

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, March 5th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PRESENTATION</u>	
a) City of Langford <u>Re: Certificate of Appreciation to Mrs. Goudy</u>	
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Meeting of Council – February 19 th , 2018	3
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>COMMITTEE RESOLUTIONS</u>	
a) Protective Services Committee – February 27 th , 2018	8
1. Police Services 2018-2022 Five Year Financial Budget	
2. Fire Department Five-Year Financial Plan for 2018-2022	
3. Liquor Primary Capacity Increase for Ma Miller’s Pub at 2903 Sooke Lake Road	
4. Application for Development Variance Permit to allow an increase in the maximum distance that a road must be from a highway that has two routes available to emergency vehicles at 2342 Lairds Gate	
7. <u>REPORTS</u>	
a) 2018 Municipal Election Chief and Deputy Chief Election Officer Appointments	10
- Staff Report (Administration)	
b) Peatt Commons Plaza Funding	12
- Staff Report (Engineering)	
8. <u>BYLAWS</u>	
a) BYLAW NO. 1690	15
“Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017”. (ADOPTION)	

b)	BYLAW NO. 1740 “Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017”. (ADOPTION)	20
c)	BYLAW NO. 1744 “Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017”. (ADOPTION)	24
d)	BYLAW NO. 1754 “Road Closure Bylaw No. 1754 (1085 Goldstream Avenue), 2017”. (ADOPTION)	28
9.	<u>IN CAMERA RESOLUTION</u>	31
10.	<u>ADJOURNMENT</u>	

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 19th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented with the removal of 8(b) Application for Development Variance Permit to allow a road to be constructed further than 305m from a highway that has two routes available to emergency vehicles at 2342 Lairds Gate.

CARRIED.

3. PRESENTATION

a) Laura Davis
Re: Westshore Arts Council

Council received the presentation from Laura Davis of the Westshore Arts Council.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – February 5th, 2018

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on February 5th, 2018.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – January 18th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on January 18th, 2018.

CARRIED.

6. PUBLIC PARTICIPATION

None presented.

7. COMMITTEE RESOLUTIONS

a) Administration and Finance Committee – February 13th, 2018

1. Monthly Approval of Accounts Payable – September 2017 to January 2018

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approves the City of Langford disbursements from September 2017 to January 2018, as outlined in the Accounts Payable Report dated January 31, 2018.

CARRIED.

2. 2018-2022 General Government Five-Year Financial Plan

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approves in principle the General Government Five Year Financial Plan for 2018-2022 as presented in the staff report dated February 13, 2018 and refer it to the Director of Finance for inclusion in the consolidated Financial Plan.

CARRIED.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council refers the request for funding for new chairs at the Isabelle Reeder Theatre to staff for further information regarding funding options and possible cost sharing with other municipalities and to bring back that information to the Administration and Finance Committee.

CARRIED.

8. REPORTS

a) Rugby Canada Agreements
- **Staff Report (Administration/Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the partnership agreement, lease agreement and loan agreement with Rugby Canada.

CARRIED.

b) Closure and Disposition of Goldstream Avenue – Bylaw No. 1754
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council agrees to close and sell 92.2m² of road fronting 1085 Goldstream Avenue as outlined in this report in exchange for \$23,800; and gives Goldstream Avenue Closure Bylaw No. 1754 1st, 2nd, and 3rd readings.

CARRIED.

BYLAW NO. 1754
“Road Closure Bylaw No. 1754 (1085 Goldstream Avenue), 2017”.
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1754 first, second and third readings.

CARRIED.

c) Telus Walk to Cure Diabetes 3 Year Partnership
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council:

1. Grant permission for the Juvenile Diabetes Research Foundation to host the 2018 TELUS Walk to Cure Diabetes on Sunday, June 10, 2018 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. Grant permission for the Juvenile Diabetes Research Foundation to host the TELUS Walk to Cure Diabetes for the next two (2) years on Sunday, June 9, 2019 and Sunday, June 14, 2020 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;**
3. Waive the \$35.00 permit fee and damage deposit, as well as the fees for the use of CCP as in previous years.

CARRIED.

d) Award of West Shore Parkway Sewer Lift Station Design
- **Staff report (Engineering)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council award the Engineering Design for the West Shore Parkway Sewer Pump station to KWL for the amount of \$160,000 plus GST and fund this from the West Shore Parkway Completion Project grant budget.

CARRIED.

9. BYLAWS

- a) BYLAW NO's 1461 and 1749**
"Langford Official Community Plan Bylaw, Amendment No. 14, (790 McCallum Road), 2018".
"Langford Zoning Bylaw, Amendment No. 515, (790 McCallum Road), 2018".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1461 and Bylaw No. 1749.

CARRIED.

- b) BYLAW NO. 1717**
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(RESCIND FIRST READING)
(GIVE FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council rescind First Reading of Bylaw No. 1717 and give First Reading to Bylaw No. 1717.

CARRIED.

- c) BYLAW NO. 1748**
"Langford Zoning Bylaw, Amendment No. 514, (2844 Millstream Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1748.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, February 27th, 2018

1. Police Services 2018-2022 Five Year Financial Budget (RCMP)

That the Protective Services Committee recommend that Council:

1. Approve in principle the Police Services Five Year Financial Plan for 2018-2022 as presented in the staff report dated February 27, 2018 and refer it to the Director of Finance for inclusion in the budget and refer the amended Financial Plan to the Director of Finance for inclusion in the budget.

CARRIED.

2. Fire Department Five-Year Financial Plan for 2018-2022 (Fire)

That the Protective Services Committee recommend that Council:

1. Approve, in principle, the Fire Services Five Year Financial Plan for 2018 – 2022 as presented in the Staff Report dated February 27, 2018 and refer it to the Director of Finance for inclusion in the budget.

CARRIED.

3. Liquor Primary Capacity Increase for Ma Miller's Pub at 2903 Sooke Lake Road (Planning)

That the Protective Services Committee recommend that Council:

1. Inform the Liquor Control and Licensing Branch that the City of Langford will opt out of the public notification for the increased capacity of the Liquor Primary License for Ma Miller's Pub located at 2903 Sooke Lake Road.

CARRIED.

4. Application for Development Variance Permit to allow an increase in the maximum distance that a road must be from a highway that has two routes available to emergency vehicles at 2342 Lairds Gate (Land Development)

1. Direct staff to proceed with consideration of the following variances for 2342 Lairds Gate:

- a) That Section 4.17.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to increase the maximum length of road allowed past a highway that has two routes available to emergency vehicles from 305m to 505m, subject to the following conditions:

CON'T

- i) Construction of a trail to a standard acceptable to the Fire Chief and Parks Manager and secured by statutory right of way that links Lairds Gate to a public road
- ii) The registration of a Section 219 Covenant prior to the issuance of this Development Variance Permit requiring the installation of internal fire sprinklers to NFPA standards, to the satisfaction of the Chief Building Inspector and Fire Chief.

CARRIED.



Staff Report to Council

Date: January 8, 2018
Department: Administration
Subject: 2018 Municipal Election Chief and Deputy Chief Election Officer Appointments

Background / Comments

As Council is aware, a municipal election will be held on Saturday, October 20th. Prior to the election, Council is required to appoint a Chief election Officer and a Deputy Chief Election Officer(s) to oversee the municipal election. These appointments are responsible to ensuring that the election is run in a fair and open manner, and that all legislative requirements of the election are met.

For the past 8 elections, Council has appointed Mr. Tom Moore of Tom Moore and Associates as Chief Election Officer. Mr. Moore has agreed to act again as Chief Election Officer and funds for this purpose have been included in the 2018 budget.

In the past, Council also appointed the position of Deputy Chief Elections Officer to assist with the election preparations and proceedings. It is recommended that Kerry Fedosenko, associate of Tom Moore and Associates, Director of Corporate Services Braden Hutchins and Manager of Legislative Services Stacie Barclay be appointed as Deputy Chief Election Officers for this election.

Options:

1. That Council appoint Mr. Tom Moore of Tom Moore & Associates as Chief Election Officer (CEO) for the 2018 Municipal Elections; **and**
2. That Council appoint Kerry Fedosenko, associate of Tom Moore and Associates, Director of Corporate Services Braden Hutchins and Manager of Legislative Services Stacie Barclay as Deputy Chief Election Officers for the 2018 Municipal Elections.

Respectfully submitted,

Submitted by:	Stacie Barclay, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer



Staff Report to Council

Date: March 5, 2018
Department: Engineering
Subject: Peatt Commons Plaza Funding

Background

The developers of Peatt Commons, a building located at the southwest corner of Peatt Road at Hockley Road have approached the City to provide funding for an expanded brick and landscaped plaza at this location. The purpose of this report is to obtain Council direction for the construction of the Peatt Commons Plaza area.

Commentary

DB Services is the developer of the Peatt Commons building located at 2854 Peatt Road. The intersection of Peatt at Hockley is also the location of a future roundabout that is part of the City's Road Development Cost Charge program.

The building at 2854 Peatt Road began construction in 2016 with the building foundation being set with the setbacks approved during rezoning and the frontage improvements such as boulevard, sidewalk, streetlights etc. also set adjacent to the building.

In 2017 the City explored more detailed design of the roundabout at this location and the roundabout was expanded in size to make it more versatile. The roundabout moved further north in its design which meant that there was an additional gap on the north edge of the frontage improvements at 2854 Peatt Road, where the property bounds Hockley Avenue. This gap provided an opportunity to expand the sidewalk north to make a public plaza.

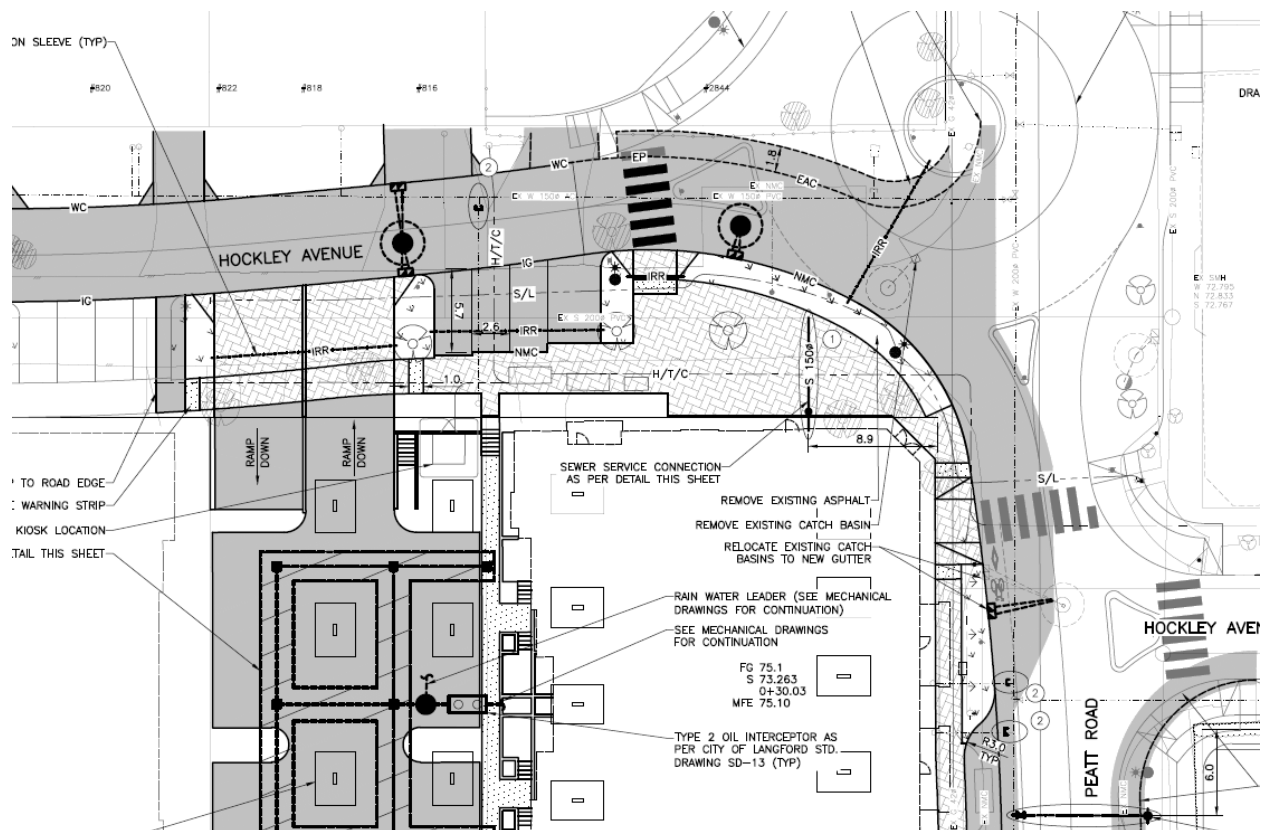
The costs to construct the frontage required as part of the rezoning is estimated at \$277,255.00. The additional costs of work required to locate the roundabout further north are estimated at \$144,040. This includes extending hydro and water conduits out from under the expanded plaza to service the future roundabout as well as additional brick pavers, additional landscaping and additional paving that is above

what would have been just some marginal widening on Hockley Avenue, all as illustrated in the drawing below prepared by Westbrook Consulting.

The roundabout is not a condition of zoning for the Peatt Commons Building so was never part of their original frontage for this development site.

If the City agrees to fund this project, staff are suggesting that Westbrook Consulting, the existing project engineers and designers for this project obtain costs and manage this project so that it can be completed in the timeframe needed for the Peat Commons building to obtain occupancy in approximately 3 months. Westbrook would solicit three quotes for the works.

Figure 1: Drawing of Expanded Plaza Area and Extended Paving



Financial Implications

The difference in cost to expand the plaza area and complete the additional paving is \$144,040.

At the time of building permit the Peatt Commons building paid \$48,037 towards the City's General Amenity Reserve Fund. Other buildings located at the east end of Hockley also completed by DB Services have paid \$63,206 (784 Hockley), \$39,528 (790 Hockley), \$12,581 (778 Hockley) and \$7,625 (772 Hockley) totalling \$170,977 in general amenity reserve funds contributed to the City.

DB Services is requesting that the City fund the additional plaza works from the City's General Amenity Reserve Fund.

Legal Implications

None noted.

Options

That Council:

1. Approve the City's' contribution of \$144,040 toward the expanded plaza located at the Peatt Commons (2854 Peatt Road) and fund these works from the General Amenity Reserve Fund;
AND
2. Approve the completion of the design, tendering and construction inspection works for the Peatt Commons plaza to Westbrook Consulting;
OR
3. Not approve the City's contribution of \$144,040 toward the expanded plaza located at the Peatt Commons building (2854 Peatt Road).

Respectfully submitted,

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

:mm



Staff Report to Council

Date: March 5, 2018
Department: Planning
Application No.: Z17-0004
Subject: Bylaw No. 1690- Application to amend the text within the RR4 (Rural Residential 4) zone for 1319 and 1323 Ravensview Drive in order to permit smaller lot sizes to facilitate a three lot subdivision.

At their Regular Meeting of May 15, 2017, Council passed the following resolution with respect to the property at 1319 & 1323 Ravensview Drive:

That Council:

1. *Proceed with the amendment to the text of the RR4 zone for the properties on 1323 and 1319 Ravensview Drive, 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:*
 - a. *That no construction of building or subdivision or alteration of land may occur on those lands contained on the eastern border of the property, and identified as the common property with 1319 and 1323 Ravensview Drive and as shown in Figure 2 as Lot 3 until all works and services required by Bylaw 1000 have been completed, to the satisfaction of the Director of Engineering;*
 - b. *That new and existing houses are required to connect to sanitary sewers when they become available to the site, and that all costs associated with connecting to sewers are the responsibility of the owners;*
 - c. *That secondary suites are not be permitted; and*
 - d. *That there may only be one residential dwelling per lot.*
 - b) *Direct staff to proceed with consideration of the following variances for the proposed 3 lot subdivision of 1319 and 1323 Ravensview Drive subject to the applicant applying for the necessary development variance permit:*

-
- a. *Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that are not serviced by the municipal sanitary sewer system;*
 - b. *Section 8.15.5 of the Subdivision and Development Servicing Bylaw No.1000 be varied to allow for the creation of three lots that require a reduction in fire flow but that do not contain residential fire sprinklers;*
 - c. *Section 8.1.5 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that do not comply with the requirements of the BC Building Code in regards to sufficient water pressure;*
 - d. *That Section 2.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the creation of three lots without the provision of frontage improvements.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1(a) a through d of Council's resolution of May 15th, 2017.

No additional conditions have been placed on this application to rezone. Council may add conditions to this application if they wish to do so, at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1690;
2. Take no action at this time with respect to Bylaw No. 1690;

Respectfully Submitted,

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

:lhm

**CITY OF LANGFORD
BYLAW NO. 1690**

**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 as Subsection 6.13.02(3):

"Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 & 025-822-624 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite."

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017".

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

PUBLIC HEARING held this 17th day of July, 2017.

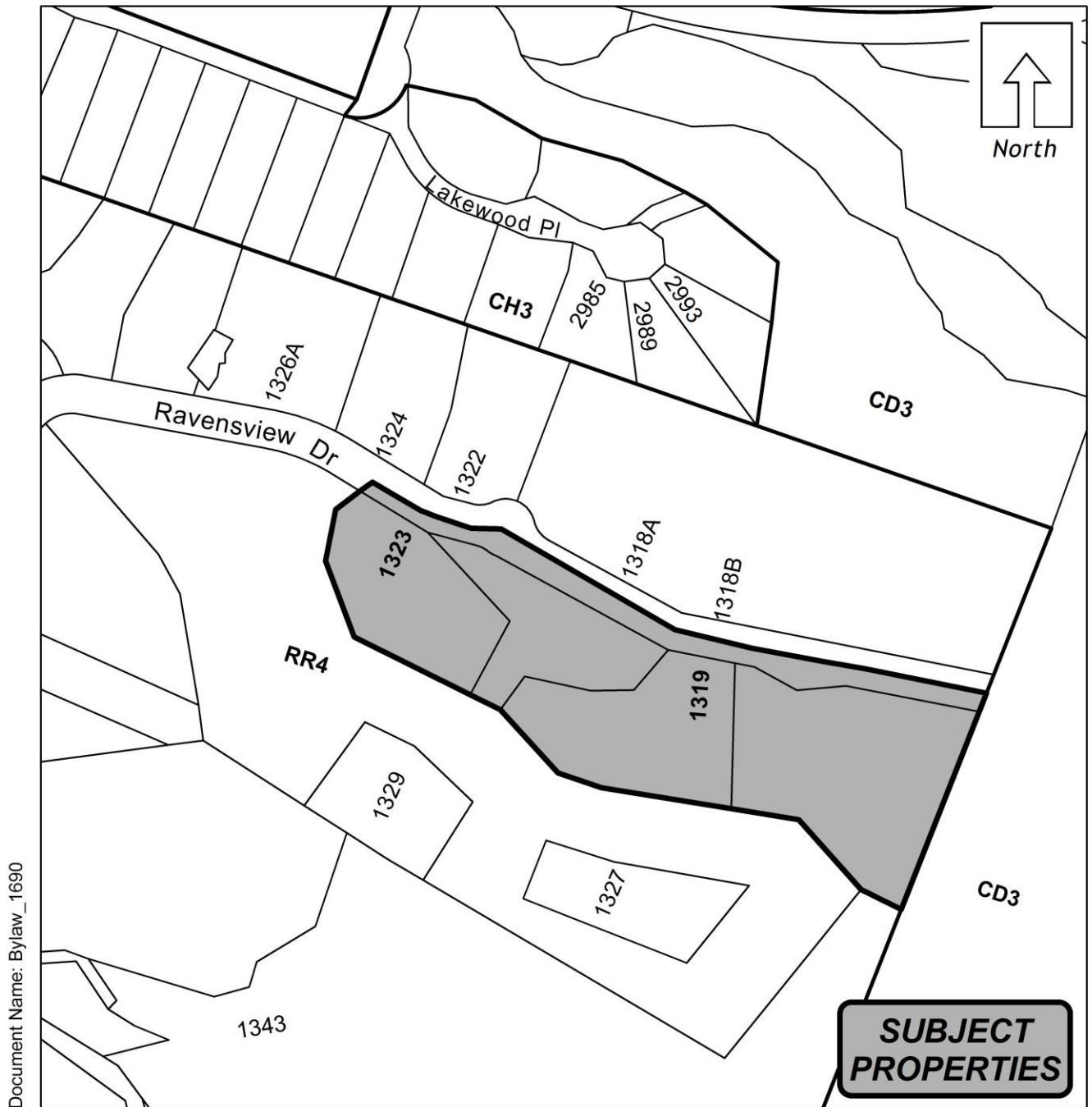
READ A SECOND TIME this 17th day of July, 2017.

READ A THIRD TIME this 17th day of July, 2017.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1690

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/20/2017



Staff Report to Council

Date: March 5, 2018
Department: Planning
Application No.: Z17-0007
Subject: Bylaw No. 1740 - Application to rezone the northern portion of 1253 Goldstream Avenue from R1 to RS4 to allow a proposed 4 lot subdivision

At their Regular Meeting of September 5, 2017, Council passed the following resolution with respect to the northern portion of the property at 1253 Goldstream Avenue:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the northerly portion of the property located at 1253 Goldstream Avenue from R1 to RS4, subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created above and beyond 4 dwelling units, prior to subdivision approval: (**SECURED IN BYLAW NO. 1740**)*
 - i. *\$3,960 towards the General Amenity Reserve Fund;*
 - ii. *\$660 towards the Affordable Housing Reserve Fund;*
 - b) *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following: (**COMPLETE**)*
 - i. *Register a Statutory Right of Way along the strata common property access road and through a 1.8m wide portion of Proposed Lot 4 along the outer edge of the fish bearing stream SPEA boundary, reaching the property to be dedicated to the City as park. The SRW shall contain a clause that the City will discharge the SRW once an alternate access has been established;*
 - ii. *That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;*
 - iii. *That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.*

- c) *That the applicant pay cash-in-lieu for frontage improvements to the satisfaction of the Director of Engineering prior to subdivision.*
2. *Direct staff to proceed with consideration of the following variances for 1253 Goldstream Avenue:*
- a) *That Section 6.27A.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 3m front lot line setback to 2m;*
- b) *That Section 6.27A.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 5.5m rear lot line setback to 4.4m. (TO BE DEALT WITH IN FUTURE DVP)*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to the items in 1 (b) of Council's above-noted resolution. The variances noted in item 2 above will be further considered once the applicant has applied for a Development Variance Permit following the completion of this rezoning.

Bylaw No. 1740 was signed by the Ministry of Transportation on October 19th, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1740;
2. Take no action at this time with respect to Bylaw No. 1740;

Respectfully Submitted,

Submitted by:	Julia Buckingham, Planning Technician
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

:jb

**CITY OF LANGFORD
BYLAW NO. 1740**

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

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

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

1. By deleting from the R1 (One Family Residential) Zone and adding to RS4 (Residential Small Lot 4) Zone the northern portion of the property legally described as LOT 28, SECTION 85 AND 116, ESQUIMALT DISTRICT, PLAN 885, PID No. 004-300-033 (1253 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1740	LOT 28, SECTION 85 AND 116, ESQUIMALT DISTRICT, PLAN 885, PID No. 004-300-033 (1253 Goldstream Avenue)	a) \$3,960 towards the General Amenity Reserve Fund per lot above and beyond 4 lots; b) \$660 towards the Affordable Housing Reserve Fund per lot above and beyond 4 lots	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".

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

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

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

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

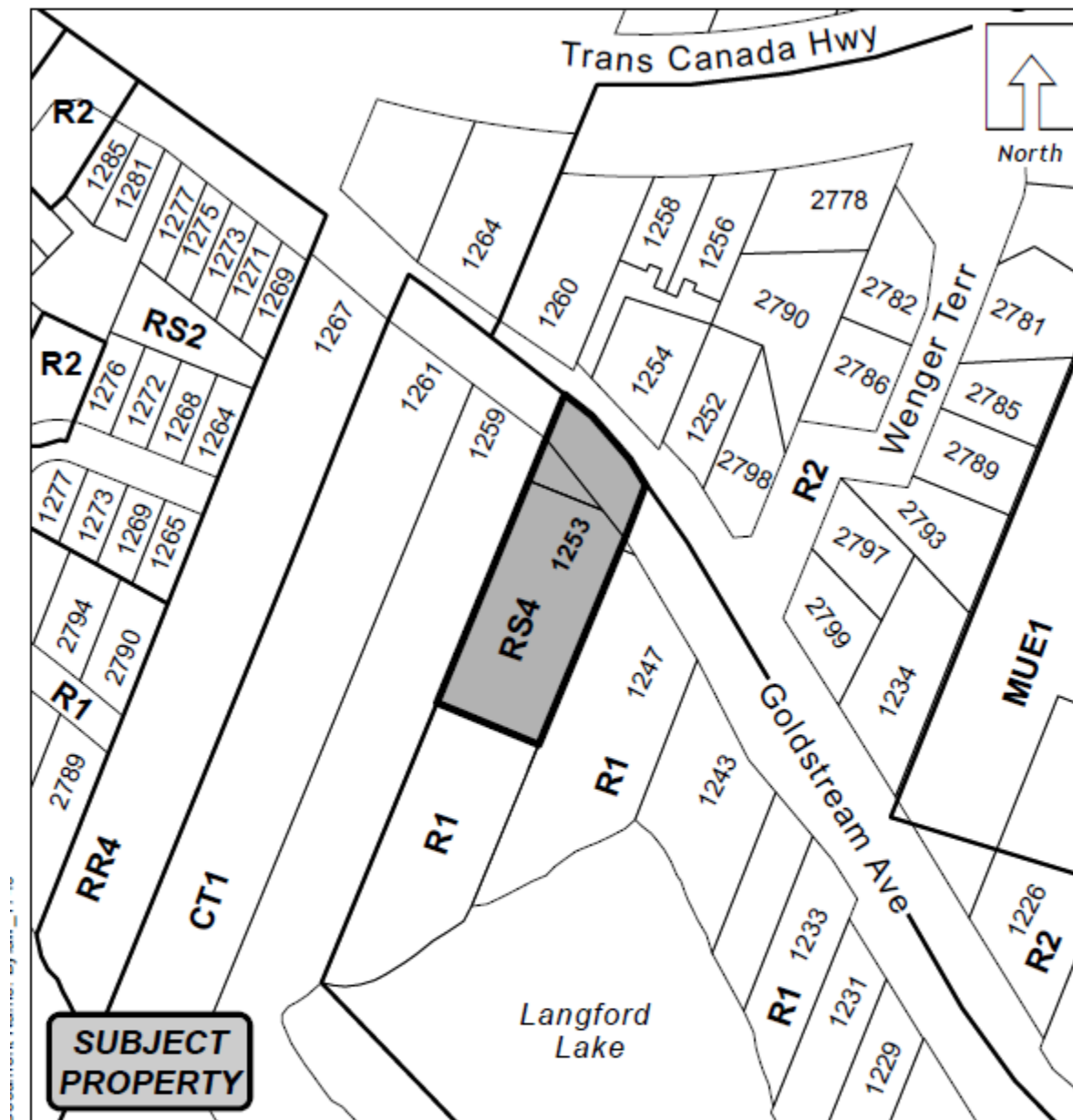
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 19th day of October, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017



Staff Report to Council

Date: March 5, 2018
Department: Planning
Application No.: Z17-0020
Subject: Bylaw No. 1744 - Application to rezone 1177 Goldstream Avenue from R1 to RM2A to allow a three unit townhouse

At their Regular Meeting of 18 September 2017, Council passed the following resolution with respect to the property at 1177 Goldstream Avenue:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1177 Goldstream Avenue from R1 to RM2A, subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a building permit: (**SECURED IN BYLAW NO. 1744**)*
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - b) *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following: (**COMPLETE**)*
 - i. *That prior to building permit issuance, the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;*
 - ii. *That prior to building permit issuance, the applicant provides a Stormwater Management Plan to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;*
 - iii. *That prior to building permit issuance, the applicant agrees to provide a Construction Parking Management Plan, subject to approval from the Director of Engineering;*

- c) *Authorize the Director of Planning to issue a variance to allow a front lot line setback of less than 4.5m/5.5m, and a variance to reduce the off-street visitor parking requirement to nil within the Development Permit, subject to the provision of double car garages in each unit and visitor parking within the frontage of the subject property. **(TO BE DEALT WITH IN FUTURE DP)***

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to the items in 1(b) of Council's above-noted resolution. The variances noted in item 1(c) will be dealt with in a future form and character development permit.

Approval from the Ministry of Transportation was not required for this bylaw as it falls outside of the highway buffer zone.

OPTIONS

That Council:

1. Adopt Bylaw No. 1744;
2. Take no action at this time with respect to Bylaw No. 1744;

Respectfully Submitted,

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

:jb

**CITY OF LANGFORD
BYLAW NO. 1744**

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

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

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

1. By removing from the R1 (One Family Residential) and adding to RM2A (Attached Housing) Zone the property legally described as AMENDED LOT 2 (DD 163574-I), SECTION 85, ESQUIMALT DISTRICT, PLAN 885, PID No. 008-239-339 (1177 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1744	AMENDED LOT 2 (DD 163574-I), SECTION 85, ESQUIMALT DISTRICT, PLAN 885, PID No. 008-239-339 (1177 Goldstream Ave)	a) \$2,562 towards the General Amenity Reserve Fund per unit; b) \$610 towards the Affordable Housing Reserve Fund per unit.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".

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

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

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

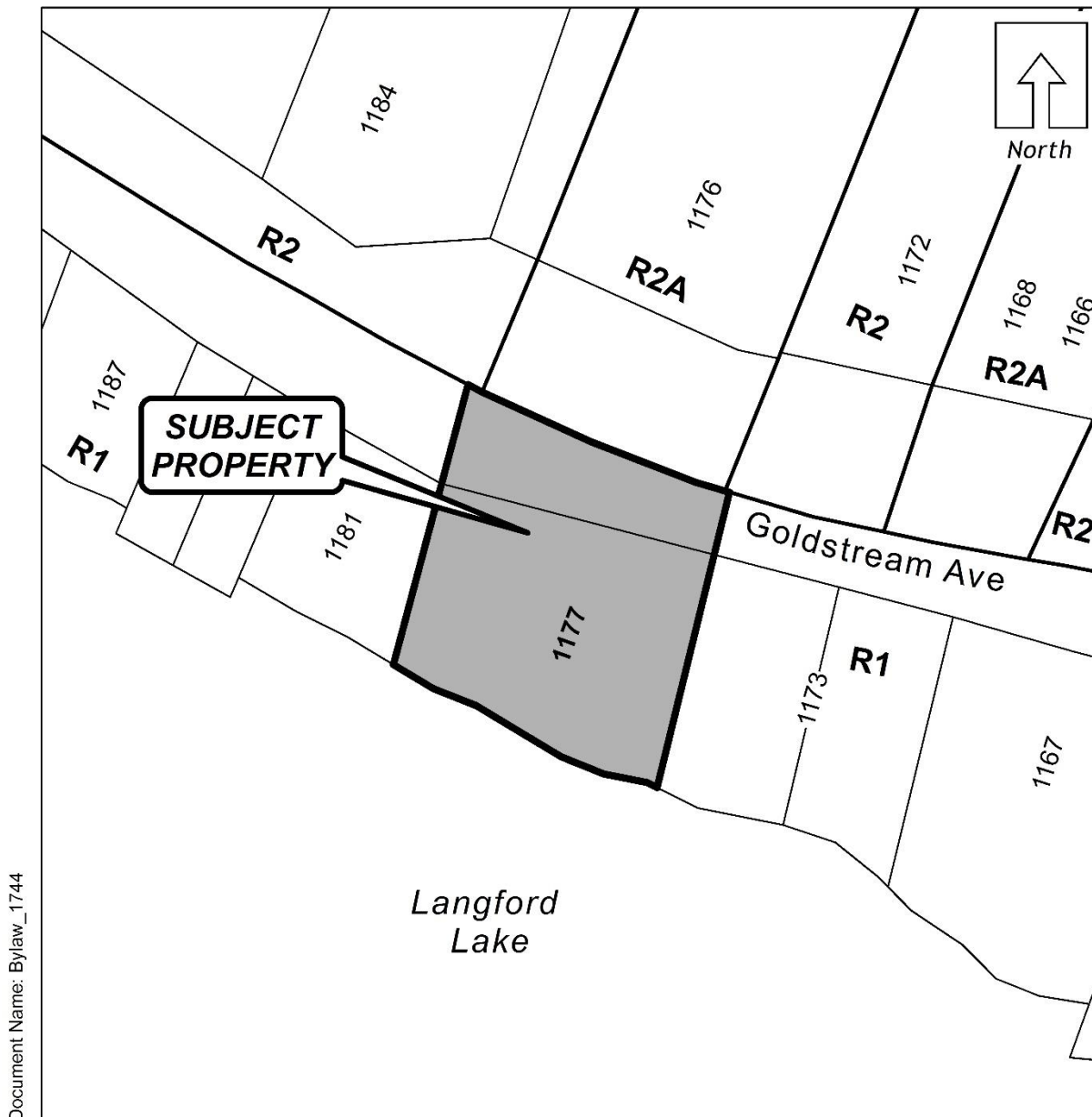
READ A THIRD TIME this 6th day of November, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1744

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1744

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/14/2017

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1754, 2017
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 92.2m² (992 ft²), which was dedicated as highway by Plan 12587, shown outlined in a bold black line on the reference plan prepared by Joseph S. Hadley, BCLS on the 2nd day of November, 2017, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

(the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

the 92.2 square metres of highway, which was dedicated as highway by Plan 12587, labelled as "Closed Road" on the Road Closure Plan

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.
5. This Bylaw may be cited as "Road Closure Bylaw No. 1754 (1085 Goldstream Avenue), 2017".

READ A FIRST TIME this 19th day of February, 2018.

READ A SECOND TIME 19th this day of February, 2018.

READ A THIRD TIME this 19th day of February, 2018.

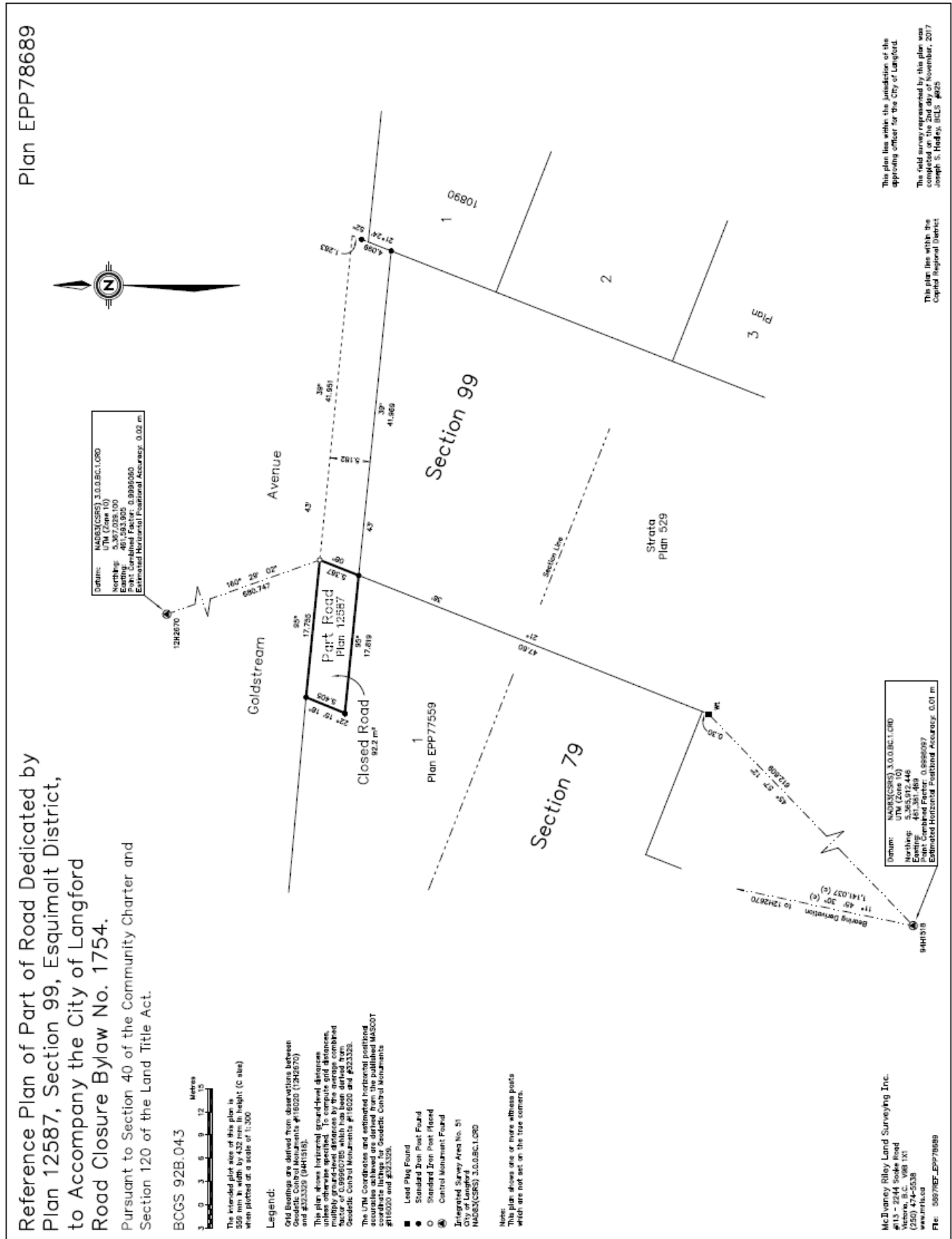
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 27th DAY
OF FEBRUARY, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan





City of Langford

www.cityoflangford.ca

March 5th, 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 employee relations, disposition of municipal land, receipt of advice that is subject to solicitor-client privilege and the potential provision of a municipal service under Section 90 (1) (c) (e) (i) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.