

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, April 16th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARINGS</u>	
a) BYLAW NO. 1767	3
"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".	
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Meeting of Council – April 3rd, 2018	36
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>COMMITTEE RESOLUTIONS</u>	
a) Planning, Zoning and Affordable Housing Committee – April 9th, 2018	46
1. Application to Rezone portions of Area 2 and Area 3 in Schedule O2 of the CD6A Zone to Area 5 in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings	
2. Application for Development Variance Permit to reduce the front lot line setback from 7.5m to 5.2m at 2895 West Shore Parkway	
3. Application for Development Variance Permit to allow reduction of lot width from 16 metres to 9.5 metres at 683 Goldie Avenue	
b) Administration and Finance Committee –April 10th, 2018	48
1. Monthly Approval of Accounts Payable – March 2018	
2. 2017 Audited Financial Statements	
7. <u>REPORTS</u>	
a) Bylaw No. 1752: Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking);	
Bylaw No. 1776: A Bylaw to amend Building Bylaw No. 1160 with respect to building application fees;	

	Bylaw No. 1763: A Bylaw to Amend the City of Langford's Development Procedures Bylaw No. 209 with respect to development application fees; Policy POL0011-PLAN – Affordable Housing and Amenity Contribution Policy.	
	- Staff Report (Planning)	49
	b) Bicycle Sharing Network Proposal for Langford	
	- Staff Report (Planning)	55
8.	<u>BYLAWS</u>	
	a) BYLAW NO. 1752	60
	"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2017". (RESCIND FIRST READING) (GIVE NEW FIRST READING)	
	b) BYLAW NO. 1763	63
	"City of Langford Development Procedures, Amendment Bylaw No. 18, 2018". (FIRST, SECOND AND THIRD READINGS)	
	c) BYLAW NO. 1767	67
	"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018". (SECOND AND THIRD READINGS)	
	d) BYLAW NO. 1768	73
	"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018". (FIRST READING)	
	e) BYLAW NO. 1772	75
	"Revenue Anticipation Borrowing Bylaw No. 1772, 2018". (ADOPTION)	
	f) BYLAW NO. 1776	76
	"Langford Building Bylaw No.1160, Amendment No 10, 2018". (FIRST, SECOND AND THIRD READINGS)	
	g) BYLAW NO. 1778	81
	"Hotel Room Tax Requisition Bylaw No. 1778". (FIRST, SECOND AND THIRD READINGS)	
9.	<u>IN CAMERA RESOLUTION</u>	84
10.	<u>ADJOURNMENT</u>	

PUBLIC HEARING
Monday, 16 April 2018

Bylaw No. 1767
File No. Z17-0050

A Bylaw to Rezone 2668, 2674, 2682, 2684, 2686, 2696, 2702 and 2706 Sooke Rd from the C3 (District Commercial) and CS1 (Service Commercial) Zone to a new C9 (Community Town Centre Pedestrian 9) Zone to allow for a mixed-used development that may primarily include high density residential as well as commercial.

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 3rd day of April, 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

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.



NOTICE OF PUBLIC HEARING

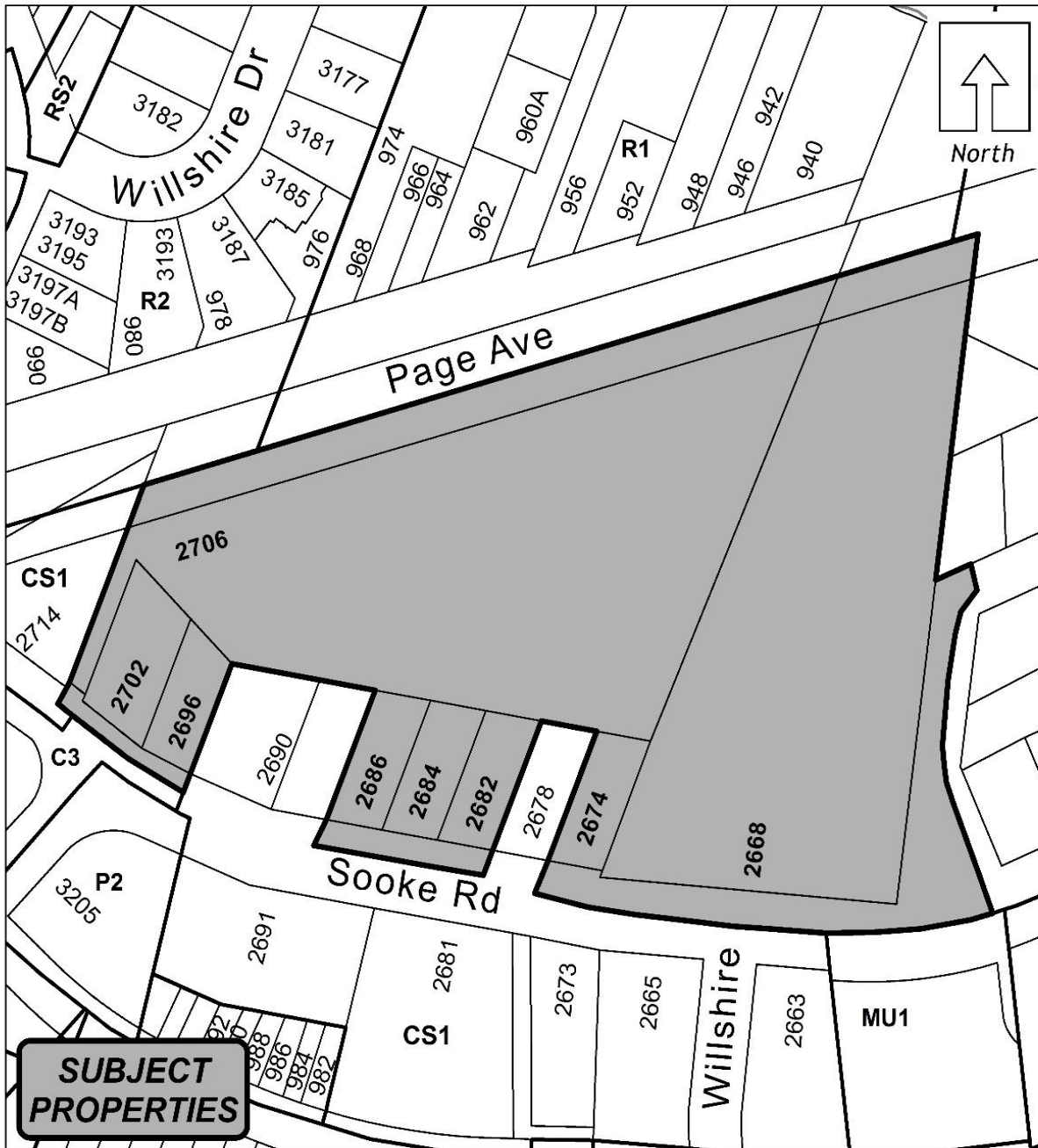
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1767. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 April 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2668, 2674, 2682, 2684, 2686, 2696, 2702 & 2706 Sooke Rd	
File	Z17-0050	Bylaw Number: 1767
Official Community Plan	Current: Hillside or Shoreline and Neighbourhood	Proposed: No Change
Zoning	Current: C3 (District Commercial) and CS1 (Service Commercial) Zone	Proposed: A New C9 (Community Town Centre Pedestrian 9) Zone
Proposal	To permit a mixed-used development that may primarily include high density residential as well as commercial.	

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 Tuesday, 3 April 2018 to Monday, 16 April 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

Document Name: Bylaw_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



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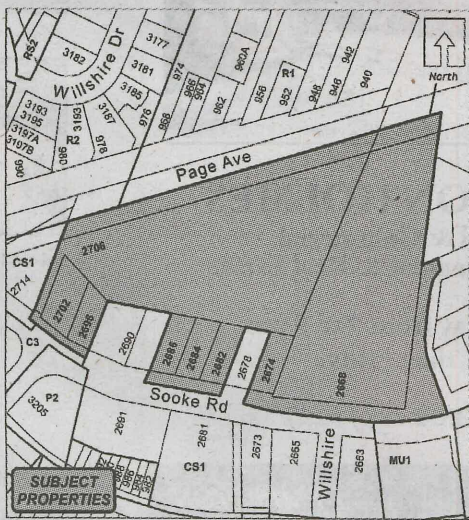
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Applicant: Niall Paltiel, Keycorp Planning Ltd.

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Braden Hutchins
Director of Corporate Services



SPORTS

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

Three high school hoopers will represent the West Shore at the Victoria All-Star game

Players excited to prove their abilities at all-star

Lindsey Horsting
News Gazette staff

The 31st annual Vancouver Island Seniors Classic All-Star games will showcase the top talent from the Island on the court and give the graduating players one last hurrah.

The games feature the best Grade 12 students and are divided into South Island and North Island teams, using the Malahat as the dividing line.

The West Shore is sending Brennan Pletsch, from Royal Bay Secondary and Nishad Tarak and Isaac Ickovich from Belmont Secondary to compete in the boys 'A' division.

Julius Kennedy from Belmont was also selected for the All-Star game, but he will be attending a player ID camp, hoping to take his game to the collegiate level.

Towards the end of the season, Pletsch was thinking it might be a possibility he would be included in the All-Star game, but also thought there were other players worthy of the honour.

Pletsch helped Royal Bay to a 9-1 AAA City league record, tied for first place, and finished second in City playoffs, making it to Islands for the first time in Royal Bay's three-year existence. He was the captain of the team and finished the season averaging 17.5 points, eight rebounds and three blocks per game.

Pletsch is excited to be able to showcase his talent with the Island's best. "10 out of 10 [for excitement]" he said. Royal Bay head coach Dave Sundher has enjoyed coaching Pletsch who, at 6 feet 6 inches, can play inside, can dribble and play outside too. Pletsch admits he has improved dramatically since Grade 11, he has more confidence shooting the three and his post moves are stronger. Sundher said Pletsch has worked hard and thinks being included in the All-Star game is a great reward for his dedication to the craft.

Pletsch played some pickup over spring break, but he'll be getting some shots up this week to get some of the dust off and show that he can roll with the quad-A players.

Ickovich and Tarak are both proud to represent Belmont basketball and the West Shore on the South Island team.



Royal Bay high school basketball player Brennan Pletsch, will be playing for South Island in the Vancouver Island All-Star game on Saturday, April 7.
(LINDSEY HORSTING/NEWS GAZETTE STAFF)

"It's a big honour, I'm pretty excited," Tarak said. "Ever since I came here in Grade 9, every year I would go watch all the older kids play in it." Tarak is excited that younger ballers could be inspired by him and work towards an All-Star of their own at the end of their high school careers.

The Belmont Bulldogs made a run at provincials in the beginning of March, finishing in fourth place after being the No. 13 seed entering the tournament. The Bulldogs beat No. 4 and No. 5 seeds to advance to the semi finals.

Ickovich is happy to play alongside one of his teammates in the All-Star game, "we went on a run together, so it's nice to play with a familiar face," he said, someone who you've gone to battle with.

Ickovich and Tarak will be teamed up with four Oak Bay All-Stars, a team Belmont played four times this past season and each game was a hard-fought and scrappy one. Tarak said he respects the competitiveness of the Oak Bay squad and hopes they can all learn from each other at the All-Star game.

Both Ickovich and Tarak are hoping to play college ball, but haven't made any official plans as of yet.

Pletsch hopes to attend Royal Roads Military College in the fall.

The boys 'B' game tips at 3 p.m., followed by the girls game at 4:45 p.m. and the boys 'A' game at 6:30 p.m. The boys 'A' team will be coached by Matt Kuzminski, head coach of Vancouver Island University.

lindsey.horsting@goldstreamgazette.com



Nishad Tarak (3) and Isaac Ickovich will represent Belmont Secondary school and will join Royal Bay's Brennan Pletsch in the Vancouver Island Seniors Classic.
(LINDSEY HORSTING/NEWS GAZETTE STAFF)

Our Place looks to create new recovery community

Rezoning still needed for View Royal site

Katherine Engqvist
News Gazette staff

If all goes as planned, the former Choices Transitional Housing in View Royal will be home to new programming and new residents.

Our Place Society, which operated Choices, has proposed turning the site at 94 Talcott Rd. into a long term therapeutic recovery community (TRC). But for that to happen, View Royal council will have to approve a rezoning application for the site and the province will need to formally commit to funding.

“The neat thing about it is because it’s a community, the residents that come in will help choose a name and de-institutionalize it more based on their needs,” said Grant McKenzie, Our Place director of communications.

At an open house last Thursday, representatives from Our Place unveiled plans for the site and introduced the community to Dana Young, who will be the director of the therapeutic recovery community. “We’re really hopeful, I think it will make a big difference,” Young said. “It’s really exciting to see the changes I see in peoples’ lives ... They’re people you’d want as neighbours.”

She brings more than 30 years of experience in the criminal justice field and for the past 25 years has worked specifically in the areas of therapeutic communities and program development relating to drugs and alcohol. Young was the program manager of Guthrie Therapeutic Community at the Nanaimo Correctional Centre before making the move to Greater Victoria.

“We’re hoping to start with about 12 residents and we’ll gradually increase it,” she said of the proposed program, which could



Grant McKenzie, Our Place director of communications, and Dana Young, who will be the director of the therapeutic recovery community planned for View Royal, show off the site. (KATHERINE ENGVIST/NEWS GAZETTE STAFF)

house up to 50 residents with stays ranging from 12 to 24 months.

It’s a model of treatment that includes ‘push ups’ – positive things residents do – and ‘pull ups’ – positive things residents do to help another that may need a boost – and is similar to society in terms of values. “It’s about residents supporting each other and keeping themselves accountable,” Young explained. “People start to look at their hopes and dreams and what’s preventing them.”

Along with learning coping mechanisms and receiving treatment – both mentally and physically – residents will also learn life skills and how to be in healthy relationships. There will also be opportunity for social enterprise projects including a woodworking shop, kiln, community garden and more.

One of the primary differences between the new program and the old housing is that the site will be closed. Unlike residents of Choices, participants in the new program will not be allowed to leave the site or use drugs or alcohol.

The former residents of Choices were re-homed before the site closed on March 31. More than 100 residents transitioned from Choices into permanent housing with a large number moving to the former Tally Ho Motel, which was renovated and is now being operated by the Victoria Cool Aid Society.

Our Place has asked the province to contribute \$1.1 million for the first year of the new therapeutic recovery program and a combined total of \$4.7 million over seven years.

While McKenzie noted they

have verbal support from the province, they don’t have a formal commitment for funding. However, the society is well on its way to achieving its private fundraising goal with \$1.1 million of the \$1.5 million goal raised.

Our Place has not filed their rezoning request with the Town of View Royal but expects to do so by

mid-month. That process will allow community members to provide input. Our Place is also hosting a second open house on April 28 for residents who would like to know more about the proposal. It takes place at the centre, 94 Talcott Rd., from 1 until 4 p.m.

editor@goldstreamgazette.com

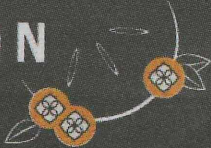
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NOTICE OF PUBLIC HEARING

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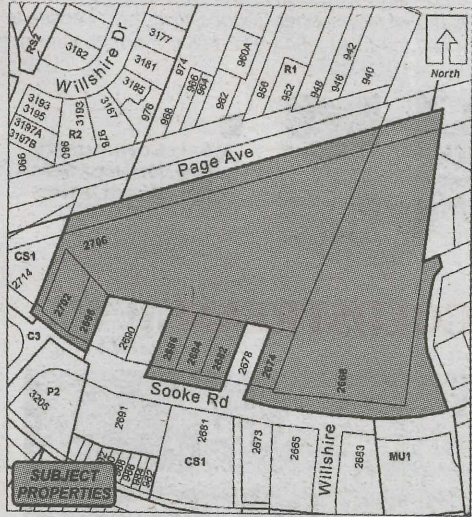
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Applicant: Niall Paltiel, Keycorp Planning Ltd.

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Braden Hutchins
Director of Corporate Services



Michaels

MAKE CREATIVITY HAPPEN

Correction Notice

In the ad beginning April 13th, 2018, the 95 pk. Foam Shape Set by Craft Smart® on page 2 was incorrectly printed with the copy “Compare at \$30”.

There is no “compare at” price in this advertisement. We apologize for any inconvenience this may have caused.

Michaels

MAKE CREATIVITY HAPPEN

Correction Notice

In the ad beginning Friday, 4/6, the Make-a-thon Kids Club® Fun Photo Frames in store event for Sunday, 4/8 printed with the incorrect time. The correct event time is 2pm – 4pm. We apologize for any inconvenience this may have caused.

4. REPORTS

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

MOVED BY: K. SHELDRAKE

SECONDED: COUNCILLOR WADE

That the Planning, Zoning and Affordable Housing Committee recommend 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.

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

- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE

SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend 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;

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

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: COUNCILLOR WADE

That Council give Bylaw No. 1762 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1767 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: March 12, 2018
Department: Planning
Application No.: Z17-0050
Subject: 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

PURPOSE

Niall Paltiel of Keycorp Planning Ltd. has applied on behalf of Oakcrest Park Estates Ltd. to rezone the subject lands from District Commercial (C3) and Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9) to allow for a mixed-used development that may primarily include high density residential as well as commercial.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

<i>Applicant</i>	Niall Paltiel, Keycorp Planning Ltd.	
<i>Owner</i>	Oakcrest Park Estates Ltd.	
<i>Civic Addresses</i>	2682, 2684, 2686, 2696, 2702, and 2706 Sooke Road	
<i>Size of Properties</i>	2 hectares (4.9 acres)	
<i>DP Areas</i>	Sooke DP Area; Drainage Concern	
<i>Zoning Designation</i>	Existing: C3 (District Commercial) and CS1 (Service Commercial)	Proposed: C9 (Community Town Centre Pedestrian 9)
<i>OCP Designation</i>	Existing: Neighbourhood and Neighbourhood Centre	Proposed: N/A

SITE AND SURROUNDING AREA

The properties are located along the north side of Sooke Road near Glen Lake Road, and are bordered by the Galloping Goose along their north side. The majority of the properties are vacant with the exception of two, which have a single commercial building on each.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R1 (One-Family Residential) R2 (One- and Two-Family Residential)	Single-Family Residential Single-Family Residential
<i>East</i>	C3 (District Commercial) CS1 (Service Commercial)	Commercial Retail Commercial Retail
<i>South</i>	P2 (Community Institutional) CS1 (Service Commercial)	Fire Hall Commercial Retail
<i>West</i>	CS1 (Service Commercial)	Commercial Retail

Figure 1 – Subject Properties

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as 'Neighbourhood' and 'Neighbourhood Centre', which are defined by the following text:

Neighbourhood

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.

Neighbourhood Centre

- Predominantly residential precinct that supports a range of medium and high density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial use

Figure 2: A Concept for Neighbourhood

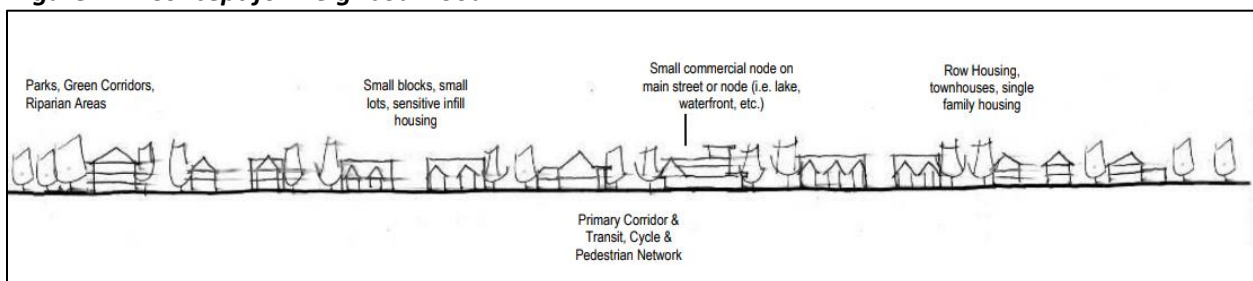
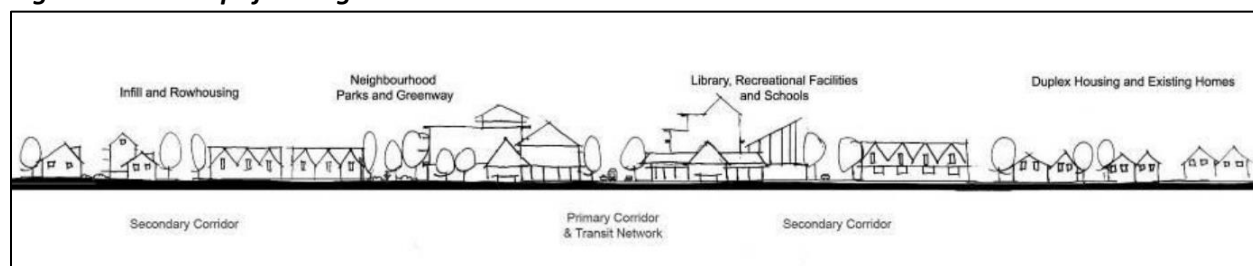


Figure 3: A Concept for Neighbourhood Centre



DEVELOPMENT PERMIT AREAS

The subject properties are located within the Drainage Concern Development Permit area. A storm water management plan will need to be submitted, to the satisfaction of the Director of Engineering in this regard. These properties are also located within the Sooke DP Area and require a Development Permit for Form and Character. The DP's would need to be issued prior to building permits to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS**DEVELOPMENT PROPOSAL**

The applicant has provided a concept plan for this site (Figure 3), which includes a three storey building at the corner of Sooke and the new Glen Lake Road, which may include retail and office spaces. Along Sooke Road the proposal is for ground floor commercial with residential above. The buildings to the rear of the property along the Galloping Goose are proposed to be residential, and potentially rental housing. It should be noted that the proposed zone allows for a range of uses, but it is anticipated that the primary uses would likely be in line with this concept plan.

This proposed C9 zone has not been included in Zoning Bylaw 300 yet, but was originally introduced as a new zone under the application to rezone the Catholic Church site at the corner of Goldstream and Peatt. As it's unknown whether the Church application or this one receives adoption first, the same zone will be introduced with this application as well.

Figure 3: A Concept for Neighbourhood Centre



If Council is supportive of the possible uses, potential density, and setbacks of the C9 zone, they may wish to allow the parking requirement for this site to be at a ratio of 1 space per 1 or 2 bedroom unit, with an additional 0.25 per unit for visitor parking. Three bedroom units or more would require 2 parking spaces with an additional 0.25 per unit for visitor parking. This parking ratio is similar to what is found in the downtown area and if rental housing is constructed, research out of the Greater Victoria Housing Society has demonstrated that there tends to be a lower demand for parking for such units. Additionally, transit is provided along the front of this site, and it abuts the Galloping Goose to the rear which provides alternative means of transportation as well. The residents would also be less than a kilometre from the old Belmont School site which is under development as a commercial center.

Table 3: Proposal Data

	Permitted by C3 (Current Zoning)	Permitted by CS1 (Current Zoning)	Proposed C9 Zone
<i>Permitted Uses</i>	• Appliance Repair • Colleges and trade schools • Funeral parlours • Gasoline service stations • Hotels • Offices • Public assembly • Restaurants • Shopping centres • Storage buildings	• Automobile repair • Feed and seed supply • Gasoline service stations • Health clubs • Offices • Recycling depots • Restaurants • Retail stores • Schools	• Apartments • Health clubs • Hotels • Library • Liquor stores • Minor repair shops • Offices • Public assembly • Restaurants • Retail stores • Theatres • Assisted Living • Hospice
<i>Density</i>	4.5 FAR	1.0 FAR	6 FAR
<i>Height</i>	6-storeys	12m (or 3-storeys)	N/A
<i>Site Coverage</i>	75% max	50% max	90% max 30% min
<i>Front Yard Setback</i>	7.5m (25 ft)	7.5m (25 ft)	2m (6.5ft)
<i>Interior Side Yard Setback</i>	6m (20 ft)	6m (20 ft)	2m (6.5ft)
<i>Exterior Side Yard Setback</i>	7.5m (25 ft)	7.5m (25 ft)	2m (6.5ft)
<i>Rear Yard Seback</i>	3m (10 ft)	3m (10 ft)	2m (6.5ft)
<i>Parking Requirement</i>	Varies depending on use	Varies depending on use	1.25* per 1 or 2 bedroom unit

***0.25 is for visitor parking**

SOOKE ROAD REVITALIZATION AREA

The subject properties are located within the Sooke Road Commercial Revitalization Development Permit Area. The OCP speaks to this in stating, 'The form and character of development in these areas is of particular importance to the City's image and the City has particular objectives to encourage revitalization of older commercial premises and to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping.'

Additionally, Council had directed staff to ensure frontage improvements in this area are similar to what is found in the downtown core. This direction has been achieved and can be seen in the frontage improvements from previous development applications along this stretch of Sooke Road, which include the Water Stone at the corner of Sooke Road and Jacklin as well as The Lameena, which is the multi-family building at 2655 Sooke Road, across the road from Anders Road.

FRONTAGE IMPROVEMENTSSooke Road

The applicant will be required to provide full frontage improvements in accordance with both Bylaw 1000 and the Sooke Road DP area prior to issuance of a building permit. The Sooke Road DP area requires works to be similar to what is found in the downtown core. For the rezoning though, road dedication would be required prior to Bylaw adoption to the satisfaction of the Ministry of Transportation, the City's Director of Engineering, and Approving Officer. When it comes time to construct improvements along Sooke Road, these would include the following:

- Drive lanes as required by the Traffic Impact Assessment
- A bike lane
- Curbing
- Landscaped boulevard (including irrigated street trees)
- Street lighting that alternates between double-head ornamental and overhead lights (burgundy in colour)
- 2.2m wide red brick sidewalk

There is also a bus stop along the frontage as well. This would be formalized with a proper pad and shelter, accompanied by a garbage receptacle.

NEW ROAD DEDICATION / IMPROVEMENTSGlen Lake Road

Where Happy Valley Road intersects with Sooke Road, a four-way signalized intersection is intended here. This fourth leg, north of Sooke Road, would be a realignment of Glen Lake Road. Plans are to see Glen Lake Road connect at this intersection, which the Ministry of Transportation would like to see as well.

The applicant will be required to provide full frontage improvements to the realignment of Glen Lake Road in accordance with both Bylaw 1000 and the Sooke Road DP area prior to issuance of a building permit. The Sooke Road DP area requires works to be similar to what is found in the downtown core.

For the rezoning though, road dedication would be required prior to any permits being applied for on the land, and secured in a covenant registered on title. When it comes time to construct improvements of this new road, they would include the following:

- Two drive lanes
- A dedicated left turn lane at Sooke Road
- Bike lanes
- Curbing
- Boulevard (including irrigated street trees and lights)
- Street lighting that alternates between double-head ornamental and overhead lights (burgundy in colour)
- 2.2m wide red brick sidewalk
- Connection of the Galloping Goose

This last item regarding the Galloping Gosse relates to the fact that the Galloping Goose would be redirected along the eastern side of this newly created road (Glen Lake Road), across Sooke Road, and back again to the official Galloping Goose to the west. This connection would require identification as the Goose connection with wayfinding signs, and would need to be separated from the sidewalk to allow for cyclists to use this connection without conflicting with pedestrians.

New Internal Road

This site would need to provide the neighbouring property to the east (2668 Sooke Road) pedestrian and vehicle access to the signalized intersection at Happy Valley Road. This would need to be to the satisfaction of the Director of Engineering and Approving Officer. Council may wish to require the applicant to register an easement through the subject property to secure this access, prior to Bylaw Adoption.

SEWERS

Sewer mains exist along Sooke Road, the panhandle section of 2706 Sooke Road, and the Galloping Goose. If there's a need to provide extensions, improvements, or modifications to the sewer mains, they are expected to be within the municipal road right-of-ways and constructed by West Shore Environmental Services at the applicants' expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within a Drainage Concern DP area an area of the City where stormwater infiltration or detention may occur, as per Bylaw 1000, depending on what a qualified professional recommends. As a condition of rezoning, Council may wish to request the applicant to examine how storm water can be managed on-site through and require a technical memo from a qualified professional in this regard to the satisfaction of the Director of Engineering.

LOT CONSOLIDATION AND ROAD DEDICATION

There currently are six properties associated with this rezoning, but only two properties have a building on them. This buildings will not remain as the realignment of Glen Lake Road will require their removal, and as such, Council may wish to require the applicant to consolidate the lots or at least create a block of land within this zone that are more appropriately sized. This consolidation would likely occur at the same time that road dedication is provided, all prior to permits being applied for as per a covenant that is to be registered.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

There are no known legal implications with the proposed rezoning.

FINANCIAL CONTRIBUTIONS**COUNCIL'S AMENITY CONTRIBUTION POLICY**

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total
<i>Affordable Housing Reserve Fund</i>	\$610 per unit (residential)	TBD
<i>General Amenity Reserve Fund</i>	\$2,074 per unit (residential)	TBD

In spite of the Amenity Policy, the applicant would be constructing the new Glen Lake Road which will carry a significant amount of costs. It's anticipated that even with any DCC credits for road construction around this site, there would still be a larger than normal proportion of road costs associated with this development. To compensate for this, Council may wish to consider the road construction an equivalent value in lieu of providing an amenity contribution towards the General Amenity Fund.

DEVELOPMENT COST CHARGES

The Development Cost Charges (DCCs) that apply as per Council's Bylaw No. 1700 as well as other DCCs and fees are summarized in Table 5 below.

Table 5 6 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,188 per unit (residential)	TBD
<i>Park Improvement</i>	\$1,890 per unit (residential)	TBD
<i>Park Acquisition</i>	\$1,100 per unit (residential)	TBD
<i>ISIF Fees</i>	\$331.65 per unit (residential)	TBD
<i>Integrated Survey Area</i>	\$35 per lot	TBD
Subtotal (DCCs to Langford)		TBD

<i>CRD Water</i>	\$2,323.43 per unit (residential)	TBD
<i>School Site Acquisition</i>	\$558 per unit (residential)	TBD
TOTAL DCCs		TBD

OPTIONS

Option 1

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

1. Give 1st reading to the attached Bylaw No. 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.

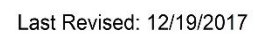
OR Option 2

1. Take no action at this time with respect to Bylaw No. 1767.
-

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

:rd

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

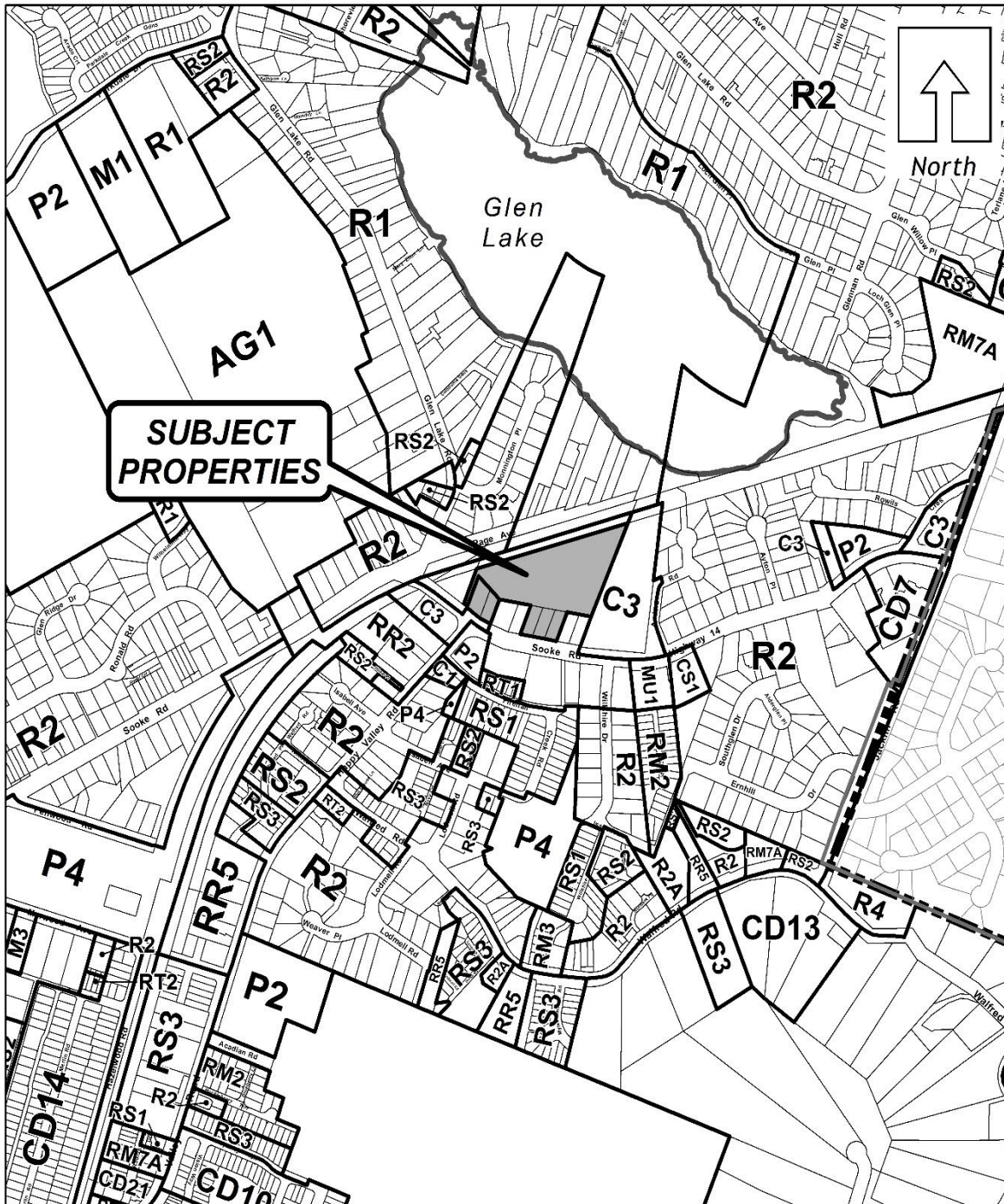


Appendix B

LOCATION MAP

**REZONING BYLAW AMENDMENT
(Z17-0050)**

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



Scale: N.T.S.

Last Revised: 12/19/2017

Appendix C**NEW C9 (COMMUNITY TOWN CENTRE PEDESTRIAN) ZONE****Section 6.44B – Community Town Centre Pedestrian 9 (C9) Zone**

(Bylaw No. 1750)

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

6.44B.01 Permitted Uses

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

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

6.44B.02 Subdivision Lot Requirements

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

6.44B.03 Regulations for Use

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

6.44B.04 Density of Development

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

6.44B.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%;
- (2) Lot coverage of all buildings and structures may not be less than 30%.

6.44B.06 Setbacks

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

6.44B.07 Landscape Screening

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

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

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

6.44B.08 Parking

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

6.44A.9 General

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

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

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the removal of 8a) Bylaw No. 1709 "Road Closure Bylaw No. 1709 (Salem Road), 2017" and renumber accordingly.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1756

"Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018".

The Mayor opened the Public Hearing for Bylaw No. 1756 at 5:30 p.m.

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

The City Planner advised that Robin Waugh of Keycorp Consulting Ltd. has applied on behalf of Big Rock Investments Ltd. to amend the zoning of 721 Station Avenue from the CS1 (Servicing Commercial) to the

C8A (Community Town Centre Pedestrian A) Zone, and to amend the text of the C8A Zone. This is being proposed in order to allow for future redevelopment of the site.

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

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

1. A technical memorandum regarding stormwater management, prior to Public Hearing; and
2. A Section 219 Covenant, prior to Bylaw Adoption, with conditions regarding the provision of: a Traffic Impact Assessment (TIA); a stormwater management plan and any required improvements and upgrades; full frontage improvements; a construction parking management plan; and any required infrastructure or servicing upgrades.

The required technical memorandum regarding stormwater management has been submitted and approved by the Director of Engineering, with a proviso that onsite water quality treatment and a maintenance covenant are required, and that detailed design will be required prior to foundation or Building Permit issuance for any redevelopment of the site.

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

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1756 closed at 5:32 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

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

CARRIED.

5. PUBLIC PARTICIPATION

Mike Wignall, Selwyn Road:

- Comment on speculation tax
- Not going to have its desired effect and we will have additional negative fallout (including reduced equity and economic recession)
- Impact will be on jobs
- If real estate market collapses, so will jobs
- Asks that Mayor and Council seek exception from tax

Kyle Kirk, President of Victoria Real Estate Board:

- Minister of Finance wants to devalue homes
- Devaluing homes of speculators would devalue all homes
- Provincial Government is going down a dangerous path
- Commented the speed of Langford processes and how it helps
- Advocated that we need to increase supply, not go after demand
- Housing drives our economy
- Government is making changes based on 2016 data, not present data
- Call on BC government to exempt Langford

Westhills Land Corporation:

- 300 trades working at Westhills each day
- Concerned about impact of government interjection
- 30% of product out of town buyers, elsewhere in Canada – who want to move to BC
- These are not speculators but rather folks who want to live here one day in the West Shore
- 30% decrease in interest in show-home, lost 3 sales directly as a result of speculation tax
- Speculation tax will make housing tax work. Move product, not move tax.

David Clarke, Ecoasis:

- 75% in Langford owns home
- Poorly named tax, not applicable to Bear Mountain
- 20% of Bear Mountain purchasers are out of town
- Please have province exempt Langford

Blake Mackenzie, EMR Vacation Rentals and Resident:

- 100% opposed to tax
- Doesn't attack speculation but secondary home ownership
- Encourages drop in housing value, significant concern
- Government hasn't done any modelling, is a social experiment
- Provincial government is stepping on toes of local governments
- Ben Isitt is the only elected official in support
- Send letter to government saying Langford should be exempt

Jim Hartshorne, Keycorp:

- Never seen anything like this
- Tax will do nothing but hurt this in my opinion
- Banks may stop lending

- To increase affordability, you need more development, not less
- This will encourage less development and therefore the cost of housing will go up
- Risks a loss in the number of jobs
- Province needs to reconsider the speculation tax
- Let's find a solution, but not speculation tax

6. **COMMITTEE RESOLUTIONS**

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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;

- 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.

7. REPORTS

a) Speculation Tax Exemption - Staff Report (Administration)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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.
AND

4. Direct staff to meet with the development community to better define what housing speculation means in Langford and provide recommendations to the Province.

CARRIED.

b) Discharge of Covenant for 1410 Grand Forest Close, 1431 Grand Forest Close and 2342 Lairds Gate
- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

c) Strata Title Conversion of Previously Occupied Building at 3004 Glennan Road
- Staff Report (Land Development)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

d) Funding Request Update
- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council:

1. That Council fund the Neighbourhood Free Fresh Food Market in an amount of \$1,250 and include in the 2018 Financial Plan;

CARRIED.

e) 2018 - 2022 Five-Year Financial Plan Approval

- **Staff Report – Exhibit “A” to be distributed separately (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

8. BYLAWS

Mayor Young left the meeting a 6:16 pm.

a) BYLAW NO. 1737 AND BYLAW NO. 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”.
(ADOPTION)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1737.

CARRIED.

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1742.

CARRIED.

b) BYLAW NO. 1756

**“Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018”.
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1756 Second and Third Readings.

CARRIED.

c) BYLAW NO. 1764
"Road Closure Bylaw No. 1764, 2018"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1764.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1766 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council rescind first reading of Bylaw No. 1767.

CARRIED.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give give 1st reading to the attached Bylaw No. 1767 to amend the zoning designation of the properties located at **2668, 2674**, 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**
 - 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.

- 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.

- 1. 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.

- 2. 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.

Mayor Young returned to the meeting a 6:18 pm.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1769 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1772 First, Second and Third Readings.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding 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.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 6:18 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

**RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE
MEETING**

Monday, April 9th, 2018

- 1. Application to Rezone portions of Area 2 and Area 3 in Schedule O2 of the CD6A Zone to Area 5 in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings.**
 - Staff Report (Planning)**

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

1. Give First Reading to Bylaw No. 1768 as drafted.

CARRIED.

- 2. Application for Development Variance Permit to reduce the front lot line setback from 7.5m to 5.2m at 2895 West Shore Parkway**
 - Staff Report (Planning)**

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

1. Direct staff to proceed with consideration of the following variances for 2895 West Shore Parkway:
 - a) That Section 6.90.05(1)(a) of Zoning Bylaw No. 300 be varied from a 7.5m front lot line setback to a 5.2m front lot line setback;

Subject to the following terms and conditions:

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

CARRIED.

- 3. Application for Development Variance Permit to allow reduction of lot width from 16 metres to 9.5 metres at 683 Goldie Avenue**
 - Staff Report (Planning)**

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

1. Direct staff to proceed with consideration of the following variances for 683 Goldie Avenue:

CON'T

- a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16 metres to 9.5 metres to facilitate subdivision for proposed lots 1 and 2.

Subject to the following terms and conditions:

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

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, April 10th, 2018

1. Monthly Approval of Accounts Payable – March 2018

- Staff Report (Finance)

That Administration and Finance Committee recommend to Council:

That Council approve the City of Langford disbursements from March 2018, be approved as outlined in the Accounts Payable Report dated April 5, 2018.

CARRIED.

2. 2017 Audited Financial Statements

- Staff Report (Finance)

That Administration and Finance Committee recommend to Council:

That Council approve the 2017 Audited Financial Statements.

CARRIED.



Staff Report to Council

Date: April 16, 2018

Department: Planning

Subject: Bylaw No. 1752: Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking);
Bylaw No. 1776: A Bylaw to amend Building Bylaw No. 1160 with respect to building application fees;
Bylaw No. 1763: A Bylaw to Amend the City of Langford's Development Procedures Bylaw No. 209 with respect to development application fees;
Policy POL0011-PLAN – Affordable Housing and Amenity Contribution Policy;

Background

At the regular meeting of November 6th, 2017, Council gave first reading to Bylaw No. 1752 with respect to off-street parking in the City Centre.

At the regular meeting of January 22nd, 2018, Council directed staff to prepare a bylaw to amend the City's Development Procedures Bylaw (Bylaw No. 209) by increasing planning related fees commensurate with the cost of living and an increase in Public Hearing fees to reflect the new costs associated with advertising.

On March 12th, the Planning Department sent a letter to the Westshore Developers Association (WSDA) outlining changes to application fees, Development Cost Charges and Amenity Contribution policy. A copy of that letter is attached to this report as Appendix "A". These topics were discussed with the WSDA at their regular meeting of March 15th, 2018.

At their regular meeting of Tuesday, April 3rd, Council reviewed a Bylaw to amend the Development Cost Charges Bylaw to remove reductions that served to incent certain types of development. That bylaw was given 1st, 2nd and 3rd reading on April 3rd, 2018.

Commentary

Since the January 22nd meeting where Council considered the Planning Department's five-year financial plan, Staff and Council have met with the West Shore Developers Association to map out changes to both the fee structure and Council's policy on amenity contributions. The changes to fees and amenity contributions proposed in Bylaw No. 1776 and 1763 and Policy POL0011-PLAN are summarized as:

APPLICATION FEES

The following fees would be increased by 2.45%, commensurate with the proposed general tax increase:

- OCP amendment applications;
- Rezoning applications;
- Public Hearings;
- Development Permit and Development Permit amendment applications;
- Development Variance Permit applications;
- Letters of exemption;
- Temporary Use Permit applications;
- Board of Variance applications;
- Building Permit Fees;

Bylaw No. 1763 (attached) would amend the City's Development Procedures Bylaw No. 209 by increasing all development fees by 2.45%.

At the request of the Chief Building Inspector, Bylaw No. 1763 also proposes a one-time increase in Board of Variance application fees from \$71 to \$698. The current fee of \$71 in no way represents cost recovery for the work undertaken by staff on these applications, and establishing the fee at \$698 represents half the cost of an application for variance to Council through the Development Variance Permit process. Board of Variance application fees form part of Bylaw No. 209, and are not considered under the Building Bylaw No. 1160.

Bylaw No. 1763 also removes from Bylaw No. 209 reductions in fees for rezoning and development permits for various types of multi-family and office commercial development that Council had previously been encouraging with this incentive.

Bylaw No. 1776 (attached) would amend the City's Building Bylaw No. 1160 by increasing all building permit related fees by 2.45%. As above, this amending bylaw also removes all fee reductions which were instituted in 2015 as an incentive for certain types of multi-family and office commercial development.

PARKING IN THE DESIGNATED CITY CENTRE

Bylaw No. 1752 (attached) was introduced and given first reading last November (2017). This revised version of the bylaw would amend Zoning Bylaw No. 300 by changing the off-street parking requirement for an apartment use in the designated City Centre from "1 parking space per dwelling unit" regardless of the size of the unit, to "1 parking space per one- and two-bedroom dwelling unit; and 2 parking spaces per dwelling unit with more than 2 bedrooms" and increasing the requirement for visitor parking to 0.25 parking spaces per dwelling unit.

As discussed previously, Bylaw No. 1752 also includes amendment to the cash-in-lieu provisions of Zoning Bylaw No. 300 with respect to off-street parking in the City Centre, and includes as a design guideline a provision that would allow variances to be granted with a Development Permit for additional on-street parking provided through alternative design (eg: angle parking v. parking scallops).

Council may wish to amend Bylaw No. 1752 at first reading to remove the pre-ambble about Development Permit applications made prior to December 31st, 2017 and to include a clause that would allow variances for shared residential and commercial visitor parking to be issued by the City Planner within Development Permits.

AMENITY CONTRIBUTION POLICY

Council may wish to consider making the following changes to its Affordable Housing and Amenity Contribution Policy:

- Eliminating all amenity contribution reductions for For-Profit development;
- Decreasing the amenity contribution reduction for Not-For-Profit development from 75% to 50%;
- Reducing the per-unit amenity contribution to 50% for the 5th and 6th storeys;
- Reducing the per-unit amenity contribution above the 6th storey to 25%;
- Removing the amenity contribution reduction for government offices (\$0.25 per ft² of GFA) and allow Council to address this on a case-by-case basis; and
- Adding language to the Amenity Policy that would allow Council to provide incentives for innovative forms of affordable market housing;
- Amending the map attached to the Affordable Housing and Amenity Contribution policy to accurately reflect the boundaries of the City Centre as defined in the OCP;

As shown in the letter addressed to the WSDA on March 13th, all of these changes with the exception of the last two have been discussed with the WSDA.

A draft of a new Affordable Housing and Amenity Contribution Policy, which addresses these 7 changes is attached for Council's consideration.

EFFECTIVE DATE

Bylaw No. 1752, being a bylaw to amend the Zoning Bylaw, requires a Public Hearing. This could be held as early as May 22nd.

Bylaws 1763 and 1776, being fee related bylaws can be given first, second and third reading.

Council also has a bylaw at third reading (Bylaw No. 1769) which would eliminate reductions for Development Cost Charges.

In order to allow developers time to clear in-stream applications that are at, or near adoption, development permit or building permit issuance, Council may wish to withhold adoption of Bylaws 1752, 1763, 1769 and 1776 until July 16th, 2018.

Financial Implications

Generally increasing fees to keep up with the cost of living and then removing fee reduction incentives should improve the relationship between applications and cost recovery, which Council is required to maintain under Provincial legislation. As the net cost of the Planning function is usually around 50% of departmental expenses, there is practically no chance that these proposed fee increases will result in revenues that exceed costs.

Legal Implications

None.

Options

That Council:

1. Give first, second and third reading to Bylaw No. 1763 as presented;
2. Give first, second and third reading to Bylaw No. 1776 as presented;
3. Amend Bylaw No. 1752 at first reading, and give a new first reading to this bylaw as presented;
4. Establish as policy the Affordable Housing and Amenity Contribution Policy as presented;
5. Consider adoption of Bylaws 1752, 1763, 1769 and 1776 on or after July 16th, 2018;

OR

6. Take no action at this time with respect to fees or off-street parking requirements;
7. Take no action at this time with respect to a policy with respect to Affordable Housing and Amenity Contribution;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Cam Edwards, Acting Chief Building Inspector
Concurrence:	Cory Manton, Manager of Parks and Recreation
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:	Michelle Mahovlich, Acting Chief Administrative Officer

:mgsb

Appendix A

via Email

2018/03/12

West Shore Developers' Association
C/O: Mr. Ron Coutre
Southpoint Partners Ltd.
3457 Vantage Place
Colwood, BC
V9C 3N5

Dear Ron,

Subject: Application fees, Development Cost Charges and Amenity Contribution Policy;

I have been asked to share with your association some of the changes that Council for the City of Langford is contemplating with respect to application fees, Development Cost Charges and its Affordable Housing and Amenity Contribution Policy.

With respect to fees, Council has passed a motion that staff bring forward an amendment to Bylaw No. 209 (the City's Development Procedures bylaw) to increase all planning fees by the same amount as the general tax increase. We expect that this increase will be around 3%, and will affect the following types of fees:

- OCP amendment applications;
- Rezoning applications;
- Public Hearings;
- Development Permit and Development Permit amendment applications;
- Development Variance Permit applications;
- Letters of exemption;
- Temporary Use Permit applications;
- Board of Variance applications;

Due to a general improvement in economic conditions, Council has also indicated that they wish to end fee reductions for all for-profit development.

Council may provide grants-in-lieu of fees and charges for not-for-profit developments (eg: Pacifica Housing, M'akola Housing), but has indicated that they will decrease the assistance for not-for-profit housing from 100% to 50%.

Similarly, Council has indicated that they wish to eliminate ALL reductions in Development Cost Charges.

With respect to Council's amenity contribution policy, the following changes are contemplated:

- Re-arranging the geographic boundaries of the various areas where amenities are required to match the recent changes to the designated City Centre;
- Blending the general amenity contribution requirements of the Pedestrian Downtown (\$2500 per SFE) and the Town Centre (\$4200 per SFE) into one single City Centre designation with a general amenity contribution of **\$3800** per SFE. This will provide Council with some additional amenity (estimated at \$300 per apartment unit for lands now within the Town Centre, but not the Pedestrian Downtown) that can be directed towards the provision of additional off-street parking;

- For the City Centre area only, changing the SFE equivalent to 1:1 for houses, half duplexes and townhousing, and 0.75:1 for apartments. This change reflects that apartments are the preferred form of development in the City Centre, and that the single family dwelling is no longer the appropriate measure;
- Eliminating all amenity contribution reductions for For-Profit development;
- Decreasing the amenity contribution reduction for Not-For-Profit development from 75% to 50%;
- Reducing the per-unit amenity contribution to 50% for the 5th and 6th storeys;
- Reducing the per-unit amenity contribution above the 6th storey to 25%;
- Removing the amenity contribution reduction for government offices (\$0.25 per ft² of GFA) and allow Council to address this on a case-by-case basis;

Finally, with regards to parking in the City Centre, the information that we have received from the City's traffic consultant continues to support a 1 parking space per residential unit (2 bedrooms or less) requirement for off-street parking, provided that an additional 0.25 parking spaces per residential unit is provided for visitors. Staff will propose to Council that the Zoning Bylaw be amended to reflect this, and that staff be given the ability to vary the 0.25 visitor parking number in the event that on-street parking is provided by alternative design and in excess of what would normally be provided, or where visitor parking can be shared with publically available parking for commercial development.

Zoning Bylaw No. 300 has a provision for cash-in-lieu payments for the required off-street parking for commercial and visitor uses. To date, few developments have used these provisions to reduce required parking because of the complicated manner in which the in-lieu payment is calculated. Council may wish to consider amending that section of the Zoning Bylaw, and returning to a simpler formula of \$7500 per vehicle stall varied. This would be available when the other compensatory options described above (additional on-street parking and blended commercial/visitor parking) have been maximized.

Steps that the City has taken recently to acquire additional land in the City Centre for off-street parking as well as the aforementioned changes to amenity contributions should obviate the need to enact the previously proposed plan of increasing off-street parking requirements to 1.75 parking spaces per dwelling unit and then allowing development to "buy back" parking with a contribution to a parking reserve fund. However, the City will need funds to continue this plan of expanding off-street parking supply. The increase to the amenity contribution for development in conjunction with a more reasonable cash-in-lieu option should allow the City better flexibility in achieving that objective and increasing the supply of off-street parking.

Finally, the Mayor and Council have indicated that fees, policies and Development Cost charges should be reviewed annually. For the most part, fees are reviewed annually with the budget process. DCCs are somewhat less frequent, and the current amenity policy has not been revised since January 2015.

I trust that the information contained herein is clear and understandable. I am available to discuss this at your next meeting on March 15th.

Should you have any additional questions or concerns, please do not hesitate to contact me here at: 250 474 6919.

Sincerely,

Matthew Baldwin,
Director of Planning and Subdivision



Staff Report to Council

Date: April 16, 2018
Department: Planning
Subject: Bicycle Sharing Network Proposal for Langford

Background

Staff have received a proposal from U-Bicycle and Belmont Residences to establish a bicycle sharing network in Langford.

U-Bicycle is a bicycle sharing company currently licensed to operate in Saanich and Victoria as well as Vancouver and elsewhere throughout the world. The U-Bicycle system is centered on a smart-phone app and a network of pick-up/drop off hubs that are designated by beacon transponders utilizing Bluetooth technology. This is a different technology than currently utilized in Victoria, which is a “dockless” system without the beaconized hubs. The app advises users of the location of available bicycles, the location of designated hubs within the network, and allows users to sign in/out bicycles. The bicycles include on-board locking mechanisms, solid foam tires (to avoid problems such as flat tires) and lockable helmets.

Commentary

U-Bicycle has partnered with Belmont Residences (Ledcor) to deploy 50 bicycles in hubs centered at their development on Jacklin Rd and the newly opened Division Ave, with connections to hubs in downtown Langford and nearby commercial and recreational areas. Belmont Residences has committed to sponsor approximately half of the bicycles and 5 beacons at identified hub locations. U-Bicycle is also in discussions with Crombie, the developer of the Belmont Market commercial site, to sponsor two additional beacons. Due to the substantial commitment to this network by Belmont Residences, U-Bicycle has agreed to restrict sponsorship of other developers for a grace period of 6 months.

At this time, they are requesting that the City of Langford generally endorse this project as well as sponsor the installation of four beacons at key locations within the City. U-Bicycle has proposed the following locations for the hubs, with locations 6-9 being their suggestions for the Langford-sponsored hubs:

1. Belmont Residences - sales center
2. Glen Lake at the Galloping Goose
3. City Hall

4. Walmart (anticipated to be temporary until Belmont Residences is complete)
5. Starbucks
6. Westhills arena/City Centre Park
7. YMCA
8. Langford Lake Beach Park
9. Royal Roads University Campus
10. Belmont Market
11. Thrifty foods

However, U-Bicycle and Belmont Residences agree that this list is a starting point for discussion purposes, and may be adjusted in partnership with the City if the City wishes to participate in sponsoring any beacons. Similarly, the sponsorship of each agreed upon site would be further discussed.

The following program phases have been identified to implement this bicycle share network within Langford:

- Phase 1 (end of April): 1 Beacon hub and 6 bikes installed at the Belmont Residences sales centre. User education and bike sharing advocacy will start. U-Bicycle will partner with Belmont Residences on designing potential city cycle touring spots.
- Phase 2 (June): Public bike share program commences with potentially 12 beacon hubs installed and 50 bikes. Belmont Residences sponsors total 5 beacon hubs, Thrifty foods (Crombie) 2 beacon hubs, the City 4 beacon hubs, and U-bicycle 1 hub.
- If the program goes well, more bike infrastructure and bikes could be potentially added to the city according to demand.

The full proposal is attached to this report as Appendix A.

Financial and Legal Implications

The cost of installation is \$2,500 per beacon plus the cost to install additional bicycle racks if necessary. U-Bicycle will deploy, manage, operate and market the program as well as hold liability insurance.

Council may wish to note that other companies operate bicycle share programs within the region; however this proposal is based on a partnership with a major development and is an opportunity for the City to add to a network at strategic locations associated with the City, as opposed to commencing our own program.

Options

That Council:

1. Endorse in principle the establishment of the bicycle sharing network proposed by U-Bicycle and Belmont Residences in Langford; and
2. Direct staff to work with U-Bicycle and Belmont Residences to sponsor the installation of up to 4 beacons at hub locations to be agreed upon by the City, for a cost of \$2,500 per beacon, to be paid out of the General Amenity Reserve Fund.

Or

3. Take no action at this time with respect to endorsing a bicycle share network within Langford.

Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
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:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ls



U-bicycle is one of the world's leading bike sharing platforms that aims to revolutionize mobility in cities by empowering global citizens with a greener, more efficient, and affordable mode of transportation. Bike Sharing Systems have been rapidly evolving and expanding due to new technologies to bring more transportation options to communities across the globe. U-bicycle, a Vancouver based company, is proposing to create the first station-less bikesharing service in Langford, in partnership with Belmont Residences.

In order to ensure safe parking and incentivize point-to-point travel, we are proposing a dockless system complemented by a virtual docking system. Our virtual docking will keep the bikes as organized and tidy as a docked system, but still as versatile and affordable as a dockless system. The bikes contain a Bluetooth connection to phones, while our smart-phone app records the bike locations on a live map, indicating drop zones created by our beacon transponders directly to users. Our bikes are all weather ready, with on-board locks, solid foam tires and branded helmets.

We are proposing to deploy 50 bikes centered at Belmont Residences and connected to Langford city centre and parks. U-bicycle will deploy, manage, operate, and market this program. We ask the City of Langford to fund 4 of the virtual dock locations to bring bikeshare users to more locations around Langford. The cost of virtual docks is \$2500 per beacon including installation but not including additional bike racks. We are in negotiation with Crombie for an additional 2 sponsored beacons. We are currently licensed to operate in Saanich and Victoria, and users in Langford would be able to rent bikes in all licensed locations providing extra convenience. Future locations will likely also include Colwood, Esquimalt, CFB Esquimalt, Oak Bay, and UVIC.

We propose the following scheduled phases:

- Phase 1 (end of April): 1 Beacon hub and 6 bikes at the Belmont Residences sales centre. User education and bike sharing advocacy will start. We will partner with Belmont Residences on designing potential city cycle touring spots.
- Phase 2 (June): Public bike share program potentially 12 beacon hubs installed and 50 bikes. Belmont sponsors total 5 beacon hubs, Thrifty foods (Crombie) 2 beacon hubs, city 4 beacon hubs, U-bicycle 1 hub.
- If the program goes well, more bike infrastructures and bikes could be potentially added to the city according to demand.



Potential locations of Deployment:

To be confirmed in collaboration with all stakeholders including city planners, Belmont Residences and U-bicycle. Beacon hubs are easy to install and uninstall. Stakeholders have the flexibility to move them around in the city depending on usage demands.

1. Belmont Residences - sales center
2. Glen Lake at the Galloping Goose
3. City Hall
4. Walmart – Temporarily location until the Development is complete then it will be moved to Belmont
5. Starbucks
6. Westhills arena/City Centre Park
7. YMCA
8. Langford Lake Beach Park
9. Royal Roads University Campus
10. Belmont Market – To be installed once the shopping mall is complete
11. Thrifty foods – To be installed once the shopping mall is complete

Belmont Residences appreciates being the only developer advertising U-bike for an introductory grace period of approximately 6 months

CITY OF LANGFORD

BYLAW NO. 1752

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 replacing the first row of Table 1 in Section 4.01.01 with the following:

“

Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 1.25 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 2.25 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking;
Apartment outside of the City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw.	• 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; • 3.75 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking;

”

2. By deleting Subsections 4.01.04(1), (2), and (3):

3. By inserting the following as Section 4.01.05, and renumbering subsequent sections accordingly:

"4.01.05 Payment in Lieu of Required Off-Street Parking

(1) Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that for any permitted commercial use in a commercial zone, a mixed-use commercial and residential zone, a business park zone, or any part of a Comprehensive Development Zone where a commercial use is permitted, an owner or occupier may comply with subsection (a) or (b):

(a) Provided a building, structure, or use for which application for payment in lieu is not located more than 150 m (492 ft) from a Municipal parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces. The payment shall be eleven thousand dollars (\$11 000) per parking space required.

- (b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:
 - (i) the parking site is located within a distance of 150 m (492 ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and
 - (ii) an easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure, or use which requires the parking.
 - (iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, Highway Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is greater.”
- 4. By adding the following as Subsection 1.3(k) to Appendix “J” and renumbering subsequent subsections accordingly: “The City Planner may approve Development Permits with variances for reductions in off-street parking where the applicant has made a commitment to provide on-street parking, through alternative design, in excess of what otherwise would normally be required using parallel parking scallops. These variances shall be limited to the required parking for commercial/institutional uses and residential visitors only, and the amount of parking varied shall not exceed the number of spaces provided, less the number of parking spaces that normally would be required.”;
- 5. By adding the following as Subsection 1.3(l) to Appendix “J” and renumbering subsequent subsections accordingly: “The City Planner may approve Development Permits with variances for reductions in off-street parking where required parking for commercial uses can reasonably be expected to also serve as visitor parking for residential uses and where appropriate easements, if necessary, are provided”;

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 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 June, 2018

ADOPTED this day of , 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD BYLAW NO. 1763

A BYLAW TO AMEND BYLAW NO. 209, “DISTRICT OF LANGFORD DEVELOPMENT PROCEDURES, 1997”

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

1. Bylaw No. 209, cited as “District of Langford Development Procedures, 1997” is amended by:
 - a) By deleting sections 4.12, 4.13, 4.14 and 4.15;
 - b) By replacing Schedule ‘D’ with the following: ”

Official Community Plan Amendment			
Application Type	Base Fee	Public Hearing	Combined Fee
Application concurrent with Application to Rezone	\$2,238	nil	\$2,238
All Land Uses <1000m ² of site area	\$3,131	\$2,461	\$5,592
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,487	\$2,461	\$8,948
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,283	\$2,461	\$11,744
All Land Uses >40,467m ² (10ac)	\$11,521	\$2,461	\$13,982
Application Type	Base Fee	Public Hearing	Combined Fee
Text amendment only, under existing zoning for changes to Density Bonus provisions	\$1008	\$2,461*	\$3,469
Text Amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonus provisions	\$2,012	\$2,461*	\$4,473
All Land Uses <1000m ² of site area	\$3,131	\$2,461*	\$5,592
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,487	\$2,461*	\$8,948
All Land Uses >8094m ² – 40,467m ² (10ac)	\$9,283	\$2,461*	\$11,744

All Land Uses >40,467m ² (10ac)	\$11,521	\$2,461*	\$13,982
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*Fee reduced to \$1,997 if public hearing waived

**Add \$2,184 for the creation of a new zone designation”

c) By replacing Schedule ‘E’ with the following: “

Development Permit Fees If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.		
Interface Fire Hazard Development Permit Area (ONLY) – standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$280
Minor: Riparian Development Permit Area where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional; Agricultural Development Permit Area where no work is occurring within an agricultural buffer as defined by a qualified professional; Either a) and/or b) (above) combined with an standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$558
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may/may not include standard form for interface fire hazard;*		\$895
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include standard form for interface fire hazard and may or may not include variances;**		\$2,293
For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)		
Column A	Column B	Fee
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	Form & Character	
Less than 150m ² of site area within a defined development permit area	less than 100m ² of new commercial/industrial/business park GFA; exterior renovation of existing intensive residential (including duplex) and multi-family residential buildings that represents a change to the form and character of a building or buildings;	\$558
150-1000m ² of site area within a defined development permit area	Up to and including 4 residential units; and/or up to 100m ² of new Com/Ind/Bus Park GFA; and/or exterior renovation of existing Com/Ind/Bus Park buildings up to 200m ² of GFA that represents a change to the form and character of a building or buildings;	\$2,012
1001-4500m ² of site area within a defined development permit area	5- 12 residential units; and/or 100m ² – 200m ² of new Com/Ind/Bus Park GFA and/or	\$4,251

	exterior renovation of existing Com/Ind/Bus Park buildings up 2000m ² of GFA that represents a change to the form and character of a building or buildings;	
4,501-25,000m ² of site area within a defined development permit area	13-49 residential units; and/or 201 m ² – 4500 m ² of new Com/Ind/Bus Park GFA and/or exterior renovation of existing Com/Ind/Bus Park buildings over 2000m ² of GFA that represents a change to the form and character of a building or buildings;	\$6,487
>25,000m ² of DP site area	50+ residential units; and/or 4501 m ² + of new Com/Ind/Bus Park GFA	\$10,626

*A duplex development permit issued by Council's delegate

**A duplex development permit issued by Council

Development Permit Amendment Fees	
Amendment of Development Permit after Issuance Minor amendment for changes that are eligible for a Development Permit Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	No Fee, unless a Letter of Exemption is requested or required
Minor amendment for changes that: - Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; - Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; - Require the issuance of a Development Permit Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	\$223
Moderate amendment for changes that: - Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; - Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; - Require the issuance of a Development Permit Amendment for one of the following reasons: - A proposed increase to floor space comprises more than 10% of the GFA originally approved, but less than 20%; - An additional variance is requested to reduce a bylaw requirement by more than 10%; - A streamside protection and enhancement area is proposed to be adjusted per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and such adjustment is supported by the project biologist	16% of the original fee
Major amendment for changes that are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300 and that require the issuance of a Development Permit Amendment for changes that are considered to be a Minor or Moderate amendment	27% of the original fee
Appeal Fee (if Development Permit cannot be issued by Council's delegate)	\$1,397 in addition to above fees
Development Permit Issued by Council with Variances (other than duplex)	\$1,397 in addition to the above fees
Letter of Exemption from the Requirements of a Development Permit	\$112

	Fee
Board of Variance	\$698
Counter Petition: If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan Amendment, Rezoning, Development Permit, Development Variance Permit, and Temporary Use Permit).	\$626

Development Variance Permit Fees	
Application Fee	\$1,397

Temporary Use Permit Fees	
Application Fee	\$1958
Renewal Fee	\$280

2. This Bylaw may be cited for all purposes as "City of Langford Development Procedures, Amendment Bylaw No. 18, 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 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 3rd day of April, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

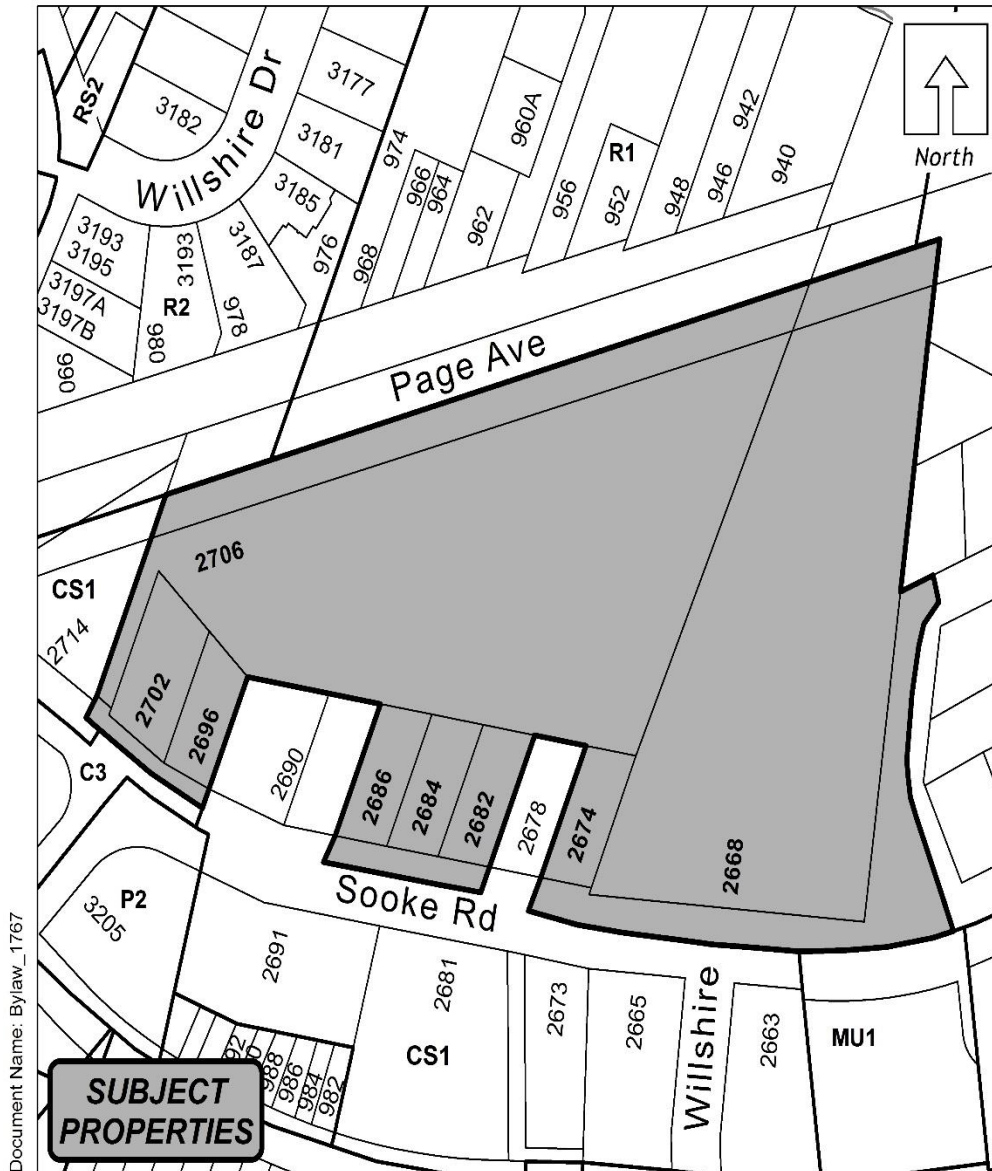
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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
BYLAW NO. 1768**

**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 Schedule 02 and replacing it with the map set out in Schedule A.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 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.

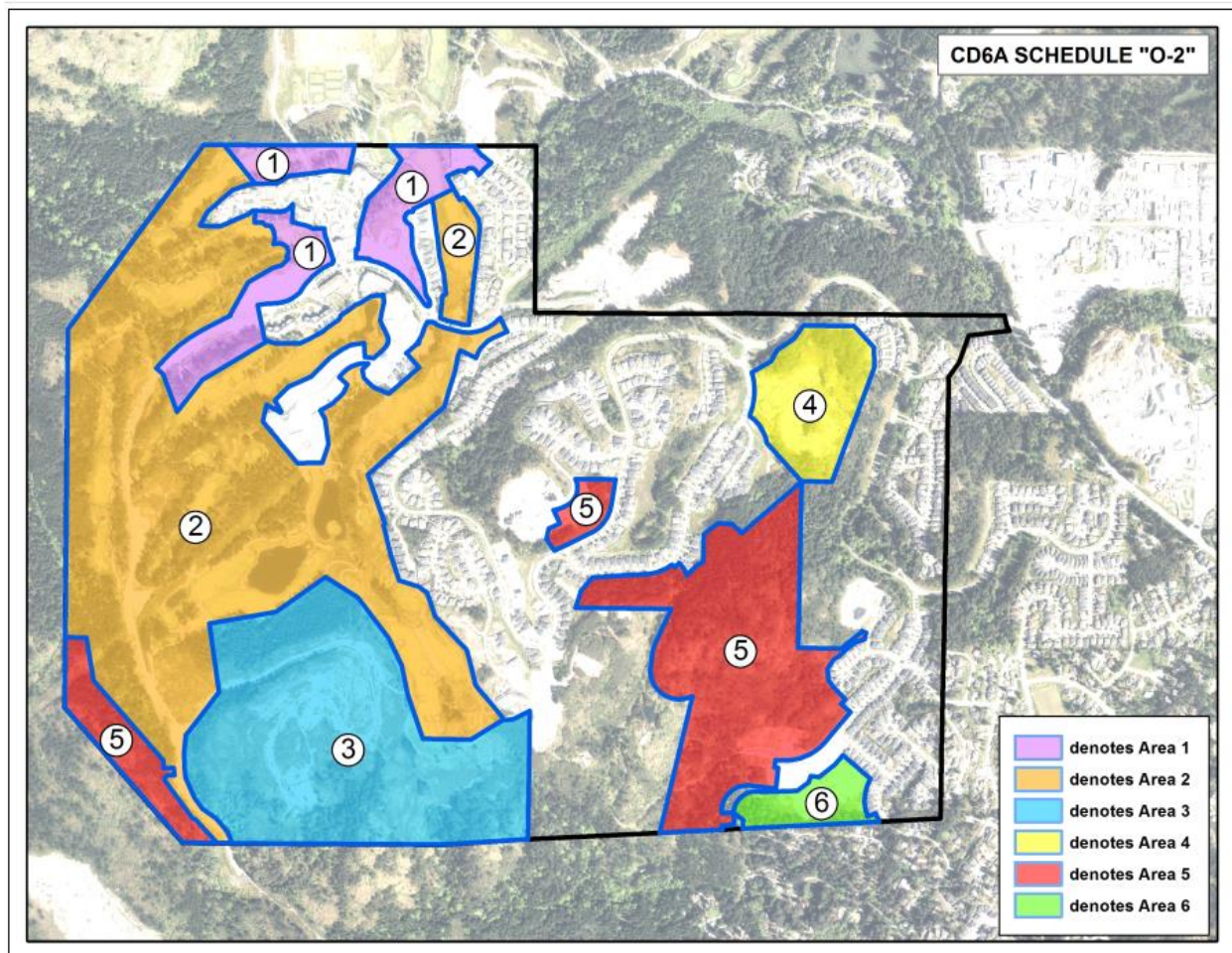
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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 16th day of April, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1776

A BYLAW TO AMEND BYLAW NO. 1160, “LANGFORD BUILDING BYLAW NO.1160, 2008”

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

A. Bylaw No. 1160 cited as “Building Bylaw No. 1160, 2008” is amended as follows:

1. By replacing Appendix “A” to Bylaw No. 1160 and replacing it with Appendix “A” attached to this bylaw.

B. This Bylaw may be cited for all purposes as “Langford Building Bylaw No.1160, Amendment No 10, 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.

FINALLY PASSED AND ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be \$54. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of \$54 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value: \$54
 - (b) For permits in excess of \$1,000.00, the fees shall be \$54 for the first thousand, plus \$11 per thousand or part for the next \$99,000.00, plus \$9 per thousand, or part thereof, for the next \$900,000, plus \$4 per thousand, or part thereof, for the next \$14,000,000, plus \$2 per thousand or part thereof for all values in excess of \$15,000,000
 - (c) For extension of permit: \$54

(d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.

- (1) For permits with a construction value of \$200,000 or less: \$106
- (2) For permits with a construction value more than \$200,000: \$1,055

(e) Revision fees

- (1) For permits with a construction value of \$500,000 or less: \$54
- (2) For permits with a construction value of more than \$500,000: \$109

2. The value of construction shall be the greater of:

- (a) the contract price including taxes and a reasonable allowance for extras, or
- (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".

3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: \$54 plus deposits and fees as required.

4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be \$109.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

- | | | |
|-----|---|------|
| (a) | For each fixture | \$16 |
| (b) | For any alteration or replacement not involving installation of a fixture | \$27 |
| (c) | For each internal roof leader | \$11 |
| (d) | Hydronic Heating System | \$54 |

2. Sewer Connections

- | | | |
|-----|----------------------|------|
| (a) | House storm drain | \$27 |
| (b) | House sanitary sewer | \$27 |

(c)	House sanitary sewer and removal or de-commission of septic tank	\$54
(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$27
(e)	Manholes, catch-basins or interceptors	\$54
(f)	Pumping stations	\$54

3. Fire Protection Equipment

(a)	Sprinkler system 1 to 8 sprinkler heads	\$33
(b)	Each additional 20 sprinkler heads	\$22
(c)	Standpipe hose outlets	\$22
(d)	Fire Hydrants	\$22
4.	Hot water storage tank	\$16
5.	Residential irrigation system	\$33
6.	Commercial irrigation system	\$109
7.	Floor drain for hot water tank	\$16
8.	Water and drain connections for a swimming pool (each)	\$16
9.	Minimum plumbing permit fee	\$16
10.	Water service connection to property line	\$27

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1.	Chimney	\$27
2.	Fireplace Including Chimney	\$44
3.	Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$27

4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$44
5.	Installation or replacement of a residential oil burning furnace	\$27
6.	Removal and/or replacement of a residential oil supply tank	\$27
7.	Installation or replacement hydronic heating boiler	\$27



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: April 16, 2018
Department: Finance
Subject: Five Year Renewal of Municipal and Regional District Tax (Hotel Tax)

Background

In 2006 the City of Langford entered into an agreement to impose an accommodation tax for the purposes to finance marketing within the City. This was updated as required in 2013.

Commentary

Every five years, the City of Langford must reapply for an extension to continue to levy the tax. Along with the application, a bylaw must be passed. Attached is Bylaw No. 1778 for this request.

Financial Implications

The Municipal and Regional District Tax (Hotel Tax) provides funding that can only be utilized for marketing purposes for the City of Langford. Should the above Bylaw not be passed, the City would no longer be able to impose the tax and would have to fund marketing from another source.

Legal Implications

None

Options

1. That council give three readings to "Hotel Room Tax Requisition Bylaw No. 1778"; or
2. That Council not proceed with Bylaw No. 1778

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	A/CAO 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

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CITY OF LANGFORD

BYLAW NO. 1778

**A BYLAW TO REQUEST IMPOSITION OF AN ADDITIONAL ACCOMMODATION TAX
UNDER THE PROVISIONS OF THE PROVINCIAL SALES TAX ACT**

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

WHEREAS City Council wishes to use additional revenue to finance marketing of the City of Langford as a tourist destination; and

WHEREAS pursuant to Section 240 of the Provincial Sales Tax Act, S.B.C. 2012, c. 35 the City may request, by bylaw, that the Lieutenant Governor-in-Council may make regulations providing for an additional tax levy, not exceeding 2%, on the sales of accommodation within the City;

NOW THEREFORE, the Council of the City of Langford enacts as follows:

1. The Lieutenant Governor-in-Council is requested to make a regulation pursuant to Section 240 of the Provincial Sales Tax Act, declaring that effective November 1st, 2018, Section 123(1) of the Act applies in respect of accommodation purchased within the City.
2. The tax to be imposed under the provisions of the regulation is requested to be 2.0% of the purchase price of the accommodation.
3. The funds paid to the City under the provisions of the regulation shall be applied to marketing of the City of Langford as a tourist destination.
4. "Hotel Room Tax Requisition Bylaw No. 1491" is repealed.
5. This Bylaw may be cited for all purposes as "Hotel Room Tax Requisition Bylaw No. 1778".

READ A FIRST TIME this th day of April, 2018.

READ A SECOND TIME this th day of April, 2018.

READ A THIRD TIME this th day of April, 2018.

ADOPTED this th day of th, 2018.

MAYOR

Certified Correct
CORPORATE OFFICER



City of Langford

www.cityoflangford.ca

April 16th, 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 labour relations, land matters, potential litigation and the potential provision of a municipal service under Section 90 (1) (c) (e) (g) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.