

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

PRESENT

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

ATTENDING

Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovich, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

ABSENT

Councillor M. Sahlstrom, Chief Administrative Officer, D. Kiedyk

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

That Council approve the agenda with the removal of item 6b 2) Audited Financial Statements.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1767

"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".

The Mayor opened the Public Hearing for Bylaw No. 1767 at 5:31 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 Niall Paltiel of Keycorp Planning Ltd. has applied on behalf of Oakcrest Park Estates to amend the zoning of 2668, 2674, 2682, 2684, 2686, 2696, 2702 & 2706 Sooke Rd from the C3 (District Commercial) and CS1 (Service Commercial) Zone to a new C9 (Community Town Centre Pedestrian 9) Zone.

This is being proposed in order to allow a mixed-used development that may include high density residential as well as commercial uses.

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

In support of this application, the applicant has agreed to provide the following contributions per residential unit, prior to issuance of a building permit, as a bonus for increased density:

- i. \$610 towards the Affordable Housing Fund, and
- ii. \$2,074 towards the General Amenity Reserve Fund, for which Council may use this towards the construction of the realignment of Glen Lake Road and DCC works on Sooke Road.

The applicant has also agreed to provide 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, prior to public hearing – which they have.

Additionally, prior to Bylaw Adoption, the applicant will provide a Section 219 covenant 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 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 on, prior to the issuance of building permit, and that the recommendations of the Traffic Impact Assessment be implemented prior to occupancy of any building;
- 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.

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

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

The Mayor called a first time for presentations.

Resident on Anders Road addressed Council wondering if there was an easement, as red ribbons showed up 10 days ago.

Michelle Mahovlich, Director of Engineering provided a response.

Resident on Page Road expressed concern over height of the building and minimal size of setbacks. Also wondered if change was because of inclusion of hotel lands.

Mathew Baldwin, Director of Planning provided a response and clarification.

Resident on Anders Road asked about density.

Mayor Young provided clarification (depends on stormwater and parking).

Resident asked about the realignment of Glen Lake road and about sound-deadening fencing.

Mayor Young provided clarification.

Resident on Anders Road is curious about setbacks and sound deadening fence.

Mathew Baldwin, Director of Planning provided clarification.

Resident on Anders Road asked about setbacks from the galloping goose trail.

Resident on Wilshire Drive asked about left hand turn from Sooke onto Wilshire.

Mayor Young and Michelle Mahovlich, Director of Engineering provided clarification and that traffic would be directed through a signalized intersection.

Jim Hartshorne answered all questions.

- Ribbons – in relation to a storm drain issue
- Fencing – 6 feet
- Density/Site coverage – less than the allowable 70%
- Sound deadening fence – definitely putting something down Anders road
- Traffic – will improve Sooke Road in conjunction with Ministry of Transportation and Infrastructure and understood through traffic study

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. 1767 closed at 5:52 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – April 3rd, 2018

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on April 3rd, 2018.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council 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**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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

- 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.

b) Administration and Finance Committee –April 10th, 2018
1. Monthly Approval of Accounts Payable – March 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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

CARRIED.

7. REPORTS

- 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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

b) Bicycle Sharing Network Proposal for Langford
- Staff Report (Planning)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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, as well as consider for locations on the north side of Langford, for a cost of \$2,500 per beacon, to be paid out of the General Amenity Reserve Fund.

CARRIED.

8. BYLAWS

- a) BYLAW NO. 1752**
"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2017".
(RESCIND FIRST READING)
(GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council rescind first reading of Bylaw No. 1752 and that Council give 1st reading to Bylaw No. 1752.

CARRIED.

b) BYLAW NO. 1763

**"City of Langford Development Procedures, Amendment Bylaw No. 18, 2018".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1763 First, Second and Third Readings.

CARRIED.

c) BYLAW NO. 1767

**"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702
& 2706 Sooke Rd), 2018".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1767 Second and Third Readings.

CARRIED.

d) BYLAW NO. 1768

**"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear
Mountain Pkwy), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1768 First Reading.

CARRIED.

e) BYLAW NO. 1772

**"Revenue Anticipation Borrowing Bylaw No. 1772, 2018".
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1772.

CARRIED.

f) BYLAW NO. 1776
"Langford Building Bylaw No.1160, Amendment No 10, 2018".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1776 First, Second and Third Readings.

CARRIED.

g) BYLAW NO. 1778
"Hotel Room Tax Requisition Bylaw No. 1778".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1778 First, Second and Third Readings.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:57 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer