CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Tuesday, April 3rd, 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. 1756 "Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018".	**3**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – March 19th, 2018	**27**
5.	**PUBLIC PARTICIPATION**	
6.	**COMMITTEE RESOLUTIONS**	
	a) Planning, Zoning and Affordable Housing Committee – March 26th, 2018	**41**
	1. Bylaw No. 1766- Application to Rezone 942 and 948 Jenkins Avenue from R2 (One- and Two-Family Residential) Zone to RM2A (Attached Housing) Zone to allow for the construction of 15 townhomes	
7.	**REPORTS**	
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	- Staff Report (Administration)	
	b) Discharge of Covenant for 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate	**46**
	- Staff Report (Planning)	
	c) Strata Title Conversion of Previously Occupied Building at 3004 Glennan Road	**49**
	- Staff Report (Land Development)	
	d) Funding Request Update	**53**
	- Staff Report (Finance)	
	e) 2018 - 2022 Five-Year Financial Plan Approval	**55**
	- Staff Report – Exhibit "A" to be distributed separately (Finance)	

8. BYLAWS

a) BYLAW NO. 1709 **57**
"Road Closure Bylaw No. 1709 (Salem Road), 2017".
(ADOPTION)

b) BYLAW NO. 1737 AND BYLAW NO. 1742 **60**
"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".
(ADOPTION)

c) BYLAW NO. 1756 **67**
"Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018".
(SECOND AND THIRD READINGS)

d) BYLAW NO. 1764 **71**
"Road Closure Bylaw No. 1764, 2018"
(ADOPTION)

e) BYLAW NO. 1766 **74**
"Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".
(FIRST READING)

f) BYLAW NO. 1767 **76**
"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".
(RESCIND FIRST READING)
(GIVE NEW FIRST READING)

g) BYLAW NO. 1769 **86**
" City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 2018".
(FIRST, SECOND AND THIRD READINGS)

h) BYLAW NO. 1772 **90**
"Revenue Anticipation Borrowing Bylaw No. 1772, 2018".
(FIRST, SECOND AND THIRD READINGS)

9. IN CAMERA RESOLUTION **92**

10. ADJOURNMENT

PUBLIC HEARING
Tuesday, 3 April 2018

Bylaw No. 1756
File No. Z17-0041

A Bylaw to Rezone 721 Station Ave from the CS1 (Service Commercial) Zone to the C8A (Community Town Centre Pedestrian A) Zone and to amend the text of the C8A Zone to allow for future redevelopment of the site.

CITY OF LANGFORD
BYLAW NO. 1756

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 CS1 (Service Commercial) Zone and adding to C8A (Community Town Centre Pedestrian) Zone the property legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue).

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)
C8A	1756	Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue).	a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; b) $4,200 per SFE toward the General Amenity Reserve Fund; and c) $10.75 per m^2 ($1.00 per ft^2) of commercial Gross Floor Area (GFA) toward the General Amenity Reserve Fund.	No

3. By adding the following to Section 6.44A.01 and re-numbering the other clauses accordingly:

(1) Accessory buildings and uses;

(2) Animal hospital in an enclosed building;

(5) Appliance repair;

(6) Auction room;

(7) Automobile glass repair, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue);

(8) Bakery;

(9) Business college and trade school;

(14) Funeral parlour;

(22) Liquor store;

(25) Parking facility;

(29) Printing, publishing and bookbinding;

(38) The retail sale of parts and accessories for automobiles, trucks, boats, camper vehicles, farm machinery and manufactured homes.

4. By amending Subsection 6.44A.04(1) to read:

"Except as provided in articles (2), (3), (4), (5) and (6), the floor area ratio may not exceed 1.0."

5. By adding the following as Subsection 6.44A.04(6)

"Notwithstanding Subsection 6.44A.04(1), the floor area ratio may be increased to 5.0, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), if the owner provides:

(a) A minimum of 75% of the parking spaces required by this Bylaw in an underground parking structure;

(b) The amenity contributions set out in Table 1 of Schedule AD, prior to the issuance of a Building Permit for development with a maximum floor area over 1.0; and

(c) Residential dwelling units on any storey above the ground floor."

6. By adding the following as Subsection 6.44A.06(2):

"On land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), the maximum height of buildings and structures shall be governed by the provisions of Subsection 6.44A.04(6) and not 6.44A.06(1) above."

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018".

READ A FIRST TIME this 22nd 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.

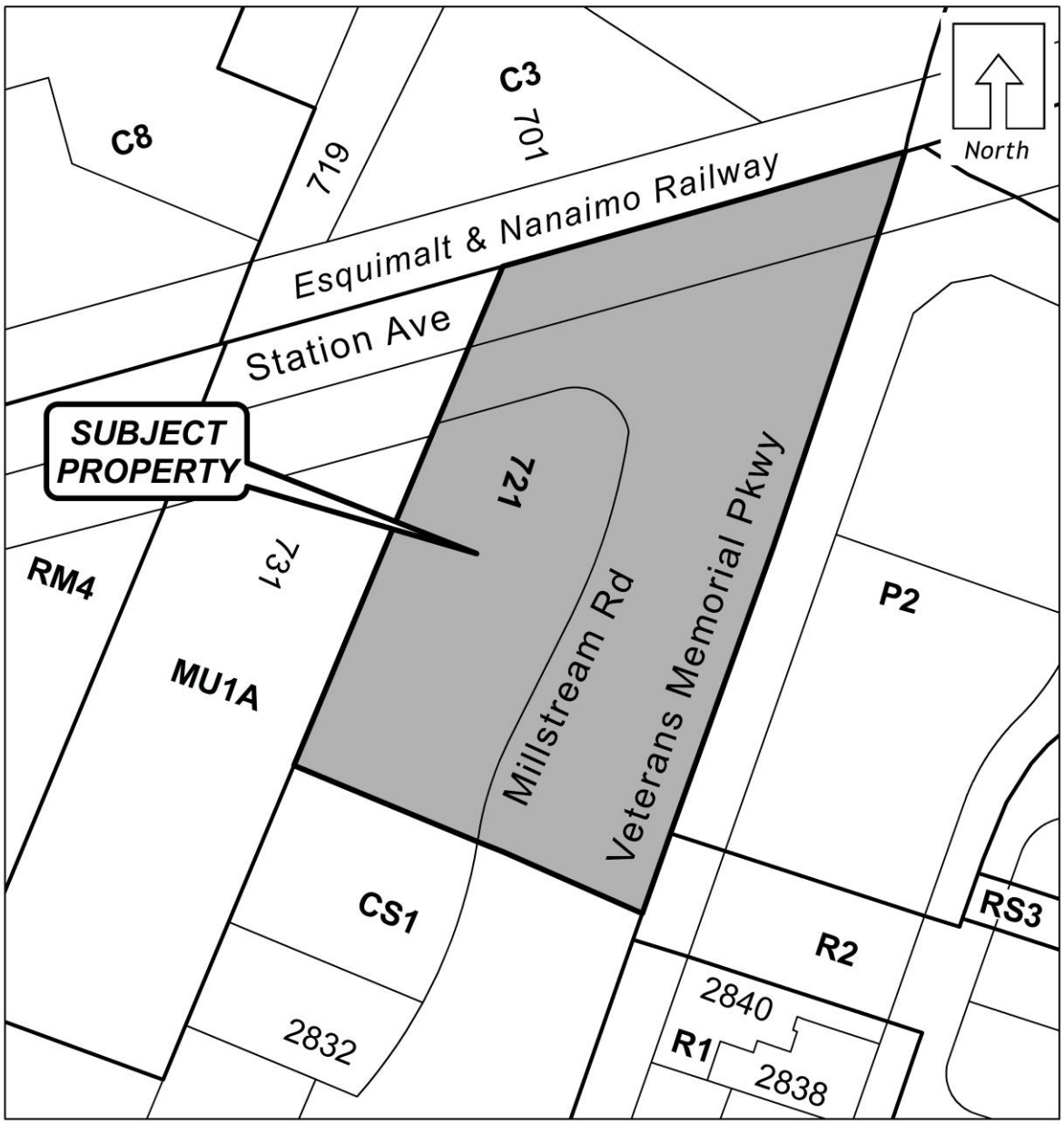
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1756

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1756

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/5/2017

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www.cityoflangford.ca

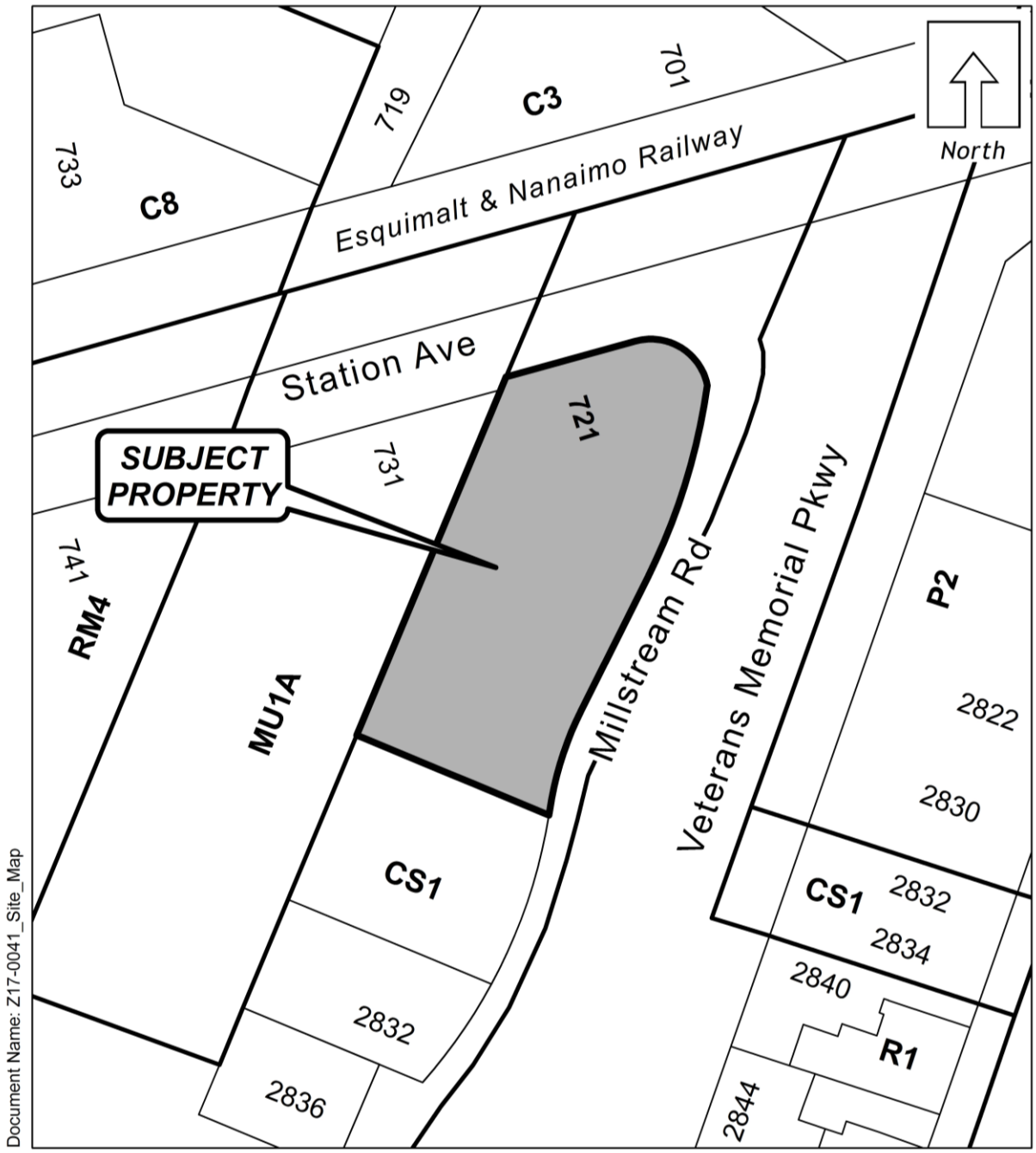
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1756. 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	Tuesday, 3 April 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	721 Station Ave	
File	Z17-0041	Bylaw Number: 1756
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: CS1 (Service Commercial)	Proposed: C8A (Community Town Centre Pedestrian A)
Proposal	To allow for future redevelopment of the site.	

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, 19 March 2018 to Tuesday, 3 April 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



Document Name: Z17-0041_Site_Map

Scale: N.T.S.

Last Revised: 9/5/2017

Grocers collaborate on local food awareness initiative

Watch for 'Island Good' signs at Quality Foods and Thrifty Foods



The Vancouver Island Economic Alliance (VIEA) has launched a new initiative aimed at increasing the strength of the local food economy.

Titled "Island Good," the initiative will run March through mid-September in Quality Foods, Thrifty Foods, Country Grocer, and 49th Parallel stores.

In all stores of the participating grocers, shoppers will be alerted to Vancouver Island-produced food products through a specially-designed wordmark and in-store signage as well as external advertising campaigns in print, radio and television.

"It is our belief that more people will purchase these quality food products made or grown close to home if they are more aware of these products and can find them more easily in stores," said VIEA president George Hanson. "We believe this will lead to increased demand, which can lead to increased potential for export trade and better balance in our Island economy."

VIEA is an organization working to help the Island make its mark on the global economic stage. A report released by the alliance in October 2017 shows that, while the Canadian economy is 70 per cent services and 30 per cent goods, the Island economy is 80 per cent services and only 20 per cent goods.

That statistic supports the organization'sdecision to create an ambitious goal.

"We want to have every product from potatoes to airplane parts marked 'Grown' or 'Made on Vancouver Island,' " said Hanson.

"As people around the world continually see Island-produced goods, this, we believe, will spur interest in Vancouver Island as a great place to invest as well as to live, and shift that 20 per cent to a much higher value."

VIEA plans to compare same product, same store, same month sales activity during the March-September Island Good pilot project with sales records from 2017 to demonstrate the effect of improved product awareness. This information will be used to encourage food producers to mark their products "Made on Vancouver Island" or "Grown on Vancouver Island," thereby further promoting these local products and building demand.

"Living is good on Vancouver Island. Food is good on Vancouver Island. It's good to buy local — for a whole host of reasons. It's 'Island Good,'" said Hanson.

Learn more at Islandgood.ca.

editor@goldstreamgazette.com

View Royal residents to see minor tax increase

The less than one per cent increase is significantly lower than projection

Kendra Wong
News Gazette staff

Residents in View Royal will only see a minor increase in taxes this year.

Property taxes are set to go up by 0.92 per cent for 2018, way below the eight per cent tax increase staff projected when it first presented the draft financial plan to council last month.

"We worked hard to bring the increase down and it's still a good budget. We're still investing in the Town, but we've managed to keep the increase minimal," Mayor David Screech said.

"We're very happy to be able to keep the tax increase that low."

Non-core projects – those initiatives that represent one-time costs or changes in levels of service – make up a significant part of the total tax increase, such as election expenses in October, a study to review the Town's development cost charges bylaw to ensure it's up to date, as well as the replacement of the roof on the main building at Centennial Park and repainting of Parson's Bridge.

Last year's tax increase was 0.42 per cent.

To read the full financial plan visit viewroyal.ca.

kendra.wong@goldstreamgazette.com

Pets and Health

Estelle Shelley, RN
Nurse Next Door ~ South Island

Our family just added a new puppy to our lives. We lost our old husky-border collie in January and while we have another geriatric cat and dog our young kids were desperate for a puppy. My husband and I had an opportunity to research how this new pack member would positively impact our family. We knew that it was going to take a heck of a lot of work. We were going to lose shoes to a puppy and we were sure that a few stuffed animals may need to have reparative surgery. Sleepless nights, spot cleaning and kennel training. Lots of negatives, but what about the positives? That's what I started to research.

Dogs, cats, puppies and kittens, rabbits, birds, our furry and feathered friends make us feel better. Its not just a feeling though, over the years, many studies have been done over the years that suggest that our fluffy buddies are good for our mental and physical health. Our pets offer us companionship, acceptance, affection even love. They provide us with an emotional bond and have a calming effect.

Pets affect your heart – they help by lower stress when we feel joy. Oxytocin, a positive neurochemical is released during the joy/happy periods when we are with pets and the stress hormone cortisol is decreased. The decreased stress helps to naturally lower high blood pressure events. In 2013 the American Heart Association (AHA) looked over numerous studies that examined the connection between pets and heart health. The theory is that pets, dogs in particular, help to reduce the risk of cardiovascular disease and increase survival rates of their humans (I don't like the term owner!).

Pets are good for your body – Want to get fit? Get a dog. Studies have show that people who have a dog are 54% more likely to hit their recommended daily levels of physical activity. People who have dogs also walk almost double what people without dogs do on average. Increased exercise helps to decrease cholesterol and social isolation while increasing fitness, stamina and self-esteem.

Pets help to relieve chronic pain – Petting our furry and feathered buddies can help with relieving pain by releasing endorphins. Endorphins are strong naturally-produced pain relievers. Chronic pain can also be positively influenced by ongoing exercise and increased fitness.

Pets can make you happier – Pets can reduce depression and feelings of isolation. Pets are non-judgmental and love unconditionally which can boost self-esteem. Pets can increase feelings of belonging and meaning.

Pets can strengthen our families – Learning to love and care for another being is a wonderful lesson to teach children. Kindness and responsibility are often lessons that children learn through having a family pet. The necessity of having to exercise or play with a pet also allows for a natural schedule of exercise which encourages physical and mental fitness in kids. When our pets get old we can teach our kids another set of bittersweet lessons. We can teach our kids how to care for our pet-friends when they get unwell or sick, to show our pets love and affection in their latter days. We can walk our children through the experience of a pet passing and the grieving process.

In the end, we love our new guy, we miss our old friend. Our old cat and dog are tolerating the young pup, barely. Adding a new pet has had more positives than negatives for our family, we are looking forward to loads of outdoor activities as the weather continues to get nicer!

CHURCH SERVICES in the West Shore

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

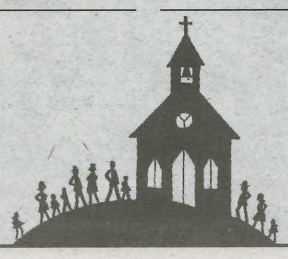
CHURCH OF THE ADVENT
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

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

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

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

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



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NOTICE OF PUBLIC HEARING

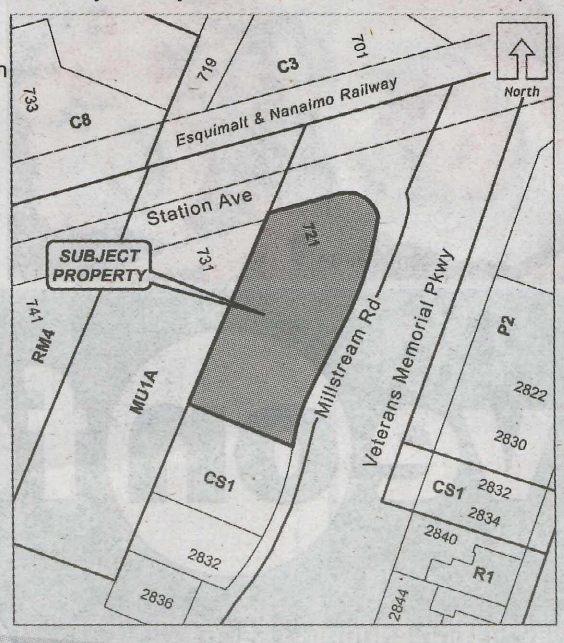
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Proposal: **The purpose of Bylaw No. 1756 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1756 from the CS1 (Service Commercial) Zone to the C8A (Community Town Centre Pedestrian A) Zone to allow for future redevelopment of the site.**

Applicant: **Robin Waugh, Keycorp Consulting Ltd**

Location: **The land that is the subject of Bylaw No. 1756 is 721 Station Ave 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, 19 March 2018 to Tuesday, 3 April 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

NOTICE OF PUBLIC HEARING

DISTRICT OF HIGHLANDS

Notice is given that all persons who believe that their interest in property may be affected by proposed **Bylaw No. 402** will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw at a **Public Hearing** to be held at the School House, 1589 Millstream Road, Highlands, BC on **Tuesday, April 3, 2018** commencing at 7:00 p.m.

1927 Millstream Road is the subject of the proposed Zoning Bylaw Amendment. Location is shown in bold on the map below.

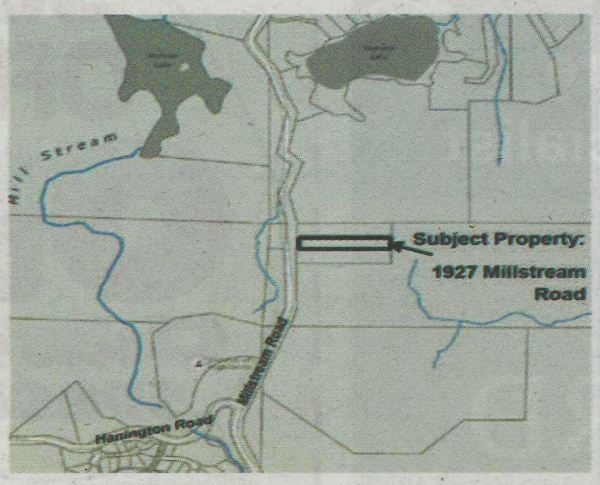
"Highlands Zoning Bylaw, 1998, Amendment No. 39, (R8 – 1927 Millstream Road) Bylaw No. 402, 2018"

General Purpose: To create a new zone, Rural 8 (R8) and to add 1927 Millstream Road to the Rural 8 Zone. The new zone allows for a principle use of "daycare" at 1927 Millstream Road. Other currently permitted principle uses include (single family) residential and agriculture.

For any person wishing more detailed information, the proposed Bylaw and other related material may be inspected between the hours of 8:30 a.m. to 4:00 p.m., Monday to Friday excluding holidays, from Wednesday, March 7, 2018 to Tuesday, April 3, 2018 at the District of Highlands Municipal Office located at 1980 Millstream Road, Victoria, BC V9B 6H1. You can mail or deliver your comments on this Bylaw to the Municipal Office or by fax to 250-474-3677, or email to LBeckett@highlands.ca to be received prior to 12 p.m. on the day of the public hearing.

Please note that all correspondence submitted to the District of Highlands in response to this Notice will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. This includes being published on the District's website. The District considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address are not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

For convenience only, some of the documents may be viewed on the District's website at: www.highlands.ca .



Loranne Hilton,
Chief Administrative Officer

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PUCK BATTLE
A player with the JDFMHA midget C2 (left) team battles with a Nanaimo midget team 2 player during the 9th Annual Debbie Cooper Memorial Tournament at Westhills Arena. Twenty-four peewee and midget teams from around the Island and the Mainland competed in the tournament that took place in various arenas on the West Shore. *(KENDRA WONG/NEWS GAZETTE STAFF)*

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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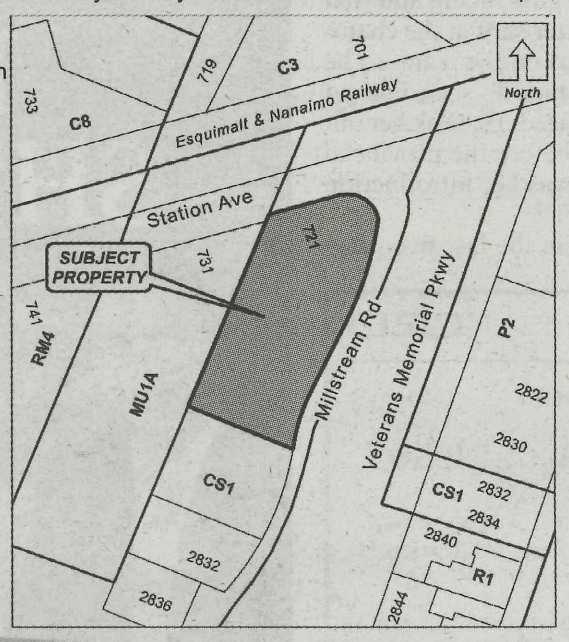
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Applicant: **Robin Waugh, Keycorp Consulting Ltd**

Location: **The land that is the subject of Bylaw No. 1756 is 721 Station Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



Overtime loss ends Grizzlies' season

The Victoria Grizzlies' season has come to an end.

Victoria lost in overtime to the Powell River Kings 4-3, in Game 5 of the best-of-seven series. The win puts the Kings on top of the Island division.

The Grizzlies made a historic comeback in the first round against the Alberni Valley Bulldogs, to take the series 4-3.

Victoria's distribution of points was spread, Cameron Thompson was the top goal scorer throughout the playoffs and had seven goals and three assists. Ethan Nother scored five goals and had four assists and Alex Newhook had three goals and six assists.

The Kings move on to the semifinals to play the winner of the series between the Surrey Eagles and Prince George Spruce Kings.

lindsey.horsting@goldstreamgazette.com

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b) Application to Rezone 813 and 817 Orono Avenue from R1 (Residential One Dwelling) to RT1 (Residential Townhouse 1) zone
- Staff Report (Planning)

The applicant's agent, Shayne Fedosenko, addressed the Committee and requested that their application be withdrawn at this time so that they may reconsider the proposal and submit new plans for this rezoning application.

The Committee agreed to this request.

c) Bylaw No. 1756 - Application to Rezone 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site
- Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

1. Give First Reading to Bylaw No. 1756 as drafted to rezone the property at 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site at a higher density and with a wider range of permitted uses.

Subject to the following conditions:

a) That, **prior to Public Hearing**, the applicant provides a technical memorandum regarding stormwater management for redevelopment of the site, to the satisfaction of the Director of Engineering; and

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

i. Provide a Traffic Impact Assessment (TIA), to the satisfaction of the Director of Engineering and the Ministry of Transportation, and complete all improvements recommended in the TIA, to the satisfaction of the Director of Engineering, prior to the issuance of any Development Permit or Building Permit, whichever occurs first, for redevelopment of the site to a density exceeding a floor area ratio (FAR) of 1.0;
ii. 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 the issuance of a Building Permit for redevelopment of the site;
iii. Implement the approved stormwater management plan and complete any required improvements and/or upgrades to on- and off-site infrastructure necessary to facilitate proper drainage on the subject property, at the owner's expense;
iv. Construct full frontage improvements on Station Avenue and Millstream Road, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering,

prior to subdivision approval or the issuance of a Building Permit for redevelopment of the site, whichever occurs first; and

v. Provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to the issuance of any Building Permit for redevelopment of the site; and

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

CARRIED.

d) Application for Development Variance Permit to allow an additional directory sign and permit freestanding directory signs at 2401 Millstream Road
- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Direct staff to proceed with consideration of the following variances for 2401 Millstream Road:

   a) That Section 9(a)(ii) of Sign Bylaw No. 1250 be varied to allow two freestanding directory signs instead of the requirement façade style;

   b) That Section 9(b) of Sign Bylaw No. 1250 be varied to allow one additional directory sign above and beyond one per highway frontage.

CARRIED.

e) Draft Five Year Financial Plan for 2018/2022
- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend 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**
Official Community Plan (OCP) review	$30,000	1
Community Energy and Emissions Reduction	$10,000	3

e. That the developer will implement the approved stormwater management plan, and complete any required improvement and/or upgrades to on- and off-site infrastructure, to the satisfaction of the Director of Engineering and at the developer's expense;
f. That the developer will implement any on- or off-site improvements required by the Traffic Impact Assessment, to the satisfaction of the Director of Engineering and prior to subdivision approval or Building Permit issuance, whichever occurs first; and
g. That the developer and all subsequent landowners acknowledge the proximity of the development to lands within the Agricultural Land Reserve (ALR) and to the South Vancouver Island (SVI) Rangers gun range, and acknowledge that these land uses may create noise, odour and general nuisances.

2. Authorize the Director of Planning to issue the following variances in a Development Permit to be applied for by the applicant:

(a) To reduce the minimum front yard setback from 5.5 m (18 ft) to 3.0 m (10 ft) for a portion of the building other than the garage;
(b) To reduce the minimum exterior side yard setback from 5.5 m (18 ft) to 3.0 m (10 ft):
(c) To reduce the minimum interior side yard setback from 3.0 m (10 ft) to 1.5 m; and
(d) To reduce the minimum rear yard setback from 7.5 m (25 ft) to 3.0 m (10 ft).

CARRIED.

2. Bylaw No. 1756 - Application to Rezone 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading to Bylaw No. 1756 as drafted to rezone the property at 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site at a higher density and with a wider range of permitted uses.

Subject to the following conditions:

a) That, **prior to Public Hearing**, the applicant provides a technical memorandum regarding stormwater management for redevelopment of the site, to the satisfaction of the Director of Engineering; and

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

i. Provide a Traffic Impact Assessment (TIA), to the satisfaction of the Director of Engineering and the Ministry of Transportation, and complete all improvements

recommended in the TIA, to the satisfaction of the Director of Engineering, prior to the issuance of any Development Permit or Building Permit, whichever occurs first, for redevelopment of the site to a density exceeding a floor area ratio (FAR) of 1.0;

ii. 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 the issuance of a Building Permit for redevelopment of the site;

iii. Implement the approved stormwater management plan and complete any required improvements and/or upgrades to on- and off-site infrastructure necessary to facilitate proper drainage on the subject property, at the owner's expense;

iv. Construct full frontage improvements on Station Avenue and Millstream Road, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a Building Permit for redevelopment of the site, whichever occurs first; and

v. Provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to the issuance of any Building Permit for redevelopment of the site; and

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

CARRIED.

3. Application for Development Variance Permit to allow an additional directory sign and permit freestanding directory signs at 2401 Millstream Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 2401 Millstream Road:

    a) That Section 9(a)(ii) of Sign Bylaw No. 1250 be varied to allow two freestanding directory signs instead of the requirement façade style;

    b) That Section 9(b) of Sign Bylaw No. 1250 be varied to allow one additional directory sign above and beyond one per highway frontage.

CARRIED.

4. Draft Five Year Financial Plan for 2018/2022

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

8. BYLAWS

a) BYLAW NO. 1745
"Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017". (ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR EADE

That Council adopt Bylaw No. 1745.

CARRIED.

b) BYLAW NO. 1756
"Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2017". (FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1756 First Reading.

CARRIED.

c) BYLAW NO. 1757
"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2017". (FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1757 First Reading.

CARRIED.

d) BYLAW NO. 1759
"Langford Road Closure, 2018 UnNamed Road Stub off of West Shore Parkway" (ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1759.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**January 15, 2018**
Department:	**Planning**
Application No.:	**Z17-0041**
Subject:	**Bylaw No. 1756 - Application to Rezone 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site**

PURPOSE

Robin Waugh of Keycorp Consulting Ltd. has applied on behalf of Big Rock Investments Ltd. to rezone the property at 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A), and to amend the text of the C8A Zone to allow for future redevelopment of the site.

BACKGROUND

PREVIOUS APPLICATIONS

- Z96-0013 to amend the text of the Zone to allow offices as a permitted use. This text amendment was adopted on December 16th, 1996 but was later rescinded;
- DP02-0023A to amend DP02-0023 to include the installation of two exterior doors on the southern elevation of the existing commercial building;
- DP02-0023 to allow the construction of a 563 m^2 addition to a commercial building and improvements to the existing commercial building;
- DVP02-0019 to vary the interior side lot line setback and landscaping requirements for a second storey addition over a portion of the existing commercial building;
- TUP10-0002 to allow a learning centre/private tutoring school for a period of three years;
- TUP17-0001 to allow an orthodontics office for a period of three years;

- DP17-0022 to allow updates to the façade of the building; and
- DVP17-0022 to vary the maximum permitted sign height and area for a new freestanding sign.

Table 1: Site Data

Applicant	Robin Waugh of Keycorp Consulting Ltd.
Owner	Big Rock Investments Ltd.
Civic Address	721 Station Avenue
Legal Description	Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
Size of Property	3,958 m^2
DP Areas	Commercial Development
Zoning Designation	Current: CS1 (Service Commercial) Proposed: C8A (Community Town Center Pedestrian A)
OCP Designation	City Centre



SITE AND SURROUNDING AREA

The subject site is located at the corner of Millstream Road and Station Avenue, directly west of Veterans Memorial Parkway and south of Goldstream Avenue. The site currently contains a one-storey multi-unit commercial building mall with a variety of commercial uses including a restaurant, dog daycare, bookstore, orthodontics office, nail salon and autoglass repair shop. The adjoining parking area contains 66 marked parking spaces shared between the uses.

The surrounding area contains a variety of commercial, service commercial, mixed use and residential development, as well as Veterans Memorial Park.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	C3 (District Commercial) and C8 (Community Town Centre Pedestrian)	Multi-unit commercial buildings
East	P2 (Community Institutional)	Veterans Memorial Park
	CS1 (Service Commercial	Westshore Chamber of Commerce
	R1 (One-Family Residential)	One-family dwellings
	RM9 (Medium Density Apartment)	Four storey multi-family development
South	CS1 (Service Commercial)	Alpine Auto Repair, RV & Boat Sales, Auto Sales, Auto Detailing and Limo Rentals
West	MU1A (Mixed Use Residential Commercial)	Planned redevelopment for a 55 unit affordable housing development with approximately 600 m^2 of commercial office space

OFFICIAL COMMUNITY PLAN

Langford's Official Community Plan (OCP) describes the City Centre as a major employment area for institutional, office, commercial and light industrial uses, as well as a major regional growth centre that supports a wide range of high density housing, including affordable and rental housing. The OCP also includes the following general objectives and policies with respect to commercial development:

Objective 3.2 Maintain a Regional Focus

Policy 3.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities for local residents.

Objective 10.0 Retain and encourage the growth of existing businesses and attract targeted new businesses to locate in the planning area.

Policy 10.1.1 Work with local business associations to support expansion of local and regional serving businesses located in the community.

The proposed rezoning and text amendment are intended to facilitate future redevelopment of the subject site, by expanding the range of appropriate permitted uses and allowing for a higher density of development with associated amenity contributions and site design criteria.

DEVELOPMENT PERMIT AREAS

The City of Langford has designated all commercial land as a Development Permit Area to ensure that Council has the ability to secure the necessary information, and establish conditions on development such that the form and character of new commercial developments are of high quality, and best suited to both surrounding properties and the vision of Langford as expressed in the OCP.

Any redevelopment of the subject site will require a Commercial Development Permit in accordance with the requirements of Appendix G to the Land Use Bylaw: *General Commercial Development Permit Area Guidelines*.

COMMENTS

DEVELOPMENT PROPOSAL

In order to facilitate future redevelopment of the subject site, the applicant has requested that the site be rezoned from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A), and that the text of the C8A Zone be amended to allow for a wider variety of permitted uses and higher densities of development.

In particular, the applicant has requested that the following new uses be permitted in the C8A Zone:

- Accessory buildings and uses;
- Animal hospital in an enclosed building;
- Appliance repair;
- Auction room;
- Automobile glass repair and replacement, only on property legally described as Strata Lot 1, Esquimalt District, Strata Plan VIS5806 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V (721 Station Avenue);
- Bakery;
- Business college and trade school;
- Funeral parlour;
- Liquor store;
- Parking facility;
- Printing, publishing and bookbinding; and
- The retail sale of parts and accessories for automobiles, trucks, boats, camper vehicles, farm machinery and manufactured homes.

The applicant has also requested that the maximum density of development, for this particular site, be increased to a Floor Area Ratio (FAR) of 5.0, on the condition that a minimum of 75% of the required parking spaces are provided in an underground parking structure, that residential dwelling units are constructed above the first storey; and that amenities and amenity contributions, as determined by Council, are provided. The C8A Zone currently allows a maximum FAR of 1.0 without a minimum of 75% of the required parking spaces provided in an underground parking structure.

Associated with this proposed increase in density, the applicant has proposed that the maximum permitted building height be removed from the C8A Zone for this particular site, and that the height of buildings on the site be dictated instead by the maximum FAR. Other sections of the C8A Zone would be unchanged by the proposed Bylaw amendment.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As previously noted, the subject site is located at the corner of Station Avenue and Millstream Road, directly west of Veterans Memorial Parkway and south of Goldstream Avenue. Veterans Memorial Parkway provides vehicular connections north to the TransCanada Highway and south to Sooke Road. Goldstream Avenue provides vehicular and pedestrian connections to the downtown area and commercial areas to the south along Langford Parkway. Bus stops on both Goldstream Avenue and Veterans Memorial Parkway offer regular transit service to other areas of Langford and the Capital Region.

The proposed rezoning and text amendments will allow for the redevelopment of the site at a significantly higher density than is currently permitted under the CS1 Zoning. However, no specific development is being proposed at this time so it is difficult to anticipate the potential traffic impacts of any future development. As a result, the Engineering Department has indicated that a Traffic Impact Assessment (TIA) must be completed, to the satisfaction of the Director of Engineering and the Ministry of Transportation, prior to the issuance of any Development Permit or Building Permit for redevelopment under the C8A Zone to a floor area ratio (FAR) above 1.0. Council may wish to secure this requirement through a Section 219 Covenant to be registered on title prior to Bylaw Adoption. Council may also wish to require the submission of a construction parking management plan prior to the issuance of any Building Permit for redevelopment of the site. This requirement can be secured through a Section 219 Covenant.

The Engineering Department has also indicated that full frontage improvements will be required along Millstream Road and Station Avenue, as per Bylaw No. 1000 standards, prior to subdivision approval or the issuance of a Building Permit, whichever occurs first, for redevelopment of the site. Council may wish to secure this requirement through a Section 219 Covenant to be registered on title prior to Bylaw Adoption.

INFRASTRUCTURE

The subject site is currently serviced by both municipal water and sewer systems, and any redevelopment would be required to utilize those services. The Engineering Department has indicated that a full stormwater management plan will be required prior to subdivision approval or the issuance of a Building Permit, whichever occurs first, and that a technical memorandum regarding stormwater management should be submitted prior to Public Hearing. Council may wish to secure the submission of a stormwater management plan, to the satisfaction of the Director of Engineering, through a Section 219 Covenant and require submission of the technical memo prior to Public Hearing.

FINANCIAL CONTRIBUTIONS

As previously noted, there is no specific redevelopment proposal for the subject site at the current time. As a result, the total financial contributions and costs cannot be estimated; however, the current Bylaw requirements for Amenity Contributions and Development Cost Charges provided below for information purposes. Redevelopment of the site at a higher density may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will complete any required servicing upgrades or frontage improvements the direct capital costs to the municipality associated with any redevelopment will be negligible.

Table 3 – Amenity Contributions per Council Policy

Amenity Item	**Per unit / area contribution**
Affordable Housing Reserve Fund	$1,000 per Single Family Equivalent (SFE)
General Amenity Reserve Fund	$4,200 per SFE
	$10.75 per m^2 ($1.00 per ft^2) of commercial GFA
TOTAL POLICY CONTRIBUTIONS	**$5,200 per SFE + $10.75 per m^2 ($1.00 per ft^2) of commercial GFA**

Table 4 – Development Cost Charges

Development Cost Charge	**Per unit / area contribution**
Roads	$3,188 per dwelling unit $55.78 per m^2 commercial GFA
Park Improvement	$1,890 per dwelling unit
Park Acquisition	$1,100 per dwelling unit
Incremental Storage Improvement Fees	$331.65 per dwelling unit $140 per 1,000 ft^2 commercial floor area ($1.51 per m^2)
Integrated Survey Area	$35 per parcel being created
Subtotal (DCCs paid to City of Langford)	**$6,509.65 per dwelling unit + $35 per parcel created** **$57.29 per m^2 commercial + $35 per parcel created**
CRD Water	$2,323.45 per dwelling unit for Medium Density
	$1,493.63 per dwelling unit for High Density
	$9.76 per m^2 of commercial GFA
School Site Acquisition	$558 per dwelling unit for Medium Density
	$419 per dwelling unit for High Density
TOTAL (estimate) DCCs	**$8,422.28 – 9,391.10 per dwelling unit +**

	$76.81 per m^2 commercial GFA + $35 per parcel created

OPTIONS

Option 1

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

1. Give First Reading to Bylaw No. 1756 as drafted to rezone the property at 721 Station Avenue from CS1 (Service Commercial) to C8A (Community Town Centre Pedestrian A) and to amend the text of the C8A Zone to allow for future redevelopment of the site at a higher density and with a wider range of permitted uses.

Subject to the following conditions:

a) That, **prior to Public Hearing**, the applicant provides a technical memorandum regarding stormwater management for redevelopment of the site, to the satisfaction of the Director of Engineering; and

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

i. Provide a Traffic Impact Assessment (TIA), to the satisfaction of the Director of Engineering and the Ministry of Transportation, and complete all improvements recommended in the TIA, to the satisfaction of the Director of Engineering, prior to the issuance of any Development Permit or Building Permit, whichever occurs first, for redevelopment of the site to a density exceeding a floor area ratio (FAR) of 1.0;

ii. 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 the issuance of a Building Permit for redevelopment of the site;

iii. Implement the approved stormwater management plan and complete any required improvements and/or upgrades to on- and off-site infrastructure necessary to facilitate proper drainage on the subject property, at the owner's expense;

iv. Construct full frontage improvements on Station Avenue and Millstream Road, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a Building Permit for redevelopment of the site, whichever occurs first; and

v. Provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to the issuance of any Building Permit for redevelopment of the site; and

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

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1756.

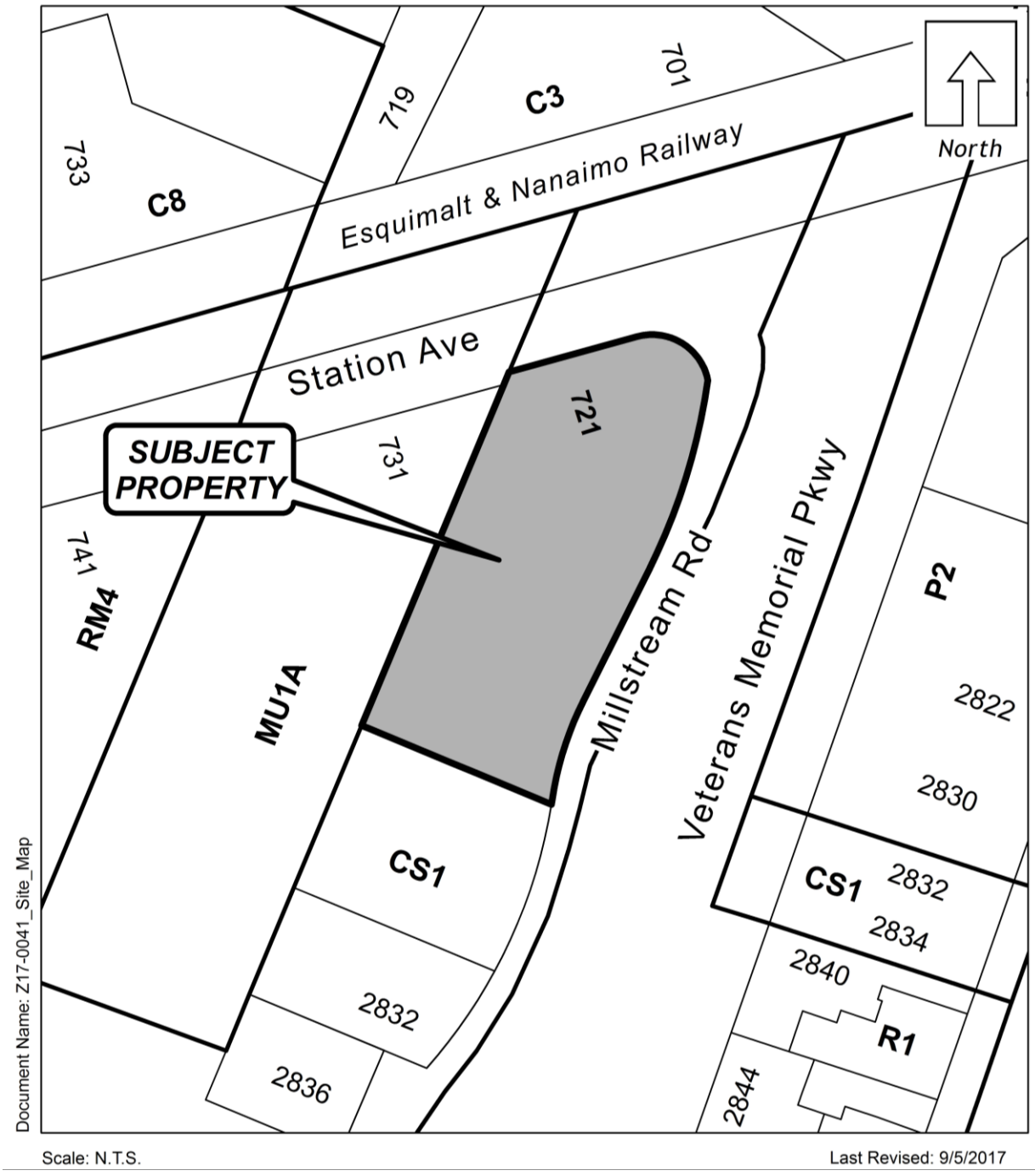
Submitted by:	Sarah Herring, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

:sh

Appendix A


SUBJECT PROPERTY
North
CITY OF COLWOOD
Veterans Memorial Pkwy
Millstream Rd
Goldstream Ave
Station Ave
Fairway Ave
Hoffman Ave
Wentwich Rd
E & N Railway
Document Name: Z17-0041_Location_Map
Scale: N.T.S.
Last Revised: 9/5/2017

Appendix B


North
C3
C8
719
701
733
Esquimalt & Nanaimo Railway
Station Ave
721
731
SUBJECT PROPERTY
741
RM4
MU1A
Millstream Rd
Veterans Memorial Pkwy
P2
2822
2830
CS1
2832
2834
2840
R1
2844
CS1
2832
2836
Document Name: Z17-0041_Site_Map
Scale: N.T.S.
Last Revised: 9/5/2017

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

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

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabuagh, Director of Engineering, M. Mahovlich, Deputy Director of Planning, L. Stohmann, Director of Corporate Services, B. Hutchins, Manager of Parks and Recreation, C. Manton and Manager or Legislative Services, S. Barclay.

ABSENT

Mayor Young, Councillor W. Sifert

1. CALL TO ORDER

The Acting Mayor called the meeting to order at 5:32 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

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

The Acting Mayor opened the Public Hearing for Bylaw No. 1717 at 5:32 p.m.

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

The City Planner advised that 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.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. In support of this application, the applicant has agreed to provide the following items prior to Public Hearing:

1. A detailed site plan illustrating two routes for access to and egress from the site;
2. A stormwater management plan; and
3. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development; and

The applicant has submitted the required access plan, and a Servicing Feasibility Study to the satisfaction of the Director of Engineering (it should be noted that the study has been approved for conceptual stormwater management only, all other servicing is subject to detailed design approval. Detailed stormwater calculations will be required during site servicing and will be subject to further approvals by the City).

The applicant has also agreed to provide a Section 219 Covenant, prior to Bylaw Adoption, addressing frontage improvements, stormwater management, water supply, road access to adjacent properties, local service agreements and firefighting provisions.

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation. Notifications and advertisements have been placed as required by Council policy.

Concurrent with this application, Council may also wish to consider discharging a Covenant registered as a condition of rezoning for the properties located at 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate which are adjacent to the subject property. This Covenant was registered at the request of the previous owner of 2500 Echo Valley Drive in order to restrict development of these adjacent properties to minimize the potential impact of development on the property at 2500 Echo Valley Drive.

Ownership of 2500 Echo Valley has since changed, and the new owner wishes to develop the property as evidenced by this application. Council may therefore wish to discharge the Covenant on 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate in advance of the 5 year timeline expiry date.

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor called a second time for presentations.

None presented.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1717 closed at 5:35 p.m.

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".

The Acting Mayor opened the Public Hearing for Bylaw No. 1737 and 1742 at 5:36 p.m.

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

The City Planner advised that Mr. Richard Irwin applied on behalf of 89 Chicken Ranch Ltd to amend the zoning of 3370, 3344 Luxton Road and 2869 Sooke Road from the from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone, the Bylaw associated with this amendment was adopted by Council at their December 8th, 2017 meeting.

A condition of this Zoning amendment was the closure of Luxton Road between Marwood Avenue and Sooke Road. In order to facilitate traffic flow along the new extension of Marwood Avenue that would connect to Sooke Road through the subject property.

The portion of Luxton Road will stay open until the new road is fully operational, however, the developer would like to amend this portion of road so as it can be integrated into the development plans of the adjacent parcel once the road is closed.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor M. Sahlstrom called a second time for presentations.

Resident on Regal Court spoke about traffic concerns.

Director Michelle Mahovlich provided clarification regarding the new Marwood and Sooke Road signal

intersection.

Resident on Regal Court asked about the crosswalk on Penwood Road.

Director Michelle Mahovlich confirmed that it would be integrated into the new signal.

Resident on Luxton Road asked about increased traffic and the elementary school.

Resident on Regal Court asked about sewers on Marwood Road.

Director Michelle Mahovlich provided background and offered follow up.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1737 and 1742 closed at 5:42 p.m.

c) BYLAW NO. 1753
"Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".

The Acting Mayor opened the Public Hearing for Bylaw No. 1753 at 5:42 p.m.

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

The City Planner advised that Richard Weldon has applied on behalf of Langford Lakes Development Corp. to amend the text of the CD1, Comprehensive Development Zone – Goldstream Meadows Zone, within Areas 2 and 3.

Amendments to the zone include:

- Eliminating the setback requirements for development within Area 2, including 1256 Landing Lane
- Amending the FAR regulations
- Amending the Amenity Contributions for Areas 2 and 3

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor M. Sahlstrom called a second time for presentations.

None presented.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1753 closed at 5:44 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – February 8th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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

CARRIED.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0023 – 2579 Rainville Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

7. PUBLIC PARTICIPATION

None presented.

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.
        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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;

    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;

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.

b) Transportation and Public Works Committee – March 13th, 2018

1. Lippincott Bridge Replacement Contract Award

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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.

c) Administration and Finance Committee – March 15th, 2018

1. Monthly Approval of Accounts Payable – February 2018

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

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
      - Council direct staff to work with the school in 2019 to develop a similar agreement for fee for service as Belmont Secondary School.

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

   c) Open Gate Church
      - Council may agree to $1500 in funding after further information on the Langford/Colwood Neighbourhood Free Fresh Food Market is provided by staff.

CARRIED.

9. BYLAWS

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1717 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1737 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council adopt Bylaw No. 1739.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1742 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1753 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1762 FirstReading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORWADE

That Council give Bylaw No. 1764 First, Second and Third Readings.

CARRIED.

h) BYLAW NO. 1767
"Langford Zoning Bylaw, Amendment No. 527, (2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLORBLACKWELL

That Council give Bylaw No. 1767 First Reading.

CARRIED.

10. <u>IN CAMERA RESOLUTION</u>

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 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.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, March 26th, 2018

1. **Bylaw No. 1766- Application to Rezone 942 and 948 Jenkins Avenue from R2 (One- and Two-Family Residential) Zone to RM2A (Attached Housing) Zone to allow for the construction of 15 townhomes**
   - **Staff Report (Planning)**

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

1. Give First Reading to Bylaw 1766 which will amend the text within the RM2A Zone to increase the allowable Lot Coverage from 40 % to 45% as well as amend the current zoning of 948 and 942 Jenkins Avenue from the R2 (Residential One and Two Family) Zone to the RM2A (Attached Housing) Zone subject to the following:

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

      i. $3,660 per unit towards the General Amenity Reserve Fund;
      ii. $610 per unit towards the Affordable Housing Reserve Fund;

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

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

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

      i. That the 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 the Subdivision and Servicing Bylaw (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 applicant's expense; **CON'T**

iv. That the developer agrees to provide cash in lieu for the future construction of frontage improvements to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering, and that these improvements may include, but are not limited to, the installation of boulevard landscaping, sidewalks and light standards, prior to the issuance of a building permit;

v. That the developer agrees that any necessary above or underground infrastructure or servicing upgrades, extensions or other required to bring services to the subject properties are to be fulfilled at the developer's expense;

d) That the Council authorize the Director of Planning to issue the following variances through a form and character Development Permit:

i. To reduce the rear yard building setback from the required 10 m to 3 m;
ii. To reduce the front yard building setback from the required 7.5 m to 3 m; and
iii. To reduce the interior side yard building setback from the required 6 m to 1.6 m.

CARRIED.

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Staff Report

to

Council

Date: April 3, 2018

Department: **Planning**

Subject: Speculation Tax Exemption

Background

The Province of British Columbia has implemented a Speculation Tax as a means of deterring investors from purchasing property with the intent of making a quick profit. The tax will apply in the Metro Vancouver Regional District (excluding Bowen Island and Electoral Area A, except the part of the electoral area that is the UBC and University Endowment Lands), the Capital Regional District (excluding the Gulf Islands and Juan de Fuca), Kelowna-West Kelowna, Nanaimo-Lantzville (excluding Protection Island), Abbotsford, Chilliwack, and Mission. The tax is administered outside the property tax system and property tax cycle, and requires non-resident homeowners to pay a yearly tax on the assessed value of their homes. The intent of the tax is to temper speculation in the housing market and encourage homeowners to add their vacant properties to the province's rental housing stock.

Commentary

Many BC homeowners will be excluded from this tax via three identified exemptions:

- Exemptions for principal residences;
- Exemptions for qualifying long-term rental properties; and
- Exemptions for certain special cases.

However, the new Speculation Tax will negatively impact long-term, non-resident owners who are not speculating in the housing market but rather purchase property with the intention of moving to Langford once they retire. If you're flipping a house or condo within a short period of purchase, you'll only be liable for the new tax within that short period. Whereas long-term, non-resident owners who are not speculating on the housing market – they simply own the home – will have to pay that same tax year after year. Renting these properties may not always be feasible or desirable as owners may want to use their property at various times of the year, and the level of taxation may act as a deterrent for purchasing

property in the first place. Not only will this impact the costs of residential development in Langford, it may ultimately be passed onto tenants and home buyers, further impacting affordability.

The City of Langford has made housing affordability a priority by reducing bureaucratic barriers at the municipal level through innovative zoning regulations and a fast-tracked permitting system. The implementation of this tax will negatively impact the City of Langford's economy, revenue, and tax income, and work against continued efforts to develop more affordable housing market.

In addition, the tax may have limited impact on addressing speculative purchases in the form of property flipping. The proposed tax is based on an annual assessment and is not based on a true speculation transfer tax. The short term nature of such speculation holdings (via property resales or 'flips') may limit the tax's intended consequences. Conversely, a tax based on annual assessment encourages property speculators to flip the property sooner to avoid the ongoing tax that does not address the market distortion caused by property flipping. In essence, the Speculation Tax appears to act more like vacant homes tax (which is not a problem in Langford) rather than its intended purpose of addressing speculation in the marketplace.

While the intended target of the tax is urban centres facing a housing affordability crisis, communities across B.C. with housing prices far exceeding the median value of homes in Langford (e.g. Squamish, Whistler, Lake Country, Bowen Island) are specifically excluded. This suggests the need for the Province to consider, through local consultation, an economic assessment of the potential unintended impacts of the proposed Speculation Tax.

OPTIONS

Option 1

That Council:

1. Support the issuance of a letter to the Provincial Ministry of Finance requesting that the Speculation Tax not include the City of Langford;

AND

2. Ask the Mayor write a letter on behalf of the City of Langford to the Minister of Finance and Premier expressing concerns over this tax and that this report and Motion be submitted with the letter;

AND

3. Ask the Mayor write a letter on behalf of the City of Langford to the Capital Regional District (CRD) requesting that the entire CRD be excluded from the Speculation Tax and that the Province consider allowing individual municipalities within the CRD to opt-in or opt-out of the tax on a case-by-case basis;

OR Option 2

4. Take no further action with regard to requesting an exemption from the Speculation Tax.

Respectfully submitted,

Submitted by:	David Sametz, Planning and Subdivision Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Audrey Kryklywyi, Deputy Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report

to

Council

Date: April 3, 2018

Department: **Planning**

Subject: **Discharge of Covenant for 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate**

BACKGROUND

As a condition of the 2016 rezoning of the properties located at 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate (the "subject properties"), a Covenant was registered to restrict development on the subject properties to minimize the potential impact of development on the adjacent property at 2500 Echo Valley Drive. The Covenant (registered in the Land Titles Office as CA5498501 and CA5498502) agreed that the subject properties shall not be subdivided in a manner that would create more than 25 lots until a minimum of five years has elapsed from the date of adoption of amending Bylaw No. 1620.

The Covenant was required by Council at the request of the previous owner of 2500 Echo Valley Drive, adjacent to the subject properties. This ownership has now changed, and the new owner wishes to develop the Echo Valley Drive property, as evidenced by the current Bylaw amendment application to permit townhouses on the site. As a result, Council may wish to discharge the Covenant on 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate in advance of the five year expiry.

COMMENTS

During the March 19, 2018 Public Hearing of the requested amendment for 2500 Echo Valley Drive, Council also considered discharging the Covenant on the properties at 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate. Notifications and advertisements were place as required by Council, and no written comments or concerns were received by the City.

FINANCIAL IMPLICATIONS

Allowing the development of more than 25 lots on the properties at 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate may increase the assessed value of the properties, and this may increase municipal revenue.

OPTIONS

1) That Council resolves that the City of Langford (the "Covenantee") will do everything necessary, at the Covenantor's expense, to sign a Form C Discharge to release the Section 219 Covenant registered as CA5498501 and CA5498502 on the properties legally described as Lot 1, Sections 1 and 2, Range 4 West, Highland District, Plan VIP83411 Except Parts in Plans EPP40953 and EPP53263 (1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate) following the Adoption of Bylaw No. 1717.

OR

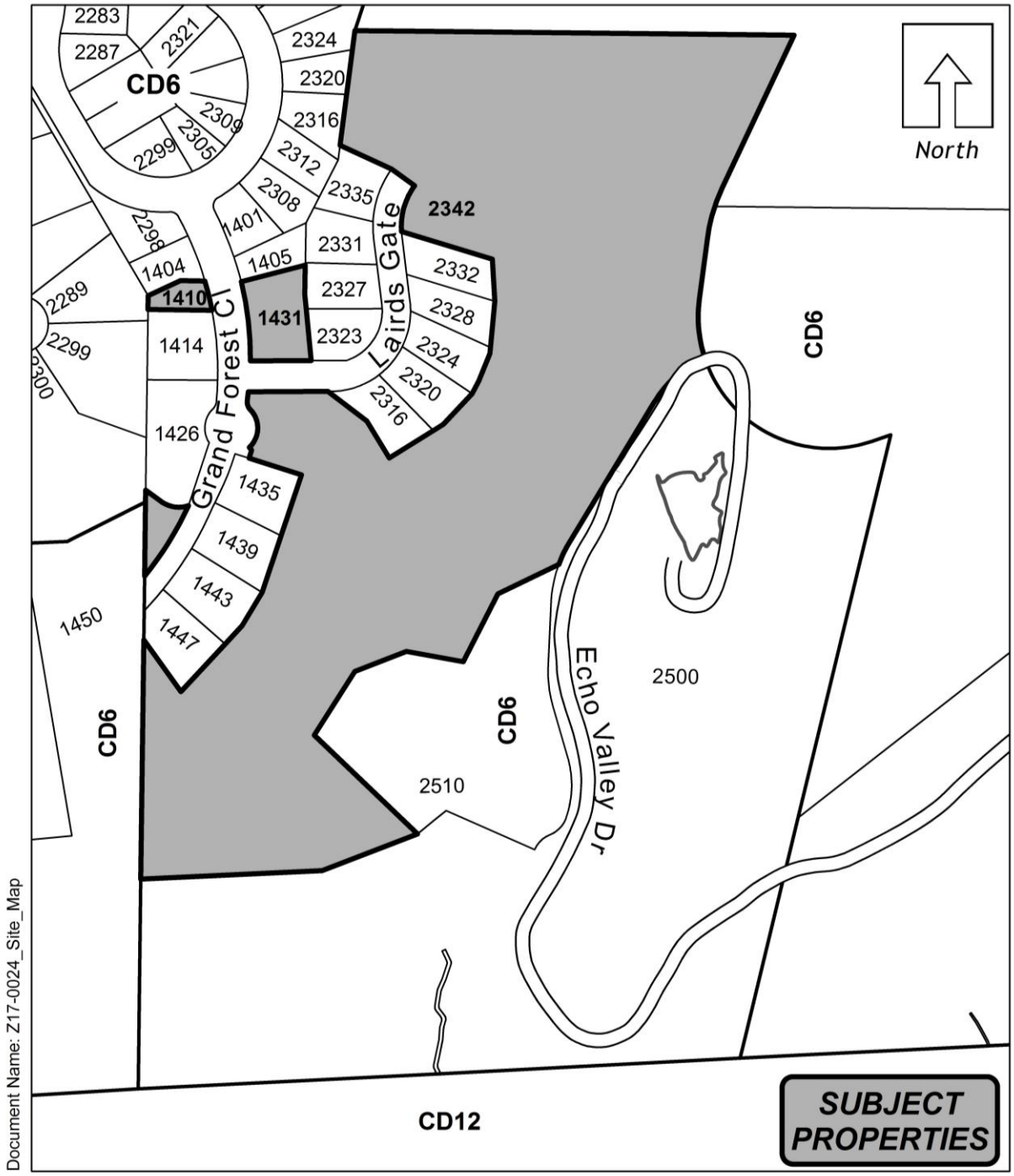
2) That Council take no further action with regard to the Section 219 Covenant registered as CA5498501 and CA5498502.

Respectfully submitted,

Submitted by:	Sarah Herring, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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APPENDIX A


North
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Grand Forest Ct
Lairds Gate
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1443
1447
1450
CD6
2500
Echo Valley Dr
CD6
2510
CD12
SUBJECT PROPERTIES
Document Name: Z17-0024_Site_Map
Scale: N.T.S.
Last Revised: 3/27/2018

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Staff Report

to

Council

Date: April 3, 2018

Department: Land Development (SUB18-0008)

Subject: Strata Title Conversion of previously occupied building at 3004 Glennan Road.

Background

Trel Developments Ltd has applied to construct a detached duplex on 3004 Glennan Road and stratify it along with the previously occupied existing home shown below as **Figure 1 - Existing Home.** The lot is located at the corner of Glennan and Glenn Lake Roads as shown as **Figure 2 - Location Plan**.



Figure 1 Existing Home

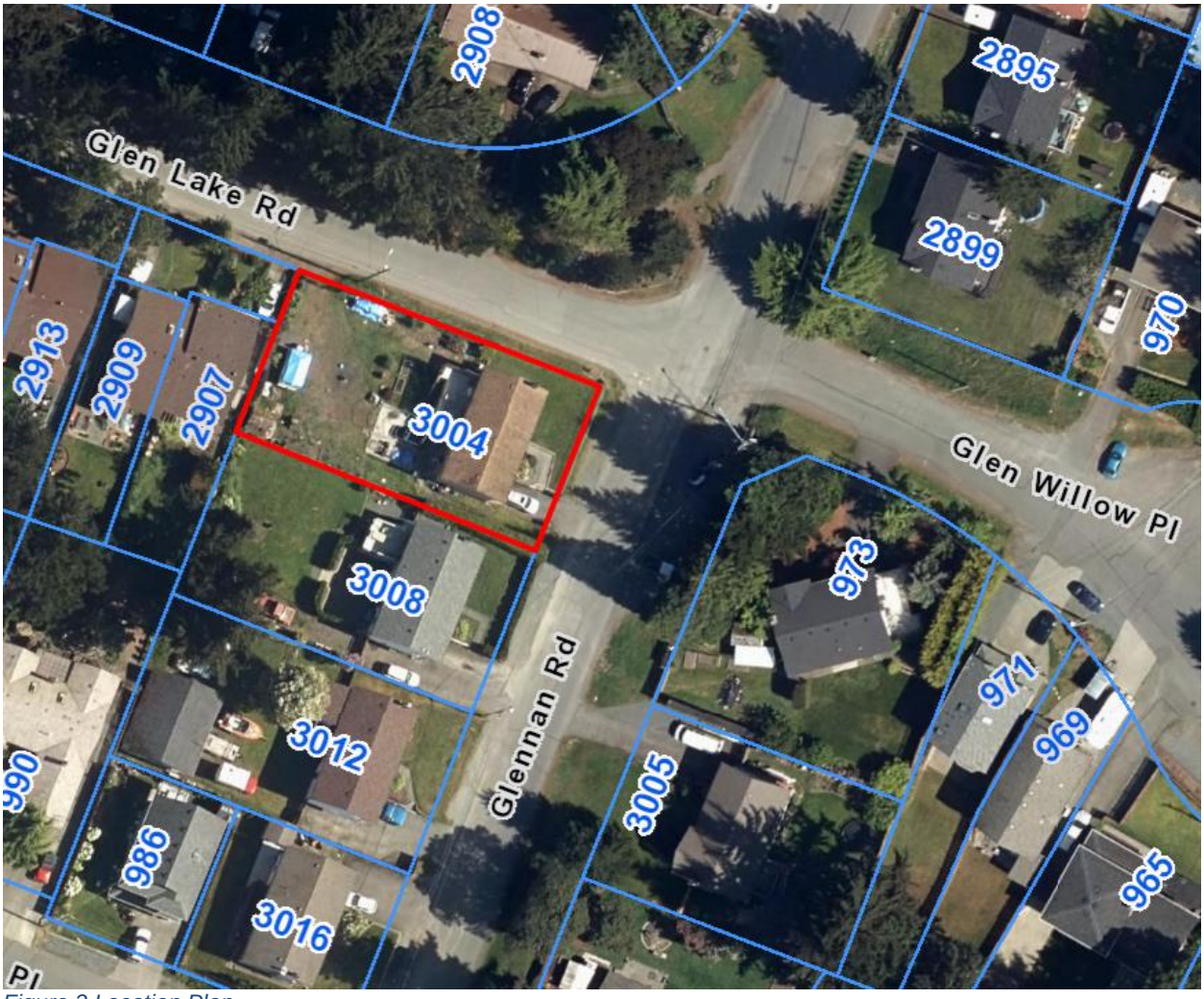


Figure 2 Location Plan

Commentary

The *Strata Property Act s.*242 requires that a person wishing to stratify a previously occupied building must submit the plan to the approving authority. Council is the approving authority in Langford. Council may approve the strata plan, approve the plan with conditions, or refuse to approve the plan. It should be noted that the approving authority's decision cannot be appealed.

The *Act* states that Council must not approve the strata plan unless the building substantially complies with the applicable municipal bylaws and the building regulations as defined by the *Building Act.* Council must also consider:

a. the priority of rental accommodation over privately owned housing in the area,
b. any proposals for the relocation of persons occupying a residential building,
c. the life expectancy of the building,
d. projected major increases in maintenance costs due to the condition of the building, and
e. any other matters that, in its opinion, are relevant.

The developer has engaged a registered architect, Erick Barker AIBC / LEEP AP, who has prepared a code compliance report attached as **Appendix 1 Code Compliance Letter.** The report states the house, built in 1970, is in good repair and expects the house to be functional for 20 years. The report also requires some

soffit venting and hardwired smoke alarms be installed in order for the house to satisfy Part 9 of the 2012 Building Code. The Building Department accepted the code compliance letter on March 8th, 2018.

The developer is preparing drawings in support of a Development Permit application for the construction of the Duplex. Through the DP, the City will be able to control the form and character of the new building as well as upgrades to the existing.

Financial Implications
All costs associated with the proposed strata-title conversion will be the responsibility of the applicant.

Legal Implications
Approval of the strata conversion plan will be subject to the requirements of the Statement of Conditions and Development Permit for a Duplex.

Options
That Council:

1. Endorse the proposed strata titling 3004 Glennan Road, legally known as PID 003-285-782 Lot 1, Section 81, Esquimalt District, VIP22554.

   AND

2. Direct Staff to ensure the previously occupied building substantially complies with the current building code and Langford Bylaws prior to approving the strata plan;

   OR

3. Take no action at this time with respect to the proposed strata title conversion of 3004 Glennan Road, legally known as PIDs 003-285-782 Lot 1, Section 81, Esquimalt District, VIP22554.

Respectfully submitted,

Submitted by:	James Oliver, Land Development Technologist
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Tara McLellan, Landscape Design Technician
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
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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Staff Report

to

Council

Date: April 3, 2018

Department: **Finance**

Subject: Funding Request Update

Background

At the last regular meeting of Council on March 19, 2018, funding requests were brought forward from the Administration and Finance Committee. Discussion ensued, and staff were instructed to provide particulars on the request from the Open Gate Church for their Neighbourhood Free Fresh Food Market. The original request was for $3,000.

Commentary

Staff has confirmed that the food provided to residents of Langford and Colwood from the Food Fresh Market is fresh and is free.

Financial Implications

Council may decide to include the funding request submitted within the 2018 financial plan.

Legal Implications

None

Options

That Council fund the Neighbourhood Free Fresh Food Market in an amount of _____ and include in the 2018 Financial Plan;

Or

That Council does not fund the Neighbourhood Free Fresh Food Market at this time.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:'initials'

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: 03/04/2018

Department: **Finance**

Subject: 2018 - 2022 Five-Year Financial Plan Approval

Background

The *Community Charter* requires council to adopt a Five-Year Financial Plan (the Plan) each year and, after the adoption of the Plan but before May 15th, to adopt a tax rate bylaw. Each of the bylaws will come forward later in April and then for adoption at the first Council meeting in May.

Commentary

Each departmental budget has been presented at an open meeting of the relevant committee, which fulfills the statutory requirement for a public financial planning process.

As the final BC Assessment information is not available from BC Assessment until early to mid- April, and as per Council direction, the Financial Plan is brought forward for approval, before the Financial Plan bylaw and tax rate bylaw, to facilitate additional time for procuring services. This additional time allows for a longer construction window for many projects and provides additional time for departments to implement work plans for the remainder of the year once the budget is approved.

The 2018 budget provides for the maintenance of all service levels.

The capital budget provides for spending of $37,812,085 in 2018, with over 99% funded from non-tax sources such as contributions, grants and reserves.

Major components of the capital budget include:

- Road network improvements on Millstream Overpass,
- Westhills Stadium Seating Expansion
- Salem Road Sewer Extension
- Completion of Bear Mountain Parkway
- West Shore Parkway, Sewer Extension and Sewer Lift station

- Langford Outdoor experience bike trails

A summary of the Five-Year Financial Plan is attached as Exhibit "A".

Taxation Implications

The proposed 2018 – 2022 Five Year Financial Plan will result in a tax increase of 2.45% in 2018. Council's priority of public safety services make up 2% of the tax increase this year, the first of a five-year plan, with 1% to fire and 1% to police for additional resources to meet the requirements of growth within in the City. The additional 0.45% is to cover increased costs of service due to inflation and growth of the City. The total impact on the typical home of the 2.45% increase is $28.

Options

That Council approve the 2018 – 2022 Five Year Financial Plan and direct staff to bring forward the Five Year Financial Plan Bylaw, 2018 and the 2018 Tax Rate Bylaw.

Respectfully Submitted,

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

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1709, 2017
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 0.214 hectares (0.53acres), which was dedicated as highway by Plans 1817 and 22830, shown outlined in a bold black line, 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 0.364 hectares of highway, which was dedicated as highway by Plans 1817 and 22830, Sections 88 and 89, Esquimalt District, labelled "Road to be Closed Area 1 and Area 2" on the Road Closure Plan EPP72590

   (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. 1709 (Salem Road), 2017".

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

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

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

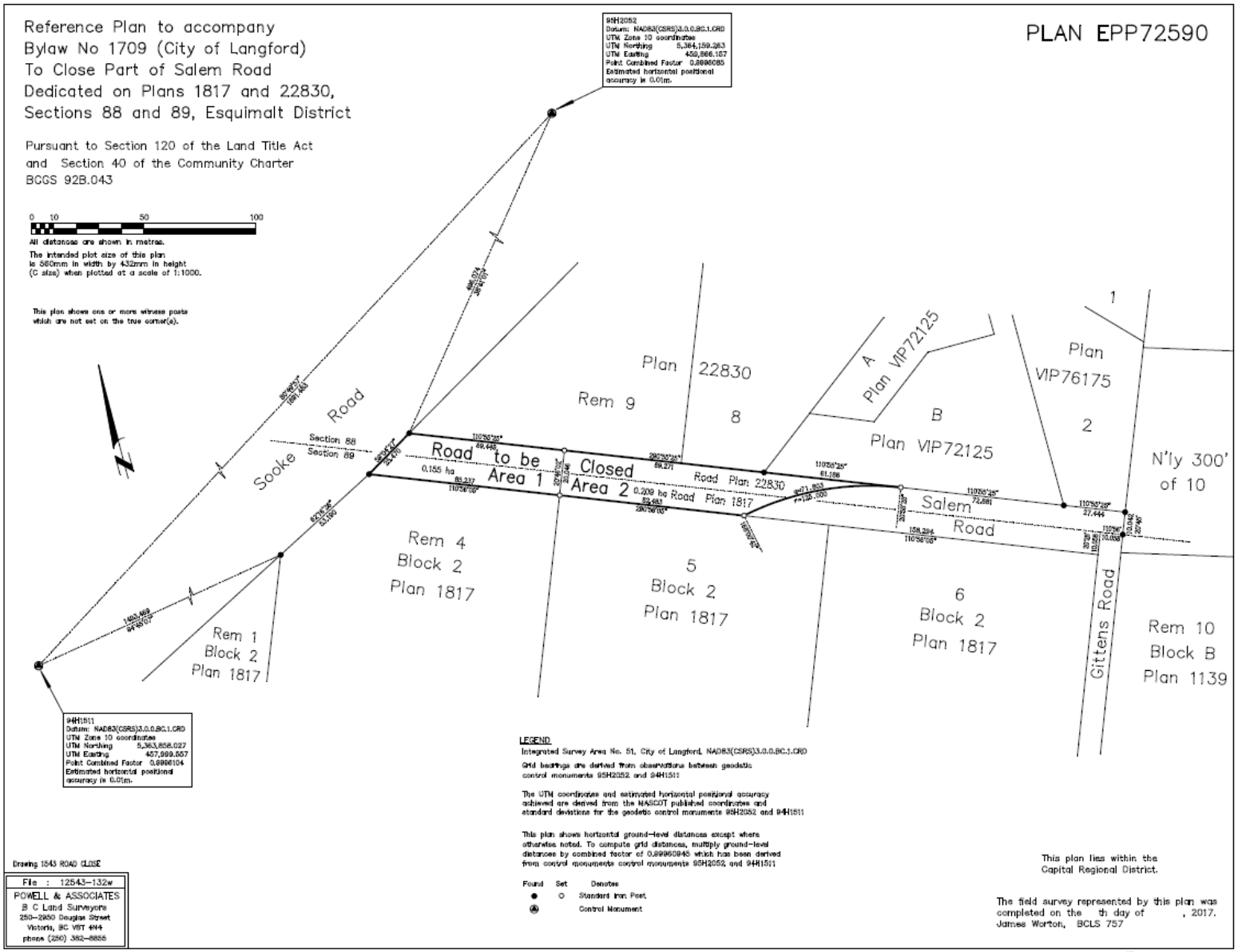
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 9th DAY OF AUGUST, 2017.

ADOPTED this 3rd day of April, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**April 3, 2018**
Department:	**Planning**
Application No.:	**Bylaws No. 1742 and 1737**
Subject:	**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.**

At their Regular Meeting of 8 January 2018, Council gave Bylaw Nos. 1742 and 1737 First Reading. Council did not request any conditions associated with the application to rezone this property.

COMMENTS

Bylaw Nos. 1742 and 1737 have undergone Council First reading and received Public Hearing on March 19th. As there were no conditions associated with the adoption of these on these bylaws, Council may wish to proceed with adoption now.

Bylaw Nos. 1742 and 1737 was signed by the Minister of Transportation on March 21st 2018.

OPTIONS

That Council:

1. Adopt Bylaw Nos. 1742 and 1737;

2. Take no action at this time with respect to Bylaw Nos. 1742 and 1737.

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 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 19th day of March, 2018.

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

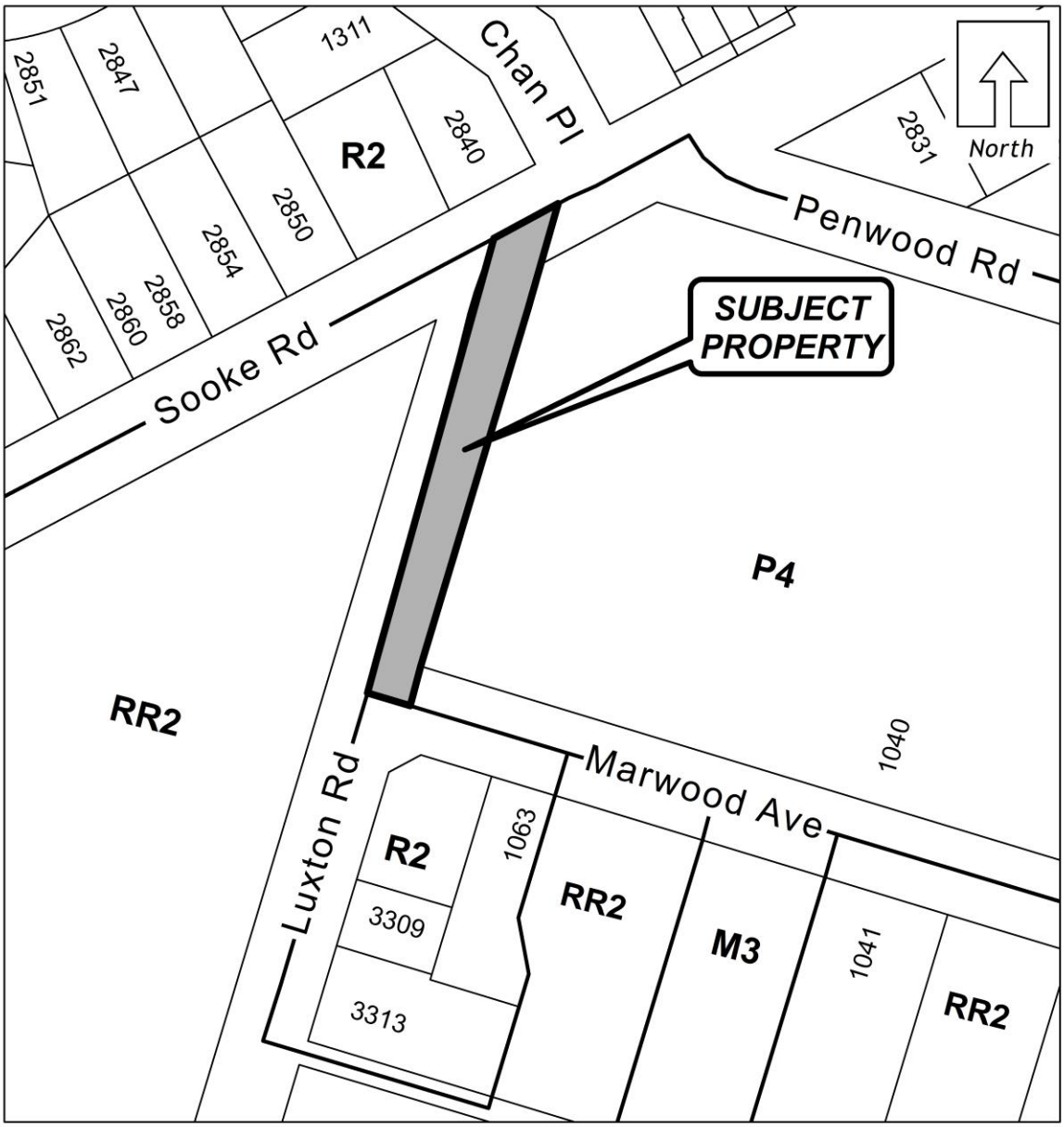
READ A THIRD TIME this 19th day of March, 2018.

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), 2018".

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

PUBLIC HEARING held this 19th day of March, 2018.

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

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

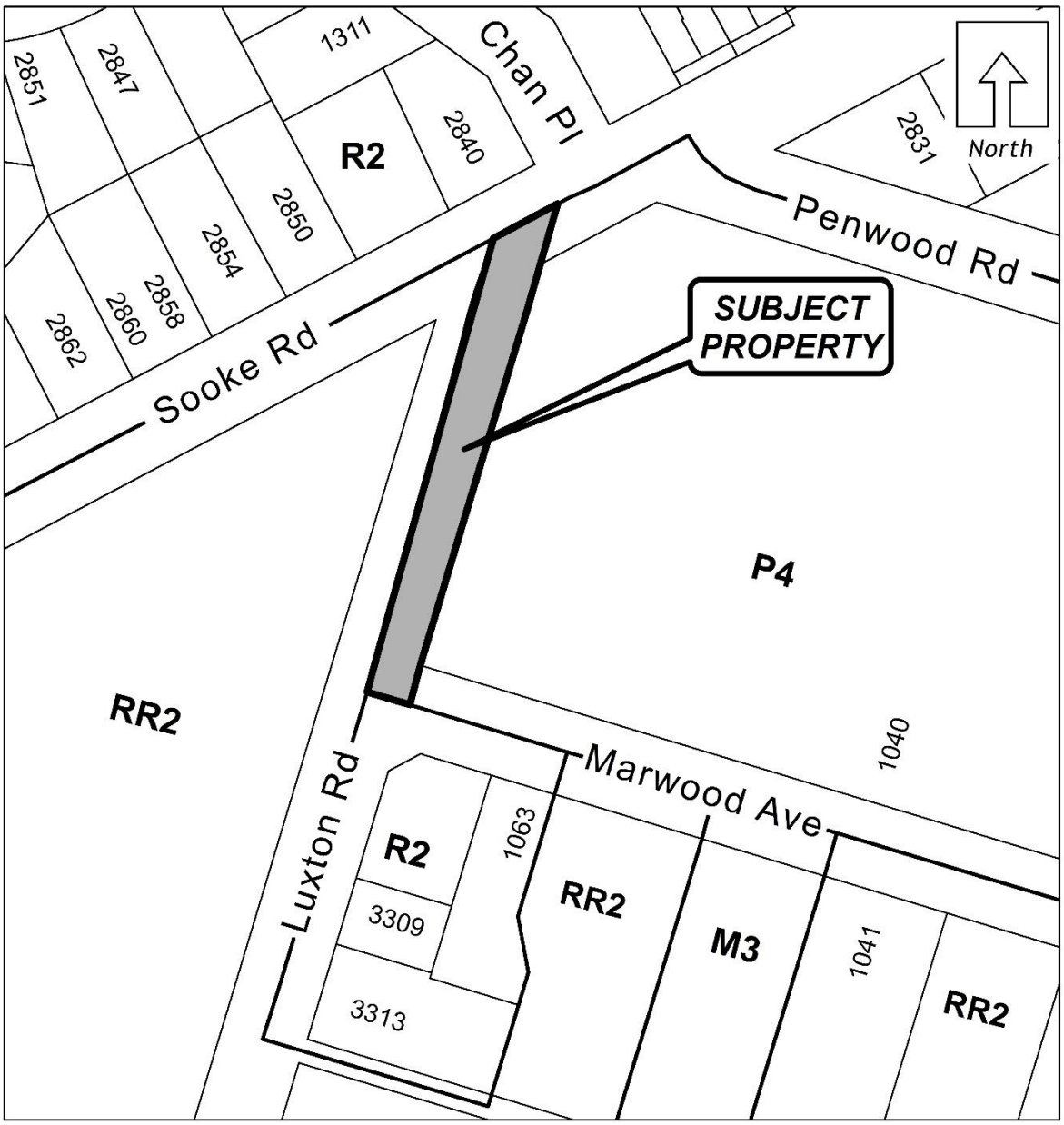
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of March, 2018.

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. 1756

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 CS1 (Service Commercial) Zone and adding to C8A (Community Town Centre Pedestrian) Zone the property legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue).

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)
C8A	1756	Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue).	a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; b) $4,200 per SFE toward the General Amenity Reserve Fund; and c) $10.75 per m^2 ($1.00 per ft^2) of commercial Gross Floor Area (GFA) toward the General Amenity Reserve Fund.	No

3. By adding the following to Section 6.44A.01 and re-numbering the other clauses accordingly:

(1) Accessory buildings and uses;

(2) Animal hospital in an enclosed building;

(5) Appliance repair;

(6) Auction room;

(7) Automobile glass repair, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue);

(8) Bakery;

(9) Business college and trade school;

(14) Funeral parlour;

(22) Liquor store;

(25) Parking facility;

(29) Printing, publishing and bookbinding;

(38) The retail sale of parts and accessories for automobiles, trucks, boats, camper vehicles, farm machinery and manufactured homes.

4. By amending Subsection 6.44A.04(1) to read:

"Except as provided in articles (2), (3), (4), (5) and (6), the floor area ratio may not exceed 1.0."

5. By adding the following as Subsection 6.44A.04(6)

"Notwithstanding Subsection 6.44A.04(1), the floor area ratio may be increased to 5.0, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), if the owner provides:

(a) A minimum of 75% of the parking spaces required by this Bylaw in an underground parking structure;

(b) The amenity contributions set out in Table 1 of Schedule AD, prior to the issuance of a Building Permit for development with a maximum floor area over 1.0; and

(c) Residential dwelling units on any storey above the ground floor."

6. By adding the following as Subsection 6.44A.06(2):

"On land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), the maximum height of buildings and structures shall be governed by the provisions of Subsection 6.44A.04(6) and not 6.44A.06(1) above."

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018".

READ A FIRST TIME this 22nd 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.

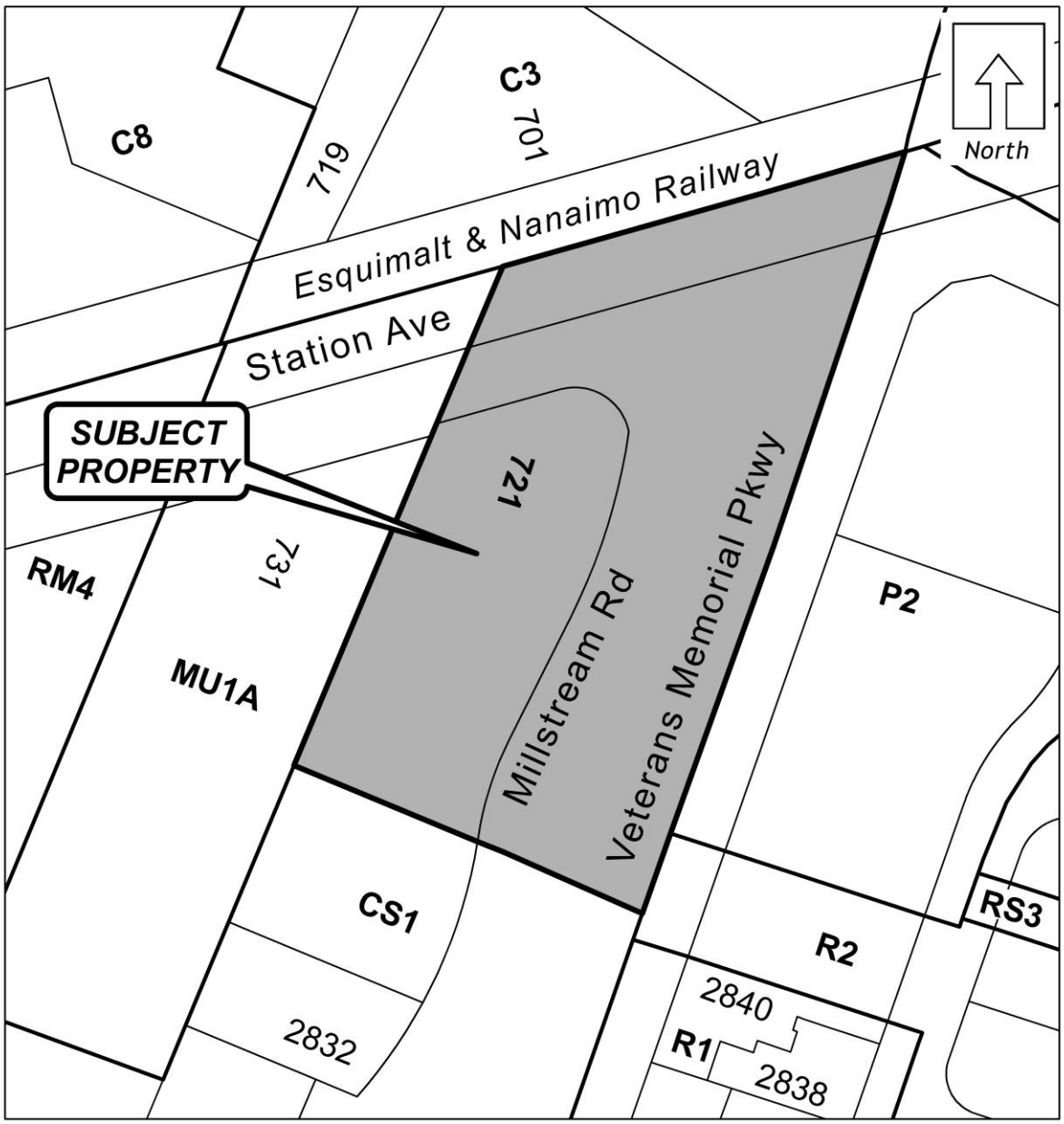
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1756

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1756

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/5/2017

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 19th day of March, 2018.

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

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

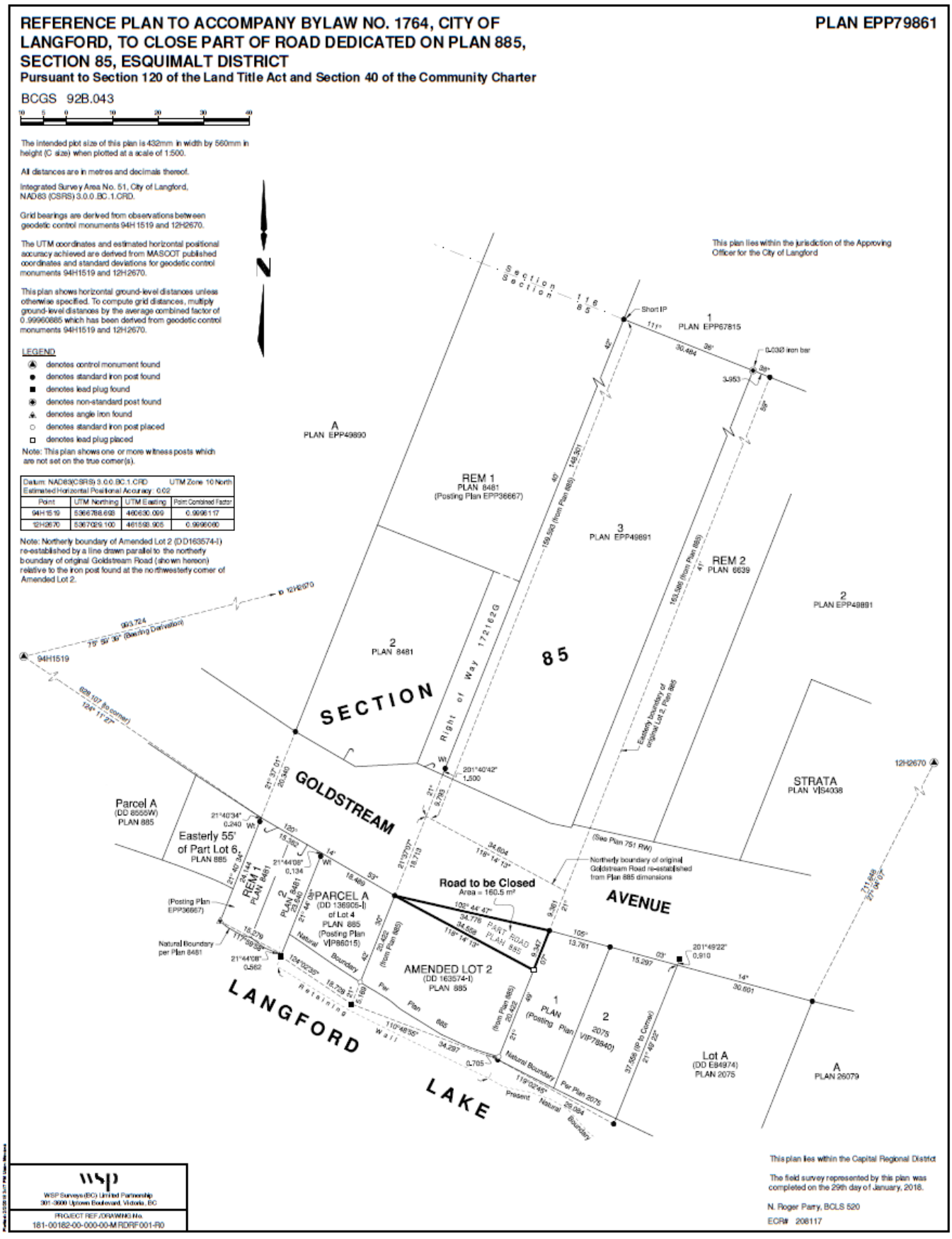
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 21ST DAY OF MARCH, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1766

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

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

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

1. By deleting the text in Section 6.31A.04 and replacing it with the following:

   "Lot coverage of all buildings and structures may not exceed 45%."

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RM2A (Attached Housing) Zone the property legally described as LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave) in the portions as shown shaded on Schedule A 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)
RM2A	1766	LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave)	a) $3,660 per unit; and b) $610 per unit	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 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.

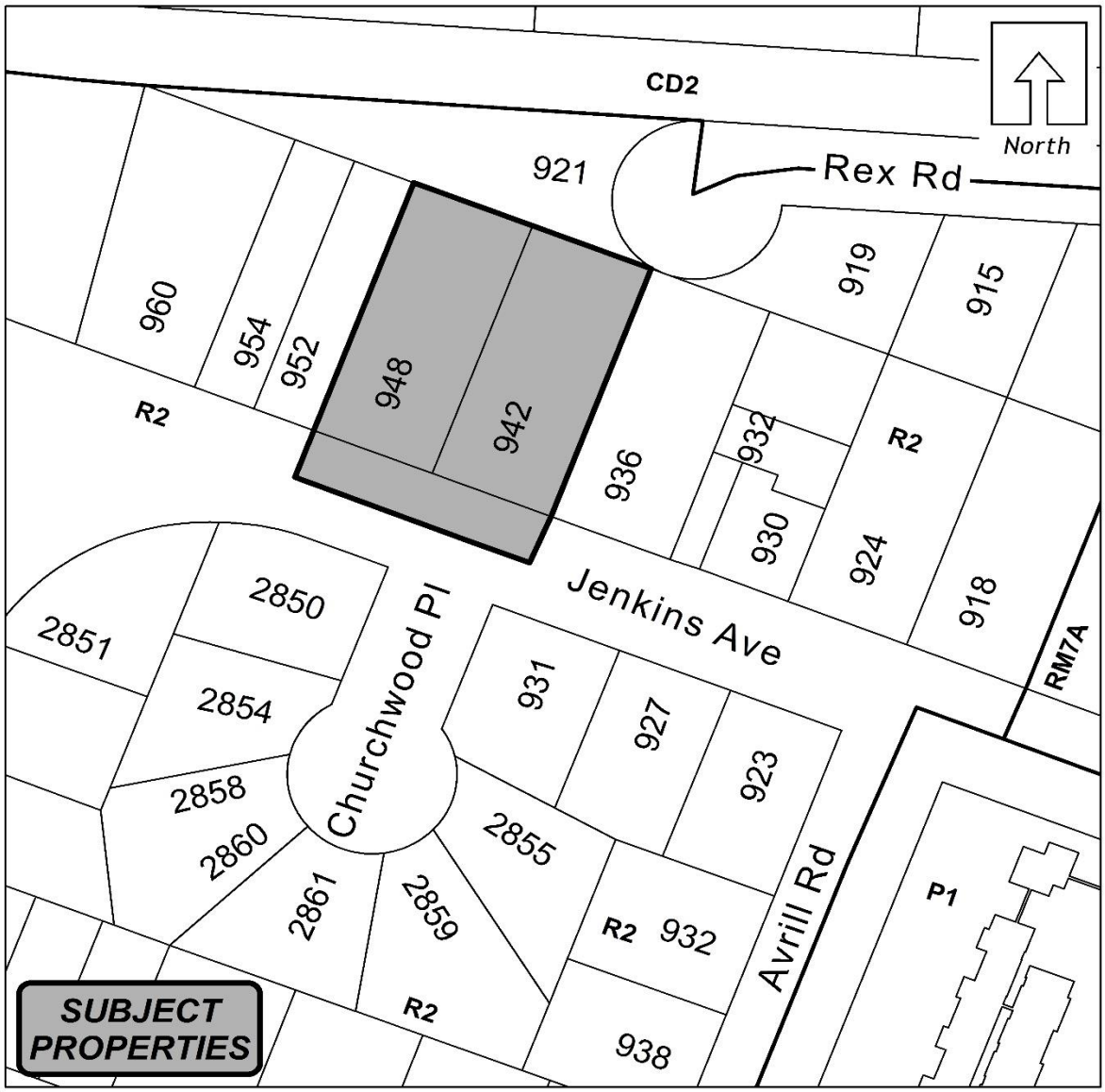
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1766

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1766

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/20/2018

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **April 3, 2018**

Department: **Planning**

Application No.: **Z17-0050**

Subject: **Adding Properties to Bylaw No. 1767**

Background

On March 19th, 2018 Council gave 1st reading to Bylaw No. 1767, which is for the rezoning of six properties on the north side of Sooke Road across from Happy Valley Road. The public hearing for this bylaw is scheduled for April 16th, 2018.

Commentary

Since the March 19th Council meeting, the applicant for these properties has obtained authorization to include two neighbouring properties in the rezoning application. These properties are 2668 and 2674 Sooke Road, which is where the Glen Lake Inn is located. The applicant has requested that Council include these properties in Bylaw No. 1767. The applicant also requested that a block plan be permitted without triggering frontage improvements. These changes would require Council to rescind 1st reading and amend the bylaw and previous resolution before giving the bylaw 1st reading again.

Staff also request that the one permitted use of '*apartments which may contain multi-family flex units'* be removed from the proposed zone as the zoning bylaw does not have a definition of multi-family flex units and the ones that have been created in the past were problematic for various reasons.

Additionally, in the original resolution that Council gave 1st reading to on March 19th, there were two items that could be perceived to contradict each other and staff request an amendment be made to provide clarity. In that resolution, item 1 a) stated,

*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

Further in that resolution it required the applicant to complete the recommendations of a Traffic Impact Assessment, without any mention of the General Amenity Fund. Therefore, for clarity purposes, staff request that Council amend item 1 a) to read as follows:

*b) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:*

*i. $610 towards the Affordable Housing Fund, **and***

ii. *$2,074 towards the General Amenity Reserve Fund, for which Council may use a portion of these contributions towards the construction of the realignment of Glen Lake Road and DCC works on Sooke Road.*

Financial Implications
There are no financial implications with the above noted changes.

Legal Implications
By adding two more properties to Bylaw No. 1767, public notification required a larger distribution area. The additional residents within the larger distribution area were included in the public notification that was sent out.

OPTIONS

Option 1

That Council:

1. Rescind 1st reading of Bylaw No. 1767.

2. Give 1st reading to Bylaw No. 1767, which is attached to and forming part of this report.

3. Amend the resolution of the March 19th reading of Bylaw No. 1767 to read as follows:

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:*

*iv. $610 towards the Affordable Housing Fund, **and***

v. $2,074 towards the General Amenity Reserve Fund, for which Council may use a portion of these contributions towards the construction of the realignment of Glen Lake Road and DCC works on Sooke 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 or Building Permit until road dedication is provided to the satisfaction of the Director of Engineering and Approving Officer.

ii. That at any time after the 5th anniversary date of adoption of the bylaw to rezone the subject lands, 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.

iv. 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;

v. 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

vi. 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.

OR Option 2

4. Take no action at this time with respect to rescinding Bylaw No. 1767 or by removing a permitted use listed in the C9 Zone.

Respectfully submitted,

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

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CITY OF LANGFORD
BYLAW NO. 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 LOT 2, SECTION 83, ESQUIMALT DISTRICT, PLAN 5785, PID No.: 000-204-153 (2668 Sooke Rd); LOTS 3, 4, 5, 7 & 8, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID Nos. 005-723-400, 005-723-426, 005-723-442, 000-204-137, 005-723-451 (2686, 2674, 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	LOT 2, SECTION 83, ESQUIMALT DISTRICT, PLAN 5785, PID No.: 000-204-153 (2668 Sooke Rd) And LOTS 3, 4, 5, 7 & 8, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-400,005-723-426, 005-723-442, 005-723-451, 000-204-137 (2674, 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, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".

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

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

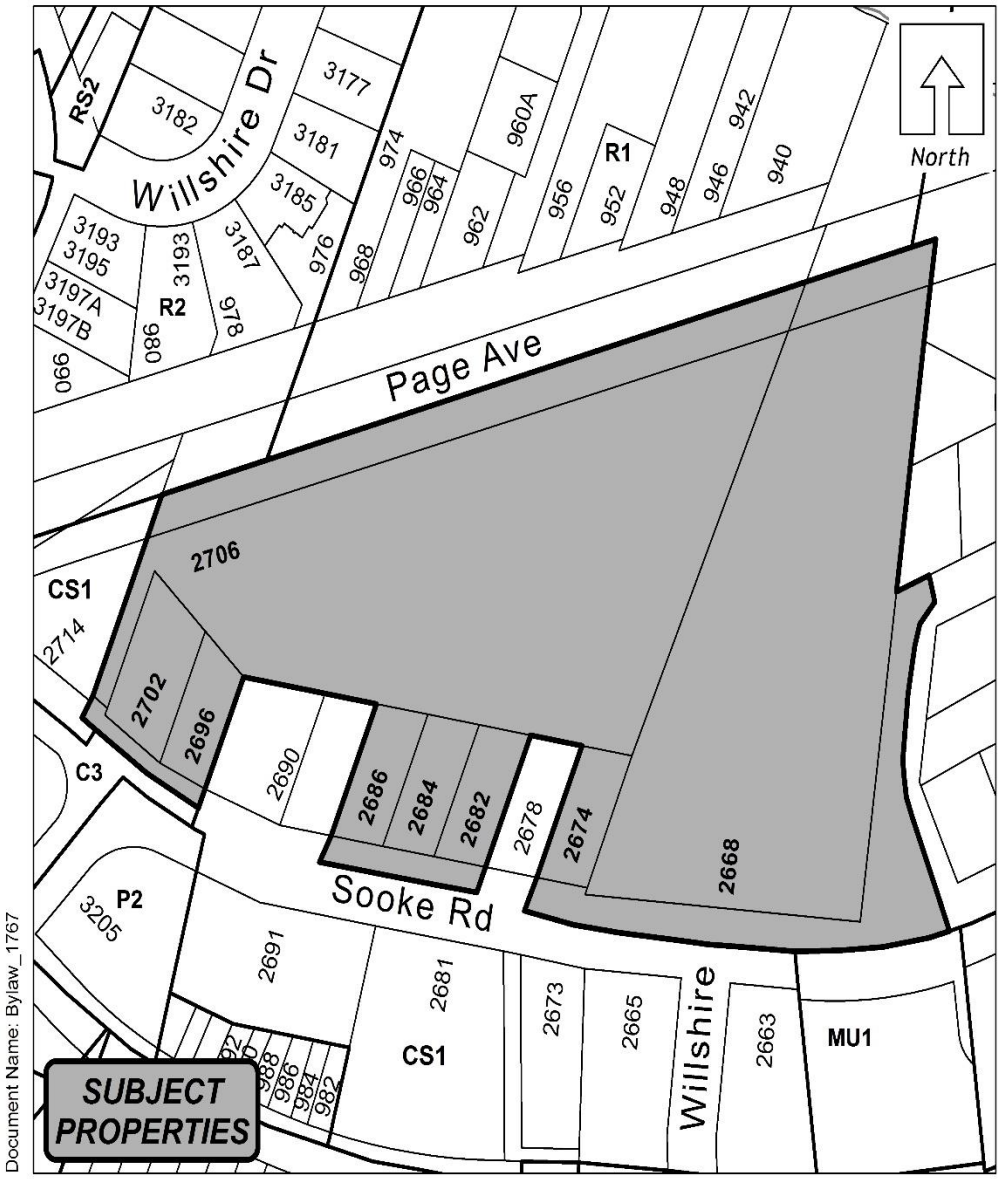
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1767

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1767

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/27/2018

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

Staff Report

to

Council

Date: April 3, 2018

Department: **Engineering**

Subject: Bylaw No. 1769, Amendment No. 1 to Development Cost Charge Bylaw No. 1700, 2017

Background

In 2017 the City did a thorough review of the Development Cost Charge Bylaw and adopted the current Development Cost Charge Bylaw No. 1700. At the present time, the City collects Development Cost Charges for Roads, Park Improvement and Park Acquisition with respect to development in the City Centre and provides a 30% reduction for market/profit rental housing in the City Centre (25% for market/profit rental housing outside the City Centre).

Rate Reductions:

8. Pursuant to s. 563 of the *Local Government Act*, a charge payable under Tables 1(A), 1(B), 1(C) or 1(D) shall be reduced for that portion of a development consisting of dwelling units in apartment buildings (as defined in Zoning Bylaw No. 300) which provide either for-profit or not-for-profit rental housing, provided that the developer registers a covenant on title, which restricts the use of that portion of the development to the class of development in the following table that qualified the developer for the reduction that has been applied, for a period of at least 10 years from the date of payment of the charge, or in the case of a 100% reduction of the charge, the date that the charge would otherwise have been payable, as follows:

Development Class	Area*	Charge Reduction
Non-Profit Rental Housing	City Centre	100%
Non-Profit Rental Housing	Except City Centre	100%
For-Profit Rental Housing	City Centre	30%
For-profit Rental Housing	Except City Centre	25%

* City Centre – as defined by the Official Community Plan

Commentary

At the time that the 2017 DCC bylaw was adopted the City had not seen a large number of rental housing units constructed. However, within the past year alone, several hundred units of for-profit and non-profit housing units have been rezoned in Langford and are either under construction or near to construction. This has resulted in over $1Million in rate reductions to Road DCC charges.

Reductions in the Road DCC program result in less funds being available to construct Road DCC projects, including major collector roads and regionally benefitting infrastructure. Two recent examples of Road DCC projects completed were the 3.5km new West Shore Parkway and the dual left turnlane on the Millstream Overpass.

As the City continues to grow in population it is recognized that regionally benefitting infrastructure such as Parkways are needed to serve the entire community, be they home owners or rental units.

Staff are therefore suggesting that the City rescind the rate reductions in the current DCC bylaw in their entirety.

Financial Implications

Regionally benefitting infrastructure funded through the DCC program bylaw benefits the entire community. Removing the rate reductions in the DCC program will result in an optimization of the benefits to the entire City.

Legal Implications

None noted.

Options

That Council:

1. Give first, second and third reading to Bylaw No. 1769, City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 2018;

   OR

2. Do nothing at this time to amend the City of Langford Development Cost Charge Bylaw No. 1700, 2017

Respectfully submitted,

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

:mm

Attachment: Bylaw No. 1769

CITY OF

LANGFORD

BYLAW NO.

1769

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES.

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

A. City of Langford Development Cost Charge Bylaw No. 1700, 2017 is amended by removing Section 8 Rate Reductions in its entirety.

B. This Bylaw may be cited for all purposes as " City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 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

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report

To Council

Date: 03/04/2018

Department: **Finance**

Subject: Revenue Anticipation Borrowing Bylaw – Bylaw No. 1772

Commentary

Bylaw No. 1772 would give authority to temporarily borrow up to $10 million to cover current expenses until taxes are collected.

The main source of revenue for local government is taxation. Taxes are levied at the beginning of June and are due on the first business day in July. Expenses on the other hand are incurred throughout the year. This means that municipalities are faced with a cash flow shortage in the first six months of the year. This shortage can be at least partially offset by accumulated surplus and reserves.

The Community Charter resolves this issue by giving Council the authority to borrow temporarily and repay any amounts borrowed out of tax collections when they are received.

While the bylaw authorizes up to $10 million in borrowing, only the amount(s) actually required to cover current expenses will be borrowed.

Legal Implications

Revenue anticipation borrowing is authorized by section 177 of the *Community Charter*

Options

1. That Council give three readings to "Revenue Anticipation Borrowing Bylaw No. 1772, 2018" ; **or**
2. That Council not proceed with Bylaw No. 1772

Respectfully Submitted,

Submitted by:	Michael Dillabaugh, CPA, CA Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence	Darren Kiedyk, Chief Administrative Officer

CITY OF LANGFORD

BYLAW NO. 1772

A BYLAW TO PROVIDE FOR THE BORROWING OF MONEY IN ANTICIPATION OF REVENUE.

WHEREAS the municipality may not have sufficient money to meet current lawful expenditures of the municipality before receipt of current year tax revenues;

AND WHEREAS it is provided by Section 177 of the Community Charter, that Council may, by bylaw, provide for the borrowing of money that may be necessary to meet current lawful expenditures

AND WHEREAS the debt outstanding shall not exceed the total of the unpaid taxes for all purposes imposed during the current year and the money remaining due from other governments;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, ENACTS AS FOLLOWS:

1. The Council is hereby empowered and authorized to borrow upon the credit of the municipality, an amount or amounts not exceeding the sum of Ten Million dollars ($10,000,000) as the same may be required and to pay interest thereon at current market rates.

2. All taxes of the current year when levied or so much thereof as may be necessary, shall, when collected, be used to repay the money so borrowed.

3. This Bylaw may be cited as "Revenue Anticipation Borrowing Bylaw No. 1772, 2018".

READ A FIRST TIME this 3rd day of April, 2018.

READ A SECOND TIME this 3rd day of April, 2018.

READ A THIRD TIME this 3rd day of April, 2018.

RECONSIDERED AND FINALLY ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

April 3rd, 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 the potential acquisition of land, litigation and the proposed provision of a municipal service under Section 90 (1) (e) (g) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.