CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, May 7th, 2018 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) 1365 Goldstream Ave
"Proposed Freedom Mobile 35.0 Meter Monopole Wireless Communications"

b) BYLAW NO. 1757
"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".

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

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

e) BYLAW NO. 1768
"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – April 16th, 2018
b) Minutes of the Special Meeting of Council – April 30th, 2018

5. OTHER BOARD AND COMMISSION MINUTES

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

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0017 - 2895 West Shore Parkway
b) DVP18-0003 - 683 Goldie Avenue

7. PUBLIC PARTICIPATION

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – April 23rd, 2018

1. **Application to Allow for Building Material Storage and a Lay Down Yard at 767 Meaford Avenue**
2. **Bylaw No. 1773 - Application to Amend the Text of the RM7A (Medium Density Apartment A) Zone to Allow a Group Daycare at 616 Goldstream Avenue**

9. REPORTS

a) Strata Title Conversion of Apartment Rental Building at 703 Massie Drive

- **Staff Report (Land Development)**

b) Application for Development Variance Permit to allow a permanent pool 0.5m from the side and rear lot line at 2214 Navigator Rise

- **Staff Report (Planning)**

c) 2017 Consolidated Financial Statements

- **Staff Report (Finance)**

10. BYLAWS

a) BYLAW NO. 1717
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2018".
(ADOPTION)

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

c) BYLAW NO. 1757
"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".
(SECOND AND THIRD READING)

d) BYLAW NO. 1762
"Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".
(SECOND AND THIRD READING)

e) BYLAW NO. 1766
"Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".
(SECOND AND THIRD READING)

f) BYLAW NO. 1768
"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".
(SECOND AND THIRD READING)

g) BYLAW NO. 1773
"Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".
(FIRST READING)

h) BYLAW NO. 1780
"City of Langford 2018-2022 Financial Plan Bylaw No. 1780, 2018".
(ADOPTION)

i) BYLAW NO. 1781
"City of Langford Tax Rates Bylaw No. 1781, 2018."
(ADOPTION)

11. IN CAMERA RESOLUTION

12. ADJOURNMENT

PUBLIC HEARING
Monday, 7 May 2018

Proposed Freedom Mobile 35.0 Meter Monopole Wireless Communications – Facility located at 1365 Goldstream Ave

PROPOSAL DETAILS:

Freedom Mobile is proposing to install a 35.0 metre monopole wireless communication facility. The installation will include a total of eight (8) wireless antennas and four (4) microwave dishes on a City owned property located at 1365 Goldstream Avenue, (PID: 004-052-544). It is proposed to place the facility in the works yard area of the property near the southern property line. The ancillary equipment necessary to operate this facility will be enclosed by a chain-link fence at the base of the tower. The monopole is required to support Freedom's antennas in order to provide wireless communication network service within a few kilometres of the proposed location.

Invitation for Community Feedback
Proposed Freedom Mobile 35.0 Metre Monopole Wireless Communications Facility Located at 1365 Goldstream Avenue, Victoria, BC

Dear Neighbour,

Freedom Mobile is excited to announce that it is currently planning its network build for the launch of wireless services in the Greater Victoria area in BC. In order to launch its network, Freedom Mobile requires the installation of new wireless communication facilities. One of the new sites required, is proposed to be installed in the City of Langford at 1365 Goldstream Avenue, Langford, BC. As such, Freedom Mobile has commenced consultation in accordance with the City of Langford New Transmission Towers Policy No.: 0340-50 Transmission Towers.

PROPOSAL DETAILS:

Freedom Mobile is proposing to install a 35.0 metre monopole wireless communication facility. The installation will include a total of eight (8) wireless antennas and four (4) microwave dishes on a City owned property located at 1365 Goldstream Avenue, (PID: 004-052-544). It is proposed to place the facility in the works yard area of the property near the southern property line. The ancillary equipment necessary to operate this facility will be enclosed by a chain-link fence at the base of the tower. The monopole is required to support Freedom's antennas in order to provide wireless communication network service within a few kilometres of the proposed location.

REGULATORY AUTHORITY

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. Freedom is committed to meaningful consultation with the City of Langford and the public. The City of Langford has adopted its New Transmission Tower Policy to define Council policy with respect to telecommunication towers and antennas, outline community consultation procedures and to describe municipal expectations with regard to minimizing community impacts from those structures. This letter provides written notification to adjacent landowners and stakeholders with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. You have received a copy of this notification package because your property, or a property you have an interest in, is located within 150 metres or less from the proposed installation. The closing period for written comments regarding the proposal is May 1st, 2018, however, you can make comments in person at the Public Hearing meeting on May 7th, 2018, which begins at 5:30pm at City Hall, 877 Goldstream Avenue in the 3rd Floor Council Chambers. Any inquiries that are received as a result of this notification will be logged and submitted to the City of Langford as part of our application process.

Purpose

The purpose of the proposed facility is to provide wireless coverage to portions of the City of Langford. Currently, there are no existing antenna support structures or other feasible infrastructure that can be utilized; as a result, this new antenna support structure is required. An aerial photo of the proposed location and a photo-simulation of the proposed pole are included as part of this notification package.

Freedom mobile

Location
The facility is proposed to be located at the coordinates N 48.456000°, W 123.535895°, 1365 Goldstream Avenue. This is immediately adjacent to Goldstream Avenue and the Trans Canada Highway.

Health & Safety of Wireless Facilities
ISED manages the radio communications spectrum in Canada and requires cellular telecommunications facilities to comply within the guidelines set by Health Canada in order to protect people who live or work near these facilities. These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Freedom Mobile facilities adhere to and are generally well within these standards. Freedom Mobile attests that the radio installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment. If you have questions about this proposal, you are welcome to contact us.

Site Access
Access is existing via the existing access driveway. Construction is anticipated to take 30 to 45 days. Once complete, the site will only be accessed for routine maintenance visits which typically occur once or twice a month. To safeguard the site from the general public, the tower base and equipment shelter will be enclosed by a secure chain-link fence.

Environment
Freedom Mobile confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Design
The proposal consists of a 35.0 metre monopole structure. Freedom Mobile plans to install eight (8) panel antennas and four (4) microwave dishes at the top of the pole and two (2) accessory equipment cabinets securely fenced within a 3.0 metre x 6.0 metre compound area at the base. A preliminary design of the site plan, compound layout and pole profile are included in this notification for your reference.

Transport Canada
The tower will be marked in accordance with the Transport Canada and NAV Canada requirements. No marking or lighting is required.

Structural Considerations
Freedom Mobile confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. The facility will be built to the National Building Code as well as the BC Building Code.

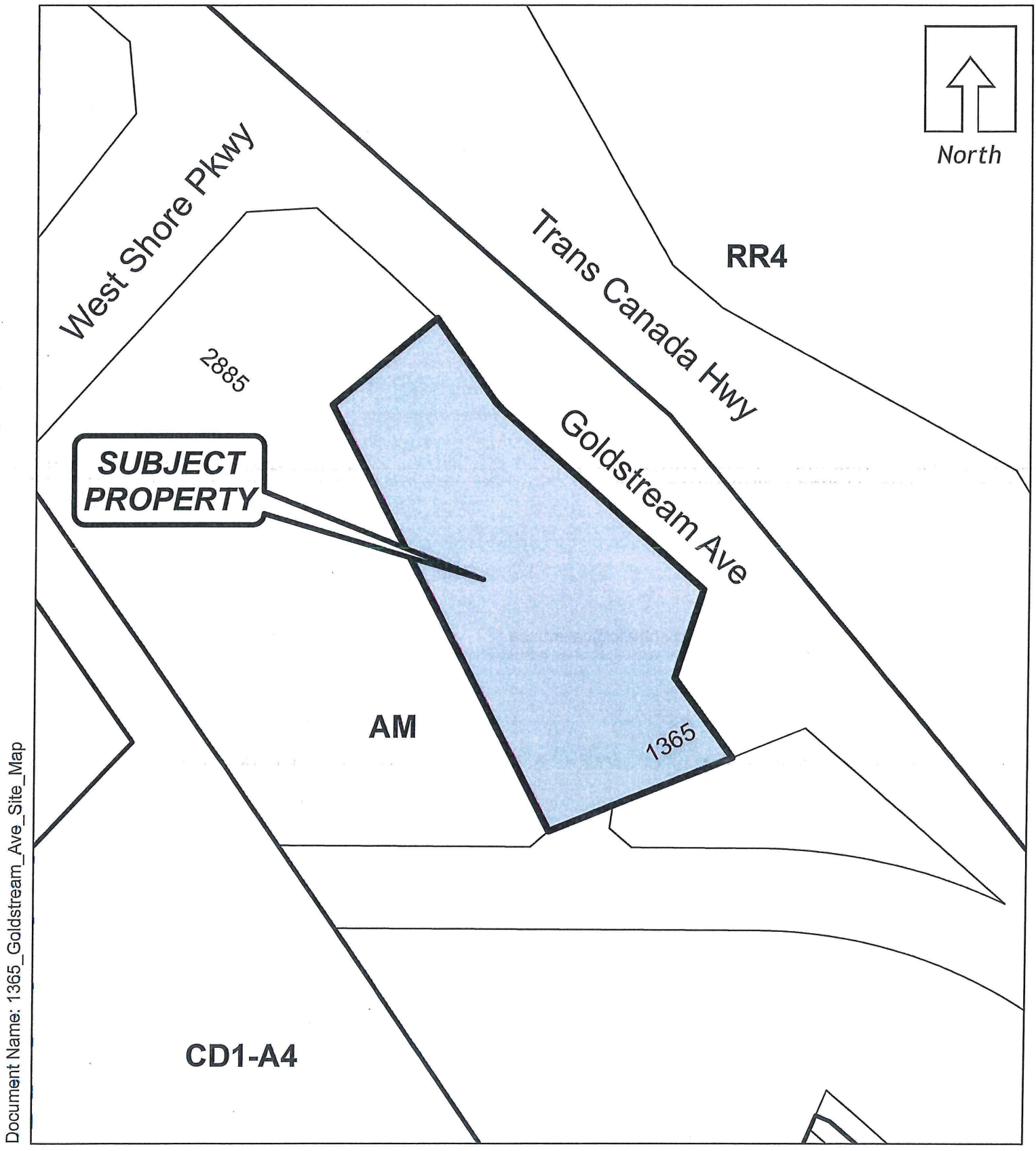
Local Municipality
The City of Langford's New Transmission Tower Policy is to define Council policy with respect to telecommunication towers and antennas, outline community consultation procedures, and to describe municipal expectations with regard to minimizing community impacts from those structures.

General Information
General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:
http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html

Contacts
Freedom Mobile:
c/o Tawny Verigin of Cypress Land Services
Agents for Freedom Mobile
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Phone: 1-855-301-1520
Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

City of Langford:
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Planner II
City of Langford
2nd floor, 877 Goldstream Ave.
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ISED:
Vancouver Island Office
1230 Government Street, Room 430
Victoria, BC V8W 3M4
Phone: 250-363-3803
Fax: 250-363-0208
Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca
(By appointment only)



Document Name: 1365_Goldstream_Ave_Site_Map

Scale: N.T.S.

Last Revised: 3/5/2019

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Email: publicconsultation@cypresslandservices.com

City of Langford:
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ISED:
Vancouver Island Office
1230 Government Street, Room 430
Victoria, BC V8W 3M4
Phone: 250-363-3803
Fax: 250-363-0208
Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca
(By appointment only)

Aerial Photo



Freedom mobile

Photo Simulation

BEFORE



AFTER



Artist's rendering of proposed facility, looking south from Trans Canada Hwy.

Note: Photo-simulation is for conceptual purposes only.

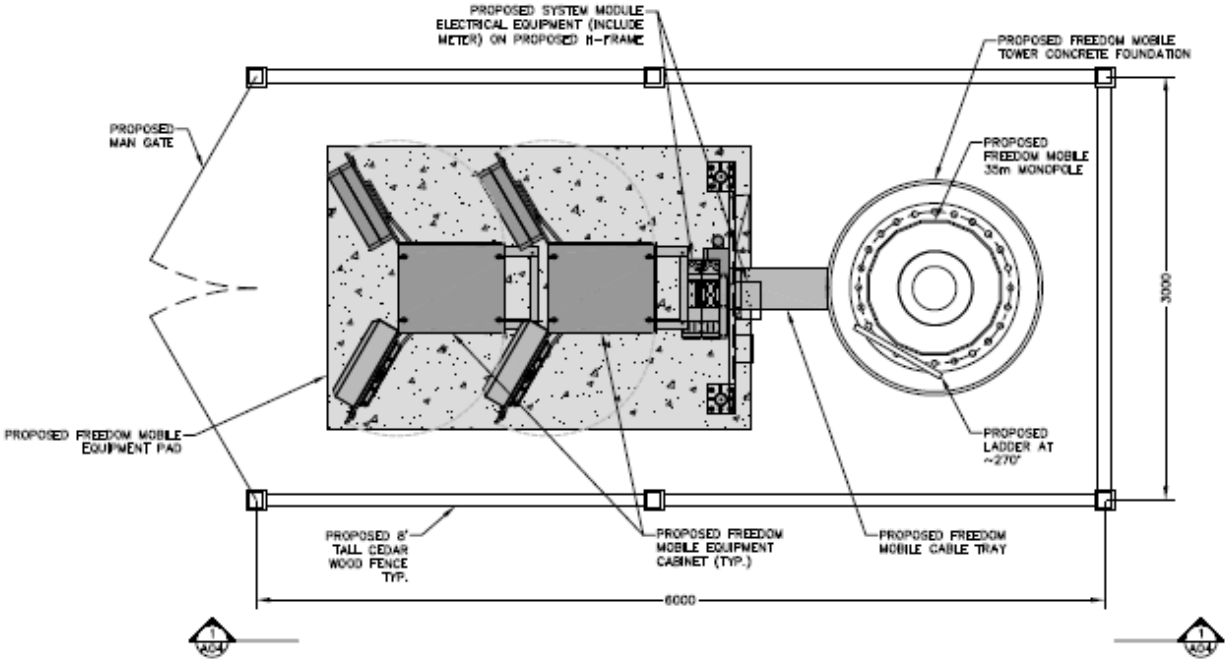
Site Plan



1 SITE PLAN

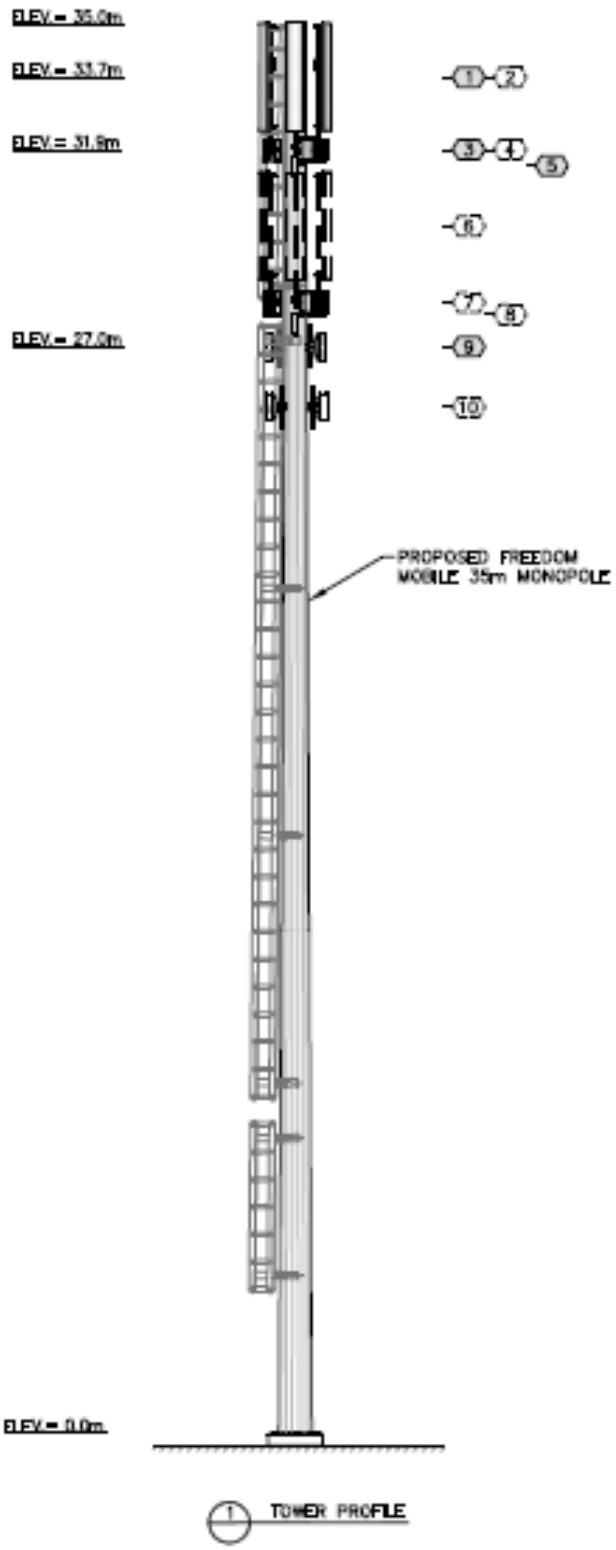
Freedom mobile

Compound Layout



1 COMPOUND LAYOUT

Tower Profile



SPORTS

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

Royal Bay girls' soccer team sets sights on provincials

Senior team is 4-1 on the season

Kendra Wong
News Gazette staff

Royal Bay Secondary school's senior girls' soccer team is hoping to make their way into the history books this month.

The team's 21 players, alongside head coach Brian Hobson and coach Moira Hood, are aiming to be the school's first soccer team to earn a berth at provincials.

"The basketball teams have done it and the volleyball teams have done it, and some of the other teams have, but we've never had a soccer team that's qualified for provincials," Hobson said. "I think the girls have a good shot at challenging some of the other teams on the Island for a berth in the provincials."

While the season is relatively short (teams begin practice in the weeks leading up to spring break with league games beginning in April), it's been a successful one for the the team so far.

The team is 4-1 on the season, with wins over Glenlyon Norfolk School, St. Margaret's and Parkland Secondary, before a close 1-0 loss to St. Michael's University.

To gain more experience, the AA team also competed at the annual University of Victoria Senior Girls soccer tournament, where they defeated Mount Boucherie Secondary, but lost two games against schools from the Okanagan.

"They are coming from strong backgrounds. They all play at a high level with their club teams, but we started the year with a team building session and that really brought us together," Hobson said.

"The girls figured out that they were all on the same page and they had the same idea of what they wanted to accomplish. I think they realized the sooner they came together, the more successful they would be."

What makes the season more impressive is roughly half of the girls are Grade 9 and 10 students playing against Grade 11 and 12 athletes.

Grade 11 student Kate Yakamovich said it's the fact that they're close off the field that makes a big difference in their play on the field. "We all want to do this together," she said.

Keeper and Grade 12 student Desere Sophonow agreed.

"I think we all get along. We all know each other and have played before with each other. We all have experience playing soccer," she said.

Now, the team has their sights set on AA Islands at St. Michael's University on May 14 and 15. They hope to finish in the top two or three and earn a provincial berth.

"The future looks bright. Going forward, there's more optimism around this team and the fact that we have a pretty good window within which we can be really successful over the next couple of years," Hobson said.

kendra.wong@goldstreamgazette.com



Royal Bay student Chantel Legg (right) practices her shooting skills during a senior girls' soccer team practice at the school on Tuesday. *(KENDRA WONG/NEWS GAZETTE STAFF)*



NOTICE OF PUBLIC HEARING

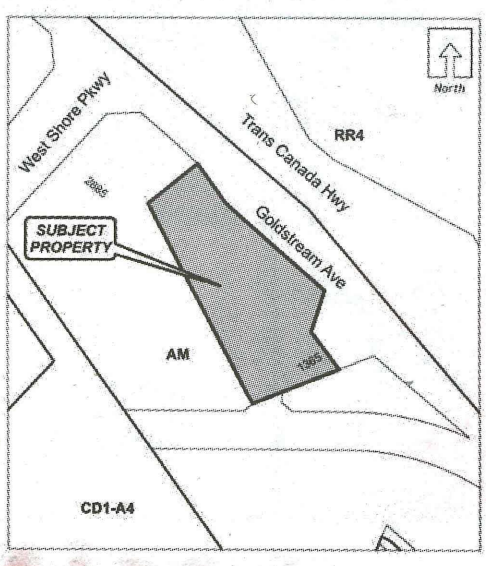
Cypress Land Services Inc., on behalf of Freedom Mobile, intends to construct a telecommunications tower at 1365 Goldstream Avenue, Langford, BC. All persons who believe their interest in property is affected by the proposed development will be afforded an opportunity to be heard or present written submissions respecting this proposal at a Public Hearing to be held at **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 07 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **To construct a 35.0 metre wireless telecommunications monopole tower and equipment compound.**

Applicant: **Cypress Land Services Inc. on behalf of Freedom Mobile**

Location: **1365 Goldstream Avenue, Langford, BC as shown shaded on the plan.**

Information about the proposed development may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Wednesday, 18 April 2018 to Tuesday, 1 May 2018 inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 or Tawny Verigin of Cypress Land Services Inc., Agents for Freedom Mobile at 604-620-0877 with any questions on this proposal.



LANGFORD FIRE RESCUE'S

BIKE auction

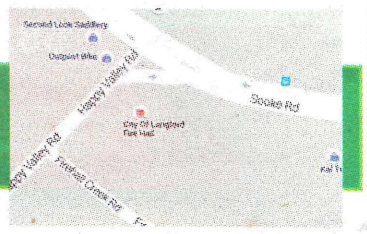


APRIL 28
9:30 AM

Langford Fire Rescue's semi-annual bike auction, where reclaimed bikes are auctioned off at affordable prices. This is a great opportunity to get an inexpensive bike.

We accept cash, Visa, MasterCard and debit.

BIDDING STARTS AT 10:00 AM
3205 Happy Valley Road
(Viewing at 9:00. No early birds please)





Local group hosts awareness event at Esquimalt Lagoon

Tankers could cross in front of the Lagoon

Lindsey Horsting
News Gazette staff

The Dogwood West Shore team was joined by the Canadian Orca Rescue Society at a protest at Esquimalt Lagoon last weekend.

Dogwood is a non-profit organization within B.C. that advocates for environmental well-being.

There was a crew of roughly 20 people by the Lagoon on Saturday with inflatable orcas, orca signs and petition forms for supporters to sign.

There were 'We vote no Kinder Morgan' signs that lined the Lagoon side of the road to outline the perimeter of an Aframax tanker.

An Aframax tanker is longer than Vancouver's tallest building at 245 metres long and 43 metres wide, and can carry 120 million litres, or 750,000 barrels of oil.

Dogwood member Doug Davies became involved with the group two years ago after happening upon them at a National Energy Board hearing.

Davies said he and Kathryn Cass, Dogwood team leader, brainstormed this idea a few weeks ago to come to the Lagoon and try to garner more signatures and support for the cause.

"Dogwood wanted to do this to draw attention to the impact the tankers will have as they move past this very shore on a daily basis," Davies said.

"We also wanted to draw attention to the Orca Rescue society too, we speak for those who can't speak for themselves."

The oil would be transported from the port in Burnaby through the Haro Strait and Strait of Juan de Fuca right out to the Pacific Ocean.

Davies said there really is no safe way to clean up bitumen and that the federal government doesn't really have a grasp of how they would go about cleaning an oil spill.

He said the ocean protection program of $1.5 billion isn't enough to clean the water if anything happens. For roughly 200,000 kilometres of ocean, it works out to $7,500 per kilometre for water treatment.

"What these oil companies won't tell you is a successful clean-up is 10 to 20 per cent, they can't clean it up," he said.

"Eighty per cent of it will remain in the water, and bitumen will sink, they don't know what it does or how it reacts with the salt water, but they know it's extremely toxic."

Davies pointed to the Exxon Valdez oil spill nearly 30 years ago in Prince William Sound, Alaska, where there oil can still be found by sticking a hand in the sand, he said.

lindsey.horsting@goldstreamgazette.com



A protester at Esquimalt Lagoon stood with a sign advocating for marine life and not in favour of the Kinder Morgan project that could bring 35 to 40 tankers a month through the waters in front of the Lagoon. *(LINDSEY HORSTING/NEWS GAZETTE STAFF)*

NOTICE OF PUBLIC HEARING

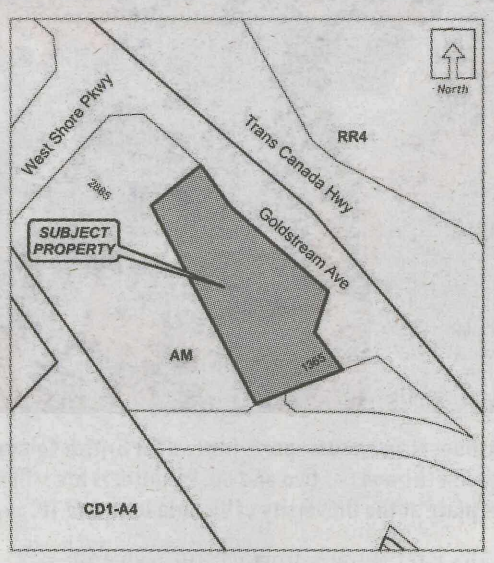
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Major university hearing study seeks participants.

Connect Hearing, with hearing researcher Professor Kathy Pichora-Fuller at the University of Toronto, seeks participants who are over 50 years of age and have never worn hearing aids for a hearing study investigating factors that can influence better hearing. All participants will have a hearing test provided at no charge. Qualifying participants may also receive a demonstration of the latest hearing technology. The data collected from this study will be used to further our understanding of hearing loss and improve life-changing hearing healthcare across Canada.

Why participate in the hearing study?
Hearing problems typically result from damage to the ear and researchers have spent decades trying to understand the biology behind hearing loss. More importantly, researchers now realize the need to better understand how hearing loss affects your everyday life*. In this new hearing study, Professor Pichora-Fuller and her team are trying to find out how people learn to live with hearing loss and how new solutions could help these people take action sooner and live life more fully.



It is estimated that 46% of people aged 45 to 87 have some degree of hearing loss[1], but most do not seek treatment right away. In fact, the average person with hearing loss will wait ten years before seeking help[2]. This is because at the beginning stages of hearing loss people often find they can "get by" without help, however as the problem worsens this becomes increasingly harder to do. For some people this loss of clarity is only a problem at noisy restaurants or in the car, but for others it makes listening a struggle throughout the entire day. By studying people who have difficulty hearing in noise or with television, we hope to identify key factors impacting these difficulties and further understand their influence on the treatment process.

If you are over 50 years of age and have never worn hearing aids, you can register to be a part of this major new hearing study† by calling: 1.888.242.4892 or visiting connecthearing.ca/hearing-study.

* Pichora-Fuller, M. K. (2016). How social psychological factors may modulate auditory and cognitive functioning during listening. Ear and Hearing, 37, 92S-100S. † Study participants must be over 50 years of age and have never worn hearing aids. No fees and no purchase necessary. Registered under the College of Speech and Hearing Health Professionals of BC. VAC, WCB accepted. 1. Cruickshanks, K. L., Wiley, T. L., Tweed, T. S., Klein, B. E. K., Klein, R, Mares-Perlman, J. A., & Nondahl, D. M. (1998). Prevalence of Hearing Loss in Older Adults in Beaver Dam, Wisconsin: The Epidemiology of Hearing Loss Study. Am. J. Epidemiol. 148 (9), 879-886. 2. National Institutes of Health. (2010).

UNIVERSITY OF TORONTO | Connect Hearing YOUR HEARING PROFESSIONALS

RECEIVED
MAY 0 2 2018
PLANNING DEPARTMENT
CITY OF LANGFORD

Dear Mayor and Council,

The purpose of this letter is to ask you to fight on our behalf for the relocation of the proposed telecommunication tower, away from a populated area and sensitive ecosystem that exist at the north end of Langford Lake.

According to leading experts (please see attached) exposure to electromagnetic radiation' emitted by telecommunication towers is not natural. Such pulsing and wave forms do not exist in nature. Therefore, every aspect of an ecosystem can be affected by electromagnetic radiation, including all living species from animals, humans, plants and even microorganisms in water and soil.

The proposed location of this tower borders a wetland, is within a few meters of a public walkway and within a few dozen meters from the edge of Langford Lake, very close to homes and a proposed park and ball fields.

Mayor and Council, we need you to protect the ecosystem in this area and of course the people who live close to this proposed location. According to an article in the Capital magazine, our Mayor stated that Langford is working hard to provide a SAFE and vibrant community where families will want to live, work and play. There is much evidence to support the fact that this tower, in this location, can negatively affect a safe and vibrant community, can affect our health as well as our property value. No knowledgeable person would buy property near one of these towers.

Experts tell us that telecommunication tower have a significantly higher frequency than do even radio waves and the higher the frequency the more powerful effect it has on all biological organisms. Exposure to electromagnetic radiation from these towers can result in people suffering from nausea, headaches, muscle cramps, memory loss, cardiovascular stress, birth defects and even cancer. Everyone agrees that those closest to these tower are in the greatest danger, but that airwaves from these tower can travel long distances.

Why would we take a chance on peoples health, when such a tower could be located in an area away from home and sensitive ecosystems?

When my wife and I visited City Hall we were told that the Council had little control over the location of this tower, as the decision was in the hands of Transport Canada. However, in a document we were handed, it says, and I quote, " The installation will include a total of 8 wireless antennas and 4 microwave dishes on a City owned property located at 1365 Goldsream Avenue. If the City owns the property, surely we have control of what can be built there. Mayor and Council please say 'NO' to this location and direct the construction of this tower away from homes, sensitive ecosystems, public walkways and a proposed recreation area.

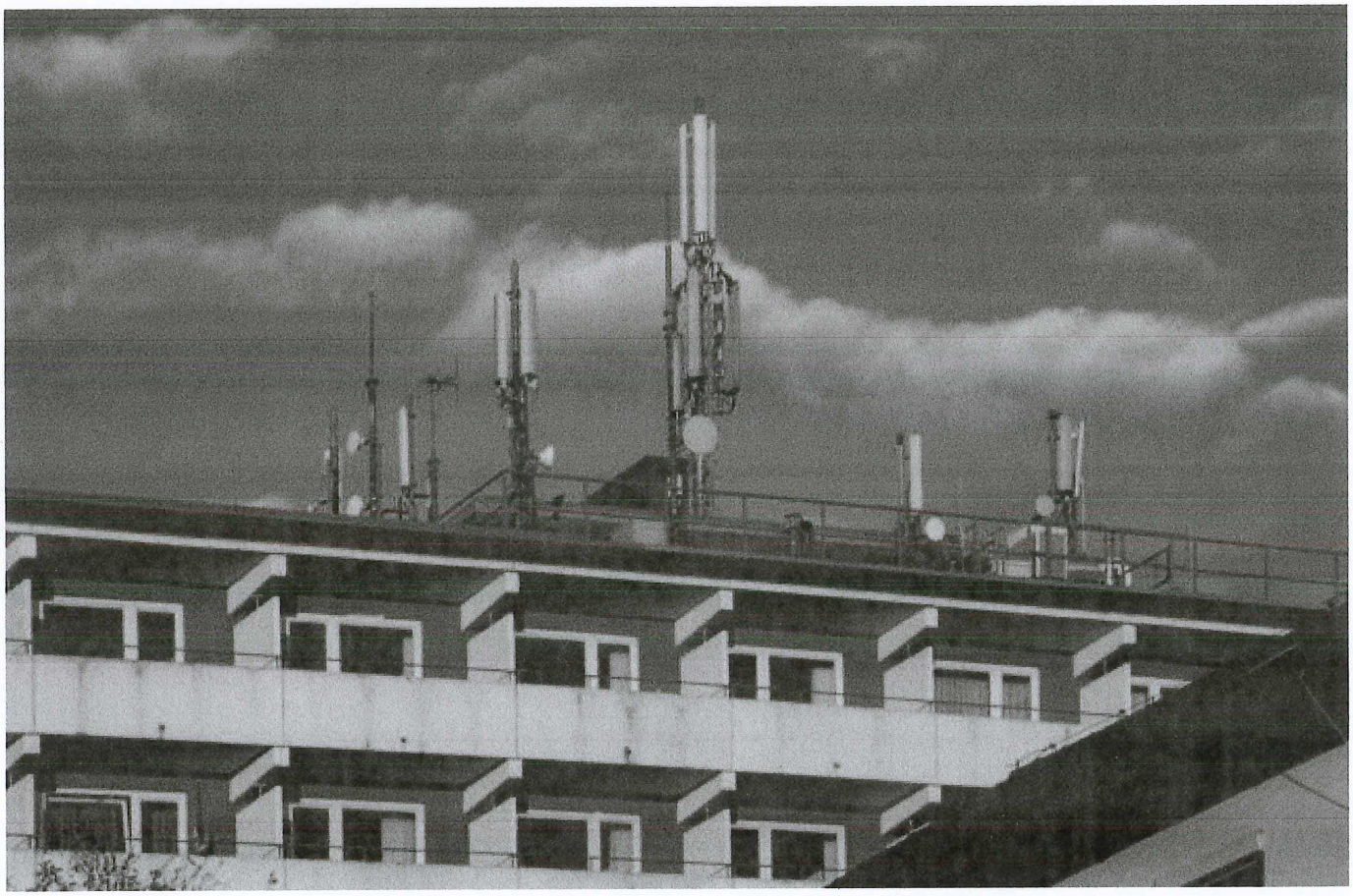
Another real concern is a statement from Freedom Mobile that states, " Freedom Mobile confirms that the installation is EXCLUDED from environmental assessment." Really!! What kind of company are they that think they can come into our community, construction a ugly structure that emits dangerous electromagnetic radiation, without input from our community and an environmental impact study?

Mayor and Council, we do need your protection, to allow us to live in a safe environment. We know you will give this matter your most serious consideration.

Thank you,

[redacted]

Manhattan Neighbors for Safer Telecommunications



Cell Towers & Antennas—How Close is Too Close?

Posted on Sunday, February 5, 2017

Explore what the science is telling us about electrosensitivity and cancer risks near antennas...and choose where you live carefully. The brief snapshot of studies below will give you a starting point.

Khurana, Hardell et al., Int. J Occup. Envir Health, Vol 16(3):263-267, 2010
"Epidemiological Evidence for a Health Risk from Mobile Phone Base Stations"
http://www.ncbi.nlm.nih.gov/pubmed/20662418

- Analysis of 4 studies were from Germany, and 1 each from Austria, Egypt, France, Israel, Poland, Spain
- 7 studies showed altered neurobehavioral effects near cell towers
- 3 studies showed increased cancer incidence
- Effects occurred < 500 meters from cell towers

Eger at al.,*"The Influence of Being Physically Near to a Cell Phone Transmission Mast on the Incidence of Cancer"* (Umwelt·Medizin·Gesellschaft 17,4 2004).
http://blog.cat/gallery/17983/17983-97698.pdf

- the proportion of newly developing cancer cases is significantly higher among patients who live within 400 meters of a cell phone transmitter.
- relative risk of getting cancer increased by 200% after 5 years operation of the transmitter
- early age of cancer diagnosis

Wolf R, Wolf D, (April 2004) ***"Increased incidence of cancer near a cell-phone transmitter station"***, International Journal of Cancer Prevention, 1(2) April 2004
http://www.powerwatch.org.uk/news/20050207_israel.pdf

Similarly found that within 350 meters of cell phone antennas there was:

- 300% increased incidence of cancer among men and women
- 900% cancer increase among women alone
- >4x risk of cancer after 3-7 yrs exposure <350 meters
- early age of cancer diagnosis

Abdel-Rassoul G *et al*, (March 2007) ***"Neurobehavioral effects among inhabitants around mobile phone base stations"***, Neurotoxicology. 2007 Mar;28(2):434-40
http://www.ncbi.nlm.nih.gov/pubmed/16962663

Inhabitants living nearby mobile phone base stations were shown to be at risk for developing neuropsychiatric problems (headache, memory changes, dizziness, tremors, depressive symptoms, sleep disturbance), and some changes in the performance of neurobehavioral functions. Exposed inhabitants exhibited a significantly lower performance than controls in one of the tests of attention and short-term auditory memory [Paced Auditory Serial Addition Test (PASAT)]. Also, the inhabitants opposite the station exhibited a lower performance in the problem-solving test (block design) than those under the station.

Hutter HP *et al*, (May 2006) ***"Subjective symptoms, sleeping problems, and cognitive performance in subjects living near mobile phone base stations"***, Occup Environ Med. 2006 May;63(5):307-13
http://www.ncbi.nlm.nih.gov/pubmed/16621850

- Found a significant relationship between some cognitive symptoms and measured power density; highest for headaches. Perceptual speed increased, while accuracy decreased insignificantly with increasing exposure levels. There was no significant effect on sleep quality.

Dode et al, *"Mortality by neoplasia and cellular telephone base stations in the Belo Horizonte municipality, Minas Gerais state, Brazil"*, Science of the Total Environment, Volume 409, Issue 19, 1 September 2011, Pages 3649–3665
http://www.sciencedirect.com/science/article/pii/S0048969711005754

Cancer deaths in center of city:

- within 100m 4.342/1000 **(35% increased cancer deaths within 100 meters)**
- >1000m 3.212/1000

Santini R *et al*, (September 2003) "*Symptoms experienced by people in vicinity of base stations: II/ Incidences of age, duration of exposure, location of subjects in relation to the antennas and other electromagnetic factors*", Pathol Biol (Paris). 2003 Sep;51(7):412-5
http://www.ncbi.nlm.nih.gov/pubmed/12948762

Santini R *et al*, (July 2002) "*Investigation on the health of people living near mobile telephone relay stations: I/Incidence according to distance and sex"*, Pathol Biol (Paris) 2002 Jul;50(6):369-73
http://www.ncbi.nlm.nih.gov/pubmed/12168254

Santini et al found significant health effects on people living within 300 meters of mobile phone base stations. Fatigue, sleep disturbance, headaches, concentration problems, depression, memory problems, irritability, cardiovascular problems, hearing disruption, skin problems, dizziness, etc.

Eskander EF *et al*, (November 2011) "*How does long term exposure to base stations and mobile phones affect human hormone profiles?*", Clin Biochem. 2011 Nov 27. [Epub ahead of print]
http://www.ncbi.nlm.nih.gov/pubmed/22138021

–Showed significant decrease in volunteers' ACTH, cortisol, thyroid hormones, prolactin for young females, and testosterone levels from RF exposures from both mobiles and cell towers.

Levitt & Lai, *"Biological Effects from Exposure to Electromagnetic Radiation Emitted by Cell Tower Base Stations and Other Antenna Arrays"*, Environmental Reviews, 2010

- Over 100 citations, approximately 80% of which showed biological effects near towers
- Built case for 'setbacks' and need for new exposure guidelines reflecting *multiple and cumulative* exposures

Sage & Pall, January 2014, Presentation to Washington State – Symptoms and RF levels in Various Cell Tower Studies

Table 1: RFR Levels in Cell Tower Studies Reporting Adverse Health Impacts
(RFR levels from cell towers are similar or lower than for WI-FI devices)

Study	RFR Level	Reported Health Impacts
Navarro (2003)	0.01 – 0.11 uW/cm2	Fatigue, headaches, sleeping problems
Thomas (2008)	0.005 – 0.04 uW/cm2	Headaches, sleep and concentration difficulties
Heinrich (2010)	0.003 – 0.02 uW/cm2	Headaches, irritation, concentration difficulties
Thomas (2010)	0.003 – 0.02 uW/cm2	Behavioral problems in children, adolescents
Mohler (2010)	0.005 uW/cm2	Sleep disturbances
Hutter (2006)	0.05 – 1.0 uW/cm2	Headache, sleep, concentration problems, other neurological problems.
Kundi (2009)	0.05 – 1.0 uW/cm2	Review of 14 studies on cell tower-level RFR at and above 0.05 – 1.0 uW/cm2 impairs health.
Buchner (2012)	0.006 – 0.01 uW/cm2	Significant impact on stress hormones; children and chronically ill adults most at risk.
Oberfeld (2004)	0.01 uW/cm2	Sleep and concentration disruption, fatigue and cardiovascular problems.
Zwamborn (2003)	0.13 uW/cm2	Anxiety, hostility, impaired cognition
Avendano (2012)	0.5 – 1.0 uW/cm2	Sperm damage (DNA fragmentation, low motility) from laptop in wireless mode (in lap)

Carpenter, D. O. "Human disease resulting from exposure to electromagnetic fields", Reviews on Environmental Health, **Volume 28, Issue 4, Pages 159-172**. Summarizes excessive RF radiation increases risk for cancer, male infertility and neurobehavioral abnormalities.

Netherlands Organization for Applied Scientific Research (TNO), Study for the Netherlands Ministries of Economic Affairs, Housing, Spatial Planning and the Environment and Health, Welfare and Sport, ***"Effects of Global Communications System Radio-Frequency Fields On Well Being and Cognitive Function of Human Subjects With and Without Subjective Complaints"***, (September 2003)

— *Notes by Grahame Blackwell*: Found significant effects on wellbeing, according to a number of internationally-recognised criteria (including headaches, muscle fatigue/pain, dizziness etc) from 3G mast emissions well below accepted 'safety' levels (less than 1/25,000th of ICNIRP guidelines). Those who had previously been noted as 'electrosensitive' under a scheme in that country were shown to have more pronounced ill-effects, though others were also shown to experience significant effects.

Oberfeld, Portoles, Navarro et al, *"The Microwave Syndrome—Further Aspects of a Spanish Study"*, Public Health Department Salzburg, Austria, University Hospital La Fe. Valencia, Spain, Department of Applied Physics, University Valencia, Spain, Foundation European Bioelectromagnetism (FEB) Madrid, Spain, Presented at an International Conference in Kos (Greece), 2004
Notes by Grahame Blackwell: This study found significant ill-health effects in those living in the vicinity of two GSM mobile phone base stations. They observed that: "The strongest five associations found are depressive tendency, fatigue, sleeping disorder, difficulty in concentration and cardiovascular problems." As their conclusion the research team wrote: "Based on the data of this study the advice would be to strive for levels not higher than 0.02 V/m for the sum total, which is equal to a power density of 0.0001 μW/cni2 or 1 μW/m2, which is the

indoor exposure value for GSM base stations proposed on empirical evidence by the Public Health Office of the Government of Salzburg in 2002."

Usfie, Israel (as shown in Documentary "Full Signal"). Cancer cases only found in vicinity of new cell towers with very few exceptions. See the film to hear about the study which was conducted by a local doctor who noticed increasing cancers following installation of cell towers on a ridge line in the city. http://www.FullSignalMovie.com

Naila Study, Germany (November 2004), Report by researchers (five medical doctors) "Following the call by Wolfram König, President of the Bundesamt für Strahlenschutz (Federal Agency for radiation protection), to all doctors of medicine to collaborate actively in the assessment of the risk posed by cellular radiation, the aim of our study was to examine whether people living close to cellular transmitter antennas were exposed to a heightened risk of taking ill with malignant tumors. The basis of the data used for the survey were PC files of the case histories of patients between the years 1994 and 2004. While adhering to data protection, the personal data of almost 1,000 patients were evaluated for this study, which was completed without any external financial support. It is intended to continue the project in the form of a register.

The result of the study shows that the proportion of newly developing cancer cases was significantly higher among those patients who had lived during the past ten years at a distance of up to 400 metres from the cellular transmitter site, which bas been in operation since 1993, compared to those patients living further away, and that the patients fell ill on average 8 years earlier. In the years 1999-2004, i.e. after five years' operation of the transmitting installation, the relative risk of getting cancer had trebled for the residents of the area in the proximity of the installation compared to the inhabitants of Naila outside the area."

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Comments are closed.

Manhattan Neighbors on Facebook



Manhattan Neighbors for Safer Telecommunications
2 weeks ago

Apartment assessment in Sweden by Hardell et al shows "the apartment is not suitable for long-term living", particularly for children who may be more sensitive than adults.

Radiofrequency radiation from nearby base stations gives high levels in an apartment in Stockholm, Sweden: A case report
spandidos-publications.com

PUBLIC HEARING
Monday, 7 May 2018

Bylaw No. 1757
File No. Z16-0026

A Bylaw to Rezone 3427 Happy Valley Rd from RR2 (Rural Residential 2) to RM2A (Attached Housing) and amend the text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities.

CITY OF LANGFORD
BYLAW NO. 1757

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

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

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

1. By deleting from the RR2 (Rural Residential 2) Zone and adding to the RM2A (Attached Housing) Zone the property legally described as Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).

2. By replacing 6.31A.03(1) with "Except as provided in Articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75."

3. By replacing 6.31A.03(2) with "Despite Subsection 6.31A.03(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 of 1.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a Building Permit."

4. By replacing 6.31A.03(3) with "Despite Subsection 6.31A.03(1), the floor area ratio may be increased to a maximum of 1.5 if the owner of the land proposed to be developed provides a minimum of 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2).

5. By replacing 6.31A.06 with "No building or structure may be located:

   (a) Within 5.5 m (18 ft) of any front lot line;
   (b) Within 5.5 m (18 ft) of any exterior side lot line;
   (c) Within 7.5 m (25 ft) of at least one interior side or rear lot line, and within 3.0 m (10 ft) of the other interior side and rear lot lines."

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1757	Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund.	No.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".

READ A FIRST TIME this 22nd day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

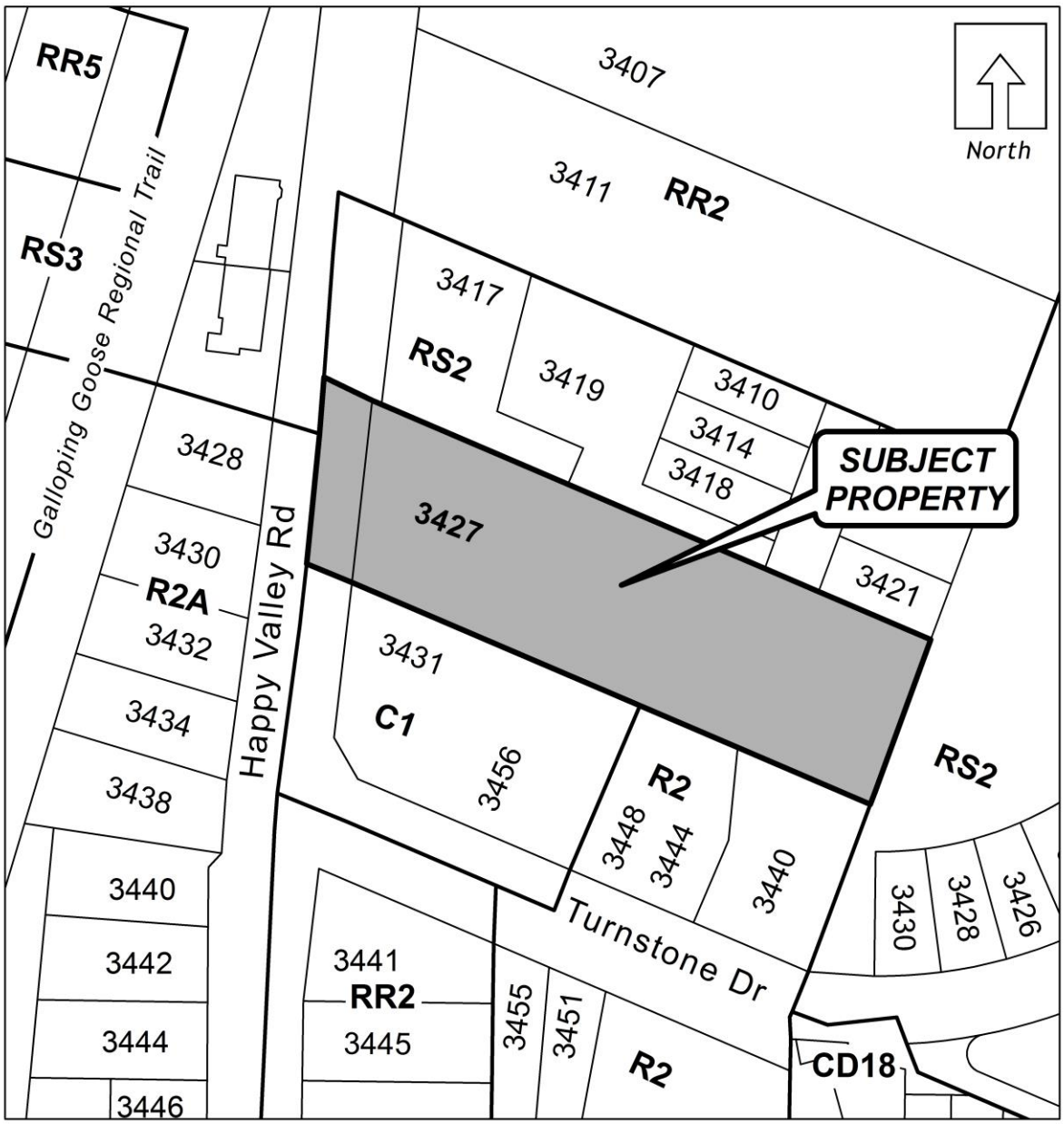
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1757

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1757

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/6/2017

City of Langford
www.cityoflangford.ca

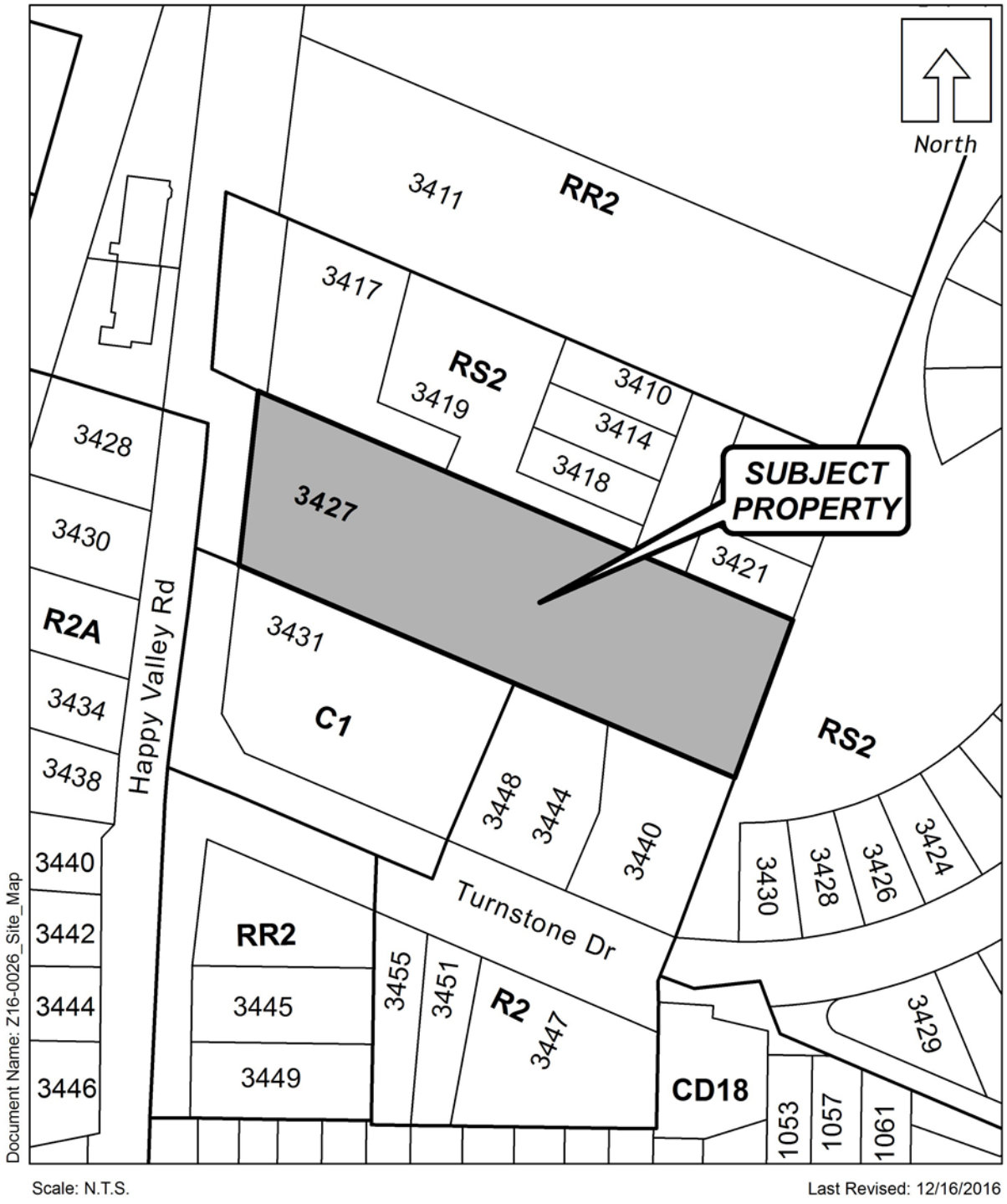
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1757. 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, 7 May 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3427 Happy Valley Rd	
File	Z16-0026	Bylaw Number: 1757
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: RR2 (Rural Residential 2)	Proposed: RM2A (Attached Housing) with text amendments
Proposal	To allow for townhouse developments with reduced setbacks and higher densities.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services


North
3411
RR2
3417
RS2
3419
3410
3414
3418
SUBJECT PROPERTY
3427
3428
3430
3421
R2A
3431
C1
3434
3438
Happy Valley Rd
RS2
3448
3444
3440
3424
3430
3428
3426
3440
3442
RR2
Turnstone Dr
3455
3451
3444
3445
R2
3447
3429
3446
3449
CD18
1053
1057
1061
Document Name: Z16-0026_Site_Map
Scale: N.T.S.
Last Revised: 12/16/2016

Capital Regional District

CRD
Making a difference...together

Free workshops

Efficient Irrigation Systems

Save on water with a properly installed and maintained irrigation system.

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

The CRD is hosting FREE irrigation workshops for homeowners to help you get started.

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

Workshop	Location and Date	Time
All Efficient Irrigation Systems	Colwood — Saturday, June 16	2 to 5 pm
Controller Scheduling	Saanich — Wednesday, July 11	7 to 9 pm
Micro/Drip Irrigation Systems	Sooke — Saturday, May 12	2 to 5 pm

Optional irrigation workbooks will be available to purchase for $30.

Space is limited and pre-registration is required. Call 250.474.9684 to book your spot today.

For workshop details, visit:

www.crd.bc.ca/workshops

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1757. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 May 2018, at 5:30 pm**. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

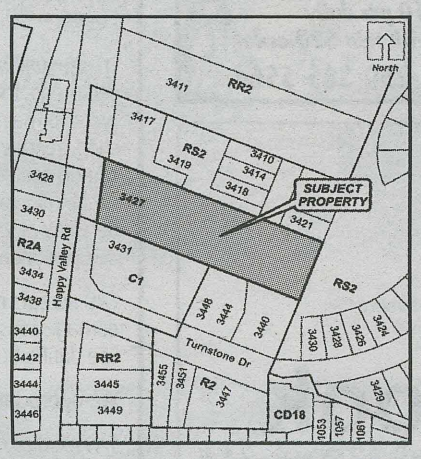
Proposal: **The purpose of Bylaw No. 1757 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1757 from the RR2 (Rural Residential 2) Zone to the RM2A (Attached Housing) Zone and amend the text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities.**

Applicant: **Gary Brown, Paradise Homes**

Location: **The land that is the subject of Bylaw No. 1757 is 3427 Happy Valley Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services





Representatives gathered to celebrate a ground breaking at 2006 Sooke Rd. Construction on the affordable housing project has been underway since January and is expected to be complete next year. *(LINDSEY HORSTING/NEWS GAZETTE STAFF)*

More rental homes being built for people in Colwood

New housing project underway on Sooke Road

Lindsey Horsting
News Gazette staff

Construction is underway on a new 82-unit rental housing facility on Sooke Road.

Located in the Colwood Lakes neighbourhood at 2006 Sooke Rd., the units are for families, seniors and people with disabilities.

An announcement Friday at the site celebrated the ground breaking of the project, although the official ground breaking took place in January. Esquimalt-Metchosin MLA Mitzi Dean was in attendance as well as Dean Fortin, Pacifica Housing executive director, Colwood Mayor Carol Hamilton and MP Randall Garrison, Esquimalt-Saanich-Sooke, in addition to other Pacifica board members and project representatives.

The province is investing roughly $1.9 billion over 10 years to build affordable housing for renters, which is being accomplished through the new Building B.C. Community Housing fund that was launched earlier this week.

Housing B.C. partnered with Pacifica Housing and the City of Colwood to build Helios, an 82-unit project that is replacing 12 units from the old co-op housing and will serve low to moderate income families.

Its wood-frame construction and will stand four storeys high.

Dean said the province is providing $8.4 million for the project in capital funding.

"As we all know housing affordability affects us all, and for far too long B.C.'s housing crisis was ignored while British Columbians have suffered," Dean said. She also said the increase in housing and rental prices has been damaging to communities and even people who earn a decent income are struggling to get ahead and find housing they can afford.

The province is also contributing an additional $10.2 million in construction financing.

The City of Colwood has contributed $328,000 to the project through the affordable housing reserve fund.

Jesse Margolus, development co-ordinator at Pacifica Housing Advisory Association, confirmed there is a demand to get a spot in the building and for affordable housing in general.

"We have a large waiting list for all of our rental buildings actually, and even at Oak Park and Helios we have a wait list and it's not even constructed yet," Margolus said.

Townline Housing Solutions is the general contractor for the project, and Margolus said Pacifica is thrilled to be working with them on yet another project.

Lauren Antifeau, development manager at Townline Group of Companies, noted Low Hammond Rowe Architects have designed the building and the principal of the building is Paul Hammond.

"Hammond has done a great job designing a building that speaks to the community and it's been reviewed by City and council and the mayor," Antifeau said. "They've all provided positive feedback so we're really excited to move forward with a design that's compatible with the neighbourhood."

Pacifica Housing President Deborah George said building Helios is about more than just providing affordable housing, it's about creating a sense of community. She discussed the second mandate of the organization to help tenants take the next step in life and she read a success story in a statement written by a tenant.

"Without Pacifica, I do not know where I would be. After leaving my son's father I had no place to go and I was so scared I would not be able to afford a place that was safe. It wasn't until I was given a place in Pacifica that I started to believe that everything was going to be okay. Having a safe and affordable home to live in and raise my son has meant the world to me. We wouldn't have been able to do it without your agency, thank you so much," she read.

Helios has units ranging from studio suites to three bedroom apartments, with an estimated rental rate of $825 per month for a studio up to $1,575 a month for a three bedroom.

Pacifica Housing will operate the building and it will include sidewalks, a playground and community gardens. It is expected to be finished by next summer.

lindsey.horsting@goldstreamgazette.com



Radio show host and branding expert Terry O'Reilly speaks on the subject at the Vancouver Island Construction Conference. *(NICOLE CRESCENZI/BLACK PRESS)*

Branding expert offers advice to Island construction firms

It's important to zig when others zag: Terry O'Reilly

Nicole Crescenzi
Black Press

Everywhere you look in Victoria there are cranes, pylons and the neon vests of construction workers.

The development industry is booming and over-saturation is a constant threat for businesses trying to distinguish themselves from the crowd. But at the Vancouver Island Construction Conference on Friday, branding specialist Terry O'Reilly, who hosts CBC's *Under the Influence,* said there is a key strategy for keeping your business afloat: stand out.

"When there's that much competition it really pays to have the smartest, most unique brand out there because it's the one way to stand out," he told the *News*. "Attention is the oxygen of marketing."

This idea translates from globally-recognized businesses like Apple, to mom and pop shops down the street, which O'Reilly said succeed by looking at what their competitors are doing and deciding to do something different.

"There's a reason why all car ads look the same, all beer ads look the same; it's because they're all looking around and trying to sort of resemble each other, which is terrible marketing," he said. "You know Coke would never try to resemble Pepsi, Apple would never try to look like Microsoft, and West Jet never tries to look like Air Canada."

O'Reilly said it's essential that businesses continue to focus on their branding and their image, even when the economy is strong.

"When the economy goes soft, when it cycles – which it always does – if you didn't build up your brand in the busy times, you're in trouble because now you don't have a brand," he said. When the economy weakens, people tend to look to recognizable brands because they are safer options, he added.

Some industries are better at branding than others, O'Reilly noted, with the biggest differences seen between product-based businesses and service-based businesses like construction. The latter are a lot harder to sell, he said, because they are based on people, not things.

"There's a product at the end, a house or building, but it's your service you're selling; your ability to build or your ability to design, to engineer, but it's still an invisible skill set."

Still, that means service-based industries have more leeway in how they branch out.

"The ironic statement about services is that they do less branding, yet they have more creative opportunity than selling products," O'Reilly said.

"My message is to zig [when the others zag]. Amateurs think marketing is all about selling stuff, but the pros know it's all about differentiating your company."

editor@goldstreamgazette.com

VOLUNTEER HELP WANTED

LANGFORD EMERGENCY SUPPORT SERVICES (ESS)

We are a team of volunteers who respond during emergencies to provide essential services including food, lodging, clothing, etc. to people who have been evacuated from their homes by such disasters as fire, flood, earthquake, etc. We work together with Protective Services, Fire Rescue, and Emergency Management British Columbia.

If ESS is of interest to you please contact us for further information or, attend our training meetings held at 7 PM on the second Monday of each month (except December, July, and August) at Langford No. 1 Fire Hall 2625 Peatt Rd.

Should you decide to join ESS, you will receive free training, which will not only enhance your own preparations for disasters, but also enable you to make a rewarding contribution to your community.

E-mail ess@langford.ca
Phone 250-857-0535

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1757. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

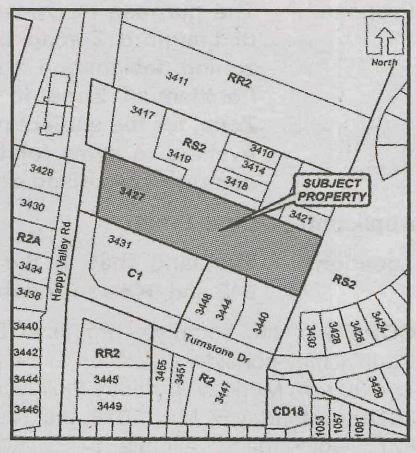
Proposal: **The purpose of Bylaw No. 1757 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1757 from the RR2 (Rural Residential 2) Zone to the RM2A (Attached Housing) Zone and amend the text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities.**

Applicant: **Gary Brown, Paradise Homes**

Location: **The land that is the subject of Bylaw No. 1757 is 3427 Happy Valley Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Photos Got a great photo? Share it with us! editor@goldstreamgazette.com

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4. REPORTS

a) Bylaw No. 1757 - Application to rezone the property at 3427 Happy Valley Road from RR2 (Rural Residential Zone) to Attached Housing (RM2A) and Amend the Text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities - Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: M. HALL

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

1. Give First Reading to Bylaw No. 1757 to amend the text of the RM2A (Attached Housing) Zone by:

   (a) Deleting from the RR2 (Rural Residential 2) Zone and adding to the RM2A (Attached Housing) Zone the property legally described as Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).

   (b) Replacing 6.31A.03(1) with “Except as provided in Articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75.”

   (c) Replacing 6.31A.03(2) with “Despite Subsection 6.31A.03(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 of 1.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a Building Permit.”

   (d) Replacing 6.31A.03(3) with “Despite Subsection 6.31A.03(1), the floor area ratio may be increased to a maximum of 1.5 if the owner of the land proposed to be developed provides a minimum of 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2).

   (e) Replacing 6.31A.06 with "No building or structure may be located:

      a. Within 5.5 m (18 ft) of any front lot line;
      b. Within 5.5 m (18 ft) of any exterior side lot line;
      c. Within 7.5 m (25 ft) of at least one interior side or rear lot line, and within 3.0 m (10 ft) of the other interior side and rear lot lines.

   Subject to the following terms and conditions:

   (a) That the owner provides, as a bonus for increased density, the following contributions prior to the issuance of a Building Permit:

      a. $3,660 per dwelling unit towards the General Amenity Reserve Fund; and
      b. $610 per dwelling unit towards the Affordable Housing Reserve Fund.

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

a. A road dedication plan to the satisfaction of the Director of Engineering;
b. A technical stormwater management memorandum to the satisfaction of the Director of Engineering; and
c. A Traffic Impact Assessment, to the satisfaction of the Director of Engineering, to evaluate the impact of the proposed development on the western portion of the site on Happy Valley Road

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

a. That any required road dedication, in accordance with the road dedication plan approved by the Director of Engineering, will be registered prior to subdivision approval or Building Permit issuance, whichever occurs first;
b. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
c. That the developer will provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to Building Permit issuance;
d. That the developer will provide a stormwater management plan, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
e. That the developer will implement the approved stormwater management plan, and complete any required improvement and/or upgrades to on- and off-site infrastructure, to the satisfaction of the Director of Engineering and at the developer's expense;
f. That the developer will implement any on- or off-site improvements required by the Traffic Impact Assessment, to the satisfaction of the Director of Engineering and prior to subdivision approval or Building Permit issuance, whichever occurs first; and
g. That the developer and all subsequent landowners acknowledge the proximity of the development to lands within the Agricultural Land Reserve (ALR) and to the South Vancouver Island (SVI) Rangers gun range, and acknowledge that these land uses may create noise, odour and general nuisances.

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

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

CARRIED.

d) DVP17-0031 - 2874 Leigh Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0031 be issued by the Council for the City of Langford to Carole Hutchinson, Design One - Stevens Interiors on behalf of Derek Russell Hass to reduce the minimum setback from the exterior side lot line from 2.0 m (6.6 ft) to 1.5 m (5 ft) for the proposed one-family dwelling at 2874 Leigh Road subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached as (Appendix C) to the Planning, Zoning and Affordable Housing report dated 24 July 2017.

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

(a) That Table 3.18.01 of Zoning Bylaw No. 300 be varied by reducing the minimum setback from the exterior side lot line from 2.0 m to 1.5 m for a principal building abutting a highway less than 4.5 m wide.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – January 15th, 2018

1. Bylaw No. 1757 - Application to rezone the property at 3427 Happy Valley Road from RR2 (Rural Residential Zone) to Attached Housing (RM2A) and Amend the Text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading to Bylaw No. 1757 to amend the text of the RM2A (Attached Housing) Zone by:

   a. Deleting from the RR2 (Rural Residential 2) Zone and adding to the RM2A (Attached Housing) Zone the property legally described as Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).
   b. Replacing 6.31A.03(1) with “Except as provided in Articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75.”

c. Replacing 6.31A.03(2) with “Despite Subsection 6.31A.03(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 of 1.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a Building Permit.”
d. Replacing 6.31A.03(3) with “Despite Subsection 6.31A.03(1), the floor area ratio may be increased to a maximum of 1.5 if the owner of the land proposed to be developed provides a minimum of 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2).
e. Replacing 6.31A.06 with "No building or structure may be located:

    a. Within 5.5 m (18 ft) of any front lot line;
    b. Within 5.5 m (18 ft) of any exterior side lot line;
    c. Within 7.5 m (25 ft) of at least one interior side or rear lot line, and within 3.0 m (10 ft) of the other interior side and rear lot lines.

Subject to the following terms and conditions:

(a) That the owner provides, as a bonus for increased density, the following contributions prior to the issuance of a Building Permit:

    a. $3,660 per dwelling unit towards the General Amenity Reserve Fund; and
    b. $610 per dwelling unit towards the Affordable Housing Reserve Fund.

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

    a. A road dedication plan to the satisfaction of the Director of Engineering;
    b. A technical stormwater management memorandum to the satisfaction of the Director of Engineering; and
    c. A Traffic Impact Assessment, to the satisfaction of the Director of Engineering, to evaluate the impact of the proposed development on the western portion of the site on Happy Valley Road

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

    a. That any required road dedication, in accordance with the road dedication plan approved by the Director of Engineering, will be registered prior to subdivision approval or Building Permit issuance, whichever occurs first;
    b. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
    c. That the developer will provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to Building Permit issuance;
    d. That the developer will provide a stormwater management plan, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;

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

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

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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

Subject to the following conditions:

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

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

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

8. BYLAWS

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR EADE

That Council adopt Bylaw No. 1745.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1756 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1757 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1759.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **January 15, 2018**

Department: **Planning**

Application No.: **Z16-0026**

Subject: **Bylaw No. 1757 - Application to rezone the property at 3427 Happy Valley Road from RR2 (Rural Residential Zone) to Attached Housing (RM2A) and Amend the Text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities**

Purpose

Gary Brown of Paradise Homes has applied to rezone the property at 3427 Happy Valley Road from RR2 (Rural Residential 2) to RM2A (Attached Housing) and amend the text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities.

Background

PREVIOUS APPLICATIONS

There are no previous development applications for the subject site.

Table 1: Site Data

Applicant	Gary Brown	
Owner	Paradise Homes Ltd.	
Civic Address	3427 Happy Valley Road	
Legal Description	Lot 3, Section 85, Metchosin District, Plan 6533, PID 005-857-643	
Size of Property	4,305 m^2 (1.1 ac)	
DP Areas	Habitat & Biodiversity Development Permit Area	
OCP Designation	Neighbourhood	
Zoning	Existing: Rural Residential 2 (RR2)	Proposed: Attached Housing (RM2A)

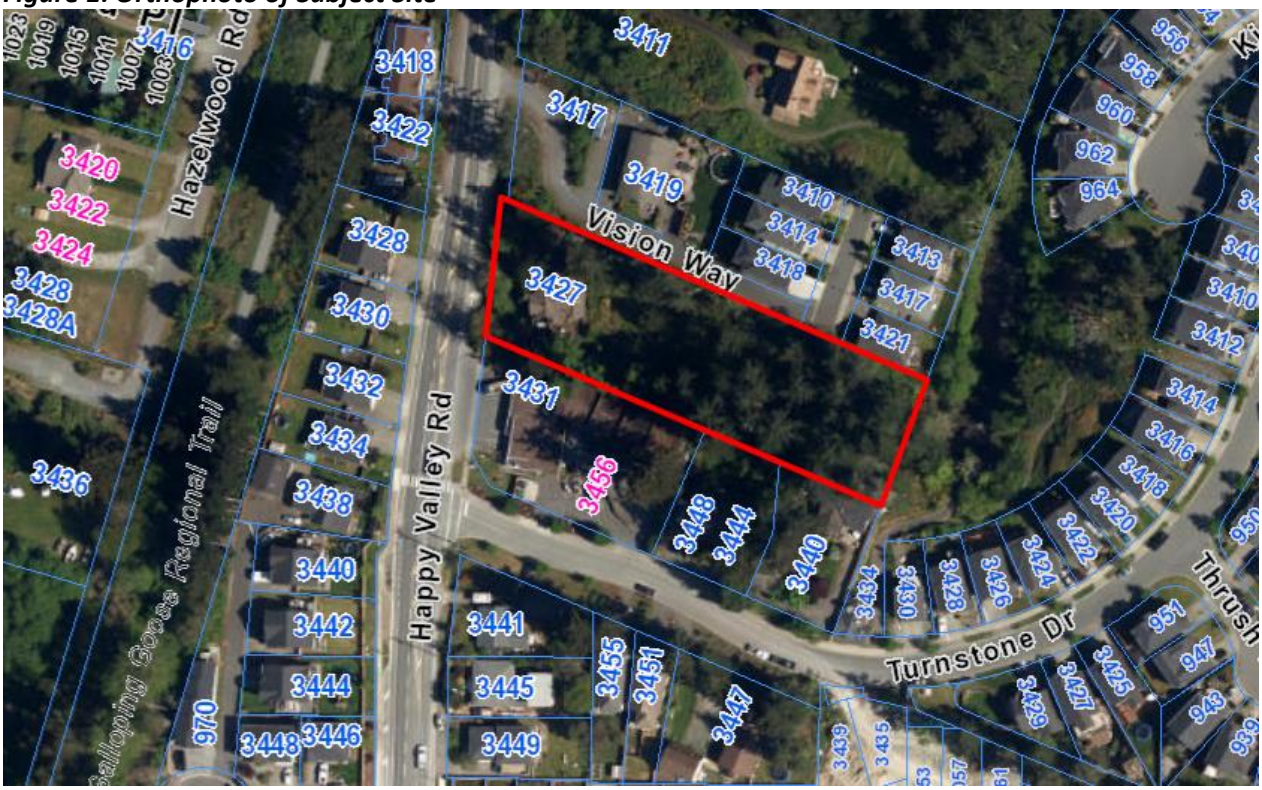
Site and Surrounding Area

The subject site is located in South Langford, east of Happy Valley Road, north of Turnstone Drive and directly south of Vision Way. The site currently contains a one-family dwelling located on the front portion of the site near Happy Valley Road, and the remainder of the site is heavily treed. The surrounding area contains a variety of residential uses and a neighbourhood convenience and grocery store at the corner of Happy Valley Road and Turnstone Drive.

Table 2: Surrounding Land Uses

	Zoning	***Official Community Plan***	***Use***
North	Residential Small Lot 2 (RS2)	Neighbourhood	One-family dwellings
East	Residential Small Lot 2 (RS2)	Neighbourhood	Park and one-family dwellings
South	One and Two-Family Residential (R2), and Neighbourhood Commercial (C1)	Neighbourhood	One-family dwellings, neighbourhood grocery store and multi-family residential building
West	One and Two-Family Residential A (R2A)	Neighbourhood	One-family dwellings

Figure 1: Orthophoto of Subject Site



Council Policy

OFFICIAL COMMUNITY PLAN DESIGNATION (OCP)

The subject property is designated as *Neighbourhood* within the Official Community Plan Bylaw No. 1200. This designation is applied to existing settled areas throughout the community, predominantly those located on the valley floor, and is intended to:

- Be a predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites;
- Allow for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit;
- Permit schools, community facilities and other institutional uses throughout the area;
- Encourage retail uses serving local residents along transportation corridors;
- Encourage home-based businesses and live-work housing;
- Integrate parks, open spaces and recreational facilities throughout the area;
- Allow for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections; and
- Locate transit stops where appropriate.

The Neighbourhood designation also provides a number of objectives and policies for development, including:

Objective 3.8 Redevelop and intensify corridors connecting centres.

Policy 3.8.1 Encourage intensification of transportation corridors in and out of centres as a means to further increase the viability of transit services.

Policy 3.8.2 Ensure redevelopment along corridors is pedestrian-oriented and consistent with liveable street strategies.

Objective 3.9 Permit sensitive infill development.

Policy 3.9.1 Encourage alternative housing types such as coach housing, row housing, live/work units and townhouses that diversify the housing stock.

Policy 3.9.2 Permit small lot subdivision and clustered densification in established areas.

Policy 3.9.3 An overall density objective of 40 units per hectare (16 units per acre) for infill development in Neighbourhood designated areas will guide choices about density. Ensure buildings are sited to complement the type, use and character of adjacent buildings and ensure private outdoor spaces for adjacent properties are respected.

Compliance with the OCP

As shown on the attached site plan, the proposed development at 3427 Happy Valley Road will represent an intensification of density along a transportation corridor, as well as a diversification of housing choice in this primarily one-family residential area. The proposed development of approximately 26 townhouse units on the 4,305 m^2 (1.1 acre) site represents a density of 64 dwelling units per hectare (24 units per

acre). Although this density, calculated for the individual site alone rather than the overall area, is slightly higher than what is called for the in the OCP, it is balanced by the lower density existing in the surrounding neighbourhood.

DEVELOPMENT PERMIT AREAS

The subject site is located entirely within the Habitat and Biodiversity Development Permit Area. Should this application for rezoning be approved, a Development Permit informed by a report from a qualified professional will be required prior to development. A Form and Character Development Permit will also be required for the proposed multi-family residential development if this rezoning application is approved.

COMMENTS

PROPOSED AMENDMENTS TO RM2A (ATTACHED HOUSING) ZONE

In addition to the proposal for the development of the site at 3427 Happy Valley Road, as discussed below, staff are proposing amendments to the RM2A Zone to increase the maximum density and decrease the minimum setbacks (as detailed in Table 3 below). These amendments are intended to update the RM2A Zone and allow for slightly more compact townhouse developments which still provide usable open space and appropriate on-site parking for residents.

The current RM2A Zone allows for a maximum floor area ratio (FAR) of 0.5, but this can be increased to a maximum FAR of 0.6 with amenity contributions and to 0.75 with amenity contributions and at least 50% of the required parking provided underground. The proposed amendments would increase the maximum FAR to 1.0, with amenity contributions, and would not include an additional increase for underground parking as this form of construction is not typical in townhouses. The maximum lot coverage of 40% and maximum height of three storeys would remain the same.

Floor area ratio is calculated by dividing the gross floor area of all buildings on a lot (excluding garage area) by the area of the lot. As noted above, the current RM2A Zone allows for a maximum lot coverage of 40% and a maximum building height of three storeys. If the entire 40% coverage were used for habitable floor area (i.e. no garages) on all three storeys of a townhouse, the resulting FAR would be 1.2. Assuming that most townhouse developments will include at least a single car garage in order to provide the required two parking spaces per dwelling unit, a maximum FAR of 1.0 is considered reasonable with appropriate amenity contributions to offset the additional density.

The current RM2A Zone requires minimum setbacks of 7.5 m (25 ft) from any front lot line, 6.0 m (20 ft) from any interior side lot line, 7.5 m (25 ft) from any exterior side lot line, and 10.0 m (33 ft) from any rear lot line. In recognition of current housing market trends and development forms, the proposed amendments allow for reduced setbacks of 5.5 m (18 ft) from any front or exterior side lot line, 7.5 m (25 ft) from at least one interior side or rear lot line and 3.0 m (10 ft) from the other interior side or rear lot lines (as detailed in Table 3 below). These amendments are intended to allow for more compact, efficient and flexible designs, while still maintaining some usable open space for residents and separation from adjacent land uses.

DEVELOPMENT PROPOSAL

The applicant has requested that the property at 3427 Happy Valley Road be rezoned from Rural Residential 2 (RR2) to Attached Housing (RM2A), for the proposed development of approximately 26

townhouse dwelling units. Although the site is intended to be developed as a single lot under a single strata, the topography of the site and road access divides it into two distinct sites. For clarity, each of the sites has been described separately below.

Site A: Western Portion of the Site

The western portion of the site, located at the front of the property adjacent to Happy Valley Road, is proposed to contain approximately 16 townhouse units with shared access, visitor parking and landscaped areas. Vehicular access to the units will be provided via a 7.0 m (23.0 ft) wide private roadway, extending east from Happy Valley Road.

The applicant is in the process of finalizing the townhouse plans, but it is anticipated that they will be three storeys in height and will contain two parking spaces per unit, one in a ground level garage and one in a driveway. The preliminary site plan provided by the applicant indicates three visitor parking spaces on Site A, in addition to four visitor parking spaces on Site B.

Site B: Eastern Portion of the Site

The eastern portion of the site, located at the rear of the property with access from a future extension of Vision Way, is proposed to contain approximately 10 townhouse units with shared visitor parking and landscaped areas, and individual accesses from the Vision Way cul-de-sac. As with Site A, the applicant is in the process of finalizing the townhouse plans, but it is anticipated that they will be a maximum of three storeys in height and will contain two parking spaces per unit, one in a ground level garage and one in a driveway. The preliminary site plan provided by the applicant indicates four visitor parking spaces on the site, in addition to the three visitor parking spaces on Site A, in excess of the visitor parking requirements in Part 4 of Zoning Bylaw No. 300.

Required Variances for 3427 Happy Valley Road

Even with the proposed amendments to the RM2A Zone as discussed above, the proposed development at 3427 Happy Valley Road will require variances to be constructed as currently designed (as detailed in Table 3 below). Given the relatively narrow width of the site, as well as the requirement for a public cul-de-sac as the terminus of Vision Way, the applicant is requesting further reductions to the front, interior side, exterior side and rear setbacks to achieve their desired number of townhouse units.

Should Council view these reduced setbacks as appropriate to allow for the proposed development of the site, they may wish to direct the Director of Planning to grant the requested variances through the required Form and Character Development Permit. Alternatively, Council may require that the applicant design the site in conformity with the requirements of the RM2A Zone.

Building and Site Design

As previously noted, the applicant is in the process of finalizing the designs for the proposed townhouses. Should this rezoning application be approved, a Form and Character Development Permit addressing building elevations, site design and landscaping will be required prior to the issuance of any Building Permits. However, Council could request a more detailed set of building plans prior to Public Hearing to ensure that the proposed development meets their expectations.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	**Proposed by RM2A Amendments**	**Proposed at 3427 Happy Valley Road**
Permitted Uses	• Accessory buildings & uses • Agriculture • Boarding kennel (> 4 ha) • Breeding kennel • Cemeteries • Golf Course • Group Day Care • Home Occupation • Intensive Agriculture (>4 ha) • One- or Two-Family Dwelling • Riding Academies/ Stables • Secondary Suites in a One-Family Dwelling • Temporary construction and real estate marketing offices • 4 Boarders in a One-Family Dwelling • Uses permitted by 3.01	• Accessory buildings & uses • Attached Housing • Home Occupation • Temporary construction and real estate marketing offices • Townhouses • Uses permitted by Section 3.01	• Townhouses
Min. Lot Area	4 ha	1,800 m^2	3,766 m^2
Min. Lot Width	N/A	18 m	38 m
Max. Density	1 residential building per lot + 1 one-family dwelling for farm employees	0.75 FAR, 1.0 FAR with amenities, 1.5 FAR with underground parking	To be determined through final design process
Max. Height	10.5 m 12.0 m for agricultural use	3 storeys	3 storeys
Max. Lot Coverage	N/A	40%	40%
Min. Front Setback	7.5 m	5.5 m	3.0 m ***variance**
Min. Side Setback	3.0 m 5.5 m for garage on exterior side	5.5 m (exterior), 7.5 m from at least one interior side or rear lot line, and 3.0 m from the other interior side and rear lot lines	1.5 m (Interior), 3.0 m (Exterior) ***variance**
Min. Rear Setback	10.0 m		3.0 m ***variance**
Min. Parking	2 per dwelling unit + 1 per secondary suite	2 per dwelling unit + visitor	2 per dwelling unit + 7 visitor spaces

VEHICULAR, PEDESTRIAN AND CYCLING NETWORK

The subject site is located on Happy Valley Road, approximately 750 m (2,460 ft) north of Latoria Road and just over 1,000 m (3,280 ft) south of Sooke Road. These roads offer good vehicular connectivity to the rest of Langford, the Westshore and the Capital Region.

As previously noted, vehicular access to Site A is proposed to be provided via a private roadway off Happy Valley Road. The applicant is proposing that the private roadway will have a width of 7.0 m (23.0 ft). Vehicle access to Site B is proposed to be provided via a cul-de-sac at the end of Vision Way, which will extend from the north in the future. As the proposed cul-de-sac does not currently connect to any other public roadways, access will be provided via the existing easement and statutory right-of-way (also currently labelled as Vision Way) over 3419 and 3417 Happy Valley Road until such time as Vision Way is extended from its current terminus at Summerstone Run to the north of the subject site. The Fire Department has noted that "No Parking" signs should be installed in the cul-de-sac, as the proposed radius does not allow for on-street parking.

The subject site is also located in close proximity to the Galloping Goose trail system, which can be accessed just north of the site from Englewood Avenue or south of the site from the cul-de-sac on Rattanwood Place. The Galloping Goose trail system provides pedestrian and cycling connectivity to Langford, the rest of the Westshore and the Capital Region. As well, there are sidewalks and marked bike lanes on Happy Valley Road both north and south of the subject site.

Two bus stops are located in very close proximity to the subject site: the northbound stop for Route #54 is located directly in front of the site, and the southbound stop for Routes #48, 54 and 55 are located at the corner of Happy Valley Road and Turnstone Drive. These BC Transit routes provide service to Langford Exchange at regular intervals, depending on travel days and times.

The Engineering Department has noted that full frontage improvements to Bylaw No. 1000 standards will be required for the development. Council may wish to secure these improvements through a Section 219 Covenant to be registered on Title prior to Bylaw adoption, and require that they be constructed prior to Building Permit issuance or subdivision approval, whichever occurs first.

The Engineering Department has also noted a Traffic Impact Assessment (TIA) will be required to assess the impact of the proposed 16 townhouse units on Site A accessing Happy Valley Road via a private roadway. In order to ensure the feasibility of the project, Council may wish to require that this Assessment be submitted, to the satisfaction of the Director of Engineering, prior to Public Hearing of the application. Council may also wish to require that a construction parking management plan be provided prior to any work on the site, and to secure this requirement through a Section 219 Covenant registered on title prior to Bylaw Adoption.

The Engineering and Land Development Departments have noted that road dedication will be required along the Happy Valley Road frontage. Council may wish to require the applicant to provide a road dedication plan, to the satisfaction of the Director of Engineering, prior to Public Hearing and to secure registration of the approved road dedication plan, prior to subdivision approval or Building Permit issuance (whichever occurs first), through a Section 219 Covenant registered on title prior to Bylaw Adoption.

MUNICIPAL INFRASTRUCTURE

Municipal water and sewer infrastructure has been installed along Happy Valley Road and can provide service to the subject property. Municipal services will also be extended down Vision Way, when it is constructed. The applicant will be required to connect all units to the municipal systems and the applicant will be responsible for the costs of installing services and any extensions that may be required to service the development.

The City's Subdivision and Development Servicing Bylaw No. 1000 requires the applicant to demonstrate to the satisfaction of the Director of Engineering that stormwater can be managed on-site. The Engineering Department has requested that a technical memo regarding stormwater management be provided, to the satisfaction of the Director of Engineering, prior to Public Hearing. Council may wish to require that the full stormwater management plan be provided prior to subdivision approval or Building Permit issuance, whichever occurs first, and secure this requirement through a Section 219 Covenant to be registered on title prior to Bylaw Adoption.

The applicant will be required to provide the required FUS calculations prior to Building Permit issuance, however, applicants are encouraged to provide calculations earlier in the process in case any substantial upgrades are required.

NUISANCES: GUN RANGE & AGRICULTURE

As has been past practice in the South Langford area, Council may wish to require the applicant to provide a Section 219 Covenant registered on title that provides future landowners within the proposed subdivision with the understanding that the development is located in close proximity to ALR lands, which could generate general farm nuisances and that the South Vancouver Island (SVI) Rangers gun range is located less than a kilometer away and may generate general noise nuisances associated with a gun range.

Financial Implications

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible.

A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and estimated Development Cost Charges (DCC's) required pursuant to the Development Cost Charge Bylaw No. 26 are list in Tables 5 and 6 below.

Table 5 – Amenity Contributions

Amenity Item	**Contribution per SFE (South Langford)**	**Total Contribution (15.86 SFE)**
General Amenity Reserve Fund	$6,000 per Single Family Equivalent (SFE)	$95,160
Affordable Housing Reserve Fund	$1,000 per SFE	$15,860
Total Amenity Contributions	**$7,000 per SFE**	**$111,020**

Table 6 – Development Cost Charges

Development Cost Charge	**Contribution per Unit**	**Total (26 units)**
Roads	$3,985 per unit	$103,610
Storm Drainage	$1,166 per unit	$30,316
Park Improvement	$1,890 per unit	$49,140
Park Acquisition	$1,100 per unit	$28,600
Incremental Storage Improvement Fee	$371.25 per unit	$9,652.50
Integrated Survey Area	$35 per parcel created	$0
Subtotal (DCCs paid to City of Langford)	**$8,512.25 per unit + $35 per parcel created**	**$221,318.50**
CRD Water	$2,323.43 per unit	$60,409.18
School Site Acquisition	$558 per unit	$14,508
Total (estimated) DCCs	**$11,393.68 per unit + $35 per parcel created**	**$296,235.68**

OPTIONS

Option 1
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Give First Reading to Bylaw No. 1757 to amend the text of the RM2A (Attached Housing) Zone by:

   (a) Deleting from the RR2 (Rural Residential 2) Zone and adding to the RM2A (Attached Housing) Zone the property legally described as Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).

   (b) Replacing 6.31A.03(1) with "Except as provided in Articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75."

   (c) Replacing 6.31A.03(2) with "Despite Subsection 6.31A.03(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 of 1.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a Building Permit."

   (d) Replacing 6.31A.03(3) with "Despite Subsection 6.31A.03(1), the floor area ratio may be increased to a maximum of 1.5 if the owner of the land proposed to be developed provides a minimum of 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2).

(e) Replacing 6.31A.06 with "No building or structure may be located:

a. Within 5.5 m (18 ft) of any front lot line;

b. Within 5.5 m (18 ft) of any exterior side lot line;

c. Within 7.5 m (25 ft) of at least one interior side or rear lot line, and within 3.0 m (10 ft) of the other interior side and rear lot lines.

Subject to the following terms and conditions:

(a) That the owner provides, as a bonus for increased density, the following contributions prior to the issuance of a Building Permit:

a. $3,660 per dwelling unit towards the General Amenity Reserve Fund; and

b. $610 per dwelling unit towards the Affordable Housing Reserve Fund.

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

a. A road dedication plan to the satisfaction of the Director of Engineering;

b. A technical stormwater management memorandum to the satisfaction of the Director of Engineering; and

c. A Traffic Impact Assessment, to the satisfaction of the Director of Engineering, to evaluate the impact of the proposed development on the western portion of the site on Happy Valley Road

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

a. That any required road dedication, in accordance with the road dedication plan approved by the Director of Engineering, will be registered prior to subdivision approval or Building Permit issuance, whichever occurs first;

b. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;

c. That the developer will provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to Building Permit issuance;

d. That the developer will provide a stormwater management plan, in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;

e. That the developer will implement the approved stormwater management plan, and complete any required improvement and/or upgrades to on- and off-site infrastructure, to the satisfaction of the Director of Engineering and at the developer's expense;

f. That the developer will implement any on- or off-site improvements required by the Traffic Impact Assessment, to the satisfaction of the Director of Engineering and prior to subdivision approval or Building Permit issuance, whichever occurs first; and

g. That the developer and all subsequent landowners acknowledge the proximity of the development to lands within the Agricultural Land Reserve (ALR) and to the South Vancouver Island (SVI) Rangers gun range, and acknowledge that these land uses may create noise, odour and general nuisances.

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

(a) To reduce the minimum front yard setback from 5.5 m (18 ft) to 3.0 m (10 ft) for a portion of the building other than the garage;

(b) To reduce the minimum exterior side yard setback from 5.5 m (18 ft) to 3.0 m (10 ft):

(c) To reduce the minimum interior side yard setback from 3.0 m (10 ft) to 1.5 m; and

(d) To reduce the minimum rear yard setback from 7.5 m (25 ft) to 3.0 m (10 ft).

OR Option 2

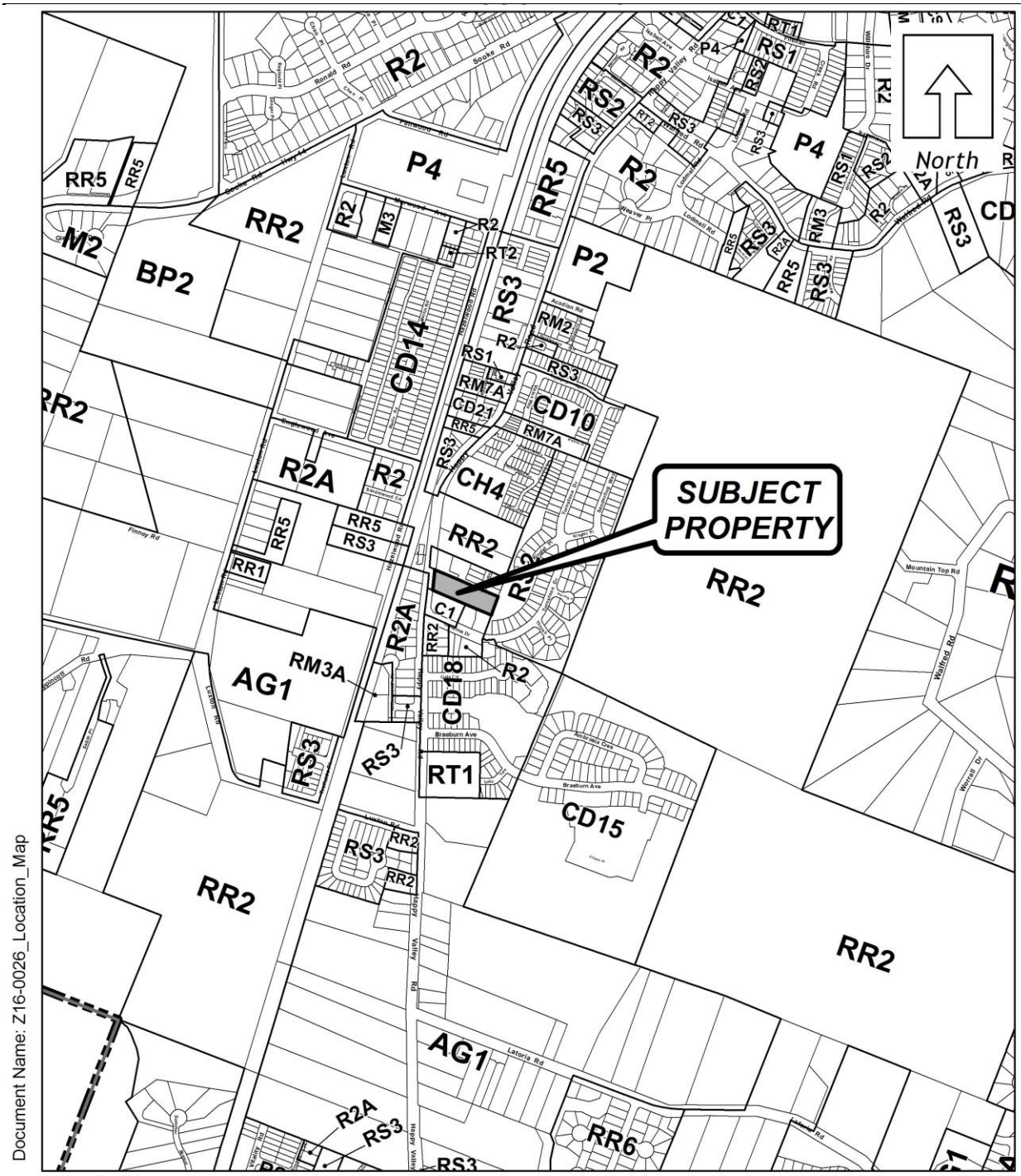
1. Reject this application for rezoning.

Respectfully Submitted,

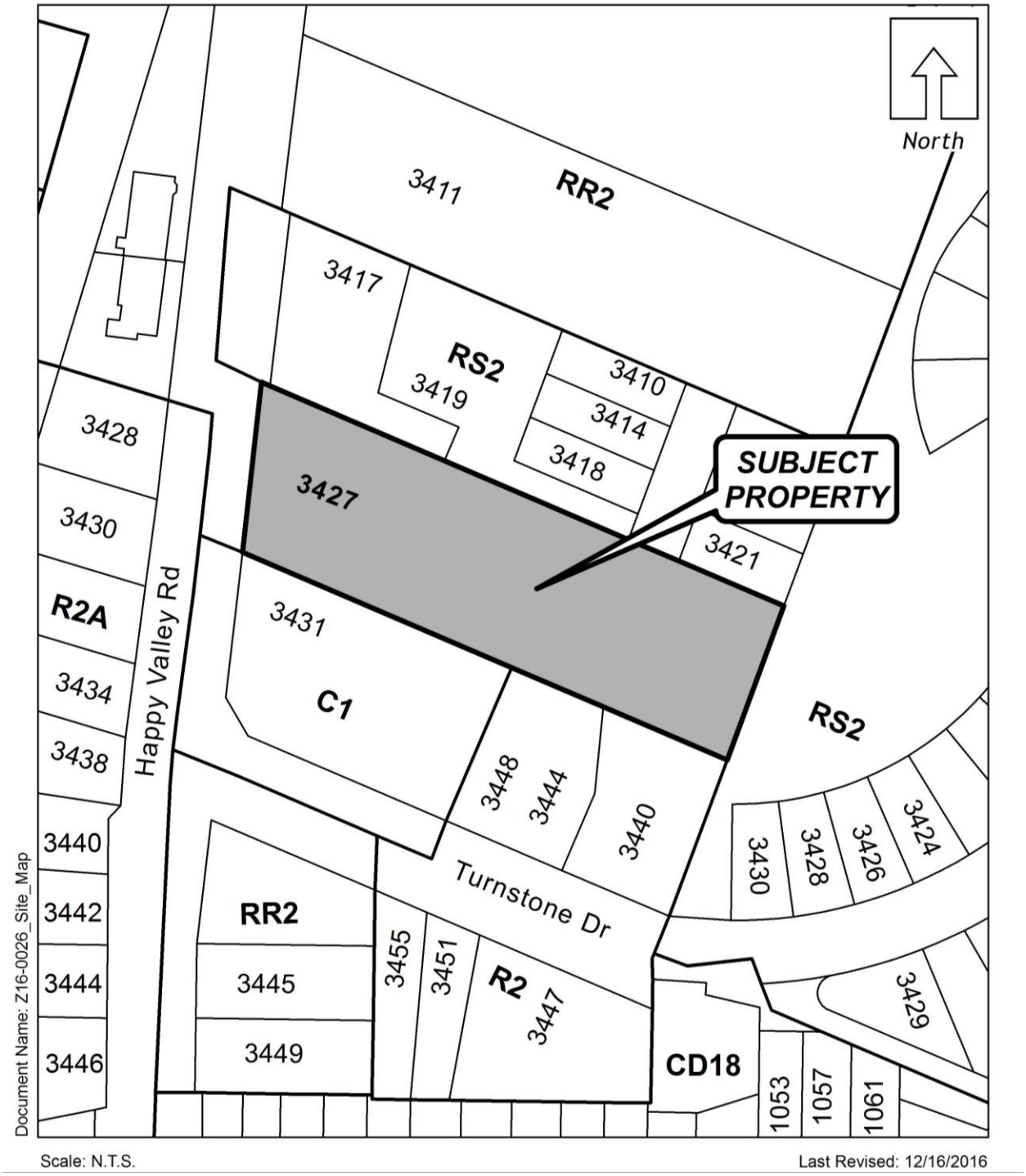
Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

:sh

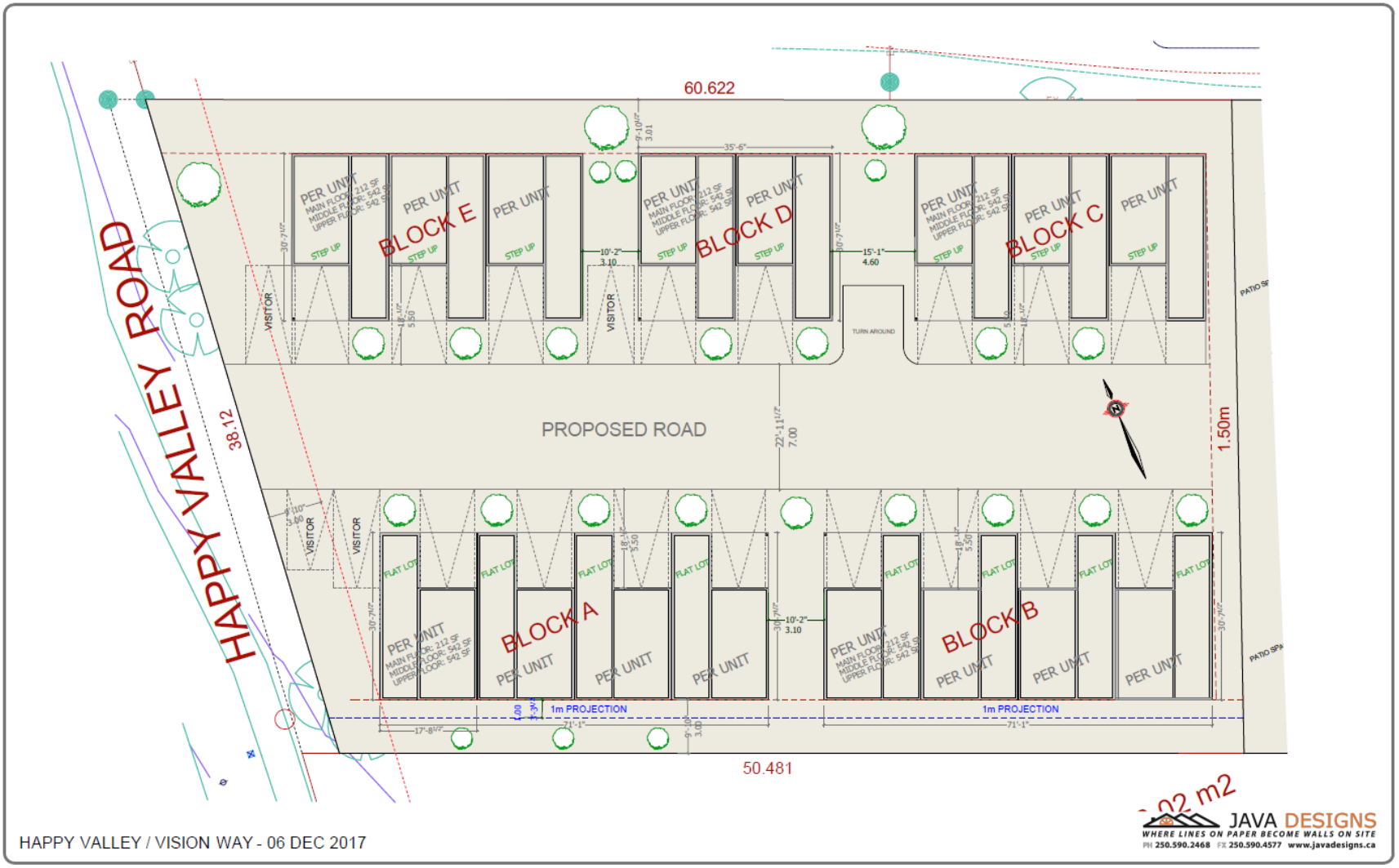
Appendix A – Location Map

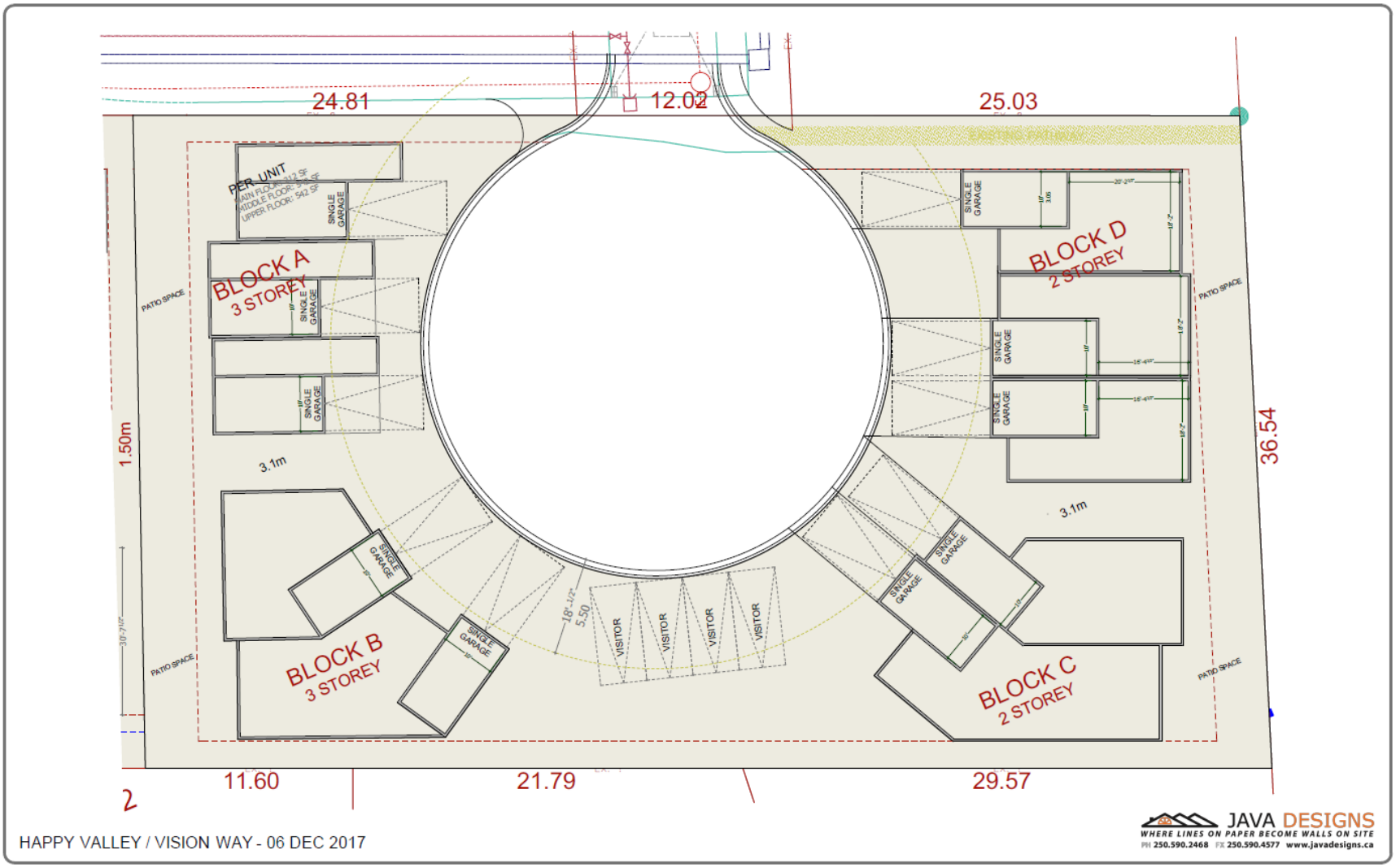


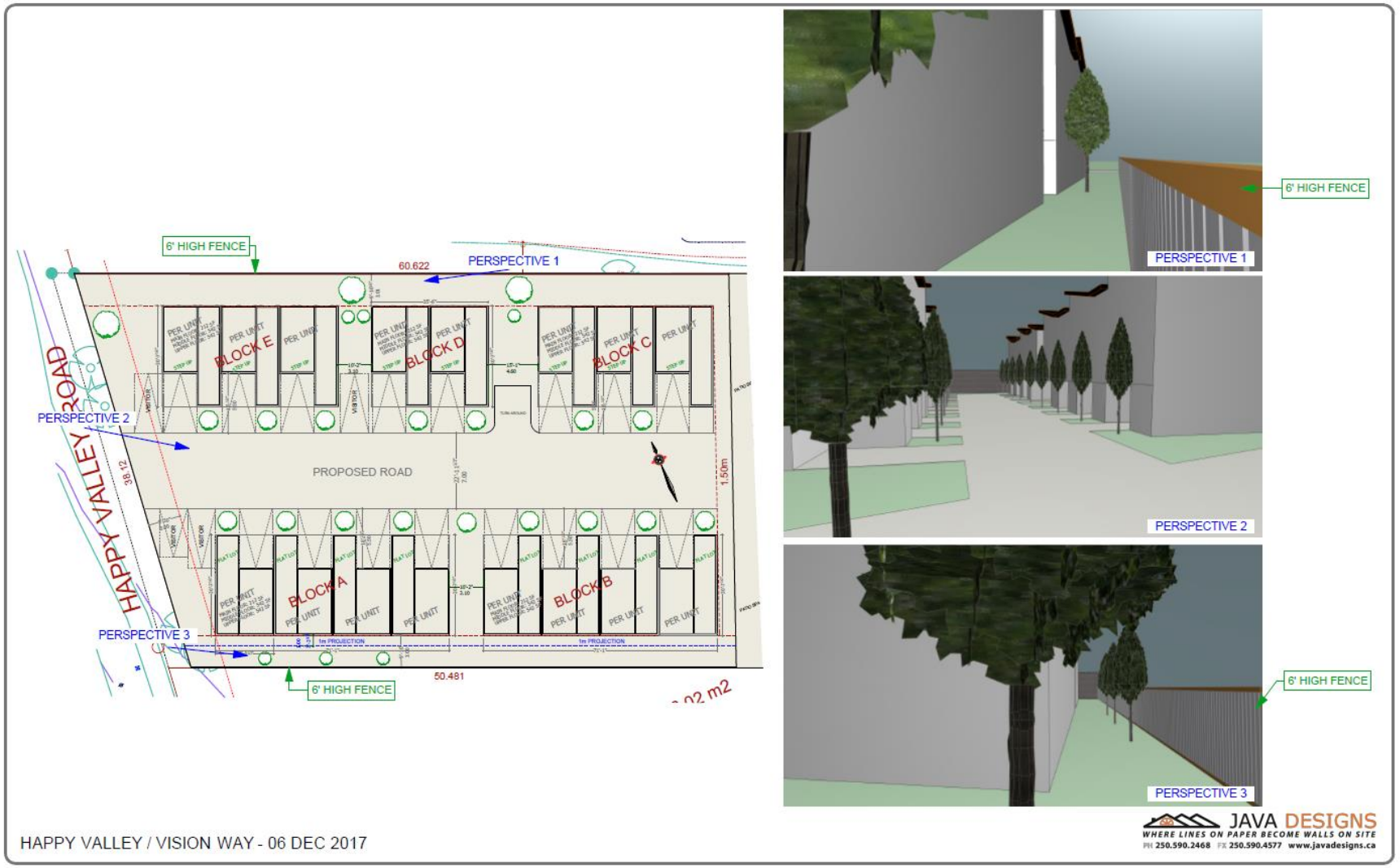
Appendix B – Site Map

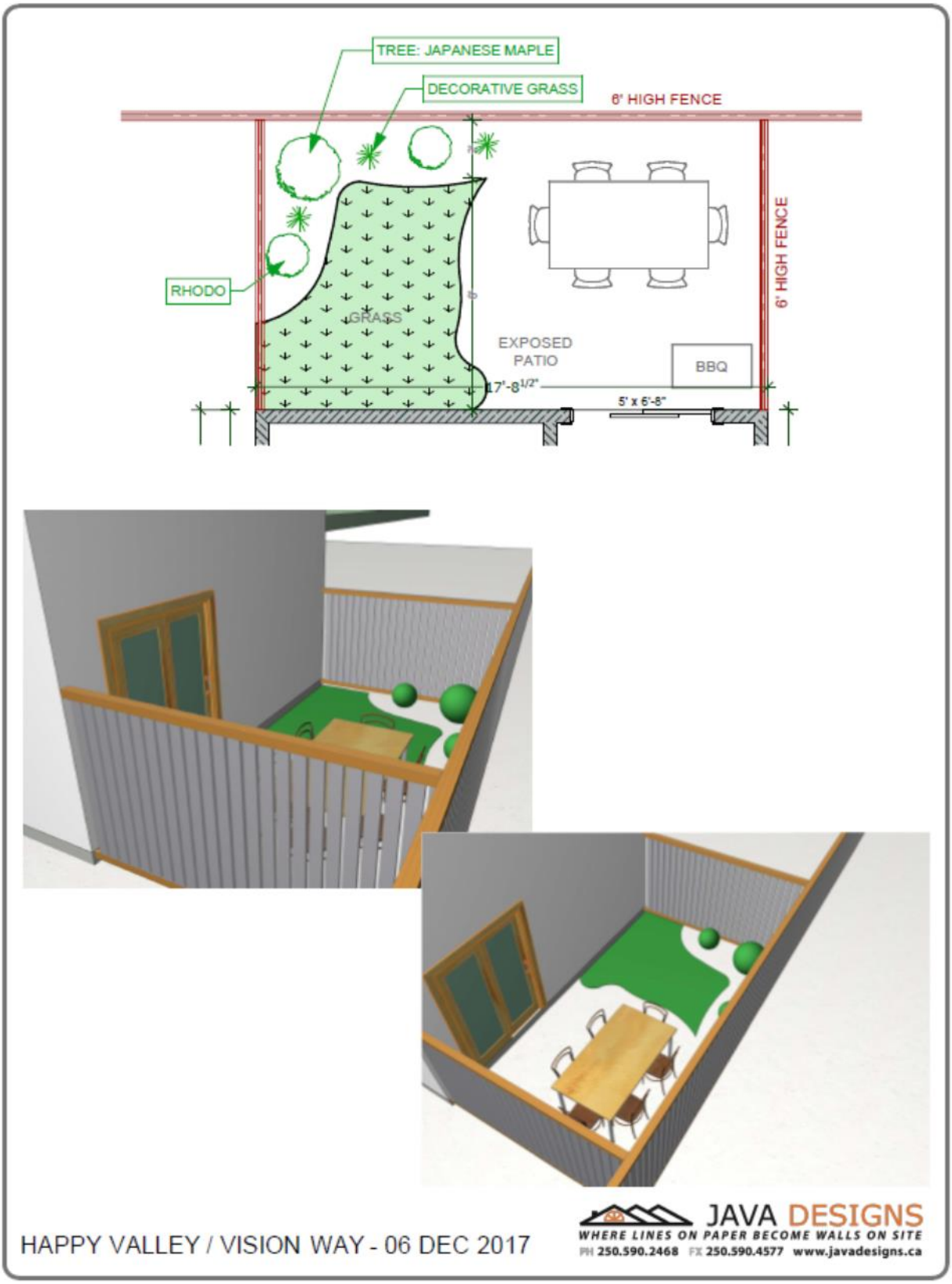

North
3411
RR2
3417
RS2
3419
3410
3414
3418
3428
3427
SUBJECT PROPERTY
3430
3421
R2A
3431
3434
C1
RS2
3438
Happy Valley Rd
3448
3444
3440
3424
3430
3428
3426
3440
Turnstone Dr
3442
RR2
3455
3451
3429
3444
3445
R2
3447
3446
3449
CD18
1053
1057
1061
Document Name: Z16-0026_Site_Map
Scale: N.T.S.
Last Revised: 12/16/2016

Appendix C – Conceptual Site Plans




24.81
12.02
25.03
PER UNIT
MAIN FLOOR: 542 SF
MIDDLE FLOOR: 542 SF
UPPER FLOOR: 542 SF
SINGLE GARAGE
BLOCK A
3 STOREY
BLOCK D
2 STOREY
PATIO SPACE
1.50m
3.1m
36.54
BLOCK B
3 STOREY
BLOCK C
2 STOREY
VISITOR
11.60
21.79
29.57
HAPPY VALLEY / VISION WAY - 06 DEC 2017
JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca


6' HIGH FENCE
60.622
PERSPECTIVE 1
PERSPECTIVE 2
PERSPECTIVE 3
HAPPY VALLEY ROAD
PROPOSED ROAD
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
1.50m
50.481
6' HIGH FENCE
PERSPECTIVE 1
6' HIGH FENCE
PERSPECTIVE 2
PERSPECTIVE 3
6' HIGH FENCE
HAPPY VALLEY / VISION WAY - 06 DEC 2017
JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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TREE: JAPANESE MAPLE
DECORATIVE GRASS
6' HIGH FENCE
RHODO
GRASS
EXPOSED
PATIO
BBQ
17'-8 1/2"
5' x 6'-8"
6' HIGH FENCE
HAPPY VALLEY / VISION WAY - 06 DEC 2017
JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

PUBLIC HEARING
Monday, 7 May 2018

Bylaw No. 1762
File No. Z17-0051

A Bylaw to Rezone 2158 Millstream Rd from the R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone to allow for a small lot subdivision of 33 single family homes.

CITY OF LANGFORD
BYLAW NO. 1762

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

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

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

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

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

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

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

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

PUBLIC HEARING held this day of, 2018.

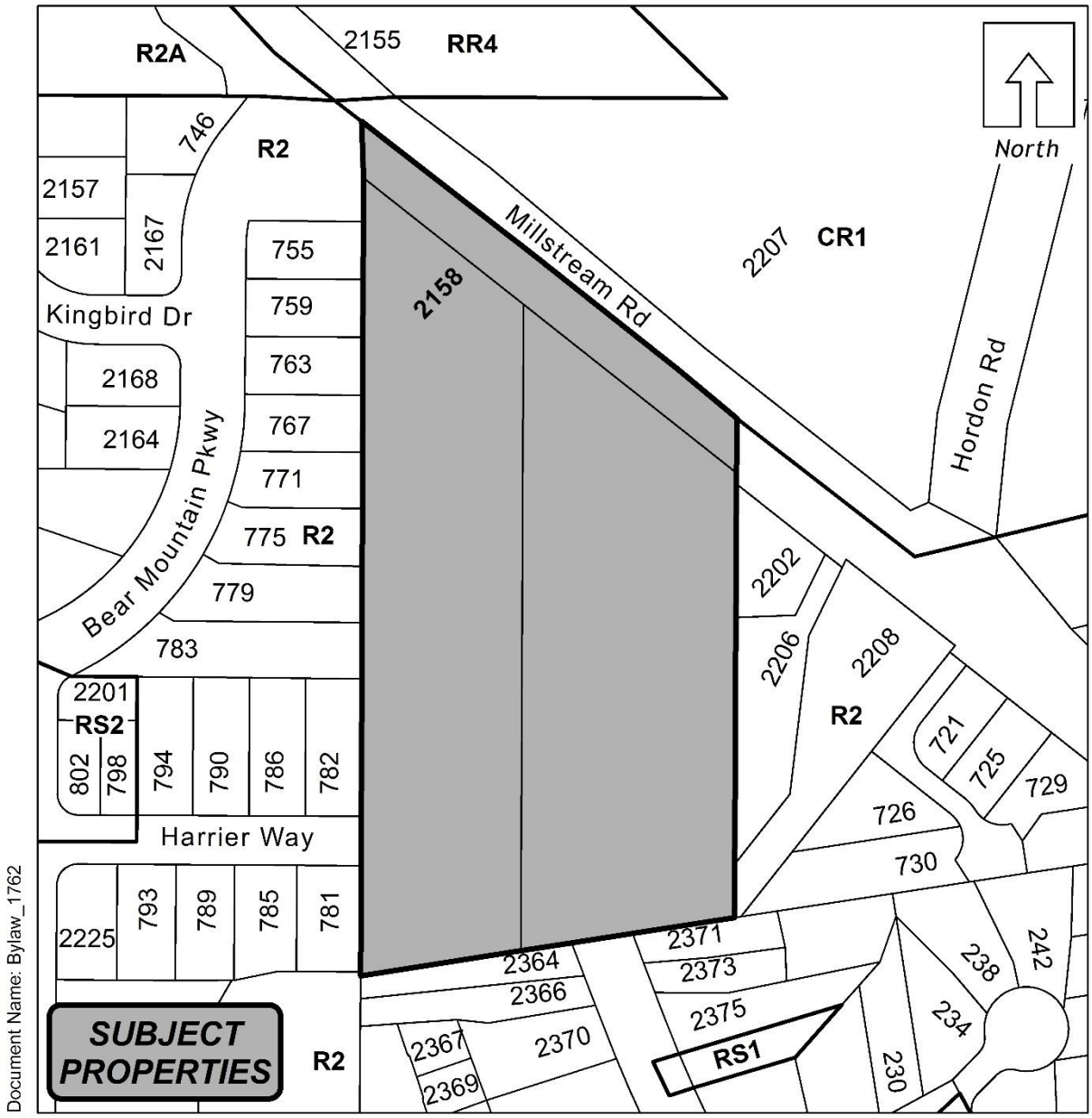
READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1762

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/25/2018

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1762. 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, 7 May 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2158 Millstream Rd	
File	Z17-0051	Bylaw Number: 1762
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS4 (Residential Small Lot 4)
Proposal	To allow for a small lot subdivision of 33 single family homes.	

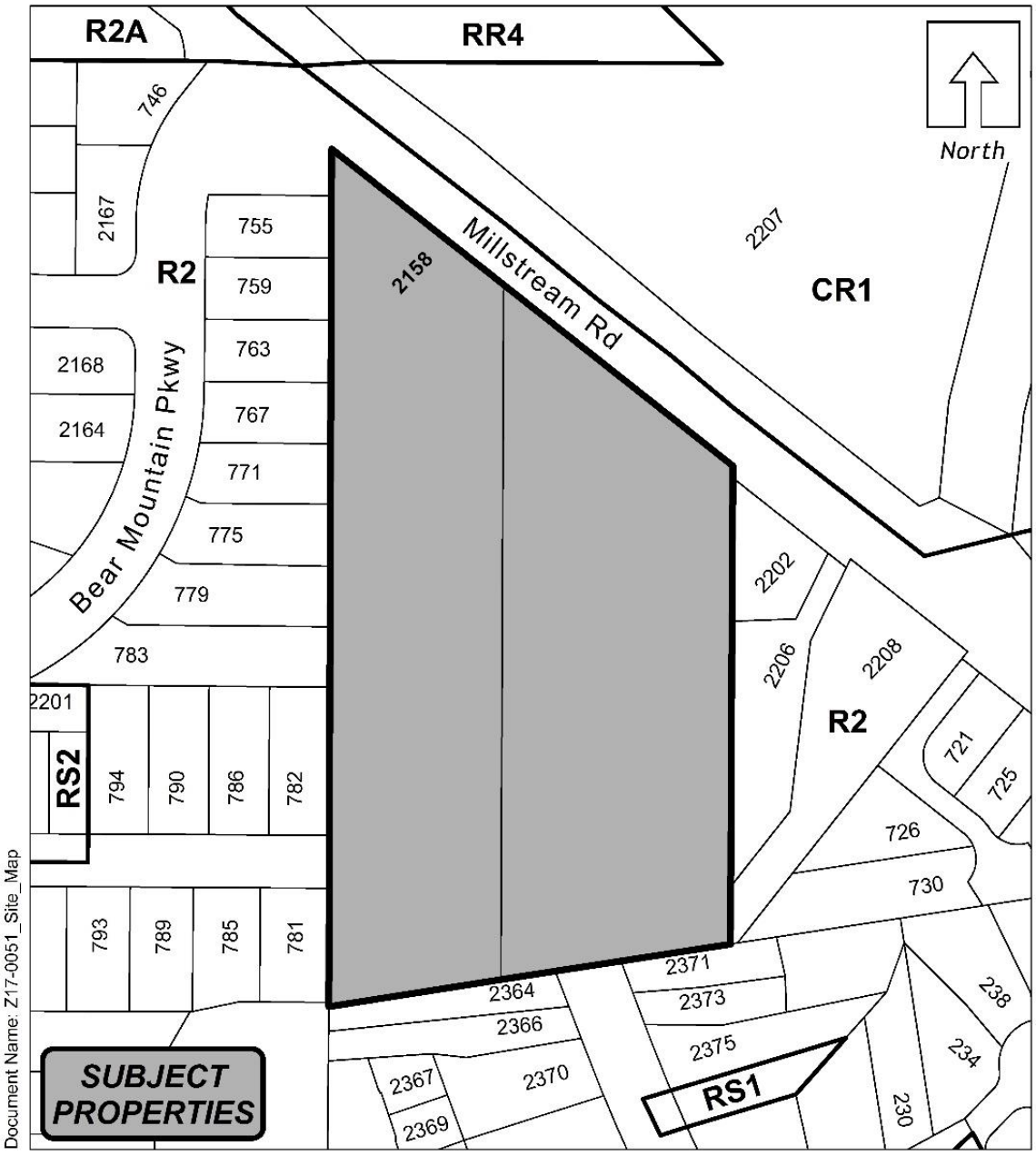
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0051)

2158 Millstream Rd & Lot 3 VIP8864



Document Name: Z17-0051_Site_Map

Scale: N.T.S.

Last Revised: 12/20/2017

Elements Casino offers space, resources to charities and community groups

New Platinum Room will be available free of charge



A rendering of the entrance to the Elements Casino in View Royal once renovations are complete. *(CONTRIBUTED PHOTO)*

Non-profits and community organizations will soon have access to a new space in View Royal.

Elements Casino Victoria is launching a new community program – Elements of Community – which will focus on supporting charities and community organizations on the West Shore as well as Sooke and Esquimalt.

As part of the initiative, Elements Casino is offering its multi-use Platinum Room, free of charge, to non-profits and community organizations to host events and other activities.

The room will be available for 50 days during the year.

"As an active community participant we wanted to create a positive community experience for organizations that are in need of space and resources. We will be able to accommodate large or small groups in a variety of configurations and provide support that would not have been there otherwise," said Raj Mutti, Great Canadian Gaming Corp. operations west vice president.

Elements Casino is hosting its grand opening celebration on May 5 to showcase the multi-million dollar renovation that is close to being completed. That renovation includes a new 70,000 square foot gaming floor with approximately 800 slot machines, up to 26 table games and a variety of new dining options.

But the highlight of the evening will be a performance by Tom Cochrane in the Platinum Room.

Interested organizations can complete an application online at elementscasinovictoria.com/community.

editor@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

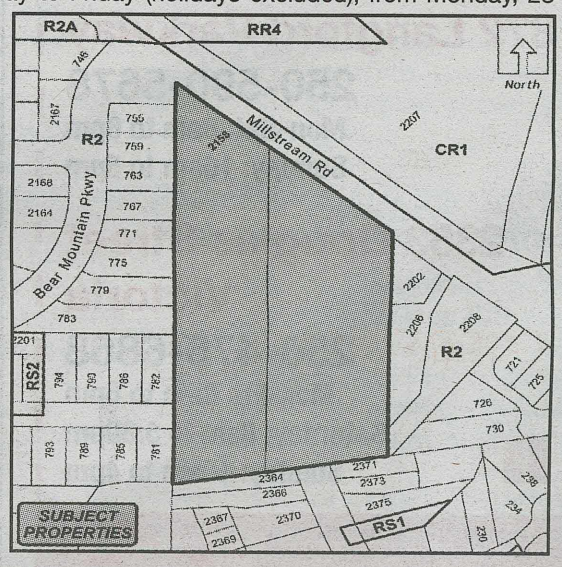
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1762. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1762 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the propery at 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.**

Applicant: **Raymond Lam**

Location: **The land that is the subject of Bylaw No. 1762 is 2158 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins

Director of Corporate Services

SPORTS

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

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Follow us at goldstreamgazette



Sara Kaljuvee (left) carries the ball for Canada during the Pan Am Games women's rugby sevens event. Canada won gold, with Kaljuvee, who lives in Saanich. Kaljuvee came through St. Francis Xavier's Canadian university rugby 15s without playing 7s at that level when she was spotted for the national 7s program. *(CONTRIBUTED PHOTO)*

Women's sevens players to dye hair for cancer

Team is encouraging fans to support the cause during series in Langford

Lindsey Horsting
News Gazette staff

The women's sevens team is raising money for cancer research while hosting a stop in the series in Langford.

Sara Kaljuvee, Jen Kish and Hannah Darling will be dying their hair in support of the colour your hair to conquer cancer initiative by the Princess Margaret Cancer Foundation.

The initiative invites Canadians to colour their hair this May and raise funds to help conquer cancer in our lifetime. The women's sevens are encouraging fans who come to watch the games to show support by donning wildly coloured 'dos.

Kaljuvee and Kish were approached by the Princess Margaret Cancer Foundation to sit as honorary chair members of the foundation. Both of them were immediately on board and wanted to contribute as cancer is something that hits close to home for the athletes.

Kish said the women's sevens have been engaged with fundraisers for many years and participate in fundraising for the Terry Fox Foundation and saw this as another opportunity to give back.

Kaljuvee's mother, Lynne, passed away in 2016 after a 10-year battle with cancer. Kaljuvee was in Grade 7 when her mom received the diagnosis of breast cancer. Her mom underwent treatment, but was later diagnosed with bone and brain cancer.

Kaljuvee said she takes a lot of strength from her mom. She said training five or six days a week can be tough, but having a parent or loved one pass away from cancer is a humbling reminder that there are more difficult things in life. Kaljuvee said everything about her mother's journey with cancer was inspiring "her fight, never giving up and wanting to be there for her children and her family," she said. "As sick as she was, she instilled a lot of happiness in her children."

Kish's father was diagnosed with stage three colon cancer in 2015, and is now in remission, but Kish said he suffers from some side effects as a result of the chemotherapy that will never go away. Her father received treatment overseas and was exposed to heavy chemotherapy drugs, she said. Kish hopes Princess Margaret will eventually be able to find less toxic ways to cure cancer.

Kish's D]dad watched her win bronze at the Rio Olympics and that was something that was on his list. She said he is thankful to be alive, but he deals with his side effects such as numbness in his fingertips and toes and has a high propensity to blood clots, every day.

Kish set a team goal to raise $10,000 for the Princess Margaret Foundation, and a personal goal of $3,000 that will be included in the team target. Kaljuvee has a personal goal of $500 and said she just might shed some tears if she sees young girls in the stands with dyed hair during Mother's Day weekend.

The message both Kish and Kaljuvee say is important in supporting this cause is to communicate to people that they are not alone.

If people are interested in making a donation to help the women's sevens team achieve their goal, visit https://bit.ly/2HBw1NK.

lindsey.horsting@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

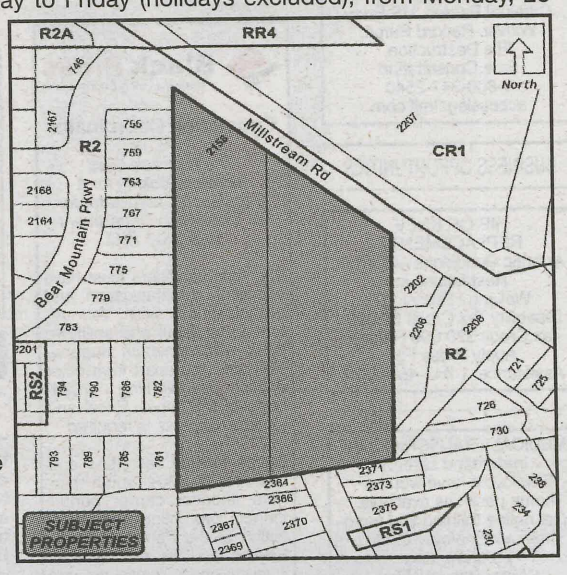
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Proposal: **The purpose of Bylaw No. 1762 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the propery at 2158 Millstream Road from the R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone to allow for a 32 lot subdivision.**

Applicant: **Raymond Lam**

Location: **The land that is the subject of Bylaw No. 1762 is 2158 Millstream Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

Water Conservation Bylaw – Stage 1

In effect May 1 to September 30 across Greater Victoria

CRD

Lawn watering is permitted two days a week as follows:

Even numbered street addresses* may water Wednesday and Saturday from 4—10 a.m. and 7—10 p.m.

Odd numbered street addresses* may water Thursday and Sunday from 4—10 a.m. and 7—10 p.m.

Newly installed lawns (sod or seed) may be watered outside the days noted above by special permit—call 250.474.9684 for details.

**For multi-unit properties, the street address applies—not the individual unit number*

Watering of trees, shrubs, flowers and vegetable gardens is permitted as follows:

Established trees, shrubs, flowers and vegetable gardens may be watered any day and any time if watering is done by a hand-held container, a hand-held hose equipped with a shut-off nozzle or a micro/drip irrigation system.

Established trees, shrubs, flowers and vegetable gardens may be watered **with a sprinkler** any day from 4—10 a.m. or 7—10 p.m.

For more information about watering in Greater Victoria or the Regional Water Supply Service, please call **250.474.9684** or visit **www.crd.bc.ca/water.**

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;

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

i. That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;
ii. That the developer will construct full frontage improvements, including, but not limited to, boulevard planting, and light standards within the frontages of all internal roads and along the Millstream Road frontage. The installation of sidewalks on one side of internal roads as well as along the frontage of Millstream Road that connects the entrance of Bear Mountain Parkway to Nirwan Place. All frontage improvements shall be in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first, or be the subject of a development servicing agreement to the satisfaction of the Director of Engineering;
iii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
iv. That the developer agrees to register a road dedication along Millstream Road as is necessary to accommodate any and all required frontage improvements prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;
v. That developer agrees to register statutory right of way over the utility corridor to serve as a pedestrian path connection to Bear Mountain Parkway, prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;
vi. That the developer agrees to construct a pedestrian path, approximately 4 m wide and 30 m long that is accessible and inclusive to those with mobility issues, to the satisfaction of the Manager of Parks and Recreation, prior to the issuance of any building permits on the Lands;
vii. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;
viii. That the developer will endeavor to alert the future property owners of the proximity to Western Speed Way Recreation Park, and the nuisance this location may cause;
ix. To extend the sidewalk from Bear Mountain Parkway to Niwan Place, an additional 77.4 m of sidewalk that is not within the subject property frontage.
x. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.

CARRIED.

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

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

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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

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

        i. $3,960 per small lot single family home towards the General Amenity Reserve Fund less the cost to construct the additional 77.4 m of sidewalk beyond the property frontage;
        ii. $660 per small lot single family home towards the Affordable Housing Reserve Fund;

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

        i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;

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

        i. That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;
        ii. That the developer will construct full frontage improvements, including, but not limited to, boulevard planting, and light standards within the frontages of all internal roads and along the Millstream Road frontage. The installation of

sidewalks on one side of internal roads as well as along the frontage of Millstream Road that connects the entrance of Bear Mountain Parkway to Nirwan Place. All frontage improvements shall be in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first, or be the subject of a development servicing agreement to the satisfaction of the Director of Engineering;

iii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;

iv. That the developer agrees to register a road dedication along Millstream Road as is necessary to accommodate any and all required frontage improvements prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;

v. That developer agrees to register statutory right of way over the utility corridor to serve as a pedestrian path connection to Bear Mountain Parkway, prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;

vi. That the developer agrees to construct a pedestrian path, approximately 4 m wide and 30 m long that is accessible and inclusive to those with mobility issues, to the satisfaction of the Manager of Parks and Recreation, prior to the issuance of any building permits on the Lands;

vii. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;

viii. That the developer will endeavor to alert the future property owners of the proximity to Western Speed Way Recreation Park, and the nuisance this location may cause;

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

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

CARRIED.

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

1. Lippincott Bridge Replacement Contract Award

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

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 FirstReading.

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. <u>IN CAMERA RESOLUTION</u>

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **March 12, 2018**

Department: **Planning**

Application No.: **Z17-0051**

Subject: **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.**

PURPOSE

Raymond Lam has applied on behalf of 2158 Holdings Ltd, 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 small lot subdivision of 33 single family homes.

BACKGROUND

PREVIOUS APPLICATIONS

No applications to rezone or otherwise develop the property have been applied for in recent history.

The Eagle Ridge subdivision on the west side of the subject property, was subdivided in 2002 and developed in 2003.

Table 1: Site Data

Applicant	Raymond Lam
Owner	2158 Holdings Ltd
Civic Address	2158 Millstream Drive
Legal Description	LOT 4, SECTION 2, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 8864
Size of Property	1.86 ha or 4.6 acres
DP Areas	Riparian Area Development Permit Area
Zoning Designation	R2, One and Two Family Residential, Zone
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located on west side of Millstream Road, north of the TransCanada 1 Highway. The heavily vegetated property has remained largely undeveloped, containing one single family dwelling, a driveway and accessory parking areas. As is consistent with the topography in that area, the subject site has some steep grade changes with three separate bluffs occurring on the west, north and east areas of the property.

The property is one of the last in the immediate area to be developed, as the surrounding properties contain residential subdivisions with a variety of housing types and lot sizes. The Eagle Ridge subdivision is a fairly recent development located immediately west of the subject property. These lots were subdivided during phases 2A and 4A and are comprised of single family dwellings on lots. An older subdivision, Swallow Place, lies immediately south of the subject property and is made up of two family dwellings with large backyards thought to contain sewer fields that are no longer operational as sewer access is available to these homes. Three lots containing two single family homes are located to the east of the subject property.

Western Speed Way is located on the other side of Millstream Road directly across from the subject site. The Park has been in operation since 1954, and runs from March to late October. As proximity to the Speed Way may become an issue for future residents of the proposed subdivision Council may wish to secure a nuisance clause within a Section 219 covenant that addresses this potential concern.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (2207 Millstream)	CR1, Community Recreation 1	Recreational Facility (Western Speedway)
East (2202, 2206, 2208 Millstream)	R2, Residential One and Two Family	Single Family Dwellings
South (2364 and 2371 Swallow Pl)	R2, Residential One and Two Family	Two Family Dwellings
West (700 Blk of Bear Mountain Parkway and Harrier Way)	R2, Residential One and Two Family	Single Family Dwellings

COMMENTS

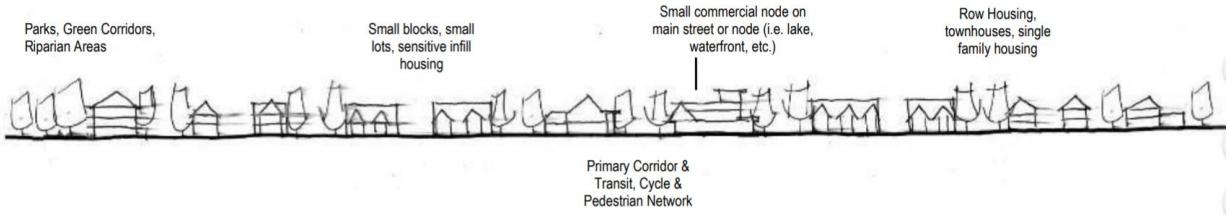
OFFICIAL COMMUNITY PLAN

Neighbourhood

Existing settled areas throughout the community predominantly located on the valley floor.

- 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
- Home-based businesses, live-work housing is encouraged
- 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.

A Concept for Neighbourhood Areas



Amending the zoning of the subject property from RR4 to RS4 will align with current policy that envisions subdivisions with a variety of low to mid density housing types that provide for greater housing options.

The Neighbourhood Designation within the Official Community Plan (Official Community Plan) contains policy that contemplates an overall density objective of 40 units per hectare (16 units per acre) for infill development. The subject rezoning application proposes 33 dwelling units on a 1.86 ha parcel, a density that is well under what is considered appropriate under the OCP designation.

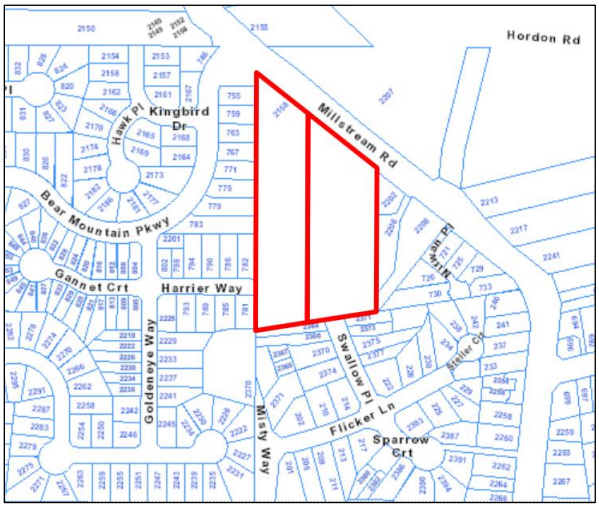
DEVELOPMENT PERMIT AREAS

The southwestern portion of the subject property is within the Riparian Area Development Permit Area, as defined by Langford's Zoning Bylaw No. 300. The developer has submitted a report authored by Cascadia Biological Services confirming that no waterbodies or riparian vegetation are present on the property.

A form and character development permit will be required prior to obtaining subdivision approval for the site as the proposal falls within the "intensive residential" development permit designation within the Zoning Bylaw No.300, wherein more than 3 parcels that are less than 550 m^2 are being developed.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

In order to ensure the flow of traffic on Millstream Road remains efficient, no direct vehicle access will be created to Millstream Road from the subject properties. The developer will create an internal road network that will connect to Harrier Way and to Swallow Place. Access to Millstream Road will be through Harrier Way and the existing access off of Bear Mountain Parkway.



Frontage improvements will be as per the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering and will include landscaping and streetlights within the boulevard along Millstream Road and along the internal roads. Sidewalks are also required along one side of all proposed internal roads. Currently the sidewalk along Millstream Road ends at Nirwan Place and continues South towards the Treanor Avenue and Millstream Road intersection. Staff is proposing that a sidewalk be installed along Millstream Road that connects the existing sidewalk at Bear Mountain Parkway to where it commences at Nirwan Place in order to facilitate pedestrian traffic along Millstream Road. This resulting extension is approximately 77.4 m of sidewalk that is not within the subject property frontage along Millstream Road. The proposed internal roads connecting and extending extend Harrier Way and Swallow Place will be dedicated as public roads, as will all other roads making up the internal road network for the site.

Road dedication will be required along Millstream Road to accommodate the necessary frontage improvements. A road dedication plan, in accordance with Bylaw No.1000 standards and to the

satisfaction of the Director of Engineering will be required prior to Bylaw Adoption. The developer will also dedicate a pedestrian pathway, on top of a utility corridor, between Lot 19 and Lot 20 as shown in the plan attached as Appendix A. This pathway will connect the proposed subdivision to the plaza located at the Bear Mountain Parkway entrance and should be an accessible footpath, inclusive to the use of strollers and those with mobility issues. Given the steep topography of the area, the developer has decided to pay the Park Dedication amount, less the value of the park trail dedication, to the satisfaction of the Manager of Parks and Recreation instead of dedicating a portion of the property as park land.

Bike lanes exist on the opposite side of Millstream Road from the subject property and continue from Millstream Road to the District of Highlands border to the North and to Veteran's Memorial to the South. Access to the E and N rail trail, one of the Region's alternative transportation corridors, is also accessible from the site by using the dedicated bike paths along Millstream Road to where the trail can be accessed off of Station Avenue.

BC Transit runs route 52, from a stop at Millstream Road and Hordon Road, the entrance to the Western Speedway parking lot. This route operates service east and west along Millstream Road to the Colwood Bus Exchange on Old Island Highway. The bus stop is approximately 500 m, about an 8 minute walk, from the subject property.

INFRASTRUCTURE

A connection to the City's sanitary sewer system is available along Millstream Road, Harrier Way and Swallow Place.

The developer proposes to install water and sewer through a utility easement between Lots 19 and 20, as shown in the subdivision plan attached as Appendix A. Water will be connected to the water main on Bear Mountain Parkway, this utility corridor will provide the space for the aforemented park trail. The developer will be responsible for any connections and/or upgrades to City utilities or services.

A technical stormwater management memo, to the satisfaction of the Director of Engineering, should be submitted prior to Public Hearing so as to determine any potential drainage issues that may be an issue on the site. The developer will be required to submit a formal stormwater management plan prior to obtaining subdivision approval of the site. This should be secured within a Section 219 covenant so that the developer is aware of the impending costs, and documents that are associated with developing the property.

The site shall have an adequate water supply in accordance to a Fire Underwriters Survey (FUS) that will a requirement prior to obtaining subdivision approval. The FUS may determine the appropriate setbacks for the proposed subdivision.

COMMENTS

DEVELOPMENT PROPOSAL

The developer has proposed to rezone the subject property from R2, One and Two Family Residential Zone, to the RS4, Small Lot 4, Zone in order to construct a small lot subdivision consisting of 33 single family homes. The developer has submitted a subdivision plan, attached as Appendix A that highlights his proposal containing parcel sizes and building envelopes that are compliant with the RS4 regulations.

In accordance with the RS4 zoning, lot sizes larger than 400 m^2 accommodate a secondary suite within the single family dwelling. Council should note that, as per the subdivision plan submitted, all of the proposed lots are 400 m^2 or larger, and therefore able to accommodate a suite as long as they can provide the additional onsite parking as required.

On -site parking for the proposed development will have to be as per the requirements within the Zoning Bylaw No.300. Two parking spaces per dwelling shall be provided, while secondary suites proposed within the single family homes will require one parking space, in addition to the two required for the primary home.

As only a subdivision plan has been submitted, the aesthetic features of the project will be assessed through a form and character development permit, which as previously mentioned, must be applied for prior to any subdivision approvals or building permits for the proposed development.

Table 3: Proposal Data

	Regulations Under the R2, One and Two Family Residential, Zone (Current Zoning)	**Regulations Under the RS4, Residential Small Lot 4, Zone (Proposed Zoning)**
Minimum Lot Size	550 m^2	400 m^2
Height	9 m	8.5 m
Site Coverage	50%	50%
Front Yard Setback	6 m	3 m 5.5 m for driveway length
Interior Side Yard Setback	1.5 m	1.2 m
Exterior Side Yard Setback	4.5 m 5.5 m for a driveway length	3.5 m 5.5 m for driveway length
Rear Yard Setback	6 m	5.5 m
Parking Requirement	2 spaces per single family home 1 space per secondary suite	

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

The installation of a sidewalk that extends the full length of Millstream Road from Bear Mountain Parkway to Nirwan Place, necessities that 77.4 m of sidewalk be installed that is not within the frontage of the subject parcel. Where Langford's Subdivision and Servicing Bylaw can only require improvements within the frontage subject to the rezoning application, the Local Government Act allows municipal governments to request frontage improvements beyond the parcel's frontage subject to zoning approval. Despite this, Council may wish to allow a reduction in General Amenity Reserve Fund contributions in the amount equal to the costs associated with extending the sidewalk 77.4 m.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution Single Family Small Lot**	**Total @ 33 units**
General Amenity Reserve Fund	$3,960	$130,680
Affordable Housing Reserve Fund	$660	$21,780
TOTAL POLICY CONTRIBUTIONS	**$4,620**	**$152,460**

DEVELOPMENT COST CHARGES

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit**	**Total@ 33 Units**
Roads	$6,056	$ 199,848
Park Improvement	$1,890	$62,370
Park Acquisition	$1,100	$36,300
Incremental Storage Improvement Fees	$495	$16,335
Integrated Survey Area	$35	$1,155
Subtotal (DCCs paid to City of Langford)	**$9,576**	**$316,008**
CRD Water	$2,655.34	$87,626.22
School Site Acquisition	$628	$20,724
TOTAL (estimate) DCCs	**$12,859.34**	**$424,358.22**

OPTIONS

Option 1

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;

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

        i. That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;

        ii. That the developer will construct full frontage improvements, including, but not limited to, boulevard planting, and light standards within the frontages of all internal roads and along the Millstream Road frontage. The installation of sidewalks on one side of internal roads as well as along the frontage of Millstream Road that connects the entrance of Bear Mountain Parkway to Nirwan Place. All frontage improvements shall be in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first, or be the subject of a development servicing agreement to the satisfaction of the Director of Engineering;

        iii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the

standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;

iv. That the developer agrees to register a road dedication along Millstream Road as is necessary to accommodate any and all required frontage improvements prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;

v. That developer agrees to register statutory right of way over the utility corridor to serve as a pedestrian path connection to Bear Mountain Parkway, prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;

vi. That the developer agrees to construct a pedestrian path, approximately 4 m wide and 30 m long that is accessible and inclusive to those with mobility issues, to the satisfaction of the Manager of Parks and Recreation, prior to the issuance of any building permits on the Lands;

vii. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;

viii. That the developer will endeavor to alert the future property owners of the proximity to Western Speed Way Recreation Park, and the nuisance this location may cause;

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

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

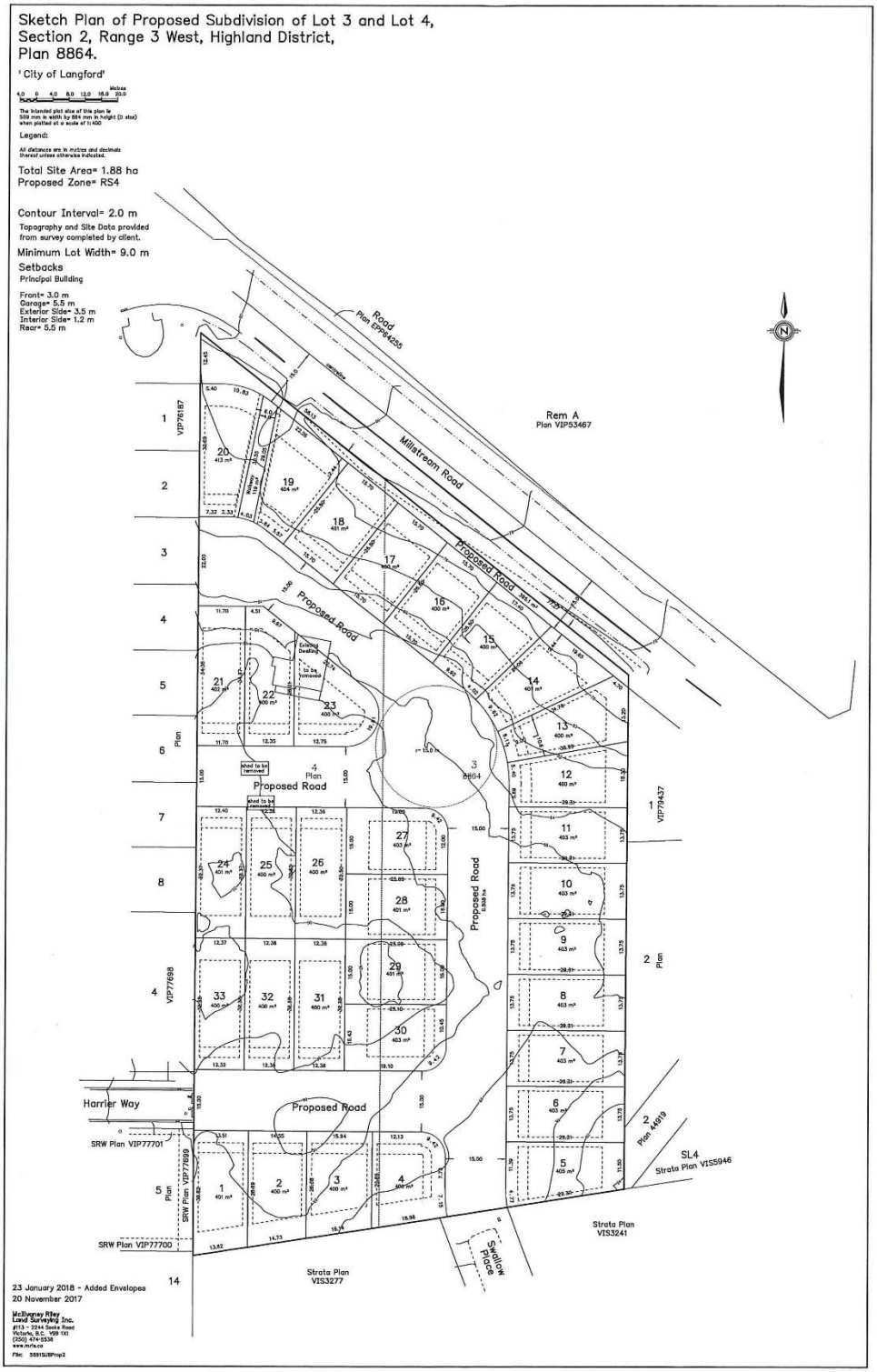
OR Option 2

2. Take no action at this time with respect to Bylaw No. 1762.

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

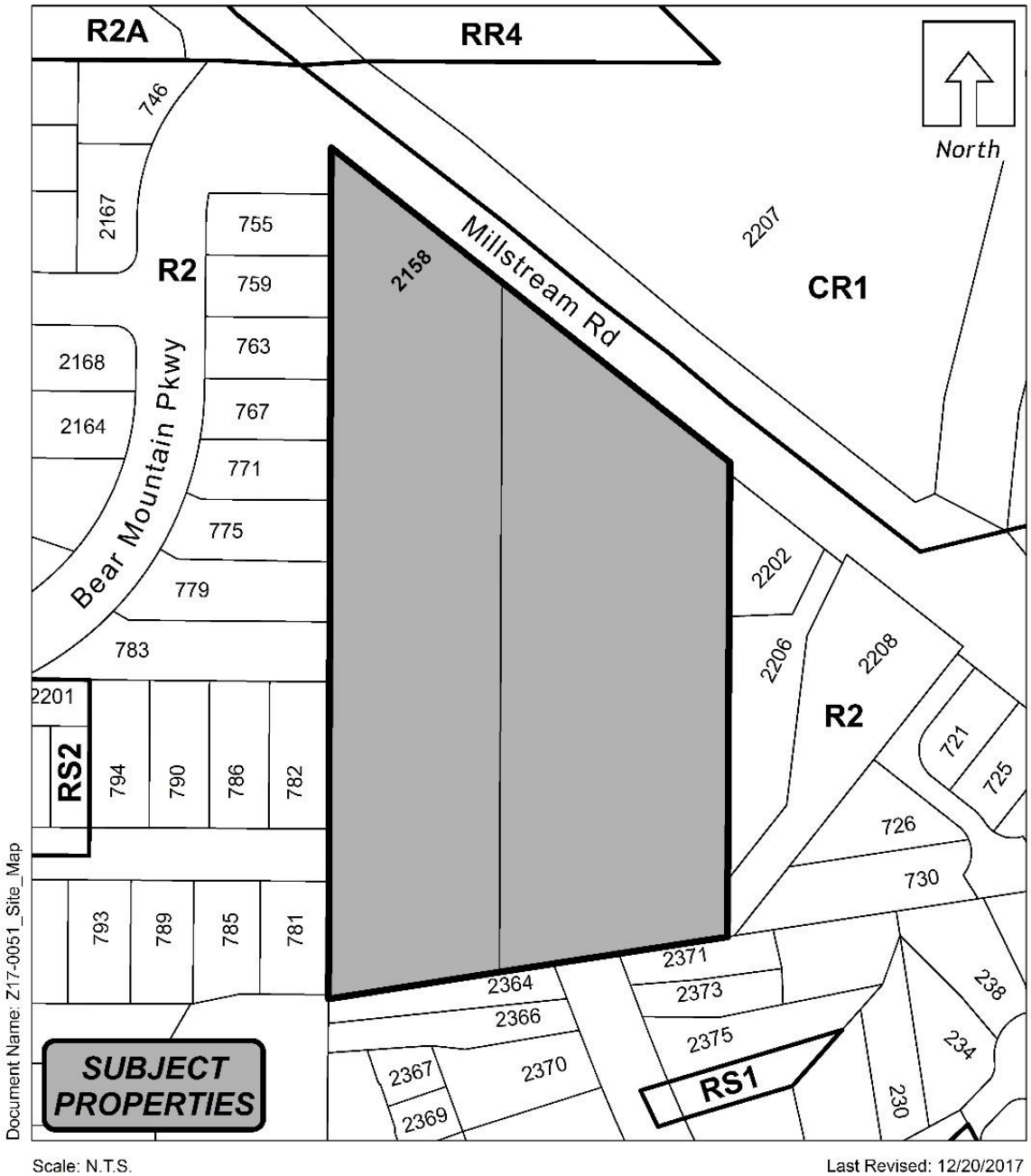
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Appendix A


Sketch Plan of Proposed Subdivision of Lot 3 and Lot 4,
Section 2, Range 3 West, Highland District,
Plan 8864.
' City of Langford'
Total Site Area= 1.88 ha
Proposed Zone= RS4
Contour Interval= 2.0 m
Topography and Site Data provided from survey completed by client.
Minimum Lot Width= 9.0 m
Setbacks
Principal Building
Front= 3.0 m
Garage= 5.5 m
Exterior Side= 3.5 m
Interior Side= 1.2 m
Rear= 5.5 m
Road Plan EPP54235
Rem A Plan VIP53467
Millstream Road
Proposed Road
Existing Dwelling
to be removed
shed to be removed
Harrier Way
SRW Plan VIP77701
SRW Plan VIP77699
SRW Plan VIP77700
Strata Plan VIS3277
Strata Plan VIS3241
Swallow Place
SL4 Strata Plan VIS5946
Plan 4619
VIP79187
VIP79437
VIP77698
Plan 8864
23 January 2018 - Added Envelopes
20 November 2017
McElhanney Riley Land Surveying Inc.

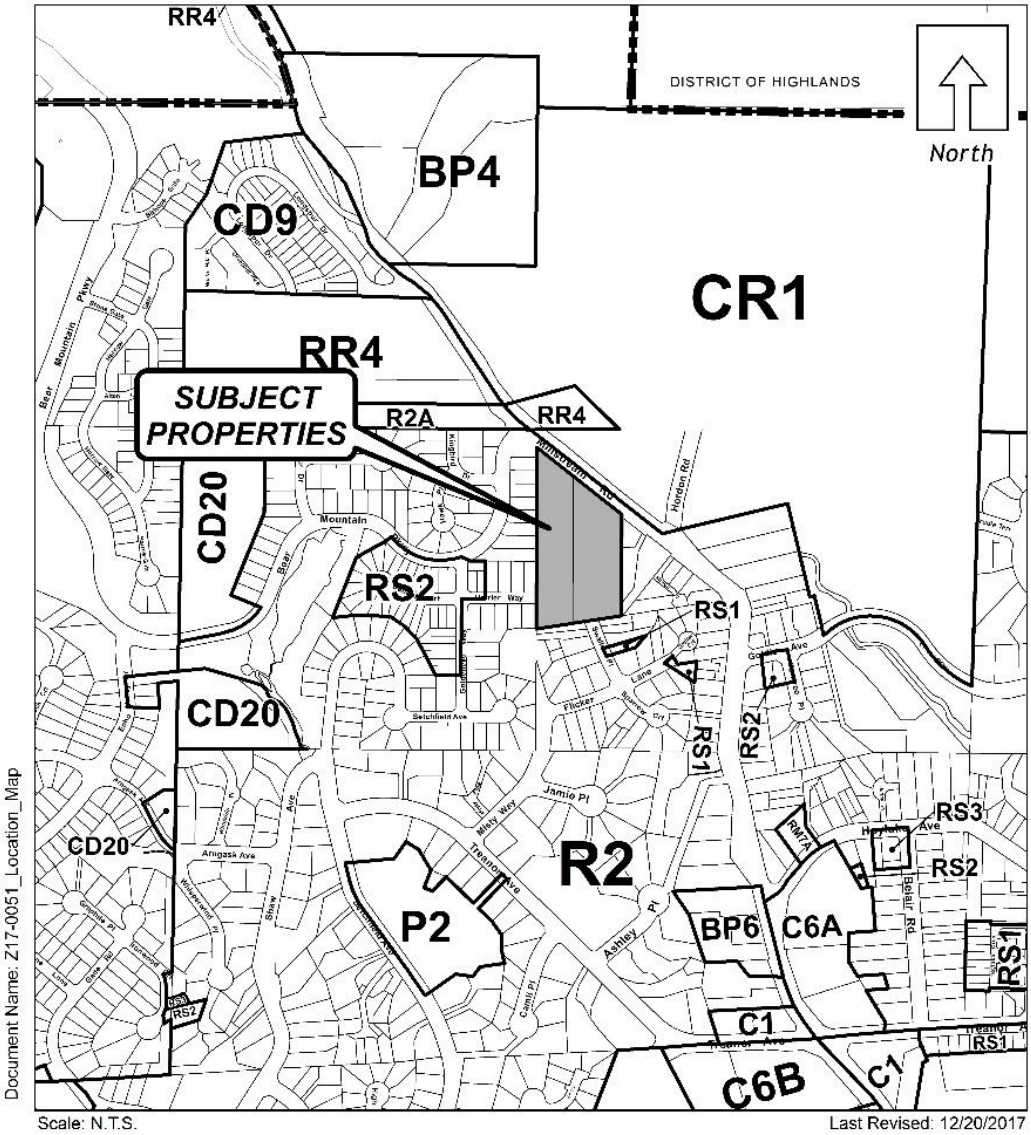
Appendix B

REZONING BYLAW AMENDMENT
(Z17-0051)
2158 Millstream Rd & Lot 3 VIP8864



Appendix C

REZONING BYLAW AMENDMENT
(Z17-0051)
2158 Millstream Rd & Lot 3 VIP8864



PUBLIC HEARING
Monday, 7 May 2018

Bylaw No. 1766
File No. Z18-0004

A Bylaw to Rezone 942 and 948 Jenkins Avenue from the R2 (One- and Two-Family Residential) Zone to the RM2A (Attached Housing) Zone to allow for the construction of a townhome complex comprised of 15 units.

CITY OF LANGFORD
BYLAW NO. 1766

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

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

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

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

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

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RM2A (Attached Housing) Zone the property legally described as LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave) in the portions as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1766	LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave)	a) $3,660 per unit; and b) $610 per unit	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".

READ A FIRST TIME this 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.

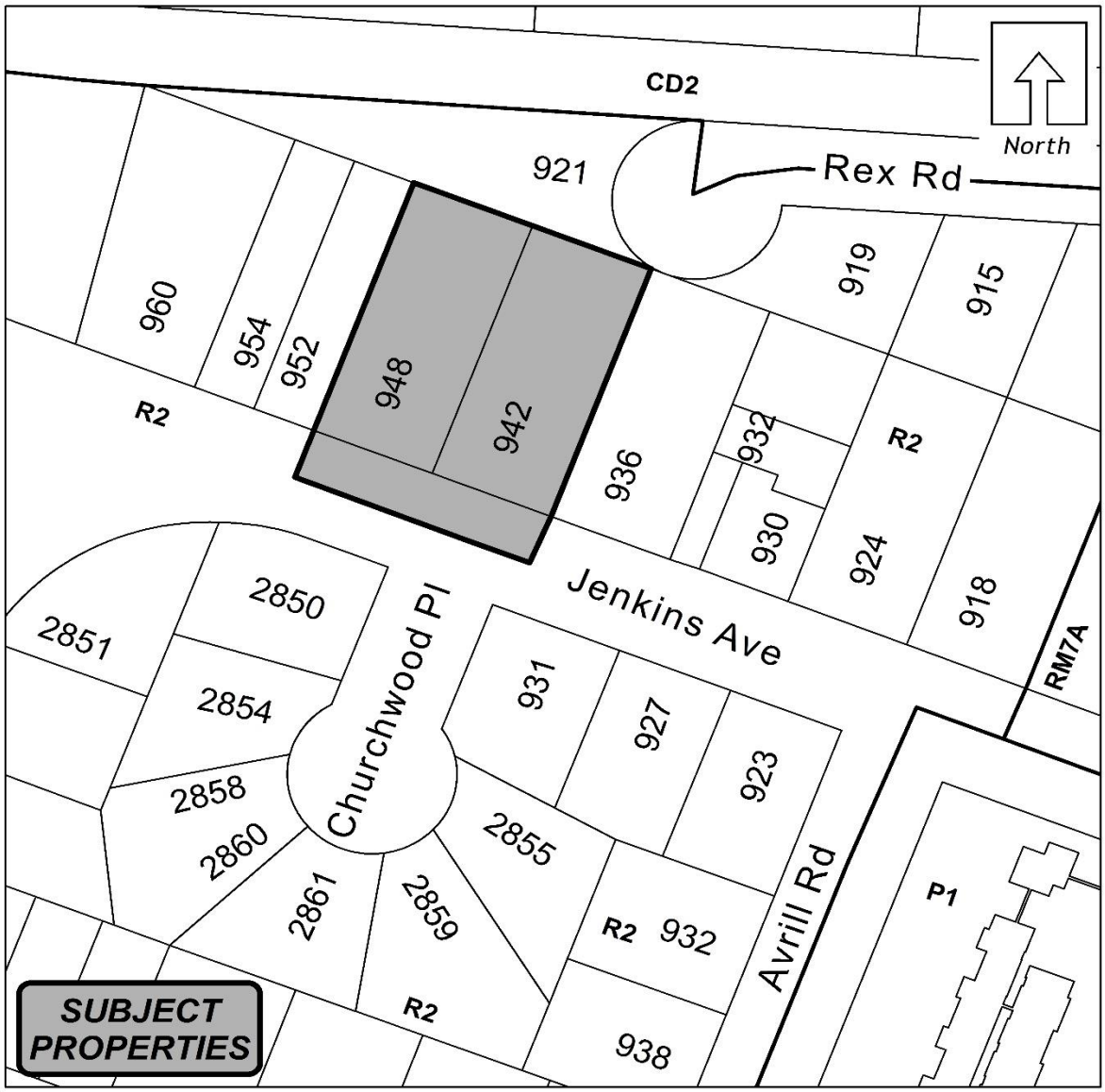
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1766

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/20/2018

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1766. 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, 7 May 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	942 and 948 Jenkins Ave	
File	Z18-0004	Bylaw Number: 1766
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RM2A (Attached Housing)
Proposal	To allow for the construction of a townhome complex comprised of 15 units.	

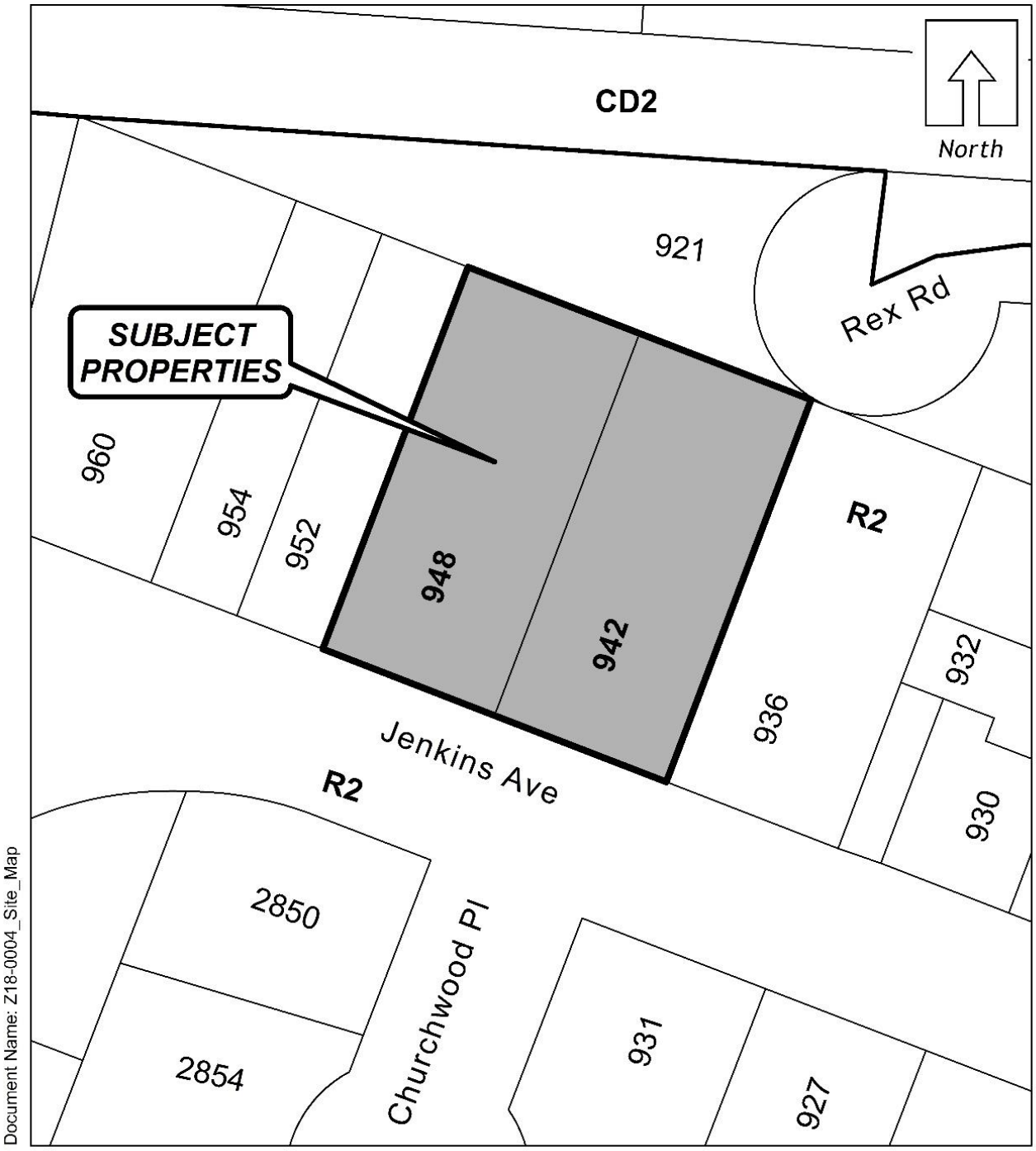
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0004)

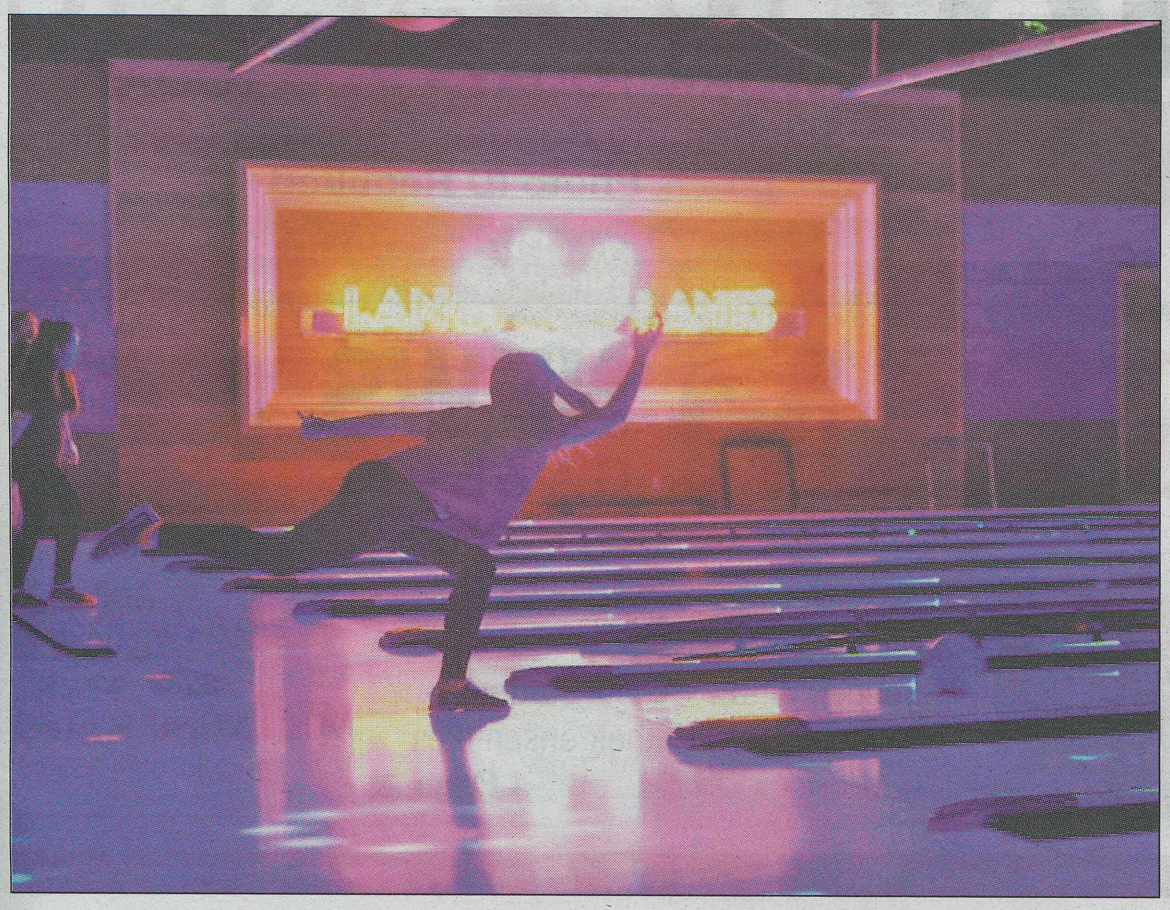
942 & 948 Jenkins Ave

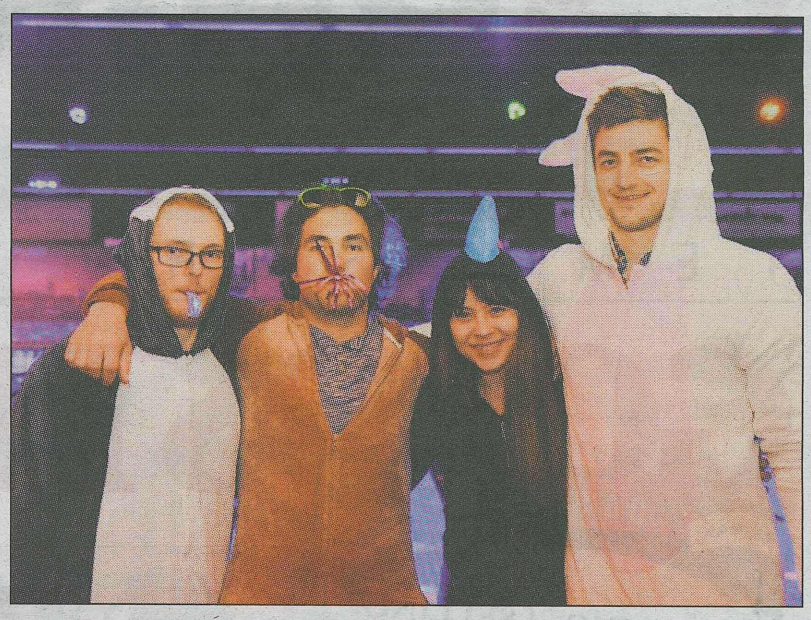


Document Name: Z18-0004_Site_Map

Scale: N.T.S.

Last Revised: 2/5/2018







STRIKE!

Greater Victoria residents donned costumes and bowled as part of Big Brothers and Big Sisters of Victoria and Area's sixth annual Bowl for Kids Sake at Langford Lanes over the weekend. The event included a silent auction, prizes for best costume, and of course, bowling. More than $53,400 was raised for Big Brothers and Big Sisters to help local youth.

(SPENCER PICKLES/BLACK PRESS)

Spring Clean Up

FOR COLWOOD RESIDENTS

Friday, April 27 & Saturday, April 28

Affordable disposal & recycling at Colwood City Hall



$20 ➤ Car Load
$30 ➤ Small Pickup Truckload
$40 ➤ Standard Pickup Truckload
$40 ➤ Trailer Load (2.5m / 8 ft)
$20 ➤ Appliances
$25 ➤ Fridges/Freezers/Air Conditioners
$60 ➤ Minimum Charge for Oversized Loads
(vehicles over 2 tons not permitted)

www.colwood.ca/SpringClean

City of Langford
www.cityoflangford.ca

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Proposal: **The purpose of Bylaw No. 1766 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation from R2 the (One- and Two-Family Residential) Zone to the RM2A (Attached Housing) Zone, for the subject properties at 942 and 948 Jenkins Avenue, to allow for the construction of a townhome complex comprised of 15 units.**

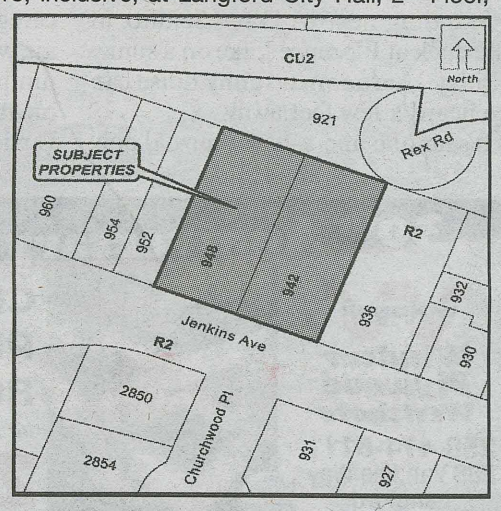
Applicant: **Dave Smith**

Location: **The land that is the subject of Bylaw No. 1766 is 942 and 948 Jenkins Ave as shown shaded on the plan.**

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Braden Hutchins

Director of Corporate Services



Enter the realm of ancient Egypt at the Royal B.C. Museum

Ambitious exhibition set to open May 18 in Victoria, running to December 31

Don Descoteau
Black Press

Artifacts from ancient Egypt never seem to go out of style.

The mysterious pyramids, the sphinx and the lifestyles of queens and pharaohs continue to captivate us, which is no doubt a big reason why these topics remain part of our grade school curriculum.

With the Royal B.C. Museum preparing to open the doors May 18 for its newest feature exhibition, Egypt: The Time of Pharaohs, museum CEO Jack Lohman is excited to give RBCM visitors a glimpse into the lives and objects used by everyday Egyptians, including their religious practises and their reverence for the dead.

"We want to arouse their curiosity," he says, calling this exhibit "once in a generation. "I think there's always a fascination with ancient Egypt, partly because they produce such wonderful monumental architecture, when you think of the great temples; but they also left behind an extraordinary relationship with the spirit world."

The RBCM hosted Eternal Egypt back in 2006. The new exhibition, with 350 pieces and eight large models, includes a headpiece representing Queen Pharaoh Hatshepsut, jewelry and artwork, sarcophagi and other artifacts. The items were selected from a exhibition previously shown in Germany with material on loan from collections in Berlin, Aberdeen, Hildesheim and others. It is in North America for the first time.

"We've reselected objects, such as the mummified cat, and in a sort of way we've repurposed it. It's a way to make it our own," Lohman says. "We've written the narrative in a way to make it so that it fits with our audiences."

A sarcophagus dating from the 12th dynasty of ancient Egypt (circa 1991 BC to 1802 BC) and discovered in 1987 is what Lohman calls "the star of the show," as it features illustrations and text on both the outside and inside of the coffin.

Preparations done in house by museum artisans

Getting the museum's temporary exhibition space ready for this amazing collection of Egyptian artifacts is no small feat. The RBCM is fortunate to have its own carpentry and artisan studio, where many of the display and supporting elements required in staging such complex exhibits can be built.

In the case of the Egypt exhibition, RBCM staff set out to create not one, but two entranceways to welcome the tens of thousands of visitors expected to move through the displays during the show's duration.

While the inside pieces and displays are the jewels of this exhibit, the grand entrance to the second-floor galleries, as well as the pyramid-style gateway to the exhibit itself, are designed to heighten visitors' excitement and curiosity about what they are about to experience.

"That's our ability to kind of create a look and a feel and give you a first impression and once you get into the space you're really focused on the pieces and the space," says Joel Blaicher, RBCM exhibit fabrication specialist.

The hieroglyphics on the main sandstone-look entranceway roughly translate to "Welcome to the treasure house of Victoria," or more generally, "welcome to the museum of Victoria," he says.

The direct entrance to the exhibit has two doors, one for little ones, complete with a peek-a-boo window with a small display, and another for full-sized visitors. They appear as carved-out blocks at the base of a pyramid, again thanks to the magic of RBCM craftspeople.

"The emphasis is really to give you this sense of entering into this very confined space," Blaicher says. "The temples have some wide open spaces in them, but the pyramids, some of the passageways in them are very, very narrow."

Steve Lewis, one of the museum's exhibition designers, conceptualized the entrances using photographs of real temples and creating scale models. He said seeing the ideas brought to life by Blaicher and his team is gratifying.

"It's always cool to see something you see in a scale model become massive and real and touchable," he says.

Egypt: The Time of Pharaohs has a long engagement, running through Dec. 31 of this year. Admission is included in ticket prices for the museum. For more information, visit royalbcmuseum.bc.ca/egypt

Return of the King

In conjunction with the May opening of the Egypt: The Time of Pharaohs exhibit at the Royal B.C. Museum comes the return, in a digitally remastered 4K format, of the beloved *Mysteries of Egypt* short documentary at the National Geographic IMAX Victoria theatre.

Narrated by beloved Egyptian actor Omar Sharif, the film takes viewers to the Nile River, the Valley of the Kings, the great pyramids of Giza and more. Audiences get a broad view of ancient Egypt and its iconic structures, with a special focus on the life and death of the boy king, Tutankhamun, and the discovery of artifacts in the shadowy burial chambers in which he was entombed.

For a schedule, visit imaxvictoria.com/showtimes or call 250-480-4887.

editor@goldstreamgazette.com



Joel Blaicher, Royal B.C. Museum exhibit fabrication specialist, looks over floor plans for the Egypt: The Time of Pharaohs exhibition opening May 18.
(DON DESCOTEAU/BLACK PRESS)

TOWN OF VIEW ROYAL

EMERGENCY PREPAREDNESS WORKSHOP

During Emergency Preparedness Week The Town of View Royal is offering two information sessions on emergency preparedness.

Two workshops will be held at the View Royal Public Safety Building (333 Island Hwy) on Wednesday, May 9th, 2017:

- 2:00 p.m. to 3:30 p.m.
- 6:30 p.m. to 8:00 p.m.

Increase your knowledge - come and learn more about planning and preparing for many of the potential emergencies we face in this region.

Please call the View Royal Emergency Program at 250-479-7322 or email emergencyprogram@viewroyal.ca to reserve a seat at one of the two workshops sessions.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

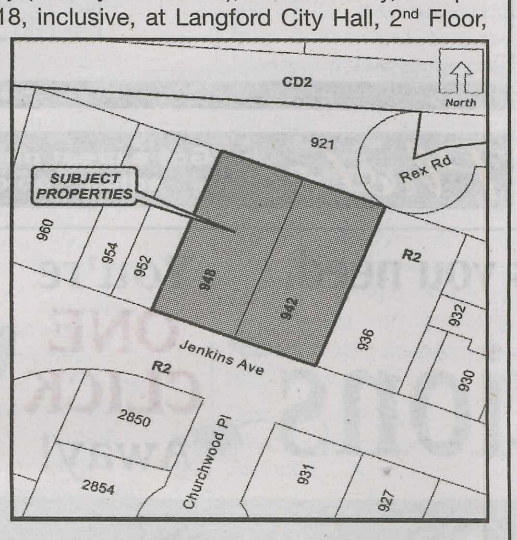
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Proposal: **The purpose of Bylaw No. 1766 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation from R2 the (One- and Two-Family Residential) Zone to the RM2A (Attached Housing) Zone, for the subject properties at 942 and 948 Jenkins Avenue, to allow for the construction of a townhome complex comprised of 15 units.**

Applicant: **Dave Smith**

Location: **The land that is the subject of Bylaw No. 1766 is 942 and 948 Jenkins Ave as shown shaded on the plan.**

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Braden Hutchins

Director of Corporate Services

4. REPORTS

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

- **Staff Report (Planning)**

MOVED BY: M. HALL
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend 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.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:37 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

- To increase affordability, you need more development, not less
- This will encourage less development and therefor 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:

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        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 to 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 to 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

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:

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**March 26, 2018**
Department:	**Planning**
Application No.:	**Z18-0004**
Subject:	**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**

PURPOSE

Dave Smith has applied on behalf of Southern Exposure Developments Inc. to amend the zoning of 942 and 948 Jenkins Avenue from the R2 (One- and Two-Family Residential) Zone to the RM2A (Attached Housing) Zone to allow for the construction of a townhome complex comprised of 15 units.

BACKGROUND

PREVIOUS APPLICATIONS

Despite the fact that there have been no recent development applications for either property, redevelopment in the area has increased in recent years. Jacklin Road, considered a high density residential and commercial corridor, provides access to downtown Langford and Sooke making it an attractive location for new multi-residential and commercial projects. Recent redevelopments have included the Cherish Building, constructed at the intersection of Jenkins Avenue and Jacklin Road as an assisted care facility, made up of 169 units in a 6 story building. Other redevelopment includes the Canadian Rugby Centre located at the end of Glen Lake Road and the proposed mixed residential and commercial development referred to as Belmont Market, proposed to be constructed at the previous Belmont School site.

Table 1: Site Data

Applicant	Dave Smith
Owner	Southern Exposure Developments Inc.
Civic Address	942 and 948 Jenkins Avenue
Legal Description	Lot 37 and 38, Section 80, Esquimalt District, Plan 12203 (PID 004-973-305)
Size of Property	2320 m^2 or 0.573 acres
DP Areas	None
Zoning Designation	R2 (One- and Two-Family Residential) Zone
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

The subject properties are located in west Langford, south of Langford Parkway, and located close to the corner of the Jacklin Road and Jenkins Avenue intersection. The centrally located area, just west of the downtown core contains uses that range from light industrial to large scale commercial along Langford Parkway, as well as Eagle Ridge Recreational Park, and institutional and residential uses along Glen Lake Road, and predominantly commercial and service based businesses along Jacklin Road.

The two subject parcels are approximately 1,000 m^2 flat lots each containing an established single family dwelling with driveways that directly access Jenkins Avenue. Jenkins Avenue consists of a variety of housing types including single family homes as well as mid and high density developments constructed closer to the to the intersection of Jenkins Avenue and Jacklin Road, including the aforementioned assisted living building and a town house complex.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (921 Rex Road)	R2, Residential One and Two Family, Zone	Single Family Dwelling
East (952 Jenkins Avenue)	R2, Residential One and Two Family, Zone	Single Family Dwelling
South (931, 2850 Churchwood Place)	R2, Residential One and Two Family, Zone	Single Family Dwelling
West (936 Jenkins Avenue)	R2, Residential One and Two Family, Zone	Single Family Dwelling

COMMENTS

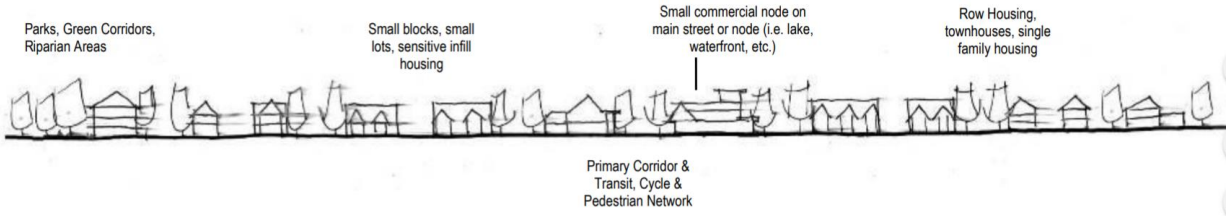
OFFICIAL COMMUNITY PLAN

Neighbourhood

Existing settled areas throughout the community predominantly located on the valley floor.

- 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
- Home-based businesses, live-work housing is encouraged
- 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.

A Concept for Neighbourhood Areas



Amending the zoning of the subject property from R2 to RM2A will align with current policy that envisions developments made up of a variety of low to mid density housing types that provide for greater housing options.

The Neighbourhood Designation within the Official Community Plan (OCP) contains policy that contemplates an overall density objective of 40 units per ha or 16 units per acre. According to this designation, 4 units are an appropriate density on a parcel the size of the property in question, whereas the developer has proposed a density equal to 64 units per ha. Despite this, the density modifier in the Neighbourhood Designation can be considered as an average of the Neighbourhood area designation as a whole and that given the location of the parcel, close to the Jacklin Road corridor, Council may wish to explore a higher density as proposed by the developer for the subject property.

DEVELOPMENT PERMIT AREAS

The subject property is not within any of the Development Permit Areas as defined by Langford's OCP. Therefore only a form and character development permit will be required prior to obtaining building permits for the site. A form and character development permit is required for any multi residential development to ensure the proposed design complies with the standards contained within the Zoning Bylaw No.300, Design Guidelines for multi-residential development and townhomes.

ZONING

The RM2A Zone is a zone typically employed for attached housing developments. Floor Area Ratio (FAR) requirements, along with lot coverage minimum and maximum requirements, regulate the size of the building in relation to the size of the parcel. Height and building setback regulations prescribe the size of the building regardless of parcel size. The developer has requested an increase to the FAR and the lot coverage allowances in order to further capitalize on the ideal location of these properties and densify the property as proposed. Currently a text amendment to the FAR regulations within the RM2A zone is being considered with Bylaw 1757, which received First Reading from Council on January 22nd. If supported by Council the FAR will be increased to 1.0 for developments with surface parking, thus removing the necessity for the subject proposal to request the same in an amendment. Council may also wish to consider amending the RM2A zone to allow for an increased parcel coverage from 40% to 45%. Table 3 lists the RM2A zoning regulations against what the applicant is requesting for the subject proposal.

Table 3: Proposal Data

	Allowed by R2 (Residential One and Two Family) Zone	**Allowed by RM2A (Attached Housing) Zone**	**Proposed by this Proposal**
Permitted Uses	One and Two Family Dwellings	Townhouses	Townhouses
Floor Area Ratio	1.0	0.6	1.0*
Height	9 m	3 storeys	As Per Zone
Site Coverage	35%	40%	45%*
Rear Yard Setback	6 m	10 m	3.0 m*
Front Yard Setback	6 m (5.5 m for a driveway)	7.5 m	3.0 m*
Interior Side Yard Setback	1.5 m	6 m	1.60 m*
Exterior Side Yard Setback	4.5 m (5.5 m for a driveway)	7.5 m	NA
Parking (Section 4.01.01)	2 parking stalls per single family home	2 parking stalls per residential unit, 3 visitor parking stalls required for 11 to 15 units	As per Zoning Regulations with an additional visitor stall: 30 stalls per townhouse unit, 4 visitor stalls provided

*Requested variances/ zoning bylaw text amendments

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to consolidate the two subject properties to create a parcel that is approximately 2,300 m^2 and 50.76 m deep with 45.74 m of frontage. The developer has proposed to construct a townhouse complex made up of 15 residential units, each with two floors above a double car garage. Each unit will have a garage door that is oriented internally, across from another unit within the complex, resulting in a "U" shaped configuration with two blocks of units in the middle. None of the units will have individual driveway access from Jenkins Avenue, however, four units will face Jenkins Avenue, with patio doors and yards along the frontage shared with the street.

Figure 3: Proposed Site Plan



The applicant has provided landscaping in accordance with Section 3.21 of the Zoning Bylaw No. 300, in addition they have provided private amenity space that is 10 m^2 on private patios and balconies located in each unit. The developer has also provided a small private play structure in the corner of the property that will contribute to the outdoor common amenity space shared by the complex residents.

A preliminary review of the drawings provided confirm that the project largely complies with Langford's Design Guidelines, Bylaw No. 300. Renderings submitted show modern entrance features with traditional style roofs that add balance to the design that also uses different materials and windows to add visual interest to building facades. The added feature of "river rock" will be incorporated into final design drawings that will be submitted with a development permit application for form and character.

Figure 3: Renderings of Proposed Townhouse Development as seen from Jenkins Avenue



As proposed, two driveways will provide vehicle access from Jenkins Avenue to the complex. In accordance with the Zoning Bylaw No. 300, two vehicle parking stalls are being provided for each unit, within individual double garages. Four additional visitor parking stalls are required to support the 15 residential units, these are being provided within stalls easily accessed throughout the complex. A total of 34 parking stalls are being provided.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As they are located close to the intersection the two subject parcels enjoy easy access onto Jacklin Road, a major arterial road that connects traffic from the TransCanada Highway to Sooke Road. Many commercial businesses and Langford's main shopping centre, West Shore Town Centre, are located along Jacklin Road, providing the subject properties easy access to many services and amenities.

Jenkins Road, is an approximately 800 m long residential road that not only serves to provide access from Jacklin Road to homes within the Glen Lake community, but also to Glen Lake Road where the new Canada Rugby Centre, Belmont High School and the public access park to Glen Lake are located.

A comprehensive pedestrian pathway system exists to connect Glen Lake Beach Park users to Eagle Ridge recreational park to the north of the property. The closest pathway access to the subject properties is approximately 200 m away across from Hull Road. This pathway also provides a pedestrian connection to Jacklin Road and the West Shore Town Centre that is approximately 350 m away from the subject site.

Surrounding amenities and services along Jacklin Road and beyond are easily accessed via the bicycle paths that exist around the site. Both sides of Jenkins Avenue contain bicycle paths that lead to Glen Lake Beach Park and loop back to Jacklin Road providing bicycle access to downtown and beyond.

Figure 4: Ortho Map Showing Bike Lanes (purple lines), Sidewalks (pink lines) Trails (in orange) and Bus Stops (icons):



BC Transit provides service to downtown Victoria on their 50 route, of which the closest east bound stop is located at the intersection of Langford Parkway and Attree Road, a 450 m walk from the subject parcels or a 6 minute walk. Service to the District of Sooke is provided on BC Transit's route 61, the closest northbound stop is at the intersection of Jacklin Road and Rex Road. Other routes that provide service within Langford to the Langford Bus Exchange on Station Avenue, include routes 55 and 54, which have east and west bound stops located at the intersection of Jenkins Avenue and Avrill Road.

FRONTAGE IMPROVEMENTS

The City is prepared to accept cash in lieu for frontage improvements so that these will be installed in a cohesive manner as other properties along Jenkins Avenue redevelop. As bike paths have already been constructed on either side of Jenkins Avenue, frontage improvements installed in the future may include sidewalks, street lights and boulevard plantings.

INFRASTRUCTURE

The applicant will be responsible for connecting to the City's municipal sanitary sewer system, and for any upgrades to the existing infrastructure that may be required in order to access the sanitary service.

In order to ensure drainage can be managed on the site, a technical stormwater management memo will be required prior to Public Hearing. A stormwater management plan, to the approval of the Director of Engineering and Bylaw No.1000, will be required prior to the issuance of a building permit to develop the site.

The developer will be responsible to ensure that a Fire Underwriters Survey (FUS) is calculated to determine whether water flow is adequate for the proposal. An FUS will be required prior to building permit issuance.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will provide cash in lieu of completing frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Fund	**Per unit contribution**	**Total for 15 Units**
General Amenity Reserve Fund	$3,660	$54,900
Affordable Housing Reserve Fund	$610	$9,150
TOTAL POLICY CONTRIBUTIONS	**$4,270**	**$64,050**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total for 15 Units**
Roads	$3,985	$59,775
Park Improvement	$1,890	$28,350
Park Acquisition	$1,100	$16,500
Incremental Storage Improvement Fees	$371.25	$5,568.75
Subtotal (DCCs paid to City of Langford)	**$7,346.25**	**$110,193.75**
CRD Water	$2,323.43	$34,851.45
School Site Acquisition	$558	$8,370
TOTAL (estimate) DCCs	**$10,227.68**	**$153,415.20**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

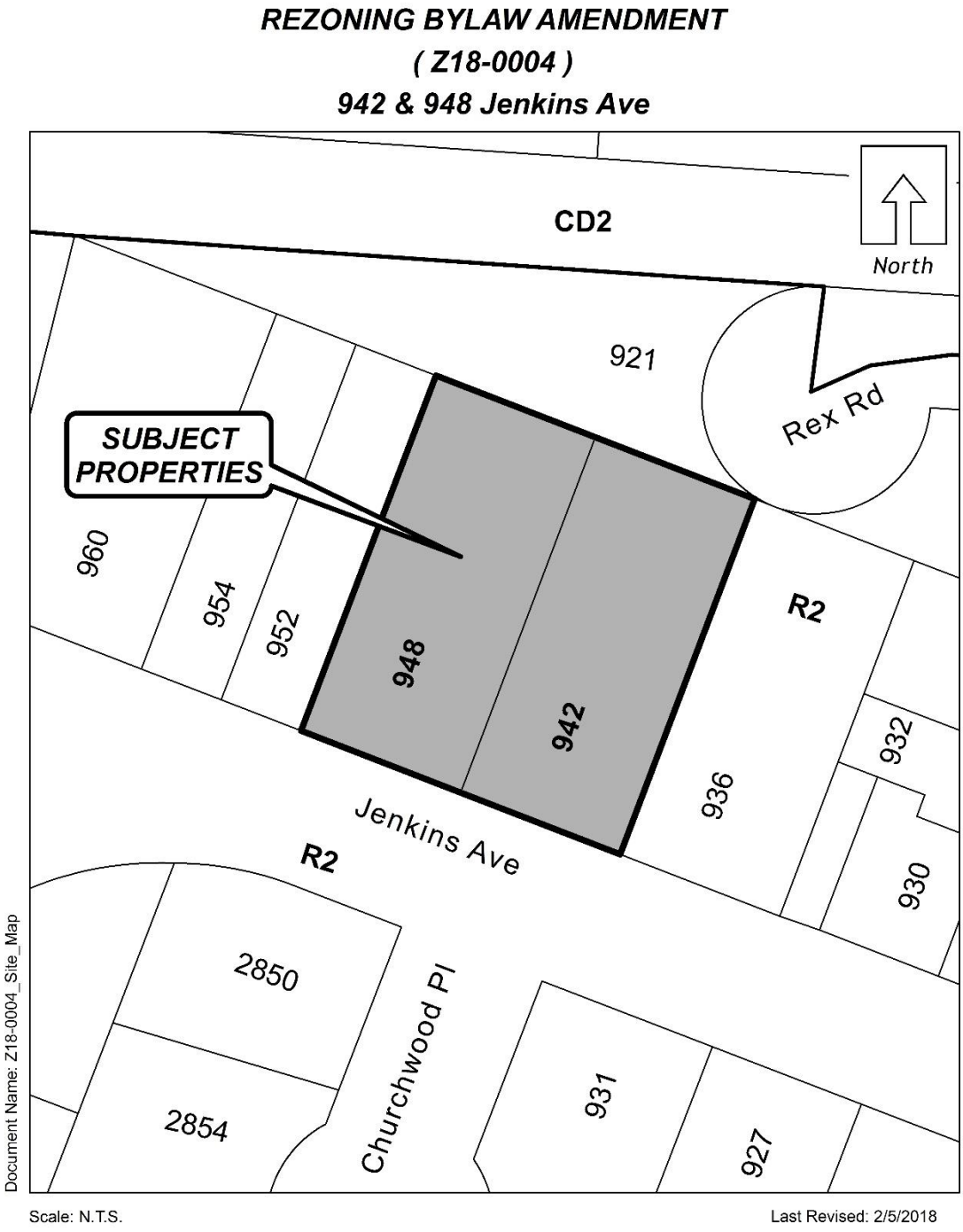
OR Option 2

2. Take no action at this time with respect to Bylaw No. 1766.

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

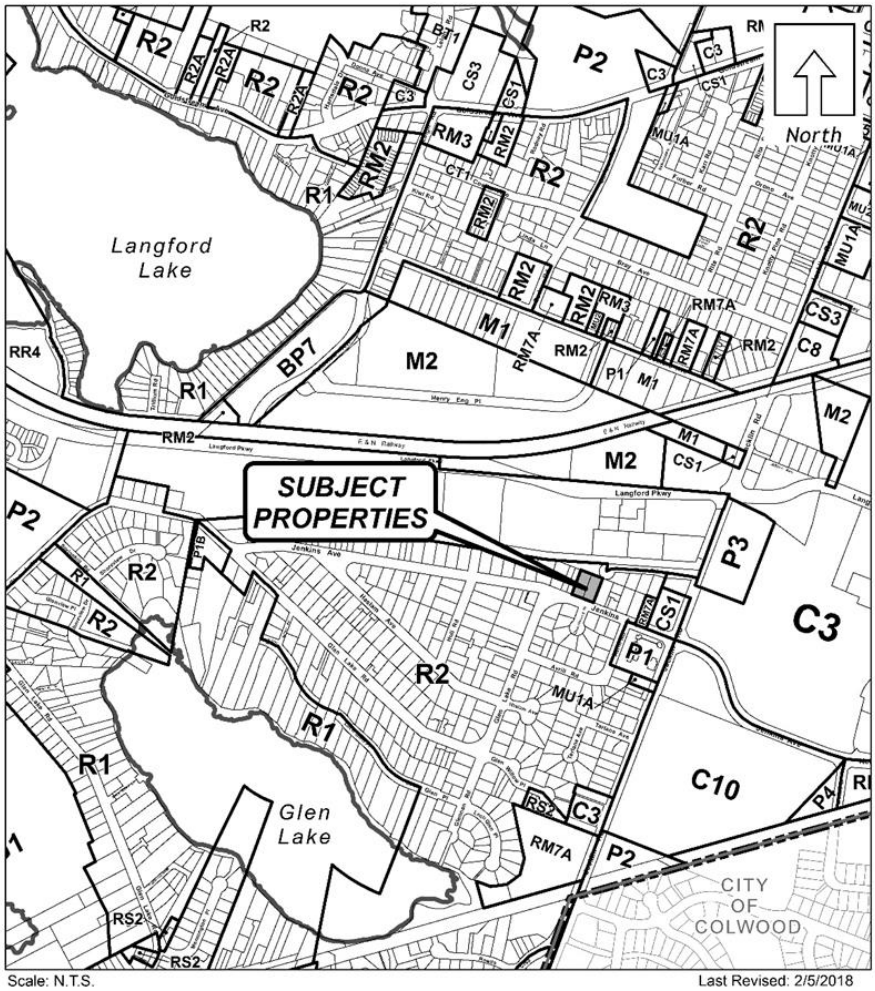
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Appendix A
Site Map



Appendix B
Location Map

REZONING BYLAW AMENDMENT
(Z18-0004)
942 & 948 Jenkins Ave



PUBLIC HEARING
Monday, 7 May 2018

Bylaw No. 1768
File No. Z18-0006

A Bylaw 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.

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 16th 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.

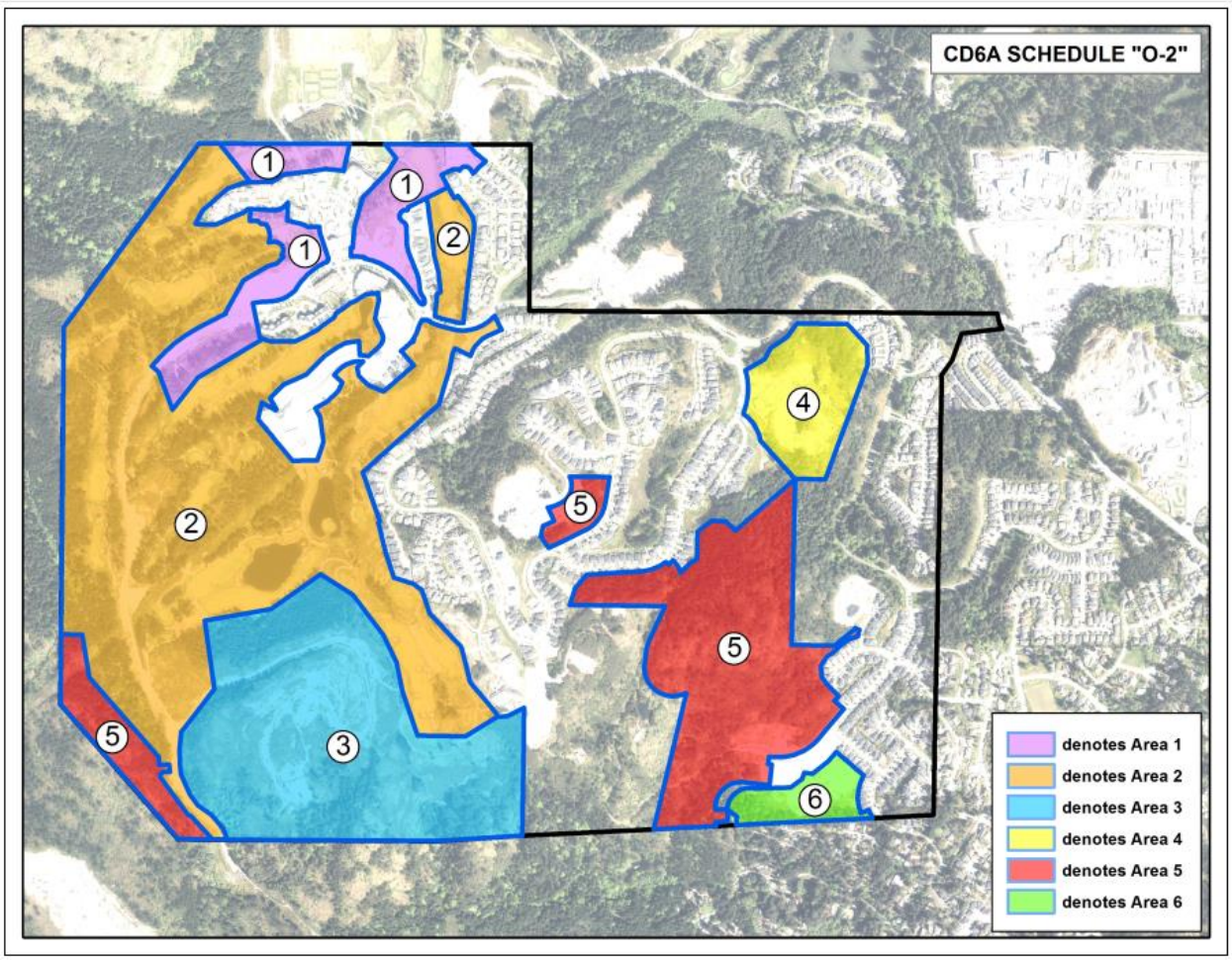
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A


CD6A SCHEDULE "O-2"
1
1
1
2
2
3
4
5
5
5
6
denotes Area 1
denotes Area 2
denotes Area 3
denotes Area 4
denotes Area 5
denotes Area 6

City of Langford
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1768. 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, 7 May 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1950 Bear Mountain Pkwy & 1450 Grand Forest Close	
File	Z18-0006	Bylaw Number: 1768
Official Community Plan	Current: Hillside or Shoreline and Neighbourhood Centre	Proposed: No Change
Zoning	Current: CD6A (Comprehensive Development 6A – Bear Mountain)	Proposed: Text Amendment to CD6A (Comprehensive Development 6A – Bear Mountain) Zone
Proposal	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.	

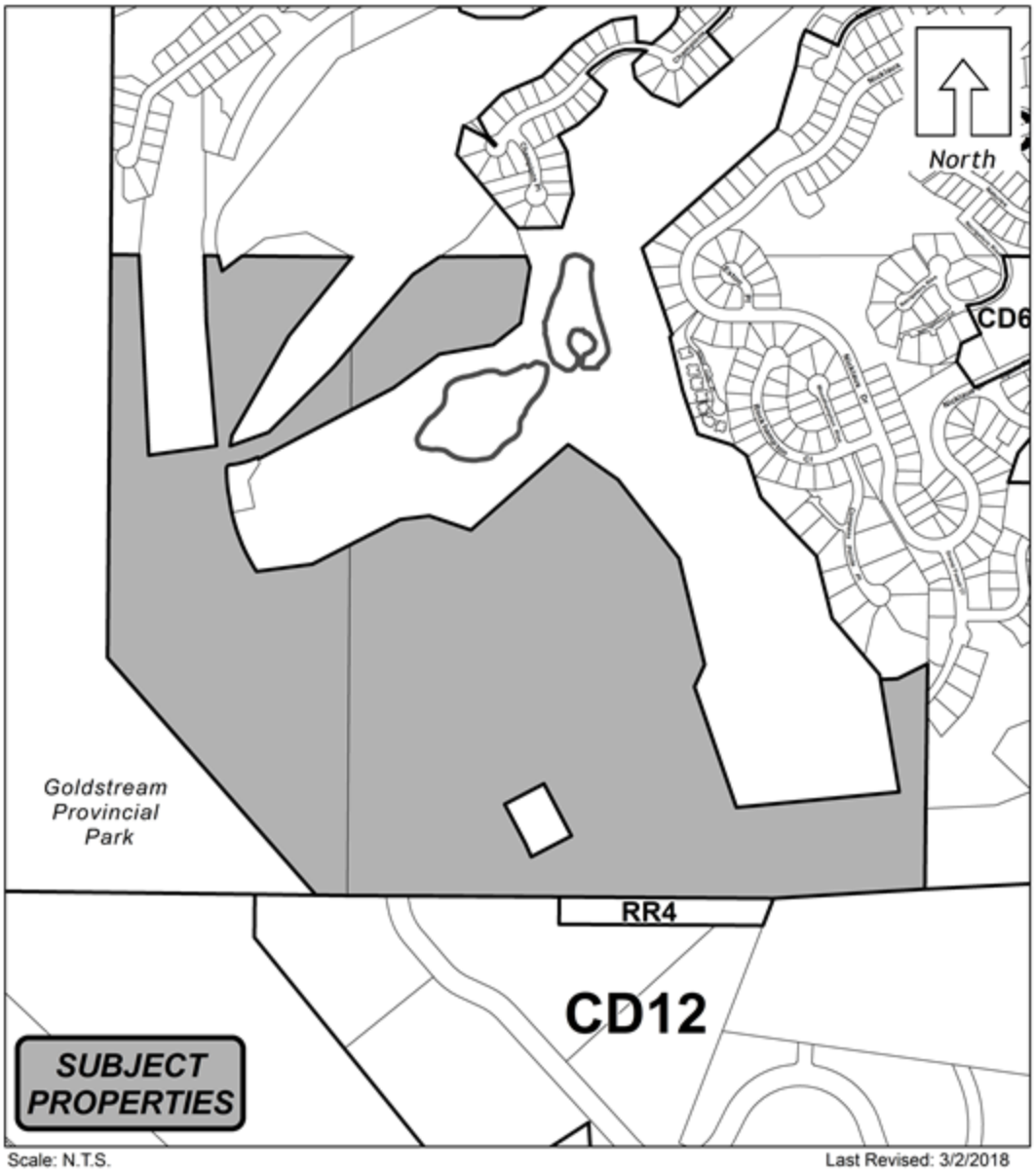
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0006)

1450 Grand Forest Cl & 1950 Bear Mountain Pkwy



Document Name: Z18-0006_Location_Map

City of Langford
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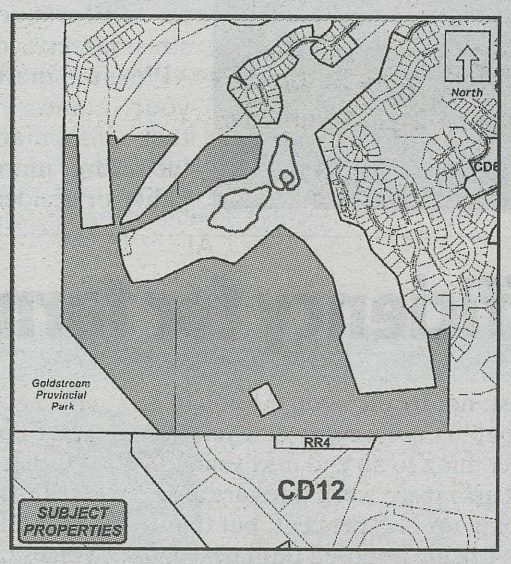
Proposal: **The purpose of Bylaw No. 1768 is to amend City of Langford Zoning Bylaw No. 300 by rezoning portions of Area 2 and Area 3 in Schedule O2 of the CD6A Zone (Comprehensive Development 6A – Bear Mountain) to Area 5 in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings.**

Applicant: **Ryan Mogensen, Ecoasis Development LLP**

Location: **The land that is the subject of Bylaw No. 1768 is 1950 Bear Mountain Pkwy and 1450 Grand Forest Close as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



It's not just throwing a toy

Continued from A1

That's when Seidlitz stepped in to help.

"I really enjoyed his personality and his work ethic, and yet he still held a really goofy mentality," he said, adding after two and a half months of working with Aegon, Seidlitz fell in love and asked to take him home.

Since then, the duo have formed a connection like no other, and have established a trust that allows them to compete in dock diving. The foundation for the sport begins with a lot of play, said Seidlitz, making sure dogs are interesting in the toy and interacting with you.

But it isn't just about tossing the toy into the air, there's a science behind it – how to throw the toy appropriately for the most distance and height, making sure not to throw the toy too flat or too early.

It's the science behind the launch that Seidlitz enjoys.

"It's trial and error and being conscious of how things are changing with each throw, and watching his stride as well," Seidlitz said. "I enjoy how challenging it is to be consistent. I enjoy that people enjoy watching him. I love seeing the smile on his face afterward, he's so proud of himself."



Dane Seidlitz, Aegon and Sara Scott at Florence Lake in Langford. Seidlitz and Aegon competed at a dock dogs competition in Washington over the weekend.
(KENDRA WONG/NEWS GAZETTE STAFF)

While Aegon is relatively new to the sport, he's finding success already.

Seidlitz and Aegon brought home a few medals from the Vancouver Island Pet Expo's DockDogs competition earlier this month, where he won first place in the pro division for the big air category with a distance of 24 feet, five inches, and finished first in the extreme vertical category, with a height of six feet, 10 inches.

During the weekend, the duo also competed at a DockDogs competition at the Puyallup Spring Fair in Washington, where he took first place in extreme vertical with a jump of seven feet, six inches and first in the Nitro division (Aegon's first time competing in that category) with a run of 6.5 seconds.

> *"It's trial and error and being conscious of how things are changing with each throw, and watching his stride as well."*
>
> **– Dane Seidlitz**

"You can't force a dog to do it," said Sara Scott, co-owner of K9 Goodlife. "It's a clear communication of how good their connection is because otherwise, Aegon wouldn't want to do it."

kendra.wong@goldstreamgazette.com

goldstreamgazette.com





Tours of Greater Victoria Water Supply Area & Facilities

May to June 2018

Ever wondered about the journey your drinking water takes to get to your taps? Find out by joining one of our free tours and seeing for yourself.

The CRD public tours are back - book your spot now! During the tour you'll learn about the natural landscapes, water supply reservoirs, and disinfection process that provide Greater Victoria with high quality drinking water.

There are several tour options running from May to June 2018. For the detailed schedule and online registration, visit **www.crd.bc.ca/watertours** and book your spot on the bus today! For more information call **250.360.3083**

Visit www.crd.bc.ca/watertours for more information.

CRD

Our Place applies for rezoning of the former Choices site

Society hosts open house to show community new plans for site

Lindsey Horsting
News Gazette staff

Our Place Society has submitted its rezoning application to the Town of View Royal for the site of the former Choices Transitional Housing.

Prior to council reviewing the application in a public meeting, Our Place hosted two open houses at the site, 94 Talcott Rd.

The latest open house, which took place last Saturday, featured had guided tours of the facility and information for members of the community to read and discuss.

Don Evans, Our Place Society executive director, said the advisory committee has been planning on running a therapeutic community since before opening Choices in 2016, which created a segway to doing what they had initially wanted to do.

Currently, the two primary uses for the property are a temporary youth custody centre and a vocational school.

Our Place Society has applied for rezoning as a therapeutic community and additional accessory uses that are social enterprise activities – ways for residents to work and to help raise money for operation of the facility, Evans said.

Choices was previously allowed to operate at the former youth prison under a temporary use permit.

This rezoning application, if approved, would allow for a permanent facility.

Our Place is hoping for the application to go before View Royal's committee of the whole by May 8 and expects a public hearing would follow at a council meeting towards the end of June.

The society has raised nearly $1.5 million in private donations and is working on receiving funding from the provincial government. That funding would be provided over the course of seven years, after which the operation would be privately funded.

Our Place Society runs 60 programs focused on education, health care and employment.

lindsey.horsting@goldstreamgazette.com

(Almost) Time to spring clean!

Estelle Shelley, RN
Nurse Next Door ~ South Island

It's the time of year where we all start to crawl out of our wet and wintery dens and start looking forward to warmer, dryer weather. OK, maybe not quite yet, but soon and many of us are looking around our homes to the stuff we need to get rid of.

So many of us become creatures of habit in colder and wetter months. We can become closed in and somewhat dependant on our things that we have around us. Perhaps it's the lack of drive to go out in the inclement weather or it's the reluctance to do outdoor cleaning and haul-away in the face of sheets of rain and gale-force winds. Either way, there is a reason spring cleaning is so broadly participated in, it's a deep-set desire for renewal and refreshment.

Spring cleaning can be refreshing for your emotional well-being, it can also be a great time to ensure that your house is in great working condition and free of easy-to-avoid hazards.

Inside checklist:

- Check and replace lightbulbs – consider using energy efficient options
- Remove unnecessary mats and area rugs, they are a huge tripping hazard!
- Check for leaking taps and faucets
- Have your fireplace serviced-don't wait until it gets cold, everyone is calling then!
- Repair any flooring to avoid tripping
- Ensure that electrical cords are healthy and tucked/zip-tied out of the way
- Remove clutter that may have built up over the colder months

Outside checklist:

- Ensure that your gutters are patent and draining properly
- Scrub your walkways clear of any moss build-up
- Get rid of garbage and vegetation that has blown in and could be covering hazards.
- Check your outside lights and replace bulbs as necessary
- Check your fence for loose posts and boards
- Do an external walkaround and inspect for missing roofing materials or areas that are looking problematic
- Get rid of the excess stuff that may have accumulated over the winter months

Most of our communities have a sponsored spring clean-up day that helps to get rid of the stuff that bogs us down and can cause unnecessary risks around the house and home. If you are wanting to get your space sorted out but it feels too overwhelming to attempt yourself, reach out to a company that specializes in home assistance and cleaning. You and your home are worth it!

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1768. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 7 May 2018, at 5:30 pm**. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

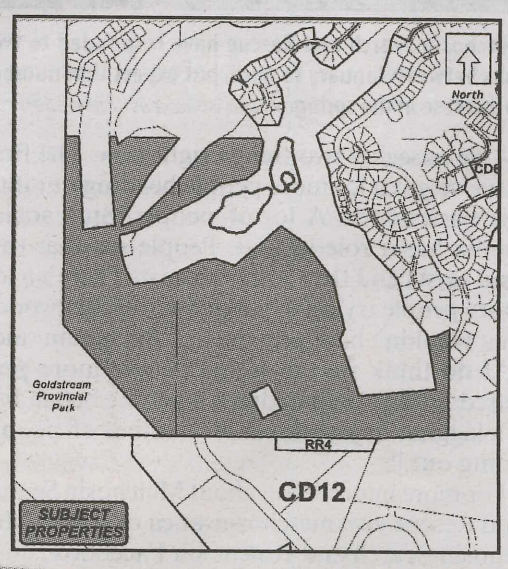
Proposal: **The purpose of Bylaw No. 1768 is to amend City of Langford Zoning Bylaw No. 300 by rezoning portions of Area 2 and Area 3 in Schedule O2 of the CD6A Zone (Comprehensive Development 6A – Bear Mountain) to Area 5 in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings.**

Applicant: **Ryan Mogensen, Ecoasis Development LLP**

Location: **The land that is the subject of Bylaw No. 1768 is 1950 Bear Mountain Pkwy and 1450 Grand Forest Close as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 23 April 2018 to Monday, 7 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



DISTRICT OF HIGHLANDS

Highlands to host open house on suites

Event takes place June 6 at Highlands Community Hall

Highlands residents will be able to have their say on regulations regarding secondary suites in the summer.

An open house on potential regulations will take place on Wednesday, June 6 from 3 to 7 p.m. at the Highlands Community Hall.

The event will be a drop-in format where information will be presented on large boards and staff will be on hand to answer questions. Representatives from Island Health will also be in attendance.

Secondary suites are not permitted under current zoning regulations in the Highlands. However, a staff report estimates approximately 30 to 50 per cent of properties have some form of unauthorized secondary suite or additional unapproved dwellings.

Mayor Ken Williams said it is part of the District's strategic plan to look at secondary suites and ways to regulate them to help families find housing in the wake of skyrocketing prices throughout the region.

kendra.wong@goldstreamgazette.com

WING'S RESTAURANT
EAT IN, TAKE OUT or DELIVERY
Daily Lunch & Dinner Buffet
Combination Dinners for 1 to 8
Seafood and Deluxe Dishes
Licensed Premises
Open 11 am - 10 pm daily
Free Home Delivery with min $20 order
90 Gorge Rd. West 250-385-5564



4. REPORTS

a) 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)**

MOVED BY: D. HORNER
SECONDED: N. STEWART

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

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

CARRIED.

b) 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)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Direct staff to proceed with consideration of the following variances for 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.

c) 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)**

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

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

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;

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

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **April 9, 2018**

Department: **Planning**

Application No.: **Z18-0006**

Subject: **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.**

PURPOSE

Ryan Mogensen of Ecoasis Development LLP has applied on behalf of David Clarke of Bear Mountain 83 Lands Ltd. and Bear Mountain 84 Lands Ltd. 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.

BACKGROUND

Previous Applications

In 2016, the subject property and other remaining development lands in Bear Mountain were rezoned from the CD6 to a new CD6A Zone (Z16-0002). Concurrently with this application, the Official Community Plan designation of the golf course lands was changed from Open Space to Hillside and Shoreline (OCP16-0001).

The City's Approving Officer has issued a Statement of Conditions for a 35-lot subdivision on the subject lands, and is currently considering an amendment to allow for a 39-lot subdivision (SUB17-0025).

Table 1: Site Data

Applicant	Ryan Mogensen, Ecoasis
Owner	Bear Mountain 83 and Bear Mountain 84 Lands Ltd.
Civic Address	1950 Bear Mountain Parkway and 1450 Grand Forest Close

Legal Description	**1950 Bear Mountain Parkway**: PID 009-853-081; PART SECTION 84, HIGHLAND DISTRICT, EXCEPT THAT PART IN PLANS VIP72556, VIP75509 AND VIP89370 **1450 Grand Forest Close**: PID 009-858-652; PART SECTION 83 HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP75509 VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983 AND EPP33056
Size of Property	4.68 hectares
DP Areas	Interface Fire Hazard, Steep Slopes, Habitat and Biodiversity
Zoning Designation	CD6A
OCP Designation	**1950 Bear Mountain Parkway**: Hillside or Shoreline **1450 Grand Forest Close**: Neighbourhood Centre

SITE AND SURROUNDING AREA

The Site is situated in the south of Bear Mountain, southwest of the Bear Mountain Village and the existing St. Andrew's subdivision (Cypress Mews, Pebble Place, and Cypress Gate). The development site is bounded on the west by Goldstream Park, and undeveloped land to the north, east and south. Site access is via the newly developed Bear Mountain Parkway. The site is currently undeveloped, and is comprised of steep forested slopes with mature trees.

COMMENTS

The proposed subdivision includes 39 single-family lots ranging in size from 674 m^2 to 1,100 m^2, and one estate lot of 8,400 m^2. Rezoning to the A5 designation will permit secondary suites within single-family dwellings and reduce the interior sideyard setback to 1.5 m. As part of the development, the applicant is proposing to dedicate 2.46 ha of parkland to the City, which is consistent with the Bear Mountain Open Space and Developable Land Map as presented in Appendix D. As it was the developer's choice to restrict secondary suites and increase setbacks in this area, the proposal is consistent with other areas of Bear Mountain, and the proposed subdivision is not connected to any other subdivisions in Areas 2 and 3, Council may wish to proceed with the proposed amendment.

Table 3: Proposal Data

	Permitted by CD6A - A2 and A3 (Current Zoning)	**Permitted by CD6A - A5**
Secondary Suites	No secondary suites permitted	Secondary suites within a single-family dwelling
*Interior Side Yard Setback****	2.4 m	1.5 m

* On residential lots greater than 550 m^2 and less than 2024 m^2

FINANCIAL IMPLICATIONS

Amenity contributions and Development Cost Charges have been designated through Bylaw No. 1623 (Rezoning application Z16-0002).

OPTIONS

Option 1

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

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

OR Option 2

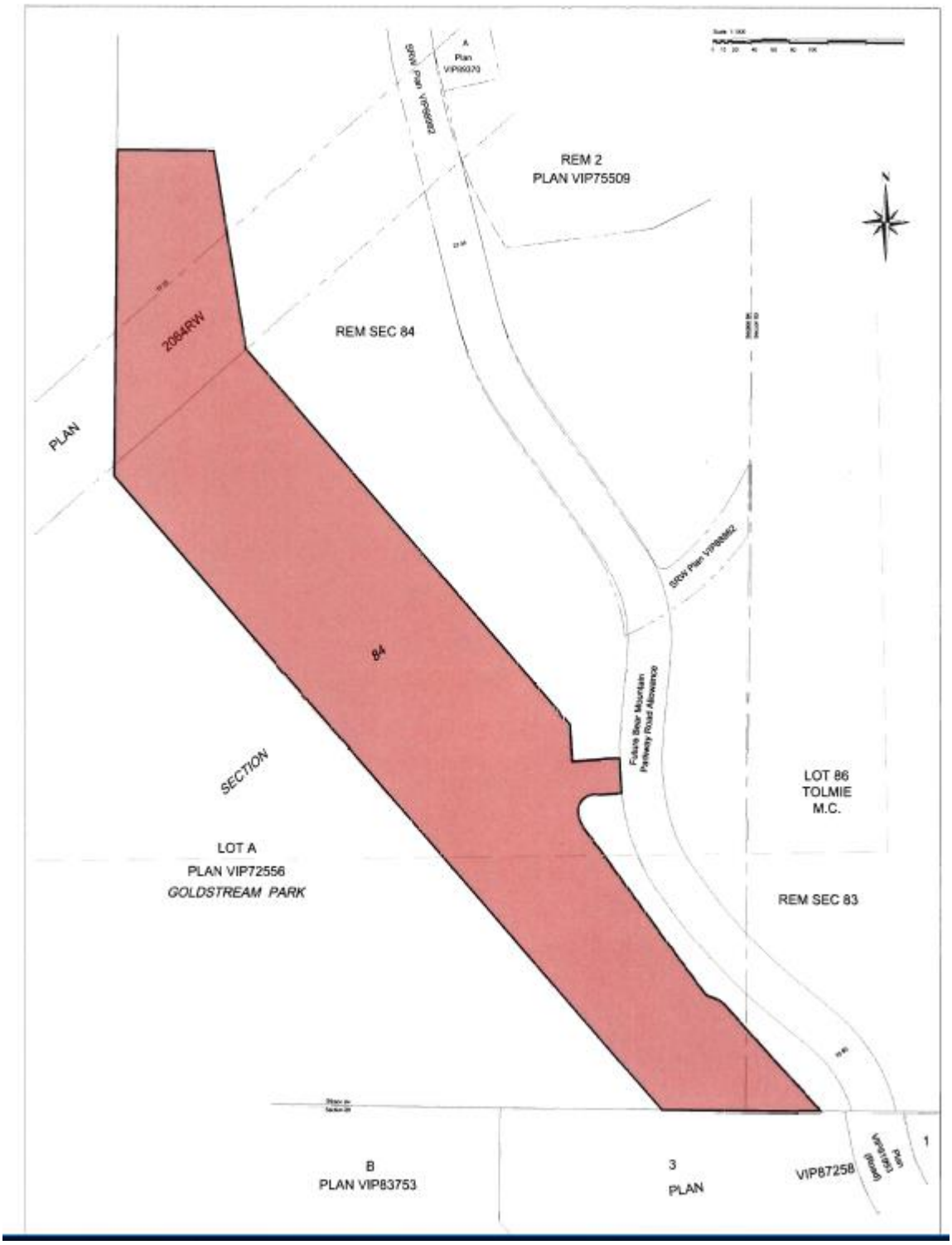
1. Take no action at this time with respect to Bylaw No. 1768.

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

:ds

Appendix A

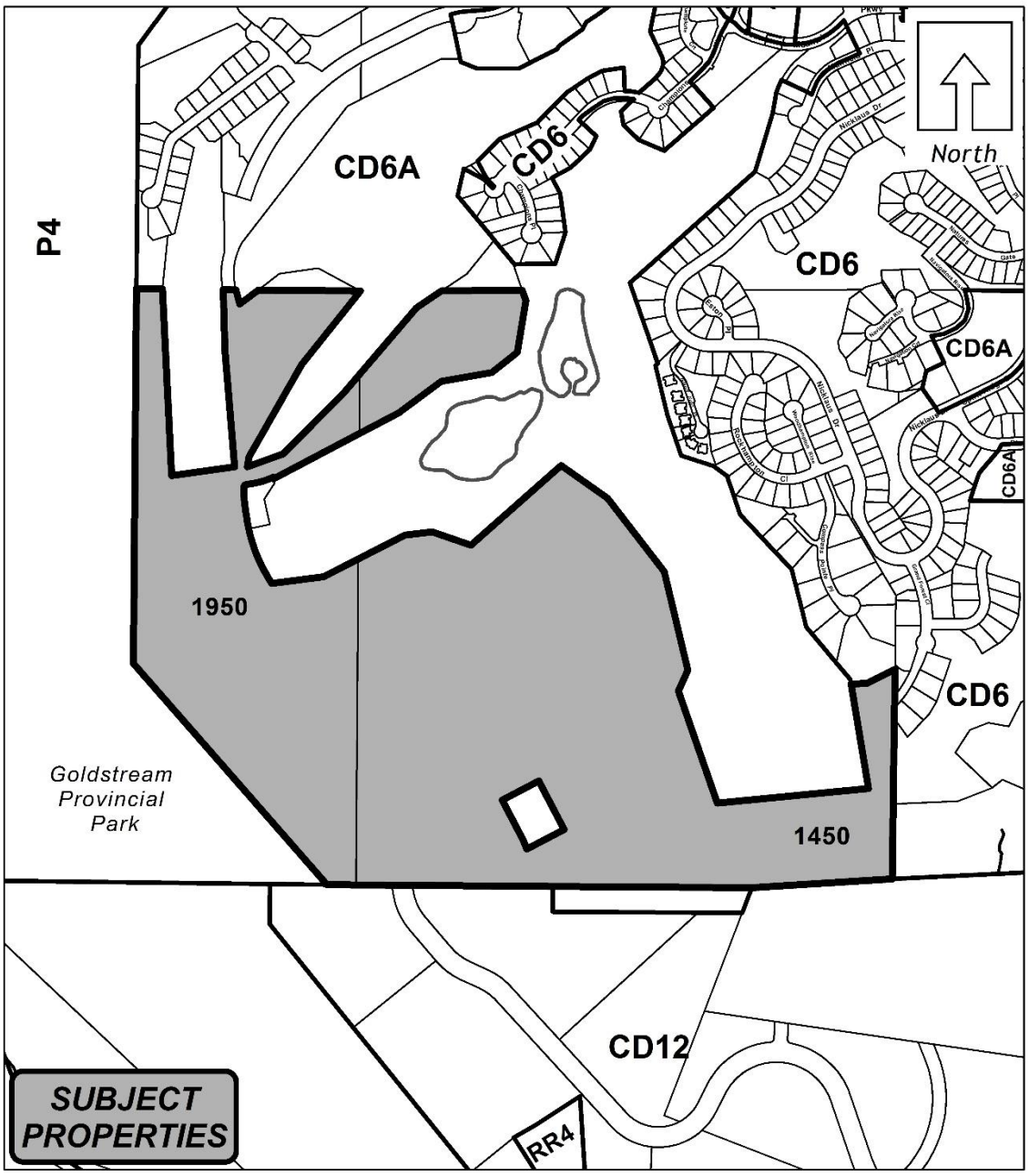
SITE PLAN



Appendix B

SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z18-0006)
1450 Grand Forest Cl & 1950 Bear Mountain Pkwy



Document Name: Z18-0006_Site_Map

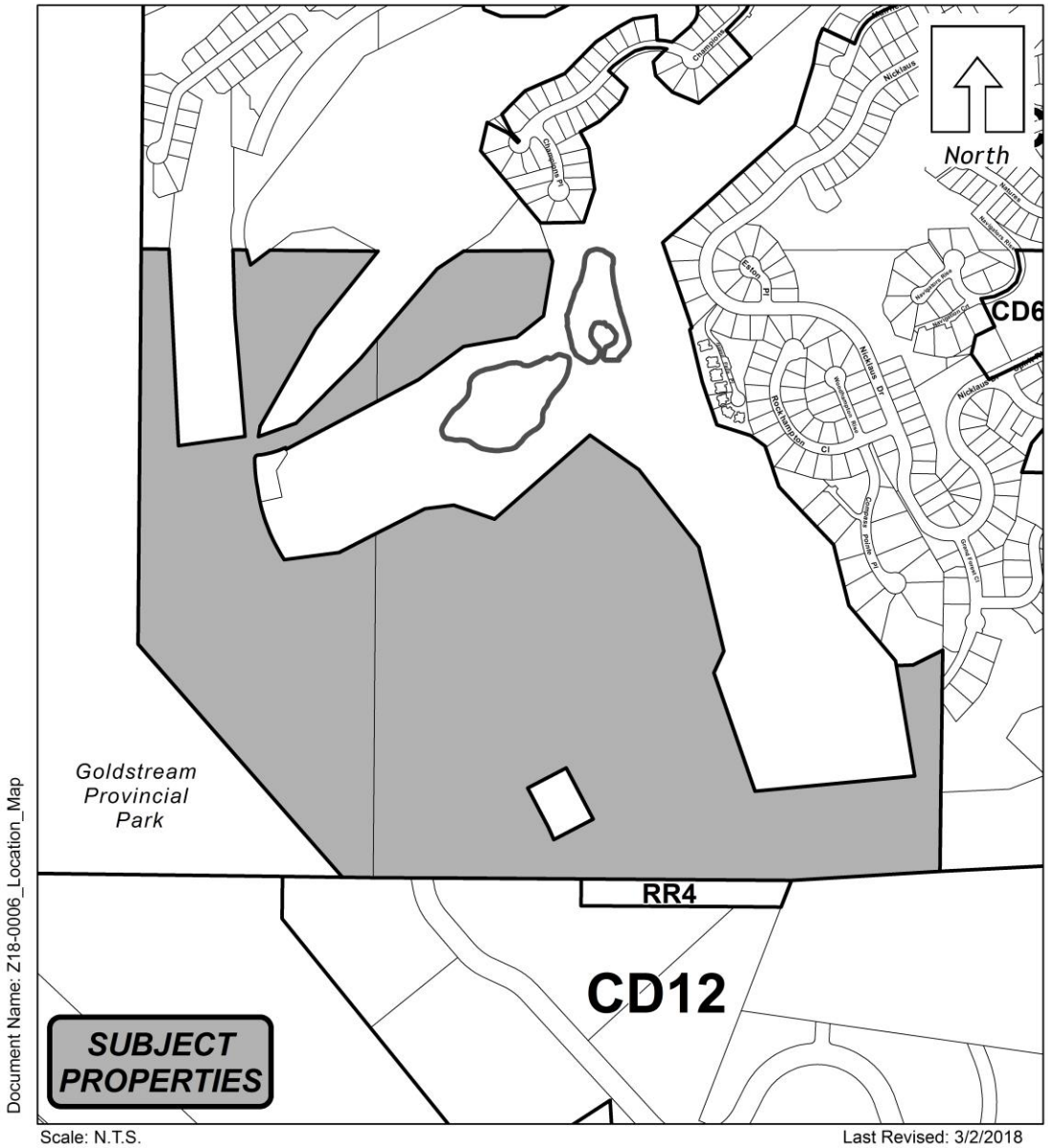
Scale: N.T.S.

Last Revised: 3/2/2018

Appendix C

LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0006)
1450 Grand Forest Cl & 1950 Bear Mountain Pkwy



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. Mahovlich, 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 of 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 realtion to a storm drain issue
- Fencing – 6 feet
- Density/Site coverage – less than the allowable 70%
- Sound deadening fence – definitely putting something idown 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

CITY OF LANGFORD

MINUTES OF THE SPECIAL MEETING OF COUNCIL

Monday, April 30th, 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, Deputy Director of Planning, L. Stohmann and Manager of Legislative Services, S. Barclay.

1. CALL TO ORDER

The Mayor called the meeting to order at 5:31 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the addition of 4b) Juan De Fuca Water Development Cost Charge Bylaw Update.

CARRIED.

3. PUBLIC PARTICIPATION

None.

4. REPORTS

a) Retail Sales of Cannabis and Cannabis Related Products
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Establish as guiding principles that the retail sale of Cannabis Products for non-medicinal use is preferred to not be located within:

a. 500 metres of any other location where the retail sale of Cannabis Products for non-medicinal use has been authorized (with the exception of Goldstream Avenue, where two locations may be considered);
b. 300 metres of any school;
c. 300 metres of any group daycare;
d. 150 metres of Centennial Park, Veterans Memorial Park, City Centre Park, Westhills YMCA, any regional or Provincial park, or Langford, Glen or Florence Lakes; and,
e. 50 metres of any land zoned R1 (One-family Residential) or R2 (One- and Two-Family Residential), except within the designated City Centre.

AND

2. That Council direct staff to issue the RFP for the Retail Sales of Cannabis and Cannabis Related Products to run from May 1st to June 1st;

AND

3. That Council direct staff to wait to see how the Province and the CRD will be regulating and enforcing issues of cannabis odour and nuisance prior to granting any temporary use permits related to Retail Sales of Cannabis and Cannabis Related Products.

CARRIED.

b) Juan De Fuca Water Development Cost Charge Bylaw Update
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Tell the JWDC to keep to the projected order of Water DCC Projects with corresponding projected dates as outlined in an acceptable version of Schedule A attached to CRD Staff report dated May 1, 2018 (Report #JWDC 2018-04).

CARRIED.

5. BYLAWS

a) BYLAW NO. 1778
"Hotel Room Tax Requisition Bylaw No. 1778."
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1778.

CARRIED.

b) BYLAW NO.'s 1780 and 1781
"City of Langford 2018-2022 Financial Plan Bylaw No. 1780, 2018."
"City of Langford Tax Rates Bylaw No. 1781, 2018."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1780 First, Second and Third Readings.

CARRIED.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1781 First, Second and Third Readings.

CARRIED.

6. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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 provision of a municipal service under Section 90 (1) (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

7. ADJOURNMENT

The Chair adjourned the meeting at 5:37 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, March 8th, 2018 in the JDF Library Meeting Room

PRESENT: Directors Ed Watson (Chair), Lanny Seaton, Ron Mattson, Allen Sturgeon, Moralea Milne, Leslie Anderson, Lilja Chong, Les Bjola, Lana LeBlanc, Roger Wade, Jenn Jakobsen, Matt Sahlstrom, Al Sturgeon

ABSENT: Directors Rob Martin

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Wade Davies, Operations Manager
Geoff Welham, Acting Manager of Recreation
Brian Merryweather, Manager of Human Resources
Chantelle Tearoe, Recorder

PUBLIC PRESENT: Mary Brooke – West Shore Voice News
Ron George

ADOPTED APRIL 19, 2018

CALL TO ORDER

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

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS STURGEON AND JAKOBSEN THAT THE AGENDA BE APPROVED WITH THE FOLLOWING:*

- ADD FACILITIES ADVISORY REVIEW AFTER 6.E)
- ADD PA SYSTEM TO NEW BUSINESS
- ADD IMPROVEMENT FOCUS OF USER GROUPS TO NEW BUSINESS

CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS MATTSON AND CHONG THAT THE MINUTES OF THE REGULAR MEETING HELD FEBRUARY 8, 2018 BE ADOPTED.*
NO ERRORS, NO OMMISIONS
CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIRS REMARKS

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

Park and Ride: The City of Colwood removed the site from the road right of way and rescinded the application for re-zoning. It will stay as a Park and Ride until they find an alternative space.

2018 Budget: Director, Les Bjola spoke at the City of Colwood Council Meeting about cooperation and staying optimistic. The City of Colwood Council did not approve the 2018 budget due to concerns regarding the use of the reserve. There have been press releases in the media recently interviewing Colwood Council and the Mayor of Langford. The Board of Directors can't solve the funding issues with the owners.

Consultant, Jonathan Hugget: Ed Watson spoke with Jonathan Huggett last week. The Consultant will review the status of the organization and its operations as well as governance issues. He will be speaking with each Mayor/CAO and most likely the Board of Directors. Jonathan will have a report within the next 6-8 weeks.

Director, Ron Mattson asked who Jonathan Huggett will report back to.

Chair, Ed Watson commented that Jonathan Huggett will report back to the owners first and then the report will come to the Board of Directors.

STANDING COMMITTEES

6. **a) Finance Committee**

Finance Committee Chair, Les Bjola commented the following:

- The Finance Committee has not met yet this year.
- Linda Barnes and Les Bjola met to discuss the 2018 budget and what it meant to have it not approved. The reserve of 2.1 million is not reserved for just capital. Out of the 2.1 million, 1.3 million is set aside to repair the JDF Arena floor. That leaves $800,000 that is not allocated to a specific area. The revenue from the front LED sign is deposited into the reserve account annually. Director, Les Bjola will provide a report on how to extract money from the Major Repairs and Maintenance from the 2016 budget to give us a 2018 budget that won't set a precedence.

Director, Roger Wade asked how much revenue is earned from the front LED sign.

Manager of Operations, Wade answered, $12,000 every 3 months.

Director, Les Bjola commented that we had a 70/30 split agreement with the last company that looked after the advertising space. We have a 50/50 split agreement with the current company, Pattison Outdoor Advertising, and we are generating more revenue.

ADOPTED APRIL 19, 2018

Director, Moralea Milne asked if the Major Repairs and Maintenance budget is ear marked for repairs.

Director, Les Bjola commented that the funds in the Major Repairs and Maintenance budget are not set aside for repairs. Manager of Operations, Wade Davies put together a 25 year matrix that itemized the maintenance needed to the various areas of the facility in order to keep the structures updated. When a repair is needed, Manager of Operations, Wade Davies puts the budget request for the item in for the year it needs maintenance.

Director, Moralea Milne commented that it is good to keep a healthy reserve in there.

Director, Les Bjola commented that the funds are not restrictive.

Manager of Operations, Wade Davies commented that the auditors request that we have a Major Repairs and Maintenance Budget.

Chair, Ed Watson commented the proposal regarding using the 2016 budget for 2018 is that if there is a deficit, the shortfall would come from the reserve.

b) Strategic Planning Committee
Chair of the Strategic Planning Committee, Ed Watson highlighted the following:

- The Strategic Planning Committee is taking a hiatus due to the Consultant's report and the start of the Facilities Review Committee.

c) Policy
Acting Administrator, Sandy Clarke commented the following:

- The Policy Committee will meet next week to discuss updates to the Board Policy Manual.

d) Environment

N/A

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

- 64 people attended the Open House on March 6th, 2018.
- Two concept drawings by New Line Skateparks Inc. were presented.
- 50% of the attendees were youth.
- 36 forms were filled out with comments.
- Until March 14th, 2018, the general public can submit comments using survey monkey.
- A 3D concept drawing will be presented mid-April.

Acting Manager of Recreation, Geoff Welham commented that there was lots of excitement in the room. The attendees ranged from experienced adults to lots of kids. The consultants did a fantastic job.

ADOPTED APRIL 19, 2018

Director, Lana LeBlanc, commented that it was a positive evening. Parents were seen dropping off young kids who attended the meeting. The points made by the public represented a variety of skaters that included older adults, younger adults, and young kids. Surveys are available to the public through the Westshore Skatepark Coalition.

Director, Al Hood commented that there were a lot of stereotypes that attended the meeting ranging from young kids to 60 year olds. The energy in the room was amazing. There was huge interest which I haven't seen at a meeting in a long time.

Director, Lilja Chong commented that the discussion was uplifting. There were a variety of styles represented at the meeting including old school skaters and younger kids. It was suggested that we give the kids what they want as they will be skating into the future. There were skaters who travel and compare pieces from parks they have been to. The common intent was to make this skatepark a destination place. There was a good in depth discussion around designing the park for just skaters or designing it for a variety of users.

f) Facilities Review Committee
Chair of the Facilities Review Committee, Moralea Milne, commented on the following:

- First Facilities Review Committee meeting was held prior to the board meeting today. The focus of the discussion was to determine the terms of reference in relation to regional programs and facilities while keeping our public mandate in mind. Areas we are looking at are the cost effectiveness of our programs, the framework, trends, and updating the Perc report. Looking at what people want, what are our costs, is the facility sustainable and does it serve all of the West Shore. Local council members have been asked to supply the committee with the current facilities for each municipality and what they are planning to build in the near future.

MOVED/SECONDED *BY SEATON AND MATTSON THAT THE REPORTS BE APPROVED AS PRESENTED.*
CARRIED

OLD BUSINESS

7. N/A

NEW BUSINESS

8. **a) PA System**
Director, Al Hood commented on the following:

- Do we have a portable PA system that can be used for future meetings? It can be hard to hear points that are made. What can we do make the comments made during board meetings more audible?

b) User Groups
Director, Al Hood commented on the following:

ADOPTED APRIL 19, 2018

- I belong to a few user groups at WSPR and they don't feel like they are a part of the WSPR family. There are viewed as just a renter. Can we let the community know that certain user groups call WSPR their home.

Chair, Ed Watson confirmed that Director Al Hood was talking about branding the front LED sign.

Director, Al Hood answered yes, it may help the Victoria Grizzlies and Victoria Shamrocks sell tickets. Talked to the curling club about the fact that they will need to become a bigger part of the facility if the programs are to stay in operation. They responded by saying that unless they feel that they have input they will remain on the outside.

Director, Moralea Milne asked if we have advertising time with 'the Q' and can we use some of that time to do some brand advertisement focused on 'the home of the Victoria Grizzlies/Victoria Shamrocks.' Perhaps focus on the curlers as well.

Acting Administrator, Sandy Clarke commented that staff have connections with the user groups so maybe we lose sight of it and we could do a better job of letting the community know who uses the spaces.

Director, Al Hood commented that there are a large number of users in these groups.

Director, Ron Mattson commented that we could look at how the users can be more involved.

Director, Les Bjola commented that perhaps each Board Member can act as a liaison with a user group. Perhaps we also feature a 'Did you know?' advertising feature on the front LED sign showcasing our user groups.

Director, Lilja Chong asked if WSPR has an Instagram account.
Acting Manager of Recreation, Geoff Welham answered that we are working on it.

Director, Lilja Chong commented that user groups often tag WSPR on Instagram but it doesn't lead to anywhere because WSPR doesn't have an account. A lot of younger people use Instagram to check out spaces they are considering using.

Director, Jenn Jakobsen commented that WSPR is a blended family of recreation centres. The average person in View Royal doesn't know that WSPR is their municipal recreation centre. WSPR does a good job of providing stats in the annual report. May be beneficial to put the stats in front of the community.

FOR INFORMATION

9. **a) Human Resources Report**

Manager of Human Resources, Brian Merryweather commented on the following:

N/A

ADOPTED APRIL 19, 2018

FOR INFORMATION ONLY

FOR INFORMATION

b) Administrator's Report

Sandy Clarke, Acting Administrator reported the following highlights:

- In 2018 progress in the growth of our pass sales is being seen.
- The BC Government gave WSPR a $1000 grant to provide free activities on Family Day. The free swim had 250 admissions, the free skate had 185 admissions with 145 skate rentals and the arts literacy station had 13 families participate.
- Interviewed on the All Points West CBC radio show and described our programs and services. Focused on the licensed care programs that involve picking children up from 12 schools, which no other recreation centre provides.
- The Westshore Wolves and Victoria Grizzlies are both in playoffs currently and there are lots of tradeshows planned for the near future.

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

FOR INFORMATION ONLY

Director, Moralea Milne commented that she often provides a copy of the Administrator's report to council members for their information.

IN CAMERA

10. ***MOVED/SECONDED*** *BY DIRECTORS HOOD AND SEATON THAT THE MEETING MOVE IN CAMERA.*

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND LEBLANC THAT THE MEETING BE ADJOURNED AT 8:16PM.*
CARRIED

ADOPTED APRIL 19, 2018

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0017 – 2895 West Shore Pkwy

That Development Variance Permit No. DVP17-0017 be issued by the Council for the City of Langford to David Turenne has applied on behalf of Mainroad South Island Properties to reduce the front lot line setback from 7.5m to 5.2m at 2895 West Shore Parkway subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached to the Planning, Zoning and Affordable Housing Report dated 9 April 2018 (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 6.90.05(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.

3. Conditions

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

a) The site shall be developed in accordance with the site plan attached to the Planning, Zoning and Affordable Housing Report dated 9 April 2018 (Appendix A).

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 7 May 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0017
Applicant	David Turenne, Mainroad South Island Properties
Location	2895 West Shore Pkwy
Proposal	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.
Purpose	To permit a reduction to the front lot line setback from 7.5m to 5.2m at 2895 West Shore Parkway.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 2 May 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 May 2018 during the Public Participation Section at the beginning of the meeting.

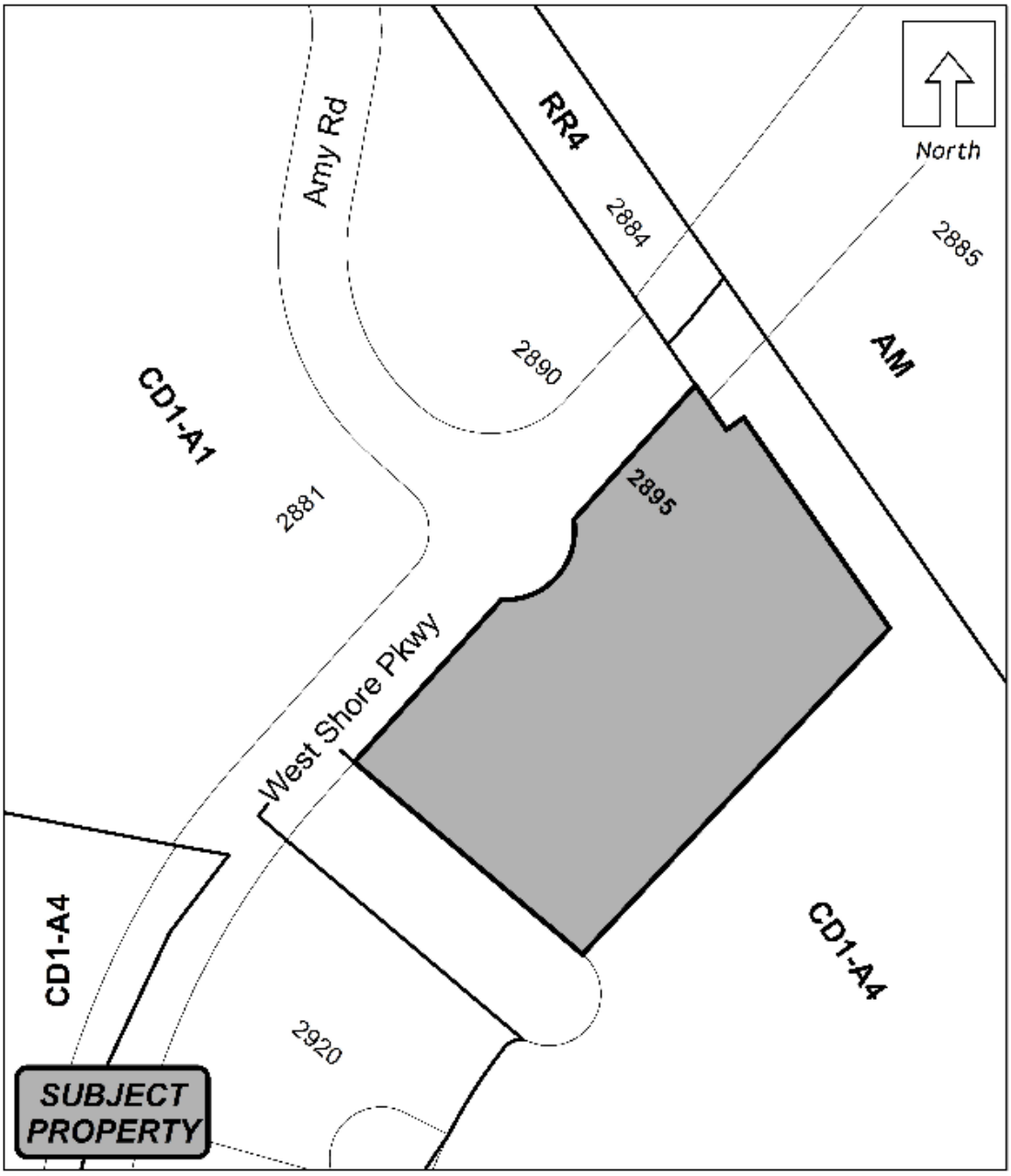
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0017)

2895 West Shore Pkwy



Document Name: DVP17-0017_Site_Map

Scale: N.T.S.

Last Revised: 6/20/2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP18-0003 – 683 Goldie Ave

That Development Variance Permit No. DVP18-0003 be issued by the Council for the City of Langford to Danny Carrier, J.E. Anderson & Associates on behalf of Raymond Miller to reduce the required lot width from 16 metres to 9.5 metres, a variance request of 6.5 metres, at 683 Goldie Avenue to facilitate subdivision subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with plan attached to the Planning, Zoning and Affordable Housing Committee report dated 9 April 2018 as Appendix A.

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

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

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 7 May 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP18-0003
Applicant	Danny Carrier, J. E. Anderson & Associates
Location	683 Goldie Ave
Proposal	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.
Purpose	To reduce the required lot width from 16 metres to 9.5 metres, a variance request of 6.5 metres, at 683 Goldie Avenue to facilitate subdivision.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 2 May 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 May 2018 during the Public Participation Section at the beginning of the meeting.

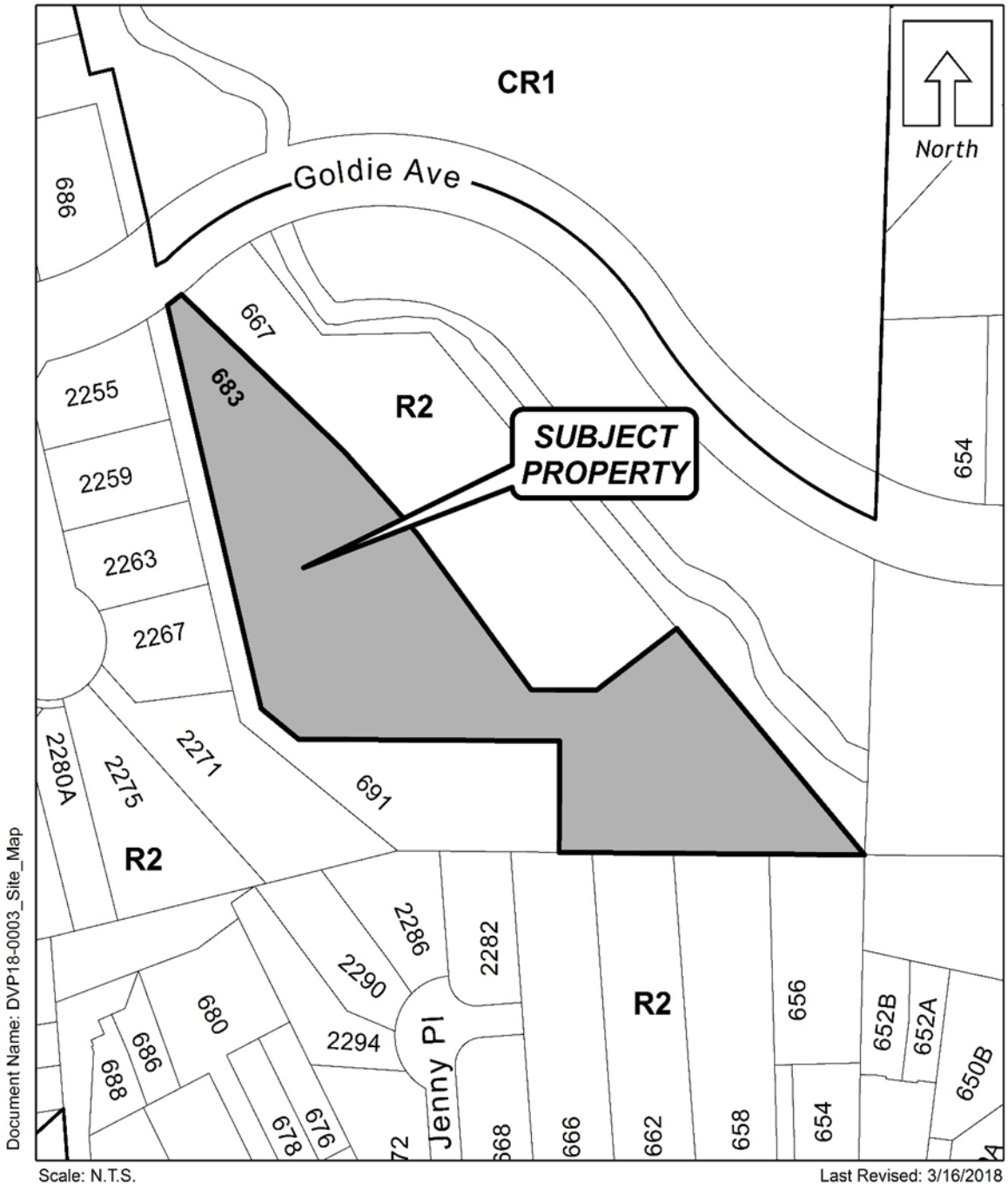
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact the Planning Department with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP18-0003)

683 Goldie Ave



CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, April 23rd, 2018

1. **Application to Allow for Building Material Storage and a Lay Down Yard at 767 Meaford Avenue**
   - Staff Report (Planning)

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

1. Not proceed with this Temporary Use Permit until the applicant has addressed the issues of trespass onto the property at 771 Meaford Avenue, and when this has been addressed that this application be reviewed again by the Planning and Zoning Committee.

CARRIED.

2. **Bylaw No. 1773 - Application to Amend the Text of the RM7A (Medium Density Apartment A) Zone to Allow a Group Daycare at 616 Goldstream Avenue**
   - Staff Report (Planning)

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

1. Give First Reading to Bylaw No. 1773 to permit a group daycare on the property legally described as Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Avenue), in accordance with Subsection 3.26.02 and subject to the following terms and conditions:

   a. That a construction management parking plan be in place and verified prior to Building Permit issuance;
   b. That a construction fire safety plan be in place and verified prior to Building Permit issuance; and
   c. That on-site access and turning radii be confirmed for fire truck manoeuvring prior to Development Permit issuance.

2. Waive the $10.75 per m2 ($1.00 per ft2) amenity contribution for the proposed daycare at 616 Goldstream Avenue.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	**May 7, 2018**
Department:	**Land Development**
Application No.:	**SUB18-0020**
Subject:	**Strata Title Conversion of Apartment Rental Building at 703 Massie Drive**

Background

Harold Skadberg, of Pacific Coast Land Company Ltd., has applied to strata title his existing apartment building at 703 Massie which consists of 10 residential rental units that were constructed in 2013. The property is legally described as PID No. 000-815-748, Lot 11, Section 72, Esquimalt District, Plan 17235, Except Part In Plan VIP67414.

Location Plan:



Commentary
Council is the approving authority for the strata title conversion of previously occupied buildings as specified in s.242 of the *Strata Property Act*. As written in the Act when approving a strata title conversion the approving authority should follow the applicable requirements below:

(5) The approving authority must not approve the strata plan unless the building substantially complies with the following:

(a) the applicable bylaws of the municipality or regional district;

(b) applicable Nisga'a Government laws;

(b.1) the applicable laws of the treaty first nation;

(c) the building regulations within the meaning of the Building Act*, except, in relation to a treaty first nation that has entered into an agreement described in section 6 of that Act, to the extent that the agreement enables the treaty first nation to establish standards that are different from those established by the building regulations.*

(6) In making its decision, the approving authority must consider

(a) the priority of rental accommodation over privately owned housing in the area,

(b) any proposals for the relocation of persons occupying a residential building,

(c) the life expectancy of the building,

(d) projected major increases in maintenance costs due to the condition of the building, and

(e) any other matters that, in its opinion, are relevant.

Since this building was constructed there have been 800 additional rental units built in Langford and an additional 600 rental units in various stage of construction or development approval. Any relocation of persons occupying the residential units is required to be done in compliance with the *Residential Tenancy Act*.

City staff have confirmed that this property complies with all Langford Bylaws and received a report from a professional architect certifying that the building substantially complies with the current building code. This building is approximately five years old so the life expectancy would be relatively similar to that of a new building.

Financial Implications
All costs of the Strata Title Conversion will be borne by the applicant.

Legal Implications
There are no known legal implications for the City with this proposal.

Options

1. Endorse the legal plan to create the strata plan at 703 Massie Drive, PID No. 000-815-748, Lot 11, Section 72, Esquimalt District, Plan 17235, Except Part in Plan VIP67414;

Or

2. Take no action at this time with respect to the strata title conversion at 703 Massie Drive, PID No. 000-815-748, Lot 11, Section 72, Esquimalt District, Plan 17235, Except Part in Plan VIP67414.

Respectfully submitted,

Submitted by:	Daryl Minifie, AScT, Senior Land Development Technologist
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Jerry Worobec, R.B.O Chief Building Inspector
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Darren Kiedyk, Chief Administrative Officer

DM:dm

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **May 7th, 2018**

Department: **Planning**

Application No.: **DVP18-0002**

Subject: **Application for Development Variance Permit to allow a permanent pool 0.5m from the side and rear lot line at 2214 Navigator Rise**

PURPOSE

Harold Skadberg (Skadberg Construction) has applied on behalf of Jan & Beverly Gulbrandsen for a development variance permit to reduce the required side and rear yard setback for a permanent swimming pool from 3 metres to 0.5 metres at 2214 Navigators Rise.

BACKGROUND

PREVIOUS APPLICATIONS

As 2214 Navigators Rise is part of Bear Mountain, there have been multiple previous development permit applications during subdivision and development phases of the parent property. These applications have addressed concerns related to development permit areas for Fire Hazard, Habitat & Biodiversity, and Steep Slopes. Specifically DP11-0052 for dealt with the subdivision (stage 13) resulting in creation of the subject property.

Table 1: Site Data

Applicant	Harold Skadberg (Skadberg Construction)
Owner	Jan & Beverly Gulbrandsen
Civic Address	2214 Navigators Rise
Legal Description	Lot 7 Section 83 Highland District Plan EPP18069 PID:028-878-213
Size of Property	1400m^2
DP Areas	Fire Hazard; Habitat & Biodiversity; Steep Slopes
Zoning Designation	Comprehensive Development 6 – Bear Mountain (CD6) Zone
OCP Designation	Village Centre; Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is located at the western end of Navigators Rise at the edge of the cul-de-sac bulb. Lots within the Navigators Rise area of Bear Mountain are larger in size (approximately 1000+ m^2) and at the crest of a ridge (elevation of 300m+). The large (1400m^2) subject property drops off to the rear, so the pool is elevated in comparison to the adjacent open space owned by the City of Langford.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	Comprehensive Development 6 – Bear Mountain (CD6) Zone	Open space
East	Comprehensive Development 6 – Bear Mountain (CD6) Zone	Single family dwellings
South	Comprehensive Development 6 – Bear Mountain (CD6) Zone	Single family dwellings
West	Comprehensive Development 6 – Bear Mountain (CD6) Zone	Open space Single family dwellings

COMMENTS

DEVELOPMENT PROPOSAL

The applicant intends to construct a pool 0.5 metres from the rear and side lot lines. The proposed pool location is in a flat potion at the rear of the subject property. The proposed pool will not be visible from the road as it visually blocked by the single family dwelling and tucked behind the detached garage.

The applicant has confirmed pool construction does not require any blasting or rock removal, and will not result in the removal of any trees.

There is registered covenant (CA2758848) which states approval from the Administrator (Ecoasis) is required. Attached as Appendix D is a copy of the email of approval from Bob Flitton on behalf of Ecosais.

Council may wish to direct staff to implement a future omnibus to remove Section 3.17.01 of bylaw 300 concerning setbacks for swimming pools and place swimming pools in the same category as all other accessory structures.

Table 3: Proposal Data

	Permitted by Bylaw 300	**Proposed by DVP Application**
Side & Rear Yard Setback	3 metres	0.5 metres

OPTIONS

Option 1

That Council:

1. Direct staff to proceed with consideration of the following variances for 2214 Navigator Rise:

    a) That Section 3.17.01 of Zoning Bylaw No. 300 be varied to reduce the setback from a permanent swimming pool to a side or rear lot line from the required 3 metres to 0.5 metres.

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;
    ii) That fencing is installed in accordance with Building Bylaw No. 1160;

OR Option 2

Direct staff to proceed with consideration of the following variances for 2214 Navigator Rise:

    a) That Section 3.17.01 of Zoning Bylaw No. 300 be varied to reduce the setback from a permanent swimming pool to a side or rear lot line from the required 3 metres to 0.5 metres.

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;
    ii) That fencing is installed in accordance with Building Bylaw No. 1160;

AND

    b) Direct staff to implement a future omnibus to remove Section 3.17.01 of bylaw 300 concerning setbacks for swimming pools and place swimming pools in the same category as all other accessory structures.

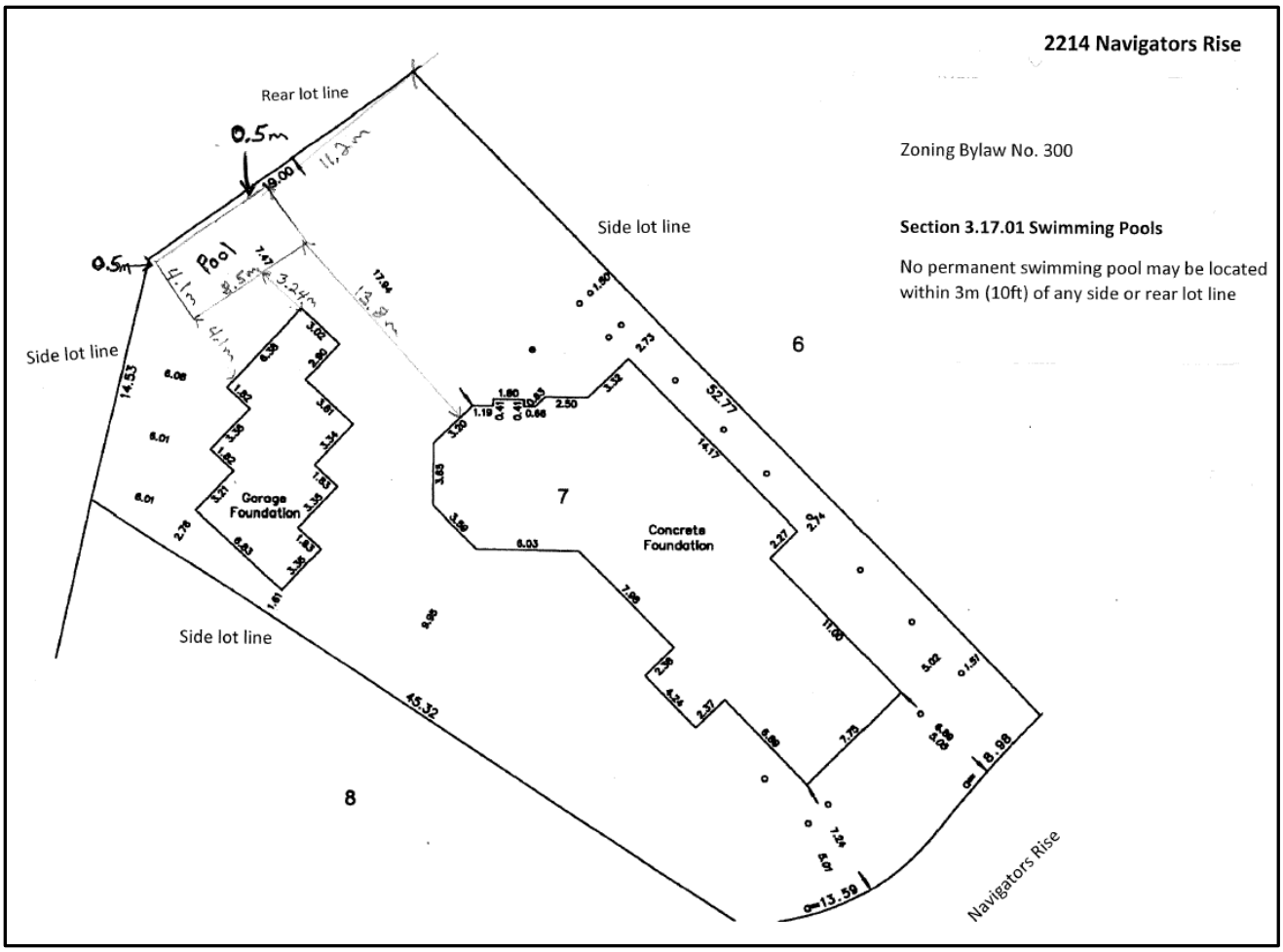
OR Option 3

2. Reject this application for development variance permit.

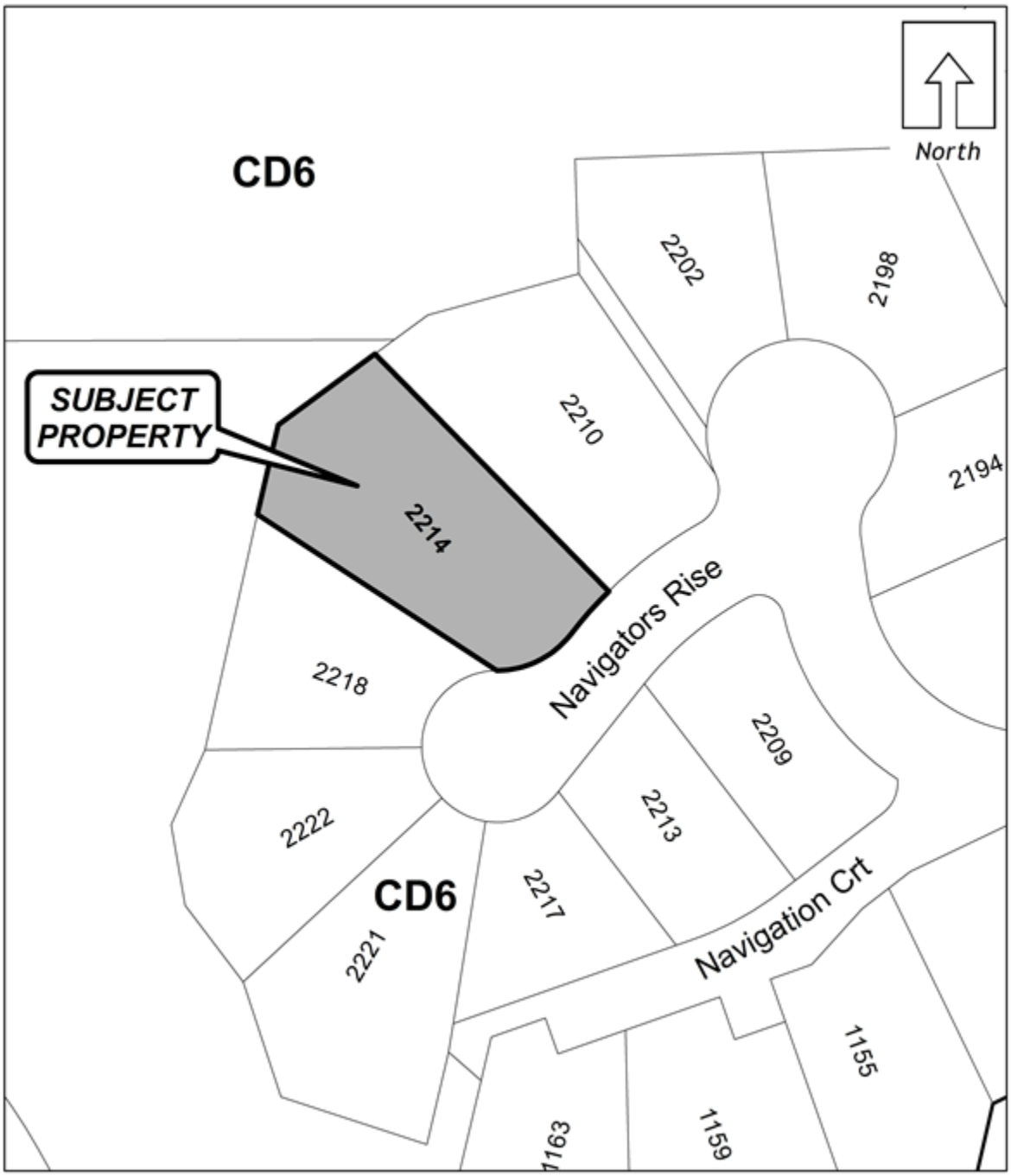
Submitted by:	David Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:jc

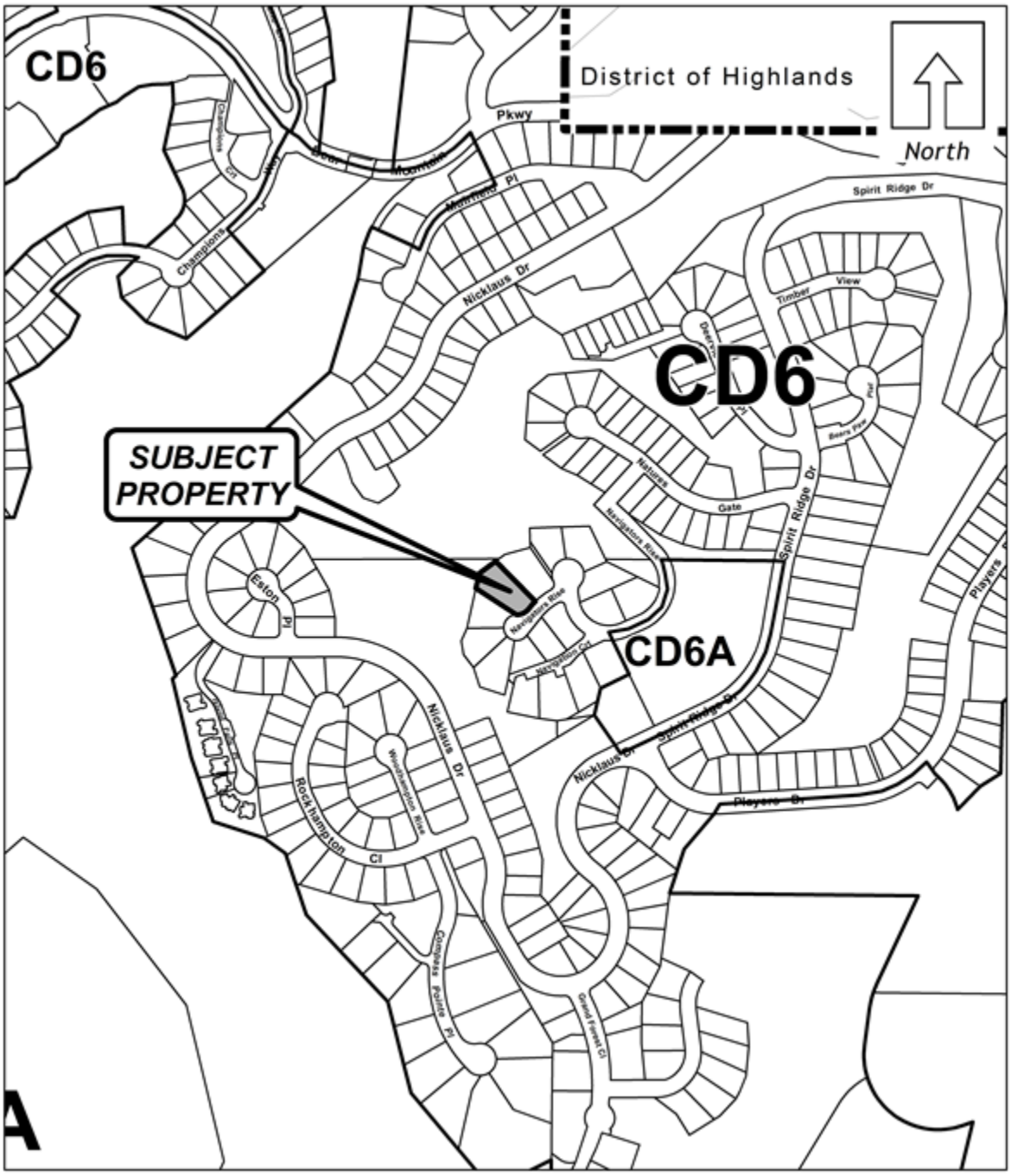
Appendix A – Site Plan


2214 Navigators Rise
Zoning Bylaw No. 300
Section 3.17.01 Swimming Pools
No permanent swimming pool may be located within 3m (10ft) of any side or rear lot line
Rear lot line
0.5m
Pool
Side lot line
Side lot line
Side lot line
Garage Foundation
Concrete Foundation
6
7
8
Navigators Rise

Appendix B – Site Map



Appendix C – Location Map



Appendix D - Letter of Approval from Administrator

From: Bob Flitton [mailto:bflitton@ecoasis.com]
Sent: Saturday, April 14, 2018 1:02 PM
To: Langford Planning General Mailbox <planning@cityoflangford.ca>
Cc: skadberg@shaw.ca; gulbrandsen@islandnet.com
Subject: Variance for Swimming Pool 2214 Navigator Rise

City of Langford Planning Department
Attention or Jill Collinson or David Sametz, Planning and Subdivision Technicians

Please be advised that I approve a setback variance to reduce the rear yard setback, to accommodate a swimming pool and appurtenances, to 0.5 metres. This approval is granted on the understanding of advice from the applicant that there will be no offsite visual implications or encroachments.

Island Pacific Inspection Services Ltd.
Per Bob Flitton
CD-6 Compliance Administrator, Bear Mountain
250-361-7125

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: May 7, 2018

Department: **Finance**

Subject: 2017 Consolidated Financial Statements

Commentary

Attached are the 2017 Draft Consolidated Financial Statements prepared by city staff in compliance with legislation, and in accordance with Canadian Public Sector Accounting Standards for local governments as recommended by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. The financial statements have been audited by KPMG LLP.

Before the auditor's report can be issued and the financial statements finalized, approval of the statements by Council is required.

Recommendation

That council:

Approve the 2017 Draft Consolidated Financial Statements.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:aks

2017 CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2017

DRAFT

City of Langford, British Columbia, Canada

City of Langford

www.cityoflangford.ca

Mayor:	Stewart Young
Councillors:	Denise Blackwell Matt Sahlstrom Lanny Seaton Winnie Sifert Lillian Szpak Roger Wade
Chief Administrative Officer:	Darren Kiedyk, CPA, CGA
Director of Finance:	Michael Dillabaugh, CPA, CA
City Engineer:	Michelle Mahovlich, M.Eng., P.Geo., P.Eng.
City Planner:	Matthew Baldwin, MCIP, RPP
Fire Chief:	Christopher Aubrey
Auditors:	KPMG
Solicitors:	Young Anderson
Bankers:	Bank of Montreal
Police:	RCMP - West Shore

DRAFT

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2017

Financial Statements

Management's Responsibility for the Consolidated Financial Statements	1
Independent Auditors' Report	2
Consolidated Statement of Financial Position	3
Consolidated Statement of Operations	4
Consolidated Statement of Change in Net Debt	5
Consolidated Statement of Cash Flows	6
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Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

DRAFT

The Administration and Finance Committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.

Chief Administrative Officer *Director of Finance*

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2017, with comparative information for 2016

	2017	2016
Financial assets:		
Cash and cash equivalents (note 2)	$ 30,104,181	$ 18,384,331
Property taxes receivable	1,776,488	1,865,244
Accounts receivable	15,419,279	14,483,545
Other assets	457,858	357,073
	47,757,806	35,090,193
Financial liabilities:		
Accounts payable and accrued liabilities	14,130,138	7,071,128
Prepaid property taxes and licences	869,584	789,171
Deferred revenue (note 3)	15,137,871	12,221,202
Refundable deposits	11,994,649	8,246,229
Debt (note 4):		
Short-term	19,576,700	20,610,000
Long-term	6,242,000	5,630,800
	67,950,942	54,568,530
Net debt	(20,193,136)	(19,478,337)
Non-financial assets:		
Tangible capital assets (note 5)	420,864,088	377,097,407
Sewer franchise agreement (note 6)	27,756,706	21,819,791
Land held for resale	-	1,854,499
Prepaid expenses	825,010	526,094
	449,445,804	401,297,791
Accumulated surplus (note 7)	**$ 429,252,668**	**$ 381,819,454**

Commitments and contingencies (note 11)

The accompanying notes are an integral part of these consolidated financial statements.

Director of Finance

DRAFT

CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2017, with comparative information for 2016

	Financial Plan (note 12)	2017	2016
Revenue:			
Taxation, net (note 8)	$ 28,297,300	$ 28,355,032	$ 26,807,311
Development cost charges	3,923,167	940,607	2,281,856
Sewer capital recovery fees	-	6,578,787	5,587,102
Utility charges	5,000	5,000	5,000
Other	4,842,821	5,365,708	5,409,116
Licences and permits	2,739,800	3,796,031	3,288,777
Penalties and interest	388,200	411,905	461,973
Government transfers (note 9)	15,582,534	11,576,670	11,510,428
Commercial leasing	3,113,500	3,450,797	3,028,023
Casino	1,300,000	1,297,414	1,292,015
Investment earnings	152,000	306,682	222,110
Developer and property owner contributions	15,616,199	38,637,333	27,377,577
Total revenue	75,960,521	100,721,966	87,271,288
Expenses:			
General government services:			
Legislative	471,500	425,089	324,830
Administrative	2,391,900	3,218,745	2,909,069
Other	1,954,800	1,692,367	1,763,932
	4,818,200	5,336,201	4,997,831
Protective services:			
Police and bylaw enforcement	8,575,600	8,586,455	7,512,319
Fire protection and emergency response	3,088,100	3,460,384	3,333,487
Building inspection and other	716,400	729,321	704,798
	12,380,100	12,776,160	11,550,604
Engineering and public works:			
Common services	1,002,000	1,015,649	920,642
Land development services	464,200	647,033	626,358
Roads, streets and storm drainage	6,620,300	15,454,331	13,386,560
	8,086,500	17,117,013	14,933,560
Community services:			
Environmental and development services	888,200	1,046,342	795,931
Recreation and cultural services	7,621,400	10,486,901	8,404,628
West Shore Parks and Recreation Society (note 13)	5,797,213	5,884,263	5,659,153
	14,306,813	17,417,506	14,859,712
Utility and enterprise services:			
Sewer infrastructure	-	641,872	626,241
Total expenses	39,591,613	53,288,752	46,967,948
Annual surplus	36,368,908	47,433,214	40,303,340
Accumulated surplus, beginning of year	381,819,454	381,819,454	341,516,114
Accumulated surplus, end of year	$ 418,188,362	$ 429,252,668	$ 381,819,454

The accompanying notes are an integral part of these consolidated financial statements.

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CITY OF LANGFORD

Consolidated Statement of Changes in Net Debt

Year ended December 31, 2017, with comparative information for 2016

	Financial Plan (note 12)	2017	2016
Annual surplus	$ 36,368,908	$ 47,433,214	$ 40,303,340
Acquisition of tangible capital assets	(21,369,993)	(29,306,645)	(20,124,108)
Decrease (Increase) in land held for resale	-	1,854,499	3,531,715
Amortization of tangible capital assets	-	7,783,322	7,163,980
Loss on sale of tangible capital assets	-	1,418,359	134,590
Proceeds on sale of tangible capital assets	-	1,929,272	162,291
Sewer capital recovery fees	-	(6,578,787)	(5,587,102)
Developer contributions of tangible capital assets	-	(24,949,117)	(19,479,380)
Change in proportionate share of West Shore Parks & Rec Society	-	-	(275,402)
	14,998,915	(415,883)	5,829,924
Consumption of prepaid expenses	-	(298,916)	121,223
Change in net debt	14,998,915	(714,799)	5,951,147
Net debt, beginning of year	(19,478,337)	(19,478,337)	(25,429,484)
Net debt, end of year	$ (4,479,422)	$ (20,193,136)	$ (19,478,337)

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The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 47,433,214	$ 40,303,340
Items not involving cash:		
Amortization of tangible capital assets	7,783,322	7,163,980
Loss on sale of tangible capital assets	1,418,359	134,590
Developer contributions of tangible capital assets	(24,949,117)	(19,479,380)
Sewer capital recovery fees	(6,578,787)	(5,587,102)
Actuarial adjustment on debt	-	(23,347)
Change in proportionate share of West Shore Parks & Rec Society	-	(275,402)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	88,756	1,199,294
Accounts receivable	(935,734)	(8,025,998)
Other assets	(100,785)	(210,623)
Accounts payable and accrued liabilities	7,059,010	1,738,996
Prepaid property taxes and licences	80,413	124,923
Deferred revenue	2,916,669	1,654,493
Refundable deposits	3,748,420	1,401,656
Prepaid expenses	(298,916)	121,223
	37,664,824	20,240,643
Capital activities:		
Acquisition of tangible capital assets	(29,306,645)	(20,124,108)
Decrease (increase) in land held for resale	1,854,499	3,531,715
Proceeds on sale of tangible capital assets	1,929,272	162,291
	(25,522,874)	(16,430,102)
Financing activities:		
Debt proceeds	2,000,000	700,000
Debt payments	(2,422,100)	(2,686,885)
	(422,100)	(1,986,885)
Increase (decrease) in cash and cash equivalents	11,719,850	1,823,656
Cash and cash equivalents, beginning of year	18,384,331	16,560,675
Cash and cash equivalents, end of year	$ 30,104,181	$ 18,384,331
Supplemental cash flow information:		
Cash paid for interest	$ 505,352	$ 494,067
Cash received from interest	385,210	303,020

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The accompanying notes are an integral part of these consolidated financial statements.

The City of Langford (the "City") is incorporated and operates under the provisions of the British Columbia Local Government Act and the Community Charter of British Columbia.

1. **Significant accounting policies:**

The consolidated financial statements of the City are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements include the assets, liabilities, revenues and expenses of the City. The consolidated financial statements also include the City's proportionate interest in the West Shore Parks and Recreation Society ("West Shore"), an organization jointly controlled by the City. The City does not administer any trust activities on behalf of external parties.

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Revenue recognition:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

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Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

(d) Deferred revenue:

Deferred revenue includes grants, contributions and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired thereby extinguishing any liability to the City.

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred, development cost charges are recognized as revenue in amounts which equal the associated expenses.

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(g) Cash equivalents:

Cash equivalents include short-term, highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

(h) Long-term debt:

Long-term debt is recorded net of related repayments and actuarial earnings.

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land improvements	10-50
Buildings	25-70
Vehicles, machinery, equipment	5-25
Sewer and storm infrastructure	75-100
Road infrastructure	10-75

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Non-financial assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recorded as revenue at the date of receipt.

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(v) Inventory of supplies

Inventory of supplies held for consumption is recorded at the lower of cost and replacement cost.

(vi) Contaminated sites

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

1) an environmental standard exists
2) contamination exceeds the environmental standard
3) the City is directly responsible or accepts responsbility for the liability
4) future economic benefits will be given up, and
5) a reasonable estimate of the liability can be made

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities. Actual results could differ from these estimates.

2. **Cash and cash equivalents:**

	2017	2016
West Shore Parks and Recreation Society	$ 1,595,408	$ 1,571,268
Cash	11,449,226	6,813,102
Term deposits	17,059,547	9,999,961
	$ 30,104,181	$ 18,384,331

The City has an approved operating line of credit of $7,500,000.

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3. **Deferred revenue:**

Deferred revenue, reported on the consolidated statement of financial position, is comprised of the following:

	2017	2016
Development cost charges	$ 13,462,079	$ 10,803,097
Hotel room tax	984,750	846,123
Other	691,042	571,982
	$ 15,137,871	$ 12,221,202

Development cost charges:

	2017	2016
Opening balance of unspent funds	$ 10,803,097	$ 9,288,738
Add:		
Development cost charges received during the year	3,479,383	3,717,218
Interest earned	120,206	78,997
	14,402,686	13,084,953
Less amount spent on projects and recorded as revenue	(940,607)	(2,281,856)
	$ 13,462,079	$ 10,803,097

4. **Debt:**

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank due on demand which bears interest at the Bankers Acceptance Rate plus stamping fee of 60 basis points.

(b) Long-term debt:

Long-term debt from the TD Bank consists of five year floating rate term loans maturing from 2018 to 2022, with a current interest rate of 1.93%.

(c) Principal payments on long term debt and budgeted repayments on short-term debt for the next five years are as follows:

2018	$ 1,221,500
2019	535,200
2020	559,500
2021	555,100
2022	552,900

5. **Tangible capital assets:**

(a) Assets under construction:

Assets under construction have a value of $23,750,061 (2016 - $18,196,375) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

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(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is $24,949,117 (2016 - $19,827,108) comprised of land $15,450,982 (2016 - $10,256,607), land improvements $NIL (2016 - $130,086), sewer and storm infrastructure $3,695,381 (2016 - $3,453,072) and roads infrastructure $5,802,754 (2016 - $5,987,343).

(c) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2017 or 2016.

(e) West Shore Parks and Recreation Society:

The City's proportionate share of West Shore Parks and Recreation Society assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 5. Tangible Capital Assests (Continued)

	Land	Land Improvements	Buildings	Vehicles Machinery & Equipment	Sewer and Storm Infrastructure	Roads Infrastructure	Assets Under Construction	West Shore Parks & Recreation Society	2017	2016
Cost:										
Opening	$ 152,457,006	17,569,162	33,693,703	13,189,569	51,831,525	128,350,404	18,196,375	32,179,830	$ 447,467,574	$ 408,043,251
Additions	18,604,425	1,237,445	-	908,760	5,599,964	10,503,500	17,307,013	94,655	54,255,762	46,436,246
Transfers	346,301	-	-	21,414	-	11,385,612	(11,753,327)	-	-	-
Disposals	(2,418,154)	(563,036)	(100,992)	(464,640)	-	(333,407)	-	(25,072)	(3,905,301)	(7,386,432)
Change in share	-	-	-	-	-	-	-	-	-	374,509
Balance, end of year	168,989,578	18,243,571	33,592,711	13,655,103	57,431,489	149,906,109	23,750,061	32,249,413	497,818,035	447,467,574
Accumulated Amortization:										
Opening	-	5,500,093	6,477,634	6,682,456	9,578,005	33,062,642	-	9,069,337	70,370,167	63,990,114
Disposals	-	(84,466)	(19,188)	(328,743)	-	(102,223)	-	(23,050)	(557,670)	(256,793)
Amortization	-	760,446	705,583	886,186	887,365	3,294,710	-	607,160	7,141,450	6,537,739
Change in share	-	-	-	-	-	-	-	-	-	99,107
Balance, end of year	-	6,176,073	7,164,029	7,239,899	10,465,370	36,255,129	-	9,653,447	76,953,947	70,370,167
Net book value, end of year	**$ 168,989,578**	**12,067,498**	**26,428,682**	**6,415,204**	**46,966,119**	**113,650,980**	**23,750,061**	**22,595,966**	**$ 420,864,088**	**$ 377,097,407**

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6. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. The term of the agreement is 21 years, with a single 21 year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, and operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. Fees were frozen for five years ended in 2009. WSES will pay the City franchise fees that are estimated to total $11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES $833,452 (2016 - $939,042) and corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

The cost of WSES sewer infrastructure, less residual value, is amortized on a straight line basis over their estimated useful lives, 60 to 70 years.

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	$ 38,581,998	1,249,294	(415,842)	$ 39,415,450
Accumulated amortization	(6,078,640)	(641,872)	-	(6,720,512)
	32,503,358	607,422	(415,842)	32,694,938
Remaining cost to be recovered	(10,683,567)	(1,249,294)	6,994,629	(4,938,232)
	$ 21,819,791	(641,872)	6,578,787	$ 27,756,706

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7. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2017	2016
Surplus:		
Invested in tangible capital assets	$ 422,802,094	$ 372,676,398
Invested in land held for resale	-	1,854,499
Other	(7,888,920)	(4,726,408)
Total surplus	414,913,174	369,804,489
Reserves set aside by Council:		
Future operational contingencies	502,378	491,352
Future capital contingencies	175,000	-
Federal Gas Tax	1,245,229	365,004
West Shore Parks & Rec Society	1,025,356	960,018
Total reserves	2,947,963	1,816,374
Reserve funds set aside for specific purposes by Council:		
Capital works	1,392,747	2,025,354
Affordable housing	1,462,952	1,263,270
Parks and open space	2,152,130	2,229,712
Parkland improvement	2,927	2,899
General amenity	4,628,431	2,839,904
Equipment replacement	203,679	259,055
Sidewalk capital	26,274	132,538
Bear Mountain fire hall	1,299,281	1,216,156
Special police capital	175,653	182,704
Downtown parking	47,457	46,999
Total reserve funds	11,391,531	10,198,591
	$ 429,252,668	$ 381,819,454

8. Taxation:

Taxation revenue, reported on the consolidated statement of operations, is comprised of the following:

	2017	2016
General	$ 26,225,351	$ 24,690,205
Parcel tax	1,629,410	1,629,410
Revenue in lieu of taxes	95,896	90,023
Collections for other governments	27,474,664	27,034,843
1% utility taxes	404,375	397,673
	55,829,696	53,842,154
Less taxes levied for other authorities:		
Capital Regional District - General Operating	5,752,105	5,013,116
Revenue in lieu of taxes	73,602	65,413
Capital Regional Hospital District	2,356,725	2,345,170
School Authorities	16,344,816	16,481,609
BC Assessment Authority	439,453	469,542
Municipal Finance Authority	1,797	1,623
BC Transit	2,506,166	2,658,370
	27,474,664	27,034,843
	$ 28,355,032	$ 26,807,311

9. Government transfers:

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The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

	2017	2016
Operating transfers:		
Federal	$ 164,546	$ 409,326
Provincial	370,199	452,477
Other	605,637	553,612
	1,140,382	1,415,415
Capital transfers:		
Federal	6,901,023	4,976,309
Provincial	3,462,816	5,060,066
Other	72,449	58,638
	10,436,288	10,095,013
	$ 11,576,670	$ 11,510,428

During the year, the City transferred $4,282,964 of assets under construction to other governments, representing project costs incurred to design, engineer, construct and commission roads infrastructure crossing into other government jurisidictions, based on terms of the agreement between the City and Ministry of Transportation of the Province of BC. The transfer is recorded as an expense in the consolidated statement of operations.

10. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. The plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2015 indicated a $2,224 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2018 with results available later in 2019.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid $696,187 (2016 - $625,934) for employer contributions while employees contributed $609,185 (2016 - $560,228) to the Plan in fiscal 2017.

11. Commitments and contingencies:

(a) Contingent liabilities:

The CRD debt, under provisions of the Local Government Act, is a direct, joint and several liability of the CRD and each member municipality within the CRD, including the City of Langford.

The City is a shareholder and member of the Capital Region Emergency Service Telecommunications (CREST) Incorporated who provides centralized emergency communications, and related public safety information services to municipalities, regional district, the provincial and federal governments and their agencies, and emergency services organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement.

(b) Litigation liability:

From time to time, the City is subject to claims and other lawsuits that arise in the ordinary course of business, some of which may seek damages in substantial amounts. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and therefore will not materially affect the consolidated financial statements of the City.

(c) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2018 estimated cost of this contract is $6,979,100.

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The City agreed to pay $750,000 per year to be indexed by population every two years from the opening date to a maximum of $950,000 per year for a period of 25 years.

On December 20, 2017, the City entered into an agreement to purchase property at 3020 Glen Lake Rd and provided a downpayment of $30,000. The City agreed to pay $600,000 total for the purchase of the property.

As at December 31, 2017, the following major contracts were in progress:

	Total Amount of Contract	Paid or Accrued
Operaing	$ 15,443,809	$ 11,084,945
Capital	5,666,535	3,373,015

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12. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2017 operating and capital financial plans approved by Council on May 1, 2017. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

		Financial plan amount
Revenues:		
Operating	$	41,237,000
Capital		44,071,500
West Shore Parks & Rec Society		3,163,121
Less:		
Transfers from own funds		7,476,100
Proceeds on debt issue		5,035,000
Total revenue		75,960,521
Expenses:		
Operating		41,237,000
Capital		44,071,500
West Shore Parks & Rec Society		3,203,813
Less:		
Capital expenditures		44,071,500
Transfer to own funds		2,522,600
Debt principal payments		2,326,600
Total expenses		39,591,613
Annual surplus	$	36,368,908

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13. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

The Capital Regional District (the "CRD") transferred the lands and facilities comprising the Juan de Fuca Recreation Centre to the following municipal members (the "Municipalities") effective January 2, 2002; City of Langford, City of Colwood, District of Highlands, District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area). Effective January 1, 2007 the Town of View Royal became a member of the Society.

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2017, the City's share of improvements purchased by the Society on its behalf is $NIL.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2017, there was no change in the cost sharing formula.

The Municipalities have each become members in the Society, which was incorporated to provide parks, recreation and community services to the Municipalities under contract. Under terms of an Operating, Maintenance and Management Agreement, the Society is responsible to equip, maintain, manage and operate the facilities located at the recreation centre.

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2017 the City's proportion for consolidation purposes was 50.55% (2016 - 50.55%).

Condensed financial information for the Society is as follows:

		2017		2016
Financial assets	$	3,501,452	$	3,356,046
Financial liabilities		2,260,252		2,065,793
Net financial assets		1,241,200		1,290,253
Non-financial assets		976,001		996,842
Accumulated surplus	$	2,217,201	$	2,287,095
Invested in tangible capital assets	$	919,061	$	974,690
Reserve funds		2,088,460		1,970,345
Other		(790,320)		(657,940)
	$	2,217,201	$	2,287,095
Revenues	$	5,639,648	$	6,210,461
Requisition from members		4,968,939		4,968,945
		10,608,587		11,179,406
Expenses		5,709,542		5,820,785
Requisition from members		4,968,939		4,968,945
		10,678,481		10,789,730
Annual surplus (deficit)	$	(69,894)	$	389,676

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14. Segmented information:

The City is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services, Protective Services, Engineering and Public Works Services, Community Services and Utility and Enterprise Services. Service Areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

City services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

General Government Services

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing City assets; ensuring effective financial management; monitoring performance and ensuring that high quality City services standards are met.

Protective Services

The Departments within Protective Services are Police and Bylaw Enforcement; Fire Protection and Emergency Response; and Building Inspection. The mandates of these departments are to enforce laws, prevent crime, maintain peace, order and security by protecting life, property and the environment.

Engineering and Public Works

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, street lighting and trolley.

Community Services

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The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Environmental and Development Services Department is responsible for preparing land use plans, bylaws and policies for sustainable development of the City and for reviewing and approving new development. The Recreation and Cultural Services Department is responsible for providing, facilitating the development of, and maintaining high quality parks, recreation facilities and cultural services.

Utility and Enterprise Services

This Department is responsible for administering the Sewer Franchise Agreement (note 6) for the City.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. The following table provides additional financial information for the foregoing segments. Taxation and grants in lieu of taxes are apportioned to the functions based on their share of the net budgeted expenditures in the Financial Plan.

Note 14 2017 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	$ 3,576,300	$ 9,343,900	$ 5,064,632	$ 10,370,200	$ -	$ 28,355,032
Utility charges	-	-	-	-	5,000	5,000
Government transfers	202,049	757,714	8,251,535	2,365,372	-	11,576,670
Commercial leasing	41,411	139,341	-	3,270,045	-	3,450,797
Other	2,898,240	60,951	130,812	2,994,292	6,578,787	12,663,082
Licences and permits	23,540	2,278,713	742,632	751,146	-	3,796,031
Developer and property owner contributions	670,262	70,800	30,526,421	3,674,469	3,695,381	38,637,333
Development cost charges	-	-	488,859	451,748	-	940,607
Casino	139,400	-	1,158,014	-	-	1,297,414
Total Revenue	7,551,202	12,651,419	46,362,905	23,877,272	10,279,168	100,721,966
Expenses:						
Salaries, wages and employee benefits	2,654,238	3,787,928	1,797,715	3,219,514	-	11,459,395
Contracted and general services	1,065,119	7,630,291	9,916,722	9,282,595	-	27,894,727
Materials, goods, supplies and utilities	539,886	573,966	441,203	955,951	-	2,511,006
Other	783,520	337,140	854,104	1,665,538	-	3,640,302
Amortization	293,438	446,835	4,107,269	2,293,908	641,872	7,783,322
Total Expenses	5,336,201	12,776,160	17,117,013	17,417,506	641,872	53,288,752
Annual surplus (deficit)	$ 2,215,001	$ (124,741)	$ 29,245,892	$ 6,459,766	$ 9,637,296	$ 47,433,214

DRAFT

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 14 2016 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	$ 5,281,500	$ 8,564,000	$ 4,961,300	$ 8,000,511	$ -	$ 26,807,311
Utility charges	-	-	-	-	5,000	5,000
Government transfers	150,737	739,450	9,992,122	628,119	-	11,510,428
Commercial leasing	39,279	200,308	-	2,788,436	-	3,028,023
Other	2,488,542	71,388	143,124	3,390,145	5,587,102	11,680,301
Licences and permits	23,650	1,859,886	887,482	517,759	-	3,288,777
Developer and property owner contributions	588,000	97,500	23,838,860	1,449,623	1,403,594	27,377,577
Development cost charges	-	-	2,243,739	38,117	-	2,281,856
Casino	139,400	-	1,152,615	-	-	1,292,015
Total Revenue	8,711,108	11,532,532	43,219,242	16,812,710	6,995,696	87,271,288
Expenses:						
Salaries, wages and employee benefits	2,475,378	3,605,831	1,774,564	2,586,534	-	10,442,307
Contracted and general services	1,334,050	6,710,310	8,618,122	8,235,263	-	24,897,745
Materials, goods, supplies and utilities	556,889	506,815	371,711	995,937	-	2,431,352
Other	330,930	300,983	564,407	836,244	-	2,032,564
Amortization	300,584	426,665	3,604,756	2,205,734	626,241	7,163,980
Total Expenses	4,997,831	11,550,604	14,933,560	14,859,712	626,241	46,967,948
Annual surplus (deficit)	$ 3,713,277	$ (18,072)	$ 28,285,682	$ 1,952,998	$ 6,369,455	$ 40,303,340

DRAFT

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**May 7, 2018**
Department:	**Planning**
Application No.:	**Z17-0024**
Subject:	**Bylaw No. 1717 - Application to Amend the Text of "Area 2" in the CD6A (Comprehensive Development 6 – Bear Mountain) Zone to Allow for a Townhouse Development at 2500 Echo Valley Drive**

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

> *That Council direct staff to prepare a bylaw to amend the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:*
>
> *a) That the applicant provides, **prior to Public Hearing**:*
>
> *i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;*
>
> *ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer; and*
>
> *iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;*
>
> *b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 Covenant, registered in priority of all other charges on title, that agrees:*
>
> *i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;*

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

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

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

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

At their regular meeting of September 18, 2017, Council gave First Reading to Bylaw No. 1717 and added the following requirement for the Section 219 Covenant to be registered prior to Bylaw Adoption:

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

At their regular meeting of February 19, 2018, Council rescinded and re-gave First Reading to Bylaw No. 1717, with a revised maximum density of 175 dwelling units (with density bonuses) at 2500 Echo Valley Drive.

At their regular meeting of March 19, 2018, Council held a Public Hearing and gave Second and First Reading for Bylaw No. 1717.

COMMENTS

The applicant has provided an executed copy of the required Section 219 Covenant that agrees to items (b)(i) – (v) in Council's Resolution of September 5, 2017 and (vi) in First Reading of September 18, 2017, along with a signed undertaking regarding registration of the Covenant on the title of the subject property as soon as the City's signatures are provided.

OPTIONS

That Council:

1. Adopt Bylaw No. 1717; OR

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

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 1717

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

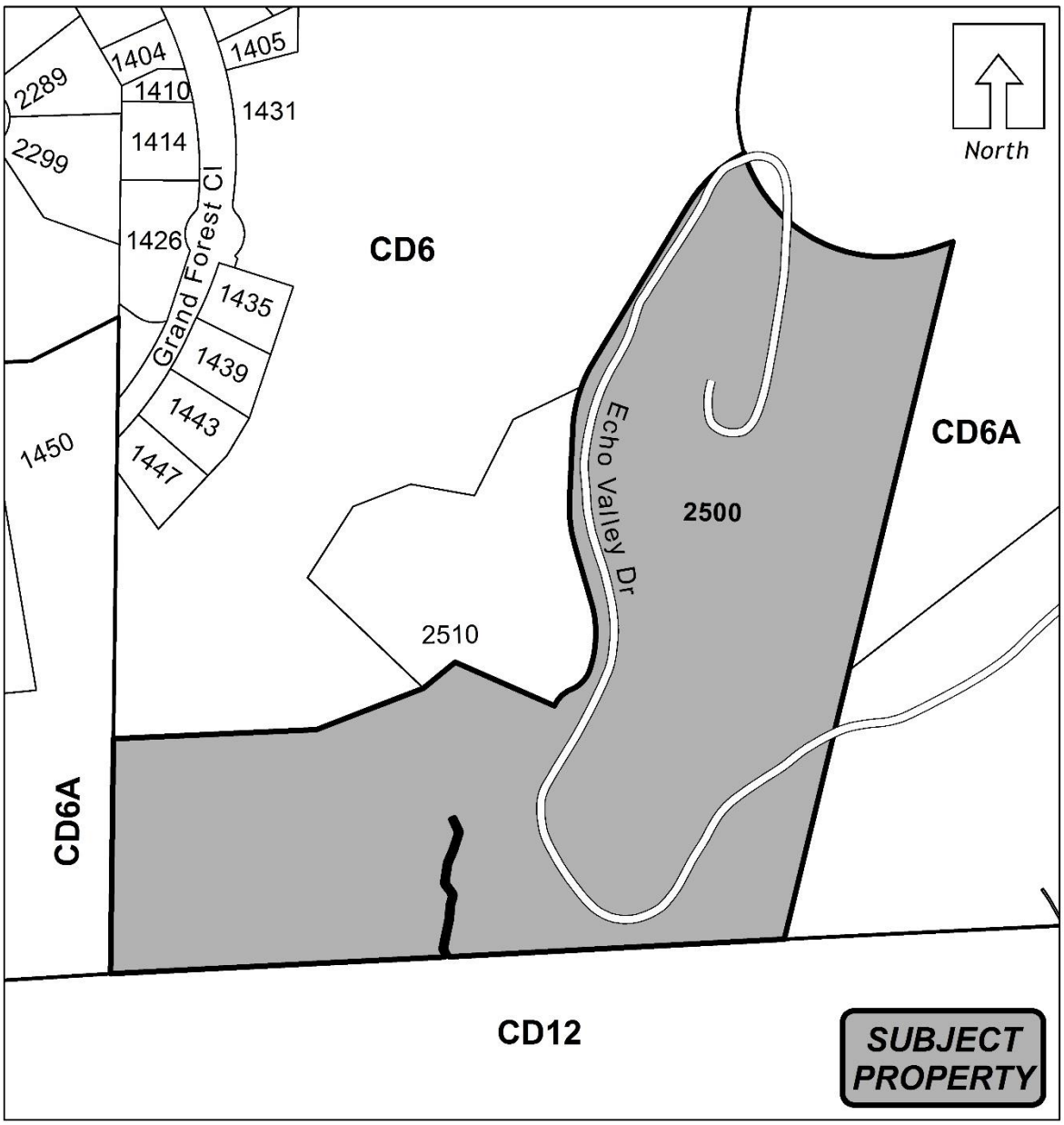
READ A THIRD TIME this 19th day of March, 2018.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**May 7, 2018**
Department:	**Planning**
Application No.:	**Z17-0044**
Subject:	**Bylaw No. 1753 - Application to amend the text within the CD1 (Goldstream Meadows Comprehensive Development) Zone.**

At their Regular Meeting of 8 January 2018, Council passed the following resolution with respect to amending the CD1 Zone:

That Council:

1. *Give First Reading to Bylaw No. 1753 as drafted, in order to amend the text within the CD1 Zone of the Zoning Bylaw No.300 to eliminate building setbacks within Area 2, as well as amend FAR regulations and amenity and affordable housing contributions within Areas 2 and 3, subject to the following terms and conditions:*

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

        i. *A technical stormwater management memo to the satisfaction of the Director of Engineering; **(COMPLETED)***

        ii. *A traffic assessment memo addressing the following items:*
            i. *Left turn lane restrictions on Landing Lane to West Shore Parkway; and*
            ii. *Whether a roundabout or a traffic signal light on West Shore Parkway at Landing Lane is necessary. **(COMPLETED)***

    b) *That, **prior to Bylaw Adoption**, the developer submits a traffic impact assessment that determines the need for a left hand turn lane into the property and a restricted left hand turn out of the property at 1256 Landing Lane, as well as identifies the anticipated traffic generation resulting from the proposed project. **(COMPLETED)***

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

i. *That the developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;*
ii. *That the developer provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;*
iii. *That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;*
iv. *That the developer will construct full frontage improvements, including, but not limited to, the installation of a sidewalk on the south side of Landing Lane, boulevard landscaping, and the installation of light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first;*
v. *That the developer agrees to implement the recommendations and findings of the traffic memo, and assumes responsibility for any costs incurred from doing so. Necessary road works shall be constructed prior to subdivision approval, or building permit issuance, whichever is first;*
vi. *That the developer agrees to register a road dedication, if necessary, in order to install a roundabout on West Shore Parkway and Landing Lane;*
vii. *That the developer acknowledges that the proximity to industrial business operators may be a nuisance to the future residents of developments within Areas 2 and 3;*
viii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer.*

COMMENTS

The applicant has provided a letter of undertaking to register a Sec. 219 covenant against the title of the subject property that agrees to items 1.c)i-viii.

Bylaw No.1753 was signed by the Minister of Transportation on March 21, 2018.

OPTIONS

That Council:

1. Adopt Bylaw No. 1753

2. Take no action at this time with respect to Bylaw No.1753;

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 1753

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

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

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

1. By deleting the current text within subsection 6.90.02(1) and replacing it with the following:

   "(1) There may not be more than three (3) residential dwellings in Area 2 – Mixed Use of the CD1 Zone nor more than 250 residential dwellings in Area 3 – Cluster Housing of the CD1 Zone."

2. By deleting the current text within subsection 6.90.02(2)(b) and replacing it with the following, and renumbering accordingly:

   (b) pays to the City $1000 per single family dwelling equivalent unit towards the Affordable Housing Reserve Fund ;

   (c) The required contribution for small lot and multi-family residential development shall be determined using the following contribution table (as a contribution per single family equivalent/SFE) and the following multiplier:

Housing Type	*Single Family Equivalent*
½ Duplex	*0.66*
Small Lot Detached	*0.66*
Multi-Family (Townhouses, Attached Housing, Apartment)	*0.61*

   (d) Provides the following contributions to the City's General Amenity Reserve Fund, until a total of $1 000 000 has been provided:

      (i) Prior to the first dwelling unit in excess of three to be authorized in Area 2, $100 000; and

      (ii) Upon subsequent authorization of every 50th dwelling unit in Area 2, $100 000;

   (e) That the developer agrees to construct the following park improvements, in consultation with and to the satisfaction of the Manager of Parks and the Director of Engineering, prior building permit issuance of the third dwelling, and that these improvements may be offset with contributions required as per subsection 6.90.02(d) provided that such contributions are not also eligible for development cost charge credits:

      (ii) The creation of a surface parking lot to service the boat launch within the road right-of-way;

(iii) Construction of a washroom within the right of way;
(iv) The construction of multi-use trail connection between E&N Rail Trail and the Ed Nixon Park trail;
(v) Upgrades to the fishing pier and wharf;
(vi) Improvements to the boat launch area;
(vii) Adding signage / interpretive signage to the boat launch area;
(viii) Improving natural trails;
(ix) Removal of invasive plant material within SPEA;

3. By deleting the current text within subsection 6.90.02(4) and replacing it with the following:

(4) *Notwithstanding Subsection 6.90.02(1), there may be more than 250 residential dwellings within Area 3 – Cluster Housing of the CD1 Zone if the owner:*

(a) has, in consultation with and to the satisfaction of the City Parks Manager, implements an approved concept plan for the improvement of the community park on Lot A, Plan 81816, with a certified construction value of not more than $100 000, excluding any site preparation works, and has obtained approval of the concept plan from the City Parks Manager;

(b) agrees to construct, at the owner's expense, a pedestrian connection through within Area 3 of the CD1 Zone, in consultation with and to the satisfaction of the Manager of Parks;

(c) agrees to construct, at the owners expense, a trail connection through the Lands within the CD1 Zone to Willway Elementary School, in consultation with and to the satisfaction of the Manager of Parks;

(d) has either constructed the park improvements shown on the approved concept plan to the satisfaction of the Parks Manager, or entered into a covenant with the City under s.219 of the Land Title Act requiring that the owner construct the community park within one (1) year of the date of approval of the concept plan, and provided security satisfactory to the Parks Manager securing the owner's obligations under the covenant."

4. By deleting the current text within subsection 6.90.02(5)(b) and replacing it with the following:

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

(i) 4.0 on any lot."

5. By deleting subsection 6.90.05(2).

This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".

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

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

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

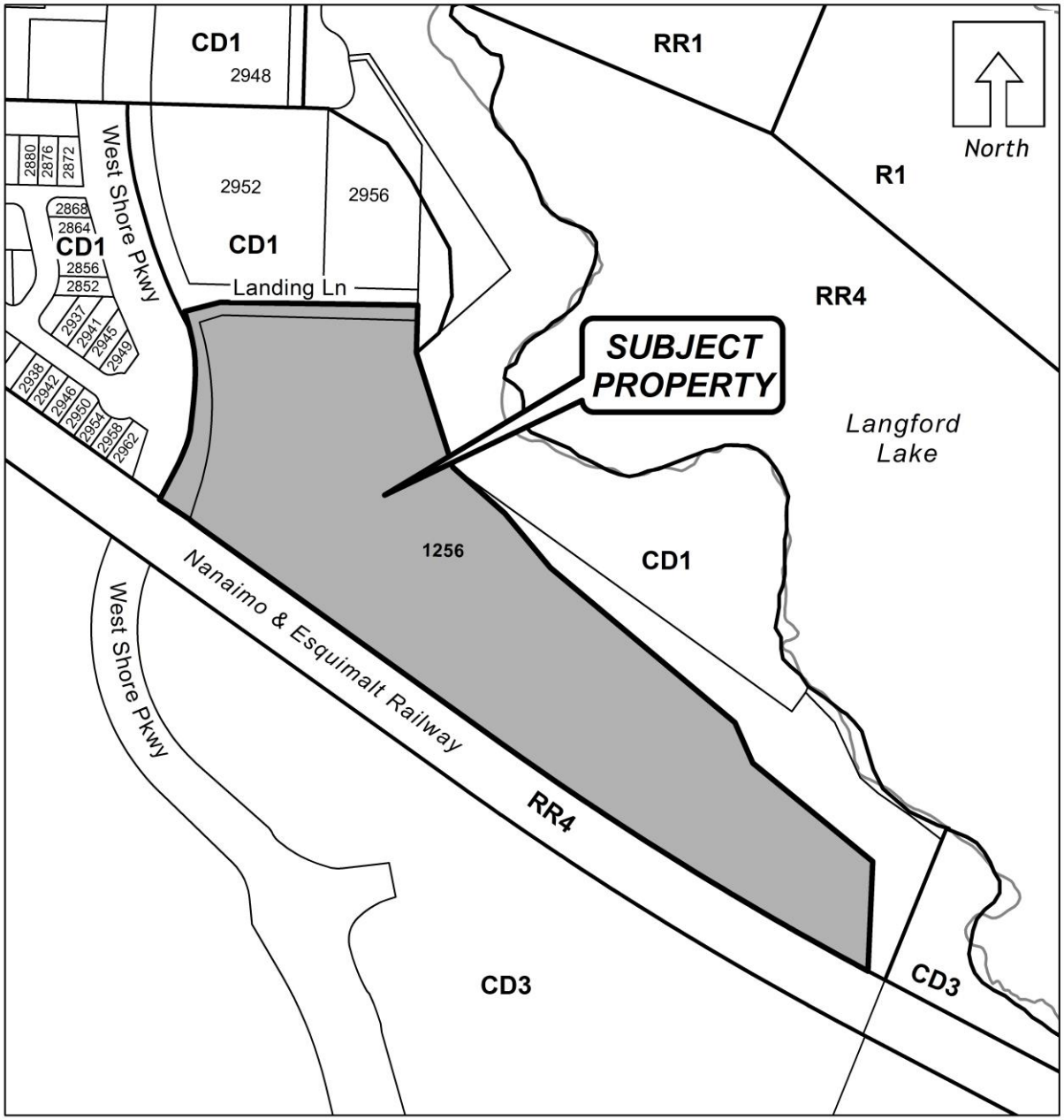
READ A THIRD TIME this 19th day of March, 2018.

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

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1753

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1753

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/7/2017

CITY OF LANGFORD
BYLAW NO. 1757

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

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

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

1. By deleting from the RR2 (Rural Residential 2) Zone and adding to the RM2A (Attached Housing) Zone the property legally described as Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).

2. By replacing 6.31A.03(1) with "Except as provided in Articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75."

3. By replacing 6.31A.03(2) with "Despite Subsection 6.31A.03(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 of 1.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a Building Permit."

4. By replacing 6.31A.03(3) with "Despite Subsection 6.31A.03(1), the floor area ratio may be increased to a maximum of 1.5 if the owner of the land proposed to be developed provides a minimum of 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2).

5. By replacing 6.31A.06 with "No building or structure may be located:

   (a) Within 5.5 m (18 ft) of any front lot line;
   (b) Within 5.5 m (18 ft) of any exterior side lot line;
   (c) Within 7.5 m (25 ft) of at least one interior side or rear lot line, and within 3.0 m (10 ft) of the other interior side and rear lot lines."

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1757	Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road).	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund.	No.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".

READ A FIRST TIME this 22nd day of January, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

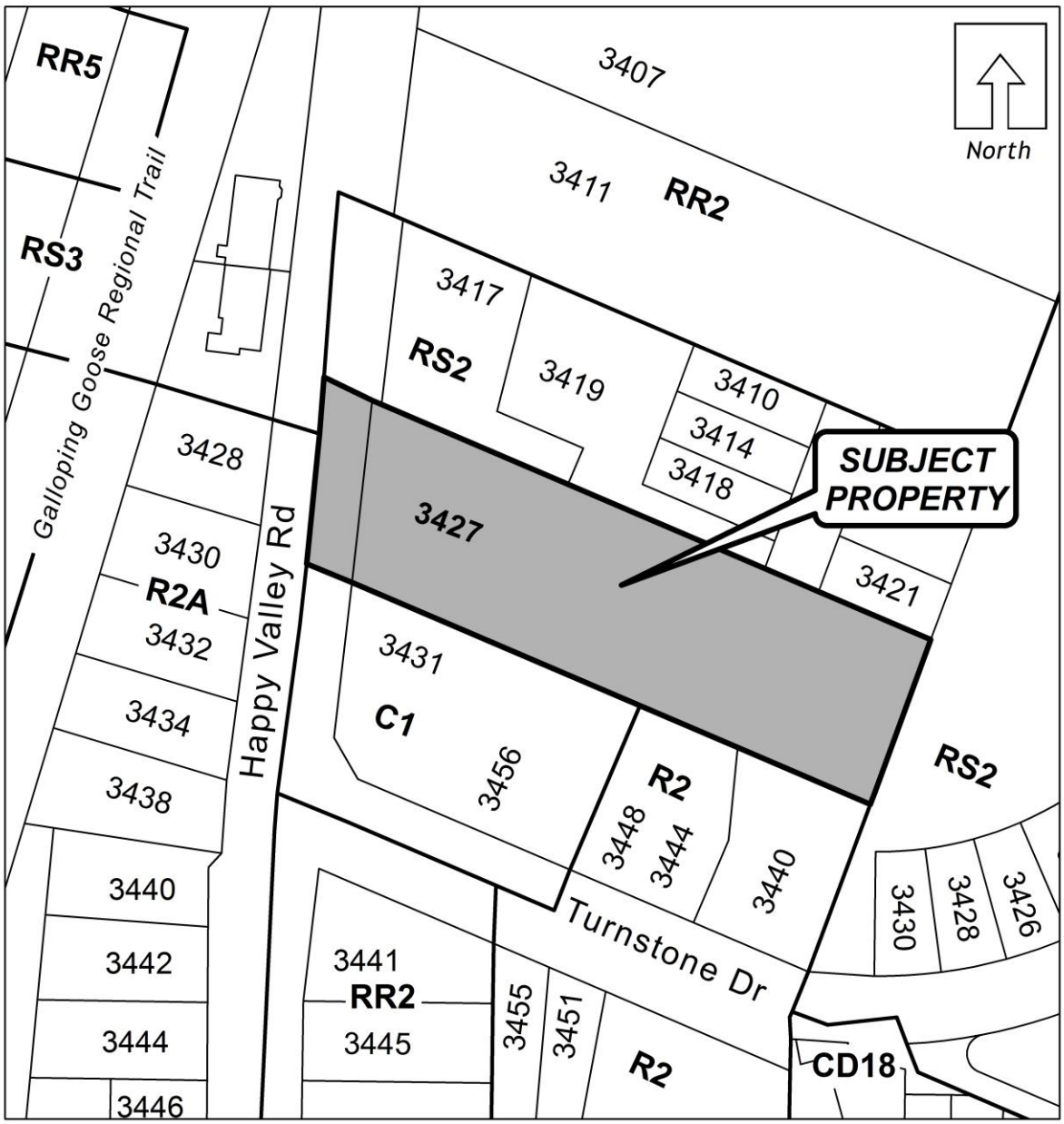
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1757

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1757

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/6/2017

CITY OF LANGFORD
BYLAW NO. 1762

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

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

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

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

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

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

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

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

PUBLIC HEARING held this day of, 2018.

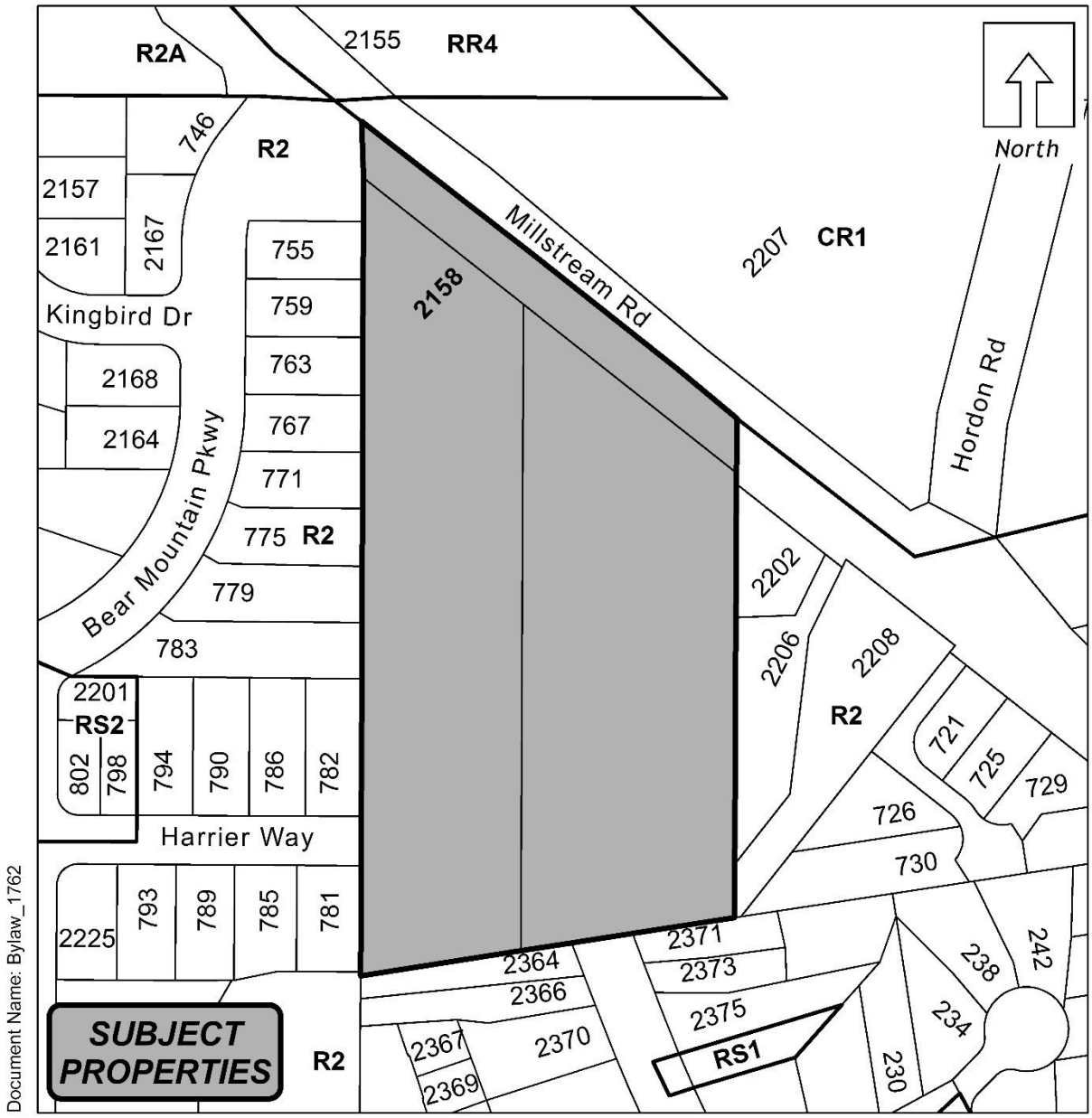
READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1762

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/25/2018

CITY OF LANGFORD
BYLAW NO. 1766

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

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

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

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

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

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RM2A (Attached Housing) Zone the property legally described as LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave) in the portions as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1766	LOTS 37 and 38, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-291 & 004-973-305 (942 & 948 Jenkins Ave)	a) $3,660 per unit; and b) $610 per unit	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".

READ A FIRST TIME this 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.

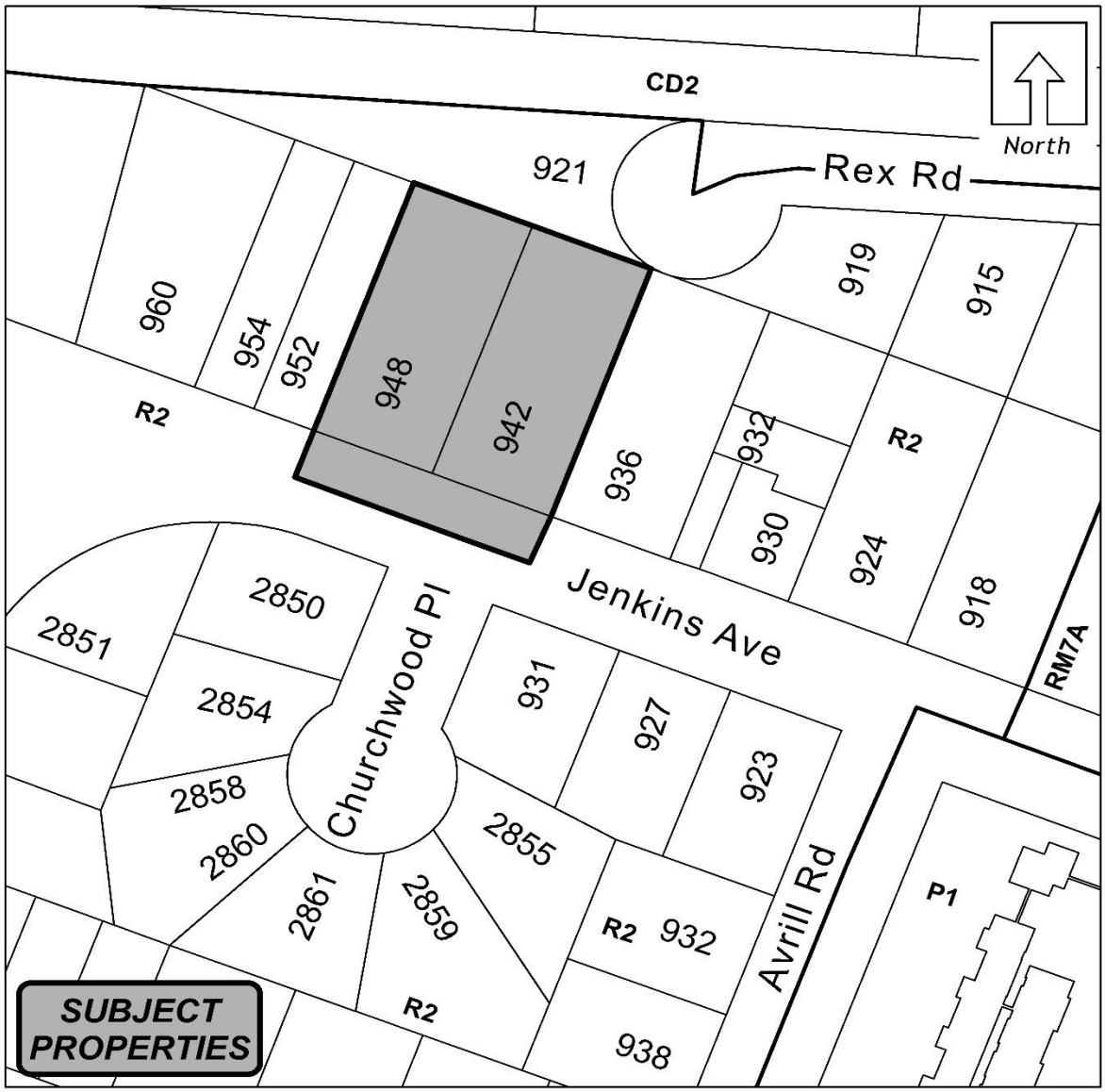
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1766

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/20/2018

CITY OF LANGFORD
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 16th 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.

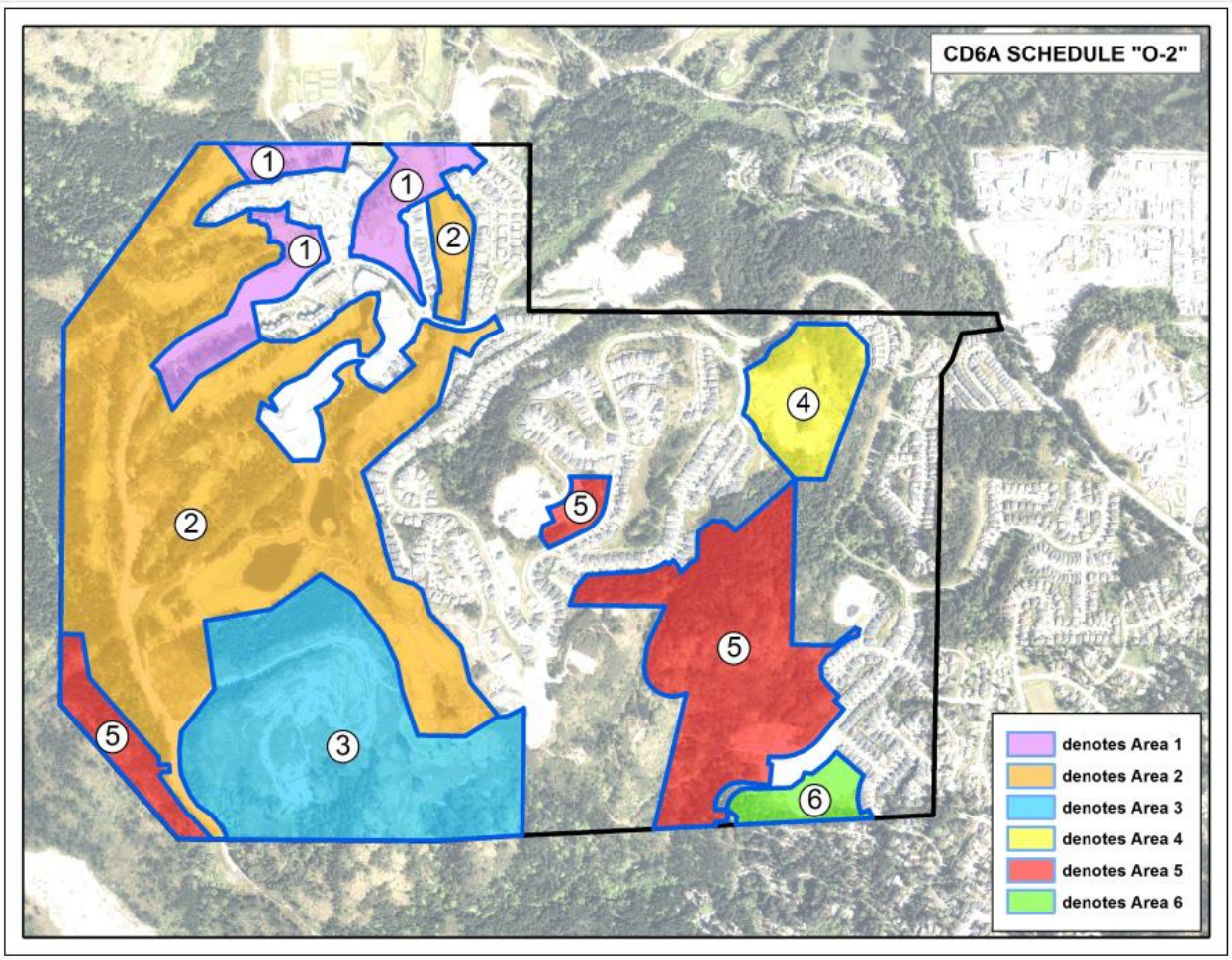
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A


CD6A SCHEDULE "O-2"
1
1
1
2
2
3
4
5
5
5
6
denotes Area 1
denotes Area 2
denotes Area 3
denotes Area 4
denotes Area 5
denotes Area 6

CITY OF LANGFORD
BYLAW NO. 1773

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

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

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

1. By amending the text of the RM7A (Medium Density Apartment A) Zone by adding the following to Subsection 6.36A.01 and re-numbering subsequent articles accordingly:

   (4) Group daycare, on the property legally described as Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Ave) and in accordance with Subsection 3.26.02;

2. By amending the existing row for Bylaw No. 1673 in Table 1 of Schedule AD to read:

RM7A	1673, 1773	Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Ave)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; b) $1,525 per dwelling unit towards the General Amenity Reserve Fund; and c) $10.75 per m2 ($1.00 per ft2) of commercial GFA	Yes, Column 5 of Table 2 only No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

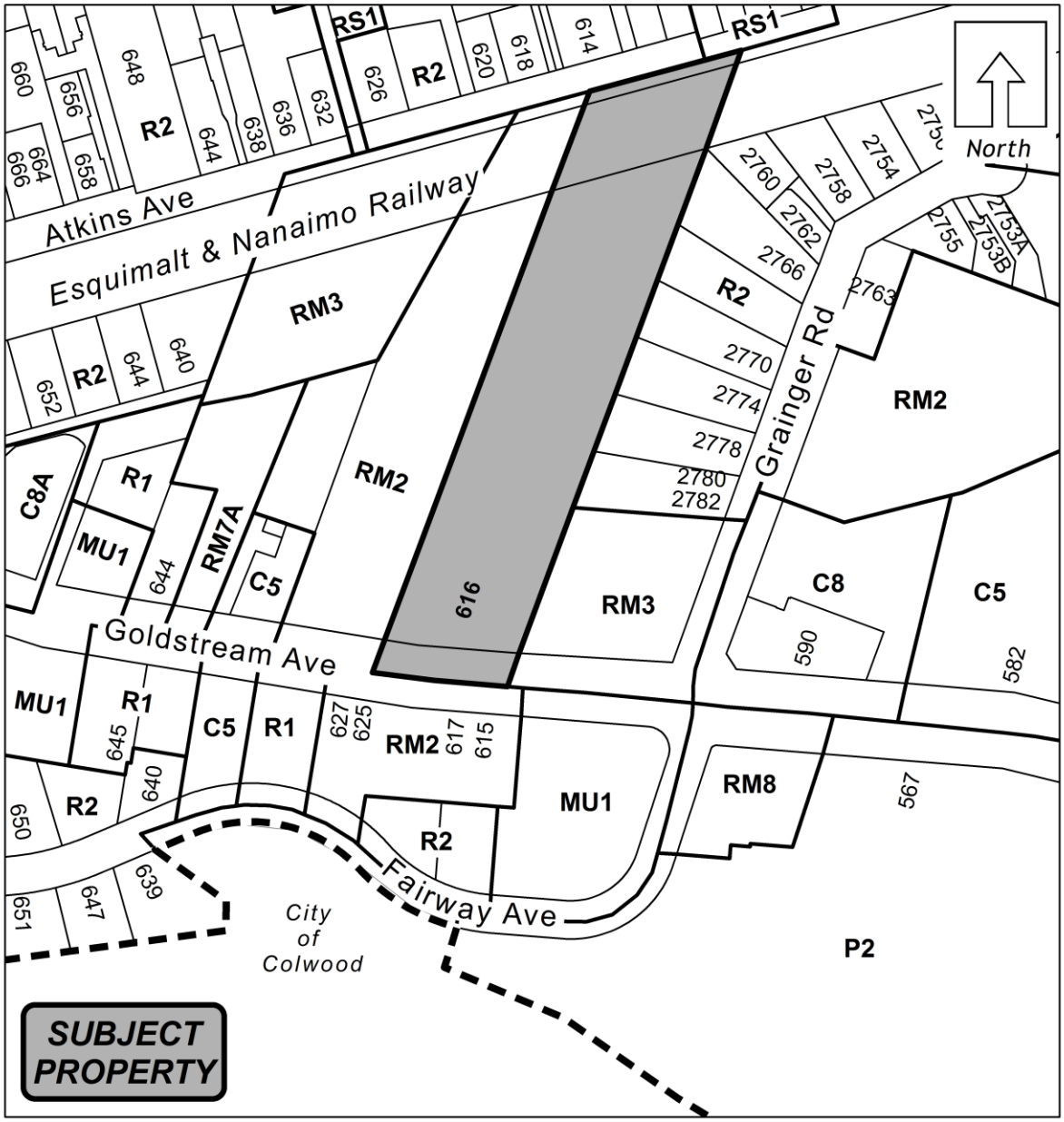
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1773

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1773

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/28/2018

CITY OF LANGFORD
BYLAW NO. 1780

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2018 – 2022

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

1. Schedule "A" attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2018 – 2022

2. Schedule "B" attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.

3. This bylaw may be cited for all purposes as "City of Langford 2018-2022 Financial Plan Bylaw No. 1780, 2018".

READ A FIRST TIME this 30th day of April, 2018.

READ A SECOND TIME this 30th day of April, 2018.

READ A THIRD TIME this 30th day of April, 2018.

ADOPTED this 7th day of May, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule "A"

Bylaw No. 1780

Consolidated Financial Plan 2018-2022

				2018	2019	2020	2021	2022
REVENUES:								
	External Revenues							
		Development Fees						
			Development Cost Charges	$4,085,700	$2,810,000	$3,285,000	$2,690,000	$1,220,000
			Developer Contributions	6,260,200	750,000	50,000	400,000	850,000
			Other Capital Contributions	450,000	-	-	-	-
		Development Fees Total		10,795,900	3,560,000	3,335,000	3,090,000	2,070,000
		Municipal Property Taxes		28,774,946	30,814,620	34,386,286	37,638,089	39,716,126
		Parcel Taxes		1,990,500	1,962,500	2,021,500	2,071,000	2,042,300
		Fees and Charges		7,216,300	7,318,800	7,137,820	6,753,762	6,793,429
		Interest		395,000	405,000	415,000	425,000	435,000
		Grants From Other Governments		23,796,667	2,415,100	7,197,455	2,536,400	2,557,600
		Other Sources		2,060,400	1,900,680	1,903,600	2,081,500	2,334,500
	Total External Revenues			75,029,713	48,376,700	56,396,661	54,595,751	55,948,955
EXPENDITURES:								
	External Expenditures							
		Operating Expenditures		37,511,548	38,569,200	40,224,006	41,610,951	43,464,655
		Interest Payments on Debt		810,300	798,000	850,700	898,800	871,000
		Capital Expenditures		38,215,150	9,973,800	10,621,555	6,493,800	4,045,000
	Total External Expenditures			76,536,998	49,341,000	51,696,261	49,003,551	48,380,655
CHANGE IN NET FINANCIAL POSITION				**(1,507,285)**	**(964,300)**	**4,700,400**	**5,592,200**	**7,568,300**
OTHER REVENUES:								
		Borrowing Proceeds		-	-	750,000	750,000	-
OTHER EXPENDITURES:								
		Principal Payments on Debt		2,157,900	1,631,500	1,656,400	1,651,400	1,650,500
TOTAL REVENUES LESS EXPENDITURES				-$3,665,185	-$2,595,800	$3,794,000	$4,690,800	$5,917,800
INTERNAL TRANSFERS:								
	Transfer from Reserve Funds							
		Affordable Housing		10,800	11,100	11,400	11,700	12,000
		Capital Works & Equipment		$3,442,135	$3,310,000	$ 800,000	$1,000,000	$ 975,000
		Equipment Replacement		381,750	3,219,400	157,000	-	50,000
		Parks & Open Space		50,000	-	-	-	-
		Park Improvement		-	-	-	-	-
		Sidewalk Capital		-	-	-	-	-
		Police Building Capital		157,000	33,800	-	33,800	-
		General Amenity		1,973,500	1,711,500	386,500	102,000	102,000
	Transfer from Reserve Fund Total			6,015,185	8,285,800	1,354,900	1,147,500	1,139,000
	Less: Transfer to Reserve and Capital Funds							
		Reserves:						
			Police Building Capital	14,500	5,000	15,300	11,200	7,200
			Capital Works & Equipment	1,165,600	1,665,600	1,835,000	2,105,000	2,405,000
			Equipment Replacement	650,000	700,000	800,000	850,000	900,000
			Infrastructure Sustainability	828,000	2,325,000	1,300,000	2,300,000	2,800,000
		General Capital Fund		270,500	118,000	118,000	118,000	118,000
				2,928,600	4,813,600	4,068,300	5,384,200	6,230,200
	Transfers from(to) Surplus			902,000	50,000	-	750,000	300,000
	Transfers from(to) Reserve Accounts			(323,400)	(926,400)	(1,080,600)	(1,204,100)	(1,126,600)
TOTAL INTERNAL TRANSFERS				$3,665,185	$2,595,800	-$3,794,000	-$4,690,800	-$5,917,800

Schedule "B"

Bylaw No. 1780
Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE
Revenue Proportions

	2018		2019		2020		2021		2022	
	($'000s)	%	($'000s)	%	($'000s)	%	($'000s)	%	($'000s)	%
Property Taxes	28,775	38%	30,815	65%	34,386	61%	37,638	67%	39,716	71%
Parcel Charges	1,991	3%	1,963	4%	2,022	4%	2,071	4%	2,042	4%
Fees	7,216	10%	7,319	15%	7,138	12%	6,754	12%	6,793	12%
Other Sources	37,048	49%	8,282	17%	12,851	22%	8,132	16%	7,397	13%
Proceeds From Borrowing	0	0%	0	0%	750	1%	750	1%	0	0%
	75,030	100%	48,379	101%	57,147	100%	55,345	100%	55,948	100%

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

..

Schedule "B" Continued
Revenue and Property Tax Disclosure

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

The table below presents tax revenue and tax rates based on the 2018 Revised Assessment Roll:

Property Tax Distribution

Property Class	Taxation Revenue ($'000s)	%	Net Taxable Assessed Value ($'000s)	%	Tax Rate ($/1000)	Multiple (Rate/Res. Rate)
1. Residential	18,541	65.6%	7,529,620	84.77%	2.4624	1.00
2. Utility	143	0.5%	7,846	0.09%	18.2218	7.40
3. Supportive Housing	-	0.0%	-	0.00%	2.4624	1.00
4. Heavy Industry	-	0.0%	-	0.00%	7.9043	3.21
5. Light Industry	261	0.9%	34,220	0.39%	7.6335	3.10
6. Business/Other	9,274	32.7%	1,298,683	14.62%	7.1411	2.90
7. Managed Forest	-	0.0%	163	0.00%	2.4624	1.00
8. Rec./Non-Profit	38	0.1%	12,737	0.14%	2.9673	1.21
9. Farm	-	0.0%	117	0.00%	2.4624	1.00
	28,257		8,883,386			

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes. In 2017 Council embarked on a 10-year program to reduce the burden of business properties by reducing the multiple by 0.05 each year so that by 2026 the business multiple will be 2.5.

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants a five-year or 10-year exemption for eligible buildings. An exemption certificate was issued for one property in 2011 for which the exemption expires in 2021

CITY OF LANGFORD

BYLAW NO. 1781

A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2018.

WHEREAS, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2018:

    a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
    b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
    c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 1781, 2018."

READ A FIRST time on this 30th day of April, 2018.

READ A SECOND time on this 30th day of April, 2018.

READ A THIRD time on this 30th day of April, 2018.

ADOPTED this 7th day of May, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule 'A' to Bylaw 1781

2018 Tax Rates (Dollars of Tax Per $1000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.4624	0.5736	0.2298
Utilities	2	18.2218	4.2446	0.8043
Major Industry	4	7.9043	1.8413	0.7813
Light Industry	5	7.6335	1.7782	0.7813
Business/Other	6	7.1411	1.6634	0.5630
Managed Forest	7	2.4624	0.5736	0.6894
Recreational/Non Pro	8	2.9673	0.6912	0.2298
Farm	9	2.4624	0.5736	0.2298

City of Langford
www.cityoflangford.ca

May 7th, 2018

In-Camera Resolution

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the potential provision of a municipal service under Section 90 (1) (k) of the Community Charter.

b) That Council continues the meeting in closed session.

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