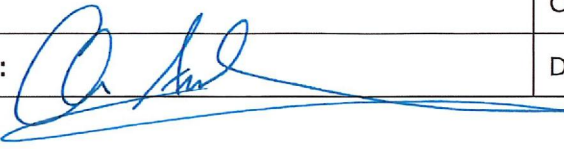
Only complete applications will be considered for funding. The following separate attachments are required to be submitted as part of the application:

- ☒ Local government Council or Board resolution, or First Nation Band Council resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- ☒ Detailed budget for the proposed project. Include a breakdown of desired equipment to be purchased, training and recruitment activities, and other considerations or comments. The budget must also clearly identify the Community Emergency Preparedness Fund funding request, applicant contribution, and/or other grant funding.

SECTION 4: SIGNATURE (To be signed by Local Government or First Nation Applicant)

I certify that: (1) to the best of my knowledge, all information is accurate and (2) the area covered by the proposed project is within our local authority's jurisdiction (or appropriate approvals are in place).

Name: Chris Aubrey

Title: Fire Chief & Emergency Programme
Co-ordinatorSignature: 

Date: Nov. 16, 2017

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8



City of Langford

www.cityoflangford.ca

Proposed Budget for UBCM Funded Project 2017

Item	Quantity	Estimated Cost
Cots (normal)	100 @ \$75	\$750
Cots (for disabled or elderly)	4 @\$125	\$500
Building Rentals for RC & GL	4 @\$500	\$2,000
Office & Admin Supplies (includes printing costs)	N/a	\$2,500
JIBC Trainers (includes travel costs)	4 @\$375	\$1,500
Food & Refreshments for ESS Volunteers	100 @\$45	\$4,500
Food & Refreshments for Evacuees	300 @ \$22.50	\$6,750
Exercise Consultant (1 week)	1@ \$5000	\$5,000
Misc. (to cover unexpected costs associated with the exercise or to be used as a contingency fund)	1 @ \$1500	\$1,500
TOTAL		\$25,000



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: December 4, 2017
Department: Engineering
Subject: 2018 Hike for Hunger – Straits District Girl Guides

Background

As an anniversary of Guiding and Scouting, the Straits District Girl Guides and members of Scouts Canada are planning to promote their movements and educate young youth about the needs of others. To do this, they plan to hold a "Hike for Hunger" along Langford sidewalks and organize a food drive at the Legion on Sunday, February 25, 2018.

Commentary

The Straits District Girl Guides have requested permission to walk along the sidewalk from the Westshore Town Center to the Legion by way of Langford Parkway to Veterans Memorial Parkway to Station Avenue. The hike will begin at 11:00am and will finish around 12:30 pm with approximately 100-150 Girl Guides and Scouts participating in the event. Last year the Hike for Hunger collected nearly 500 lbs of food donations.

Financial Implications

The Straits District Girl Guides is asking that Council waive the \$35.00 permit fee and damage deposit.

Legal Implications

With the adoption of the Traffic Bylaw on December 3, 1996, Council has jurisdiction over this matter.

Options

That Council:

1. Grant permission for the Straits District Girl Guides to stage a walk on Sunday, February 25, 2018 from the Westshore Town Center to the Legion via Langford Parkway to Veterans Memorial Parkway to Station Avenue as outlined in their letter dated November 2017 (attached) and with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; **AND**
2. Waive the \$35.00 permit fee and damage deposit; **OR**
3. NOT grant permission for the Straits District Girl Guides to stage a walk on Sunday, February 25, 2018.

Respectfully submitted,

Submitted by:	Kirsten Wilson, Engineering Technologist
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	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

:KW



Staff Report to Council

Date: December 4, 2017

Department: Planning

Application No.: Z17-0024

Subject: Bylaw No. 1670 Application to Rezone 3344 Luxton Road, 3370 Luxton Road and 2869 Sooke Road from R2 (One and Two Family Residential) to BP2A Sooke Road West (Business Park 2A) to allow additional uses on the site.

At their Regular Meeting of January 16th, 2017, Council passed the following resolution with respect to the property at 3344 Luxton Road, 3370 Luxton Road and 2869 Sooke Road:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3344 Luxton Road, 3370 Luxton Road, and 2869 Sooke Road from Rural Residential 2 (RR2) to Business Park 2A – Sooke Road West (BP2A) with the following text amendments, and subject to the following terms and conditions:
 - a. That the following uses be added to those permitted within the Business Park – Sooke Road West (BP2A) Zone on lands legally described as Lot 1, Sections 87 and 88, Metchoshin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchoshin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchoshin District, Plan 1139 (2869 Sooke Road):
 - i. Schools;
 - ii. Retail stores;
 - b. That the following uses be prohibited within the Business Park – Sooke Road West (BP2A) Zone, on the lands legally described as Lot 1, Sections 87 and 88, Metchoshin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchoshin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchoshin District, Plan 1139 (2869 Sooke Road):
 - i. Gravel and aggregate processing and sale; and
 - ii. Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small

industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf GVW) and parts and accessories thereof.

- c. That the applicant provides, prior to Public Hearing, a Traffic Study to the satisfaction of the Director of Engineering.
- d. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
 - ii. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;
 - iii. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable;
- e. That the applicant provides the following, prior to Bylaw Adoption:
 - i. Road dedication to the satisfaction of the Director of Engineering and to the standards of Bylaw No. 1000.

COMMENTS

Staff have prepared Bylaw No. 1670 in accordance with Council's resolution of 16 January 2017.

The applicant has registered a sec.219 covenant on the title of the subject properties that agrees to items d i-iii.

With respect to Item e i. the applicant has submitted an approved road dedication as per Council's resolution.

As no additional conditions have been placed on this application to rezone the properties at 3344, 3370 Luxton Road and 2869 Sooke Road. Council may wish to proceed with the Adoption of Bylaw 1670. The Ministry of Transportation has signed off on Bylaw 1670 on the 9th June 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1670;
2. Take no action at this time with respect to Bylaw No. 1670;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner
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

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**CITY OF LANGFORD
BYLAW NO. 1670**

**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 **RR2 (Rural Residential 2)** Zone and adding to the **BP2A (Business Park 2A – Sooke Rd West) Zone** the properties legally described as LOT A, SECTION 87, METCHOSIN DISTRICT, PLAN 17666 PID No.: 003-973-204 (3344 Luxton Rd); LOT 1, SECTIONS 87 AND 88, METCHOSIN DISTRICT, PLAN 18854 PID No.: 003-798-011 (3370 Luxton Rd); AMENDED LOT 1 (DD 319289-I) OF BLOCK B, SECTION 87, METCHOSIN DISTRICT, PLAN 1139 PID No.: 000-213-969 (2869 Sooke Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Subsection 6.63A.01:

“(42) On lands shown as “Business Park 2A- Sooke Road West” on the BP2A zone map attached as Schedule “SW,” the following uses, in addition to those listed above, are permitted:

 - (a) Schools; and*
 - (b) Retail stores;”*
3. By adding the following as Subsection 6.63A.02 and renumbering subsequent subsections accordingly:

“6.63A.02 Further Use Regulations

(2) Notwithstanding any other part of section 6.63A, the following uses are expressly prohibited on those lands shown as “Business Park 2A- Sooke Road West” on the BP2A zone map attached as Schedule “SW,”:

 - (a) Gravel and aggregate processing and sale; and*
 - (b) Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf of GVW) and parks and accessories thereof.”*
4. By adding the map attached to this Bylaw as Schedule A as Schedule SW;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd), 2017".

READ A FIRST TIME this 6th day of February, 2017.

PUBLIC HEARING held this 8th day of June, 2017.

READ A SECOND TIME this 8th day of June, 2017.

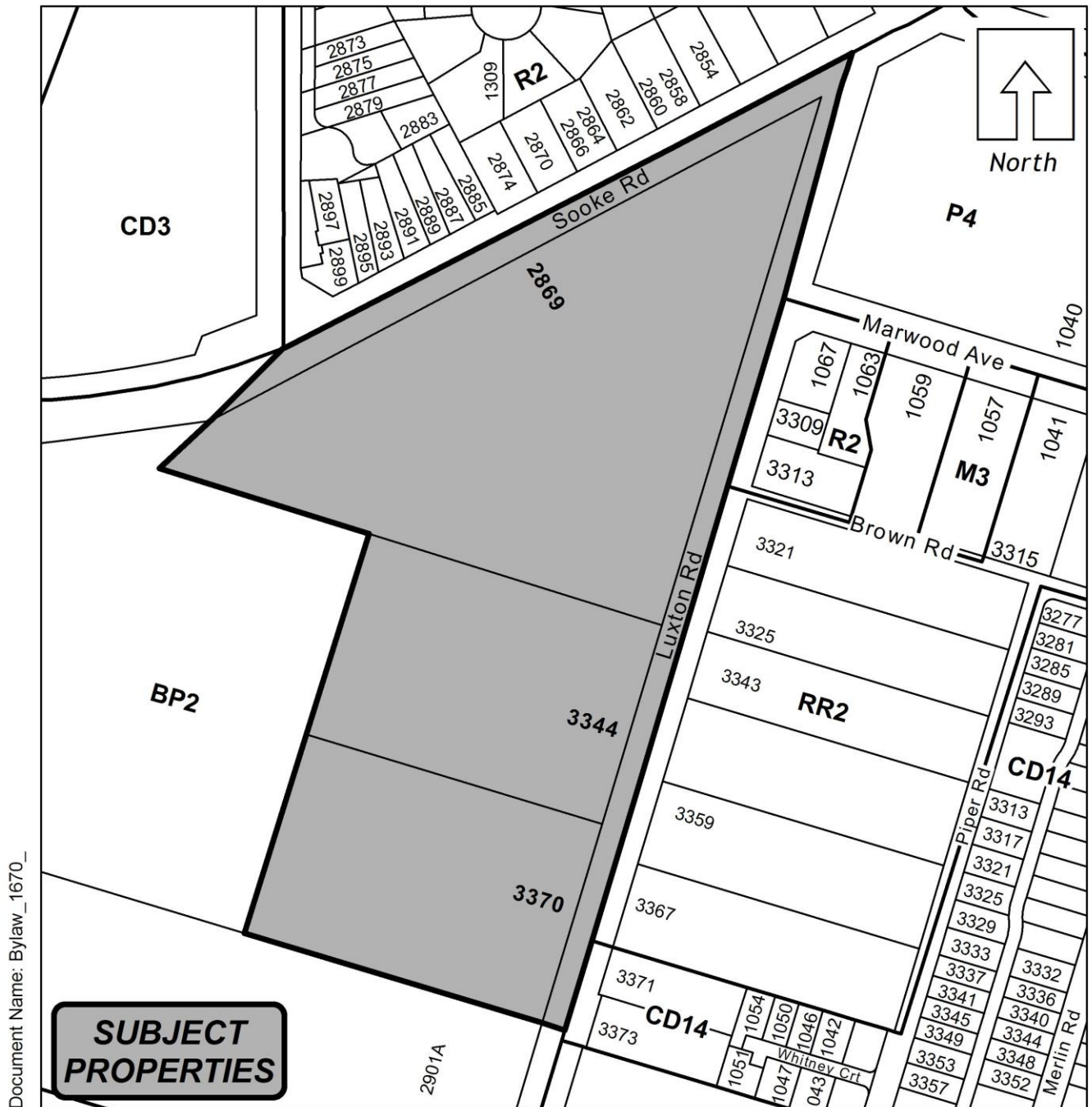
READ A THIRD TIME this 8th day of June, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 9th day of June, 2017.

ADOPTED this day 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. 1670

MAYOR

ADOPTION: _____

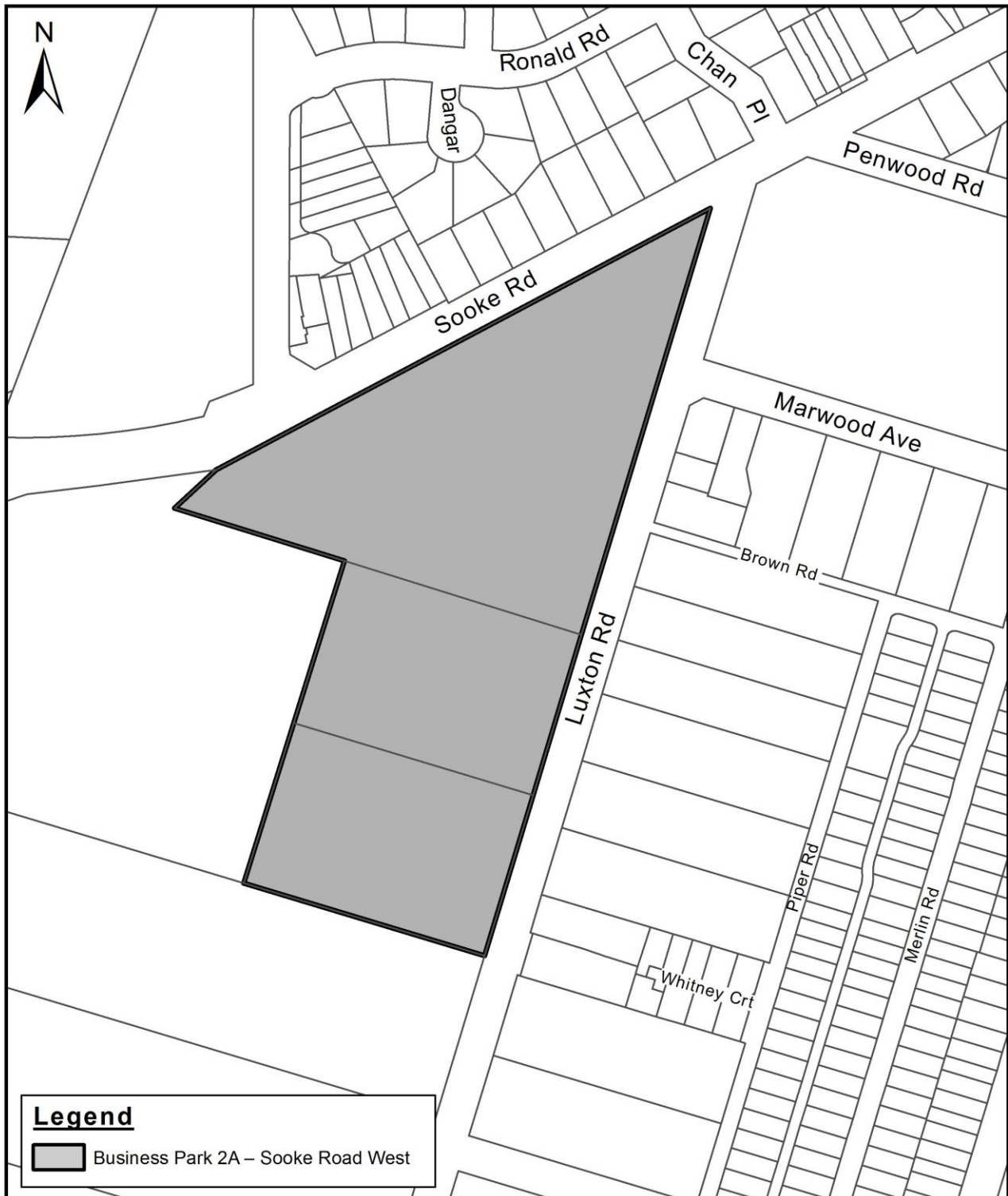
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/21/2016

Appendix A to Bylaw No. 1670

Schedule "SW" to Bylaw No.300
Business Park 2A – Sooke Road West (BP2A) Zone Map





Staff Report to Council

Date: December 4, 2017

Department: Planning

Application No.: Z17-0002

Subject: Bylaw No. 1680 - Application to Rezone 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six storey residential building with 63 dwelling units

At their Regular Meeting of April 3, 2017, Council passed the following resolution with respect to the property at 767, 769 and 771 Hockley Avenue and gave First Reading to Bylaw No. 1680:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 771, 769 and 767 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:
 - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
 - ii. \$610 per unit towards the Affordable Housing Reserve Fund.
 - b. Notwithstanding 1a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
 - i. \$381.25 per unit towards the General Amenity Reserve Fund; and
 - ii. \$152.50 per unit towards the Affordable Housing Reserve Fund.
 - c. That the applicant provide the following items prior to First Reading:
 - i. A plan demonstrating road dedication to the satisfaction of the Director of Engineering and revised building plans if necessary;

-
- d. That the applicant provide the road dedication prior to bylaw adoption.
 - e. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
 - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
 - iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and
 2. Direct the Director of Planning to issue the variance to reduce the exterior side yard setback from 1.2 m to 0.6 m at the time of Development Permit.
 3. Direct the Director of Planning to issue the parking variance in the Development Permit.

COMMENTS

As required by Council in their Resolution of April 3, 2017, the applicant has registered a Section 219 Covenant regarding traffic, public safety and construction parking plans, frontage improvements and another Covenant for stormwater maintenance. The applicant has also provided the required road dedication plans along with a letter of undertaking to register the plans as soon as the City has signed the documents.

The Ministry of Transportation and Infrastructure signed Bylaw No. 1680, as required, on August 20, 2017.

Council may now wish to proceed with Adoption of Bylaw No. 1680.

OPTIONS

That Council:

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

Submitted by:	Sarah Herring, MCIP, RPP, 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

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CITY OF LANGFORD

BYLAW NO. 1680

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

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

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

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

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

		ON FORM 1, PID 017-583-969 (771 Hockley Ave)	Fund; and b) \$152.50 per unit towards the Affordable Housing Reserve Fund.	
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- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

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

PUBLIC HEARING held this 14th day of August, 2017.

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

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

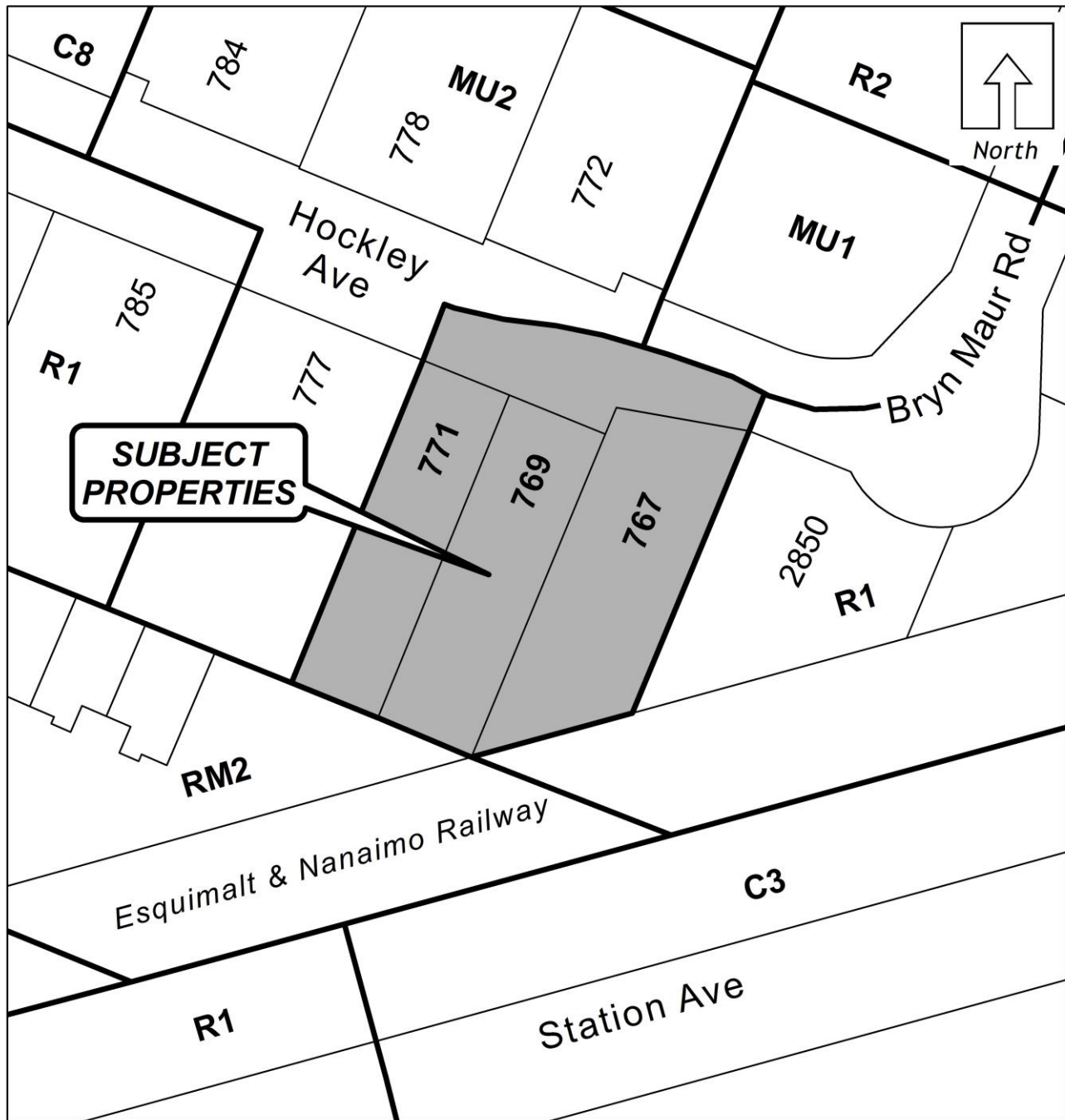
APPROVED BY THE MINISTRY OF TRANSPORTATION this 30th day of August, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1680



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017



Staff Report to Council

Date: December 4, 2017
Department: Planning
Application No.: Z17-0025
Subject: Bylaw No. 1723- Application to Rezone 967 Walfred Road from R2 (Residential One and Two Family) to RS3 (Residential Small Lot 3) to Allow for a 5 Lot Small Lot Subdivision

At their Regular Meeting of July 17 and August 14, 2017, Council passed the following resolution with respect to the property at 967 Walfred Road:

1. 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. \$3960 per new lot created towards the General Amenity Reserve Fund;
 - ii. \$660 per new lot created 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 any required improvements or upgrades to infrastructure required for proper drainage on the subject property, to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - iv. That the applicant be responsible for all costs resulting from infrastructure upgrades, including off site works, in order to bring services to the subject property, as a condition of rezoning of the lands;
 - v. That all prospective owners of the proposed development are aware of the proximity to the South Island Rangers gun range and the potential for noise nuisances that may occur due to this proximity;
 - vi. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval.
- d) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for Mesa Place, to the satisfaction of the Director of Engineering.

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1c) i. through vi. in Council's resolution of July 17, 2017.

With respect to item 1 d). the applicant provided a road dedication plan for Mesa Place in accordance to Council's resolution.

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

As no additional conditions have been placed on this application to rezone the property at 967 Walfred Road Council may wish to proceed with adoption of Bylaw 1723. The Ministry of Transportation has signed off on Bylaw 1723 on the 7th September 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1723;
2. Take no action at this time with respect to Bylaw No. 1723;

Respectfully Submitted,

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

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**CITY OF LANGFORD
BYLAW NO. 1723**

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196; PID No.: 003-380-980 (967 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1723	LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196 (967 Walfred Rd);	a) \$3,960 per lot created towards the General Amenity Reserve Fund; b) \$660 per lot created towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".

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

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

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

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

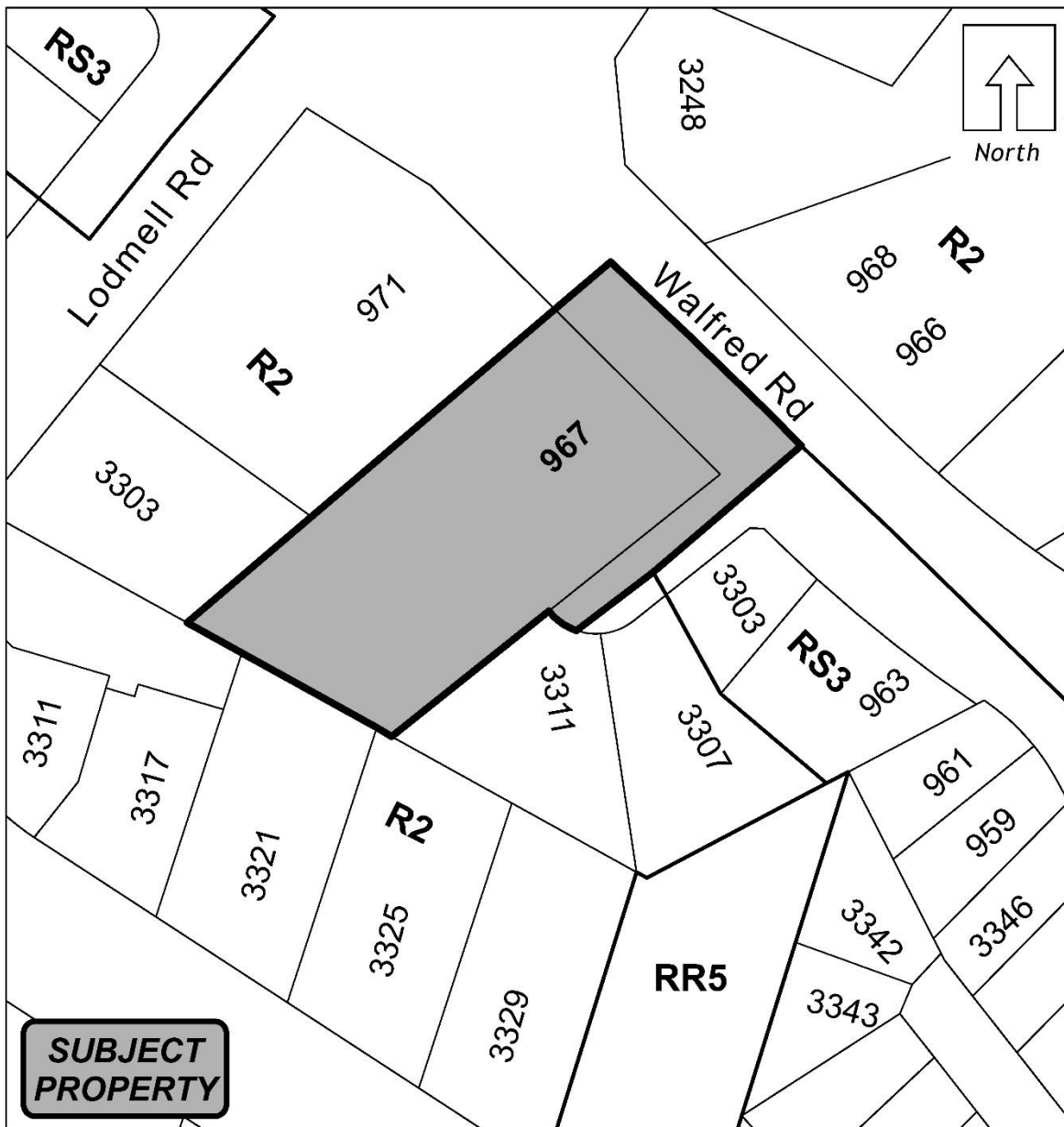
APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of September, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1723



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1723

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

CITY OF LANGFORD BYLAW NO. 1746

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

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

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

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

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

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

(10) Crematorium;

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

(h) Crematorium;

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

(30) Crematorium;

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

(4) Crematorium;

6. By adding the following to Section 3.26.02:

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

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

(14) Office

8. By deleting Section 6.45.02(2).

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

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

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

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

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

9. *Townhouse Developments*

- a) *New townhouse developments are encouraged to cluster development on the site such that there are varying numbers of units per townhouse block. The preference is for the development to be primarily comprised of townhouse blocks with three or more attached units per block; however, townhouse blocks may be designed with two attached units per block provided that they appear and function as a single development (i.e. through complementary designs and colour schemes, shared private accesses and shared visitor parking areas). Townhouse developments may include single detached units provided that single detached units do not dominate the development.*
- b) *A plan showing the on- and off-street parking spaces provided for each unit and for the development as a whole shall be submitted as part of the required Development Permit.*
- c) *Those portions of a driveway located between the property line and the curb or boulevard shall be governed by the Subdivision and Development Servicing Bylaw No. 1000.*
- d) *Driveways shall be set back a minimum of 1.0 m (3.3 ft) from any interior side lot line.*
- e) *Driveways shall be limited to a maximum width of:*
 - a. *6.0 m (19.7 ft) or 60% of the lot width, whichever is less, for lots with widths up to 12.0 m (39.4 ft); and*
 - b. *7.8 m (25.6 ft) for lots with widths over 12.0 m (39.4 ft).*
- f) *Wherever possible, lots and dwellings should be designed to allow for double car garages and driveways, provided that the garage does not visually dominate the façade of the dwelling, and provided that the driveway widths do not exceed those listed in Article e) above.*
- g) *The Director of Planning is authorized to approve Development Permits that vary the maximum width of a driveway where significant topographical or other site constraints warrant.*
- h) *The Director of Planning, with the consent of the Director of Engineering, is authorized to approve Development Permits that vary the minimum length of a required off-street parking space, where:*

- a. The proposed parking space is perpendicular to a highway or access route in a bare land strata;*
- b. Only one of the two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;*
- c. The encroachment of the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;*
- d. The full required length of the parking space is provided, partially within the property and partially within the road right-of-way, as measured either from the edge of the curb or the edge of the sidewalk, whichever is less; and*
- e. Future road widening is not anticipated.*

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

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

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

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

15. By deleting Section 3.08.02(6).

16. By deleting Section 4.01.04(6).

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

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

READ A FIRST TIME this 6th day of November 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Staff Report to Council

Date: December 4, 2017

Department: Planning

Application No.: Z17-0029

Subject: Bylaw No. 1747- Application to Rezone 1067 and 1077 Goldstream Avenue from RM3 (Mixed Use Residential Commercial) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) to Allow a Development of a 165-unit Multi-Family Residential Building.

At their Regular Meeting of 16 October 2017, Council passed the following resolution with respect to the property at 1067 and 1077 Goldstream Avenue:

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.*

COMMENTS

The applicant's lawyer has obtained all required signatures and provided an undertaking to register the section 219 covenant against the title of the (consolidated) subject property that agrees to items 1 (b) in Council's resolution of October 16th, 2017.

The applicant has entered into a Purchase and Sale Agreement with the City for the closed road at market value less the value of road dedication to the City and less the value of retained boulevard trees on Leigh Road.

Bylaw No. 1747 was signed by the Minister of Transportation on November 21st, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1749;

OR

2. Take no action at this time with respect to Bylaw No. 1749;

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 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)		
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- 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 20th day of November, 2017.

READ A SECOND TIME this 20th day of November, 2017.

READ A THIRD TIME this 20th day of November, 2017.

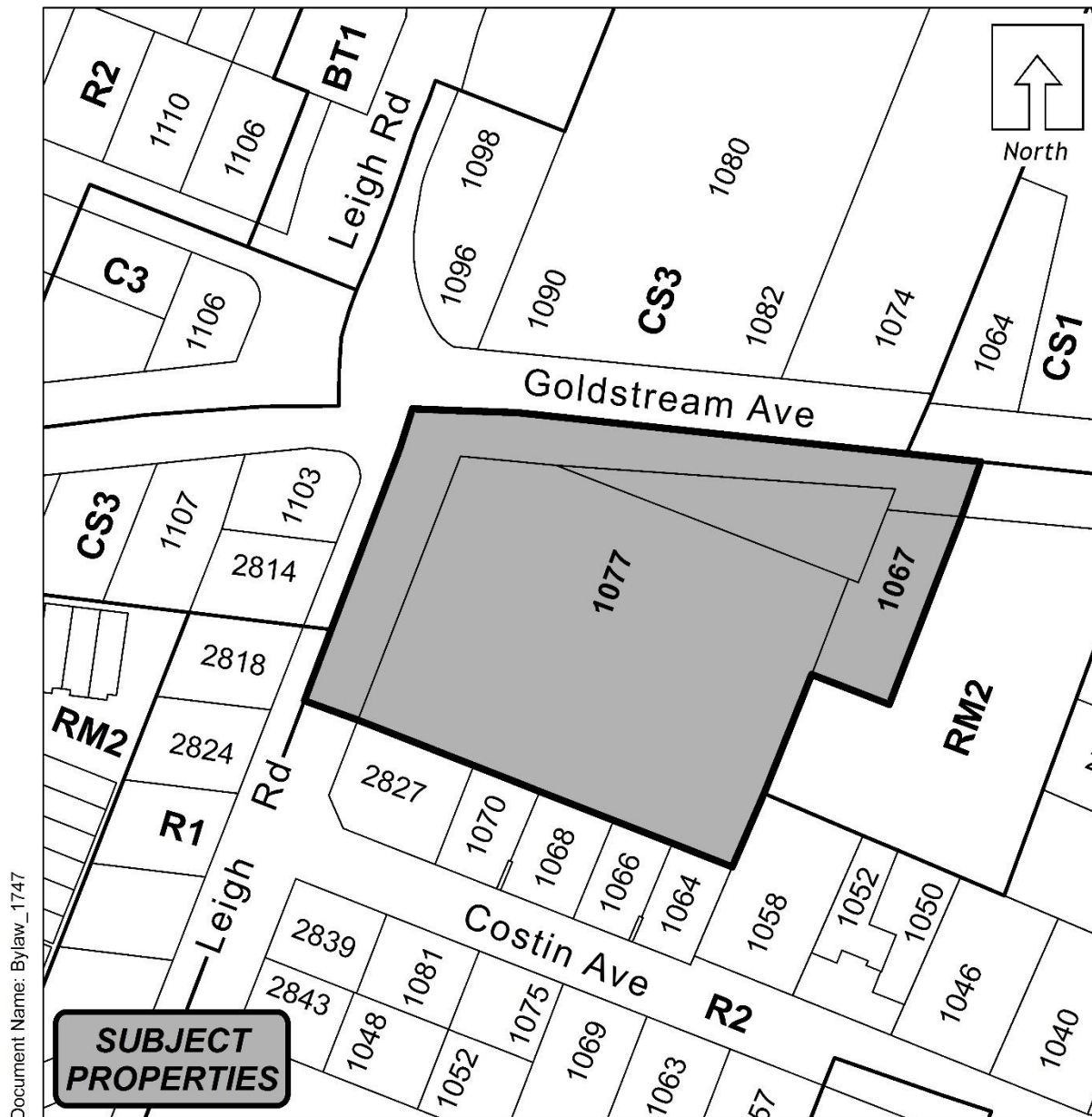
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of November, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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