CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, January 8th, 2018 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1748 **4**
"Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".

b) BYLAW NO. 1750 **35**
"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".

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – December 4th, 2017 **71**

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – November 16th , 2017 **78**

6. PUBLIC PARTICIPATION

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – December 11th, 2017 **82**

1. **Application to amend the Official Community Plan designation for 790 McCallum Road from Neighbourhood to Mixed Use Employment Centre and to rezone the land from CH1 (Cluster Housing Residential) to a New MUE2 (Mixed-Use Employment 2) Zone to Permit a Mixed Use Development.**
2. **Bylaw No. 1753 Bylaw to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone.**
3. **Application for Development Variance Permit to increase the allowable floor area of an accessory building from the required 30 m2 to 224.19 m2, and to vary the height of the accessory building from the allowable 4.5 m to 5.89 m at the property located at 1345 Ravens View Drive.**
4. **Application for Development Variance Permit to allow a reduction in the interior side lot line setback from the required 6.0 m to 1.0 m for a portable for the School District No. 62 office located at 3143 Jacklin Road.**

5. **Application for a Development Variance Permit to vary the Residential Small Lot Zone 4 (RS4) regulations to allow a panhandle lot to be created by subdivision at proposed Lot B-1, 3690 Happy Valley Road.**

8. REPORTS

a) Royal Canadian Legion Branch No. 91 application for additional capacity for their Liquor Primary License at 761 Station Avenue **87**
- **Staff Report (Planning)**

9. CORRESPONDENCE

a) Peter Willing **92**
Re: Langford's Annual "Music in the Park" 2018

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a) BYLAW NO. 1461 **94**
"Langford Official Community Plan Bylaw, Amendment No. 14, (790 McCallum Road), 2018".
(FIRST READING)

b) BYLAW NO. 1736 **96**
"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".
(ADOPTION)

c) BYLAW NO. 1737 **100**
"Langford Official Community Plan Bylaw, Amendment No. 26, (2869 Sooke Rd –Road Closure Portion), 2017".
(FIRST READING)

d) BYLAW NO. 1741 **102**
"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".
(ADOPTION)

e) BYLAW NO. 1742 **107**
"Langford Zoning Bylaw, Amendment No. 509, (2869 Sooke Rd Portion), 2017".
(FIRST READING)

f) BYLAW NO. 1746 **113**
"Langford Zoning Bylaw, Amendment No. 512, (Omnibus No. 49 – Various Amendments), 2017".
(ADOPTION)

g) BYLAW NO. 1748 **117**
"Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

h) BYLAW NO. 1749 **120**
"Langford Zoning Bylaw, Amendment No. 515, (790 McCallum Road), 2017".
(FIRST READING)

i) BYLAW NO. 1750 **126**
"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".
(SECOND AND THIRD READINGS)

j) BYLAW NO. 1753 **133**
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(FIRST READING)

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12. ADJOURNMENT

PUBLIC HEARING
Monday, 8 January 2018

Bylaw No. 1748
File No. Z17-0042

A Bylaw to Rezone 2844 Millstream Rd from the CS1 (Service Commercial) Zone to the MU1A (Mixed-Use Residential Commercial A) Zone to construct an apartment building on 720, 724 and 732 Meaford Avenue and the subject parcel.

CITY OF LANGFORD
BYLAW NO. 1748

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

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

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

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

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

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

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1748	Lot 3, District Lot 72, Esquimalt District, Plan 27017; PID No. 002-522-144 (2844 Millstream Rd)	a) $2563 per unit towards the General Amenity Fund; b) $610 per unit towards the Affordable Housing Reserve Fund;	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".

READ A FIRST TIME this 20th 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.

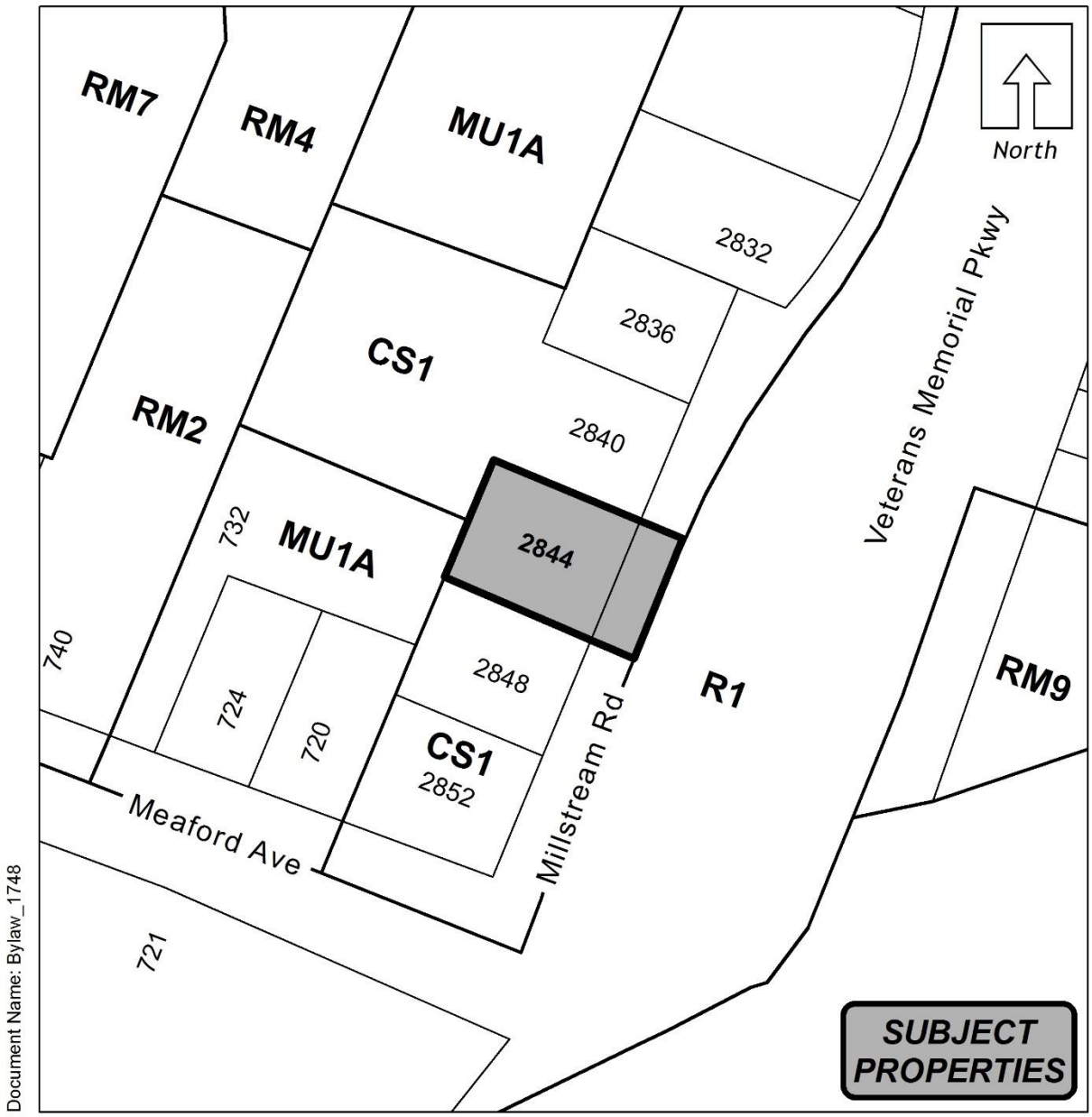
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1748

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2017

City of Langford
www.cityoflangford.ca

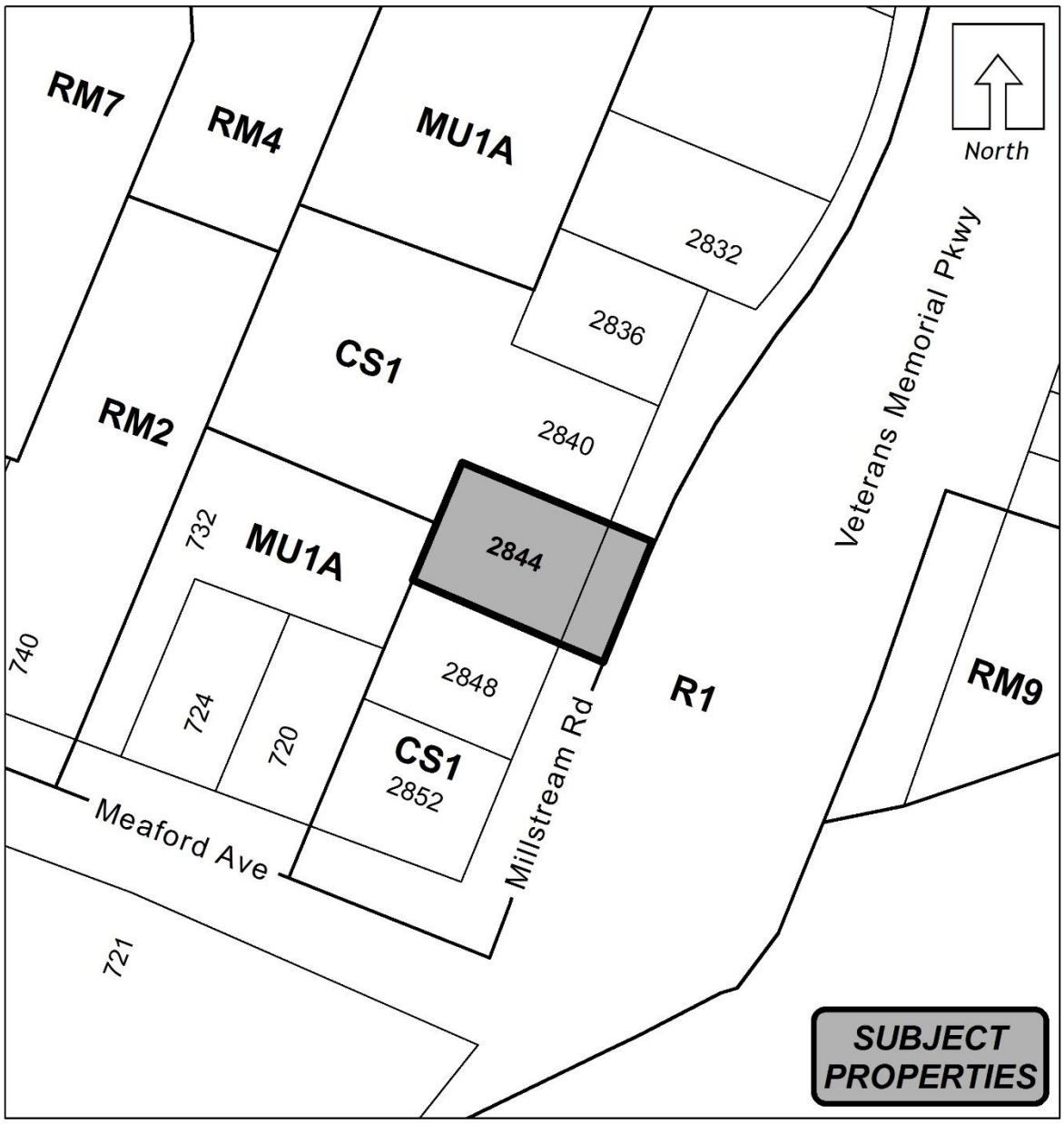
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1748. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 8 January 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2844 Millstream Rd	
File	Z17-0042	Bylaw Number: 1748
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: CS1 (Service Commercial)	Proposed: MU1A (Mixed Use Residential Commercial A)
Proposal	To allow for the subject property to be included in plans to build a six storey building on 732, 724 and 720 Meaford Avenue.	

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 Wednesday, 27 December 2017 to Monday, 8 January 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Document Name: Bylaw_1748

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2017

2017: Year in Review

Continued from A20

NOVEMBER

22 - Meet the newest View Royal councillor, Damian Kowalewich. Kowalewich won the byelection with 518 votes to take over the seat vacated by Heidi Rast, who moved to P.E.I. for work.

29 - Work on the Millstream Road overpass in Langford will get underway early next year and will hopefully be completed by the May long weekend. The project was orginally delayed this year when only one bid, roughly 20 per cent over budget, came in when the project was first tendered. Work includes the addition of a second southbound left-turn lane for the Trans-Canada Highway.

DECEMBER

1 - Belmont Secondary school's senior girls volleyball AAAA team and Royal Bay Secondary's senior boys AAA team are gearing up for provincials in Langley. The Ravens earned their spot after defeating the Claremont Spartans in three straight sets.

Both teams finished strong in provinical play, with the Belmont girls earning their second provinical title – third if you count their win as a junior squad.



Santa Claus flew down from the North Pole to pay a special visit to children at Victoria General Hospital, including four-year-old Zander George and his seven-year-old sister, Avalon, in December. Santa was originally supposed to arrive via Helijet earlier this week, but snow kept him grounded. But that didn't stop him from returning a few days later to deliver teddy bears to the hospital's littlest patients.
(KENDRA WONG/NEWS GAZETTE STAFF)

6 - Broadway hit *Chicago* comes to town this month thanks to the Langford economic development committee (EDC) in partnership with Bayview Place and Broadway in Victoria. And it's benefiting local organizations as well as the EDC is donating $10,000 to the Goldstream Food Bank, $3,000 to the Royal Canadian Legion Branch 91, and $1,000 to Another Brick in the Nepal's earthquake relief.

8 - One Colwood resident voices concerns over speeding on Cairndale Road, which is an area the City is already looking at. However, his concerns spark a debate amongst motorists that use the roadway as a connection between Veterans Memorial Parkway and Wishart Road. A number of motorists write in, saying the speed limit on the roadway, which is 30 km/h, should be increased to 50 km/h.

15 - Staff and students at Belmont Secondary school reunite a Victoria resident with a long-lost World War One medal. In a tearful presentation the medal, which once belonged to George Alexander Doty is presented to his great-great neice, Sharon Hoover.

20 - The province announces $23.3 million in funding for a land purchase in Langford. The site in Westhills will allow the Sooke School District to build new middle and elementary schools. However, funding will still need to be secured to build the schools.

22 - Langford's first premier, John Horgan and his wife Ellie sit down with the *Gazette* to discuss some of the ways their lives have changed since the election in May. The pair is looking forward to having the whole family together for Christmas.

City of Langford
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NOTICE OF PUBLIC HEARING

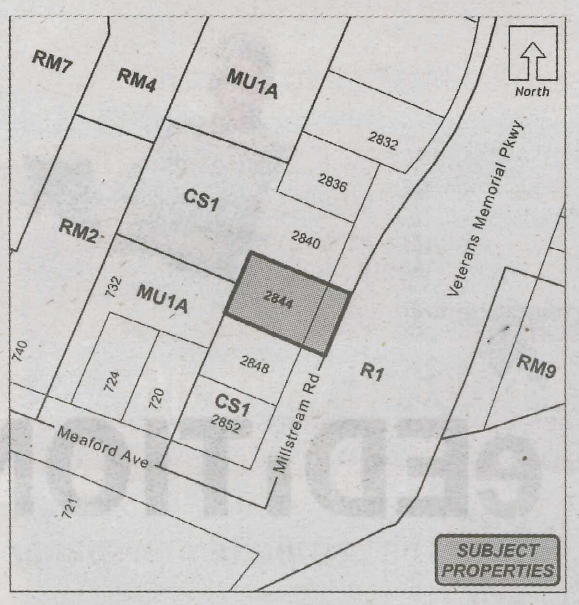
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Proposal: **The purpose of Bylaw No. 1748 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1748 from CS1 (Service Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to include the subject parcel in plans to construct a six storey residential building on 720, 724 and 732 Meaford Ave.**

Applicant: **Pascal Toupin-Selinger, Ironclad Developments**

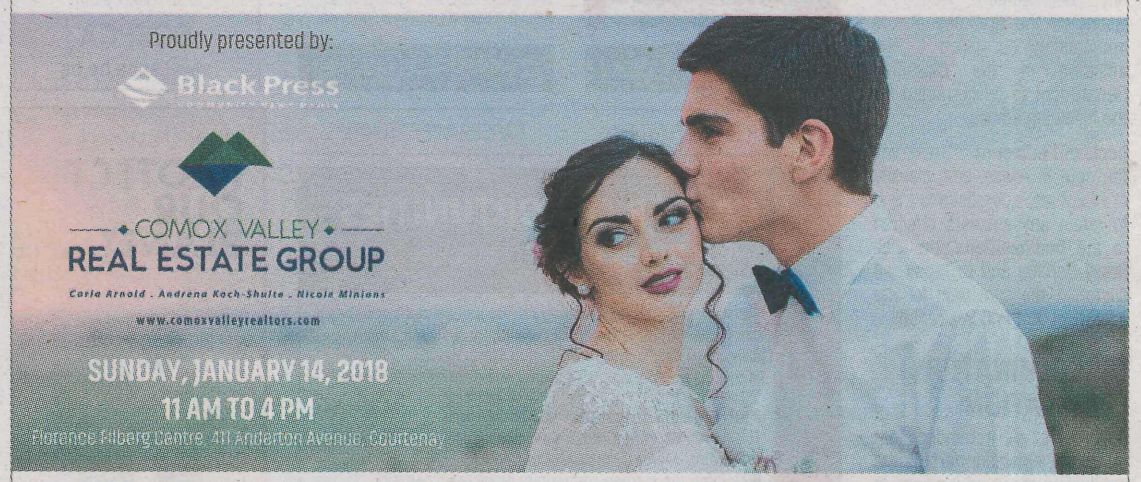
Location: **The land that is the subject of Bylaw No. 1748 is 2844 Millstream Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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SPORTS

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

Wolves look to 'explode' after winter break

Local team has a record of 16-12-1 and is in second place in the south division

Tim Collins
News Gazette staff

Last November and all of December could have been better for the Westshore Wolves, with the team dropping a game on Nov. 24 to the Campbell River Storm and splitting their next four games with two wins and two losses during December.

"We could have been doing better during December, for sure, but we're looking to explode out of this break with some much better play," rookie head coach Tyler Matheson said.

"December really wasn't very strong and we had hoped for a much better outcome, but we have to look past that and move forward with a better effort."

The Wolves currently boast a record of 16-12-1 and are second in the Vancouver Island Junior Hockey League's south division, sitting two points behind the Victoria Cougars.

Heading into the second half of the season, Matheson said the team will be concentrating on making the practices harder, and paying attention to details and using videos of past games to highlight the areas players need to concentrate on.

"We watch the videos and in practices we put ourselves in those situations and work on what we've seen so we don't make the same mistakes again," he said. "In this league you have to be prepared. Junior B is a developmental league, and it's tough, so if you don't come prepared you're going to lose two points."

Cameron Coutre is a strong representative of what it takes to win, said Matheson. With a league-leading 48 points on the season so far, Coutre has been a consistent asset to the team.

The head coach also credits 20-year-old captain Brandon Tutte, who is fourth in league scoring leaders with 40 points, with providing maturity and stability that is important to the team's success.

"The same is true of Tomba Huddlestan and Trevor Bottomley, who have helped to keep the team centred and play with the kind of maturity we count on out there."

One of the Wolves who has really shown a lot of heart and exceeded expectations as well is forward Keegan Durrance.

"Durrance has really stepped up and done very well. He's shown so much improvement and we expect even better things from him in the new year," Matheson said.

As far as what fans can expect in 2018, Matheson is optimistic.

"I'm happy with what we've done so far but I know these guys and we have a lot more to offer. We have one of the older groups in the league right now and we have to take advantage of that and put those wins on the board," he said.

The Westshore Wolves return to The Q Centre on Jan. 3, where they'll host the Peninsula Panthers. Puck drop is at 7 p.m. The next day, they'll take on the Victoria Cougars at Archie Browning Arena in Esquimalt, also at 7 p.m.

editor@goldstreamgazette.com



The Westshore Wolves are back on the ice Wednesday, Jan. 3 at The Q Centre when they take on the Peninsula Panthers.The following night, they'll face off against the Victoria Cougars at Archie Browning Arena in Esquimalt. *(BLACK PRESS FILE PHOTO)*

Fast growing sport to debut at Thetis Lake

Organizers promise a challenging course

Rick Stiebel
News Gazette staff

What do you get when you cross two thirds of a triathlon with Thetis Lake?

You get SwimRun Victoria, a multi-sport race format that combines split segments of open-water swimming with trail runs, explained race director Rob Dibden. The event, sponsored by Human Powered Racing, will mark the first of its kind in Western Canada, he noted. SwimRun has been gaining popularity since the inaugural event, Otillo SwimRun, was held in Sweden in 2006.

"We started talking about hosting a SwimRun event when we became aware the format might work here," said Dibden, a member and coach with the Human Powered Racing team for the past 13 years. "There's a few people from Victoria who've done it before."

SwimRun Victoria involves a challenging course consisting of four swim legs totalling about 4,000 metres, and four run legs totalling about 24 km. The short course is slightly less than half the length of the full course. Competitors swim in their running shoes and run in their swim gear, Dibden explained. Although many SwimRun events involve frigid ocean swims, the Victoria event, to be held at Thetis Lake, will not require specialized equipment. It should still present a challenge for even hardcore adventure seekers, he added.

"I think Thetis Lake will be a fantastic venue for this event," said Dibden, a View Royal resident. "A lot of thought and preparation has gone into planning the course for a year, and we're excited about it. People who come to compete will be surprised and pleased with the level of difficulty and terrain they'll experience."

SwimRun Victoria takes place Aug. 12. For more information, contact Dibden at rob@humanpoweredracing.ca or visit swimrunvictoria.ca.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

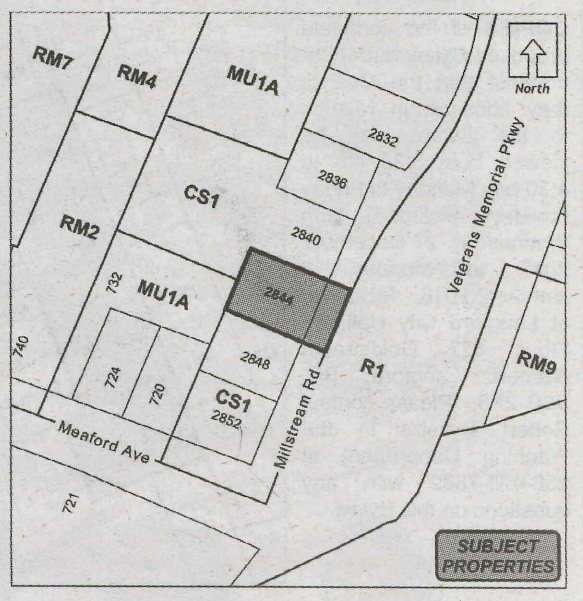
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Applicant: **Pascal Toupin-Selinger, Ironclad Developments**

Location: **The land that is the subject of Bylaw No. 1748 is 2844 Millstream Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

4. REPORTS

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

Staff Report (Planning)

MOVED BY: COUNCILLLOR WADE
SECONDED: S. HARVEY

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

1. Direct Staff to prepare a Bylaw to amend the text within the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct Staff to prepare a Bylaw to amend the zoning designation of the property located at 2844 Millstream Road from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval:

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

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

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

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

        i. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
        ii. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to building permit issuance;
        iii. That the applicant acknowledges and agrees to design the proposed development, in accordance to the updated parking regulations as determined by Council, to the discretion of the Director of Planning;
        iv. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
        v. That the applicant will construct full frontage improvements, including, but not limited to, the installation of a sidewalk to the corner of Meaford and Millstream

Road to align with the sidewalk infrastructure required along Meaford Road, in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering, prior to building permit issuance.

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

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

CARRIED.

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.

7. COMMITTEE RESOLUTIONS

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

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct Staff to prepare a Bylaw to amend the text within the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct Staff to prepare a Bylaw to amend the zoning designation of the property located at 2844 Millstream Road from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval:

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

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

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

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

      i. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
      ii. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to building permit issuance;
      iii. That the applicant acknowledges and agrees to design the proposed development, in accordance to the updated parking regulations as determined by Council, to the discretion of the Director of Planning;
      iv. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;

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

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

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council direct staff to proceed with consideration of the following variances for 2647 Crystalview Drive:

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

Subject to the following terms and conditions:

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

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**October 23, 2017**
Department:	**Planning**
Application No.:	**Z17-0042**
Subject:	**Application to amend the zoning of 2844 Millstream Avenue from CS1 to MU1A to align with the zoning of 732, 720 and 724 Meaford Avenue in order to construct a six storey residential building.**

PURPOSE

Pascal Toupin- Selinger with Ironclad Developments has applied on behalf of Andre Louis Cottyn to rezone 2844 Millstream Avenue from the CS1 (Service Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone in order to construct an apartment building on 720, 724 and 732 Meaford Avenue and the subject parcel.

BACKGROUND

PREVIOUS APPLICATIONS

In 1998 Council adopted a Bylaw that rezoned the subject property from R2 (One and Two Family) Zone, to the R1 (One Family) Zone, as part of a blanket rezoning of R2 properties within the downtown area. Under the R2 zoning, single family homes were being redeveloped into duplex homes that did not meet Council's goals for higher densification, therefore the City initiated a blanket rezoning of R2 zoned properties in an effort to encourage the redevelopment of single family homes into higher density developments within the downtown area.

On November 15th, 2010, Council adopted Bylaw 1308 to rezone the subject property along with 2836 and 2840 Millstream Road from the R1 (Residential One Family) Zone to the CS1 (Neighbourhood Commercial) Zone in order to enhance the development potential of these sites for commercial uses.

On August 15th, 2016 Council adopted Bylaw 1638 which rezoned several parcels along Millstream Road and Meaford Avenue in order to redevelop the area. 732 Meaford Avenue was rezoned from the C1 (Neighbourhood Commercial) Zone to the CS1 (Service Commercial) Zone in order to allow office and commercial warehouse uses on that parcel. The properties at 720 and 724 Meaford Avenue were rezoned

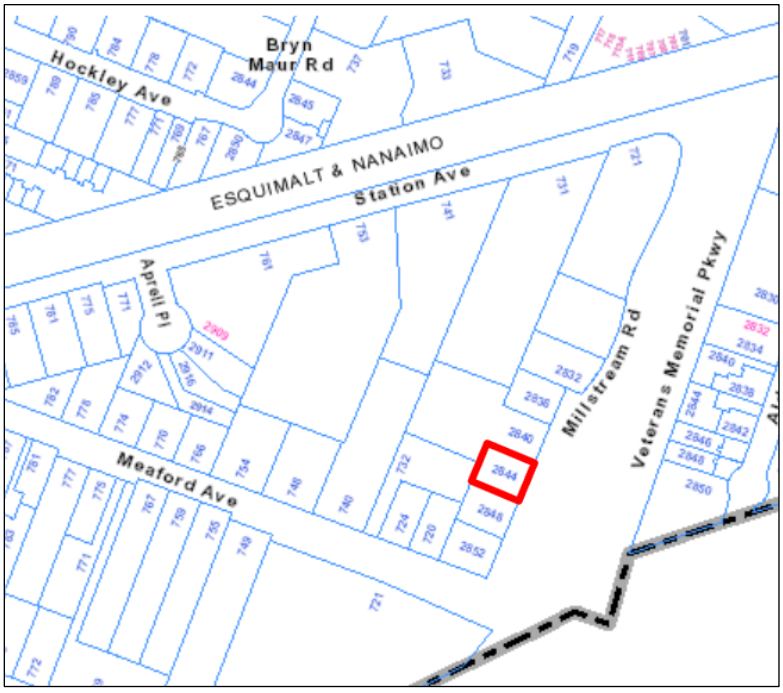
from the R1 Zone to the MU1A (Mixed Use Residential and Commercial A) Zone for future residential development.

On October 2nd, 2017 Council adopted Bylaw 1721 that amended the zoning of the parcel at 732 Meaford Avenue from the CS1 Zone to the MU1A Zone. This would align the zoning of the parcels at 720, 724 and 732 Meaford Avenue and allow the construction of an apartment building on these parcels.

Table 1: Site Data

Applicant	Pascal Toupin - Selinger
Owner	Andre Louis Cottyn
Civic Address	2844 Millstream Avenue
Legal Description	Lot 3, District Lot 72, Esquimalt District, Plan 27017
Size of Property	743.905 m^2
DP Areas	None
Zoning Designation	CS1 (Service Commercial)
OCP Designation	City Centre

Figure 1: Site Map Showing Subject Property



SITE AND SURROUNDING AREA

The subject parcel is located between Station Avenue to the north, Veterans Memorial Pkwy (VMP) to the east and Meaford Avenue to the south. With driveway access directly off of Millstream Road, the relatively flat lot contains an established single family home that is minimally landscaped with a few large trees along the east and west property lines.

Located on the outer perimeter of the downtown, the immediate surrounding developments are a mix of low density residential and single use commercial buildings that access Millstream Road and Meaford Avenue. This is an area of transition between single family dwellings, multi-residential developments and low impact industrial and businesses indicative of an area on the outskirts of the downtown core. Properties in the area have being rezoned to accommodate commercial and light industrial uses that would take advantage of the location's access to Veteran's Memorial Parkway (VMP) and Langford's City Centre. Properties to the south of the subject property remain undeveloped and are currently zoned for low density residential development.

Table 2: Surrounding Land Uses

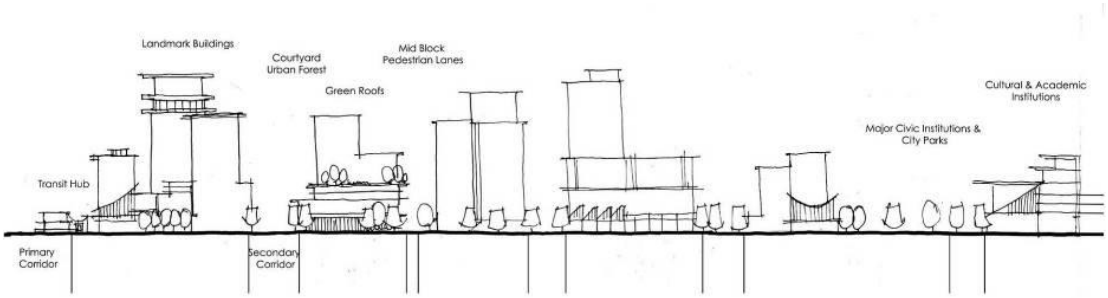
	Zoning	***Use***
North (2840 Millstream Road)	CS1 (Service Commercial 1)	Storage, repair, servicing, sale and rental of recreational and commercial vehicles (Alpine Marine Sales and Services)
East (732 Meaford Avenue)	MU1A (Mixed Use Residential and Commercial A)	Vacant
South (2848 Millstream Avenue)	CS1 (Service Commercial 1)	Single Family Home
West (2850 Aldwyn Road, across from Veterans Mem. Pkwy)	RM9 (Medium Density Apartment)	Apartment Building

COUNCIL POLICY

City Centre

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

A Concept for the City Centre



The application to rezone the subject property to the MU1A Zone aligns with property's City Centre as the designation within City of Langford's Official Community Plan (OCP) by allowing densification close to the downtown core, an area appropriate for future growth as it is close to established amenities and key transportation routes.

ZONING

The MU1A Zone is a zone typically employed for medium to higher density commercial and residential developments. Floor Area Ratio (FAR) requirements, along with lot coverage minimum and maximum requirements, regulate the size of the building in relation to the size of the parcel. Height and building setback regulations prescribe the size of the building regardless of parcel size. The applicant has not requested any variances to the MU1A Zone to accommodate the proposed development, and is able to develop the building within the perimeters set by the zone. Table 3 lists the MU1A zoning regulations against the dimesons and data of the proposed building.

DEVELOPMENT PERMIT AREAS

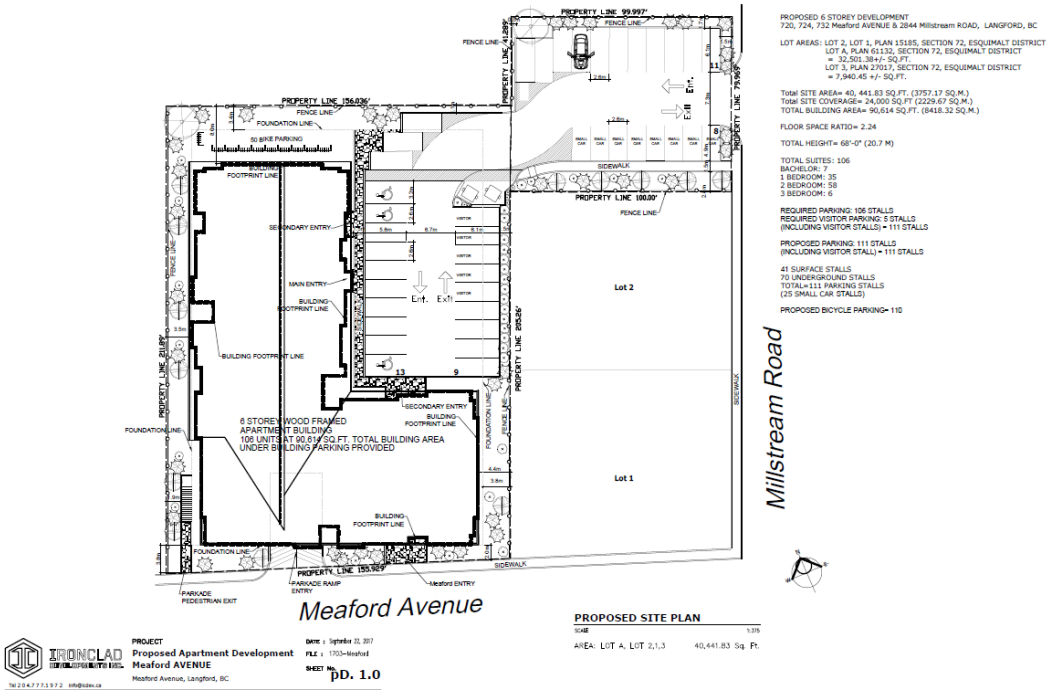
The subject parcel is not within any environmentally sensitive or high hazardous risk development permit areas, however a development permit will be required for a new multi-residential building and reviewed for compliance with the City of Langford's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property, at 2844 Millstream Avenue, in order to align with the zoning of 720, 724 and 732 Meaford Avenue which were rezoned to the MU1A Zone through applications Z16-0011 and Z17-0030. The applicant intends to consolidate the four parcels in order to construct a six storey apartment building and has submitted a new design of the building with this rezoning application. The subject parcel, 2844 Millstream Road, is the site of 19 surface parking stalls that will be accessory to the proposed apartment building, however as the applicant's intent is to consolidate the four properties, Council should consider the whole design of the building with this rezoning application.

Figure 2: Proposed Site Plan of Development

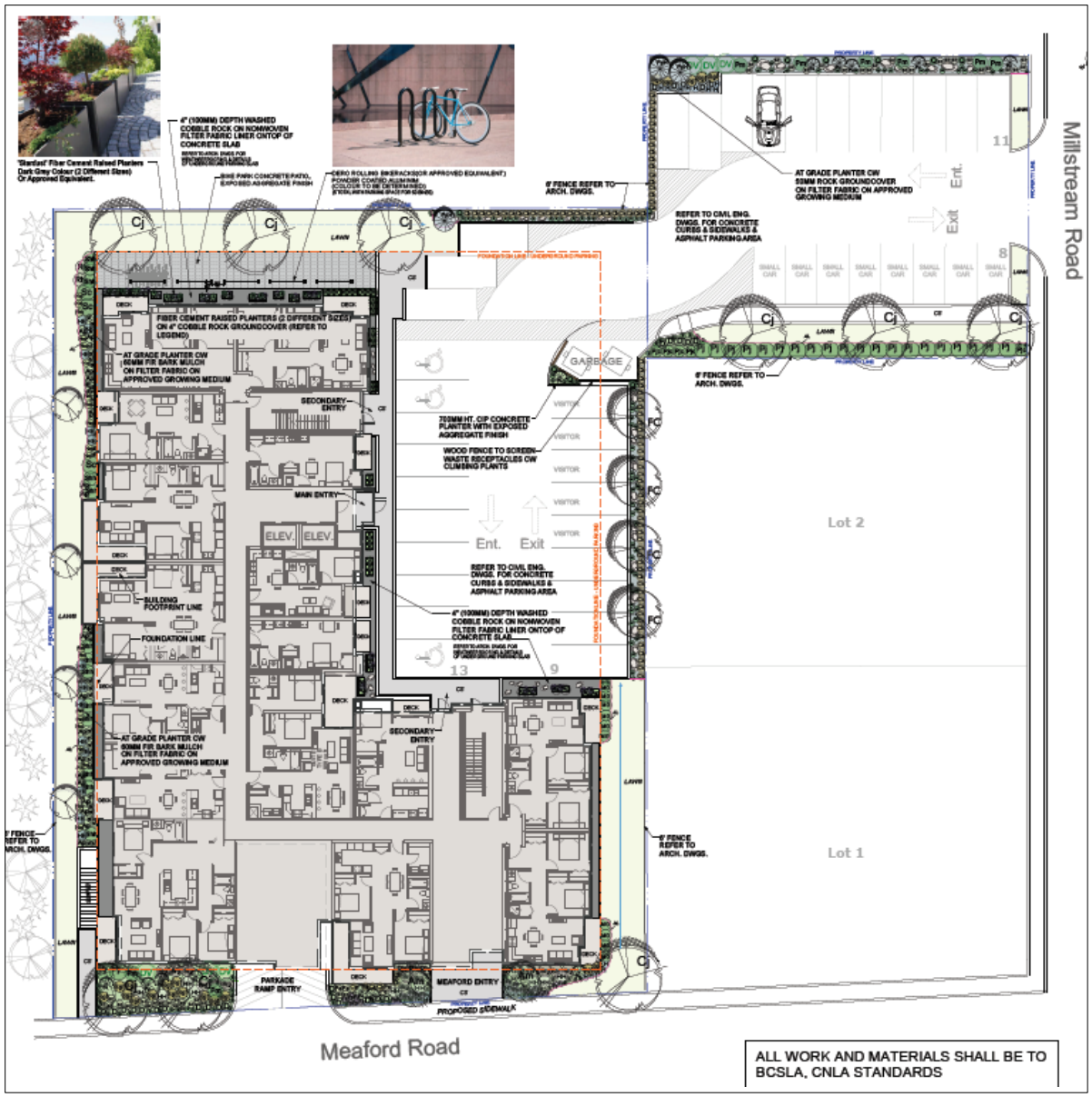


The applicant has submitted a proposal to construct a purpose built multi- family residential rental development with a surface foot print of 1348.39 m^2 (14,514 ft^2) and a total floor area of 8418.31 m^2 (90,614 ft^2) over six storeys. The residential building will consist of 7 bachelor units, 34 one bedroom units, 57 two bedroom units and 8 three bedroom units. The development will also include a leasing office and a fitness centre for the residents on the main floor.

The building is designed in an "L" configuration with surface parking provided to the east of the proposed building adjacent to a linear shaped courtyard as well as on the subject parcel at 2844 Millstream Road. Landscaping and screening is being provided along the perimeter of the site and between the building and parking areas.

The proposed design of the building will be assessed against Langford's Design Guidelines, Bylaw No.300, specifically the guidelines for downtown Langford. The design should reflect a style of architecture that reflects the surrounding natural area as well as speaks to the pedestrian realm of the downtown area.

Figure 3: Landscaping Plan



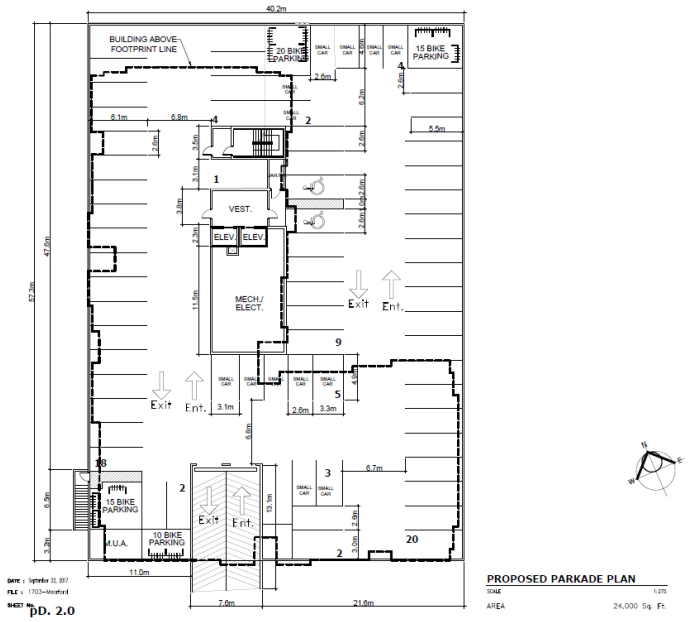
The MU1A zone allows for a building with a Floor Area Ratio (FAR) of 2.0, which may be increased to 2.25 if 50% of the required parking is located within an underground parkade on the property. This ratio may be increased by 0.02 for a maximum of 2.50 for every additional 5% of parking spaces provided underground. The applicant is proposing an FAR of 2.24, while providing 63% of the required parking underground, this means that the FAR could be increased to 2.27 for this proposal under the MU1A zoning regulations.

Lot coverage regulations within the MU1A zone contain lot coverage minimums in order to encourage the construction of larger buildings, relative to the parcel size. The surface area of all structures on a parcel must not cover less than 50% of the parcel or more than 90% of the parcel. As part of Bylaw 1658, and 1721, text within the MU1A zone was amended for the parcels at 720, 724 and 732 Meaford Avenue to allow a reduced lot coverage minimum of 35%. With the addition of the subject parcel and a new design being proposed, the applicant has indicated that they will be within the 50% minimum lot coverage, and can comply with the MU1A lot coverage regulations. Council may wish, however, to direct staff to include the same text amendment to the MU1A zone, for the subject parcel, in order to allow for some design flexibility and to align with the adjacent parcels.

PARKING

Langford's Zoning Bylaw No. 300 has reduced parking requirements for parcels within Langford's City Centre area. Within this area parking is required at a ratio of 1 parking stall per unit and 5 visitor stalls for apartments with over 21 units. As the building will consist of 106 residential units, the applicant is providing 111 parking stalls, 106 parking spaces for residents and 5 parking spaces delineated for visitors.

Figure 5: Underground Parking Plan



Of the total parking provided, 70 stalls, or 63% of the total required parking, will be provided within an underground parkade, accessed from Meaford Avenue. The parkade will encompass an area of 2,229.67 m^2 that will be extended below finished grade. The remaining required parking will be provided as surface parking, with 22 stalls provided adjacent to a courtyard, and 19 stalls located close to the access off of Millstream Road on the subject parcel.

The applicant is aware that changes to Zoning Bylaw No. 300 may result in an increase to the number of onsite parking requirements, especially for visitor parking. The proposed development will be expected to comply to new parking regulations, a notion that will be secured within a section 219 covenant registered on the title associated with the parcel.

The applicant is proposing to provide bicycle parking in accordance with the Zoning Bylaw No. 300 regulations. Bicycle parking will be provided at a ratio of one bicycle stall per unit within secure underground and above ground bicycle stalls.

Table 3: Zoning Bylaw No. 300 Data

	Allowed by CS1 (Service Commercial) Zone	**Allowed by MU1A (Mixed Use Residential Commercial) Zone**	**Proposed by this Proposal**
Permitted Uses	Various non-residential uses	Apartments	Apartments
Floor Area Ratio	1.0	2.0, which may be increased proportional to the amount of parking provided underground, to a maximum FAR of 2.50	2.25, 63% of parking provided underground
Height	12 m (39 ft), or three storeys	6 storeys	6 storeys
Site Coverage	< than or = to 50%	< than or = to 90%, > than or = to 50%	50%
Front Yard Setback	7.5 m	2 m	2 m
Interior Side Yard Setback	6 m when adjoining an agricultural, residential, rural residential or multi-family residential zone	0 m	3.5 m
Exterior Side Yard Setback	7.5 m	2 m	3.8 m
Rear Yard Setback	3 m	7.5 m	8 m
Parking Requirement	Based on use of property	For apartment buildings within the City Centre: 1 parking stall per unit 5 visitor parking stalls for buildings with over 21 units	1 parking stall per residential unit, 106 parking stalls for residents 5 visitor parking stalls, 5 parking stalls for visitors 111 parking stalls

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Millstream Road, in front of the subject property, is an approximately 305 m long local road that provides access to several commercial buildings and single family homes. Millstream Road runs parallel to Veteran's Memorial Parkway and can be accessed from Meaford Avenue to the south or Station Avenue to the north.

In order to ensure traffic flows on both Meaford Avenue and Millstream Road are not impeded unduly because of construction of the site, a construction parking management plan will be required prior to the issuance of a building permit.

A site may be considered walkable if amenities and services are within a 5 minute walk, or approximately 400 m away. The site of the proposed residential building is within 500 m to most downtown services along Goldstream Avenue and within 400 m to the shops at West Shore Town Mall. A purpose built pedestrian pathway can be accessed easily across the street from Millstream Road and runs parallel along Veteran's Memorial Pkwy (VMP). This pedestrian pathway extends north to cross walks along Station Avenue, connecting it to the E and N commuter trail that runs along Station Avenue. Going south the pathway runs along VMP and connects to the Galloping Goose at the Kelly Road and VMP intersection.

Surrounding amenities and services both in the downtown and beyond are easily accessed via the many bicycle paths that exist around the site. Both sides of Meaford Avenue contain bike paths which extend to those along VMP and connect to larger commuter trails such as the E & N trail and the Galloping Goose.

BC Transit provides service North and South bound on Veterans Memorial Parkway to the Langford Bus Exchange on Station Avenue. Direct service to downtown is provided via Bus No.51 and is within 300 m to the subject site, on Goldstream Avenue.

FRONTAGE IMPROVEMENTS

The applicant will be required to provide full frontage improvements, to the standards of Bylaw No.1000 and to the satisfaction of the Director of Engineering. Frontage improvements would be expected to tie into those requested for the properties at 720, 724 and 732 Meaford Avenue secured by Z16-0011 and Z17-0030 Meaford Avenue.

Frontage improvements will include the installation of a sidewalks that extends to the corner of Millstream Road and Meaford Avenue. This will align with the sidewalk infrastructure required as part of the rezoning for 732, 724 and 720 Meaford Avenue. Boulevard landscaping will also be required and will include trees planted at a density of one per 15 linear metre, concurrent with the municipal drip irrigation installed by the applicant. The provision of full frontage improvements, in accordance with the Subdivision and Serving Bylaw No. 1000 should be implemented prior to the issuance of a building permit and secured through a 219 covenant.

INFRASTRUCTURE

The applicant will be responsible for connecting to the City's municipal sanitary sewer system, and for any upgrades to the existing infrastructure that may be required in order to access the sanitary service.

Controlling stormwater on the site may pose difficulties due to the potential for run off to go onto VMP, which is owned by the Province and managed by the Ministry of Transportation. Approval of an assessment regarding the stormwater management will be required prior to Public Hearing. A stormwater management plan, to the approval of the Director of Engineering and Bylaw No.1000, will be required prior to the issuance of a building permit to develop the site.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total for 106 Units**
General Amenity Reserve Fund	$2,562	$27,157
Affordable Housing Reserve Fund	$610	$64,660
TOTAL POLICY CONTRIBUTIONS	**$3,172**	**$336,232**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total for 106 Units**
Roads	$3,188	$337,928
Park Improvement	$1,890	$200,340
Park Acquisition	$1,100	$116,600
Incremental Storage Improvement Fees	$331.65	$35,154.90
Subtotal (DCCs paid to City of Langford)	**$6,509.65**	**$690,022.90**
CRD Water	$1,493.63	$158,324.78
School Site Acquisition	$419	$44,414
TOTAL (estimate) DCCs	**$8,422.28**	**$892,761.68**

OPTIONS

Option 1

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

1. Direct Staff to prepare a Bylaw to amend the text within the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct Staff to prepare a Bylaw to amend the zoning designation of the property located at 2844 Millstream Road from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval:

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

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

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

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

i. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

ii. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;

iii. That the applicant acknowledges and agrees to design the proposed development, in accordance to the updated parking regulations as determined by Council, to the discretion of the Director of Planning;

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

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

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;

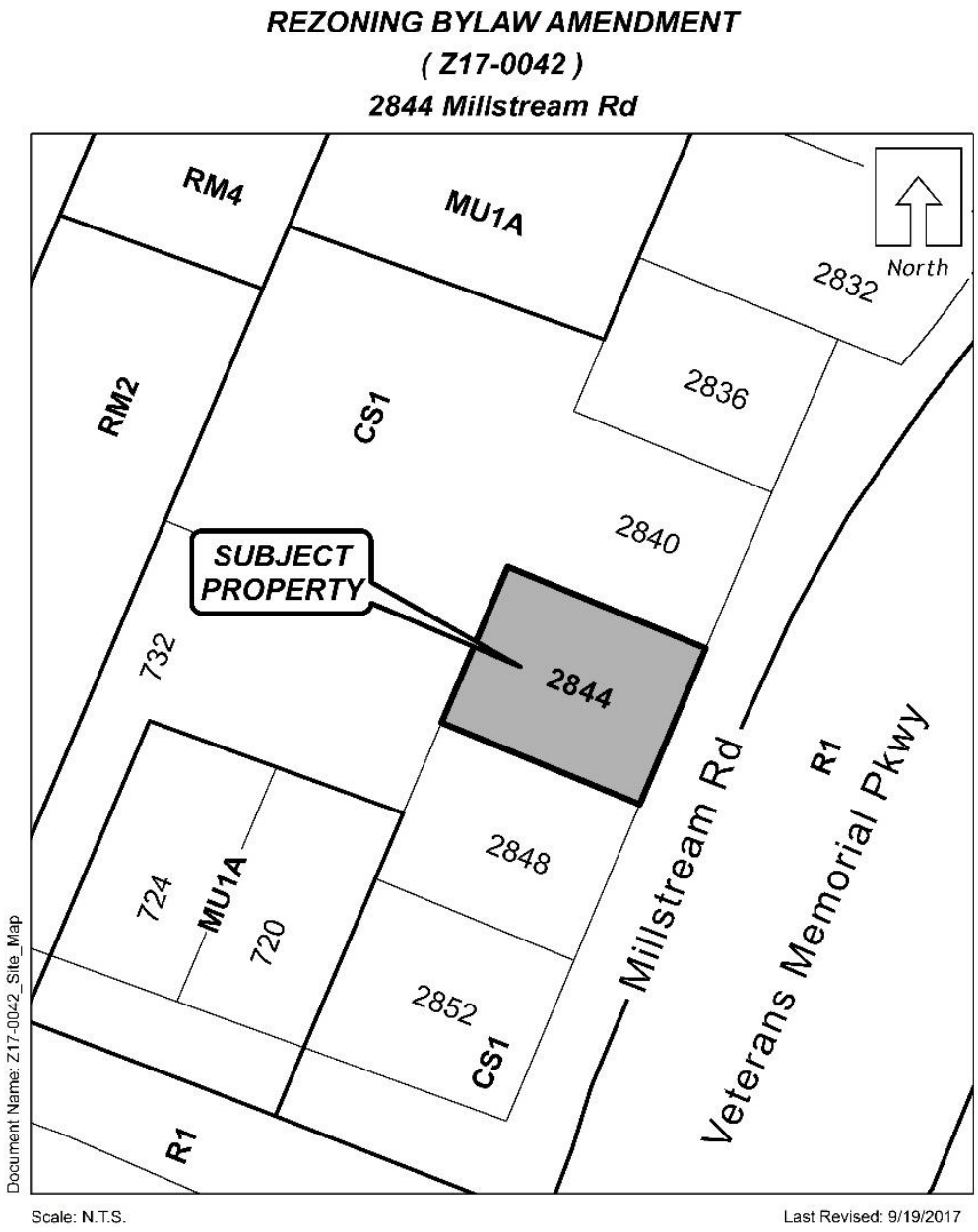
OR Option 2

3. Reject this application for rezoning.

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

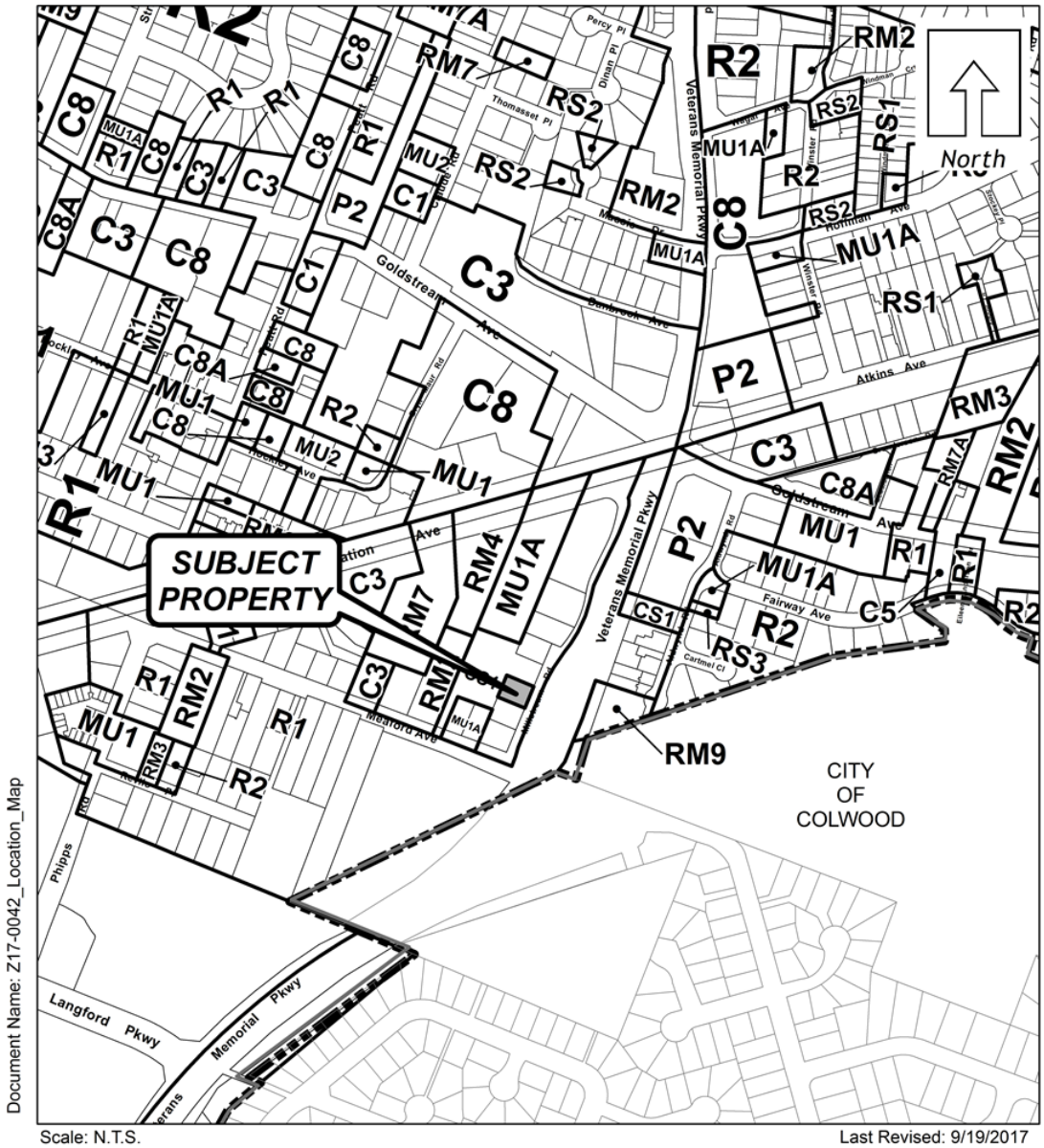
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Appendix A
Site Map



Appendix B
Location Map

REZONING BYLAW AMENDMENT
(Z17-0042)
2844 Millstream Rd



Petition – Against Zoning Amendment for: 2844 Millstream Road. File number Z17-0042

Current: CS1 (Service Commercial) Proposed: MU1A (Mixed-Use Residential Commercial)

We the undersigned protest to the proposed changes to the new zoning for the property located at 2844 Millstream Road. With the construct of a 6 story building at 724, 720 and 732 Meaford Avenue behind 2844 Millstream Road, parking will be very limited. Increasing the residential and commercial area to include 2844 Millstream the parking will spill over from Millstream Road, Meaford Ave. and Station Road. Traffic in this area is already back logged every day of the week. Adding more residents on this very busy street and area will be a nightmare.

Signature	Address
	2-748 MEAFORD AVE
	5-748 Meaford Ave
	4-748 MEAFORD AVE.
	3-748 Meaford Ave.
	4-748 MEAFORD AVE.
	1-748 MEAFORD AVE

RECEIVED
OCT 25 2017
PLANNING DEPARTMENT
CITY OF LANGFORD

PUBLIC HEARING
Monday, 8 January 2018

Bylaw No. 1750
File No. Z17-0036

A Bylaw to Rezone 2747, 2753, 2761, 2769, & 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd; and 798 Goldstream Ave from the P2 (Community Institutional), R1 (One-Family Residential) and R2 (One- and Two-Family Residential) Zone to a new C9 (Community Town Centre Pedestrian 9) Zone to allow for a future mixed-used development on these properties along with a new church and parish location.

CITY OF LANGFORD
BYLAW NO. 1750

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

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

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

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

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

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

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

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

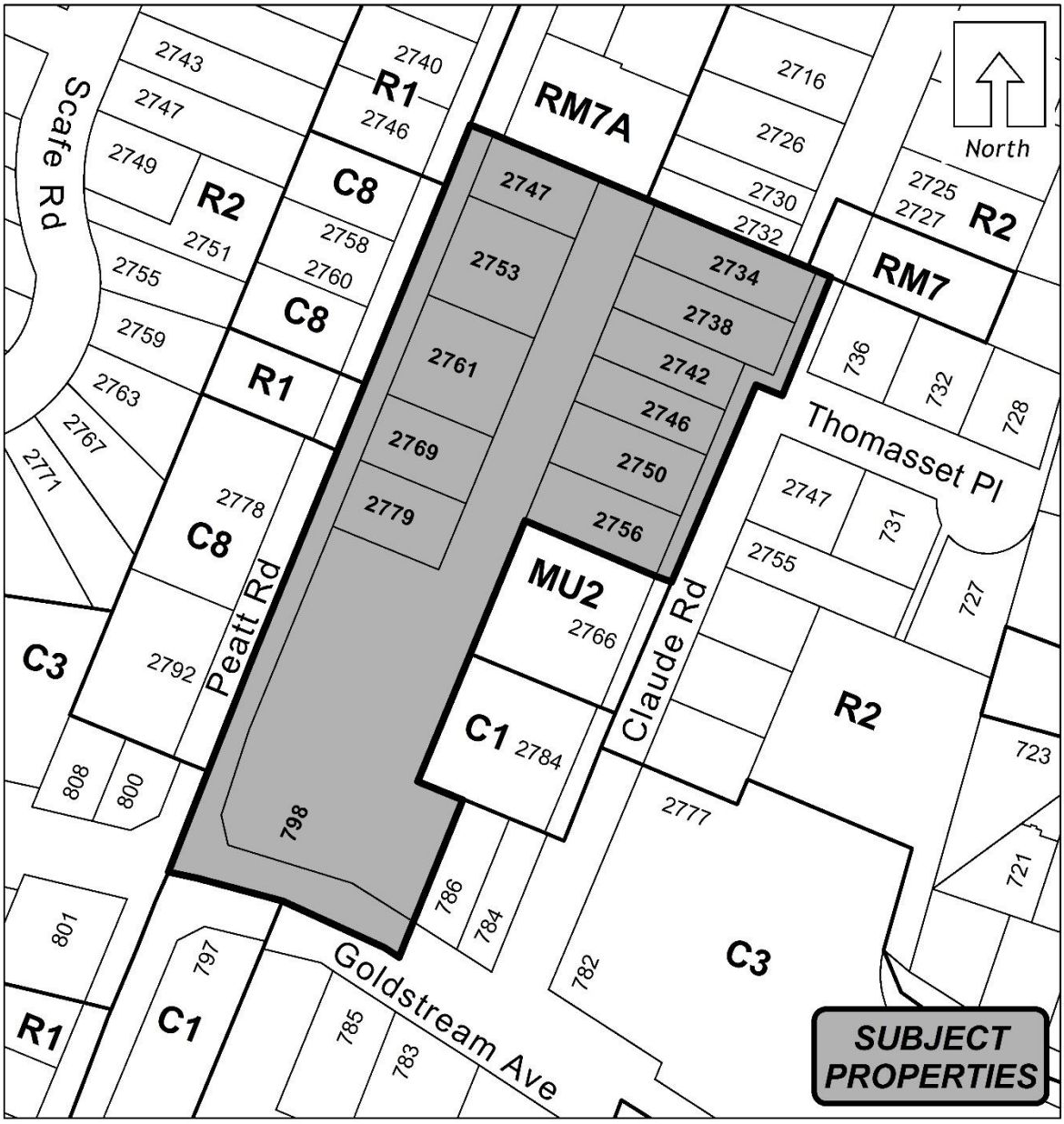
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1750

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/6/2017

Schedule A

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

(Bylaw No. 1750)

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

6.44B.01 Permitted Uses

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

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

6.44B.02 Subdivision Lot Requirements

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

6.44B.03 Regulations for Use

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

6.44B.04 Density of Development

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

6.44B.05 Lot Coverage

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

6.44B.06 Setbacks

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

6.44B.07 Landscape Screening

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

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

6.44B.08 Parking

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

6.44A.9 General

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

City of Langford
www.cityoflangford.ca

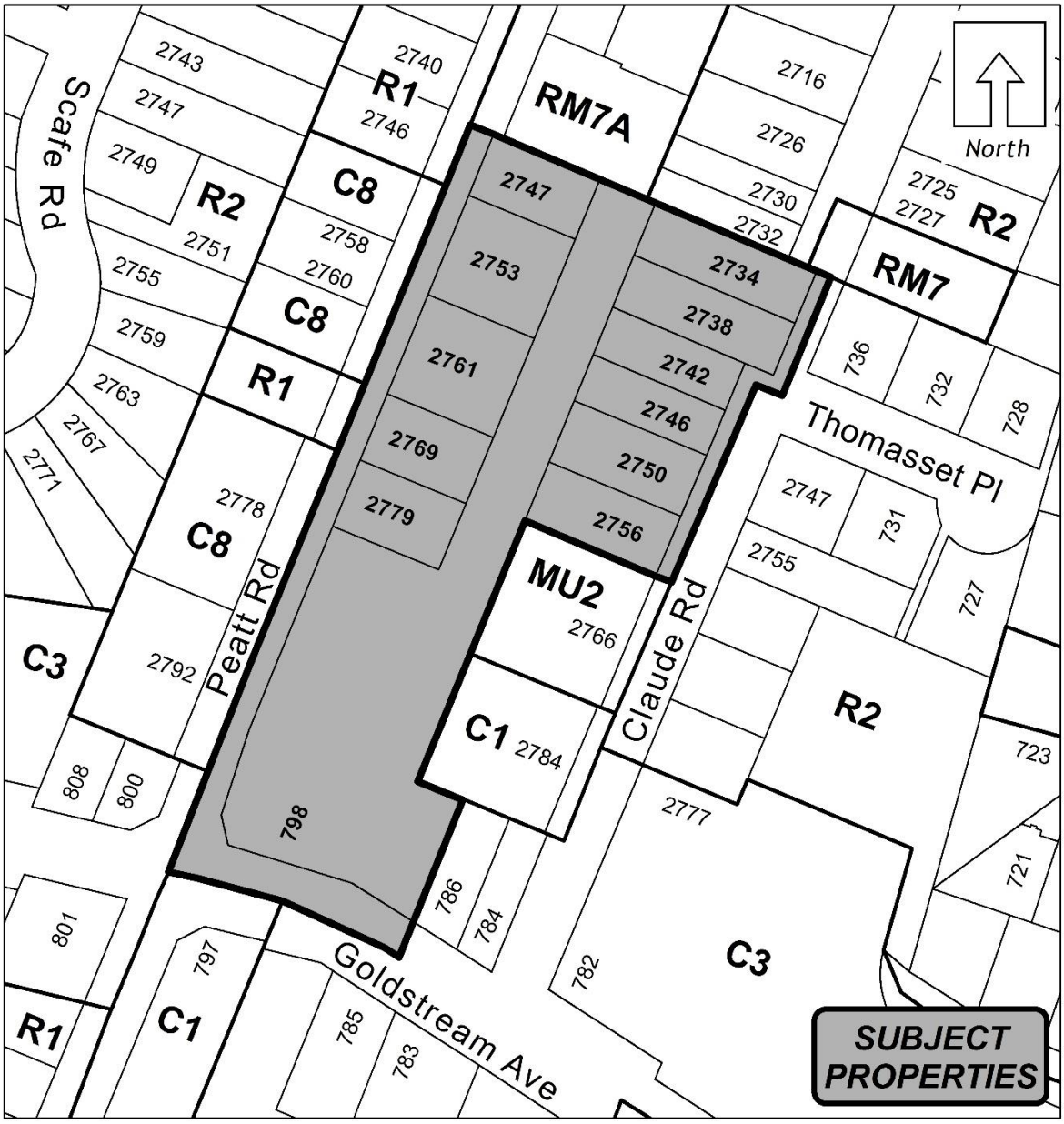
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1750. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 8 January 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2747, 2753, 2761, 2769, & 2779 Peatt Road; 2734, 2738, 2742, 2746, 2750, & 2756 Claude Road and 798 Goldstream Avenue	
File	Z17-0036	Bylaw Number: 1750
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: P2 (Community Institutional), R1 (One-Family Residential), and R2 (One- and Two-Family Residential)	Proposed: A New C9 (Community Town Centre Pedestrian 9)
Proposal	To permit a future mixed-used development on these properties.	

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 Wednesday, 27 December 2017 to Monday, 8 January 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Document Name: Bylaw_1750

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/6/2017

2017: Year in Review

Continued from A12

MAY

31 - The leaders of the B.C. Greens and the B.C. NDP announce their intention to form a minority government. In an election too close to call on May 9, the B.C. Liberals emerged with 43 seats, the NDP with 41 and Greens with three after all the votes were counted. Liberal leader Christy Clark carefully considers her next steps.

JUNE

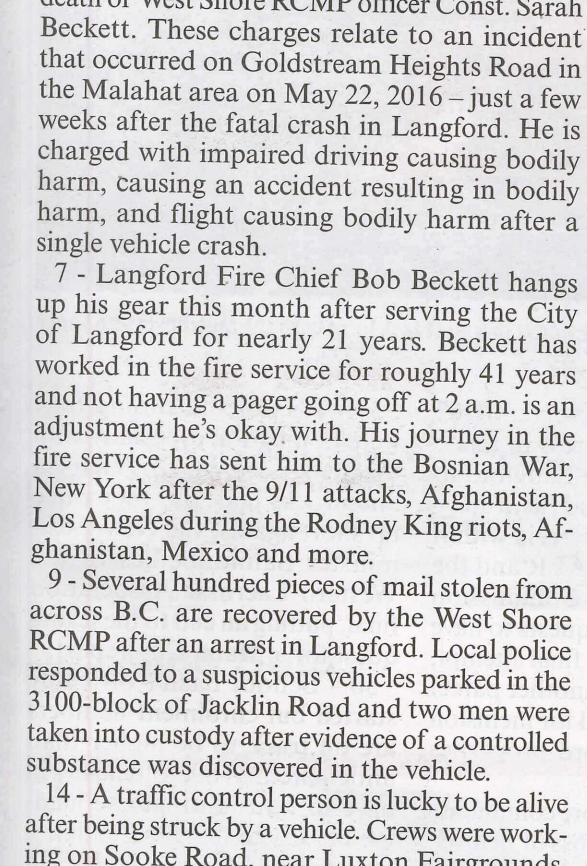
2 - New charges have been laid against Kenneth Jacob Fenton, the man who plead guilty in the death of West Shore RCMP officer Const. Sarah Beckett. These charges relate to an incident that occurred on Goldstream Heights Road in the Malahat area on May 22, 2016 – just a few weeks after the fatal crash in Langford. He is charged with impaired driving causing bodily harm, causing an accident resulting in bodily harm, and flight causing bodily harm after a single vehicle crash.

7 - Langford Fire Chief Bob Beckett hangs up his gear this month after serving the City of Langford for nearly 21 years. Beckett has worked in the fire service for roughly 41 years and not having a pager going off at 2 a.m. is an adjustment he's okay with. His journey in the fire service has sent him to the Bosnian War, New York after the 9/11 attacks, Afghanistan, Los Angeles during the Rodney King riots, Afghanistan, Mexico and more.

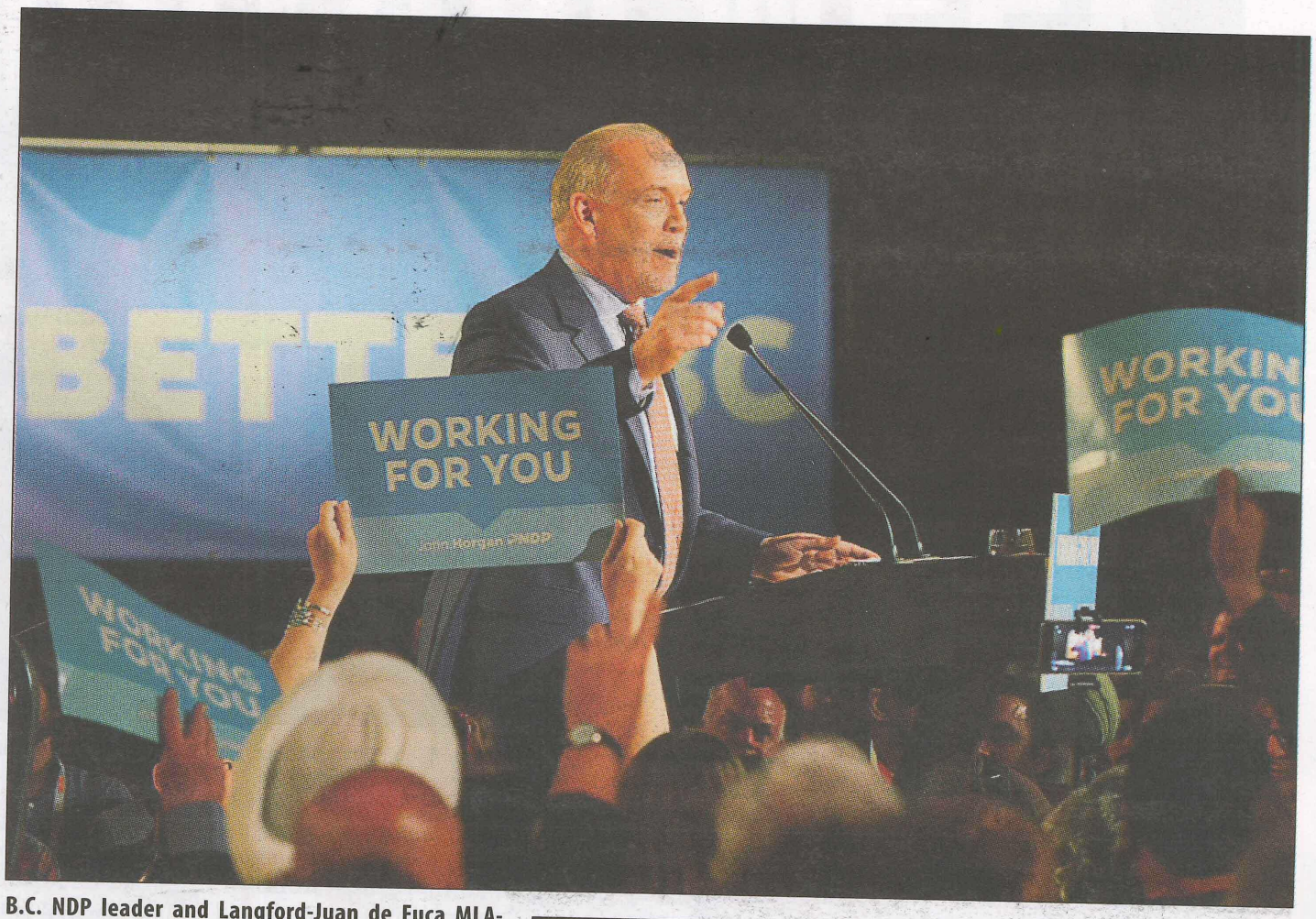
9 - Several hundred pieces of mail stolen from across B.C. are recovered by the West Shore RCMP after an arrest in Langford. Local police responded to a suspicious vehicles parked in the 3100-block of Jacklin Road and two men were taken into custody after evidence of a controlled substance was discovered in the vehicle.

14 - A traffic control person is lucky to be alive after being struck by a vehicle. Crews were working on Sooke Road, near Luxton Fairgrounds, and initial reports from witnesses say the flagger was attempting to stop a vehicle when she was hit. The impact sent both the flagger and the vehicle careening down an embankment into a ditch.

20 - Belmont Secondary school teacher Kristopher Walushka is named to Canda's national softball team, earning one of five available spots for the 2017 team after tryouts in Ontario and will compete in two tournaments this summer.



Langford Fire Rescue hosted a special memorial for a friend and colleague, firefighter Atiqullah Jamshedie Mohammadullah, who died in the line of duty in Afghanistan. *(PHOTO BY KERRY ZADO)*



B.C. NDP leader and Langford-Juan de Fuca MLA-elect John Horgan speaks to supporters in May in Vancouver following the provincial election. *(ASHLEY WADHWANI/BLACK PRESS)*

30 - The Christie Point redevelopment proposal from Toronto-based Realstar Group is met with mixed reactions during an almost six-hour long public hearing that wrapped up close to midnight. Roughly 200 people were in attendance with approximately 55 voicing their opinions on the topic. Opposition to the project has been strong throughout public consultations.

Continued on A18

CHURCH SERVICES in the West Shore

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

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

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

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

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

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



open gate CHURCH
Lighthouse Christian Academy
1289 Parkdale Drive
www.opengatechurch.ca
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City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

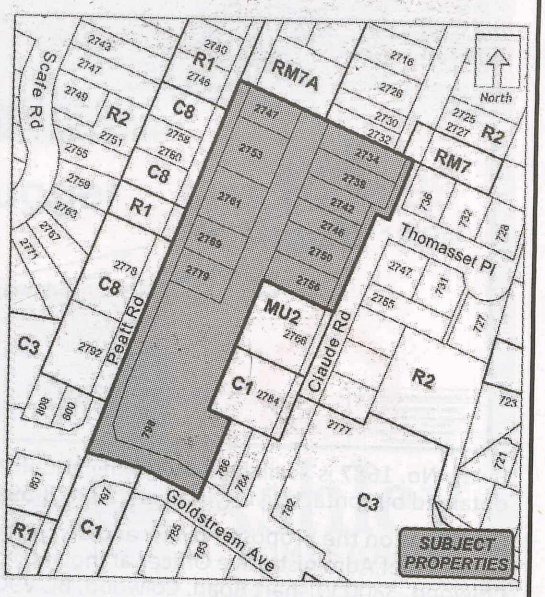
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Proposal: **The purpose of Bylaw No. 1750 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1750 from P2 (Community Institutional), R1 (One-Family Residential), and R2 (One- and Two-Family Residential) to a new C9 (Community Town Centre Pedestrian 9) zone to allow for a future mixed-used development on these properties.**

Applicant: **Niall Paitiel, Island View Strategies**

Location: **The land that is the subject of Bylaw No. 1750 is 2747, 2753, 2761, 2769, & 2779 Peatt Road; 2734, 2738, 2742, 2746, 2750, & 2756 Claude Road and 798 Goldstream Avenue as shown shaded on the plan.**

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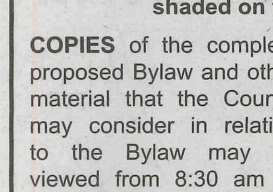
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Season brings unforgettable moments for retailers

Continued from A1

Over at Island Pet Source, owner/operator Michelle Pedro also reported a great Christmas season.

"It's always a great time of year and it's interesting what becomes a favourite item," explained Pedro with a chuckle.

"This year it was Christmas sweaters for dogs. I think people have really gotten into the ugly Christmas sweater fun and wanted to include their little buddies in the fun. We sold out of sweaters … and also sold a lot of pet toys, hats and other gifts for people's four legged friends."

Carlene McDonald, marketing manager at Westshore Town Centre, reported the mall was a hub of activity for the holiday season as well. The 80 stores in the shopping centre all reported good sales and a lot of happy faces as shoppers were able to fill out their lists with that perfect gift for someone special.

"We had Santa and Mrs. Claus in the mall over Christmas, and maybe it was their special magic that kept the lights on in the mall even when much of the city lost power during the surprise snowstorm that Tuesday," McDonald said.

Another high point for the season came when the mall gave away a two-year lease to a 2017 Hyundai Tucson SE FWD vehicle, plus $500 per year toward insurance, courtesy of Coast Capital Insurance. The winner was Erin Pugh, an elementary school teacher in Langford.

McDonald said the store owners and operators to whom she spoke were all happy with the season and virtually all of them had stories about that special customer they were able to help, and the smiles and good will that seemed to permeate the season.

"In the end, that's what Christmas is really about," she said.

editor@goldstreamgazette.com



Christmas apparel for four legged friends was the hot item at Island Pet Source. *(JESSE HOLLAND PHOTOGRAPHY)*

Releasing animals the 'very best thing'

Continued from A1

But the months of rehabilitation is all worth it once the animal is released again.

In one particular incident Levie recalls nursing a Northern Goshawk, which are not prevalent in the area, back to health. The hawk had been injured at Uptown Mall after he was attacked by a group of crows. While he normally would have been able to escape, reflections from the windows in the mall confused him and he only injured himself more. After a couple of months in rehab, Levie had the chance to release him at the Swan Lake Sanctuary.

"The very best thing of all of it is being asked if you want to release an animal on the way home and I think everybody gets a thrill out of doing that and just knowing that you helped to be able to put them back where they actually belong … I feel amazing," Levie said.

"It makes me so happy just to watch them, perhaps a bird with an injured wing that we've helped rehabilitate, just to watch it fly off, it's just an amazing feeling."

For more information about the SPCA Wild Animal Rehabilitation Centre visit spca.bc.ca/locations/wild-arc.

kendra.wong@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

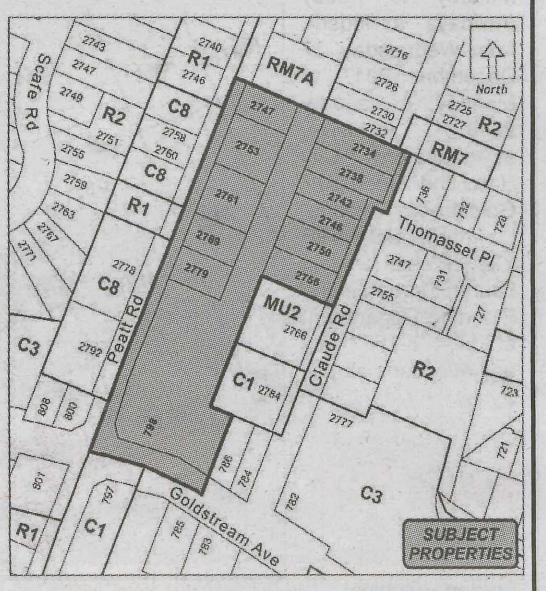
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Applicant: **Niall Paitiel, Island View Strategies**

Location: **The land that is the subject of Bylaw No. 1750 is 2747, 2753, 2761, 2769, & 2779 Peatt Road; 2734, 2738, 2742, 2746, 2750, & 2756 Claude Road and 798 Goldstream Avenue as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

DISTRICT OF HIGHLANDS

2018 Regular Council Meeting Schedule

January	Monday, January 8 & 22
February	Monday, February 5 & 19
March	Monday, March 5 & 19
April	Tuesday, April 3
	Monday, April 16
May	Monday, May 7 & 22
June	Monday, June 4 & 18
July	Monday, July 16
August	Monday, August 13
September	Tuesday, September 4 &
	Monday, September 24
October	Monday, October 1 & 15
November	Monday, November 5 & 19
December	Monday, December 3

Regularly Scheduled Council meetings are held at the Old School House, 1589 Millstream Road @ 7pm.
A 2018 Council meeting calendar is available at the District Office, District website or by email.

District of Highlands, 1980 Millstream Road, Victoria, BC V9B 6H1
P: 250-474-1773 | F: 250-474-3677
Email: tneurauter@highlands.ca | www.highlands.ca

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.

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

MOVED BY: K. SHELDRAKE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend 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 religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays.

CARRIED.

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 religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays.

CARRIED.

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*:

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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **November 14, 2017**

Department: **Planning**

Application No.: **Z17-0036**

Subject: **Bylaw No. 1750 - Application to Rezone 12 Properties Located Between Goldstream Avenue, Peatt Road, and Claude Road to Allow for a Mixed-Use Development**

PURPOSE

Niall Paltiel of Island View Strategies has applied on behalf of Bishop of Victoria Corporation (Our Lady of Rosary Catholic Church) to rezone the subject lands 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 to allow for a future mixed-used development on these properties along with their new church and parish location.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

Applicant	Niall Paltiel, Island View Strategies	
Owner	Bishop of Victoria Corporation (Our Lady of Rosary Catholic Church)	
Civic Addresses	2747, 2753, 2761, 2769, and 2779 Peatt Road 2734, 2738, 2742, 2746, 2750, and 2756 Claude Road 798 Goldstream Avenue	
Size of Properties	1.68 hectares (4.2 acres)	
DP Areas	Downtown	
Zoning Designation	Existing: P2 (Community Institutional), R1 (One-Family Residential), R2 (One- and Two-Family Residential)	Proposed: C9 (Community Town Centre Pedestrian 9)
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The twelve subject properties are located on the north side of Goldstream Avenue, east of Peatt Road, and west of Claude Road. Eleven of these properties have a single-family residential dwelling located on them, while the twelfth property contains a catholic church, a building used for pre-school, and a third building used for a parish.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RM7A (Medium Density Apartment A) R2 (One- and Two-Family Residential)	Multi-Family Residential Single-Family Residential
East	C1 (Neighbourhood Commercial) C3 (District Commercial) MU2 (Mixed Use Residential Commercial 2 R2 (One- and Two-Family Residential)	Commercial Retail Commercial Retail Apartment Residential Single-Family Residential
South	C1 (Neighbourhood Commercial) C3 (District Commercial)	Professional Office Professional Office
West	C3 (District Commercial) C8 (Community Town Centre Pedestrian) R1 (One-Family Residential)	Commercial Retail Apartment Residential Single-Family Residential

Figure 1 – Subject Properties



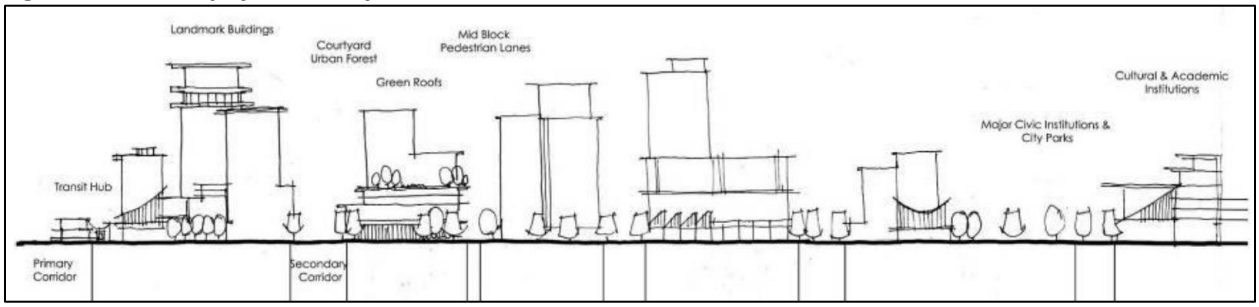
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

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

Figure 1: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within an environmental Development Permit area. However, these properties are located within the Downtown DP Area and require a Development Permit for Form and Character. The DP's would need to be issued prior to building permits to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant, on behalf of Bishop of Victoria Corporation has applied to rezone lands 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), R2 (One- and Two-Family Residential) to a new C9 (Community Town Centre Pedestrian 9) zone to allow for a future mixed-use development.

Details of the whole development site are not known at this time as approximately half the lands are intended to be sold for development at a later date. However, the church is intending to retain the northern portion of the site for a future church site. The remaining portion of the site, also proposed as the new C9 (Community Town Centre Pedestrian 9) zone, would be consistent and appropriate for this area as this new zone is primarily based on the C8A (Community Town Centre Pedestrian) zone. The

differences between the C8A and C9 zones include a few more permitted uses, an increase to the density and height limits, and a decrease to the side yard and rear yard setbacks.

If Council is supportive of these new uses, density requirements, and setbacks of the proposed C9 zone, they may wish to set the parking requirements for apartments within the City Centre at 1.75 spaces per unit, with the ability to reduce it to 1.25 if a financial contribution of $1,000 per 0.1 reduction is made towards the General Amenity Fund for a future parkade in accordance with Bylaw #1752, which is currently in process to replace the current parking standards for apartments. Of this ratio, 0.25 would be for visitor parking.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by P2 (Current Zoning)**	**Proposed C9 Zone**
Permitted Uses	• Group day care • Home Occupation • One- or Two-Family Dwelling	• Ambulance headquarter • Assembly • Churches • Community Care Facility • Hospitals • Library • Recreational Facilities • Schools	• Apartments • Food catering • Health club • Hotels • Library • Liquor stores • Minor repair shops • Offices • Public assembly • Restaurants • Retail stores • Theatres • Assisted Living • Hospice
Density	550m²	695m²	6 FAR
Height	9m (30 ft)	15m (49 ft)	N/A
Site Coverage	35%	40%	90% max 40% min
Front Yard Setback	6m (20 ft)	7.5m (25 ft)	2m (6.5 ft)
Interior Side Yard Setback	1.5m (5 ft)	6m (20 ft)	2m (6.5 ft)
Exterior Side Yard Setback	4.5m (15 ft)	7.5m (25 ft)	2m (6.5 ft)
Rear Yard Setback	6m (20 ft)	10m (33 ft)	2m (6.5 ft)
Parking Requirement	• 2 per dwelling + 1 per suite	• 1 per 8m² of gross floor area of a church	• 1.75* per unit • 1.25* per unit with a $5,000 contribution

*** 0.25 is for visitor parking**

NEW C9 ZONE SPECIFICATIONS

The proposed new C9 zone includes a few additional uses than the C8A zone, as well as an increase in the density and height requirements, and a reduction in the side and rear yard setbacks. The additional uses of Assisting Living and Hospice is to accommodate the Catholic's Church desire to retain a portion the site for such uses.

The requested increase in density and height would be in line with the City's vision of higher density within the City Centre designation of the OCP. Even though the proposed density and height appear to allow very large buildings, the limiting factor would be the number of parking spaces that could be provided onsite. If Council were to request that the City Centre designation have an onsite parking ratio of 1.75 spaces per unit, with the ability to reduce it to 1.25 with a financial contribution of $5,000 per dwelling unit towards a future parkade. This would be a limiting factor to what can be achieved with density and height. Visitor parking is included in this calculation at a rate of 0.25 per unit.

FRONTAGE IMPROVEMENTS

Peatt Road

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. As the properties develop, there may be an opportunity to cantilever buildings over the sidewalk, which would be secured in an SRW. For the rezoning though, an approximate 3.0m dedication would be needed. Improvements along Peatt Road would include the following:

- 3.2m wide drive lane
- 1.5m wide bike lane
- Gutter curb
- 2.6m wide scallop parking (and irrigated street trees and street lights in bulb-outs)
- Non-mountable curb
- Landscaped boulevard (including irrigated street trees)
- 2.2m wide red brick sidewalk

There is a bus stop along the frontage as well. At this location, a bus pull over would be created instead of parking, and be accompanied with a bus shelter.

Goldstream Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. In order to fit the improvements in the road right of way, an approximate 3.0m dedication would be needed as well. This dedication would line up with what other developments along Goldstream have previously dedicated, but cantilevering buildings may also be possible here as well. The improvements along Goldstream Avenue would include the following:

- 3.2m wide left turning lane
- 3.2m wide drive lane
- 1.5m wide bike lane
- 3.2m wide right turning lane (possibly)
- Gutter curb
- 2.6m wide scallop parking (and irrigated street trees and street lights in bulb-outs)
- Non-mountable curb
- Boulevard (including irrigated street trees and lights)
- 2.2m wide red brick sidewalk

Given the proximity of this frontage to the intersection with Peatt Road, a driveway location here would have restrictive movement, if not restricted entirely. A traffic study would need to recommend what would be appropriate along this frontage for driveways.

Claude Road

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. Two properties (2734 and 2738 Claude) would need to dedicate land as they currently extend to the centre line of road. The amount of land dedicate would line up with properties to the north and south. In the future, details will be worked out to ensure perpendicular parking can be achieved by using both the City's and the applicants land, while cantilevering buildings over a sidewalk and registering an SRW to secure it. Improvements along Peatt Road would include the following:

- 4.3m wide drive lane
- Non-mountable curb
- 1.8m wide red brick sidewalk
- Boulevard (including irrigated street trees)
- Perpendicular roadedge parking 5.7m deep as per June 29, 2017 downtown traffic study

SEWERS

Sewer mains exist within all three roads that front this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. It should be noted that the downtown area is known to have a high water table, which limits how far down a building can be built while still implementing a stormwater infiltration system. As a condition of rezoning, Council may wish to request the applicant to examine how storm water can be managed on-site through infiltration and provide a technical memo from an engineer in this regard to the satisfaction of the Director of Engineering.

NEIGHBOURHOOD CONSULTATION

The applicant has conducted an open house to speak with neighbours and explain the development proposal as best possible, given how preliminary the proposal is at this stage. The open house was well attended and the applicant was able to address all the questions and concerns that came up. At the time of writing this report, the Planning Department has only received one inquiry about this development, which concerned street parking.

VEHICLE ACCESS AND ROAD NETWORK

The applicant is requesting that the City rezone these properties before a detailed development plan or a road network plan is finalized, based on higher densities then what was previously considered for this site. Therefore, Council may wish to request the applicant provide a traffic impact assessment (TIA) that includes recommended road network improvements necessary to accommodate increased density as well as access points to and from the development. The TIA and recommended improvements would be to the satisfaction of the Director of Engineering and due prior to the issuance of a building permit on each block of land proposed.

PEDESTRIAN CONNECTION

Due to the size of the subject site, its prominent location, and surrounding amenities, it would be beneficial for current and future residents to have a pedestrian connection between Peatt and Claude Roads. This connection would provide access to and from the Danbrook parking lot on Claude Road, the bus stop on Peatt Road, a direct route to the plaza on Goldstream, and generally a pedestrian short-cut for residents and shoppers in this area. If Council is supportive of this pedestrian connection, they wish for it to appear like sidewalks in the downtown area, that being 2.0m wide and built with red brick pavers and appropriately lit. The ideal location would be along the southern boundary of the proposed church site, identified as such in Appendix A, which would coincide with the proposed shared parking described below.

ONSITE AND OFFSITE SHARED PARKING

The applicant has put forward a shared parking proposal between the onsite church parking lot and the City's Danbrook parking lot. The proposal is to allow the church exclusive parking privileges to the Danbrook parking lot on Sunday mornings to assist with providing additional parking above and beyond the bylaw requirement. In exchange, the church would permit their onsite parking lot to be used by the general public during daytime hours, Monday to Friday. If Council were supportive of this parking arrangement, they could direct staff to secure the details of the shared parking proposal through an agreement for the church site when exact parking numbers are known. The installation of any necessary parking signs would be the developer's responsibility.

LOT CONSOLIDATION AND ROAD DEDICATION

There currently are twelve properties associated with this rezoning, and each parcel has one or more buildings located on it. In spite of the fact that these buildings may remain in place beyond the time it could take to rezone the site, Council may wish to require the applicant to consolidate the lots into the proposed block plan (Appendix A) and include the necessary road dedication and statutory right of ways in that plan prior to bylaw adoption, as well as identifying major access points.

AMENITY / OPEN SPACE

The subject site is located at a prominent location within the City Centre area, particularly at the intersection of Goldstream and Peatt. Council may wish to require the applicant to use the corner location of the property for art work within a pedestrian friendly plaza. Details of the artwork and plaza design can be determined through the DP of the site, but allocating a minimum plaza size of 300m ^{2} with an art work installation would need to be secured with the rezoning. If Council were supportive of using this location for such an amenity space, this requirement would be secured through a statutory right of way and within a covenant prior to adoption.

FINANCIAL IMPLICATIONS

Rezoning the subject property to permit a higher density of development will increase the assessed value of lands and the eventual will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

FINANCIAL CONTRIBUTIONS

Council's Amenity Contribution Policy
The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.

Table 4 – Amenity Contributions per Council Policy*

Amenity Item	Contribution Rates	Total
Affordable Housing Reserve Fund	$610 per unit (residential)	TBD
General Amenity Reserve Fund	$1,525 per unit (residential)	TBD
	$10.75 per m² (commercial)	TBD

**** The applicant will be charged for new units created at the time of building permit issuance, and is entitled to a 50% or 75% reduction depending on the use.***

**** It should be noted that Council may be amending the amenity contribution rates within the City Centre Designation to be based on a square metre bases. If a new rate is adopted by Council, this change will be reflected in the bylaw applicable to this rezoning prior to adoption.***

Table 5 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
Roads	$3,188 per unit (residential)	TBD
	$55.78 per m² (commercial)	TBD
Park Improvement	$1,890 per unit (residential)	TBD
Park Acquisition	$1,100 per unit (residential)	TBD
ISIF Fees	$331.65 per unit (residential)	TBD
	$140/1,000ft² (commercial)	TBD
Integrated Survey Area	$35 per lot	$105
Subtotal (DCCs to Langford)		**TBD**
CRD Water	$2,323.43 per unit (residential)	TBD
	$9.76 per m² (commercial)	TBD
School Site Acquisition	$558 per unit (residential)	TBD
TOTAL DCCs		**TBD**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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:

    a) 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.

    b) 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.

    c) 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.

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

        i. That a 2.0m wide 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 300m² 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 religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays.

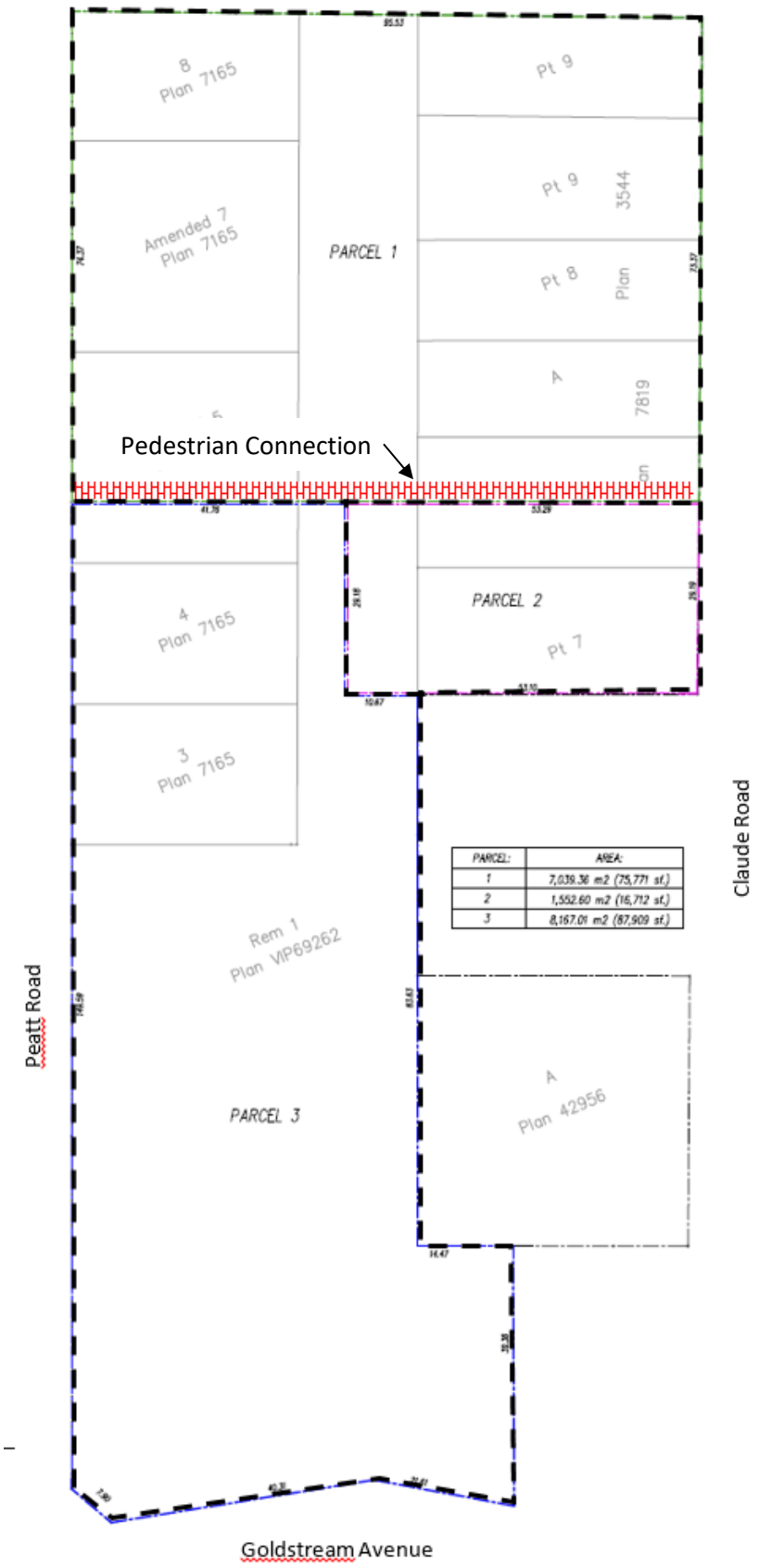
OR Option 2

1. Reject this application for rezoning.

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 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

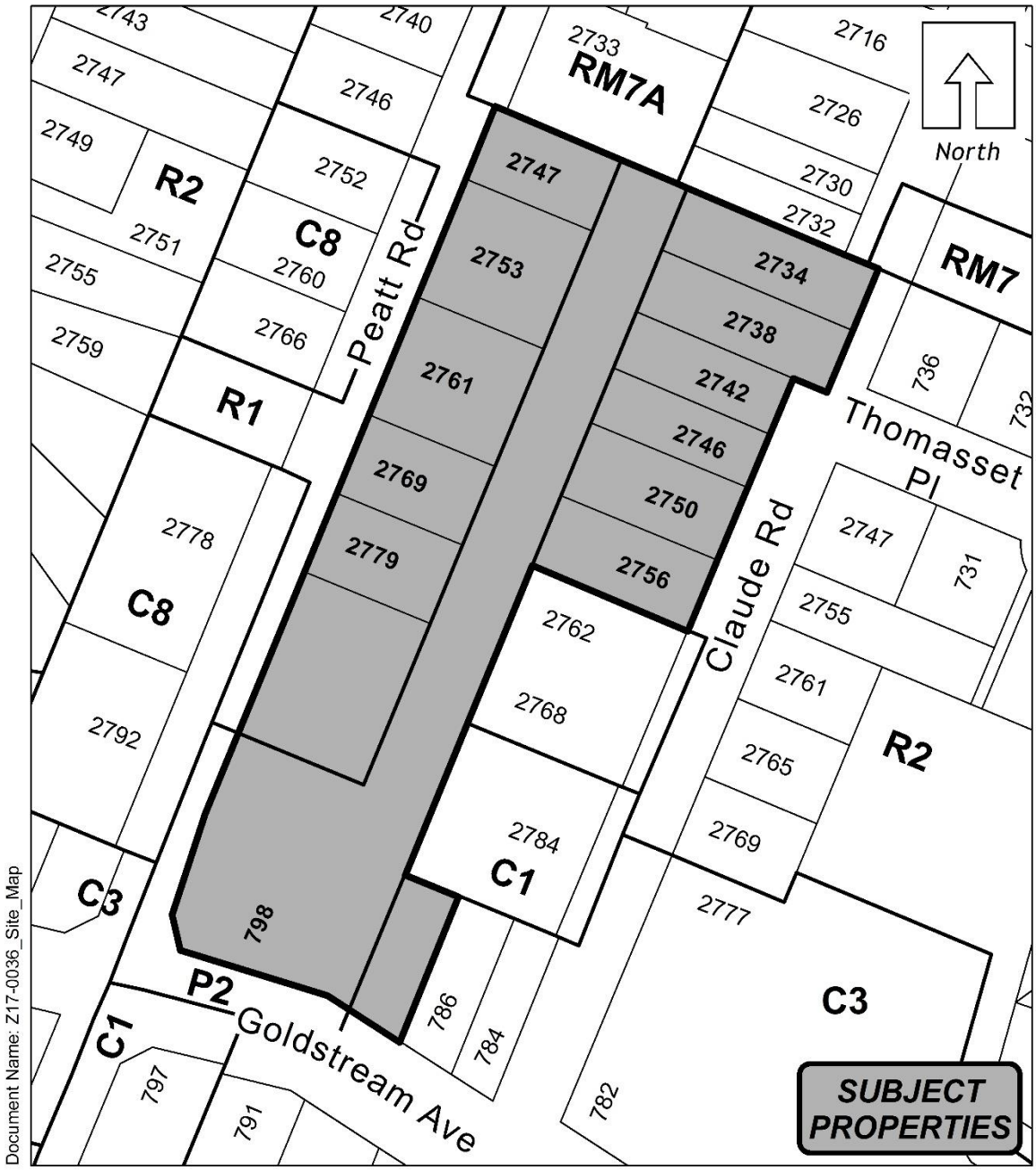
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Appendix A
SITE PLAN



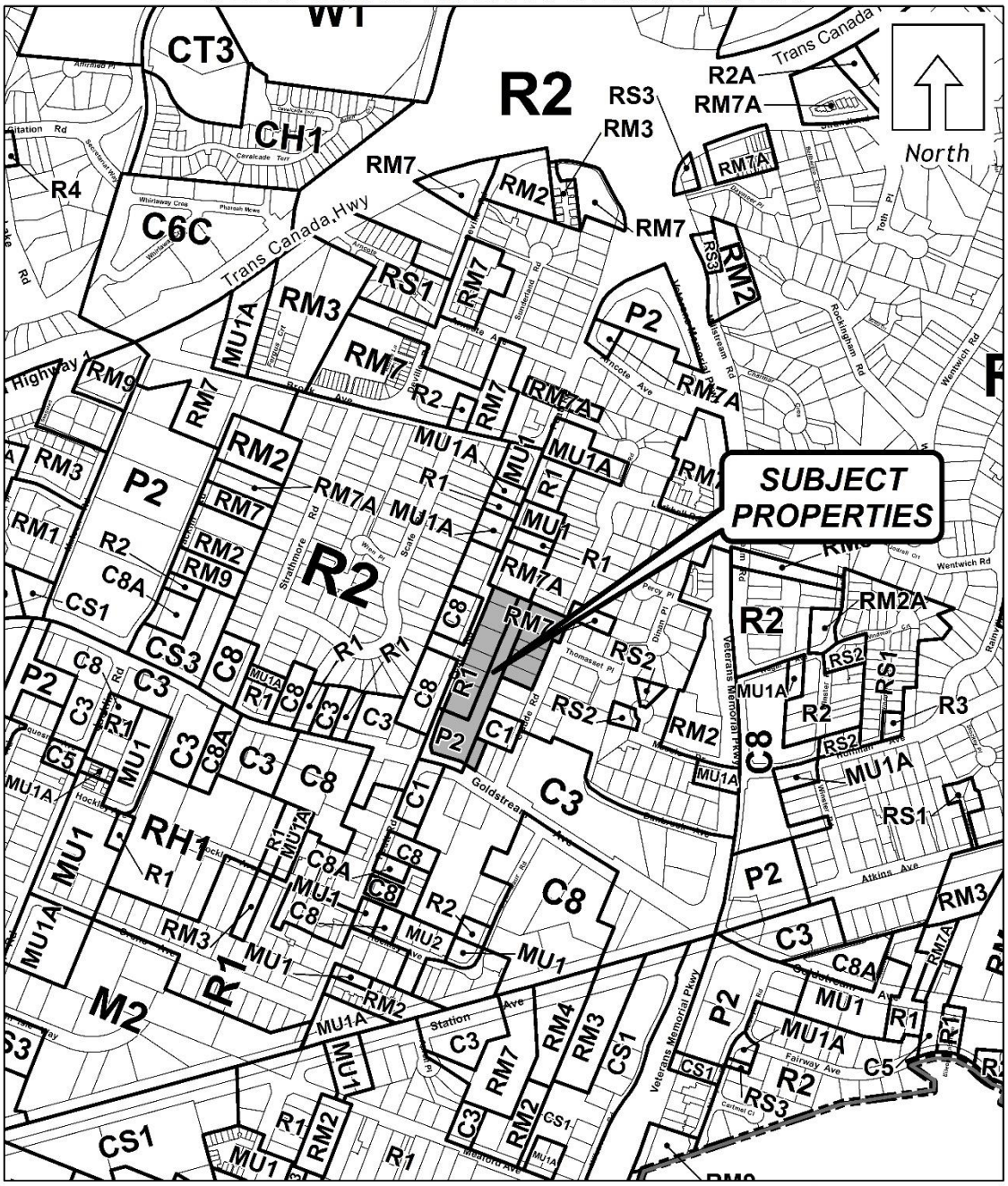
Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z17-0036)
2747, 2753, 2761, 2769 & 2779 Peatt Rd ; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd & 798 Goldstream Ave



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z17-0036)
2747, 2753, 2761, 2769 & 2779 Peatt Rd ; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd & 798 Goldstream Ave



Scale: N.T.S.
Last Revised: 8/16/2017

Appendix D
New C9 (Community Town Centre Pedestrian) Zone

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

(Bylaw No. 1750)

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

6.44B.01 Permitted Uses

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

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

6.44B.02 Subdivision Lot Requirements

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

6.44B.03 Regulations for Use

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

6.44B.04 Density of Development

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

6.44B.05 Lot Coverage

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

6.44B.06 Setbacks

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

6.44B.07 Landscape Screening

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

provided along all lot lines separating the lot from any Residential or Multiple Residential Zone.

(3) Despite Article (2) where the lot abuts a highway with residential across the street a 1.8 m (6 ft) high landscaping screen or solid decorative fence will be provided along the lot line if parking is placed in front of the building.

(4) Notwithstanding Article (2), the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins an area designated as Pedestrian Commercial in the Official Community Plan.

6.44B.08 Parking

(1) In addition to the regulations contained in Part 4 of this Bylaw the following regulations apply to parking and loading in the Community Town Centre Pedestrian 9 (C9) Zone.

(2) All parking and loading facilities must be located to the rear of the building accommodating the principal use or underground.

(3) Other than access to an underground parking structure, parking is prohibited on the ground level of any building.

6.44A.9 General

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

From: [redacted]
To: Langford Planning General Mailbox
Subject: Rezoning Our Lady Rosary Church
Date: Friday, October 13, 2017 12:36:30 PM

Hello,
Just a follow up to the email below- I haven't received a reply.
Thank you,

From: [redacted]
Sent: Thursday, October 5, 2017 10:34:48 AM
To: planning@cityoflangford.ca
Subject: Church/Peatt/Goldstream

Hello,
I'm hoping to get some clairification regarding the rezoning of Our Lady Rosay Church. We live at [redacted], our understanding is that the houses immediately across the street (2747-2779) will be knocked down as the church owns this property and will utilaize it for the new church. My questions :
The available roadside parking in front of those current 5 houses (2747 to 2779 Peatt), what will happen to that and will it still have those 7 available public spots? Parking is so tight as it is along Peatt. Next , what is the new rezoning for? Does it include commercial? What are the conditions of approval? Is there a draft plan that we can view? As mentioned we are an 8 unit complex , with ONE allotted parking spot- the other two in our complex is considered/zoned public. The parking issue currently is terrible for us, if the road side is taken away this is our opportunity to consider selling. We love it here but the parking along Peatt and in our complex is an ongoing battle. I love the additional parking on Claude but realistically it isn't safe to walk/cut through when some of us here work night shifts. Add in the 5 storey apartments that have been built on the corner of Peatt/Goldstream and a new 13 storey on Claude, parking will deminish. Would the church consider allowing us from [redacted] to park there?
Thank you for taking the time to read this , i look forward to your reply.
Get Outlook for iOS

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, December 4th, 2017 @ 5:00 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

The Chair called the meeting to order at 5:00 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLORSEATON
SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented.

CARRIED.

3. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

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.

CARRIED.

4. MOTION TO RECONVENE

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That the regular meeting of Council be reconvened at 5:30 p.m.

CARRIED.

5. PRESENTATION

City of Langford
Re: Long-term Staff Recognition

The Mayor presented staff with long-term recognition awards.

CARRIED.

6. PUBLIC HEARINGS

a) BYLAW NO. 1746
"Langford Zoning Bylaw, Amendment No. 512, (Omnibus No. 49 – Various Amendments), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1746 at 5:40 p.m.

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

The City Planner advised that The City is proposing various amendments to Zoning Bylaw No. 300 to fulfill Council resolutions and address issues that have been brought to staff's attention.

These amendments include: allowing crematoria in the BP2A, BP4, BP8 and M2 Zones (to clarify what is already permitted as a "general industrial use"); 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.

As part of this application, a Public Hearing is required in accordance with the regulations of the Local Government Act. Council may wish to proceed with the Public Hearing at this time, as there are no requirements for additional information prior to the Hearing.

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1746 closed at 5:40 p.m.

7. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – November 20th, 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the Regular Meeting of Council held on November 20th, 2017.

CARRIED.

8. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – October 12th , 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on October 12th, 2017.

CARRIED.

9. PUBLIC PARTICIPATION

None.

10. COMMITTEE RESOLUTIONS

a) Transportation and Public Works Committee – November 21st, 2017

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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.

CARRIED.

b) Parks, Recreation and Beautification Committee – November 23rd, 2017

1. Additional Turf Fields in the Westshore

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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 Westhshore.

CARRIED.

c) Protective Services Committee – November 28th, 2017

1. Royal Canadian Legion Branch No. 91 Application for Additional Capacity for their Liquor Primary License at 761 Station Avenue

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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.

2. Cat Registration

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That staff review the animal control bylaw and bring forward options for updates to the Protective Services Committee.

CARRIED.

Addition to the Agenda:

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That staff assess options for installing light poles with speakers at Veteran's Memorial Park to better support the Remembrance Day Ceremony, the Light-Up, and other community events.

CARRIED.

11. REPORTS

a) 2018 Council Meeting Schedule
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

b) Emergency Support Services Grant
- **Staff Report (Fire)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

c) 2018 Hike for Hunger – Straits District Girl Guides
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

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.

CARRIED.

12. BYLAWS

a) BYLAW NO. 1670
"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1670.

CARRIED.

b) BYLAW NO. 1680
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1680.

CARRIED.

c) BYLAW NO. 1723
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1723.

CARRIED.

d) BYLAW NO. 1746
"Langford Zoning Bylaw, Amendment No. 512, (Omnibus No. 49 – Various Amendments), 2017".

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1746 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1747.

CARRIED.

13. ADJOURNMENT

Mayor Young adjourned the meeting at 5:50 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, November 16th, in the JDF Library Meeting Room

ADOPTED December 14th, 2017

PRESENT: Directors, Ed Watson (Chair), Rob Martin, Winnie Sifert, Les Bjola, Moralea Milne, Jennifer Jakobsen, Lanny Seaton, Al Hood, Lilja Chong, Arnie Hamilton, Leslie Anderson

ABSENT: Directors, Allen Sturgeon, Matt Sahlstrom, Ron Mattson

STAFF PRESENT:

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

PUBLIC PRESENT: Mayor Carol Hamilton

CALL TO ORDER

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

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS BJOLA AND MILNE THAT THE AGENDA BE APPROVED WITH THE FOLLOWING:*
   - *THE MOVEMENT OF THE 3RD QUARTERLY FINANCIAL REVIEW TO AFTER 9.B)*
   - *THE ADDITION OF AN IN-CAMERA MEETING AFTER THE 3RD QUARTERLY FINANCIAL REVIEW*
   - *THE MOVEMENT OF THE DRAFT 2018 BUDGET REVIEW TO THE IN-CAMERA MEETING*

   CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS JAKOBSEN AND MILNE THAT THE MINUTES OF THE REGULAR MEETING HELD OCTOBER 12TH, 2017 BE ADOPTED.*
   NO ERRORS, NO OMMISIONS
   CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIRS REMARKS

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

- A letter was sent to the Owners at the request of the Board of Directors proposing an owner's meeting. Tentative date set for December. The purpose of the meeting is to decide where the society is going on the whole. If you have any agenda items for this meeting, please send in your suggestions. The topics on the current agenda will be Finance and Governance Agreement issues.

AL HOOD ARRIVED AT 7:04PM.

STANDING COMMITTEES

6. **a) Strategic Planning**

Chair of the Strategic Planning Committee, Ed Watson commented:

- Nothing to report

b) Policy

- Nothing to report

c) Environment

Chair of the Environment Committee, Moralee Milne commented:

- Nothing to report

d) Skatepark Committee Report

Manager of Operations, Wade Davies commented:

- Staff met and reviewed the proposals submitted. We narrowed it down to the top 2, and developed a list of questions. Based on responses, we selected the successful proposal. Currently waiting on a time frame as to the start of the project and when the community consultation meetings will be held.

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

OLD BUSINESS

7. **N/A**

ADOPTED December 14th, 2017

NEW BUSINESS

8. **N/A**

FOR INFORMATION

9. **a) Human Resources Report**

Manager of Human Resources, Brian Merryweather commented on the following:

- Nothing to add to the report.

FOR INFORMATION ONLY

FOR INFORMATION

b) Administrator's Report

Sandy Clarke, Acting Administrator reports the following highlights:

- *Thanks to Manager of Finance Grant Brown for jumping into the role quickly during his first month.*
- *The buildings have received renovations in alliance with the enabling accessibility grant that includes the installation of power-assist doors and curb drops.*
- *The air handling units have been replaced on both the Fieldhouse and Administration buildings.*
- *Received the Peninsula Co-op grant that provides funding for the child minding service.*
- *Staff Day is on Tuesday, November 21st which includes information sharing and staff celebrations. The keynote speaker this year is Damian McGrath, the coach of the Mens 7s Rugby Canada team. The topic of his presentation is "Creating strong teams."*

Chair, Ed Watson commented that he has spoken with Linda Barnes and she is keeping up with her treatments and has been involved in the budget discussions.

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

FOR INFORMATION ONLY

10. **3rd Quarterly Financial Review:**

Manager of Finance, Grant Brown presented the report.

- Adjustments for the 3rd quarter in comparison to 2016 were noticed due to the transition to PerfectMind and the timing of receiving of requisitions from owners.
- On pace with the budget that was projected for year end.

***MOVED/SECONDED** BY DIRECTORS, HOOD AND SIFERT THAT THE 3RD QUARTERLY FINANCIAL REVIEW BE APPROVED AS PRESENTED.*
CARRIED

ADOPTED December 14th, 2017

11. ***MOVED/SECONDED*** *BY DIRECTORS, JAKOBSEN AND MILNE THAT THE MEETING MOVE IN CAMERA.*
CARRIED

12. ***MOVED/SECONDED*** *BY DIRECTORS, BJOLA AND SEATON THAT MAYOR CAROL HAMILTON BE INVITED TO STAY FOR THE IN CAMERA MEETING.*
CARRIED

14. ***MOVED/SECONDED*** *BY DIRECTORS, BJOLA AND MILNE THAT THE 2018 DRAFT BUDGET BE APPROVED AND PRESENTED TO COUNCIL.*
CARRIED

ADJOURNMENT

13. ***MOVED/SECONDED*** *BY DIRECTORS MARTIN AND MILNE THAT THE MEETING BE ADJOURNED AT 7:50PM.*
CARRIED

ADOPTED December 14th, 2017

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, December 11th, 2017

1. **Application to amend the Official Community Plan designation for 790 McCallum Road from Neighbourhood to Mixed Use Employment Centre and to rezone the land from CH1 (Cluster Housing Residential) to a New MUE2 (Mixed-Use Employment 2) Zone to Permit a Mixed Use Development.**
   - **Staff Report (Planning)**

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

1. Give 1st reading to the attached Bylaw No. 1461 to amend the Official Community Plan designation of the property located at 790 McCallum Road from Neighbourhood to Mixed-Use Employment Centre.

2. Give 1st reading to the Bylaw No. 1749 to amend the zoning designation of the property located at 790 McCallum from CH1 (Cluster Housing Residential) to a new MUE2 (Mixed-Use Employment 2) Zone with the addition of a three-storey height limit on townhouses and subject to the following terms and conditions:

   a) That the applicant provides, **as a bonus for increased density**, the following contribution prior to issuance of a building permit or subdivision approval:

      i. The dedication of 16,200m² of land in a block form and location to the satisfaction of the Director of Planning; and
      ii. $1,000,000 towards the General Amenity Reserve Fund for this site;
      OR
      iii. An amenity building on this site to the satisfaction of the Director of Planning, with a certified construction value of $1,000,000; and
      iv. $500,000 towards the General Amenity Reserve Fund for this site;
      OR
      v. Arts and Cultural structure(s) on this site to the satisfaction of the Director of Planning with a certified construction value of $500,000.

   b) 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 development, to the satisfaction of the Director of Engineering.
      ii. The registration a 10m wide statutory right of way along the western and southern edges of the property for trail purposes; and

CONT'

iii. Road dedication at Treanor Avenue for the future construction of a roundabout to the satisfaction of the Director of Engineering.

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

i. That a four-way signalized intersection be installed on McCallum Road at the main entry point to Costco (easterly) prior to issuance of a building permit or subdivision approval;
ii. That a roundabout be constructed along the frontage of this property on Treanor Road prior to issuance of a building permit or subdivision approval, to the satisfaction of the Director of Engineering.
iii. That a landscaped and irrigated trail be constructed along the southern and western edges within the 10m wide statutory right of way to bylaw 1000 standards prior to issuance of a building permit or subdivision approval, and to the satisfaction of the Manager of Parks;
iv. That all road dedication including widening of McCallum Road and any new internal municipal road is provided prior to issuance of a building permit or subdivision approval to the satisfaction of the Director of Engineering and Approving Officer;
v. That a Traffic Impact Assessment (TIA) be completed prior to issuance of a building permit or subdivision approval to the satisfaction of the Director of Engineering for the proposed development, and that the recommendations of the TIA be implemented;
vi. That all frontage improvements to Bylaw 1000 standards are provided prior to issuance of a building permit or subdivision approval, to the satisfaction of the Director of Engineering; and
vii. That a storm water management plan be provided prior to issuance of a building permit or subdivision approval and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering.

3. Direct staff to release the existing 30m wide restrictive covenant in exchange for of a 10m wide statutory right of way for a buffer and trail.

CARRIED.

2. Bylaw No. 1753 Bylaw to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone.
- Staff Report (Planning)

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

1. Give First Reading to Bylaw No. 1725 as drafted, in order to amend the text within the CD1 Zone of the Zoning Bylaw No.300 to eliminate building setbacks within Area 2, as well as amend

FAR regulations and amenity and affordable housing contributions within Areas 2 and 3, subject to the following terms and conditions:

a) That the developer provides, **prior to Public Hearing**, the following:

   i. A technical stormwater management memo to the satisfaction of the Director of Engineering;
   ii. A traffic assessment memo addressing the following items:
      i. Left turn lane restrictions on Landing Lane to West Shore Parkway; and
      ii. Whether a roundabout or a traffic signal light on West Shore Parkway at Landing Lane is necessary.

b) That, **prior to Bylaw Adoption**, the developer submits a traffic impact assessment that determines the need for a left hand turn lane into the property and a restricted left hand turn out of the property at 1256 Landing Lane, as well as identifies the anticipated traffic generation resulting from the proposed project.

c) That the developer 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 developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
   ii. That the developer provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;
   iii. That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;
   iv. That the developer will construct full frontage improvements, including, but not limited to, the installation of a sidewalk on the south side of Landing Lane, boulevard landscaping, and the installation of light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first;
   v. That the developer agrees to implement the recommendations and findings of the traffic memo, and assumes responsibility for any costs incurred from doing so. Necessary road works shall be constructed prior to subdivision approval, or building permit issuance, whichever is first;
   vi. That the developer agrees to register a road dedication, if necessary, in order to install a roundabout on West Shore Parkway and Landing Lane;

CONT'

vii. That the developer acknowledges that the proximity to industrial business operators may be a nuisance to the future residents of developments within Areas 2 and 3;

viii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer.

CARRIED.

3. Application for Development Variance Permit to increase the allowable floor area of an accessory building from the required 30 m2 to 224.19 m2, and to vary the height of the accessory building from the allowable 4.5 m to 5.89 m at the property located at 1345 Ravens View Drive.
- Staff Report (Planning)

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

1. Direct staff to proceed with consideration of the following variances for 1345 Ravens View Drive:

   a) That Section 3.05.02(3)(a)(i) of Zoning Bylaw No. 300 be varied from the required 4.5 m (15ft) or 60% of the height of the residential dwelling to 5.89 m;
   b) That Section 3.05.02 (4) of Zoning Bylaw No. 300 be varied from the required 30 m^2 to 224.19 m^2;

Subject to the following terms and conditions:

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

CARRIED.

4. Application for Development Variance Permit to allow a reduction in the interior side lot line setback from the required 6.0 m to 1.0 m for a portable for the School District No. 62 office located at 3143 Jacklin Road.
- Staff Report (Planning)

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

1. Direct staff to proceed with consideration of the following variances for the proposed construction of an office portable at 3143 Jacklin Road:

CONT'

a) That Section 6.81.05 (2) of Zoning Bylaw No. 300 be varied to reduce the minimum interior yard setback from the required 6.0 m (19.7 ft) to 1.0 (3.3 ft);

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That the applicant accepts responsibility for any damages to the trail as a result of the proposed development.

CARRIED.

5. Application for a Development Variance Permit to vary the Residential Small Lot Zone 4 (RS4) regulations to allow a panhandle lot to be created by subdivision at proposed Lot B-1, 3690 Happy Valley Road.
- Staff Report (Planning)

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

1. Waive the 10% minimum frontage requirement of section 512 of the Local Government Act for the panhandle lot; and

2. Direct staff to proceed with consideration of the following variances for proposed Lot B-1, 3690 Happy Valley Road:

   a) That Section 6.27A.02(5) of Zoning Bylaw No. 300 be varied to allow for a panhandle lot to be created by subdivision in the RS4 zone.

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That the applicant ensure the minimum panhandle width is 6.0 m prior to Subdivision Approval.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	January 8, 2018
Department:	**Planning**
Application No.:	LLP17-0004
Subject:	Royal Canadian Legion Branch No. 91 application for additional capacity for their Liquor Primary License at 761 Station Avenue

Background
On July 26th, the Royal Canadian Legion, Branch No. 91 located at 761 Station Avenue applied to the Liquor Control and Licensing Branch (LCLB) to increase the capacity by 52 people on their existing Liquor Primary License. The additional capacity would be supported by a patio addition.

On December 4th, 2017, Council reviewed this proposal and resolved to conduct our own notification in regards to the application and to notify via mail-outs to all properties within a 30 m radius of the subject property.

Council now must reflect upon any neighbourhood concerns that resulted from the notification process as well as address key questions required by the LCLB.

Commentary
The LCLB requires that municipalities conducting their own notification provide comments on the following factors:

- The impact of noise on nearby residents
- The impact on the community if the application is approved
- The view of the residents and a description of the method used to gather views
- The local government's recommendation and the reasons on which they are based

As the proposed patio would be able to hold an additional 52 people, it is likely that there would be some increased noise for the surrounding neighbours. Fortunately, the Legion's hours are quite reasonable for a licensed establishment with hours only extending late on Friday's. The Legion's hours are the following:

	Mon – Thurs	Friday	Saturday	Sunday
Hours	11am – 11pm	11am – 1am	11am – 10:30pm	11am – 6pm

For comparison, Darcy's Pub which is approximately 100m away has hours extending to midnight Sunday through Thursday, and until 2am on Friday's and Saturday's. Also, given the local climate it can be assumed that the proposed patio wouldn't see significant use for many months between late fall and early spring.

Although it is hard to gauge what the impact on the community would be if the application is approved, staff anticipate that it would be minimal. Council will likely have to rely on the comments provided by local residents during the Public Participation portion of the Council meeting or any other written submissions to determine this.

The City conducted their own notification by sending out mail-outs to surrounding properties within a 30 meter radius. The mail-outs provided residents with a brief description of the proposal as well as information on who to contact at City Hall for further information. The mail-outs also invited residents to the January 8th, 2018 Council meeting to express their views in person and offered information on how to submit written comments. This is the same process that the City undertakes for notification of Development Variance Permits.

It should be noted that the Bylaw Department has been consulted on this matter and they have no concerns. Just like any other business with outdoor space, the Legion will have to reasonably govern their patrons in order to maintain a respectful relationship with surrounding neighbours.

At the time this report was completed by staff, no responses from the surrounding neighbours had been received.

Options

That Council:

Option 1

1. Inform the Liquor Control and Licensing Branch that Council recommends that the outdoor patio extension be approved;

Option 2

2. Inform the Liquor Control and Licensing Branch that Council recommends that the outdoor patio extension be approved subject to the following conditions:
    a.
    b.

Option 3

3. Inform the Liquor Control and Licensing Branch that Council does not recommend the outdoor patio extension be approved.

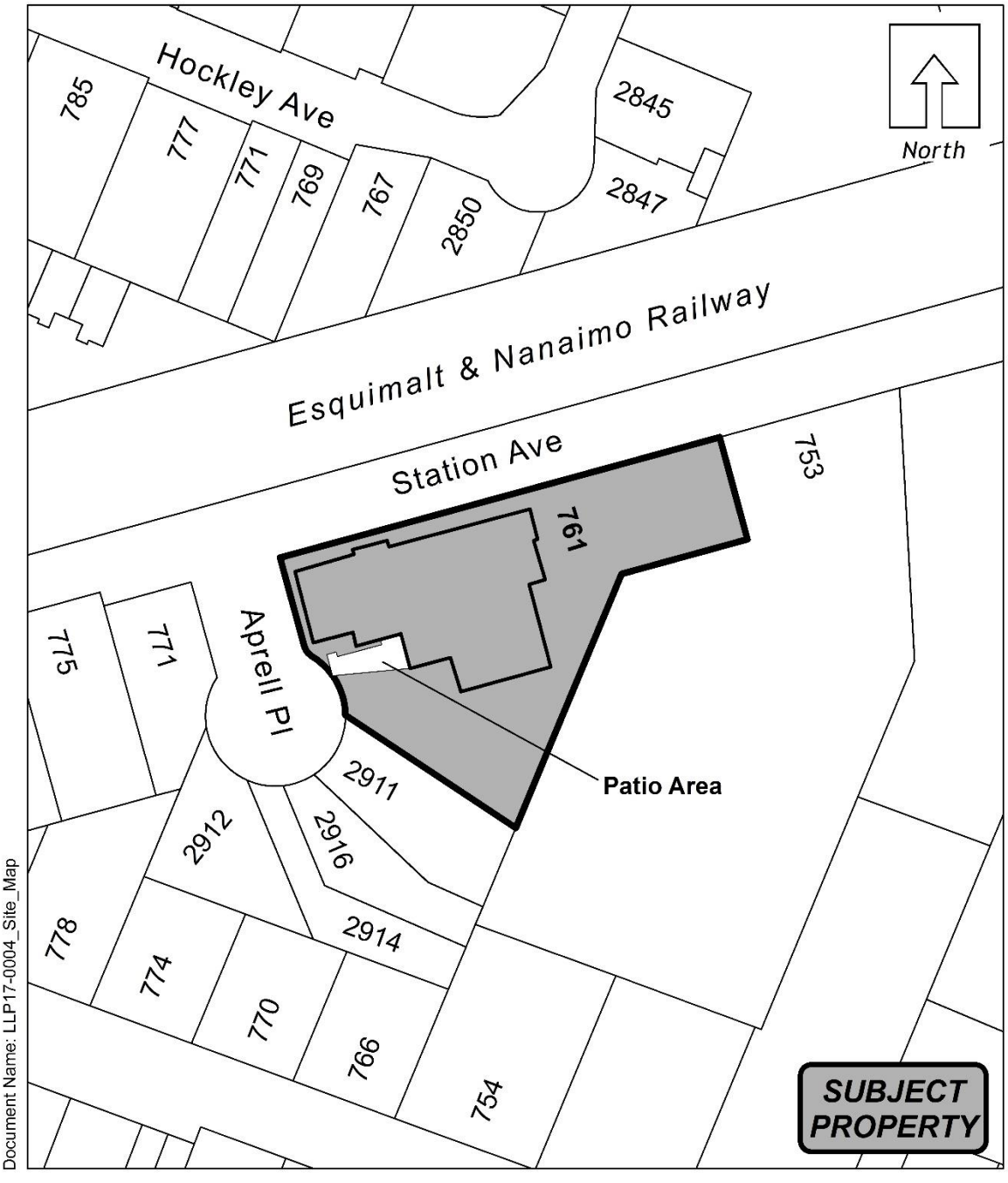
Respectfully submitted,

Submitted by:	Julia Buckingham, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:jb

Appendix A

Liquor Licence Application
(LLP17-0004)
761 Station Ave

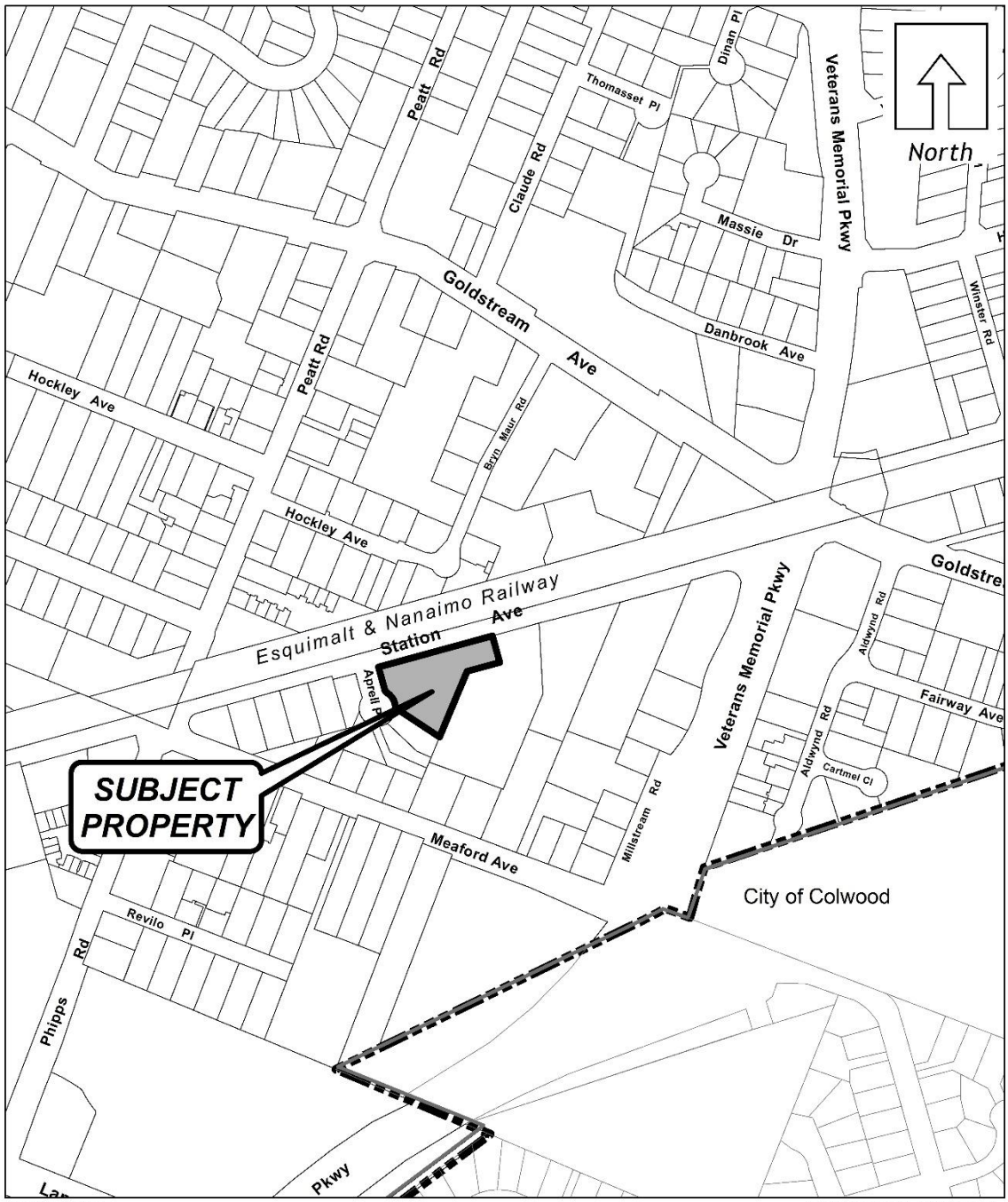


Scale: N.T.S.

Last Revised: 11/3/2017

Appendix B

Liquor Licence Application
(LLP17-0004)
761 Station Ave



Document Name: LLP17-0004_Location_Map

Scale: N.T.S.

Last Revised: 11/3/2017

From:	Susan Lai
To:	Christina Bell
Subject:	FW: Langford"s Music in the Park 2018 Season
Date:	Tuesday, January 2, 2018 2:01:45 PM

Music

From: Susan Lai
Sent: Friday, December 15, 2017 9:02 AM
To: 'David Adair' <dladair@hotmail.com>; 'Frank Hudson' <fargwello@gmail.com>; 'Jennifer Paget' <jkpaget@shaw.ca>; 'John Crook' <jandcc@telus.net>; 'Trevor Won' <trevorawon@gmail.com>
Cc: Darren Kiedyk <dkiedyk@cityoflangford.ca>; Braden Hutchins <bhutchins@langford.ca>
Subject: FW: Langford's Music in the Park 2018 Season

Good morning,

Please find attached, the application for funding for Music in the Park again this year by Peter Willing – it's for consideration by Mayor and Council for 2018 grants I believe. Please see his email below.

Thank you,
Susan

Susan Lai
Parks Administrative Assistant

City of Langford
www.cityoflangford.ca

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

T (250) 478-7882 ext. 4803 · F (250) 391-3439
slai@cityoflangford.ca
www.cityoflangford.ca

From: Shannon Russell [mailto:sharusse@gmail.com]
Sent: Thursday, December 14, 2017 7:48 PM
To: Susan Lai <slai@cityoflangford.ca>
Subject: Langford's Music in the Park 2018 Season

Dear Mayor Young and Council,

I am writing to request the opportunity to run Langford's "Music in the Park" program for the 2018 summer season.

Over the last eight years that I have administered the program, it has proven to be a great success with every week bringing in an average crowd of 150 to 200 people per show. Each year I receive positive feedback about the location, the weekly band choices and Langford's support of such a family-friendly event. The children's playground and water park were a big hit again last year and increased the attendance of young families, who not only appreciate a great place to bring their little ones, but they can spend a fun afternoon listening to music, have a picnic and meet up with their friends.

I would apply the same event format I have used in previous years with the program running every Sunday from 2:00 to 4:00pm, beginning July 8th and ending on August 26th, 2018. I have arranged for the Goldstream Gazette to write an article highlighting the program.

The Langford Legion did well with their concession last year and I would like to provide them with this fundraising opportunity again this summer.

My charge for running the 2018 summer program would remain the same as previous years at a rate of $10,000.

Thank you for your consideration.

Regards,

Peter Willing
Peter Willing Premier Entertainment
250-217-9304
petewilling@gmail.com

CITY OF LANGFORD
BYLAW NO. 1461

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the "NEIGHBOURHOOD" designation and adding to the "MIXED USE EMPLOYMENT CENTRE" designation the property legally described as Lot A, Sections 112 and 112A, Esquimalt District, Plan VIP67382 (790 McCallum Road) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 14, (790 McCallum Road), 2018".

READ A FIRST TIME this day of , 2018.

PUBLIC HEARING held this day of, 2018.

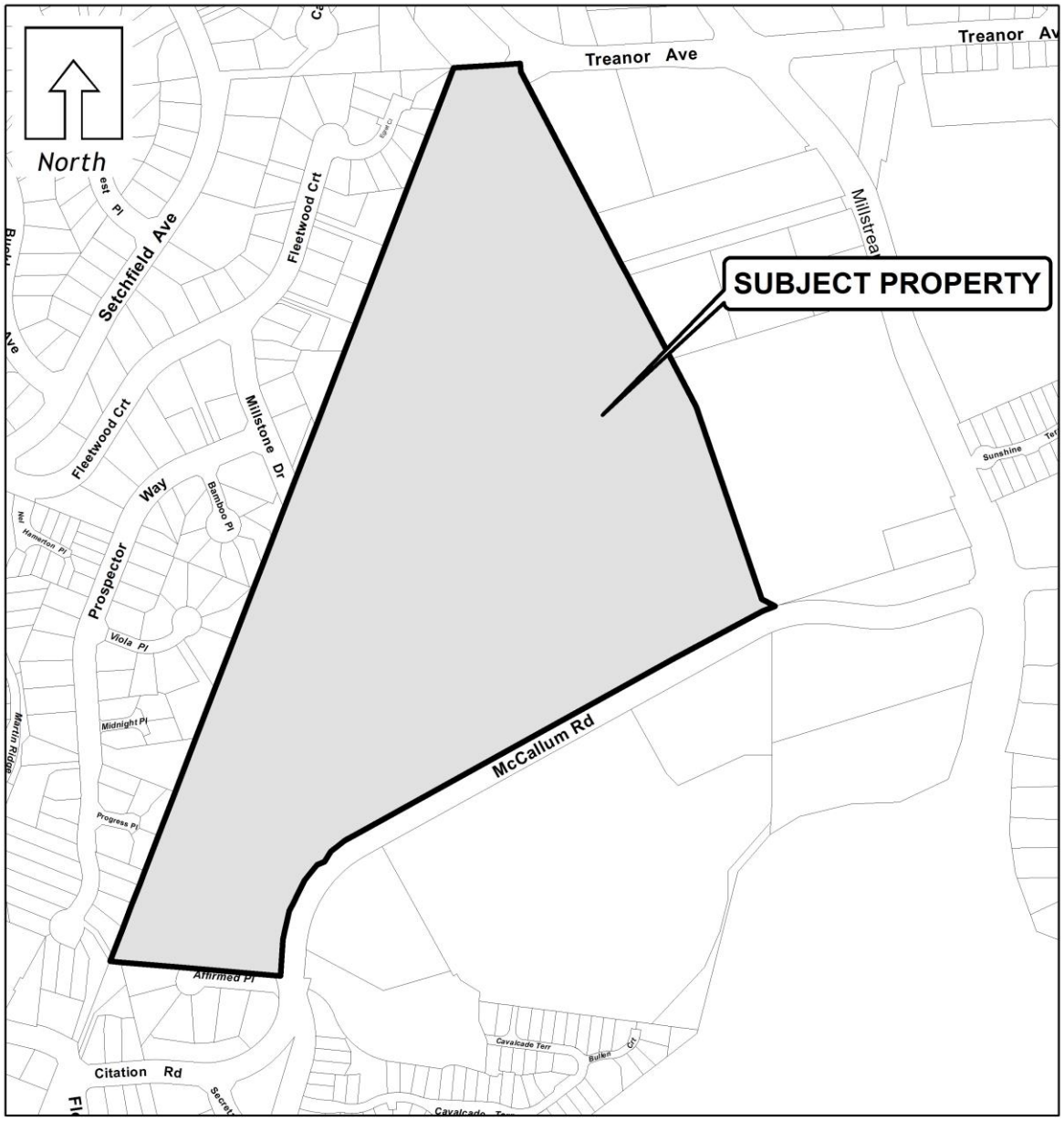
READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



MXD Name: Bylaw 1461.mxd

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1461

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: November 14, 2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**January 8, 2018**
Department:	**Planning**
Application No.:	**Z17-0028**
Subject:	**Bylaw No. 1736 - Application to Amend the Text of the R1 (One-Family Residential) Zone to Allow a Secondary Suite in an Accessory Building at 2874 Leigh Road**

At their Regular Meeting of 14 August 2017, Council passed the following resolution with respect to the property at 2874 Leigh Road:

1. *Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, subject to the following terms and conditions:*

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

COMMENTS

The applicant has registered the required Section 219 Covenant on title agreeing to the frontage improvements as detailed in Council's August 14, 2017 resolution. Bylaw No. 1736 was signed by the Minister of Transportation on October 19, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1736;

OR

2. Take no action at this time with respect to Bylaw No. 1736.

Respectfully Submitted,

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

:sh

CITY OF LANGFORD
BYLAW NO. 1736

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 text to Section 6.21.01: "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861 (2874 Leigh Road)"; and

2. By adding the following line to Section 3.18.01:

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Principal Building, except those features noted separately below	All Lots	From Exterior Side Lot Line	Exterior Side Lot Line abutting a Highway less than 4.5 m (14.8) wide	Principal Building may be located a minimum of 2.0 m (6.6 ft) from the Exterior Side Lot Line

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".

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

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

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

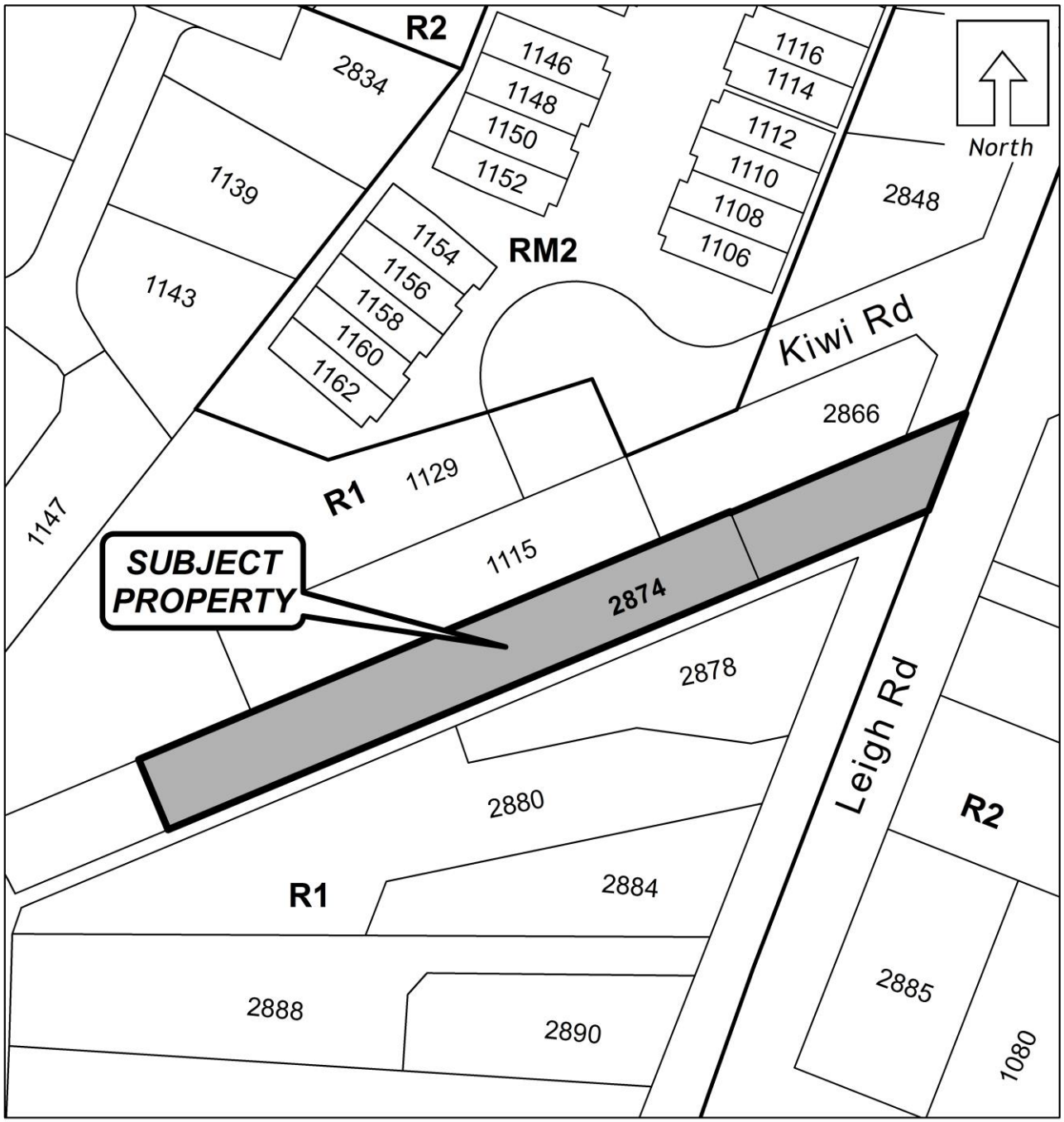
READ A THIRD TIME this 16th day of October, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 19th day of October, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1736

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1736

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/18/2017

CITY OF LANGFORD
BYLAW NO. 1737

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the NEIGHBOURHOOD designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation of the area shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 26, (2869 Sooke Rd –Road Closure Portion), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

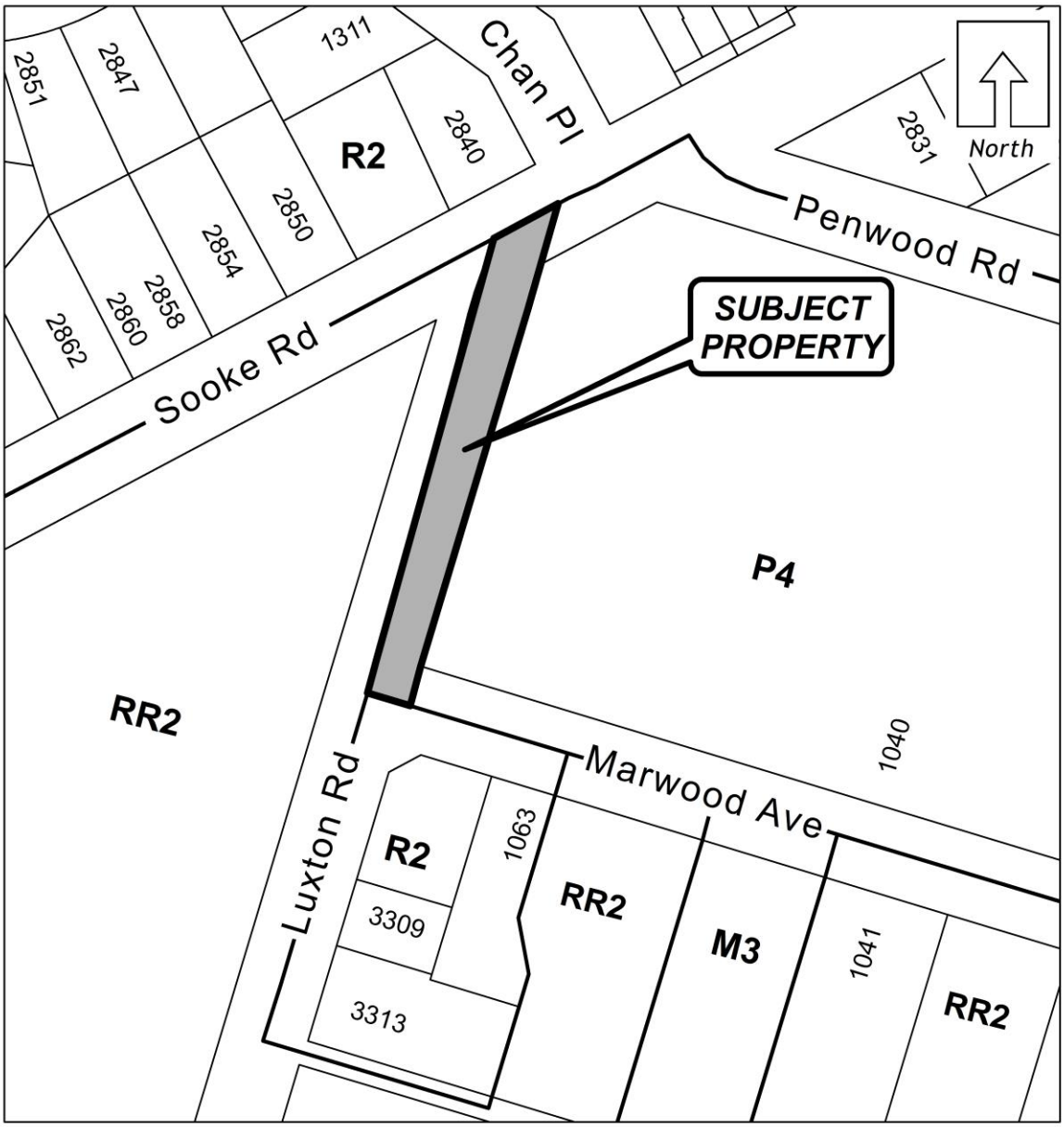
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1737

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1737

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/22/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**January 8, 2018**
Department:	**Planning**
Application No.:	**Z17-0033**
Subject:	**Bylaw No. 1741 - Application to Rezone 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to Allow a Development of Townhouses and Small Residential Lots.**

At their Regular Meeting of 5 September 2017, Council passed the following resolution with respect to the property at 4342 West Shore Parkway:

1. *That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) with the inclusion of "townhouses" subject to the following terms and conditions:*

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

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

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

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

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

        i. *That a minimum of 20% of the subject site be retained as open space in its natural state;*

ii. *That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;*
iii. *That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on the site; and*
iv. *That provisions be registered on title and run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing industrial park and a developing residential area that may create general noise and other disturbances, and that the owner assumes all risk and annoyance of noise or other nuisances caused by adjacent developments.*

COMMENTS

The applicant has registered a Section 219 Covenant against the title of the property that includes the agreements required in subsection 1(c) of Council's September 5, 2017 resolution.

Bylaw No. 1741 was signed by the Minister of Transportation on November 9, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1741;

OR

2. Take no action at this time with respect to Bylaw No. 1741;

Respectfully Submitted,

Submitted by:	Sarah Herring, 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

:sh

CITY OF LANGFORD
BYLAW NO. 1741

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

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

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

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

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

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1741	Lot 1, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy)	a) $6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per new Single Family Equivalent (SFE) towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".

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

PUBLIC HEARING held this 6th day of November, 2017.

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

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

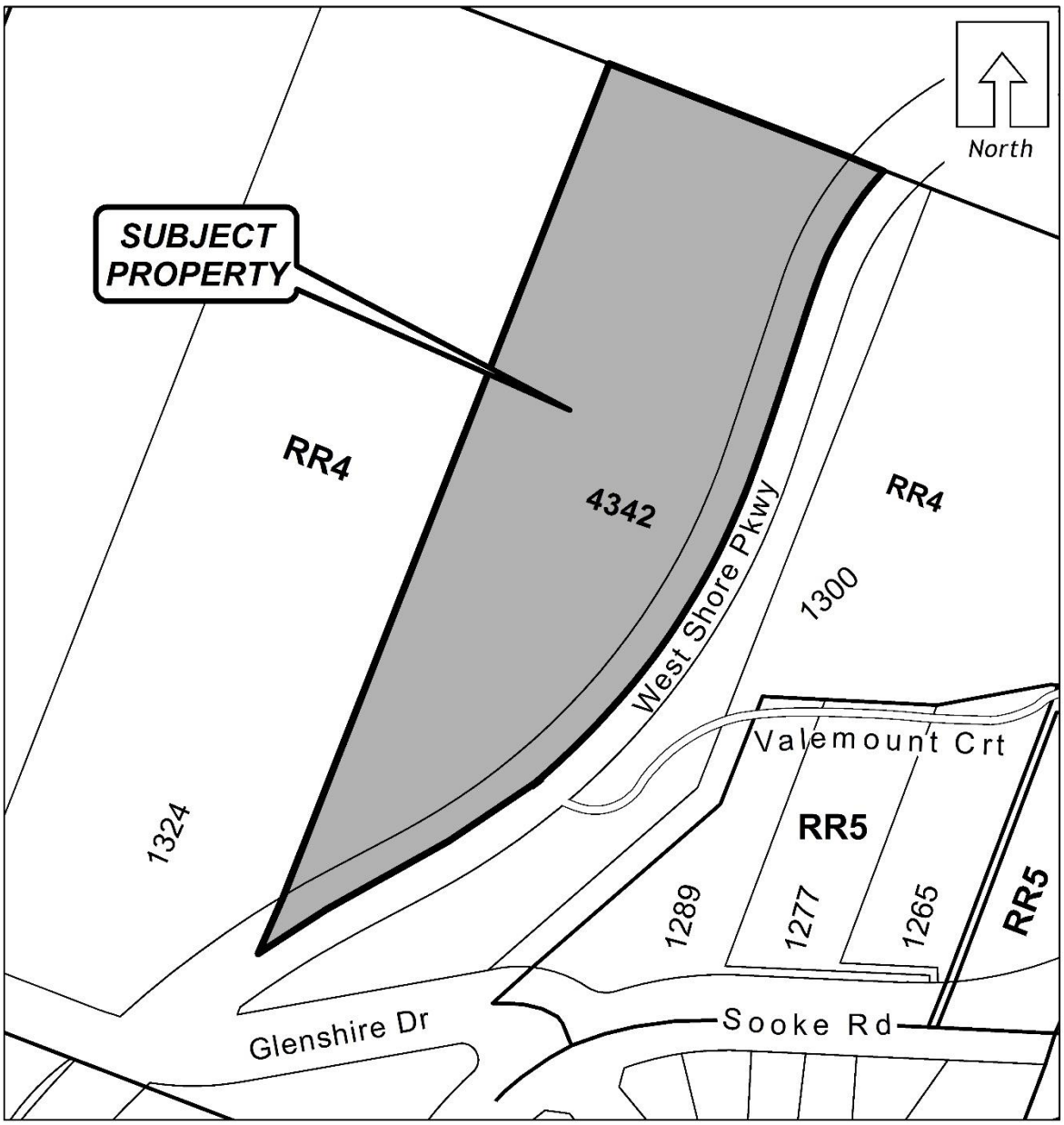
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 9th day of November, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1741

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **January 8, 2018**

Department: **Planning**

Subject: **First Reading Report for Bylaw No. 1742, a bylaw to amend a portion of Luxton Road from P4 (Park and Open Space) to BP2 (Business Park 2A – Sooke Road West) and Bylaw 1737 a bylaw to amend Neighbourhood policy area to the Business or Light Industrial designation within the Official Community Plan.**

On January 16th, 2017, Council was presented with a rezoning application, Z16-0024, to amend the zoning of 2869 Sooke Road and 3370 and 3344 Luxton Road from the RR2 (Rural Residential 2) zone to the BP2A (Business Park 2A – Sooke Road West) zone. The Official Community Plan designation for the area did not require an amendment as it was appropriate for the uses being proposed through the rezoning application.

As part of the staff report for this rezoning application, a preferred road dedication plan was presented that included closing Luxton Road at Marwood Avenue and extending Marwood Avenue through the property to Sooke Road. While closing this portion of Luxton Road was considered as part of the rezoning application, this portion of land created from the closure was not included in the application to rezone.

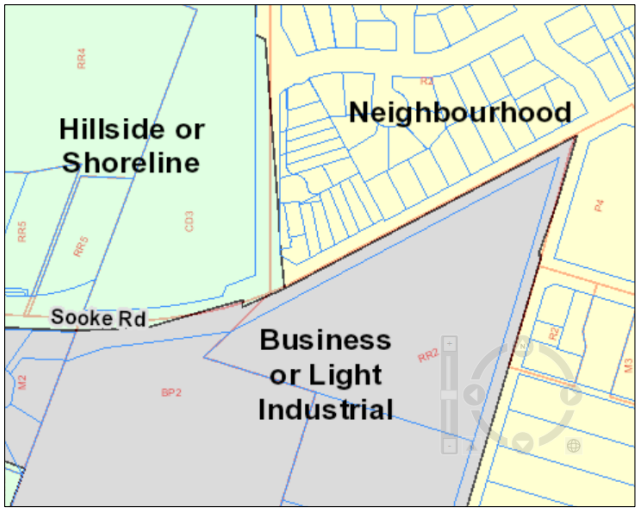
Bylaw 1670, to amend the zoning of 2869 Sooke Road, 3370 and 3344 Luxton Road was adopted by Council at their December 4th Council meeting.

After a road closure bylaw has been adopted by Council, the closed portion of Luxton Road may be integrated into the development plans for 2869 Sooke Road and 3370 and 3344 Luxton Road. In order to facilitate this, the closed portion of Luxton Road must be rezoned, and its policy designation amended, to allow development to occur on this section of land. All highways in the City of Langford have the same zoning and policy designation as the parcel adjacent to them, extending to the midpoint of the highway. Therefore only a portion of closed road will have to be rezoned, and its policy designation amended to align with the subject properties.

Bylaw 1742 will amend the zoning of the portion Luxton Road and align it with the zoning of the properties 2869 Sooke Road and 3370, 3344 Luxton Road, from the P4 (Park and Open Space) zone to the BP2A (Business Park 2A – Sooke Road West) zone.



Bylaw 1737 will amend the Official Community Plan designation of the closed portion of Luxton Road from the Neighbourhood to the Business or Light Industrial designation to align it with the rest of the properties subject to the rezoning, Z16-0024.



OPTIONS

That Council:

1. Give First Reading to Bylaw No. 1742 and Bylaw No. 1737;

OR

2. Take no action at this time with respect to Bylaw No. 1742 or Bylaw 1737;

Respectfully Submitted,

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

:lhm

CITY OF LANGFORD
BYLAW NO. 1742

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 P4 (Park and Open Space) Zone and adding to the BP2A (Business Park 2A – Sooke Rd West) Zone the 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. 509, (2869 Sooke Rd Portion), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

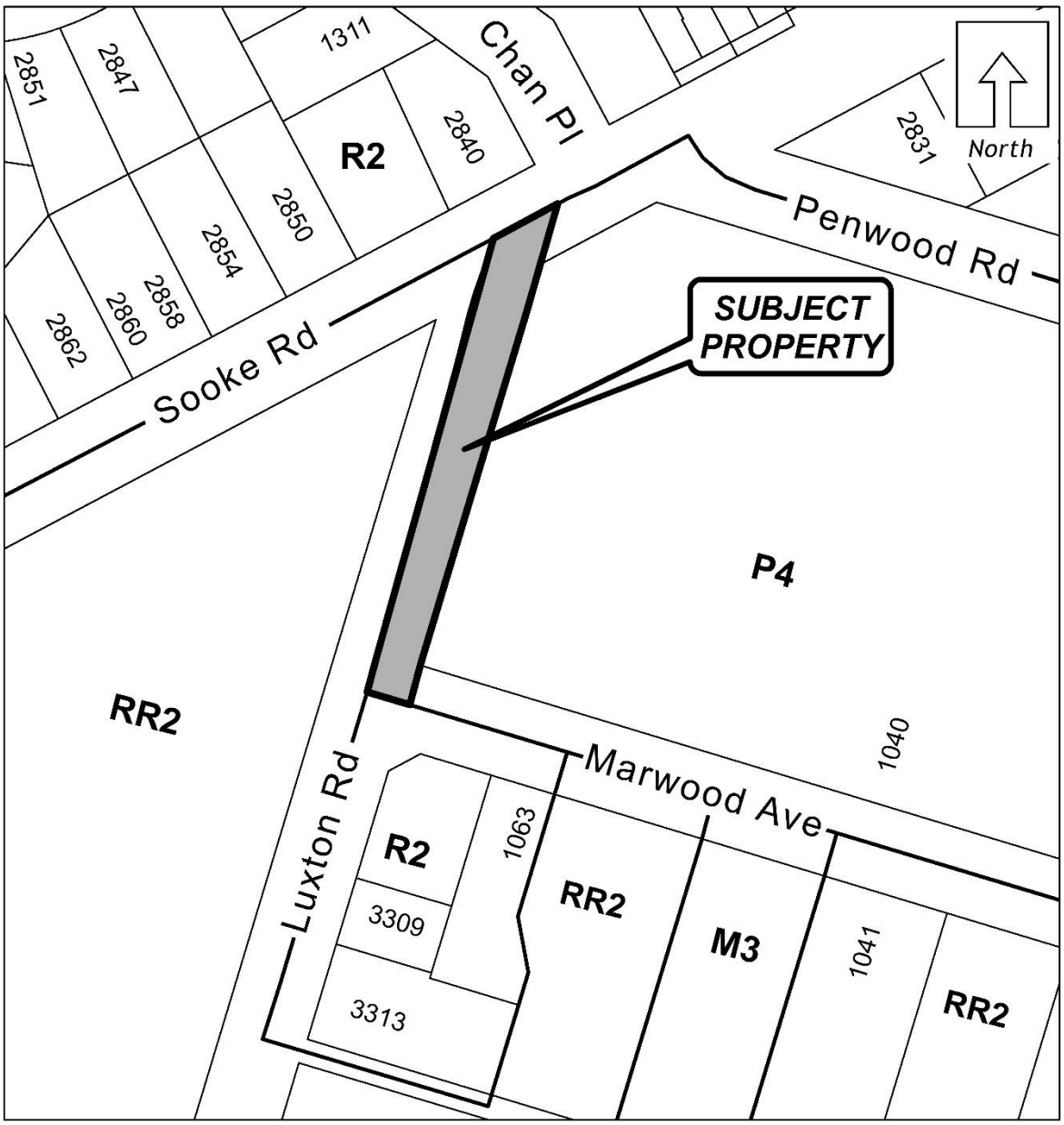
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1742

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1742

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

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 4th day of December, 2017.

READ A SECOND TIME this 4th day of December, 2017.

READ A THIRD TIME this 4th day of December, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1748

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

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

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

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

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

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

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1748	Lot 3, District Lot 72, Esquimalt District, Plan 27017; PID No. 002-522-144 (2844 Millstream Rd)	a) $2563 per unit towards the General Amenity Fund; b) $610 per unit towards the Affordable Housing Reserve Fund;	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".

READ A FIRST TIME this 20th 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.

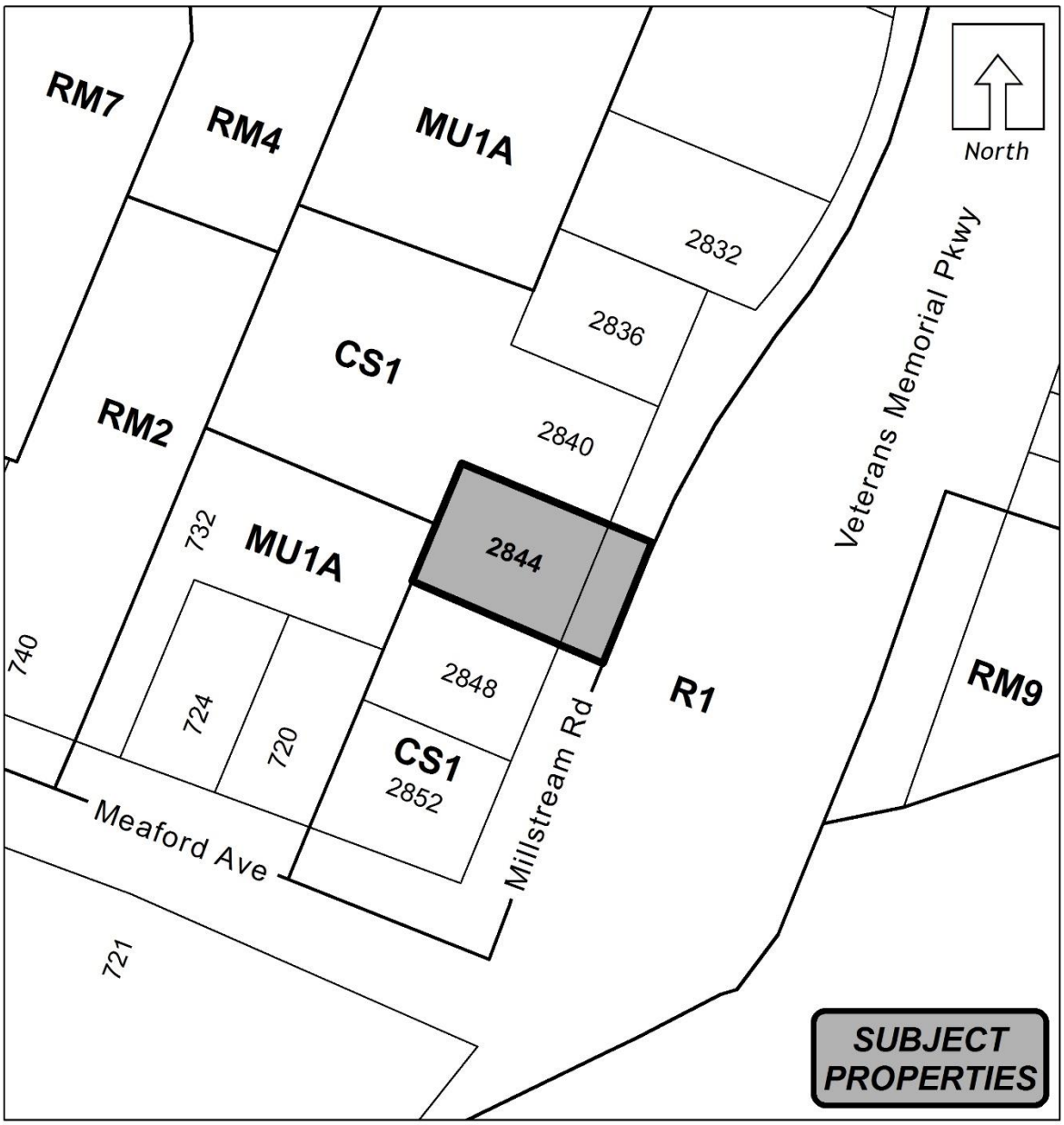
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1748

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2017

CITY OF LANGFORD
BYLAW NO. 1749

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

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

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

1. By adding as Section 6.53B the text attached as Schedule A;

2. By adding as Section 6(f) to Appendix G the text attached as Schedule B;

3. By adding as Section 10(e) to Appendix H the text attached as Schedule B;

4. By deleting from the **CH1 (Cluster Housing Residential)** zone and adding a new **MUE2 (Mixed-Use Employment 2)** zone the property legally described as Lot A, Sections 112 and 112A, Esquimalt District, Plan VIP67382 as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 515, (790 McCallum Road), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

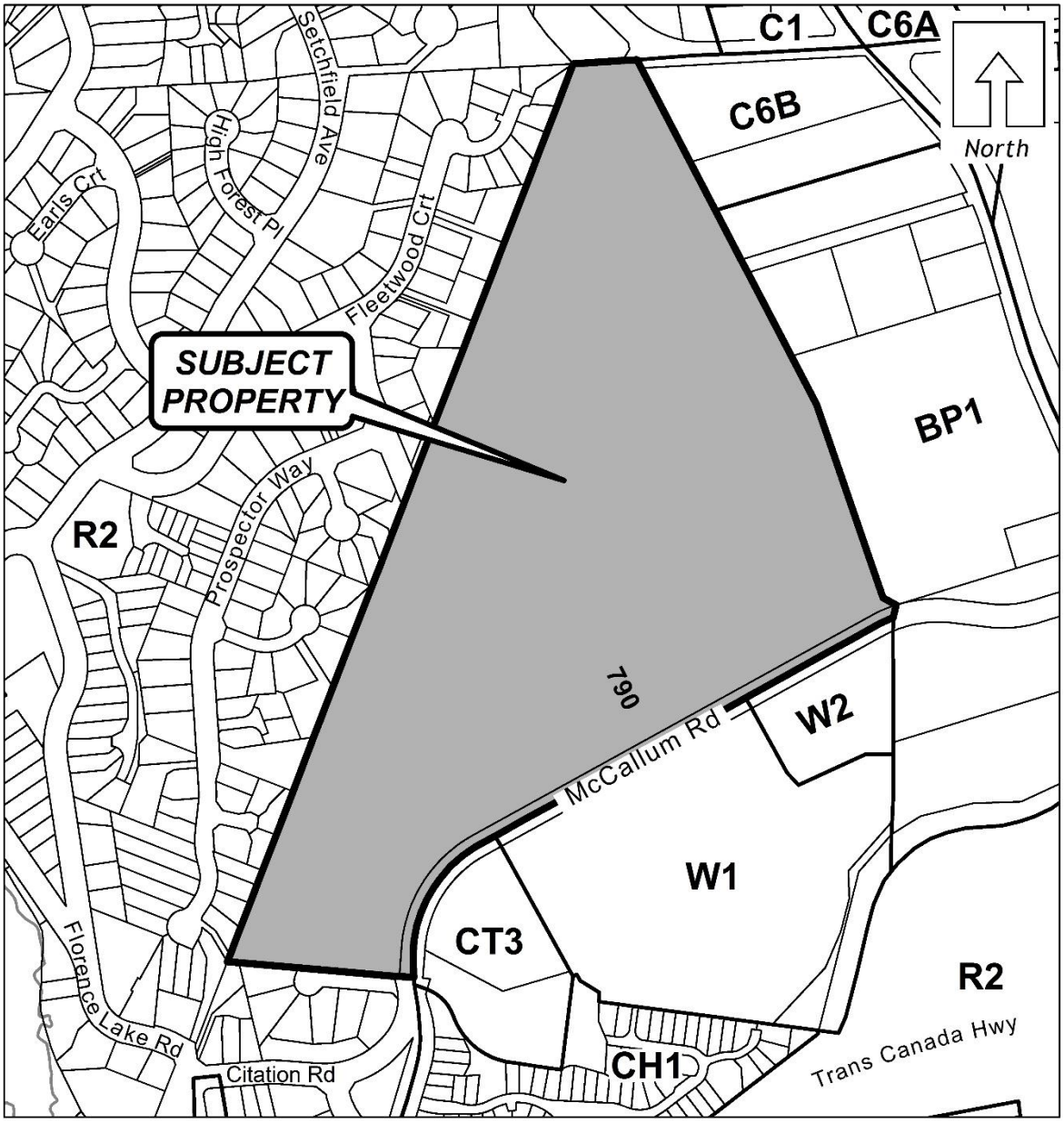
READ A THIRD TIME this day of, 2018.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1749

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1749

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/4/2017

Schedule A

Section 6.53B – Mixed-Use Employment 2 (MUE2) Zone

(Bylaw No. 1749)

6.53B.01 Permitted Uses

(1) The following uses and no others are permitted in the Mixed Use Employment 2 (MUE2):

Restaurant, Retail and Other Service Commercial Uses

(a) Financial institutions, excluding drive-thru;

(b) Hotels;

(c) Parking facilities, excluding vehicle storage;

(d) Premises licensed pursuant to the Liquor Control and Licensing Act;

(e) Restaurants, excluding drive-in and drive-thru, limited to 1,858 m2 of gross floor area;

(f) Retail stores, limited to 5,574 m2 of gross floor area;

General Uses

(g) accessory buildings and uses;

(h) public transportation depots including, but not limited to the generality of the forgoing: bus stations, bus transfer sites, aerial tram stations, mass transit stations;

(i) temporary construction and real estate marketing offices;

(j) uses permitted by Section 3.01 of this Bylaw.

Business and Technology Uses

(k) biomedical, scientific or technological research and/or manufacturing within an enclosed building;

(l) commercial kitchens and facilities for food catering;

(m) electronics manufacturing;

(n) film production studios;

(q) offices and professional offices;

(r) printing, publishing and book binding;

(s) repair and rental of goods, equipment, tools and small equipment relating directly to any other permitted use in this zone;

Educational, Cultural and Recreational Uses

(t) assembly and entertainment uses, including but not limited to the generality of the foregoing: art gallery; auditorium; concert hall; exhibition hall; performing arts centre, and theatres;

(u) community care facilities;

(v) group daycare in accordance with Section 3.26.02;

(w) gymnasiums, health clubs and places of recreation, including but without limiting the generality of the foregoing: arena, bowling (indoor or outdoor) community centre; courts for racquet sports (indoor or outdoor); athletic training facilities (indoor or outdoor); ballet schools; martial arts schools; swimming pools;

(x) places of indoor and outdoor recreation;

(y) schools, including universities, colleges, business colleges and trade schools;

Residential Uses

(z) apartments;

(aa) assisted living apartments;

(bb) townhouses;

6.53B.02 Height of Principal Use Buildings

(1) No townhouse may exceed a height of three storeys.

6.53B.03 Setbacks

(1) No building or structure may be located:

(a) Within 2.0 m of any lot line that adjoins a highway;

(b) Within 6.0 m of any lot line that adjoins a lot in a Residential or Multiple Residential Zone;

(2) Notwithstanding subsection 6.53B.02(1), townhouses may be located:

(a) Within 3.0m (9.8 ft) of any front lot line, but not within 5.5m (18 ft) of a portion of a building comprising of an attached garage;

(b) Within 5.5m (18 ft) of any rear lot line;

(c) Within 1.2m (4 ft) of an interior side lot line;

(d) Within 3.5m (11.5 ft) of any exterior side lot line.

6.53B.04 Density of Development

(1) There may not be any development on any parcel of land that does not have access to a highway, and where a parcel of land has access to a highway there may not be more than one residential dwelling unit or more than 150m2 of non-residential gross floor area in the Mixed-Use Employment 2 (MUE2) Zone;

(2) Notwithstanding subsection 6.53B.03(1), there may be more than one residential dwelling unit, but not more than 300 residential units, and more than 150m2 of non-residential gross floor area but not more than 14,000m² of non-residential gross floor area in the Mixed-Use Employment 2 (MUE2) Zone, if the owner of the land proposed to be built upon has:

(a) entered into an agreement with the City of Langford, to the satisfaction of Council, to provide to the City;

i. 16,200m² of land in a block form and location to the satisfaction of the Director of Planning; and

ii. $1,000,000 towards the City's General Amenity Reserve Fund for this site; OR

iii. An amenity building on this site to the satisfaction of the Director of Planning, with a certified value of $1,000,000; and

iv. $500,000 toward the City's General Amenity Reserve Fund for this site; OR

v. Arts and Cultural structure(s) on this site to the satisfaction of the Director of Planning with a certified construction value of $500,000.

(3) Notwithstanding subsections 6.53B.02(1) and (2) there may be more than 300 residential units or more than 14,000m² of non-residential gross floor area in the Mixed-Use Employment 2 (MUE2) Zone, if the owner of the land proposed to be built upon provides to the City a traffic impact assessment that analyzes the impact of development proposed beyond 300 residential units and 14,000m² of non-residential gross floor area on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road dedication and off-site traffic improvements recommended by the traffic impact assessment, as well as full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards, all to the satisfaction of the Director of Engineering;

(4) Under no circumstances may the density of development within the MUE2 zone exceed a floor area ratio of 6:1;

6.53B.05 General

The relevant regulations of Part 3 of this Bylaw apply

Schedule B

For those lands located within the Mixed-Use Employment 2 (MUE2) Zone, the following additional landscaping provisions shall apply:

I. A continuous landscape and screening area not less than 2.0 m wide shall be provided along the developed portion of each lot which abuts a highway. The landscaping shall have a height of not less than 1.5 m and may include a decorative fence.

II. A continuous landscape and screening area not less than 2.5 m wide containing a decorative fence not less than 1.8 m in height together with decorative planting must be provided along the developed portion of each lot which abuts a property in a Residential or Multiple Residential Zone, except where the boundary between the two lots is separated by a highway. This landscape and screening area may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.

CITY OF LANGFORD
BYLAW NO. 1750

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

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

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

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

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

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

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

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

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

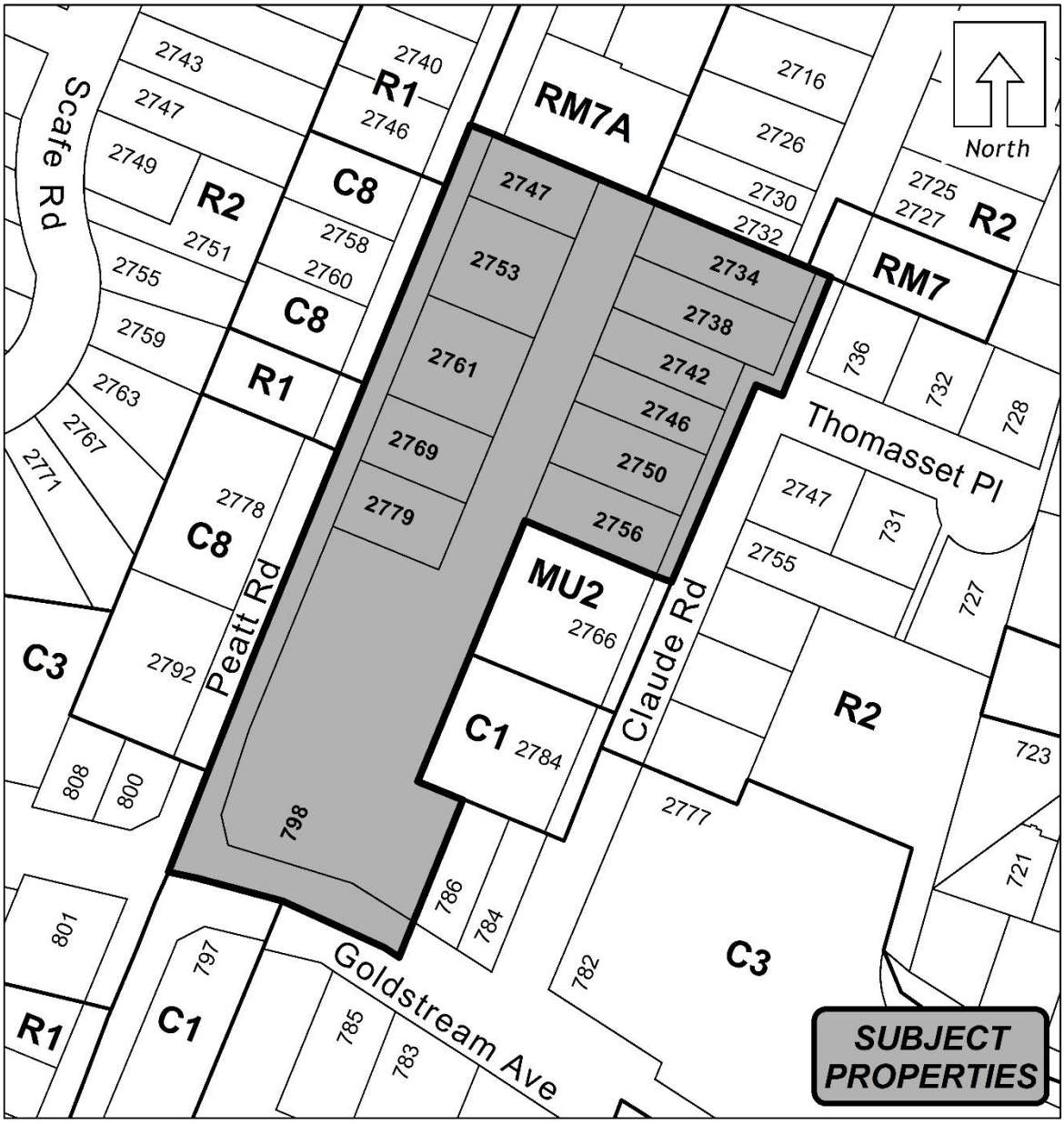
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1750

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

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/6/2017

Schedule A

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

(Bylaw No. 1750)

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

6.44B.01 Permitted Uses

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

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

6.44B.02 Subdivision Lot Requirements

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

6.44B.03 Regulations for Use

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

6.44B.04 Density of Development

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

6.44B.05 Lot Coverage

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

6.44B.06 Setbacks

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

6.44B.07 Landscape Screening

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

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

6.44B.08 Parking

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

6.44A.9 General

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

CITY OF LANGFORD
BYLAW NO. 1753

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

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

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

1. By deleting the current text within subsection 6.90.02(1) and replacing it with the following:

   "(1) There may not be more than three (3) residential dwellings in Area 2 – Mixed Use of the CD1 Zone nor more than 250 residential dwellings in Area 3 – Cluster Housing of the CD1 Zone."

2. By deleting the current text within subsection 6.90.02(2)(b) and replacing it with the following, and renumbering accordingly:

   (b) pays to the City $1000 per single family dwelling equivalent unit towards the Affordable Housing Reserve Fund ;

   (c) The required contribution for small lot and multi-family residential development shall be determined using the following contribution table (as a contribution per single family equivalent/SFE) and the following multiplier:

Housing Type	*Single Family Equivalent*
½ Duplex	*0.66*
Small Lot Detached	*0.66*
Multi-Family (Townhouses, Attached Housing, Apartment)	*0.61*

   (d) Provides the following contributions to the City's General Amenity Reserve Fund, until a total of $1 000 000 has been provided:

      (i) Prior to the first dwelling unit in excess of three to be authorized in Area 2, $100 000; and

      (ii) Upon subsequent authorization of every 50th dwelling unit in Area 2, $100 000;

   (e) That the developer agrees to construct the following park improvements, in consultation with and to the satisfaction of the Manager of Parks and the Director of Engineering, prior building permit issuance of the third dwelling, and that these improvements may be offset with contributions required as per subsection 6.90.02(d) provided that such contributions are not also eligible for development cost charge credits:

      (ii) The creation of a surface parking lot to service the boat launch within the road right-of-way;

(iii) Construction of a washroom within the right of way;
(iv) The construction of multi-use trail connection between E&N Rail Trail and the Ed Nixon Park trail;
(v) Upgrades to the fishing pier and wharf;
(vi) Improvements to the boat launch area;
(vii) Adding signage / interpretive signage to the boat launch area;
(viii) Improving natural trails;
(ix) Removal of invasive plant material within SPEA;

3. By deleting the current text within subsection 6.90.02(4) and replacing it with the following:

(4) *Notwithstanding Subsection 6.90.02(1), there may be more than 250 residential dwellings within Area 3 – Cluster Housing of the CD1 Zone if the owner:*

(a) has, in consultation with and to the satisfaction of the City Parks Manager, implements an approved concept plan for the improvement of the community park on Lot A, Plan 81816, with a certified construction value of not more than $100 000, excluding any site preparation works, and has obtained approval of the concept plan from the City Parks Manager;

(b) agrees to construct, at the owner's expense, a pedestrian connection through within Area 3 of the CD1 Zone, in consultation with and to the satisfaction of the Manager of Parks;

(c) agrees to construct, at the owners expense, a trail connection through the Lands within the CD1 Zone to Willway Elementary School, in consultation with and to the satisfaction of the Manager of Parks;

(d) has either constructed the park improvements shown on the approved concept plan to the satisfaction of the Parks Manager, or entered into a covenant with the City under s.219 of the Land Title Act requiring that the owner construct the community park within one (1) year of the date of approval of the concept plan, and provided security satisfactory to the Parks Manager securing the owner's obligations under the covenant."

4. By deleting the current text within subsection 6.90.02(5)(b) and replacing it with the following:

"(b) Within Area 2, the floor area ratio may not exceed:

(i) 4.0 on any lot."

5. By deleting subsection 6.90.05(2).

This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

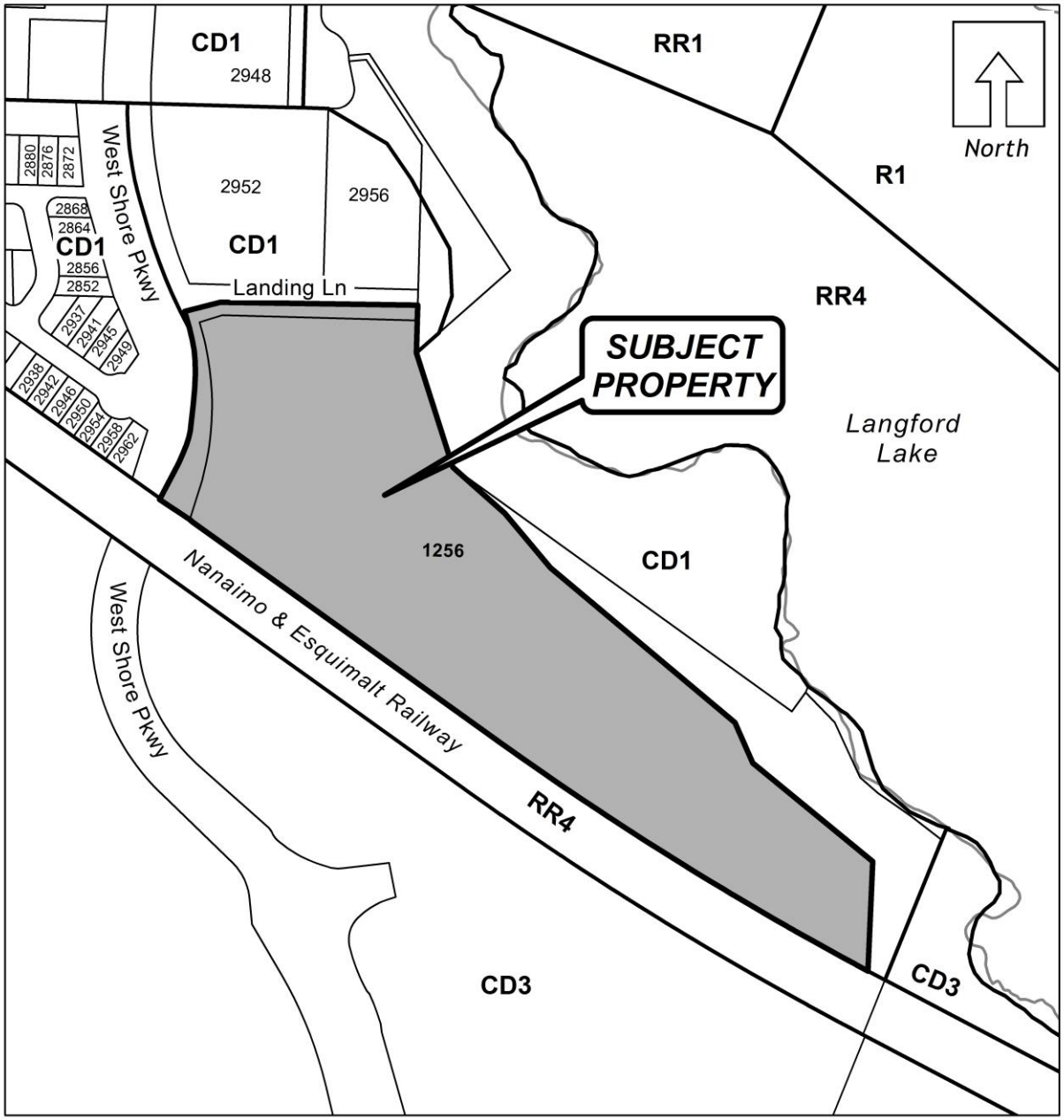
READ A THIRD TIME this day of, 2018.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1753

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1753

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/7/2017

City of Langford
www.cityoflangford.ca

January 8th, 2018

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 legal advice and land negotiations under Section 90 (1) (i) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

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