CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, March 19th, 2018 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PUBLIC HEARINGS**	
	a) BYLAW NO. 1717 **"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".**	**4**
	b) BYLAW NO.'s 1737 and 1742 **"Langford Official Community Plan Bylaw, Amendment No. 26, (2869 Sooke Rd –Road Closure Portion), 2018".** **"Langford Zoning Bylaw, Amendment No. 509, (2869 Sooke Rd Portion), 2018".**	**41**
	c) BYLAW NO. 1753 **"Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".**	**62**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – March 5th, 2018	**93**
5.	**OTHER BOARD AND COMMISSION MINUTES**	
	a) West Shore Parks and Recreation – February 8th, 2018	**98**
6.	**DEVELOPMENT VARIANCE PERMIT**	
	a) DVP17-0023 – 2579 Rainville Rd	**104**
7.	**PUBLIC PARTICIPATION**	
8.	**COMMITTEE RESOLUTIONS**	
	a) Planning, Zoning and Affordable Housing Committee – March 12th, 2018	**107**
	1. Application to Rezone 2682, 2684, 2686, 2696, 2702, and 2706 Sooke Road from District Commercial (C3) and Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9) to Allow for a Mixed-Use Development	

2. **Application to Rezone 2158 Millstream Road from the R2, One and Two Family Residential, Zone to the RS4, Residential Small Lot 4, Zone to Allow for a 32 Lot Subdivision**

b) Transportation and Public Works Committee – March 13th, 2018 **111**
1. **Lippincott Bridge Replacement Contract Award**
2. **Request to Amend Permit Parking – Springboard Place**
3. **McCallum Road Lighting Improvements**
4. **Request for Funding Millstream Fishway Project/Atkins Culvert**

c) Administration and Finance Committee – March 15th, 2018 **113**
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9. BYLAWS

a) BYLAW NO. 1717 **115**
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(SECOND AND THIRD READINGS)

b) BYLAW NO. 1737 **118**
"Langford Official Community Plan Bylaw, Amendment No. 26, (2869 Sooke Rd –Road Closure Portion), 2018".
(SECOND AND THIRD READINGS)

c) BYLAW NO. 1739 **120**
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".
(ADOPTION)

d) BYLAW NO. 1742 **126**
"Langford Zoning Bylaw, Amendment No. 509, (2869 Sooke Rd Portion), 2018".
(SECOND AND THIRD READINGS)

e) BYLAW NO. 1753 **129**
"Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".
(SECOND AND THIRD READINGS)

f) BYLAW NO. 1762 **133**
"Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".
(FIRST READING)

g) BYLAW NO. 1764 **135**
"Road Closure Bylaw No. 1764, 2018".
(FIRST, SECOND AND THIRD READINGS)

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(FIRST READING)

10. IN CAMERA RESOLUTION **150**

11. ADJOURNMENT

PUBLIC HEARING
Monday, 19 March 2018

Bylaw No. 1717
File No. Z17-0024

A Bylaw to amend the text of "Area 2" in the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive

CITY OF LANGFORD
BYLAW NO. 1717

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 amending the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by adding the following to Section 6.95.01(2) of Zoning Bylaw No. 300:

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive), subject to Section 6.95.04(9)."

2. By adding the following as Section 6.95.04(4) and re-numbering subsequent Sections accordingly:

   "A maximum of one dwelling unit may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive)."

3. By adding the following as Section 6.95.04(5) and re-numbering subsequent Sections accordingly:

   "Despite Section 6.95.04(4), more than one but not more than 175 dwelling units may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive) if the owner of the land or applicant for a building permit:

   (a) Provides $3,667 per Single Family Equivalent (SFE) to the City's General Amenity Reserve Fund; and

   (b) Provides the amenity contributions noted in Section 6.95.04(2) above.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2018".

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

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

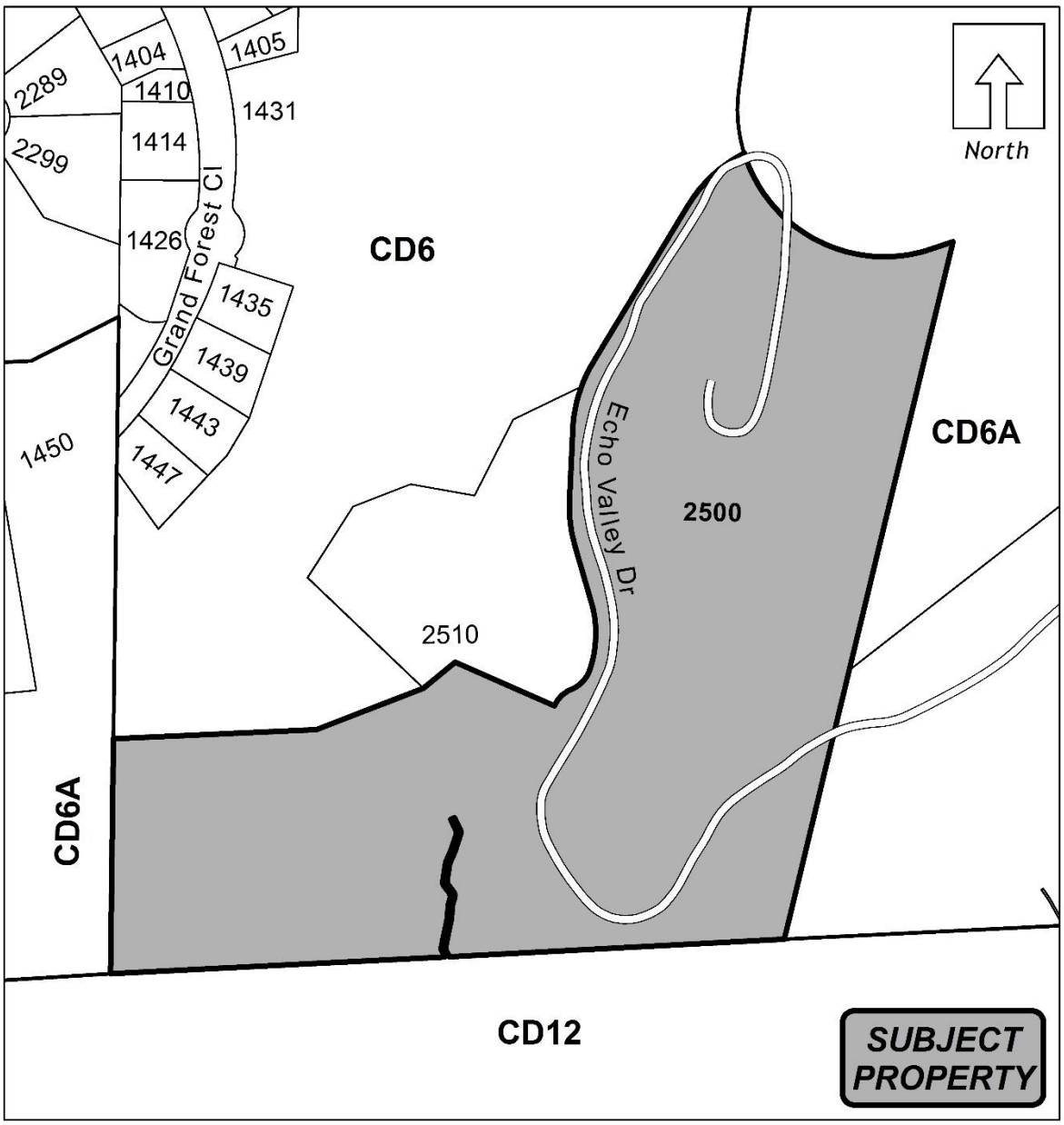
READ A THIRD TIME this day of, 2018.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1717

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

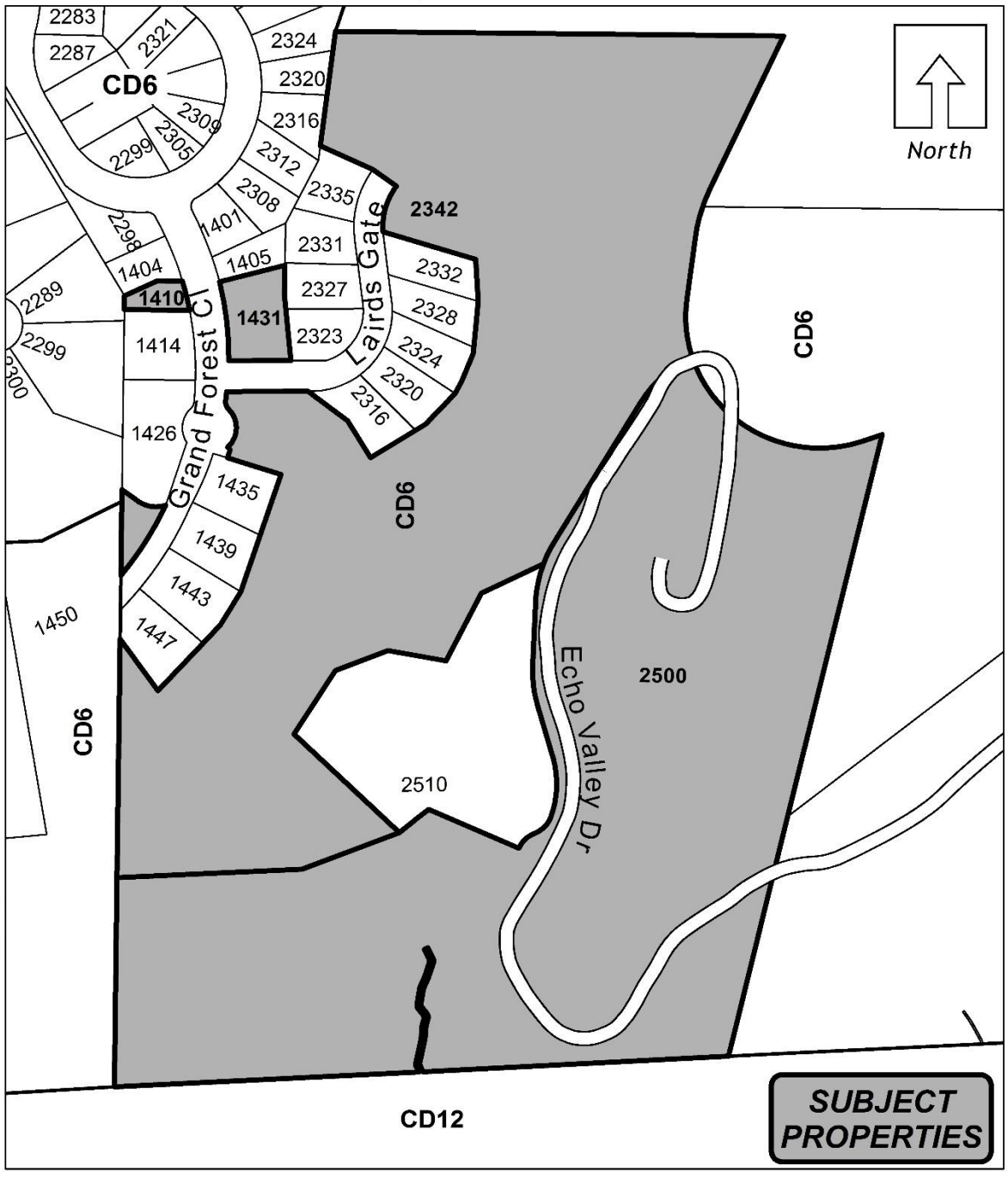
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1717. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 19 March 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2500 Echo Valley Dr	
File	Z17-0024	Bylaw Number: 1717
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: CD6 (Comprehensive Development 6 – Bear Mountain)	Proposed: Text Amendment to CD6 (Comprehensive Development 6 – Bear Mountain)
Proposal	To permit a townhouse development on 2500 Echo Valley Drive. As part of this application, Council will also consider releasing a covenant provided as a condition of rezoning of 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT
(Z17-0024)
2500 Echo Valley Dr & 1431 Grand Forest Cl



Document Name: Z17-0024_Site_Map

Scale: N.T.S.

Last Revised: 2/21/2018

Flower count kicks off in Colwood

Which municipality will be the "bloomingest" after this year's count?

Lindsey Horsting
News Gazette staff

The sun came out just in time for the launch of the 43rd annual Flower Count that took place in the Italian Gardens at Royal Roads University last week.

The Flower Count is a fun way to celebrate Greater Victoria's mild climate and a friendly battle for flower supremacy amongst the municipalities. Colwood has been awarded the "bloomingest" municipality for the last four years.

Vice chair of Tourism Victoria, Kimberley Hughes, gave an opening speech at the kick off noting that as a result of a more temperate climate during shoulder seasons, Victoria continues to see an increase in tourism.

"It matters to us because it really showcases what an incredible destination we have," she said. "While the rest of the country is digging out snowbanks, we are counting blossoms."

In 1976, the inaugural year of the count, 130 million flowers were counted.

Flower counts can be submitted on flowercount.com and followed on Facebook, Twitter or Instagram (@FlowerCount). The number of blossoms counted will be atributed to the community in which the contributer resides.

The shortcuts used to estimate the number of blossoms are as follows: a small tree full of blossoms equals 250,000 blossoms, a mid-sized heather bush has 1,000 blossoms and trees in full bloom count for 750,000 blossoms.

This event encourages community involvement and elementary school participation. Grade 4 and 5 students can make entries to try to win a trip to The Butchart Gardens awarded by L.A. Limousines. Cordova Bay Elementary School won last year with a class counting 23 million blooms.

UsedVictoria.com has partnered with the event for a daily prize giveaway. People can search for the daily flower count hidden blooms on UsedVictoria.com and then tweet it to have a chance at the giveaway. The tweet must include the hashtag #FlowerCount and @UsedVictoria handle.

The count officially starts on March 7 and goes until March 14.

lindsey.horsting@goldstreamgazette.com

Capital Regional District CRD

Notice of Maintenance

Water Main Flushing Notice

The water main flushing program will be undertaken in various areas of Sooke, East Sooke and View Royal between January 8, 2018 and April 30, 2018.

The annual water main flushing program removes sediments that accumulate in the water mains in order to maintain good water quality. During flushing, short periods of low water pressure and discolouration can be expected. If you would like advance notice of flushing in your area, simply call **CRD Integrated Water Services at 250.474.9619** between 8:30am and 4:30pm, Monday to Friday.

CRD accepts no liability for the inconvenience or damage caused by low pressure or discoloured water use during flushing.

We appreciate your cooperation and understanding.

www.crd.bc.ca/waterflushing

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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

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



Capital Regional District CRD Making a difference...together

Free workshops

Efficient Irrigation Systems

Save water with a properly maintained irrigation system.

Thinking about installing (or upgrading) an irrigation system this year?

The CRD is hosting two FREE efficient irrigation introductory workshops for homeowners this spring to help you get started.

Irrigation experts will explain system components, discuss installation and provide scheduling and maintenance tips—plus CRD staff will introduce you to the region's drinking water supply and conservation programs.

Workshop	Location and Date	Time
Controller Scheduling	Saanich — Wednesday, March 28	7 to 9 pm
Maintenance	Sidney — Saturday, March 24	2 to 5 pm

Space is limited—call 250.474.9684 to book your spot today.

www.crd.bc.ca/workshops

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. 1717. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 March 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

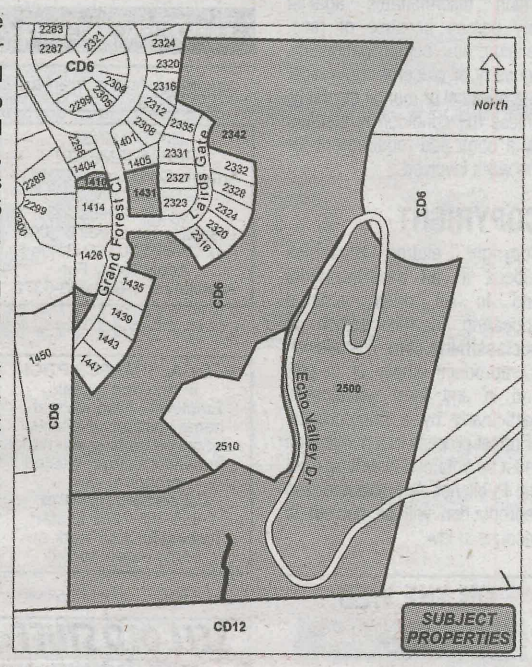
Proposal: **The purpose of Bylaw No. 1717 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6 (Comprehensive Development 6 – Bear Mountain) zoning designation of the land that is the subject of Bylaw No. 1717 to allow for a townhouse development on 2500 Echo Valley Drive. As part of this application, Council will also consider releasing a covenant provided as a condition of rezoning of 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate.**

Applicant: **Rachael Sansom, Turner Lane Development Corp.**

Location: **The land that is the subject of Bylaw No. 1717 is 2500 Echo Valley Drive, and the land that is subject to the covenant is 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate, all as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services





Wolves swept by Campbell River Storm



Westshore Wolves' Keegan Durrance handles the puck in game 4 of the best of 7 series in Vancouver Island Junior Hockey League playoff action at The Q Centre Sunday night. The Storm defeated the Wolves 6-2 to advance to the next round. (SPENCER PICKLES/BLACK PRESS)

Local team already looking to the future

The Westshore Wolves didn't have quite as much luck in their playoff run as the Victoria Grizzlies this weekend.

The Wolves were swept by the Campbell River Storm 6-2 in game 4 of the second round of Vancouver Island Junior Hockey League playoff action.

During Sunday game at The Q Centre, the Storm came out hot, scoring five unanswered goals in the first and second periods on shots from Dawson Frank, Jalen Price, Reid Wheeldon, Darren Hards and Damon Porter. The Wolves got on the board at 16:11 in the second stanza with a goal from Nicholas Polomark assisted by Cole Gardner and Lukas Yesaki.

Heading into the third down 5-1, Keegan Durrance capitalized on the power play with a shot from Brandon Tutte and Trevor Bottomley. But the Storm's Ryan Butler answered right back at 11:53.

Wolves netminder Jordan Spandli stopped 33 of 39 shots, while the Storm's goalie Liam Murphy stopped 21 or 23 shots on net.

The loss comes after the Wolves defeated the Victoria Cougars in a thrilling game 7 double overtime in round one of the playoffs.

Despite the loss, the team is already looking to the future. The Wolves' prospects camp, which is held under the direction of the team's coaching, training and management staff, will take place March 30 to April 1.

kendra.wong@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

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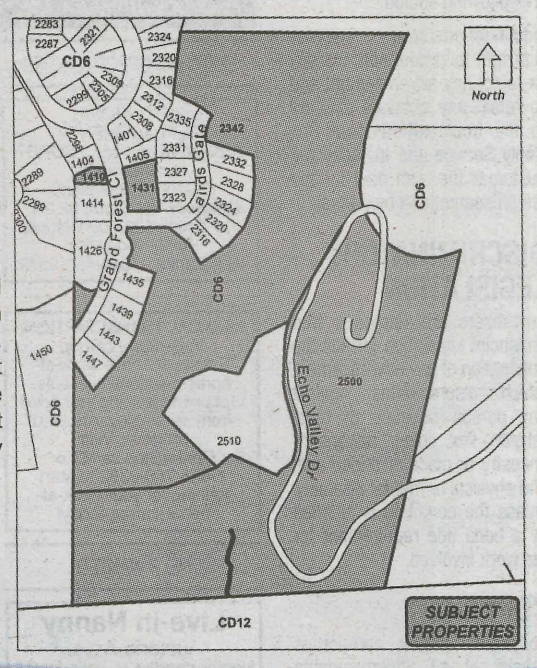
Proposal: **The purpose of Bylaw No. 1717 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6 (Comprehensive Development 6 – Bear Mountain) zoning designation of the land that is the subject of Bylaw No. 1717 to allow for a townhouse development on 2500 Echo Valley Drive. As part of this application, Council will also consider releasing a covenant provided as a condition of rezoning of 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate.**

Applicant: **Rachael Sansom, Turner Lane Development Corp.**

Location: **The land that is the subject of Bylaw No. 1717 is 2500 Echo Valley Drive, and the land that is subject to the covenant is 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate, all as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



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CARRIED.

Procedural Note: At this point in the meeting, Councillor Blackwell excused herself, and did not return.

f) Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive
Staff Report (Planning)

MOVED BY: K. SHELDRAKE
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 of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:

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

      i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;
      ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approval Officer;
      iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;

   b) 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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
      ii. That any on- or off-site improvements required by the stormwater management plan be implemented, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first; and
      iii. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on the site;
      iv. That access to the site, including two routes for access to and egress (if required and unless varied) from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first; and
      v. That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may create general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:40 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

CARRIED.

5. Application for Development Variance Permit to allow for an increase in signage at 3059 Jacklin Road and 3061 Jacklin Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 3059 Jacklin Road and 3061 Jacklin Road:

a) That Section 10(a)(i) of Sign Bylaw No. 1250 be varied to increase the maximum sign area of a façade sign from 25m^2 or 17%, whichever is less, to 30m^2 or 20%, whichever is less;

b) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from the one freestanding sign per highway frontage to two freestanding signs per highway frontage along Jacklin Road;

CARRIED.

6. Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the text of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:

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

   i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;
   ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approval Officer;
   iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;

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

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

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

iv. That access to the site, including two routes for access to and egress (if required and unless varied) from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first; and

v. That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may create general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time.

CARRIED.

8. REPORTS

a) Bylaw 1712 – "Road Closure Bylaw No. 1712 (Glenshire Drive), 2017".

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council agree to close and dispose of the portion of Glenshire Drive as outlined in Bylaw No. 1712 and give Road Closure Bylaw No. 1712 1st, 2nd, and 3rd readings.

CARRIED.

b) Bylaw 1728 – "Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council agree to close and dispose of the portion of West Shore Parkway as outlined in Bylaw No. 1728 to Glenshire Industrial Park Inc. in exchange for land already dedicated to the City for the West Shore Parkway completion project and give Road Closure Bylaw No. 1728 1st, 2nd, and 3rd readings.

CARRIED.

c) Bear Mountain Neighbourhood Golf Cart Proposed Network

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1712.

CARRIED.

c) BYLAW NO. 1717
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1717 First Reading.

CARRIED.

d) BYLAW NO. 1730
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1730 First Reading.

CARRIED.

e) BYLAW NO. 1724
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 First Reading.

CARRIED.

f) BYLAW NO. 1728
"Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1728.

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
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **August 21, 2017**

Department: **Planning**

Application No.: **Z17-0024**

Subject: **Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive**

PURPOSE

Rachael Sansom of Turner Lane Development Corp. has applied on behalf of 1085540 BC Ltd. to amend the text of "Area 2" in the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive.

Table 1: Site Data

Applicant	Rachael Sansom of Turner Lane Development Corp.
Owner	1085540 BC Ltd.
Civic Address	2500 Echo Valley Drive
Legal Description	Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to Limited Access), PID 027-170-829
Size of Property	7.1 ha (17.5 ac)
DP Areas	Extreme Interface Fire Hazard, Habitat and Biodiversity, Riparian, Steep Slopes, and Woodland
Zoning Designation	CD6 (Comprehensive Development 6 – Bear Mountain)
OCP Designation	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject site is located on Bear Mountain, north of an undeveloped portion of Bear Mountain Parkway, east of Grand Forest Close, south of Players Drive, and west of the existing portions of Echo Valley Drive and Limestone Lane. The 7.1 ha (17.5 ac) site currently contains a one-family dwelling accessed via a long private driveway from the end of Echo Valley Drive, and a small pond in the northwest corner of the site. The majority of the site is forested and rises approximately 70 m (230 ft) in elevation from the southeast

corner of the site to a plateau in the northwest portion of the site that contains the existing dwelling and pond.

The surrounding area contains the developing Bear Mountain neighbourhood. Several large parcels of undeveloped land are immediately adjacent to the subject site, with the Bear Mountain golf course and expanding low density residential development beyond.



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD6 and CD6A (Bear Mountain)	Undeveloped land and one-family dwellings
East	CD6 and CD6A (Bear Mountain)	Undeveloped land and one-family dwellings
South	CD12 (South Skirt Mountain)	Undeveloped land
West	CD6 and CD6A (Bear Mountain)	Undeveloped land, one-family dwellings and golf course

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject site is designated as *Hillside or Shoreline* by the City of Langford Official Community Plan (OCP). This designation is applied to predominantly existing low intensity settled areas throughout the community with a high percentage of open space, and to undeveloped areas located on a hillside or near the shoreline, and it is intended to:

- Be a predominantly residential district that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided that some conditions are satisfied;

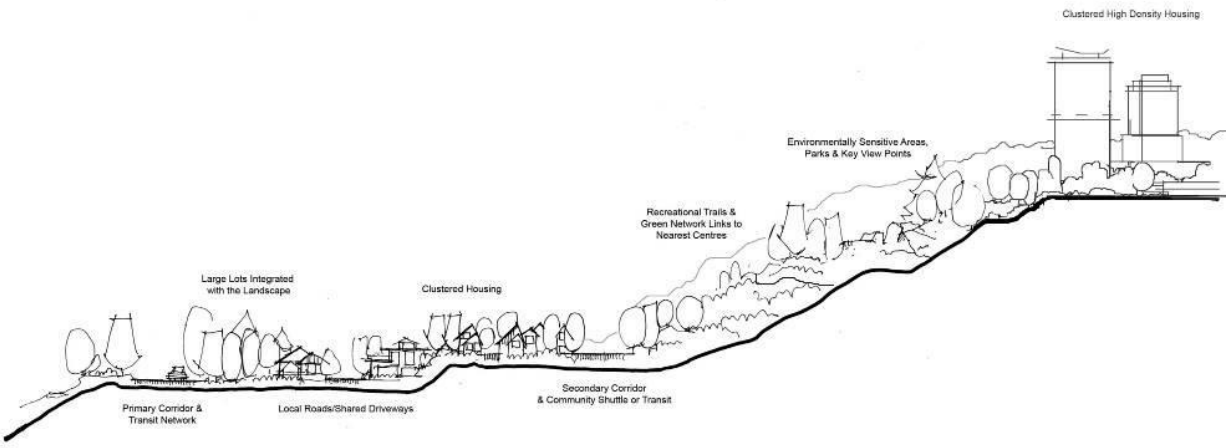
- Permit schools, community facilities and other institutional uses throughout the area;

- Encourage home-based businesses and permit home-based accommodations such as bed and breakfasts;

- Integrate parks, open spaces and green corridors such as creeks, wildlife corridors and trails throughout the area. Large playfields are discouraged due to grading requirements, but site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, and outdoor exercise areas are strongly encouraged on hillside areas;

- Allow for *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes; and

- Locate transit stops where appropriate.



The *Hillside or Shoreline* designation also provides a number of objectives and policies for development, including:

Objective 3.11 Retain significant open space and maintain ecosystem values

Policy 3.11.1 *When considering development on greenfield sites, retain a minimum of 40% of the site areas as public and/or private open space… If an NAP or NCP is in place, each subdivision application will benefit from the overall conditions of the NAP as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas in the NAP will not be expected to achieve the 40% open space on a site by site basis.*

Policy 3.11.2 *Ensure connectivity of open spaces so as to create a network that supports water flow (i.e. creeks), trails and/or wildlife movement.*

Objective 3.13 ***Cluster development on hillside sites to facilitate the protection of all or a significant portion of open space and/or environmentally sensitive areas.***

Policy 3.13.1 *Lower density development sites such as single detached homes and townhouses shall integrate public and private open space and/or preserved historical or environmentally sensitive features extensively in and around development sites.*

Although detailed site plans have not been submitted for the proposed townhouse development, approximately half of the site will be retained as open space through its designation as "Area 4" in the CD6 Zone. The development of clustered townhouses will facilitate the efficient use of the remainder of the site, which may be difficult to develop given the topography of the site and location within several environmentally sensitive Development Permit areas.

COMPREHENSIVE DEVELOPMENT 6 – BEAR MOUNTAIN ZONING

As previously noted, the subject site is located in the CD6 Zone. This Zone includes a Schedule Map, Schedule "O", which divides the Bear Mountain lands into different "Areas" in order to allow for different uses and development standards in different parts of the development. The subject site is located partially within "Area 2", which allows a range of residential and limited institutional uses, and "Area 4", which is intended to be retained as open space and allows only one other institutional use.

With the exception of the adjacent parcel to the northwest which is currently under development with access from Grand Forest Place, the subject site is essentially the last parcel to be developed under the original CD6 Zone. All of the other parcels with development potential were rezoned to the new CD6A Zone in 2016.

DEVELOPMENT PERMIT AREAS

The subject site is located within the Extreme Interface Fire Hazard, Habitat and Biodiversity, Riparian (for that portion of the site within 43 m (141 ft) of the pond), Steep Slopes, and Woodland Development Permit Areas. Development Permits supported by reports from qualified professionals will be required prior to any development on the site. A Form and Character Development Permit addressing the Bear Mountain Design Guidelines will also be required prior to the issuance of any Building Permits.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has applied to amend the text of the CD6 Zone in order to permit a townhouse development at a density of approximately 50 dwelling units per hectare (20 dwelling units per acre). Site plans have not been submitted for the proposed development.

The CD6 Zone currently permits "one-, two- and three-family dwellings" on the subject site; however, townhouses are not a permitted use in "Area 2" of the CD6 Zone. While a three-family dwelling is essentially the same as a three-unit townhouse building, there are some key differences in how these dwelling types may be developed:

- A three-family dwelling is one residential building containing exactly three dwelling units. The CD6 Zone only allows a single three-family dwelling to be constructed on a lot, and it further requires that any lot containing a three-family dwelling must be a minimum of 1,000 m^2 (10,764 ft^2) in area, and must be a corner lot at the junction of two public roads.

- A townhouse development is a residential building containing at least three dwelling units on one lot (the CD6 Zone regulations do not accommodate "fee simple" townhouse units on separate lots), and these units may be located in one residential building or in several blocks of buildings. The CD6 Zone requires a minimum lot area of 900 m^2 (9,688 ft^2) for a townhouse development, and specifies a maximum density of 1 townhouse per 285 m^2 (3,068 ft^2) of lot area. This density translates to approximately 35 dwelling units per hectare (14 dwelling units per acre).

Approximately 3.5 ha (8.7 ac) of the subject site is located within "Area 2", which could be subdivided into 1,000 m^2 (10,760 ft^2) lots for three-family dwellings in accordance with the current zoning of the site. However, in order for three-family dwellings to be developed, each lot created for this purpose would have to be a corner lot. Even without considering the potentially steep terrain and possible environmental limitations on the site, this form of development with a multitude of public roads would not be an efficient or wise use of the land on the subject site.

Given the likely constraints of the site, the restrictions on the development of three-family dwellings, and current market demands, the applicant has requested approval of the proposed higher density townhouse site at 2500 Echo Valley Drive. In order to facilitate this, text amendments are required to the permitted uses and densities in "Area 2" of the CD6 Zone, as detailed below in Table 3. Compliance with the other requirements of the CD6 Zone, such as setbacks, heights and landscaping cannot be confirmed until detailed site and elevation plans are submitted with the required Development Permit.

Table 3: Proposal Data

	Permitted by CD6 "Area 2" (Current Zoning)	**Proposed by Text Amendment**
Permitted Uses	• Accessory buildings and uses • Ambulance station • Fire hall • Home occupation (as per Section 3.09) • One-, two- & three-family dwelling • Places of indoor recreation • Ronald McDonald House or similar • Schools • Secondary suite in a one-family dwelling (as per Section 3.08) • Townhouses, at 2332 Copper Rock Court only • Utilities • Uses permitted by Section 3.01	• Townhouses at 2500 Echo Valley Drive only
Max. Density	Density of townhouses may not exceed one dwelling unit per 285 m^2 (3,070 ft^2)	Density of townhouses may not exceed one dwelling unit per 202 m^2 (2,174 ft^2) on the property at 2500 Echo Valley Drive

Council may also wish to note that the minimum lot size for one-family dwellings in the CD6 Zone is 370 m^2 (3,980 ft^2). While this application proposes to increase the density above what is currently permitted on the subject site, it will not exceed the overall density permitted in the CD6 Zone as a whole.

PEDESTRIAN, CYCLING AND VEHICULAR NETWORK

The proposed development will be accessed via a future roadway extending south from Players Drive. It is presumed that the roadway will be public from Players Drive to the subject site, and then an internal private roadway will provide access to the proposed townhouse units. The location and construction of these roadways will be reviewed once detailed plans are submitted at the Development Permit and/or subdivision stages; however, full frontage improvements to Bylaw No. 1000 standards will be required.

It should be noted that the subject site is located approximately 320 m (1,050 ft) south of Players Drive and approximately 245 m (804 ft) west from the existing portion of Echo Valley Drive. Section 4.17.1 of the Subdivision and Development Servicing Bylaw No. 1000 requires that:

> "*any portion of a road constructed under this Bylaw must be within 305 m of a highway that has two routes available to emergency vehicles to access that point on the highway. These routes shall be constructed in accordance with the City of Langford Building Bylaw or a higher standard and may be constructed on private land provided they are protected by a statutory right-of-way for emergency access in favour of the City of Langford. The maximum length of road allowed past the emergency access road is 183 m*".

The Engineering and Fire Departments have confirmed that two access routes are required for the proposed development. If the applicant intends to proceed with development before roadways that comply with Bylaw No. 1000 are constructed, the matter could be considered through a Development Variance Permit to be applied for by the applicant.

INFRASTRUCTURE

Sanitary sewer and water services will need to be extended to the subject site from Players Drive and/or Echo Valley Drive, at the developer's expense, prior to site preparation and construction of the proposed townhouses. The Engineering Department has also noted that the applicant should confirm that existing service is capable of handling the proposed density. As a condition of subdivision, the City's Subdivision and Development Servicing Bylaw No. 1000 requires that the applicant demonstrate, to the satisfaction of the Director of Engineering and the Approving Officer, that stormwater will be appropriately managed. Council may wish to require both on-site and off-site stormwater management plans, to the satisfaction of the Director of Engineering and the Approving Officer, prior to Public Hearing.

An established water supply meeting the Fire Underwriter's Survey (FUS) requirements will need to be established prior to construction of the proposed townhouses. The Fire Department has indicated that hydrants are to be located on the non-parking side of the street, and that the proposed townhouses may require fire sprinklers.

NEIGHBOURHOOD CONSULTATION

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

FINANCIAL CONTRIBUTIONS

Amending the text of "Area 2" of the CD6 Zone to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the application will extend servicing to the site and complete full 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 the CD6 Zone, and Development Cost Charges required pursuant to the Development Cost Charge Bylaw No 26 are listed in Tables 4 and 5 below, based on the applicant's proposed density of 50 dwelling units per hectare (20 dwelling units per acre), or approximately 175 units within that portion of the site located in "Area 2".

Table 4 – Amenity Contributions per CD6 Zone and Master Development Agreement

Amenity Item	**Per unit contribution – Bear Mountain**	**Total (175 units)**
General Amenity Reserve Fund	$500 per dwelling unit other than secondary suites	$87,500
Parks and Recreation Reserve Fund	$1,500 per dwelling unit other than secondary suites	$262,500
Affordable Housing Reserve Fund	$500 per dwelling unit other than secondary suites	$87,500
TOTAL AMENITY CONTRIBUTIONS	**$2,500 per dwelling unit**	**$437,500**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (175 units)**
Roads	$4,423 per townhouse unit	$774,025
Park Improvement	$1,890 per dwelling unit	$330,750
Park Acquisition	$1,100 per dwelling unit	$192,500
Storm Drainage	$1,638 per dwelling unit	$286,650
Integrated Survey Area	$35 per parcel created	$35
Subtotal (DCCs paid to City of Langford		**$1,583,960.00**
CRD Water	$2,655.34 per dwelling unit	$464,684.50
School Site Acquisition	$698 per dwelling unit	$122,150
TOTAL (estimated) DCCs		**$2,170,794.50**

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 of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:

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

        i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;

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

        iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;

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

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

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

iv. That access to the site, including two routes for access to and egress from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first; and

v. That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may create general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time.

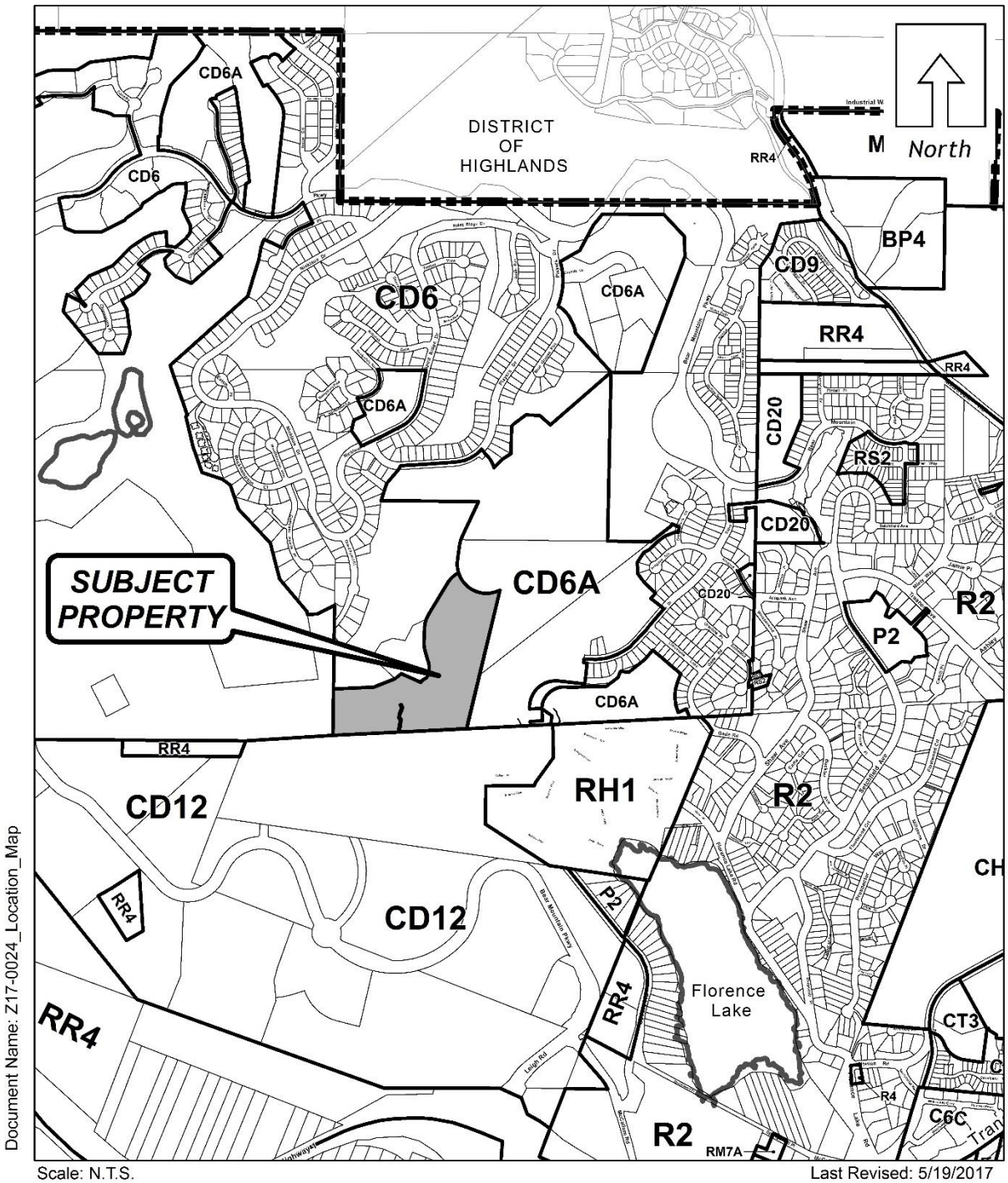
OR

a) Reject this application to amend the text of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone.

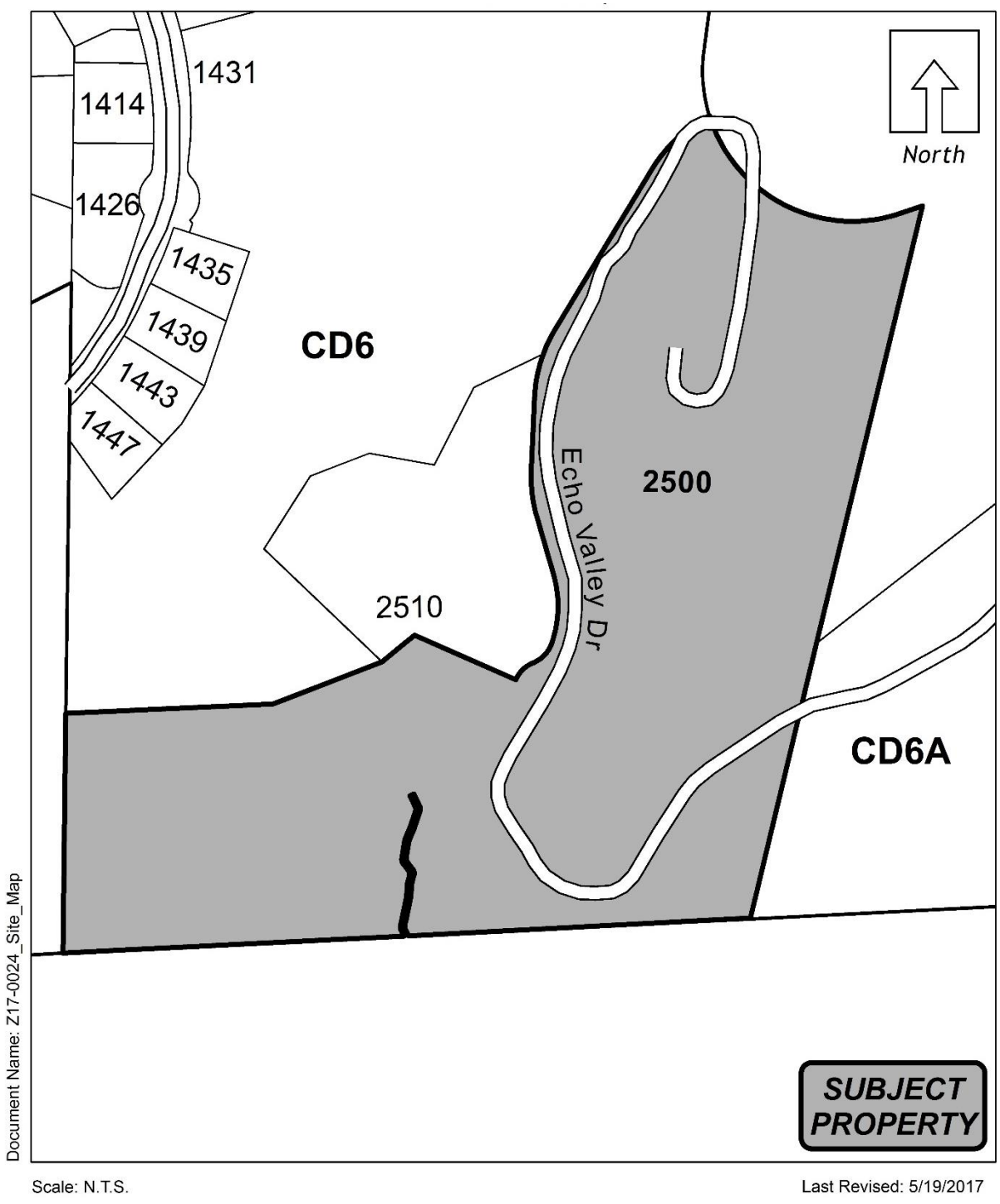
Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director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

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Appendix A


DISTRICT OF HIGHLANDS
North
CD6A
CD6
CD6
CD6A
CD6A
BP4
CD9
RR4
RR4
CD20
RS2
CD20
SUBJECT PROPERTY
CD6A
CD20
R2
P2
CD6A
RR4
CD12
RH1
R2
CD12
RR4
P2
RR4
Florence Lake
CT3
RR4
C6C
R2
RM7A
Document Name: Z17-0024_Location_Map
Scale: N.T.S.
Last Revised: 5/19/2017

Appendix B


1431
1414
1426
1435
1439
1443
1447
CD6
North
2500
Echo Valley Dr
2510
CD6A
SUBJECT PROPERTY
Document Name: Z17-0024_Site_Map
Scale: N.T.S.
Last Revised: 5/19/2017

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Staff Report to Council

Date: **September 18, 2017**

Department: **Planning**

Application No.: **Z17-0024**

Subject: **Bylaw No. 1717- Application to Amend the Text of the CD 6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive.**

At the Regular Meeting of Council on September 5, 2017, Council passed the following resolution with respect to the property at 2500 Echo Valley Drive:

> *That Council direct staff to prepare a bylaw to amend the text of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:*
>
> *a) That the applicant provides, **prior to Public Hearing**:*
>
> *i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;*
>
> *ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approval Officer;*
>
> *iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;*
>
> *b) 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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;*

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

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

iv. *That access to the site, including two routes for access to and egress (if required and unless varied) from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first; and*

v. *That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may create general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time.*

COMMENTS

Following construction of the development along Grand Forest Close, the adjacent parcel at 2510 Echo Valley Drive will be landlocked and will not have any means of access other than through the subject site. To ensure that this access is provided, Council may wish to add the following to their Resolution of September 5th, to be secured as a condition of rezoning through the Section 219 Covenant to be registered prior to Bylaw Adoption:

vi. *That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or Subdivision Approval, whoever occurs first.*

Staff have prepared Bylaw No. 1717 in accordance with Council's resolution of September 5, 2017. As Council has not set any conditions that must precede First Reading of this Bylaw, Council may now wish to give Bylaw No. 1717 First Reading.

A Public Hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1200.

OPTIONS

That Council:

1. Give First Reading to Bylaw No. 1717; and

2. Add to the Council Resolution of September 5, 2017 by adding the following requirement to the Section 219 Covenant to be registered prior to Bylaw Adoption:

   vi. That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or Subdivision Approval, whoever occurs first.

OR

3. Take no action at this time with respect to Bylaw No. 1717.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services

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CITY OF LANGFORD
BYLAW NO. 1717

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 amending the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by adding the following to Section 6.95.01(2) of Zoning Bylaw No. 300:

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Rd), subject to Section 6.95.04(9).

2. By adding the following as Section 6.95.04(9):

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Rd) may be developed to a maximum density of 50 dwelling units per hectare (20 dwelling units per acre).

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

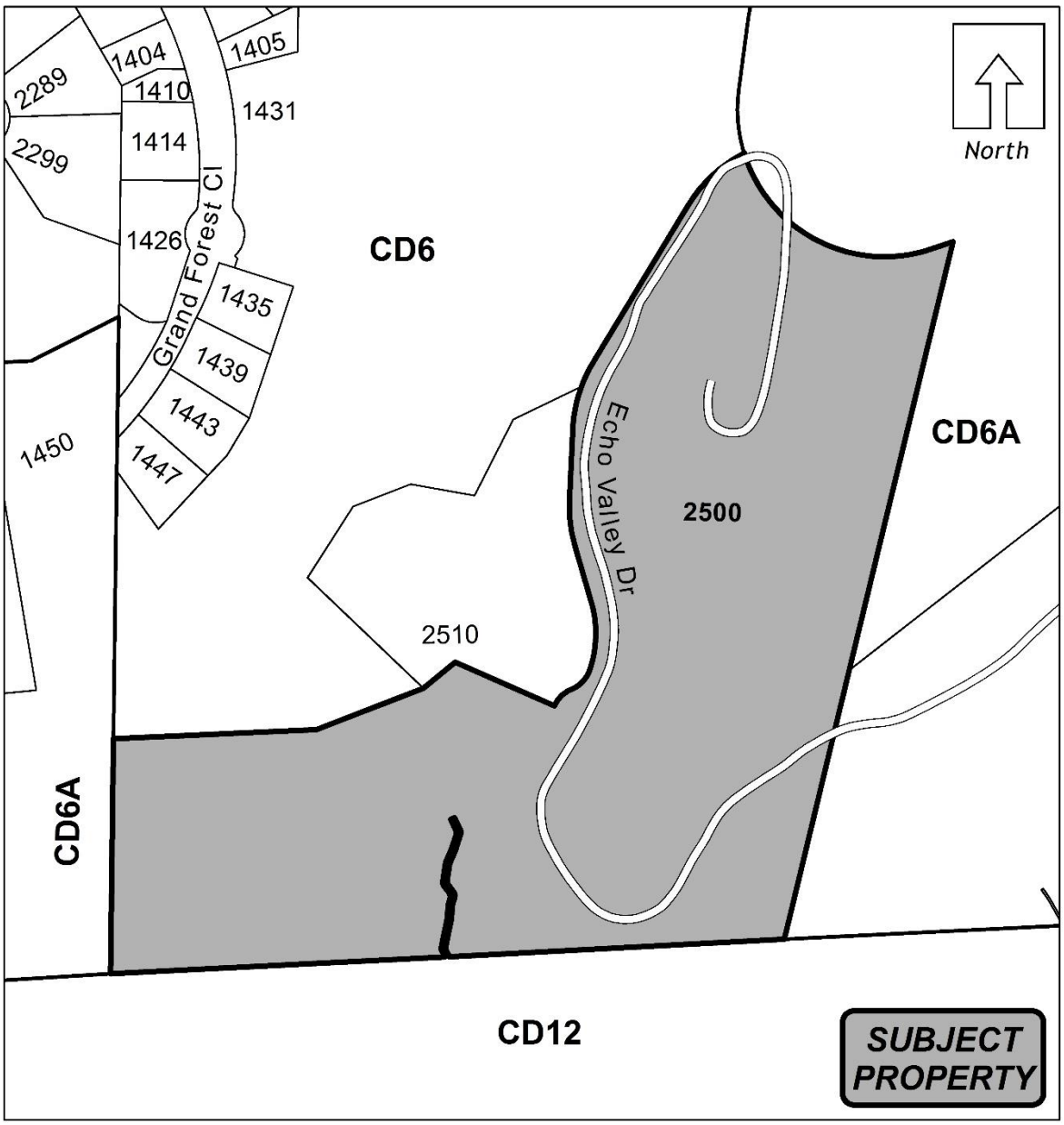
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1717

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

City of Langford
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Staff Report to Council

Date:	**February 19, 2018**
Department:	**Planning**
Application No.:	**Z17-0024**
Subject:	**Bylaw No. 1717 - Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to Allow for a Townhouse Development at 2500 Echo Valley Drive**

At the Regular Meeting of Council on September 5, 2017, Council passed the following resolution with respect to the property at **2500 Echo Valley Drive:**

> That Council direct staff to prepare a bylaw to amend the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:
>
> *a) That the applicant provides, prior to Public Hearing:*
>
> *i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;*
>
> *ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer;*
>
> *iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;*
>
> *b) 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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval of Building Permit issuance, whichever occurs first;*

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

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

iv. *That access to the site, including two routes for access to and egress from (if required and unless varied) from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first;*

v. *That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may cause general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time; and*

vi. *That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or subdivision approval, whichever occurs first.*

Council gave First Reading to Bylaw No. 1717 at their meeting on September 18, 2017.

COMMENTS

Following the September 18, 2017 meeting, significant discussion has taken place between City staff, the applicant and other Bear Mountain developers regarding equitable cost-sharing for the construction of regional services benefitting the subject lands. As a result of these discussions, Council may wish to rescind the September 18, 2017 First Reading of Bylaw No. 1717 and give First Reading to a revised Bylaw No. 1717.

The revised Bylaw includes a requirement for the applicant to contribute $3,667 per Single Family Equivalent (SFE) to the City's General Amenity Reserve Fund. This contribution is intended to represent the amount that would be payable for the non-DCC portion of the Leigh Road Interchange project, if the subject lands were included in the Leigh Road Interchange Local Service Area Agreement (which they are not). Council may wish to pay down the Leigh Road Interchange LSA debt in an amount equivalent to the payment made by the development at 2500 Echo Valley Drive at the time of Building Permit issuance.

In addition, Council may wish to pass a revised resolution, requiring that the following be added to a Section 219 Covenant, registered in priority of all other charges on title, prior to Bylaw Adoption:

a) That the applicant shall remain a signatory to the Bear Mountain Parkway Extension Local Service Area agreement;

b) That the applicant shall enter into the Skirt Mountain Water Reservoir Agreement prior to the issuance of a Building Permit for any construction on the Land; and

c) That the applicant shall not construct on the Land any residential building that is not equipped with sprinklers complying with NFPA standards for such buildings and structures unless, at the time of applying for the Building Permit, the applicant has paid to the City for the acquisition of firefighting equipment and apparatus and the training of firefighting personnel $2,500 per single family dwelling authorized by the Permit, $1,525 per dwelling unit for townhouses and three-family dwellings authorized by the Permit, and $1,650 per dwelling unit for two-family dwellings and single family dwellings on lots with areas less than 550 square metres authorized by the Permit.

The subject lands were not originally included in these agreements or the Bear Mountain Master Development Agreement as redevelopment of the lands to a higher density was not anticipated under the previous ownership.

OPTIONS

That Council:

1. Rescind First Reading of Bylaw No. 1717 given on September 18, 2017 and give First Reading to Bylaw No. 1717 as amended; and

2. Amend the Resolution of September 18, 2017 by adding the following to clause b):

    vii. That the applicant shall remain a signatory to the Bear Mountain Parkway Extension Local Service Area agreement;

    viii. That the applicant shall enter into the Skirt Mountain Water Reservoir Agreement prior to the issuance of a Building Permit for any construction on the Land; and

    ix. That the applicant shall not construct on the Land any residential building that is not equipped with sprinklers complying with NFPA standards for such buildings and structures unless, at the time of applying for the Building Permit, the applicant has paid to the City for the acquisition of firefighting equipment and apparatus and the training of firefighting personnel $2,500 per single family dwelling authorized by the Permit, $1,525 per dwelling unit for townhouses and three-family dwellings authorized by the Permit, and $1,650 per dwelling unit for two-family dwellings and single family dwellings on lots with areas less than 550 square metres authorized by the Permit.

OR

3. Take no action at this time with respect to Bylaw No. 1717.

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. 1717

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 amending the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by adding the following to Section 6.95.01(2) of Zoning Bylaw No. 300:

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive), subject to Section 6.95.04(9)."

2. By adding the following as Section 6.95.04(4) and re-numbering subsequent Sections accordingly:

   "A maximum of one dwelling unit may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive)."

3. By adding the following as Section 6.95.04(5) and re-numbering subsequent Sections accordingly:

   "Despite Section 6.95.04(4), more than one but not more than 175 dwelling units may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive) if the owner of the land or applicant for a building permit:

   (a) Provides $3,667 per Single Family Equivalent (SFE) to the City's General Amenity Reserve Fund; and

   (b) Provides the amenity contributions noted in Section 6.95.04(2) above.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

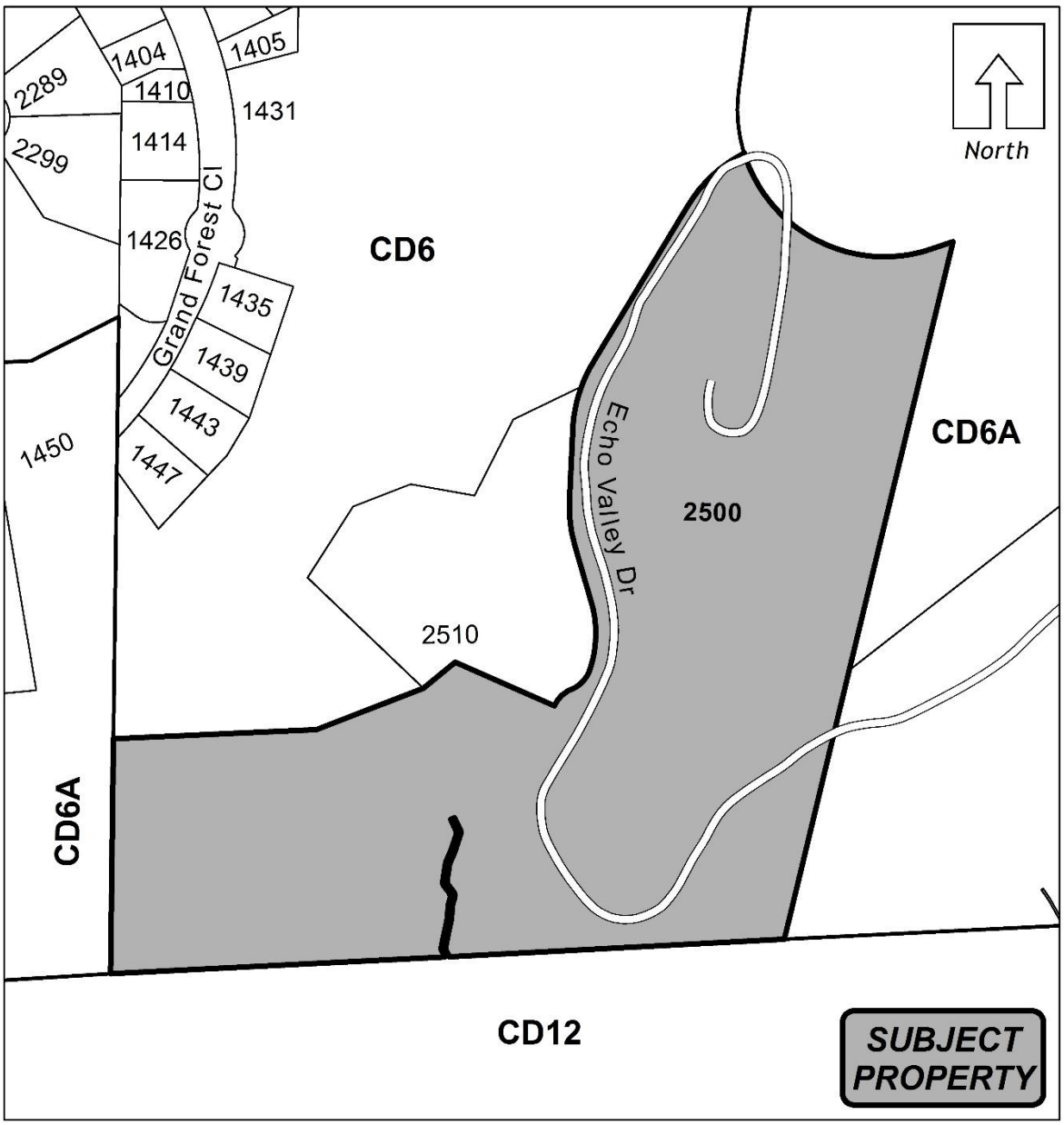
READ A THIRD TIME this day of, 2018.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1717

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

PUBLIC HEARING
Monday, 19 March 2018

Bylaw No. 1737
File No. OCP17-0006
and
Bylaw No. 1742
File No. Z16-0024

A Bylaw to amend the Official Community Plan 1200 by including a portion of Luxton Rd proposed to be closed to the Business or Light Industrial to allow for a future development.

A Bylaw to amend the Zoning Bylaw 300 by including a portion of Luxton Rd proposed to be closed to the BP2A (Business Park 2A – Sooke Road West) Zone to allow for a future development.

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 8th day of January, 2018.

PUBLIC HEARING held this day of , 2018.

READ A SECOND TIME this day of , 2018.

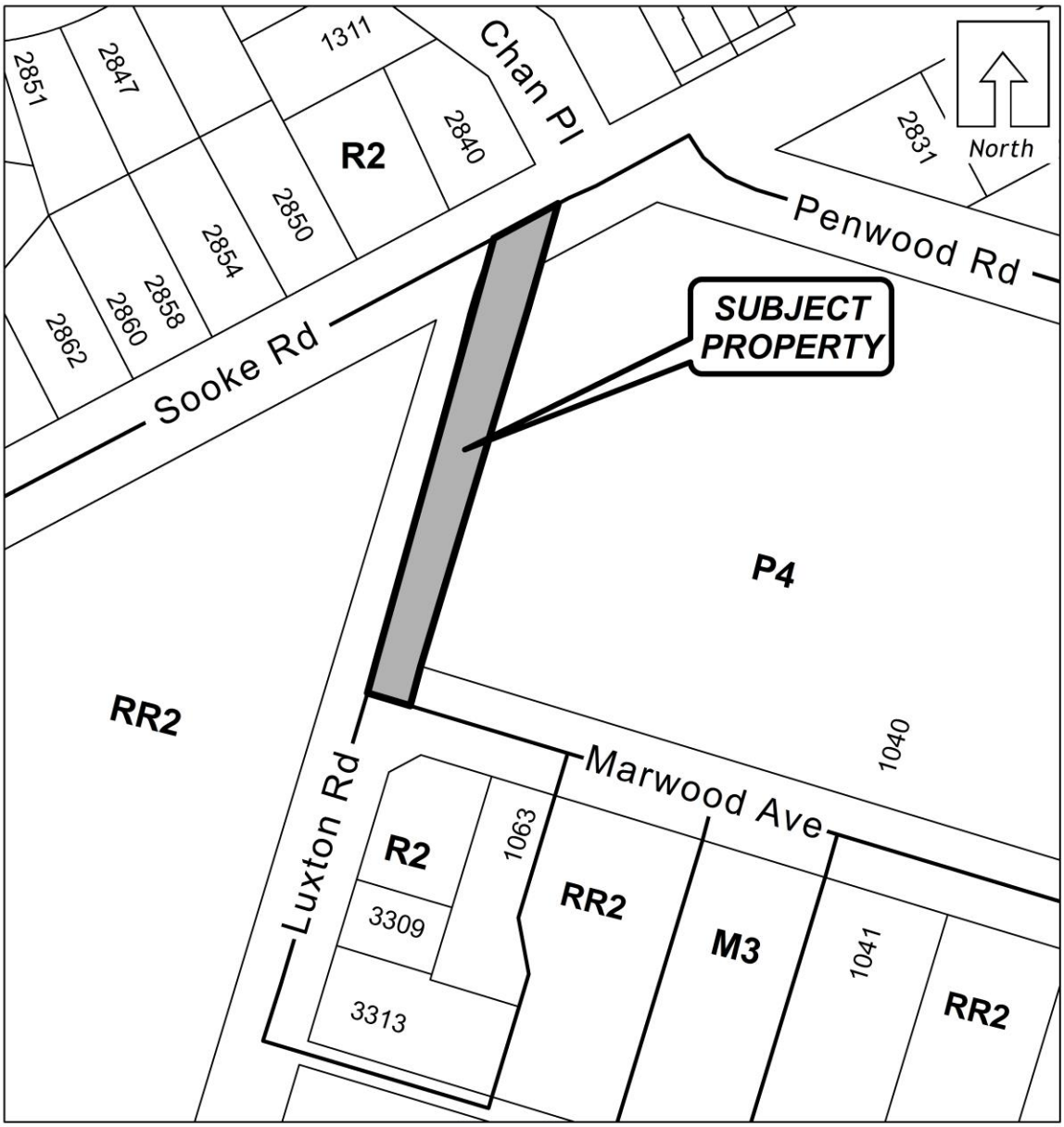
READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

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
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 8th day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

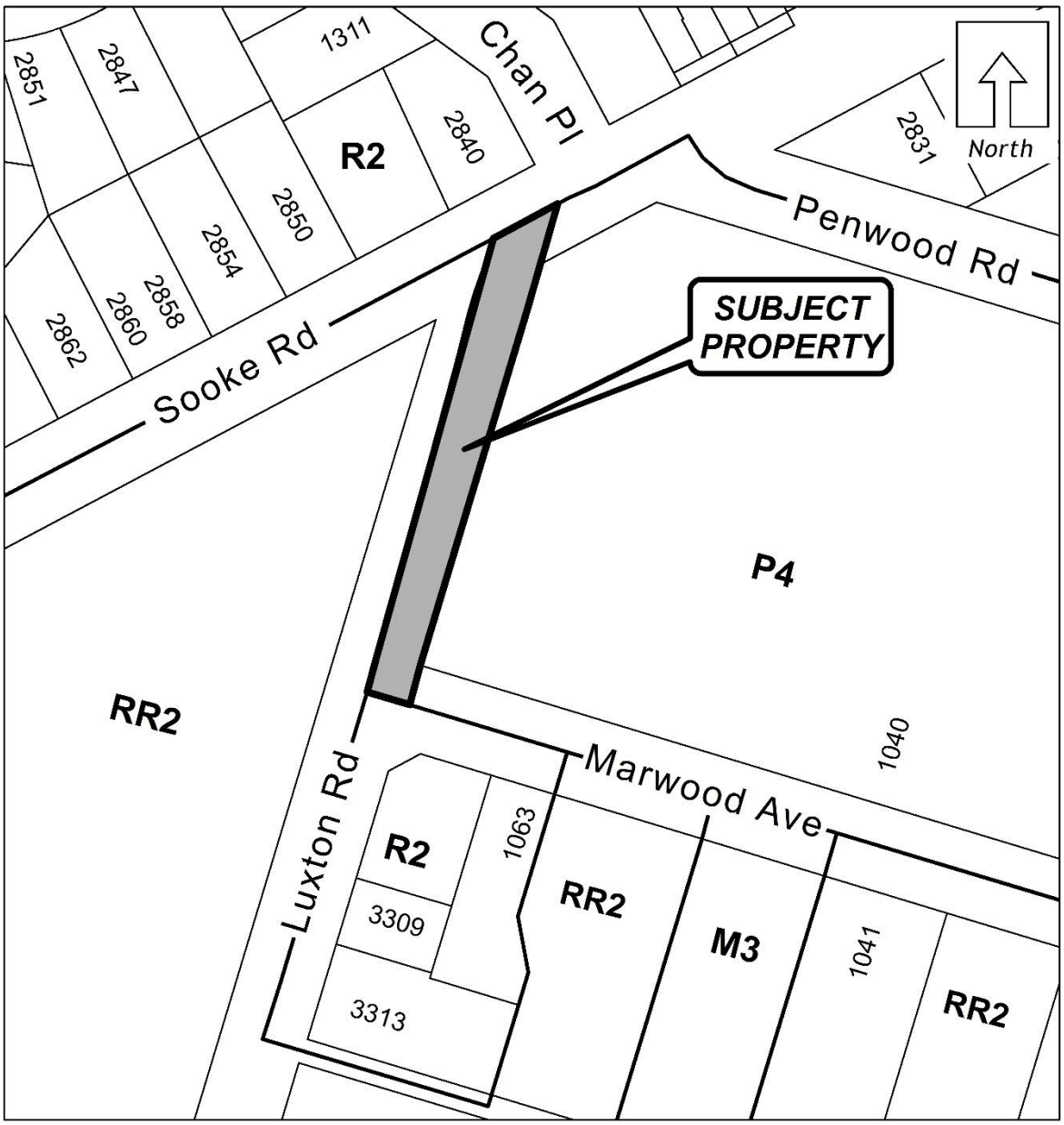
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

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
www.cityoflangford.ca

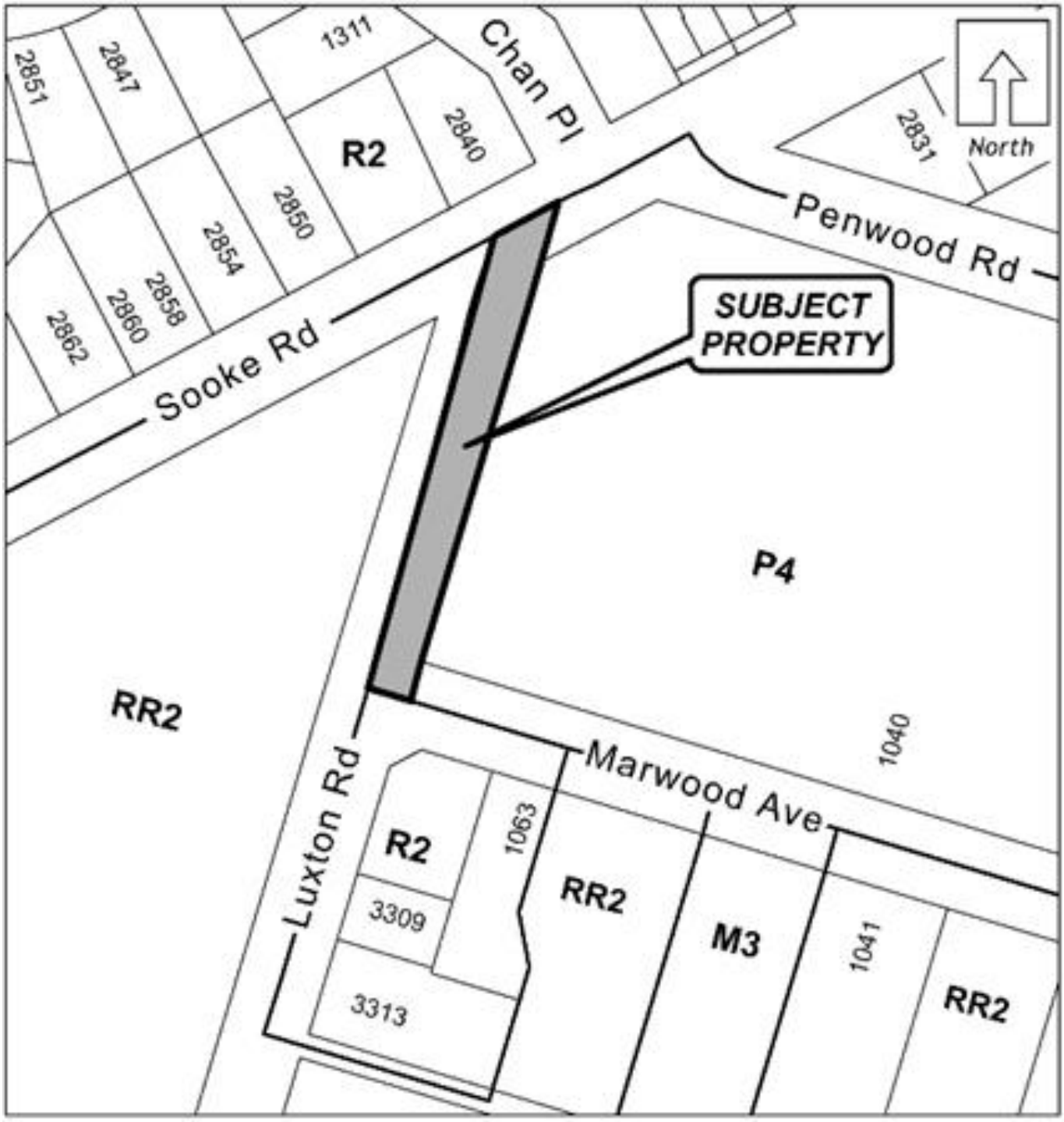
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1737 and 1742. All persons who believe that their interest in property is affected by the proposed Bylaws 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	19 March 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Area	Luxton Road Closed Portion	
File	Z16-0024	Bylaw Number: 1737 and 1742
Official Community Plan	Current: No Current Designation	Proposed: Business or Light Industrial
Zoning	Current: No Current Zone	Proposed: BP2A (Business Park 2A – Sooke Road West)
Proposal	To amend the Official Community Plan designation of the portion of Luxton Road that will be closed from Neighbourhood to the Business or Light Industrial designation and to amend the zoning of the same portion from P4 (Park and Open Space) to BP2A (Business Park 2A – Sooke Road West) to align with the zoning of 2869 Sooke Road.	

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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 these Bylaws.

Braden Hutchins
Director of Corporate Services


2851
2847
1311
Chan Pl
2840
R2
2850
2854
2858
2860
2862
Sooke Rd
2831
North
Penwood Rd
SUBJECT PROPERTY
P4
RR2
1040
Luxton Rd
Marwood Ave
R2
1063
3309
3313
RR2
M3
1041
RR2

Grizzlies make an impact in the community

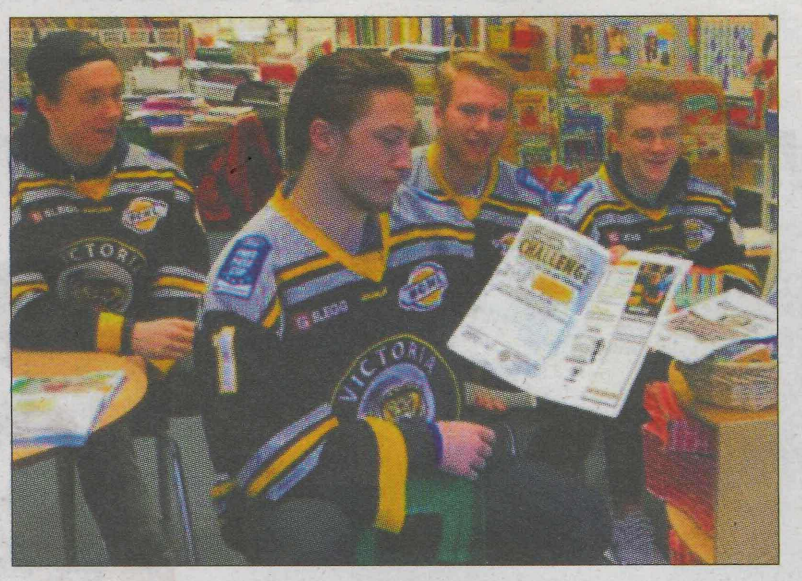
Local team travels to schools to spend time with students

Victoria Grizzlies players have visited roughly 15 schools in the Greater Victoria area, donating their time to encourage kids to stay active.

The program is called Get Moving with the Grizzlies, where players go to elementary and middle schools and teach the children about the importance of being active throughout their lives. The team reads to students, signs autographs and plays sports with them.

The children have a calendar that they fill out and if they do something active each day they get a small prize at the end of the month.

lindsey.horsting@goldstreamgazette.com



Victoria Grizzlies goalie Kurtis Chapman (1) reads to students as part of the Get Moving with the Grizzlies initiative.
(PHOTO COURTESY VICTORIA GRIZZLIES)

Michaels
MAKE CREATIVITY HAPPEN™
Correction Notice
In the ad beginning March 2, 2018, the 30% Off Regular Price Stickers & Select Washi Tape coupon was printed with the incorrect end date and French translation. The correct coupon valid dates are FRI 3/2 – THU 3/8/18. We apologize for any inconvenience this may have caused.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw No. 1737 and 1742. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 March 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

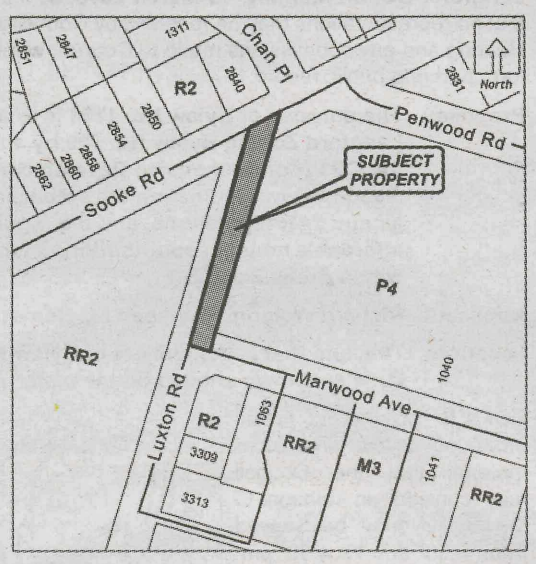
Proposal: **The purpose of Bylaw No. 1737 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by including a portion of Luxton Rd proposed to be closed to the Business or Light Industrial to allow for a future development.**

Proposal: **The purpose of Bylaw No. 1742 is to amend the City of Langford Zoning Bylaw No. 300 by including a portion of Luxton Rd proposed to be closed to the BP2A (Business Park 2A – Sooke Road West) Zone to allow for a future development.**

Applicant: **Richard Irwin, R. Irwin Consulting Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1737 and 1742 is the closed road portion of Luxton Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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

As seen on the WEB

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IMPRESS BRANDED CONTENT
Black Press COMMUNITY NEWS MEDIA

Sponsored by Victoria Women's Expo | **Impress Branded Content**

Victoria Women's Expo – for Today's Amazing Woman!

It's time to raise awareness around new initiatives women are taking to help their female counterparts achieve their goals and feel empowered. The concept of women helping other women benefits both parties, while demonstrating just how powerful force females can be when they support one another. www.victoriawomensexpo.com

Producer, Virginia Ritchie is proud to present a Women's Expo that focuses on what women want to learn, share and incorporate into their lives – whether a stay at home mom, entrepreneur or CEO of a major corporation, whether straight, lesbian or transitioning = the Victoria Women's Expo welcomes everyone to listen to the stage presentations – PowHERtalks – building strong women who lead; Kris Greffard – Online dating safety and self-defense, health experts Dr. Forghani of Ageless Living Biohack Centre, Brad King talking about real-food fuel, fitness demonstrations, networking, prizes, shopping - too much fun to list.

And Robin Farrell of Ocean 98.5– finally sharing her story "Choose to be Bitter or GET BETTER! How she handled a big life change with little or no warning and her recovery/success that followed. https://www.victoriawomensexpo.com/schedule

I think it's so important that women stop making comparisons amongst themselves. I've seen social media posts that say something along the lines of, 'real women have curves, are skinny, have muscles, ride horses, etc...' But we are ALL real women and we have to start appreciating ourselves exactly as we are. We all have something unique to bring to the table.

BeYOUtiful – whatever YOU feel, want, are or aspire to be. What we all have in common is that we are all different. Can you imagine a world in which we use our strengths to empower ourselves and our communities? Victoria Women's Expo, joined by Langford Browns Social House are proud to support the Victoria Women's Transition Home and the Cridge Centre for Families with fund raising – come out and support these important community organizations that work hard to empower women with the coat check and snack bar!

Buy Tickets Online & SAVE https://www.showpass.com/victoria-womens-expo/

B.C. Games results

The West Shore was well represented at the B.C. Winter Games.

Emily Walzak took home the silver medal in the level three women category of Special Olympics figure skating.

Anthony Budden, Cohen Dawson, Sampson McNeill, and Zack Drought earned the consolation bronze, sixth overall placing in curling.

Cecilia Winter placed seventh in both the individual ball girls western and all-around girls western rhythmic gymnastics.

Eva Sagodi placed fourth in the individual choice girls national and all-around girls national.

Nicole Chan earned bronze in mixed teams badminton.

For the full list of results from West Shore althetes, go to *goldstreamgazette.com.*

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@localwork-bc
LocalWorkBC.ca
YOUR BEST SOURCE FOR LOCAL JOBS

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 Hoschzeck
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



SPORTS

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

Victoria Grizzlies advance to round two of BCHL playoffs

Team completes a rare reverse sweep of the Alberni Valley Bulldogs

Kendra Wong
News Gazette staff



Victoria Grizzlies forward Justin Michaelian skates by Alberni Valley Bulldogs' Christian Simeone in game 5 of BCHL playoff action at The Q Centre on Friday. The Grizzlies completed a reverse sweep to move on to round two. *(SPENCER PICKLES/BLACK PRESS)*

The Victoria Grizzlies have pulled off a rare reverse sweep of the Alberni Valley Bulldogs to advance to round two of the B.C. Hockey League playoffs.

Despite dropping the first three games in the best of seven series, the Grizzlies clawed their way back to defeat the Bulldogs 3-1 in game 7 at The Q Centre Sunday afternoon.

The Grizzlies came out hot with Finn Withey opening scoring from Marty Westhaver and Jordan Guiney at the 6:24 mark of the first, getting one by Bulldogs netminder John Hawthorne.

Victoria's Cameron Thompson notched his fourth of the series at 4:12 into the third from Ethan Nother. Cole Noble extended the Grizzlies' lead just two-and-a-half minutes later with a shot from Jamie Rome and Shawn O'Malley.

The Bulldogs got on the board with a minute left in the game with a goal from Julian Benner from Michael Sacco and Mitchell Oliver.

Grizzlies' netminder Kurtis Chapman, who made 31 saves on 32 shots, earned the first star of the game, while Thompson and Noble rounded out the three stars.

The Grizzlies will take on the Powell River Kings in the second round of the playoffs, with action getting underway on March 17 at The Q Centre. The Kings defeated the Nanaimo Clippers in game 6 of the Island division semi final series to advance.

kendra.wong@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw No. 1737 and 1742. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 March 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

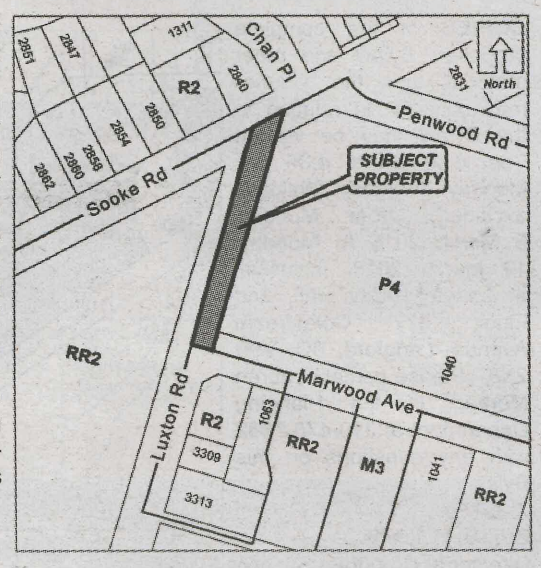
Proposal: **The purpose of Bylaw No. 1737 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by including a portion of Luxton Rd proposed to be closed to the Business or Light Industrial to allow for a future development.**

Proposal: **The purpose of Bylaw No. 1742 is to amend the City of Langford Zoning Bylaw No. 300 by including a portion of Luxton Rd proposed to be closed to the BP2A (Business Park 2A – Sooke Road West) Zone to allow for a future development.**

Applicant: **Richard Irwin, R. Irwin Consulting Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1737 and 1742 is the closed road portion of Luxton Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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



4. REPORTS

a) Application to Rezone 3370, 3344 Luxton Road and 2869 Sooke Road from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone to accommodate additional onsite uses
- Staff Report (Planning Z16-0024)

MOVED BY: N. STEWART
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing recommend to Council:
That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3344 Luxton Road, 3370 Luxton Road, and 2869 Sooke Road from Rural Residential 2 (RR2) to Business Park 2A – Sooke Road West (BP2A) with the following text amendments, and subject to the following terms and conditions:

    a) That the following uses be added to those permitted within the Business Park – Sooke Road West (BP2A) Zone on lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Schools;
        ii. Retail stores;

    b) That the following uses be prohibited within the Business Park – Sooke Road West (BP2A) Zone, on the lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Gravel and aggregate processing and sale; and
        ii. Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf GVW) and parts and accessories thereof.

    c) That the applicant provides, **prior to Public Hearing,** a Traffic Study to the satisfaction of the Director of Engineering.

    d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;

ii. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;
iii. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable;

e) That the applicant provides the following, **prior to Bylaw Adoption**:
i. Road dedication to the satisfaction of the Director of Engineering and to the standards of Bylaw No. 1000.

CARRIED.

b) Application for Development Variance Permit to allow for a parking variance and rear yard setback variance at 884 Attree Avenue
- Staff Report (Planning DVP16-0020)

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing recommend to Council:
That Council:

1. Direct staff to proceed with consideration of the following variances for 884 Attree Avenue:
   a) That Section 6.41.06(1)(d) of Zoning Bylaw No. 300 be varied from the required 3 m rear lot line setback to a rear lot line setback of 0 m;
   b) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from the required 19 parking spaces to 18 parking spaces;

CARRIED.

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee –January 9th, 2017

1. Application to Rezone 3370, 3344 Luxton Road and 2869 Sooke Road from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone to accommodate additional onsite uses (Planning Z16-0024)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3344 Luxton Road, 3370 Luxton Road, and 2869 Sooke Road from Rural Residential 2 (RR2) to Business Park 2A – Sooke Road West (BP2A) with the following text amendments, and subject to the following terms and conditions:
    a. That the following uses be added to those permitted within the Business Park – Sooke Road West (BP2A) Zone on lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Schools;
        ii. Retail stores;

    b. That the following uses be prohibited within the Business Park – Sooke Road West (BP2A) Zone, on the lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Gravel and aggregate processing and sale; and
        ii. Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf GVW) and parts and accessories thereof.

    c. That the applicant provides, prior to Public Hearing, a Traffic Study to the satisfaction of the Director of Engineering.

    d. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
        ii. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;

iii. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable;

e. That the applicant provides the following, prior to Bylaw Adoption:
   i. Road dedication to the satisfaction of the Director of Engineering and to the standards of Bylaw No. 1000.

CARRIED.

2. Application for Development Variance Permit to allow for a parking variance and rear yard setback variance at 884 Attree Avenue (Planning DVP16-0020)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 884 Attree Avenue:
   a) That Section 6.41.06(1)(d) of Zoning Bylaw No. 300 be varied from the required 3 m rear lot line setback to a rear lot line setback of 0 m;
   b) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from the required 19 parking spaces to 18 parking spaces.

CARRIED.

3. Planning Department – Five year Financial Plan for 2017-2021 (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects:

Item	Estimated Cost	Priority
Townfolio Web-Based Data Service	$10,000	1
Zoning Bylaw Re-Write	$15,000	2
Official Community Plan (OCP) review	$15,000	3
Community Energy and Emissions Reduction	$20,000	4
Film Commission Funding	$2,500	5

2. Direct Staff to prepare a bylaw to amend the City's Development Procedures Bylaw (Bylaw No. 209) to include a 2%, cost-of-living increase to planning related fees.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1736.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1737 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1741.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1742 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE

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.

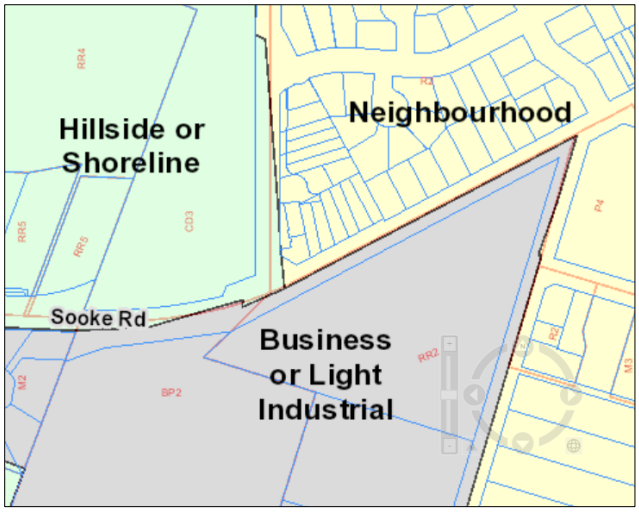
Bylaw 1670, to amend the zoning of 2869 Sooke Road, 3370 and 3344 Luxton Road was adopted by Council at their December 4th Council meeting.

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.

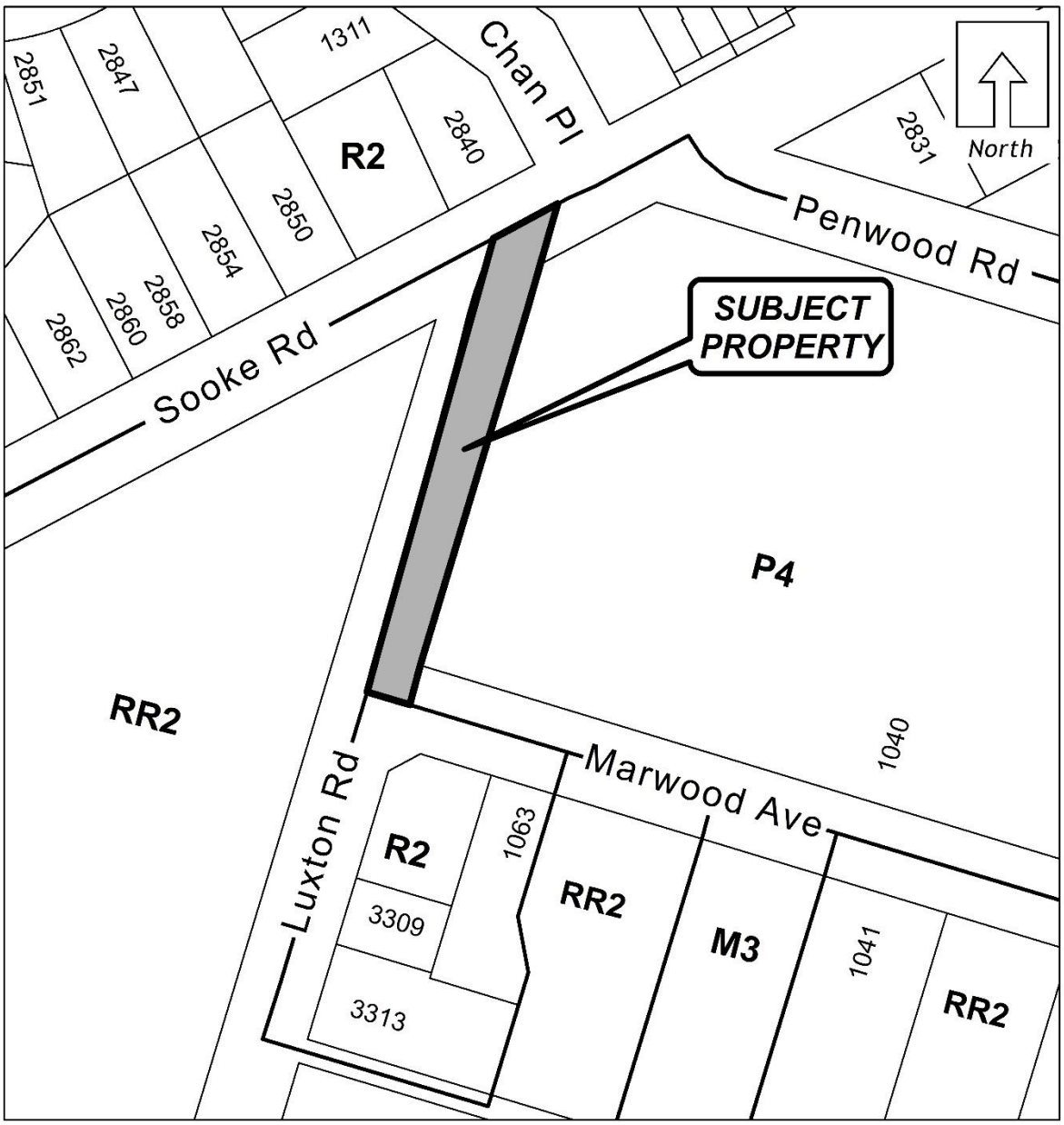
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

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

PUBLIC HEARING
Monday, 19 March 2018

Bylaw No. 1753
File No. Z17-0044

A Bylaw to amend the text within the CD1 (Comprehensive Development 1- Goldstream Meadows) Zone to eliminate the setbacks required for Area 2, to amend FAR regulations, and to amend regulations for amenity and affordable housing contributions associated with densification within Areas 2 for 1256 Landing Lane.

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 8th day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

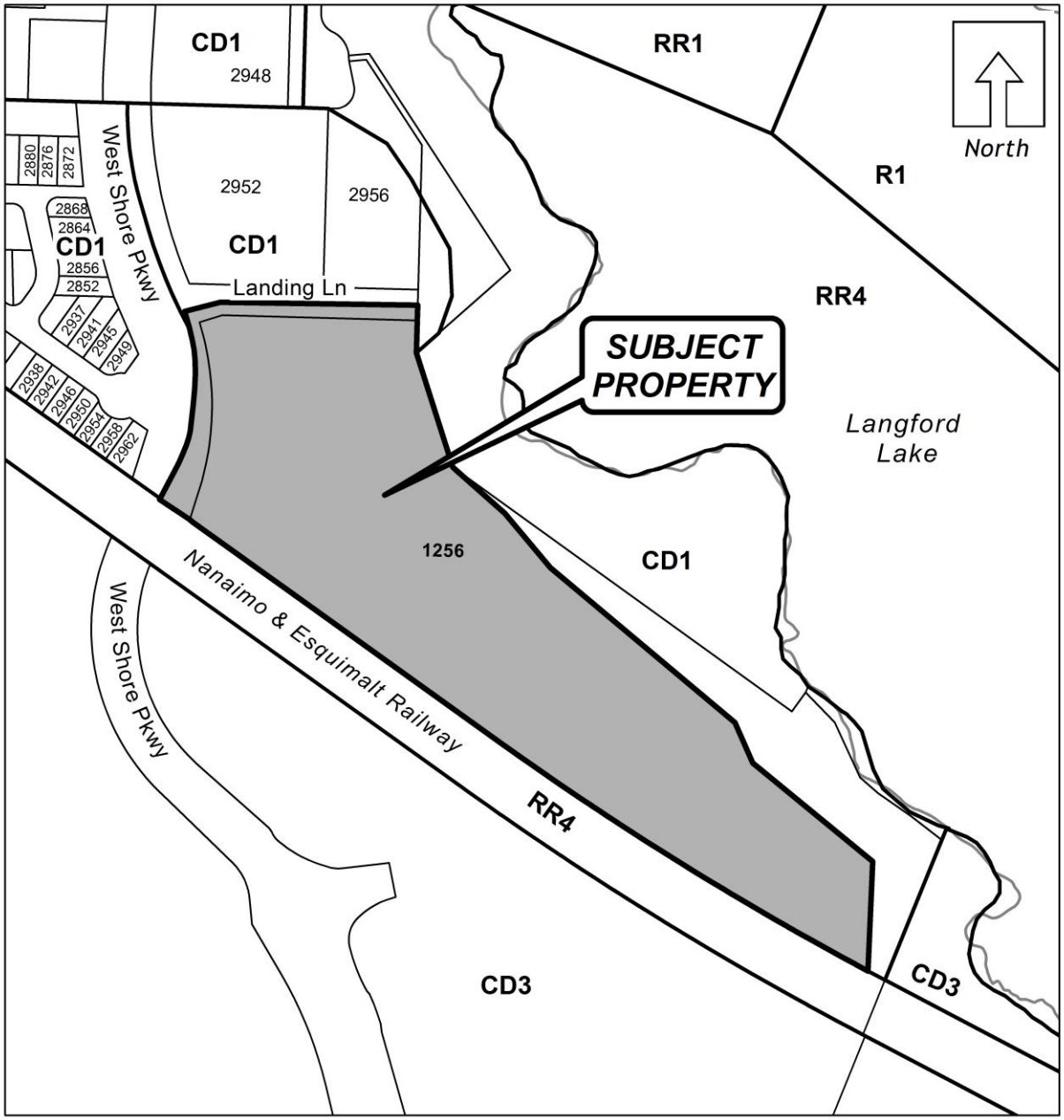
READ A THIRD TIME this day of, 2018.

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

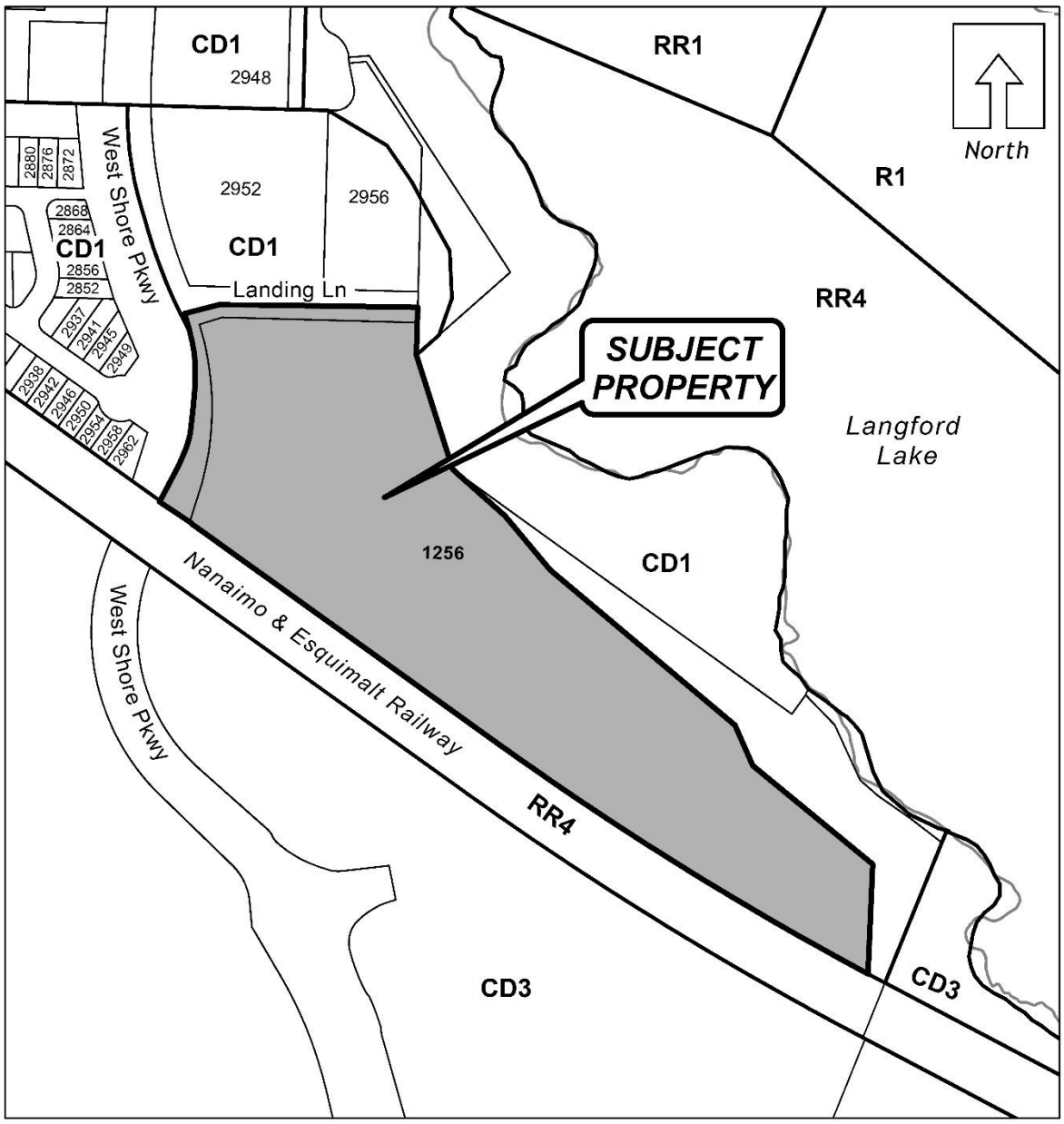
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1753. 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, 19 March 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1256 Landing Lane	
File	Z17-0044	Bylaw Number: 1753
Official Community Plan	Current: Village Centre, Hillside or Shoreline and Neighbourhood	Proposed: No Change
Zoning	Current: CD1 (Comprehensive Development 1 – Goldstream Meadows)	Proposed: Text Amendment to CD1 (Comprehensive Development 1 – Goldstream Meadows)
Proposal	To eliminate the setbacks required for Area 2, to amend FAR regulations, and to amend regulations for amenity and affordable housing contributions associated with densification within Areas 2 and 3.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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_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

SPORTS

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

Wolves advance to round two of VIJHL playoffs

Wolves down Cougars in thrilling game 7 double overtime

Kendra Wong
News Gazette staff

The Westshore Wolves are heading to round two of the Vancouver Island Junior Hockey League playoffs after a thrilling 4-3 double-overtime win over the Victoria Cougars in game 7 this weekend.

"It was very exciting," rookie head coach Tyler Matheson said. "The four coaches on the bench were ecstatic and so were the players. It was something that we felt we deserved and it was very surreal when they finally put that puck in the net and we ended the series."

The Cougars won the first two games of the South Division playoff series, but dropped three straight to the Wolves. The Cougars managed to force a game 7 after an emphatic 6-2 win on Thursday on home turf at the Archie Browning Arena.

Game 7 got underway at The Q Centre in Colwood on Saturday night. The Wolves opened the scoring at 1:29 of the second period with a snipe by Trevor Bottomley, assisted by Cole Gardner. But the Cougars got on the board shortly after with three unanswered goals from Shane Kime, Foster Martin and Darwin Lakoduk.

The Wolves capitalized on the power play as Nicholas Polomark found the back of the net with help from Kieran Cardinal and Ty Madden. Madden scored the tieing goal at 12:16 into the third from Keegan Durrance and Brandon Tutte.

At 1:07 into double overtime it was Tomba Huddlestan who roofed a shot from Cardinal and Calijiah Philip to win the series for the Wolves.

In the end, Matheson said it was the Wolves' speed on the ice that made the difference.

"We have a lot of speed in our lineup and we used it quite a bit. We were relentless more times than not. We made sure we pressured our opponent, getting in their face, and making sure they knew it was going to be a battle every night," he said.

"We respect Victoria's battle for the full seven games and give them a lot of respect, they battled hard."

For Cougars head coach Suneil Karod, it was a disappointing way to end the season.

"It was obviously disappointing that we were up 3-1 and couldn't hang on to the lead. I think Westshore had a really good push running into the third period at the end of the second," he said. "We just basically played not to lose, instead of playing to win, which is a big difference. We're proud of the guys for taking it to game seven and doing really well."

Up next, the Westshore Wolves take on the Campbell River storm in the second round of the playoffs, which began in Campbell River on Tuesday. The next home game for the Wolves takes place Thursday at The Q Centre.

Matheson will be making sure his team stays out of the penalty box.

"[The Campbell River Storm] are a very offensively-skilled team and any chance we can give them to go on the power play or give them a good scoring chance, they're a team that's going to put the puck in the back of the net," he said. "We need to be disciplined and take care of our defensive zone … It's going to be a great match-up."

kendra.wong@goldstreamgazette.com



Westshore Wolves player Calijah Philip (21) is about to get stripped of the puck by Victoria Cougars' J.C. Ingram during Vancouver Island Junior Hockey League playoff action. The Wolves shrugged off a slow start in the series and overcame a 3-1 deficit in game 7 Saturday to win 4-3 in double overtime on home ice in Colwood. Westshore advanced to the league semifinal against the Campbell River Storm.
(DON DESCOTEAU/BLACK PRESS)

University of Victoria

VOTE FOR YOUR UVIC CONVOCATION SENATORS

Members of the University of Victoria Convocation are invited to vote in the election of four members of the senate, for three-year terms commencing July 1, 2018.

Members of the Convocation are eligible to cast ballots in the election to be conducted using the university's secure electronic voting system, WebVote, at **webvote.uvic.ca**.

Convocation members include alumni, past and present members of senate and the board of governors, regular and retired faculty members, regular staff members holding a university degree who have been employed for at least 12 months, and those who completed one full year at Victoria College prior to 1963.

VOTING PERIOD:
March 5, 2018 at 12:00 p.m. to March 20, 2018 at 4:30 p.m. (PT)

OFFICE OF THE UNIVERSITY SECRETARY
For information about voting or voting eligibility
uvic.ca/universitysecretary | 250-721-8101 | usec@uvic.ca

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

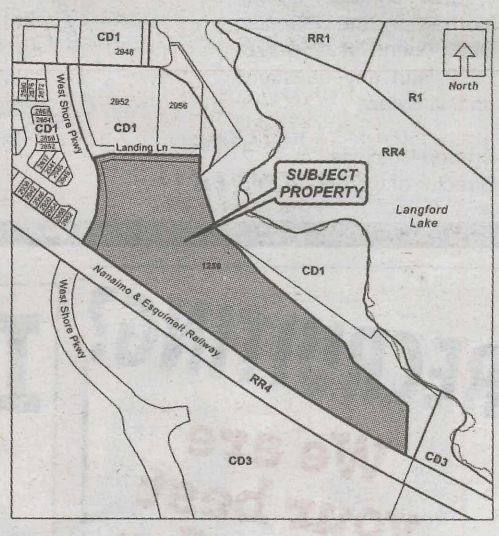
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1753. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 March 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1753 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD1 (Comprehensive Development 1 – Goldstream Meadows) by eliminating the setbacks required for Area 2, to amend FAR regulations, and the regulations for amenity and affordable housing contributions associated with densification within Areas 2 and 3.**

Applicant: **Richard Weldon, Romspen FC Homes**

Location: **The land that is the subject of Bylaw No. 1753 is 1256 Landing Lane as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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

One World Performance and Expo kicks off Friday

The annual event has been presented for nearly 40 years

A spring tradition will be back at the McPherson Playhouse this weekend.

Metchosin's Pearson College UWC students present the One World Performance and Expo that features students from across Canada and the world.

One World has a mix of multicultural music, dance and spoken word performances created by the students from conception to final product. The audience will experience some of the Pearson classics such as tribal and Easters European dances, choir performances and a variety of new, original performances.

"One World is hugely entertaining and highly engaging – it is as professional a stage presentation as you are likely to see," President and Head of College Désirée McGraw said in the release. "Together, the performance and expo act as a beacon of hope in these turbulent times.

Young people from very different backgrounds and every part of the globe are working together today to create a stage performance. Tomorrow they will be working together to create dramatic and positive changes in their communities and the world."

The dress rehearsal takes place March 16, at 2 p.m. and tickets are $10. On Saturday March 17, there are two shows that run at 2 p.m. and 8 p.m. and tickets are $30 for adults, $20 for seniors and students, and $15 for children 12 and under. To purchase tickets visit rmts.bc.ca. The interactice Student Expo runs before and after Friday and Saturday shows in the McPherson lobby.

lindsey.horsting@goldstreamgazette.com



Students from Pearson College UWC perform in a past edition of One World, a cultural and musical extravaganza at the McPherson Playhouse.

(PHOTO COURTESY PEARSON COLLEGE UWC)

Trillium brings new seniors' facility option to the West Shore

Info session for the West Shore Village goes March 15

Seniors looking to move on to the next chapter in their lives, but want to maintain independence are invited to attend an info session on a new seniors housing project on the West Shore this week.

Trillium West Shore Village, which is slated to open in the fall at 333 Wale Rd., is an active home for seniors that helps them maintain their independence and well-being, and will feature a five-star chef, a pub and cafe, a full activity schedule and group outings.

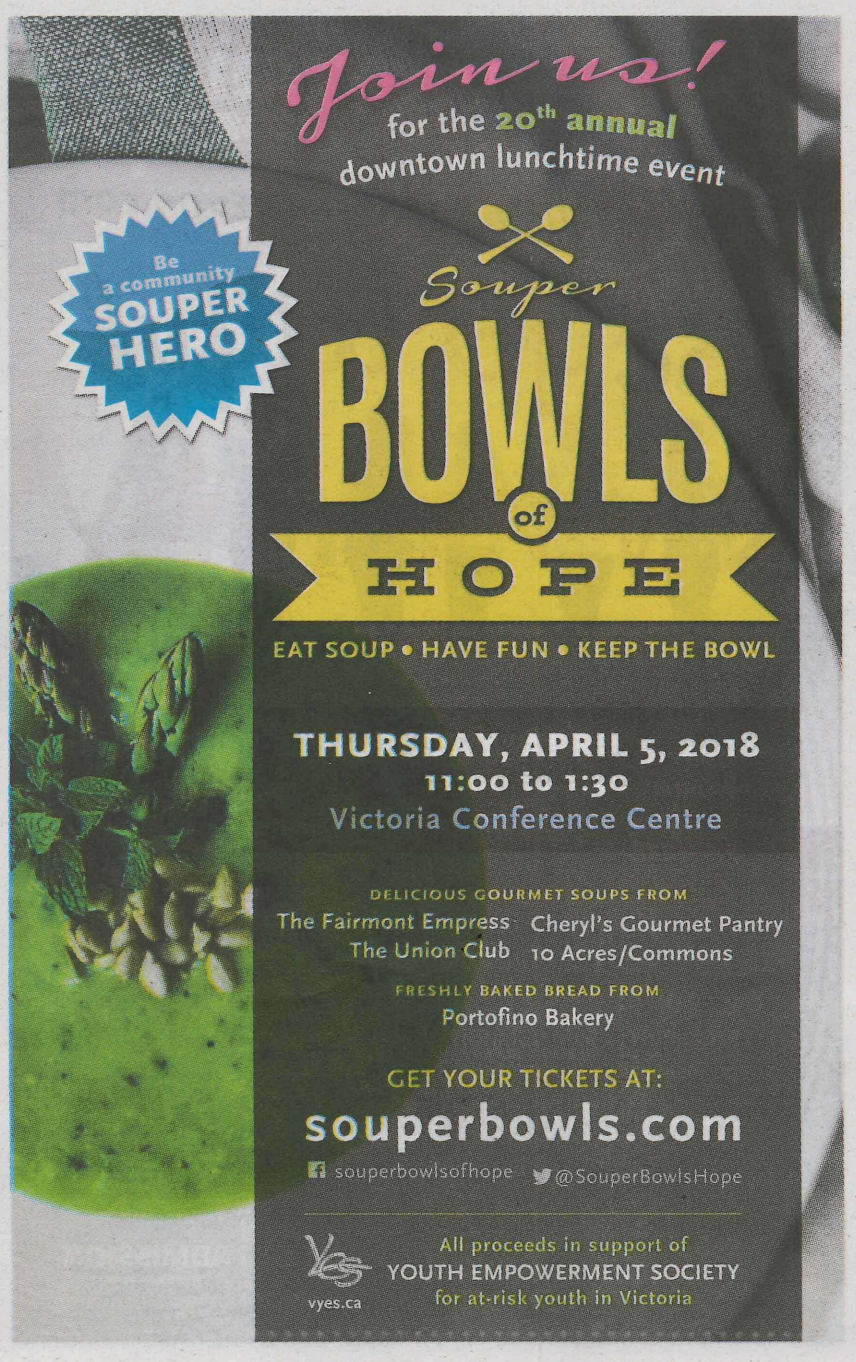
Currently, the facility is more than 50 per cent leased, but there are still a variety of one-bedroom homes available.

The info session takes place on Thursday, March 15 at 2:30 p.m. at White Spot (941 Langford Pkwy.)

To RSVP email info@liveatwestshorevillage.com or call 250-478-7527.

For those who can't attend, a sales centre for the facility is located at 1828 Island Hwy., where floor plans, interior details, and building elevations are available.

kendra.wong@goldstreamgazette.com



University of Victoria | Institute on Aging & Lifelong Health
Self-Management British Columbia

ARE YOU LIVING WITH CHRONIC PAIN?
WE CAN HELP!
FREE 6 SESSIONS / 2.5 HOURS A WEEK WORKSHOP



Chronic Pain Self-Management
April 4th - May 9th
1:30pm to 4:00pm
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GREATER VICTORIA PUBLIC LIBRARY
JUAN DE FUCA BRANCH
1759 ISLAND HWY, VICTORIA

Learn techniques to better manage your pain.
Set goals and problem solve.
Communicate more effectively with your family, friends and your health care team.
Deal with stress and difficult emotions.
Take action and live a healthier life.

Register online or phone ASAP - space is limited
www.selfmanagementbc.ca • 1-866-902-3767 (toll free)
BRITISH COLUMBIA
Self-Management BC is supported by the Province of British Columbia.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

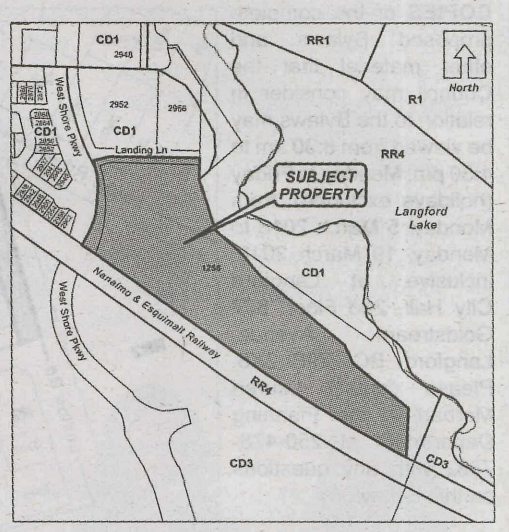
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1753. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 19 March 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1753 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD1 (Comprehensive Development 1 – Goldstream Meadows) by eliminating the setbacks required for Area 2, to amend FAR regulations, and the regulations for amenity and affordable housing contributions associated with densification within Areas 2 and 3.**

Applicant: **Richard Weldon, Romspen FC Homes**

Location: **The land that is the subject of Bylaw No. 1753 is 1256 Landing Lane as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 5 March 2018 to Monday, 19 March 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

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.

b) Bylaw No. 1753 Bylaw to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone.
- 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. 1753 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;
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.

c) 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.

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.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading to Bylaw No. 1753 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;

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.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1746.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1748 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1749 First Reading.

CARRIED.

i) 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".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1750 Second and Third Readings.

CARRIED.

j) BYLAW NO. 1753
"Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1753 First Reading.

CARRIED.

k) BYLAW NO. 1759

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**December 11, 2017**
Department:	**Planning**
Application No.:	**Z17-0044**
Subject:	**Bylaw No. 1753 Bylaw to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone.**

PURPOSE

Richard Weldon at Romspen FC Homes has applied on behalf of Langford Lakes Development Corp. to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone to eliminate the setbacks required for Area 2, to amend FAR regulations, and to amend regulations for amenity and affordable housing contributions associated with densification within Areas 2 and 3.

BACKGROUND

PREVIOUS APPLICATIONS

The following applications relate to Areas 2 and 3:

- Z-97-05 Created the CD1 (Goldstream Meadows Comprehensive Development) zone;
- Z-03-14 Text amendment / map adjustments to the CD1 (Goldstream Meadows Comprehensive Development) zone;
- Z-07-07 Text amendment / map adjustments to the CD1 (Goldstream Meadows Comprehensive Development) zone;
- Z-08-31 Various text amendments to the CD1 (Goldstream Meadows) zone;
- DP-07-43 Land clearing and site preparation within an environmentally sensitive area in close proximity to a Riparian Area;
- DP-08-36, DP-10-44, DP13-0005, DP14-0022, DP15-0036 and DP17-0014 Form and Character development permits for single family and townhouse developments within Area 3 – Cluster Housing;
- DP17-0054 Form and Character development permit to allow for the construction of two multi-residential buildings and one accessory building on 1256 Landing Lane;

- DVP-07-26 Variance of the maximum allowable length of a cul-de-sac (from 305m to 410m) and maximum allowable parcel coverage (from 35% to 100% for parking structures and to 65% for above-ground structures) to facilitate a subdivision and future development of Area 2 – Mixed Use Area;
- DVP-08-11 Variance of the maximum allowable parcel coverage (from 35% to 40% for lots without a garage or carport and to 50% for lots with a garage or carport within Area 3 – Cluster Housing);
- DVP-10-11 Variance to vary building setbacks from all property lines, in some case to 0 m and to vary the Subdivision and Servicing Bylaw No.1000 to vary driveway width;
- DVP11-0029 and DVP14-0013 to vary building height in Area 3 – Cluster Housing;

Table 1: Site Data

Applicant	Rachael Sansom
Owner	Langford Lakes Development Corporation
Civic Address	1256 Landing Lane
Legal Description	LOT C SECTIONS 1 AND 4 GOLDSTREAM DISTRICT PLAN VIP84500
Size of Property	39807 m^2
DP Areas	Riparian Area and Habitat and Biodiversity
Zoning Designation	CD1, GOLDSTREAM MEADOWS COMPREHENSIVE DEVELOPMENT, ZONE, Goldstream Meadows Comprehensive Development
OCP Designation	Neighbourhood, Hillside or Shoreline, Village Centre,

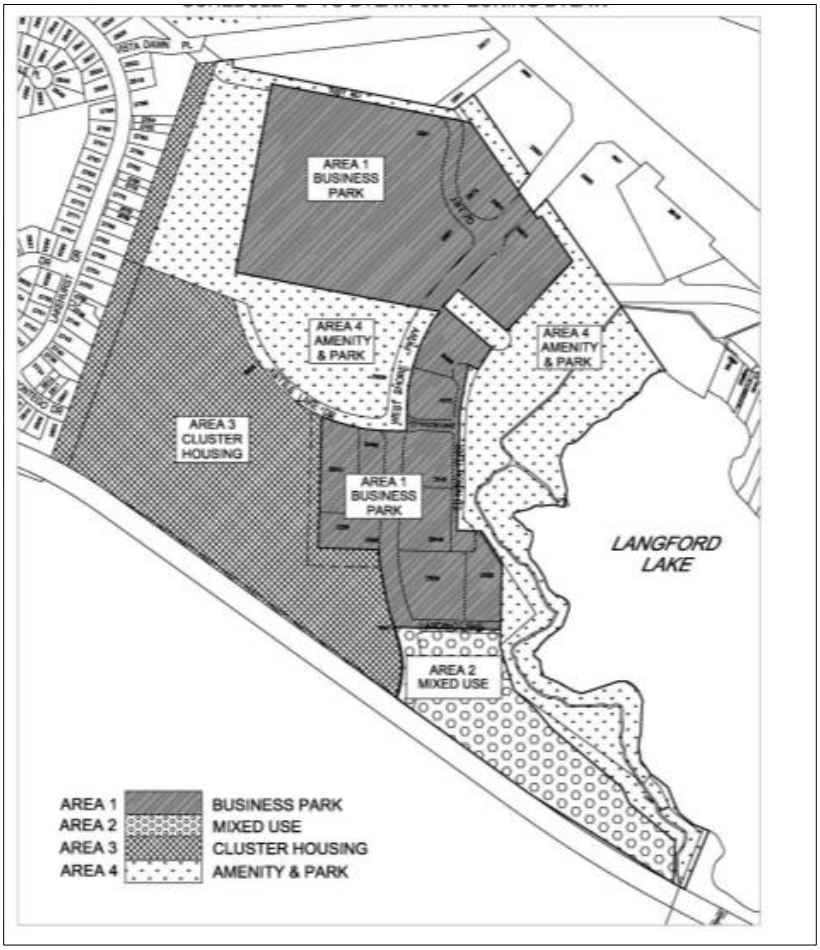
SITE AND SURROUNDING AREA

Goldstream Meadows is located in west Langford, between the E & N rail trail, West Shore Parkway and Langford Lake. The Goldstream Meadows community was the subject of the first comprehensive development zone established by the District of Langford in 1997.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North 2952 West Shore Parkway	Area 1 of the CD1 Zone (Business Park)	Light Industrial (Main Road Logistics)
East No Address	Area 4 of the CD1 Zone (Amenity and Park)	City Park (Ed Nixon Park and park trail)
South No Address	RR4 (Rural Residential 4) Zone	Esquimalt & Nanaimo Rail Trail
West Lakehurst Drive	R2 (One- and Two-Family Residential) Zone	Single Family Dwelling

Figure 1: "Schedule E" within Zoning Bylaw No.300, Areas within the CD1 Zone



As established in 1997, The CD1 (Goldstream Meadows Comprehensive Development) Zone is comprised of four Areas:

Area 1 - Is fully developed and contains commercial and light industrial uses;

Area 2 - Is the subject of the aforementioned multi-residential development permit, the first phase in a 4 phase project

Area 3 - Is partially developed and is primarily residential, although the Area permits small scale commercial uses. It currently contains single detached and townhouse dwellings;

Area 4 - Is City owned natural park space, dedicated to the City as per amenity contribution regulations contained within the zone.

The subject property at 1256 Landing Lane is within Area 2 and adjacent to Langford Lake and the Ed Nixon Park and trail system. The Ed Nixon trail system runs along the south portion of the Langford Lake shoreline, from the Leigh Road Trail, along the shore line to Lake End Road where Goldstream Avenue meets the Trans-Canada Highway. The nature trail includes two seasonal bathroom facilities and connects to Langford Lake Beach Park and to the Langford Lake boat launch.

Figure 2: Ed Nixon Park Trail System (in orange), from the City of Langford's online maps, the "11" on the map is the location of the Langford Lake Boat Launch, whereas the "7" is the location of Langford Beach Park. The subject location is indicated by the red arrow.

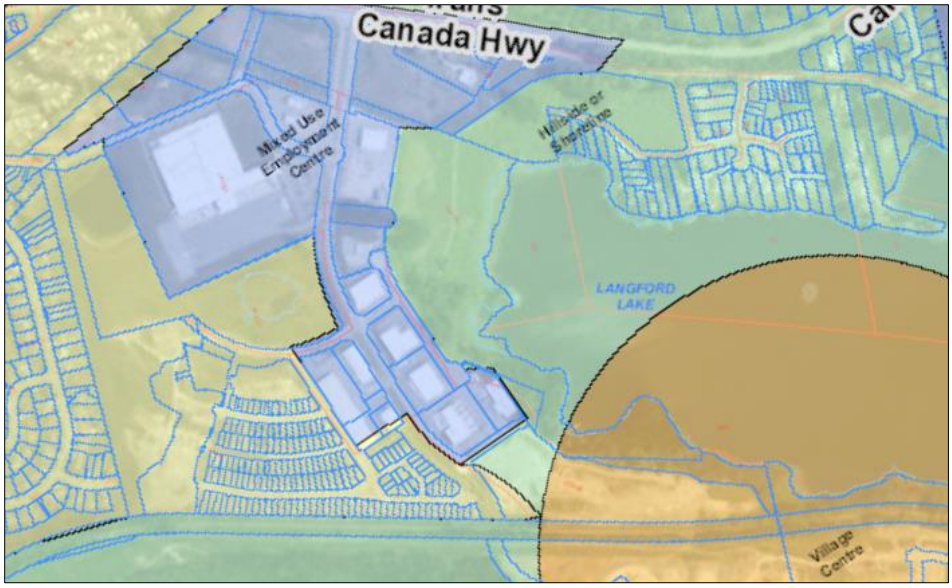


The remaining developable lands within Area 3 are located in the south-western portion of Goldstream Meadows, to the west of the West Shore Parkway, to the east of the Lakehurst Drive community and north of the E&N Rail corridor.

OFFICIAL COMMUNITY PLAN

Properties within Areas 2 and 3 lie within three Official Community Plan (OCP) designations. The Hillside or Shoreline designation distinguishes areas of natural significance, which in the case of Goldstream Meadows is the area along Langford Lake. The Village Centre designation encourages commercial and residential uses in areas deemed appropriate as community gathering spaces. The Neighbourhood designation is primarily residential designation with a density modifier that restricts the number of dwellings to 40 units per hectare, or 16 units per acre.

Figure 3: The Official Community Plan designations within the CD1, yellow indicates the neighbourhood designation.



The OCP encourages the development of mixed-use neighbourhood commercial nodes throughout the community to facilitate the creation of complete, walkable neighbourhoods, particularly along transportation corridors, like the Westshore Parkway. The subject text amendment will require the provision of amenity contributions including the construction of pedestrian connections throughout the neighbourhood.

DEVELOPMENT PERMIT AREAS

The Riparian and Habitat and Biodiversity Development Permit Area considerations have been addressed through the previously noted issued Development Permits.

MOTORIST, PEDESTRIAN, AND CYCLING NETWORK

The community of Goldstream Meadows can be accessed via the Trans-Canada Highway and by the recently constructed connection to the West Shore Parkway. This new connection links Goldstream Meadows to the community of Westhills, the Langford Parkway and beyond to Sooke Rd.

The previous zoning amendment (Z-08-031) approved the increase of residential densification as well as the establishment of commercial uses in Areas 2 and 3. It was acknowledged that this had the potential to affect the level of traffic generated by the subject property, and anticipated that additional road improvements could be required to maintain proper road function. To this end the applicant submitted a

traffic study to determine the impacts of the proposed zoning amendments on the existing and planned road networks, in particular the West Shore Parkway and the intersection of the West Shore Parkway and the Trans-Canada Highway. The City subsequently undertook a review of the study by a Traffic Consultant who had specific knowledge of the operational characteristics of the existing Intersection of West Shore Parkway and the Trans-Canada Highway. The study was coordinated with the Ministry of Transportation, as it was anticipated that the study would be required before the Ministry would consider signing off on the zoning bylaw.

As a result of the traffic study a section 219 covenant was registered that restricted development to 650 Peak Hour trips unless the developer agreed to contribute a financial share to a plan, drawn up in consultation with the Ministry of Transportation, that determined a solution to mitigate traffic congestion and a financing approach to allow future projects to proceed when needed in the future.

The Director of Engineering has requested a technical traffic study memo, prior to Public Hearing that addresses the following:

- Left hand turn restrictions from Landing Lane to West Shore Parkway;
- Whether a traffic light or a roundabout on West Shore Parkway at Landing Lane will be required;

The developer would be responsible for completing any recommended road improvements necessary to facilitate the anticipated increase in traffic to and from the subject property. The Director of Engineering is considering adding these improvements to the Road DCC Bylaw in the next Bylaw review, in approximately 5 years, as these infrastructure improvements could be considered regionally beneficial.

A Construction Parking Plan must be submitted and approved by the Director of Engineering, prior to the issuance of a building permit for the development of 1256 Landing Lane. This must be implemented by the developer to ensure construction parking does not unduly affect the residents or businesses in the area.

Public transit is provided by BC Transit which operates the service to and from Goldstream Meadows and the Station Avenue transit hub. One northbound stop on this route is located on West Shore Parkway at the round-about intersection with Amy Road, there are no stops south of Amy Road and the roundabout. This is the closest transit stop to the subject property at 900 m, approximately a 10 minute walk. Another option is a 1.4 km walk to the community of Westhills, to access stops along Langford Parkway, at Westhills Station, to the Station Avenue transit hub. Now that the West Shore Parkway is complete, there may be an opportunity for BC transit to provide additional bus stops closer to the subject site.

Sidewalks exist along the West Shore Parkway to the property on 1256 Landing Lane. This sidewalk will continue along the perimeter of Landing Lane to Ed Nixton Park. As well, the E and N rail way runs along the southern portion of Goldstream Meadows. The CRD plans to establish a 'rail trail' that will follow the E&N rail corridor tracks from the Humpback Road area (just west of the subject property) to the Johnson Street Bridge in downtown Victoria. The Trans-Canada Trail will also be in fairly close proximity (approximately 1km {0.6 mile}) to the subject property once established.

Bike lanes exist along the north portion of West Shore Parkway but end where Kettle Lake Drive crosses the Parkway. Bike lanes do not extend from West Shore Parkway to Landing Lane, and have not been included as required frontage improvements, as per the Director of Engineering or Bylaw No.1000.

PARKS AND TRAIL SYSTEMS

The Manager of Parks has suggested several improvements that would enhance Ed Nixon Park in light of the imminent development on Landing Lane, these are as follows:

- The creation of a surface parking lot to service the boat launch within the road right-of-way (as shown on the plans attached as Appendix A);
- Construction of a washroom within the right of way adjacent to the Park (as shown on Appendix A);
- The construction of multi-use trail connection between E&N Rail Trail and the Ed Nixon Park trail;
- Improvements within Ed Nixon Park including:
    - upgrading the fishing pier and wharf;
    - installing signage/interpretative signage in the boat launch area;
    - improving natural trails;
- Removal of invasive plant material within the SPEA;

Council may wish to secure these improvements by including them as amenity contributions for the increased density within Area 2, as these improvements will benefit both the future residents of the development adjacent to the park and regional users. Any improvements that are Development Cost Charge creditable would not be included as part of General Amenity contributions.

FRONTAGE IMPROVEMENTS

The frontage along West Shore Parkway has been completed, with the exception of boulevard landscaping which is expected to be installed sometime in the near future. Frontage improvements along Landing Lane should include sidewalks and streetlights, to the standards of the Subdivision and Servicing Bylaw No.1000.

As part of frontage improvements a sidewalk should be installed along the south side of Landing Lane to create a pedestrian link from Goldstream Meadows, and Golden Spike Place, to the Ed Nixon Park trail system. This sidewalk was included within the approved drawings associated with DP17-0054 to develop 1256 Landing Lane.

The Manager of Parks has indicated that boulevard improvements, in alignment with Bylaw No.1000 standards, shall be required as a condition of rezoning. These should include the installation of trees within the road allowance, at a density of 1 per 15 linear meters and provided within drip irrigated installed by the developer.

INFRASTRUCTURE AND STORMWATER MANAGEMENT

The developer is responsible for submitting a technical stormwater management memo prior to the scheduling of a Public Hearing for the subject text amendment. A formal stormwater management plan that complies with the standards of Bylaw No. 1000 will be required prior to the issuance of a building permit, or subdivision approval, whichever is first. The developer will be responsible for all costs associated with infrastructure improvements and system upgrades to meet the needs of the site.

The municipal sanitary sewer system is available at the subject property, running along Landing Lane. The developer will be responsible for any upgrades, extensions or improvements to the system that may be required to use the sanitary services.

COMMENTS

DEVELOPMENT PROPOSAL

The developer is proposing to amend the text of the CD1 Zone to provide greater flexibility when designing future phases of development on 1256 Landing Lane, as well as to modify existing regulations for General Amenity and Affordable Housing Contributions for development within Areas 2 and 3 of the CD1 Zone.

Setbacks:

The developer is requesting that setback requirements for 1256 Landing Lane be removed to allow for greater flexibility when designing future development phases on the parcel. This would mean that the size and placement of buildings will be governed by compliance with other regulations, such as:

- Design guidelines that speak to the provision of open space, building form, and site appropriate setbacks;
- Maximum allowable density (i.e. FAR, maximum commercial floor area);
- Parcel coverage requirements;
- Provision of landscaped area (minimum of 25% of parcel);
- Minimum road width requirements for emergency vehicle access;

Council should also be aware that the subject parcel does not share any property lines with adjacent developments, and that Landing Lane, a public road, separates the subject property from Ed Nixon Park as do regulations regarding the separation distance between development and the Streamside Protection Enhancement Area (SPEA).

Floor Area Ratio:

Currently the Floor Area Ratio (FAR) for 1256 Landing Lane is calculated based on the Area as a whole. Written this way, the parcel size captures roads and public space, which is not an accurate reflection of the size of a building relative to parcel size.

Current Text:

> *(5) Provided that the density bonus provisions of Subsection 6.90.02(2) have been met, the maximum density on each of the areas identified on Schedule "E" is as follows:*
>
> *(b) Within Area 2, the floor area ratio may not exceed:*
>
> *(i) 2.0 within Area 2 as a whole; and*
>
> *(ii) 4.0 on any lot.*

Staff is proposing to remove the regulation restricting the FAR to 2.0 as a whole for Area 2 and retaining the rule that each lot may realize a FAR of 4.0. The FAR will be subject to the same factors' that restrict building setbacks, including FUS setback requirements and spatial distances based on building codes. The most recent development permit in Area 2, for the multi-residential development on 1256 Landing Lane, is proposed to have an FAR of 1.8 on the parcel planned for Phase 1 subdivision. This will not substantially increase the allowable density on the site as there is no proposal to change the per lot FAR regulation.

Proposed Text:

(5) Provided that the density bonus provisions of Subsection 6.90.02(2) have been met, the maximum density on each of the areas identified on Schedule "E" is as follows:

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

(i) 4.0 on any lot.

Financial and Amenity Contributions:

Areas 2 and 3 within the CD1 Zone contain regulations around General Amenity and Affordable Housing Contributions that are triggered when the number of dwellings reaches a specified threshold.

The recent development permit applied for on 1256 Landing Lane will trigger Affordable Housing and General Amenity Contributions specified within subsection 6.90.02(2)(c) of Zoning Bylaw No.300. Unfortunately the regulations around affordable housing contributions do not reflect current market valuation of single family dwellings, current text is as follows:

Current Regulations within subsection 6.90.02 (CD1 Zone):

(2) Notwithstanding Subsection 6.90.02(1), the number of residential dwelling units within Area 2 – Mixed Use of the CD1 Zone may exceed three (3) if the owner: (Bylaw No. 1215)

(a) dedicates to the City of Langford the areas identified on Schedule "E" as "Area 4 – Amenity and Park Area";

(b) 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 the subsequent authorization of every 50th dwelling unit in Area 2, $100 000; and

(c) enters into a housing agreement with and to the satisfaction of the City in respect of all lots created by subdivision within Area 2, requiring the owner to construct twenty affordable dwelling units within the City, which dwelling units shall:

(i) be in the form of one-family dwellings, unless otherwise approved by Council;
(ii) have a range of gross floor areas, with a minimum gross floor area of 400 ft2;
(iii) have a per unit fair market value certified by an independent quantity surveyor or architect of not less than $100 000 and not more than $150 000 not including GST;
(iv) be provided in a location acceptable to the City;
(v) be subject to a further housing agreement with the City to be entered into within one month of the date on which the City approves the location of the dwelling, which further agreement provides that:

(a) the dwellings shall be owner-occupied and shall not be occupied under a residential tenancy agreement;
(b) the maximum resale price of the dwelling unit, for a period of at least five years after the issuance of the original occupancy permit, shall be the price paid by the first purchaser plus the annual interest rate paid on a daily interest savings

account at a specified bank or credit union, and the owner and any subsequent purchaser of the dwelling unit must provide to the City prior to transferring the dwelling unit to a purchaser a statutory declaration disclosing the full selling price of the dwelling unit; and

(c) provides that, in the event that the unit is occupied under a residential tenancy agreement or sold for more than the price specified in the agreement, all rental payments made under the tenancy agreement and any excess portion of the price for which the unit has been transferred, as the case may be, shall be forfeited to the City; and

(d) be constructed and ready for occupancy such that four affordable dwelling units are constructed and ready for occupancy prior to the authorization of every 50th dwelling unit in excess of three in Area 2 – Mixed-Use of the CD1 Zone.

An amendment to the Zoning Bylaw text within this subsection should align with current Council policy for Affordable Housing Contributions, so as the developer would be required to contribute $1000 per single family dwelling equivalent to the City's Affordable Housing Reserve Fund.

Proposed Text:

(d) pays to the City $1000 per single family dwelling unit, towards the Affordable Housing Reserve Fund, prior to the issuance of a building permit; and

(e) The required contribution for small lot and multi-family residential development shall be determined using the 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*

As mentioned the Manager of Parks has suggested several enhancements to Ed Nixon Park that may be mutually beneficial to residents and regional users. While amendments to the regulations around the monetary contributions to the General Amenity Fund are not being proposed at this time, Council may wish to secure these improvements within the Zoning Bylaw as part of the general amenity contributions for increased density on the site. The costs associated with providing park improvements could be offset by the monetary contributions provided as General Amenity contributions, and would not be development cost charge creditable.

Proposed text within subsection 6.09.02(2) clauses (d) and (e):

(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):

(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;

The majority of Area 3 has been developed and currently contains both single family dwellings and townhomes. Current regulations trigger park improvements on the adjoining lot dedicated to the City when the number of dwelling units exceed 300, as stated below. As part of this application, the developer is proposing to adjust the timing of these improvements so as they would be required prior to the issuance of the 251st dwelling and to amend current regulations in order to identify specific parks improvements required, including several pedestrian connections to adjoining lands:

Current text within subsection 6.90.02, clauses 1 and 4:

(1) There may not be more than three (3) residential dwellings in Area 2 – Mixed Use of the CD1 Zone nor more than 300 residential dwellings in Area 3 – Cluster Housing of the CD1 Zone.

(4) Notwithstanding Subsection 6.90.02(1), there may be more than 300 residential dwellings within Area 3 – Cluster Housing of the CD1 Zone if the owner:

(a) has at the owner's expense conducted a neighbourhood consultation process with residents of the CD1 Zone to determine the features they wish to be included within the community park on Lot A, Plan 81816, in consultation with and to the satisfaction of the City Parks Manager, has prepared a concept plan for the improvement of the community park with a certified construction value of not more than $100 000 excluding any site preparation works such as backblading and seeding, and has obtained the approval of the Parks Manager to the concept plan; and

(b) 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.

Replaced 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, prepared a concept plan for the improvement of the community park 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 trail connection through the Lands zoned "CD1" , 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 zoned "CD1" to Willway Elementary, 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.

It is noted that the developer has already dedicated 36.6 ha (90ac) of land to the City as park. This represents 56% of the total land area of the CD1 (Goldstream Meadows) zone (excluding roads). The improvements proposed as part of this application would, for the most part, occur on lands already dedicated to the City.

Bylaw No.1725 has been drafted to include the changes noted in this report. If Council is supportive of these changes they may wish to proceed with First Reading of the Bylaw at this time.

OPTIONS

Option 1

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

1. Give First Reading to Bylaw No. 1753 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;

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;

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1725.

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

:lhm

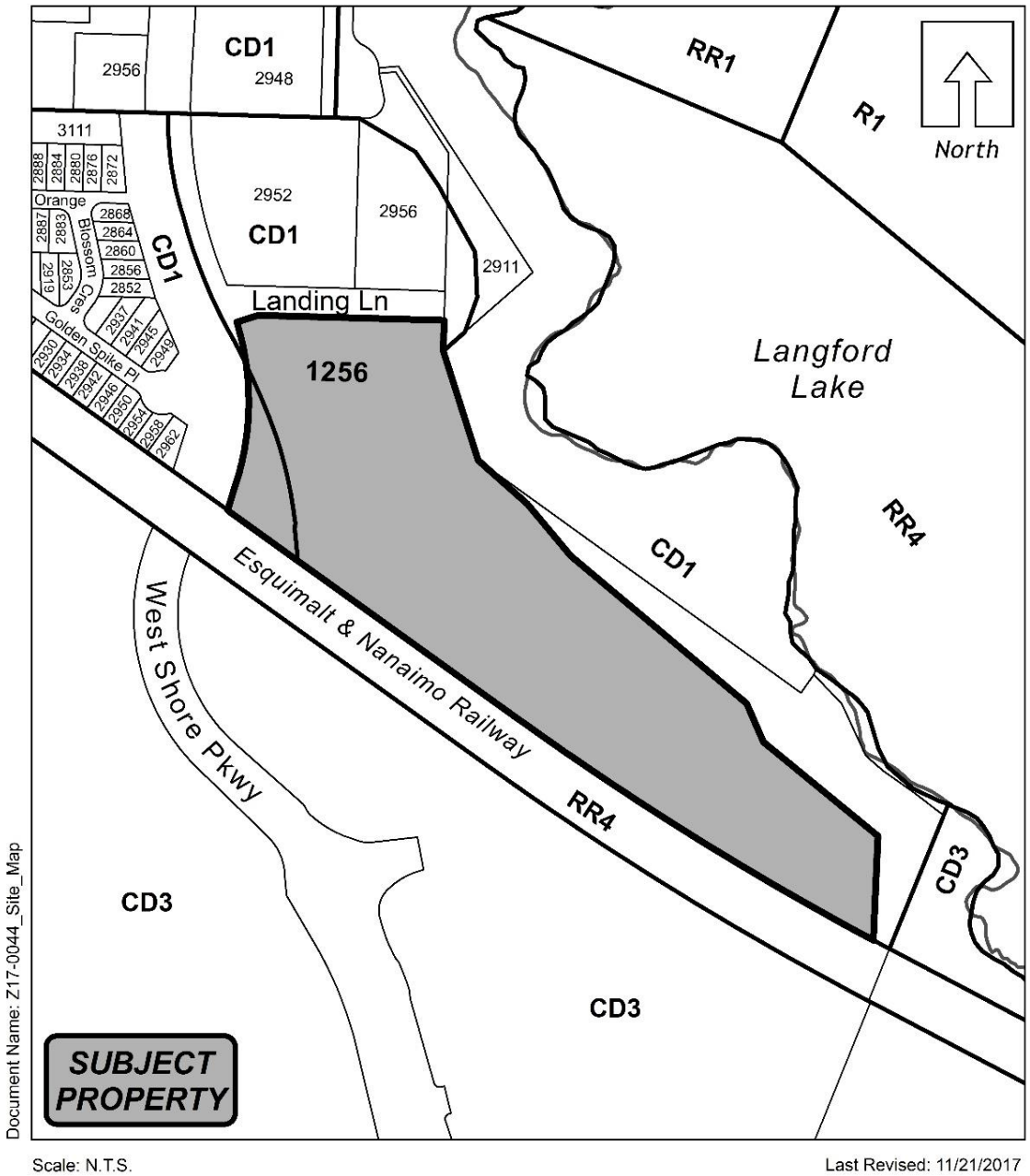
Appendix A

Suggested Park Improvements as a Condition of Rezoning



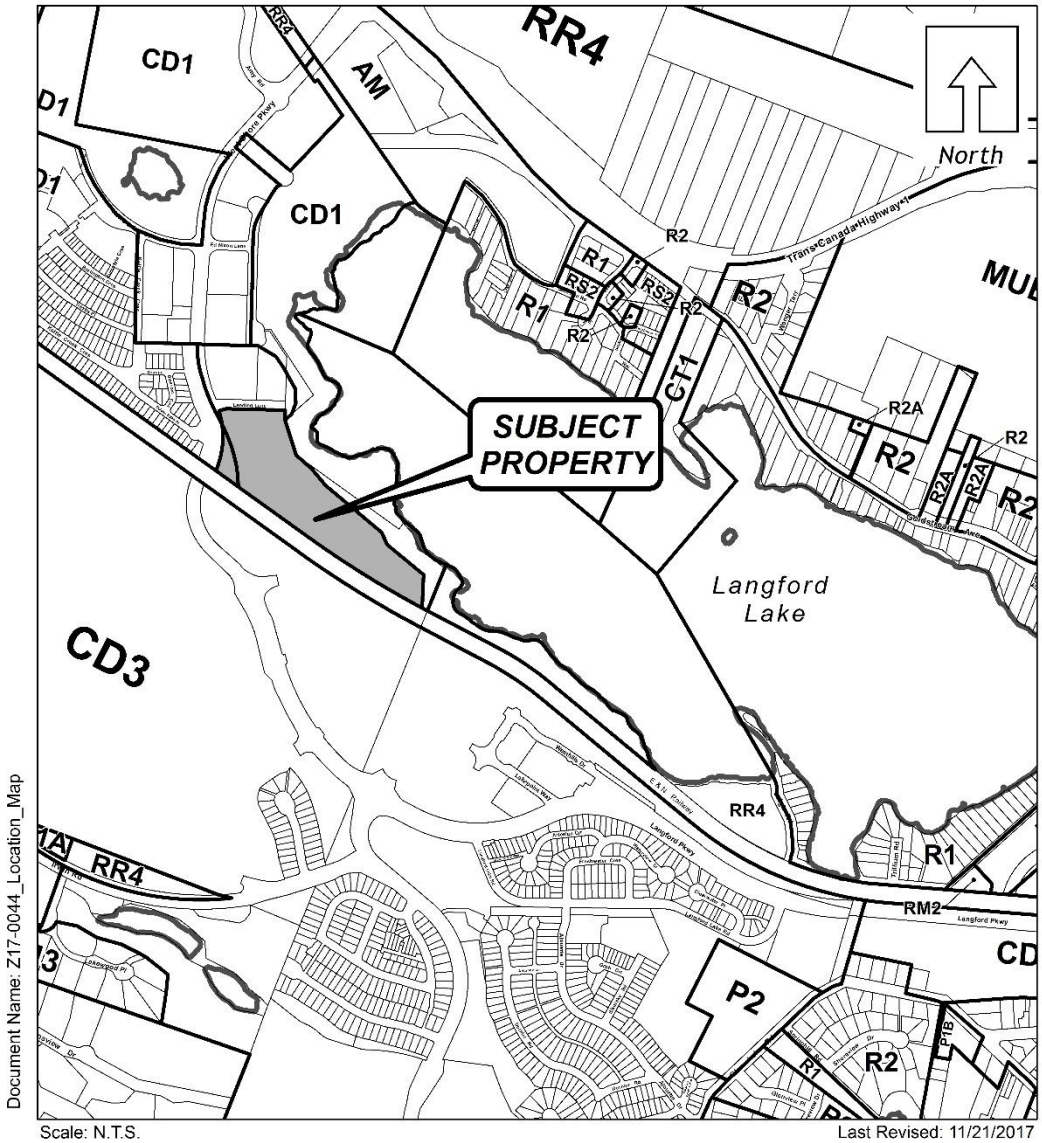
Appendix B
SITE MAP

REZONING BYLAW AMENDMENT
(Z17-0044)
1256 Landing Lane



Appendix C
Property Location

REZONING BYLAW AMENDMENT
(Z17-0044)
1256 Landing Lane



CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, March 5th, 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 SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented with the addition of the letter from Chief Ron Sam as item 7c).

CARRIED.

3. PRESENTATION

a) City of Langford
Re: Certificate of Appreciation to Mrs. Goudy

MOVED BY: N/A
SECONDED: N/A

Mrs. Goudy was not in attendance.

CARRIED.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – February 19th, 2018

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on February 19th, 2018.

CARRIED.

5. PUBLIC PARTICIPATION

None presented.

6. COMMITTEE RESOLUTIONS

a) Protective Services Committee – February 27th, 2018

1. Police Services 2018-2022 Five Year Financial Budget

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council 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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council 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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council inform the Liquor Control and Licensing Branch that the City of Langford will opt out of 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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council 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:
   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.

7. REPORTS

a) 2018 Municipal Election Chief and Deputy Chief Election Officer Appointments
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

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 Barlcay as Deputy Chief Election Officers for the 2018 Municipal Elections; and

3. That Council approve to provide mobile voting opportunities for the 2018 election at the following locations:

   a. Cherish Community Living - 917 Avrill Road
   b. Alexander Mackie – 753 Station Road
   c. Priory (Hiscock & Heritage Woods) – 567 Goldstream Avenue

CARRIED.

b) Peatt Commons Plaza Funding
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council 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

That Council approve the completion of the design, tendering and construction inspection works for the Peatt Commons plaza to Westbrook Consulting.

CARRIED.

c) Letter from Chief Ron Sam, Songhees Nation
- **RE: Songhees Nation Bid to Host the North American Indigenous Games**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to write a letter of support for the North American Indigenous Games.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1690
"Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017". (ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1690.

CARRIED.

b) BYLAW NO. 1740
"Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1740.

CARRIED.

c) BYLAW NO. 1744
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1744.

CARRIED.

d) BYLAW NO. 1754
"Road Closure Bylaw No. 1754 (1085 Goldstream Avenue), 2017". (ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1754.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
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 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.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:37 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, February 8th, in the JDF Library Meeting Room

ADOPTED MARCH 8TH, 2018

PRESENT: Directors Ed Watson (Chair), Ron Mattson, Moralea Milne, Lanny Seaton, Roger Wade, Al Hood, Lana LeBlanc, Jenn Jakobsen, Rob Martin, Lilja Chong

ABSENT: Directors Les Bjola, Leslie Anderson, Matt Sahlstrom, Allen Sturgeon

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: N/A

CALL TO ORDER

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

Chair, Ed Watson welcomed Roger Wade, who is replacing Winnie Sifert back to the Board of Directors.

APPROVAL OF AGENDA

5. ***MOVED/SECONDED*** *BY DIRECTORS MILNE AND HOOD THAT THE AGENDA BE APPROVED AS PRESENTED.*
CARRIED

APPROVAL OF MINUTES

6. ***MOVED/SECONDED*** *BY DIRECTORS MILNE AND MATTSON THAT THE MINUTES OF THE REGULAR MEETING HELD JANUARY 18, 2017 BE ADOPTED WITH THE ADDITION OF THE FOLLOWING:*

- REMOVE DIRECTOR ROB MARTIN FROM THE FINANCE COMMITTEE, AND ADD DIRECTOR AL HOOD.

NO ERRORS, NO OMMISIONS
CARRIED

DIRECTOR LILJA CHONG ARRIVED AT 7:01PM.

PUBLIC PARTICIPATION

7. N/A

CHAIRS REMARKS

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

- The proposal to hire consultant John Huggett to review the WSPR Society Governance was agreed to by Mayors and put before Councils. The City of Colwood, however, has rejected the proposal with a letter stating that they felt the consultant's review didn't address the underlying financial problems. It is possible their decision could change as conversations have been happening.

Chair, Ed Watson asked Director Lilja Chong to comment on anything that could be said from the City of Colwood's In Camera Council Meeting.

Director, Lilja Chong commented that as Chair, Ed Watson described, City of Colwood Council declined the proposal as there were concerns about the consultant recommended by the City of Langford and that his review would not fix the problem.

- Suggesting that the Facilities Review Committee be put on hold due to what is going on with the owners, and because of the election cycle. Staff can compile statistics relating to usage in the meantime. The committee can be re-created in the future.

DIRECTOR, ROB MARTIN ARRIVED AT 7:06PM.

Director, Moralea Milne commented that if citizen representatives sat on the Facilities Review Committee, then it wouldn't involve the politicians who will be occupied with the upcoming election.

Chair, Ed Watson commented that he hoped that council representatives from the Board of Directors would sit on the Facilities Review Committee as the decision will need to put in front of the councils.

Director, Moralea Milne commented that the Facilities Review Committee should go forward. It doesn't mean that a recommendation needs to come out right away, but at least a review can be done.

Director, Ron Mattson asked if we have terms of reference for the committee.
Chair, Ed Watson commented that his intention is to create the terms of reference with the committee.

Acting Administrator, Sandy Clarke commented that the review and update of the Strategic Plan in April is a chance to look at a facility review and do some research on areas of the facility and how they are performing.

***MOVED/SECONDED** BY DIRECTORS MILNE AND MATTSON THAT A FACILITIES REVIEW COMMITTEE BE CREATED.*
CARRIED

ADOPTED MARCH 8TH, 2018

Director, Lanny Seaton commented that he doesn't see the Facilities Review Committee as a Council issue. What matters is getting the facility running properly. We need to look at alternatives. With a review, we can look at new ideas or re-jigging the way thing are currently.

- Proposed closure of the Park and Ride – a couple of the Mayors have expressed concerns. We have reviewed some of the minutes between 1999-2001 which discovered a lot of debate around the creation of the park and ride, and a contract that was generated at the time. We are trying to locate a copy of the contract. Acting Administrator, Sandy Clarke has contacted the CAO from the City of Colwood asking if they have a copy. We will be approaching the CRD for the contract as well in order to see what the restrictions are on the title of the property.

Director, Rob Martin commented that the contract from 1999 is being looked for by the City of Colwood.

STANDING COMMITTEES

8. **a) Finance Committee**

Acting Administrator, Sandy Clarke commented the following:

- The revised 2018 budget package was approved at the last Board Meeting indicating a $0 requisition increase and the shortfall being taken out of the reserve. The revised 2018 budget packages were sent to all Mayors and Councils, and CFOs. The District of Highlands and the District of Metchosin have both approved the 2018 budget.

- Manager of Finance, Grant Brown and Acting Administrator, Sandy Clarke will be delivering presentations to the City of Colwood and the Town of View Royal in the next two weeks.

Director, Lanny Seaton commented that the City of Langford has approved the revised 2018 budget.

b) Strategic Planning Committee

Acting Administrator, Sandy Clarke highlighted the following:

- The Community Recreation team did a presentation at the last Board Meeting.

- Director, Lanny Seaton had commented that we could contact Westhills for availability of space, which we did. They however, only have space during the day and not the evening.

- We talked to Belmont High School about teen programming. There is a new principal who is excited about possible programming and partnerships with WSPRS.

c) Policy

- N/A

ADOPTED MARCH 8TH, 2018

d) Environment

- N/A

e) Skatepark
Chair of the Skatepark Committee, Ron Mattson highlighted the following:

- There was a meeting on January 22nd, 2018 to discuss the initial design. The design will include a linear street style for tricks and obstacles, a pool style and a flow area. There will be a spot for beginners and a spot for the more advanced. The first set of drawings should be completed by the first week in March, where another meeting will be had. All Board Members are welcome to attend once the date is confirmed.

MOVED/SECONDED *BY MILNE AND JAKOBSEN THAT THE REPORTS BE APPROVED AS PRESENTED.* ***CARRIED***

OLD BUSINESS

9. **a) Change in Board Meeting dates for June 2018 and September 2018**
Acting Administrator, Sandy Clarke commented on the following:

- June 21st is Aboriginal Day and as activities within the Municipalities are scheduled, the AGM and Board Meeting will move to June 14th unless anybody opposes.

- No opposition was shown by Board Members.

- The September Board Meeting is currently scheduled on the 13th, however, the UBCM (Union of BC Municipalities) is scheduled for the same day. The Board Meeting will move to September 6th or 20th.

- *Chair, Ed Watson recommended September 20th.*

- Acting Administrator, Sandy Clarke confirmed that the meeting would move to September 20th.

- Chair, Ed Watson commented that we would make sure that the WSPR Board Christmas Social did not conflict with the City of Langford Christmas party this year.

b) Park and Ride Update
Acting Administrator, Sandy Clarke commented on the following:

- Acting Administrator, Sandy Clarke and Manager of Operations, Wade Davies attended the Park and Ride Open House, held at Colwood City Hall.

ADOPTED MARCH 8TH, 2018

MOVED/SECONDED *BY DIRECTORS SEATON AND MATTSON THAT THE OLD BUSINESS UPDATES BE APPROVED AS PRESENTED.*
CARRIED

NEW BUSINESS

10. **a) Sledge Hockey Acknowledgement**
Acting Administrator, Sandy Clarke highlighted the following:

- An article about the program was recently in the Goldstream Gazette.

- The program offered at WSPR is unique to the area and is offered every Saturday (for now). Inclusion and accessibility is an important issue and is getting discussed a great deal.

FOR INFORMATION

11. **a) Human Resources Report**
Manager of Human Resources, Brian Merryweather commented on the following:

- The Finance Supervisor has resigned, which has left Manager of Finance, Grant Brown to re-structure the Finance Department. The Finance Supervisor position will be reviewed and changed into an Account Clerk position.

FOR INFORMATION ONLY

FOR INFORMATION

b) Administrator's Report
Sandy Clarke, Acting Administrator reported the following highlights:

- Acting Manager of Recreation, Geoff Welham and Acting Administrator, Sandy Clarke attended the Administrator's Conference in Harrison in early January.

- Manager of Operations, Wade Davies was notified by WSPR Staff and City of Colwood Emergency Coordinator when the Tsunami Warning was made. The JDF Senior's Centre is used as a reception centre and about 60-70 people showed up.

- The West Shore Family Learning Tour was held on January 27th and we participated by offering free activities at three locations (StoryWalk/10 Month Preschool Program Open House at the JDF Recreation Centre, blackberry painting and other artistic activities at both the Neighborhood Learning Centre at Royal Bay and Centennial Centre).

- Received a grant from the BC Government for Family Day on February 12th, which will allow us to offer a free swim, free skate and an arts literacy station in the lobby of the recreation centre.

- The Community Recreation team is currently applying for the Canada Summer Jobs grant that will help fund some summer positions.

- The Parks department is building blue bird boxes and once up, they will be monitored for activity.

ADOPTED MARCH 8TH, 2018

MOVED/SECONDED *BY DIRECTORS MILNE AND JAKOBSEN THAT THE REPORTS BE APPROVED AS PRESENTED.*
CARRIED

FOR INFORMATION ONLY

- Chair, Ed Watson commented that he will look to the Board of Directors to set up the intentions for the terms of references for the Facilities Review Committee.

ADJOURNMENT

12. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND MATTSON THAT THE MEETING BE ADJOURNED AT 7:29PM.*
CARRIED

ADOPTED MARCH 8TH, 2018

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0023 – 2579 Rainville Rd

That Development Variance Permit No. DVP17-0023 be issued by the Council for the City of Langford to Dan Hodge on behalf of Dan and Munirih Hodge to reduce the minimum rear yard setback from 6.0 m (20 ft) to 2.7 m (9 ft) and defer the requirement for the installation of on-site plumbing to allow for the construction of an addition to the existing one-family dwelling at 2579 Rainville Road 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 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum setback from the rear lot line from 6.0 m (20 ft) to 2.7 m (9 ft); and
b) That Section 6.1.2(c) of Subdivision and Development Servicing Bylaw No. 1000 be varied to defer the installation of on-site plumbing from prior to the issuance of an Occupancy Permit for the proposed addition to within six months of a sewer main being installed in a highway or City statutory right-of-way abutting the property at 2579 Rainville Road;

3. Conditions

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

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

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 19 March 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File Development Variance Permit No. DVP17-0023

Applicant Dan Hodge

Location 2579 Rainville Rd

Proposal

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

   Subject to the following conditions:

   I. That the site is developed in substantial accordance with the plans attached to this report as Appendix C;

   II. That the owner registers a Section 219 Covenant, in priority of all other charges, prior to the issuance of this Development Variance Permit that agrees that all required on-site plumbing will be installed and connected to the municipal sanitary sewer system within six months of a sewer main being installed in a highway or City statutory right-of-way abutting the parcel;

   III. That the owner pays the required Sewer Capital Recovery Fee (SCRF) to West Shore Environmental Services or the City of Langford prior to the issuance of a Building Permit authorizing the construction of the proposed addition at 2579 Rainville Road; and

   IV. That the owner provides confirmation of adequate septic field capacity for the proposed addition containing a shop and secondary suite from Island Health prior to the issuance of a Building Permit authorizing the construction of the proposed addition at 2579 Rainville Road.

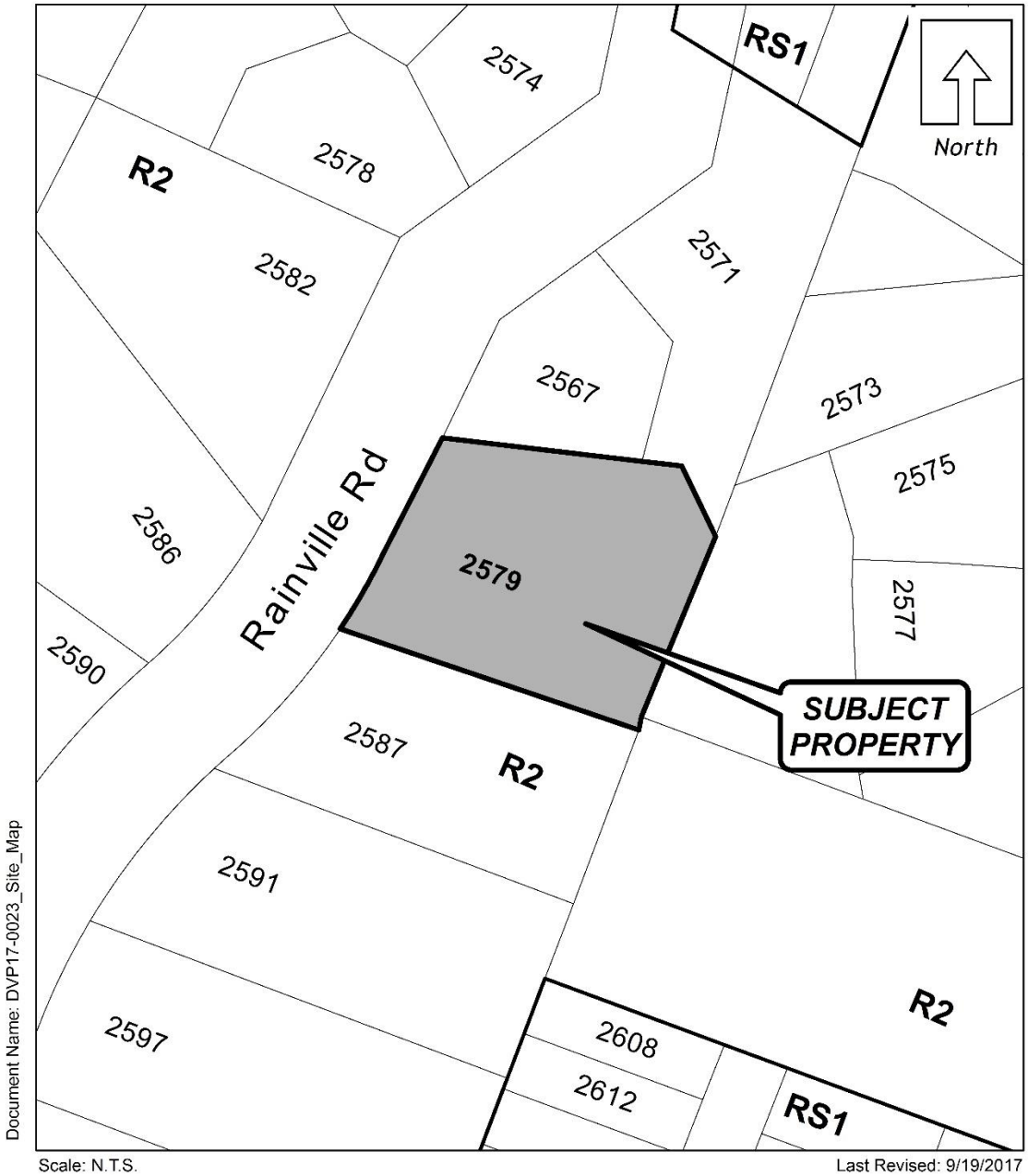
Purpose To reduce the minimum rear yard setback and defer the requirement for the installation of on-site plumbing to allow for the construction of an addition to the existing one-family dwelling at 2579 Rainville Road.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 14 March 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 19 March 2018 during the Public Participation Section at the beginning of the meeting.

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

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0023)
2579 Rainville Rd



CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, March 12th, 2018

1. **Application to Rezone 2682, 2684, 2686, 2696, 2702, and 2706 Sooke Road from District Commercial (C3) and Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9) to Allow for a Mixed-Use Development**
   - Staff Report (Planning)

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

1. Give 1st reading to the attached Bylaw No. 1767 to amend the zoning designation of the properties located at 2682, 2684, 2686, 2696, 2702, and 2706 Sooke Road from District Commercial (C3) and Service Commercial (CS1) to a new Community Town Centre Pedestrian 9 (C9) 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. $610 towards the Affordable Housing Fund, and **either**
      ii. $2,074 towards the General Amenity Reserve Fund, **OR**
      iii. Full road improvements for the realignment of Glen Lake Road

   b) That the applicant provides, **prior to public hearing**, the following:

      i. A technical memo from an engineer that verifies storm water can be adequately managed for the proposed developments, 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 the owner will not apply for, nor is the City obligated to issue a Development Permit, Building Permit, or Subdivision until the road (as shown) has been dedicated.
      ii. That at any time after the 5th anniversary date of adoption of the bylaw to rezone the subject lands, that the City may request, and the owner shall provide, the area of land necessary for the construction of the road extension from Happy Valley Road to Glen Lake Road as well as Sooke Road for $1.00.
      iii. That the owner will limit direct vehicular access to Sooke Road, and will not apply for, nor will the City be obligated to grant driveway access on to Sooke Road, except in accordance with a comprehensive plan of development for the properties as a whole.

CON'T

iv. That the owner will provide an easement for reciprocal vehicular access in conjunction with any Development Permit where various properties may be affected, to the satisfaction of the City Planner.

v. 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 prior to Occupancy of any buildings;

vi. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering and Manager of Parks prior to issuance of a building permit; and

vii. That a detailed 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 the City Planner to permit onsite parking, through the Development Permit for Form and Character, to be at a ratio of 1.0 stall per 1 or 2 bedroom units, with any additional 0.25 for visitor parking.

3. Direct the City Planner to permit onsite parking and loading facilities, through the Development Permit for Form and Character, to be located in the front or side yards for buildings located immediately next to the Galloping Goose.

CARRIED.

2. Application to Rezone 2158 Millstream Road from the R2, One and Two Family Residential, Zone to the RS4, Residential Small Lot 4, Zone to Allow for a 32 Lot Subdivision.
- Staff Report (Planning)

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

1. Give First Reading of Bylaw 1762, a Bylaw to amend the zoning designation of the property located at 2158 Millstream Road from the R2 (One and Two Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone, subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to issuance of a building permit:

        i. $3,960 per small lot single family home towards the General Amenity Reserve Fund less the cost to construct the additional 77.4 m of sidewalk beyond the property frontage;

        ii. $660 per small lot single family home towards the Affordable Housing Reserve Fund;

CON'T

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

i. A technical Stormwater Management Memo 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 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;
ii. That the developer will construct full frontage improvements, including, but not limited to, boulevard planting, and light standards within the frontages of all internal roads and along the Millstream Road frontage. The installation of sidewalks on one side of internal roads as well as along the frontage of Millstream Road that connects the entrance of Bear Mountain Parkway to Nirwan Place. All frontage improvements shall be 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, or be the subject of a development servicing agreement to the satisfaction of the Director of Engineering;
iii. 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;
iv. That the developer agrees to register a road dedication along Millstream Road as is necessary to accommodate any and all required frontage improvements prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;
v. That developer agrees to register statutory right of way over the utility corridor to serve as a pedestrian path connection to Bear Mountain Parkway, prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;
vi. That the developer agrees to construct a pedestrian path, approximately 4 m wide and 30 m long that is accessible and inclusive to those with mobility issues, to the satisfaction of the Manager of Parks and Recreation, prior to the issuance of any building permits on the Lands;
vii. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;
viii. That the developer will endeavor to alert the future property owners of the proximity to Western Speed Way Recreation Park, and the nuisance this location may cause;

CON'T

ix. To extend the sidewalk from Bear Mountain Parkway to Niwan Place, an additional 77.4 m of sidewalk that is not within the subject property frontage.

x. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, March 13th, 2018

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1. **Lippincott Bridge Replacement Contract Award (Engineering)**

That the Transportation and Public Works Committee recommend to Council:
That Council:

Approve the award of the Lippincott Bridge Replacement to Mainroad South Island Contracting to install a Prefabricated Timber Deck for an estimated cost of $148,800 and fund the project from the Infrastructure Replacement Fund.

CARRIED.

2. **Request to Amend Permit Parking – Springboard Place (Engineering)**

That the Transportation and Public Works Committee recommend to Council:
That Council:

Modify the permit parking sign to 6:00 a.m. to 6:00 p.m. Monday to Friday. Trial run to be reviewed in September 2018.

CARRIED.

3. **McCallum Road Lighting Improvements (Engineering)**

That the Transportation and Public Works Committee recommend to Council:
That Council:

Direct staff to proceed with replacing the existing post-top streetlights on McCallum Road, between Millstream Road and Costco's west driveway, with new streetlight poles and LED fixtures at an estimated cost of $80,000, and fund this installation through the City's Development Cost Charge (Roads North) program.

CARRIED.

4. Request for Funding Millstream Fishway Project/Atkins Culvert (Engineering)

That the Transportation and Public Works Committee recommend to Council:
That Council:

Support the Millstream Fishway Project underway by the Peninsula Streams Society by contributing $25,000 from the Neighbourhood Beautification budget to support improvements to the Atkins Avenue culvert.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, March 15th, 2018

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1. **Monthly Approval of Accounts Payable – February 2018**
   - **Staff Report (Finance)**

That Administration and Finance Committee recommend to Council:

That Council approve the City of Langford disbursements from February 2018, be approved as outlined in the Accounts Payable Report dated March 6, 2018.

CARRIED.

2. **Funding Requests for 2018 Budget Year**
   - **Staff Report (Finance)**

That Administration and Finance Committee recommend to Council:
That Council:

Approve the following funding applications for the year 2018:

1. Historically Funded Requests:

   a) Vancouver Island South Film and Media Commission - $2,000 to promote the industry -
   b) Greater Victoria Bike to Work Society - $1,500 for Bike to Work Week
   c) Royal Canadian Legion - $2,500 for Remembrance Day luncheon; plus funding of $3,000 towards a Christmas Dinner 2018.
   d) Fort Rodd Hill and Fisgard Lighthouse - $1,500 for Canada Day celebration
   e) Your Literacy Connection - $500 to promote literacy in Langford
   f) Lighthouse Christian School - $1,000 for grad
   g) Goldstream Nature House – Chums sponsorship program $1,000

2. New Requests:

   h) Big Brothers Big Sisters of Victoria and Area - $1,000 for mentoring program
   i) M'Akola Housing Society - $1500 for Westshore Indigenous Festival

Deny the following 2018 funding requests due to budgetary constraints:

1. New Requests:

   a) Royal Bay Secondary School Parent Grad Committee - $2,000 towards Dry Grad Carnival
      - Committee recommends that Council direct staff to work with the school in 2019 to develop a similar agreement for fee for service as Belmont Secondary School.

CON'T

b) Lions Pride Gymnastics Society - $250 - $2,500 for sponsorship
   - Committee requests that Lion's Pride do a presentation to the committee in 2019.

c) Open Gate Church - $3,000 for Langford/Colwood Neighbourhood Free Fresh Food Market

CARRIED.

CITY OF LANGFORD
BYLAW NO. 1717

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 amending the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by adding the following to Section 6.95.01(2) of Zoning Bylaw No. 300:

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive), subject to Section 6.95.04(9)."

2. By adding the following as Section 6.95.04(4) and re-numbering subsequent Sections accordingly:

   "A maximum of one dwelling unit may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive)."

3. By adding the following as Section 6.95.04(5) and re-numbering subsequent Sections accordingly:

   "Despite Section 6.95.04(4), more than one but not more than 175 dwelling units may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive) if the owner of the land or applicant for a building permit:

   (a) Provides $3,667 per Single Family Equivalent (SFE) to the City's General Amenity Reserve Fund; and

   (b) Provides the amenity contributions noted in Section 6.95.04(2) above.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2018".

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

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

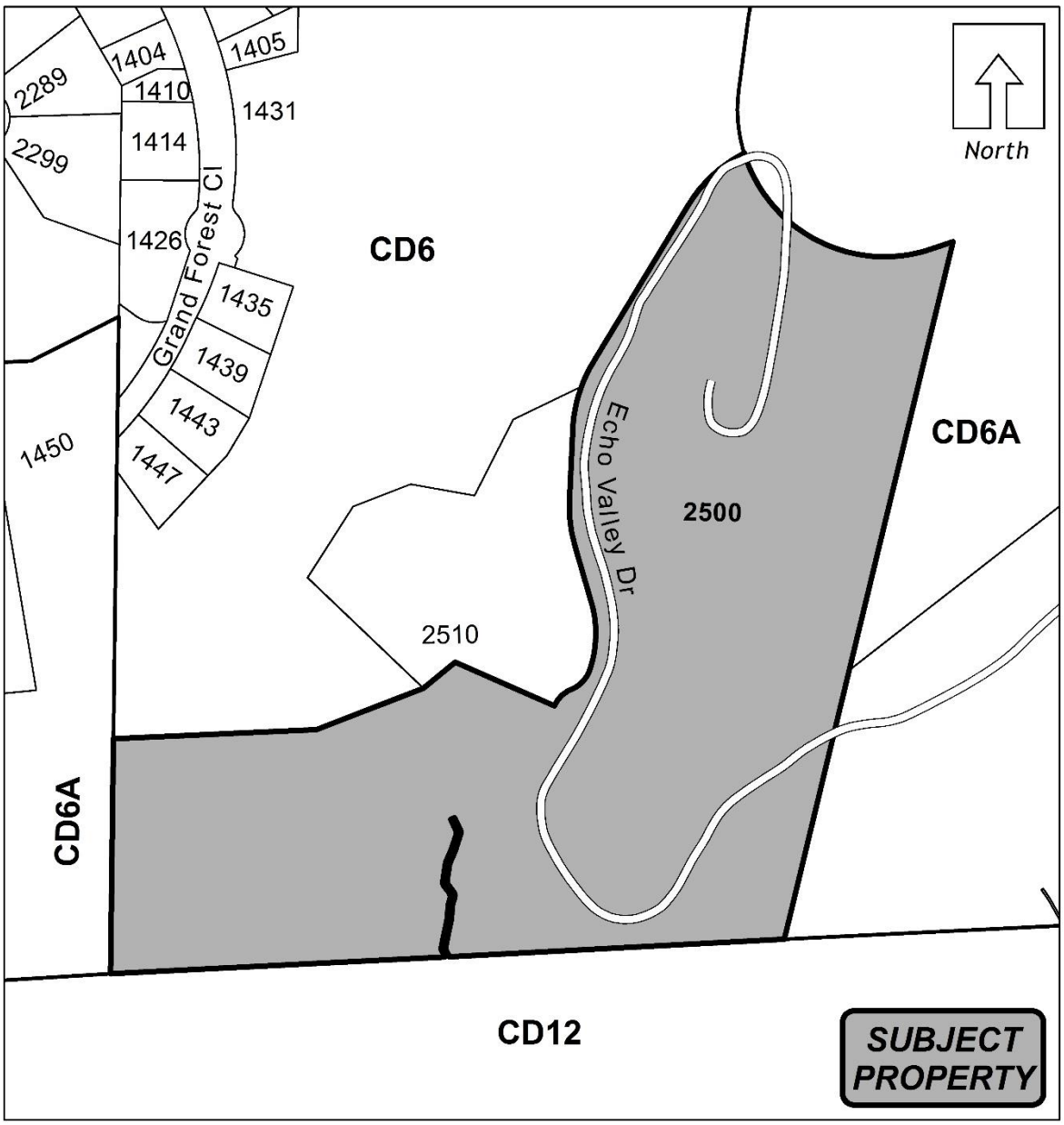
READ A THIRD TIME this day of, 2018.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1717

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

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), 2018".

READ A FIRST TIME this 8th day of January, 2018.

PUBLIC HEARING held this day of , 2018.

READ A SECOND TIME this day of , 2018.

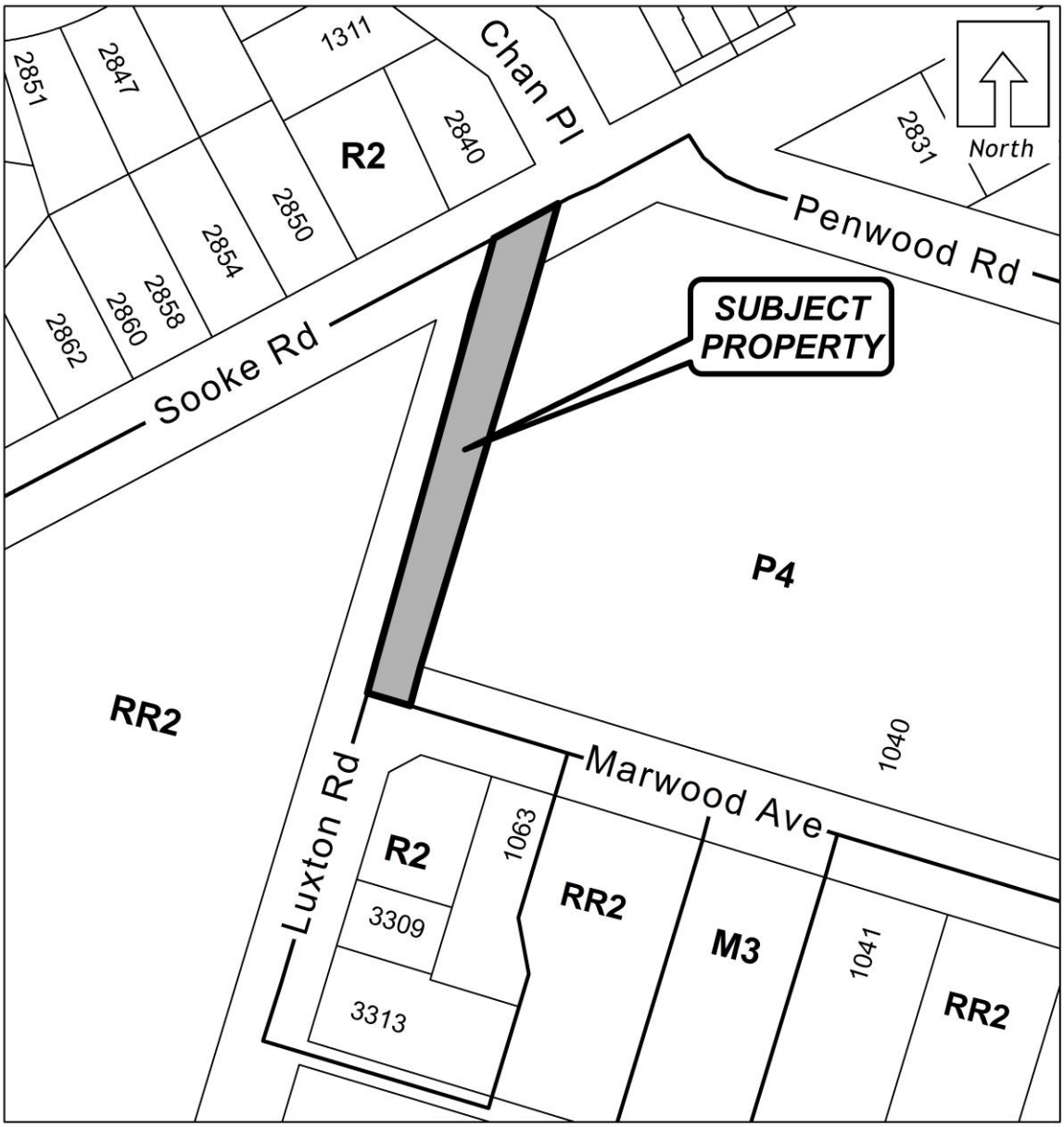
READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

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:	**March 19, 2018**
Department:	**Planning**
Application No.:	**Z17-0040**
Subject:	**Bylaw No. 1739 - Application to Rezone 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) Zone to the C8A (Community Town Centre Pedestrian) Zone to allow uses already occurring within the buildings at these addresses**

At their Regular Meeting of October 2nd, 2017, Council gave first reading to Bylaw 1739 and passed the following resolution with respect to the property at 694 Goldstream Avenue and 688 Granderson Road:

1. *Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) Zone subject to the following terms and conditions:*

    a) *That the owner agrees to provide **as a bonus for increased density**, the following contributions **per new unit** created, prior to subdivision approval or building permit issuance, whichever is first:*

        i. *$1525 per unit towards the General Amenity Reserve Fund;*
        ii. *$610 per unit towards the Affordable Housing Reserve Fund;*

    b) *That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of a**dditional commercial space added**, prior to building permit issuance:*

        i. *$10.75 per m^2 of gross floor area towards the General Amenity Reserve Fund.*

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

i. *That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;*
ii. *That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;*
iii. *That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will implement the recommendations within a storm water management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;*
iv. *That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provides full frontage improvements and road dedication, if required, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;*
v. *That prior to subdivision approval or building permit issuance, whichever is first, the applicant may be required to undergo upgrades and extensions to infrastructure, in order to utilize municipal services, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and*
vi. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the applicant.*

d) *That prior to **Bylaw Adoption** the applicant provide written acknowledgement from the City of Langford Fire Chief that the building is safe for tenant and/or owner occupation.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1c) i-vi, and has completed item 1 d) in accordance with Council's resolution of October 2nd, 2017.

Bylaw No.1739 was signed by the Minister of Transportation on the 9th day of November, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1739;

2. Take no action at this time with respect to Bylaw No. 1739;

Respectfully Submitted,

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

:lhm

CITY OF LANGFORD
BYLAW NO. 1739

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 C3 (District Commercial) Zone and adding to C8A (Community Town Centre Pedestrian) Zone the property legally described LOT A (DD B21103), BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 EXCEPT PART IN PLAN VIP67418, PID No. 006-991-971 (694 Goldstream Ave) and LOT 3, BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 PID No. 006-991-963 (688 Granderson Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
C8	1739	LOT A (DD B21103), BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 EXCEPT PART IN PLAN VIP67418, PID No. 006-991-971 (694 Goldstream Ave) and LOT 3, BLOCK 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 1739 PID No. 006-991-963 (688 Granderson Rd)	a) $1525 per new unit towards the General Amenity Reserve Fund; b) $610 per new unit towards the Affordable Housing Reserve Fund; c) $10.75 per square metre for any additional commercial space towards the General Amenity Fund;	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 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.

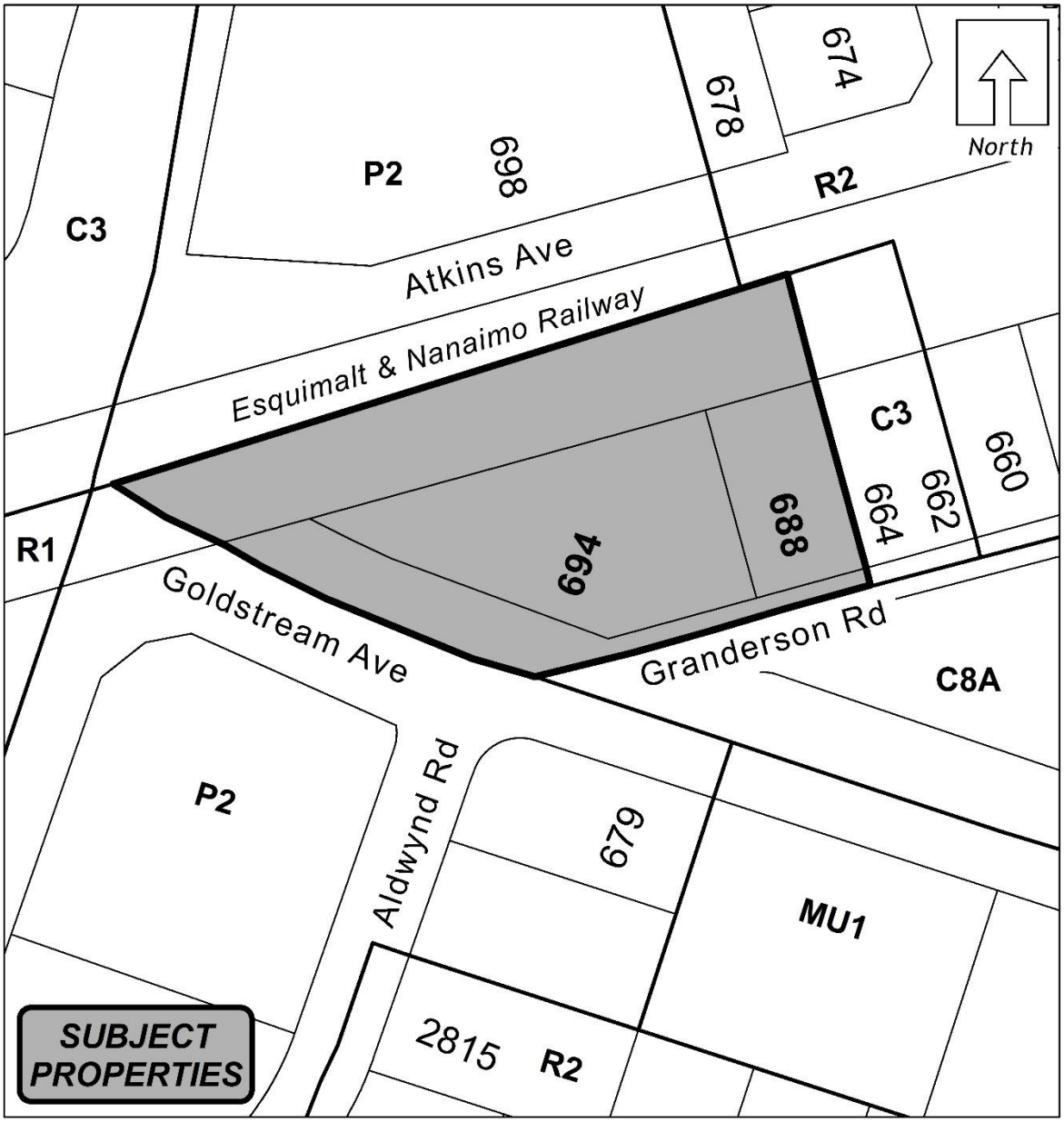
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 9th day of November, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1739

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1739

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/5/2017

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), 2018".

READ A FIRST TIME this 8th day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

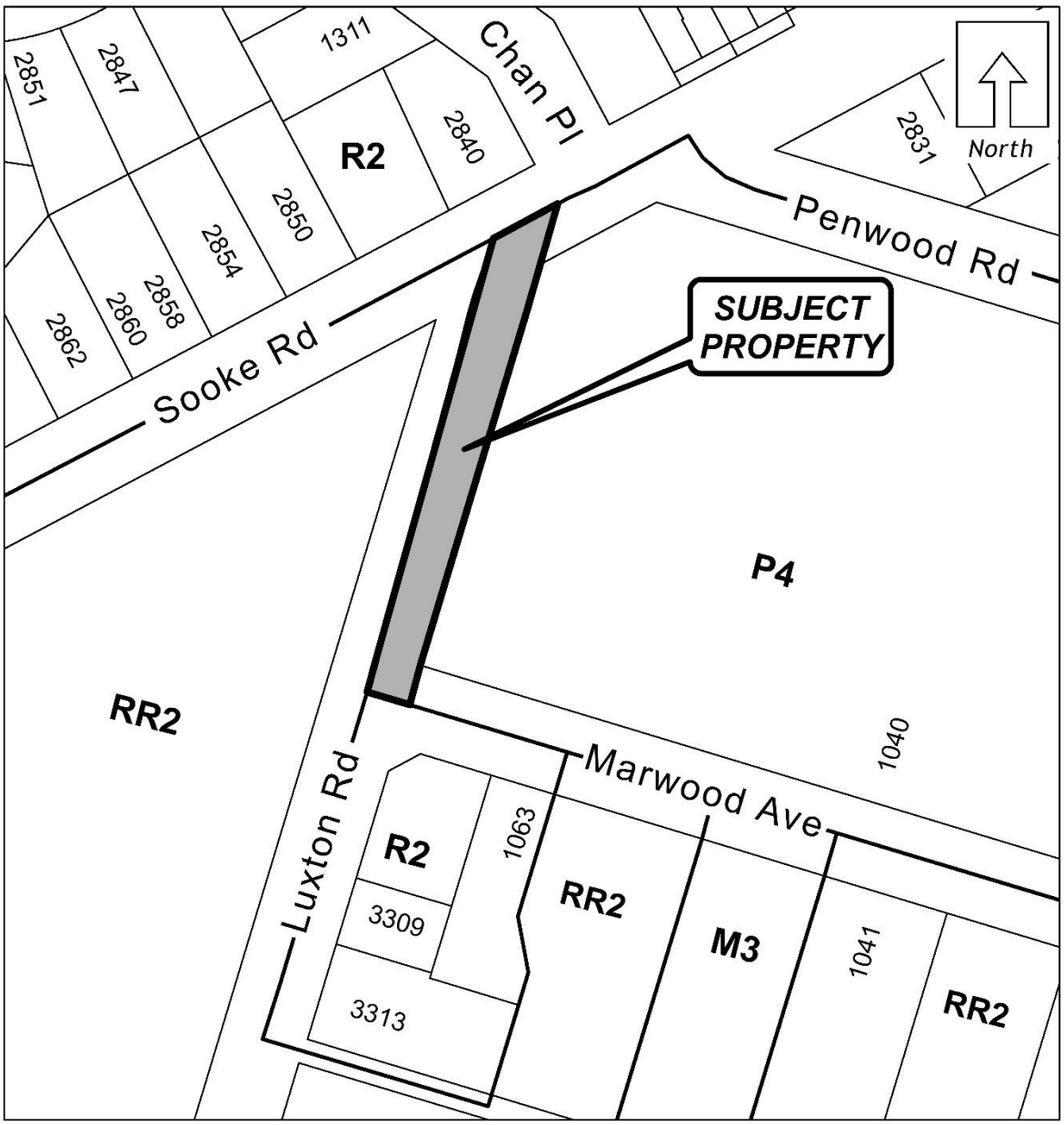
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

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. 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 8th day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

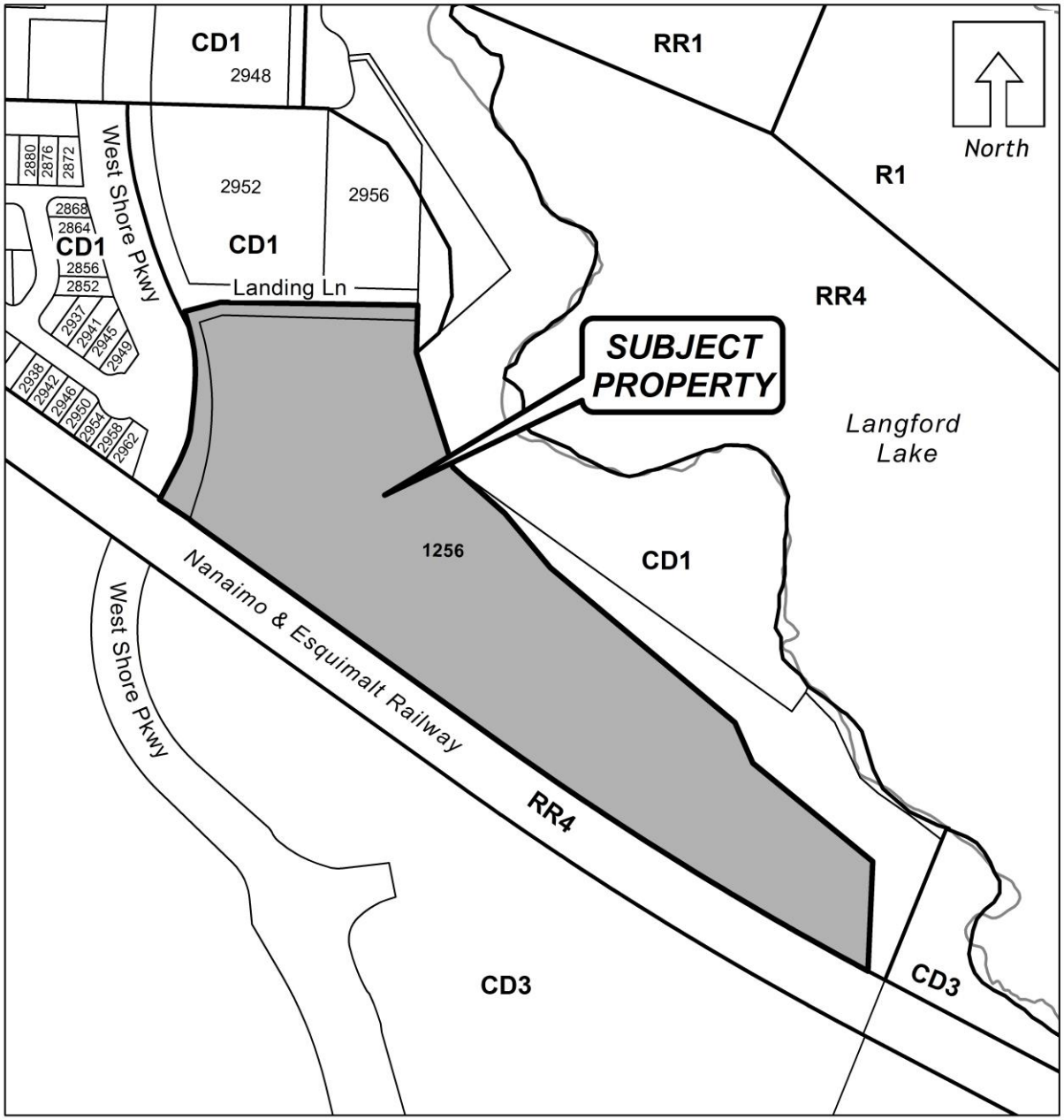
READ A THIRD TIME this day of, 2018.

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
BYLAW NO. 1762

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

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

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

1. By deleting from the **R2 (Rural Residential 2) Zone** and adding to the **RS4 (Residential Small Lot 4) Zone** the properties legally described as LOT 4, SECTION 2, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 8864; PID No.: 005-476-020 (2158 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1762	LOT 4, SECTION 2, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 8864 (2158 Millstream Rd)	a) $3,960 per small lot towards the General Amenity Reserve Fund; b) $660 per small lot towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

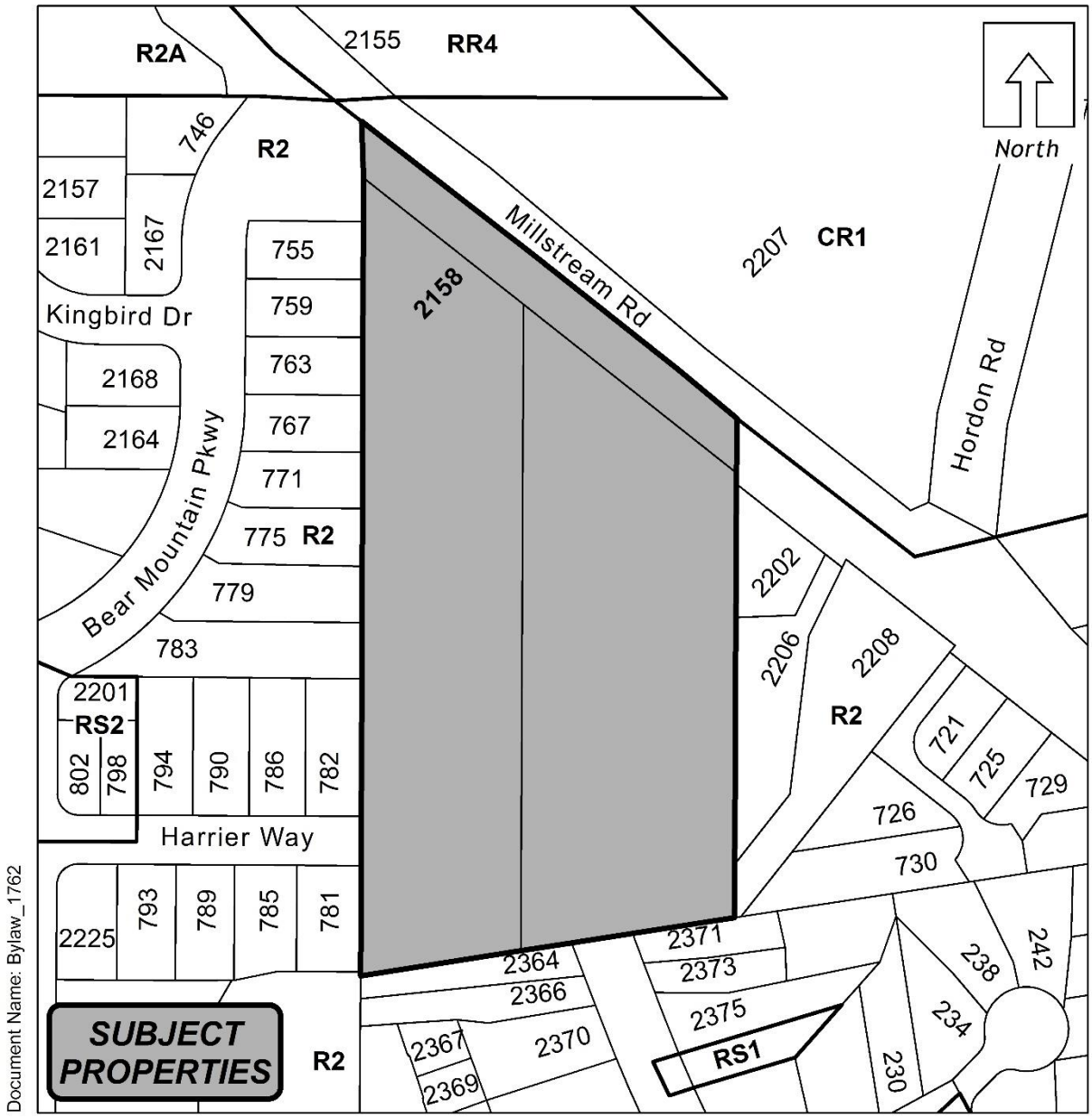
READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1762

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1762

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/25/2018

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **March 19, 2018**

Department: **Administration**

Subject: **Closure and Disposition of Goldstream Avenue – Bylaw No. 1764**

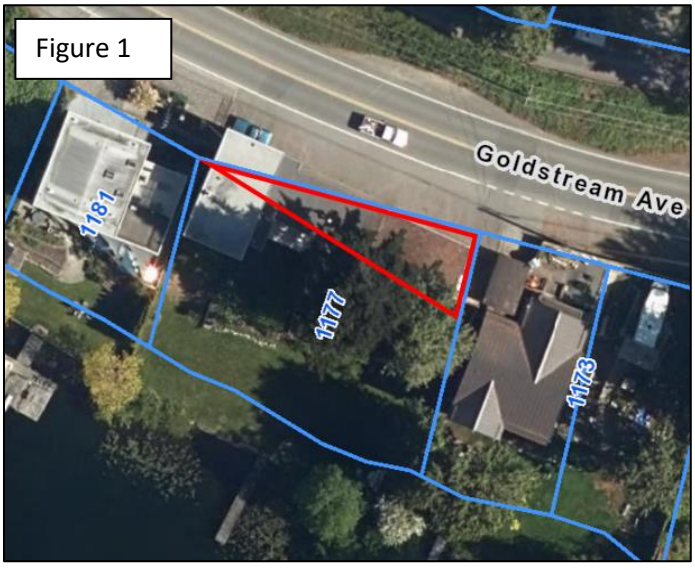
Background

The owners of 1177 Goldstream Avenue have recently rezoned this property from R1 to RM2A to allow for the construction of a 3-unit townhouse. Council adopted the applicable bylaw on March 5th, 2018. While the applicant was progressing with their development, they had survey work completed and discovered that land which was thought to be privately owned was in fact dedicated road. The current building is actually situated on this land and can be seen in Figure 1 below inside the proposed road closure area, which is outlined in red. The applicant has approached the City and requested to receive this portion of Goldstream Avenue for a nominal fee, but be responsible for all costs associated with closure and transfer. The attached Schedule 'A' outlines the exact area of the proposed road closure in bold outline.

Commentary

Daxco Developments Ltd., owners of 1177 Goldstream Avenue, requested to receive a portion of Goldstream Avenue that fronts their development site. The portion of road proposed to be closed (160m² or 1,722 ft²) was historically thought to be a part of this property. City Hall and CRD both considered this private property, but their surveyor discovered records that proved otherwise, and has provided a summary of this research into this matter that is attached to this report as Schedule B for Councils information. Figure 1 outlines in red the approximate area proposed to be closed.

Figure 1



Financial Implications

Due to the history of this portion of land, the owner has requested that the City agree to dispose of this land for a nominal fee as opposed to the market value. All costs

associated with the closure and disposition of this portion of Goldstream Avenue would be the responsibility of the developer. Any necessary statutory right of ways, easements, or covenants arising as a result from this closure would also be the responsibility of the developer.

Legal Implications
There are no known legal implications with the closure and disposition of this portion of Goldstream Avenue.

Options

That Council;

1. Agrees to close and dispose of 160.5m² of road fronting 1177 Goldstream Avenue to Daxco Developments for $1.00 plus all costs associated with the closure as outlined in this report;

   AND

   Give Goldstream Avenue Closure Bylaw No. 1764 1st, 2nd, and 3rd readings.

   OR

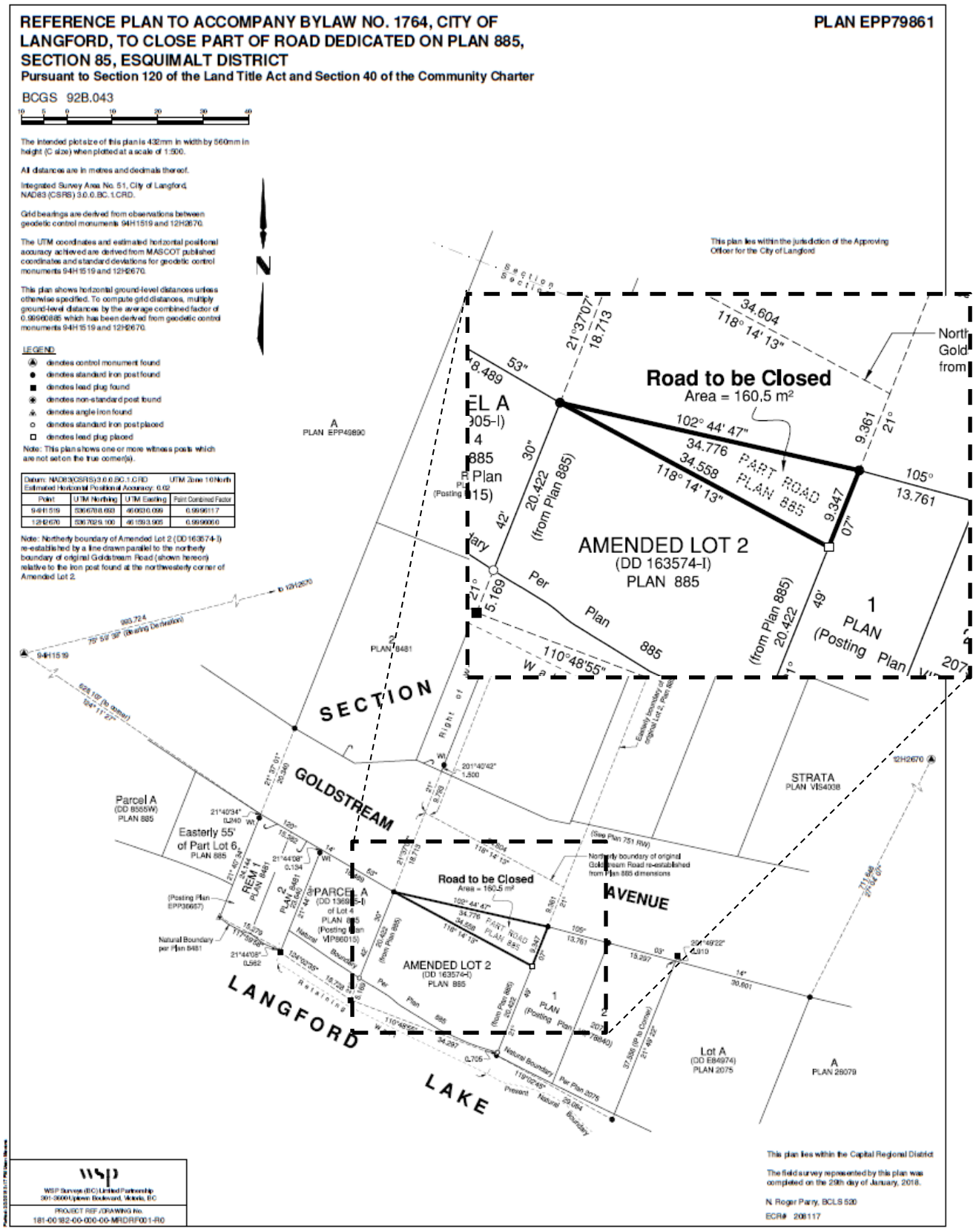
2. Do nothing at this time, and not close Goldstream Avenue as outlined in this report.

Respectfully Submitted,

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

:rd

Schedule 'A'


REFERENCE PLAN TO ACCOMPANY BYLAW NO. 1764, CITY OF LANGFORD, TO CLOSE PART OF ROAD DEDICATED ON PLAN 885, SECTION 85, ESQUIMALT DISTRICT
Pursuant to Section 120 of the Land Title Act and Section 40 of the Community Charter
PLAN EPP79861
BCGS 92B.043
Road to be Closed
Area = 160.5 m²
AMENDED LOT 2
(DD 163574-I)
PLAN 885
PARCEL A
(DD 136956-I)
of Lot 4
PLAN 885
(Posting Plan VIP86015)
Parcel A
(DD 85656W)
PLAN 885
Easterly 55'
of Part Lot 6,
PLAN 885
REM 1
PLAN 8481
PLAN EPP49890
PLAN 2075
PLAN VIS4038
STRATA
Lot A
(DD EB4974)
PLAN 2075
PLAN 26079
SECTION
GOLDSTREAM
AVENUE
LANGFORD
LAKE
Natural Boundary per Plan 8481
Natural Boundary per Plan 2075
Northerly boundary of original Goldstream Road re-established from Plan 885 dimensions
This plan lies within the jurisdiction of the Approving Officer for the City of Langford
This plan lies within the Capital Regional District
The field survey represented by this plan was completed on the 25th day of January, 2018.
N. Roger Parry, BCLS 520
ECR# 208117
WSP Surveys (BC) Limited Partnership
301-3600 Uptown Boulevard, Victoria, BC
PROJECT REF./DRAWING No.
181-00182-00-000-00-MRDRF001-R0

Schedule 'B'

2018-01-12

City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC
V9B 2X8

Attention: Leah Stohmann, Approving Officer

Dear Ms. Stohmann:

Subject: Daxco Developments Ltd. - 1177 Goldstream Avenue
Proposed Road Closure of Part of Goldstream Avenue Dedicated on Plan 885, Section 85, Esquimalt District
SURVEY REPORT

As requested in our meeting of January 9, 2018, (City of Langford/Turner Lane Development Corp/WSP) we are pleased to submit this survey report pertaining to the property boundaries and geometry of Goldstream Avenue relative to historic survey and plan records. We make reference to WSP Dwg 181-00182-00-000-00-MRDSK001-R) dated January 9, 2018.

Subdivision Plan 885, prepared in 1907 was the initial subdivision plan within Sections 85 and 116 which created a series of lots as well as dedicating "Goldstream Avenue" at a width of 66 feet. Relative to original Lot 2, Plan 885 showed dimensions from the Section 85/116 section line to the north limit of Goldstream Avenue at distances of 523.6 feet and 536.7 feet respectively on the west and east boundaries of Lot 2. Note that the general trend of the road along the Lot 2/4 frontage was a general straight line without deflection.

Subdivision Plan 2075, prepared in 1918, was the next subdivision plan to be deposited, which was immediately adjacent to the east boundary of Plan 885. Of note, a distance of 508.2 feet shows on Plan 2075 from the Section 85/116 section line to the north limit of Goldstream Avenue. These supposed common points to the north limit of Goldstream Avenue differ by 28.5 feet. Note that Plan 2075 illustrates a deflection in the Goldstream Avenue alignment to the west in the approximate centre of adjoining Lot 2, Plan 885.

On the south side of Goldstream Avenue, comparing the dimensions of that part of original Lot 2, Plan 885 at 67 feet from the south limit of Goldstream Avenue to that of 100 feet shown on Plan 2075, indicates that the original natural boundary of Langford Lake was in more or less the same location. There is therefore a clear and significant discrepancy in the location of the Goldstream Avenue limits, based on Plans 885 and 2075, in the order of 28.5 feet.

Suite 301, 3600 Uptown Boulevard
Victoria, BC, Canada V8Z 0B9

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F +1 250 386-2844
wsp.com

A number of subsequent surveys and plans were prepared in this area which created new parcels, and adjusted some of the original lot boundaries. Additional road dedications impacted the width of Goldstream Avenue (then named Island Highway) on the north side of the road in the immediate vicinity of Lot 2, Plan 885 and Lot 1, Plan 2075. Reference is made to Plan 3594 (1928), Plan 6639 (1947), Plan 8481 (1950) and Plan 751 R/W (1952). These various plans created a non-symmetrical alignment on the north side of the then Island Highway. An approximate 30.8 feet (9.4 metre) jog in the south side of the road exists along the common boundary of now Amended Lot 2 (DD163574-I) Plan 885 and Lot 1, Plan 2075.

A number of more recent Posting Plans have been prepared and filed on the immediate lakefront properties on either side of subject Amended Lot 2 (DD163574-I). These plans include Plan VIP78840 (2005), Plan VIP86015 (2008), and Plan EPP36667 (2013). In preparation of the attached Proposed Road Closure Plan we have consolidated all boundary and survey evidence information to re-construct the property boundaries and limits of Goldstream Avenue, which represent the current legal survey fabric (subject to final legal survey) in the immediate vicinity of subject Amended Lot 2 (DD163574-I). Given the number of legal surveys that have been conducted in this area over the last 111 years, it is not unreasonable to expect certain differences in measurements from the original surveys to those of today. That said, there is inconclusive survey evidence to explain the significant 30.8 feet (9.4 metre) jog along the south boundary of Goldstream Avenue between Amended Lot 2 (DD163574-I) Plan 885 and Lot 1, Plan 2075.

In order to rectify these historic survey anomalies and associated plan records, and in recognition of the long standing use of the land within the Goldstream Avenue road area derived from Plan 885 (including building location/encroachment), the proposal to formally close that portion of Goldstream Avenue shown in bold outline on the attached plan seems prudent and reasonable.

As a matter of note, this property boundary issue has been reviewed by the LTSA Surveyor General Division by email dated December 19, 2017. Their office suggested that the best solution to "make the building legal" is for the City of Langford to close a portion of the road, which can then be consolidated with Amended Lot 2. This process is in keeping with our proposal to you in our meeting of January 9, 2018.

We trust this survey report and supporting plan records will be satisfactory in moving this matter and the proposed road closure application forward. If you have any questions, please contact the undersigned.

Yours truly,

N. Roger Parry, BCLS
Senior Project Manager

NRP/sm
Encl.
cc: Daxco Devlopments Ltd. (Malcolm Hall)
Turner Lane Development Corp (Les Bjola/Rachael Samson)

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1764, 2018
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 160.5 m^2 (1,727 ft^2), which was dedicated as highway by Plan 885, shown outlined in a bold black line on the reference plan prepared by N. Roger Parry, BCLS on the 29th day of January 2018, 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 160.5 m^2 (1,727 ft^2) of highway, which was dedicated as highway by Plan 885, labelled "Road to be Closed" 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. 1764, 2018”.

READ A FIRST TIME 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 AND INFRASTRUCTURE THIS DAY OF, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

REFERENCE PLAN TO ACCOMPANY BYLAW NO. 1764, CITY OF LANGFORD, TO CLOSE PART OF ROAD DEDICATED ON PLAN 885, SECTION 85, ESQUIMALT DISTRICT

PLAN EPP79861

Pursuant to Section 120 of the Land Title Act and Section 40 of the Community Charter

BCGS 92B.043

10 5 0 10 20 30 40

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

Integrated Survey Area No. 51, City of Langford, NAD83 (CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 94H1519 and 12H2670.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MASCOT published coordinates and standard deviations for geodetic control monuments 94H1519 and 12H2670.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99960885 which has been derived from geodetic control monuments 94H1519 and 12H2670.

LEGEND

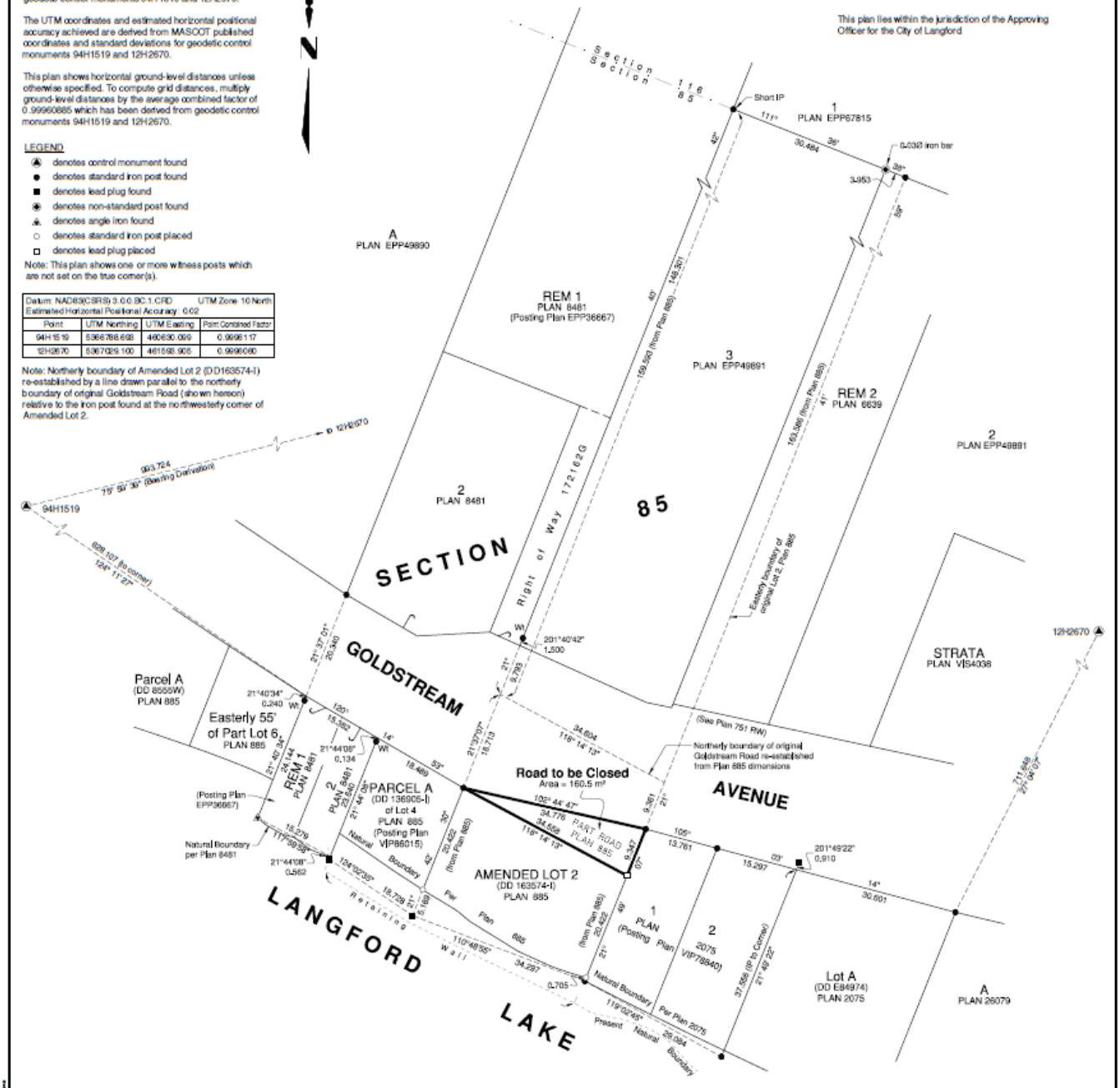
- denotes control monument found
- denotes standard iron post found
- denotes lead plug found
- denotes non-standard post found
- denotes angle iron found
- denotes standard iron post placed
- denotes lead plug placed

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD UTM Zone 10 North Estimated Horizontal Positional Accuracy: 0.02			
Point	UTM Northing	UTM Easting	Point Combined Factor
94H1519	5366768.698	440630.069	0.9996117
12H2670	5367029.100	441598.905	0.9996060

Note: Northerly boundary of Amended Lot 2 (DD163574-I) re-established by a line drawn parallel to the northerly boundary of original Goldstream Road (shown hereon) relative to the iron post found at the northwesterly corner of Amended Lot 2.

This plan lies within the jurisdiction of the Approving Officer for the City of Langford



This plan lies within the Capital Regional District

The field survey represented by this plan was completed on the 29th day of January, 2018.

N. Roger Parry, BCLS 520

ECR# 208117

WSP Surveys (BC) Limited Partnership
301-3600 Uptown Boulevard, Victoria, BC

PROJECT REF./DRAWING No.
161-00162-00-000-00-MRDRF001-R0

CITY OF LANGFORD
BYLAW NO. 1767

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 C3 (District Commercial) and CS1 (Service Commercial) Zone and adding to C9 (Community Town Centre Pedestrian 9) Zone the property legally described as LOTS 3, 4, 5 & 8, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No.s 005-723-400, 005-723-426, 005-723-442, 005-723-451 (2686, 2684, 2682 & 2706 Sooke Rd); LOTS 1 & 2 SECTION 83 ESQUIMALT DISTRICT PLAN 8145, PID No. 005-465-818, 005-465-834 (2702 & 2696 Sooke 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)
C9	1767	LOTS 3, 4, 5 & 8, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-400,005-723-426, 005-723-442, 005-723-451 (2686, 2684, 2682 & 2706 Sooke Rd); and LOTS 1 & 2 SECTION 83 ESQUIMALT DISTRICT PLAN 8145, PID No. 005-465-818, 005-465-834 (2702 & 2696 Sooke Rd)	a) $2,074 per new residential unit created towards the General Amenity Reserve Fund; b) $610 per new residential unit created towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 527, (2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 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 of, 2018.

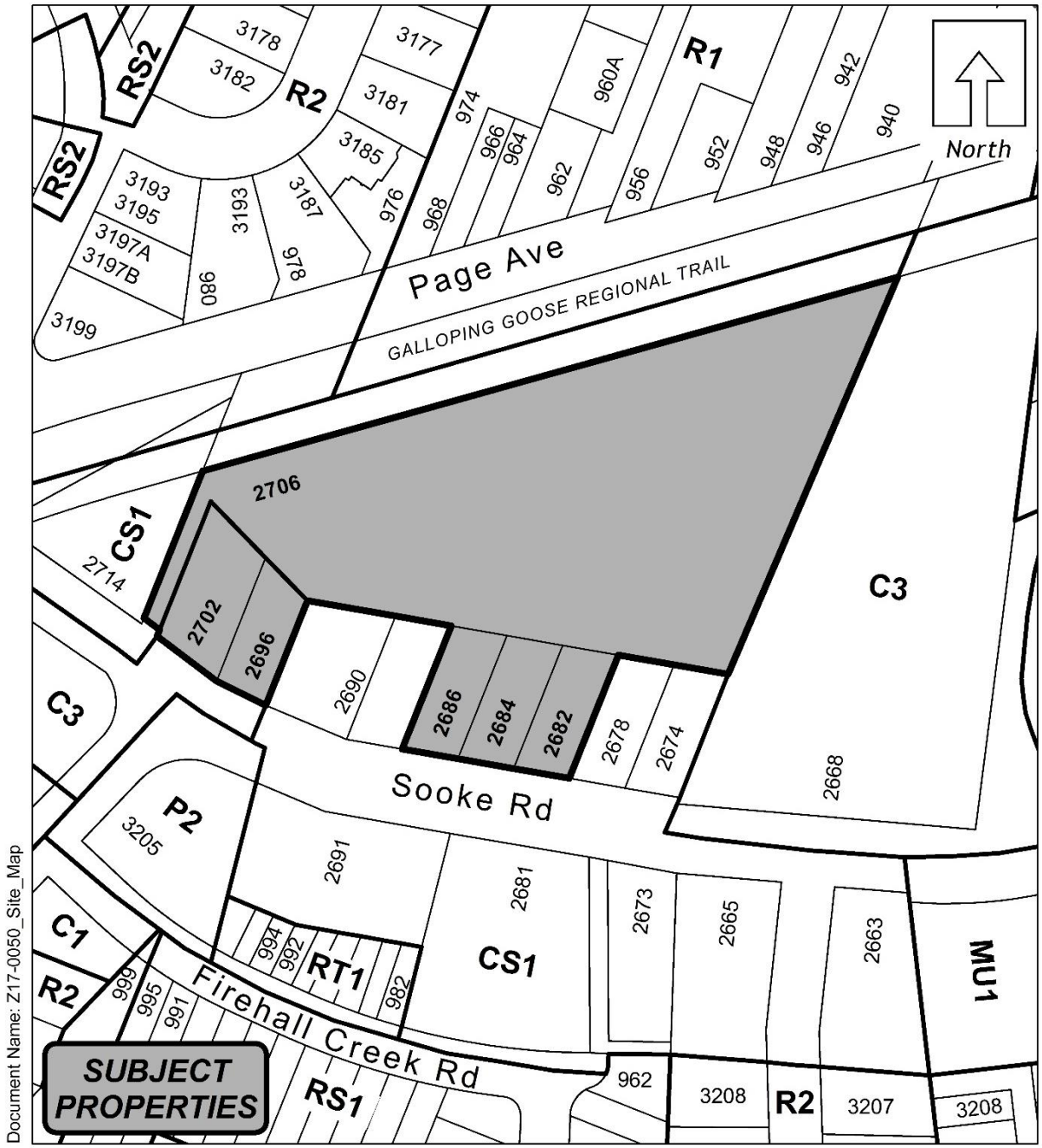
MAYOR

(Certified Correct)
CORPORATE OFFICER

REZONING BYLAW AMENDMENT

(Z17-0050)

2682,2684,2686,2696,2702 & 2706 Sooke Rd



Scale: N.T.S.

Last Revised: 12/19/2017

Schedule A

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

(Bylaw No. 1767)

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

March 19th, 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 land disposition and the potential provision of a municipal service under Section 90 (1) (e) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864