CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, June 18th, 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) BYLAW NO. 1773 "Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".	**5**
	b) BYLAW NO. 1782 "Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".	**29**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – May 22nd, 2018	**57**
5.	**PUBLIC PARTICIPATION**	
6.	**COMMITTEE RESOLUTIONS**	
	a) Planning, Zoning and Affordable Housing Committee – June 11th, 2018	**73**
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	2. Application to Rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) to allow a future development of a 102-unit apartment building.	
	b) Transportation and Public Works Committee – June 12th, 2018	**76**
	1. Request for Parking Permit Zone on Claude Road	
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7.	**REPORTS**	
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- **Staff Report (Planning)** **79**

c) Easement for Electrical Grounding Wire at 2783 Strathmore Road
- **Staff Report (Land Development)** **83**

d) West Shore Parkway Sewer Station Lift Construction Award
- **Staff Report (Engineering)** **87**

i) Pre Award Irwin Dam Improvement Project
- **Staff Report (Engineering)** **89**

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l) Bylaw No. 1788- Application to Amend the Text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to Allocate Maximum Permitted Density to Individual Properties
- **Staff Report (Planning)** **97**

m) 2979 Sooke Road Expropriation
- **Staff Report (Administration)** **109**

8. CORRESPONDENCE

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Re: 55+ BC Games Proposed for Greater Victoria

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(ADOPTION)

b) BYLAW NO. 1727 **117**
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(ADOPTION)

c) BYLAW NO. 1750 **122**
"Langford Zoning Bylaw, Amendment No. 516, (798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd), 2017".
(ADOPTION)

d) **BYLAW NO. 1757** **133**
"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".
(ADOPTION)

e) **BYLAW NO. 1766** **140**
"Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".
(ADOPTION)

f) **BYLAW NO. 1768** **145**
"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".
(ADOPTION)

g) **BYLAW NO. 1773** **149**
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(SECOND AND THIRD READINGS)

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m) **BYLAW NO. 1788** **186**
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(FIRST, SECOND AND THIRD READINGS)

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11. ADJOURNMENT

PUBLIC HEARING
Monday, 18 June 2018

Bylaw No. 1773
File No. Z18-0009

A Bylaw to Rezone 616 Goldstream Ave to amend the text of the RM7A (Medium Density Apartment A) Zone to allow a group daycare within a proposed multi-family residential building at 616 Goldstream Avenue.

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;

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 7th day of May, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

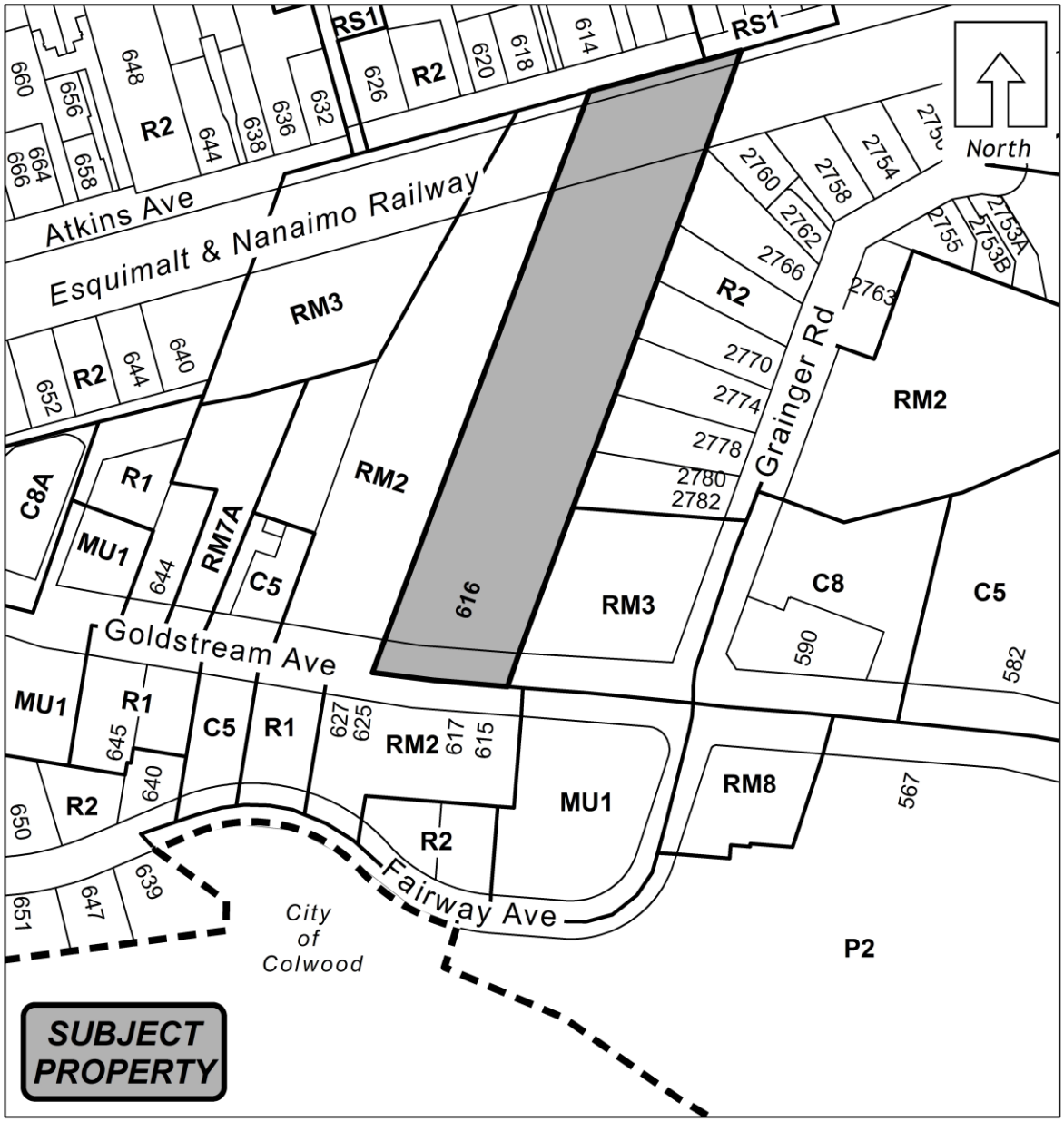
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

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
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. 1773. 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, 18 June 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	616 Goldstream Ave	
File	Z18-0009	Bylaw Number: 1773
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: RM7A (Medium Density Apartment A)	Proposed: Text Amendment to RM7A (Medium Density Apartment A)
Proposal	To allow a group daycare within a proposed multi-family residential building.	

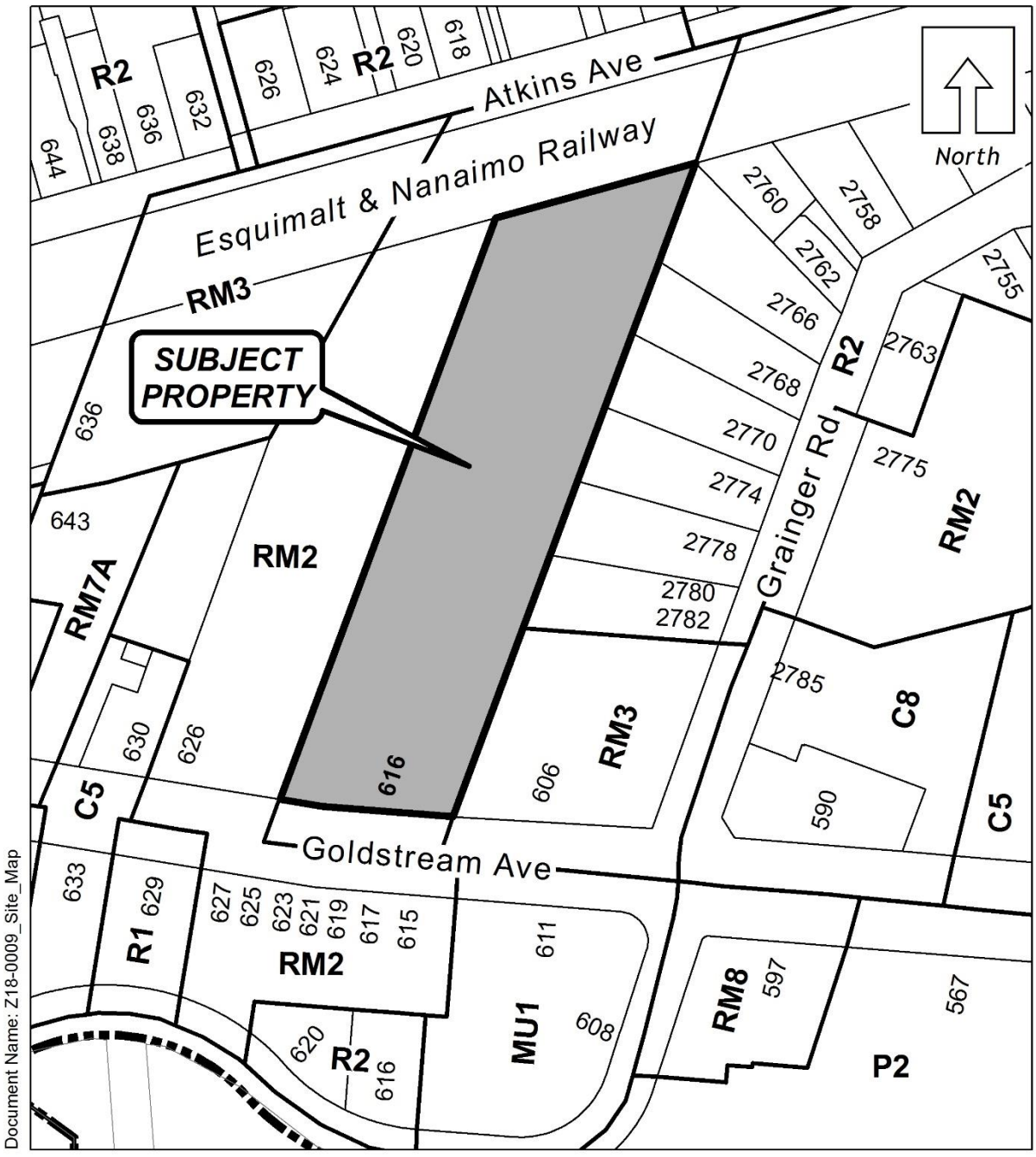
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0009)

616 Goldstream Ave



Document Name: Z18-0009_Site_Map

Scale: N.T.S.

Last Revised: 3/26/2018

Victoria Breakaway Cycling Club member claims 60 plus men's title

Continued from A17

Carolyn Russell, racing for Vancouver's Pender Racing p/b Bicicletta, won the 40-49 Women's Masters, working with team mate Richele Frank, to get the win.

"It's a real technical course," said Russell, who also took the 2017 Global Relay Canadian Masters Cycling Championship title in Vancouver.

"We tried to stay at the start of the pack and just tire people out. Riders just started dropping out."

Victoria Breakaway Cycling Club's Andrew Neale claimed the 60 plus men's title.

He fed off Robert Anderson throughout the race then broke off at the end to take the win.

Neale just started racing last year – picking up fifth in the nationals last year and winning last weekend's 2018 B.C. Time Trial title. Testament to the culture of the sport that you can excel at any age at any time.

While the morning wave of racing featured riders getting a little help from their friends, the afternoon's men's 30-39 and 50-59 races (110-kilometre and 90-kilometre, respectively) featured brotherly love.

Squamish's Jamie Sparling won the Men's 30-39 Masters title, but used some family team work from his younger brother Jeff who stayed with him most of the race.

Sparling made his move right near the 100-kilometre mark. "I knew that the other guys wanted medals, so I took advantage of this dynamics and left them (to fight it out)."

In winning the 50-59 Men's Master, Hewdog Racing's Chris Worsfold, kept a low profile until the very end. "I wanted to mitigate my efforts and try to be invisible the whole way so I could wait for the sprint."



Participants in last Saturday's Motus Design Classic hit the streets in Metchosin.
(PHOTOS BY SPENCER PICKLES/BLACK PRESS)



The Robert W. Cameron Law Cycling Series p/b Jim Pattison Lexus and the 2018 Global Relay Canadian Masters Road Cycling Championships continued Sunday with the Russ Hay's Grand Prix circling the Legislature Building criterium course.

Sunday's action also includes elite and junior racing, the ever-popular, "too cute for words" Tim Hortons Timbit Challenge and the rogue-ish "let's lose the gears and the brakes" Broad Street Cycles Fixed Gear Criterium.

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

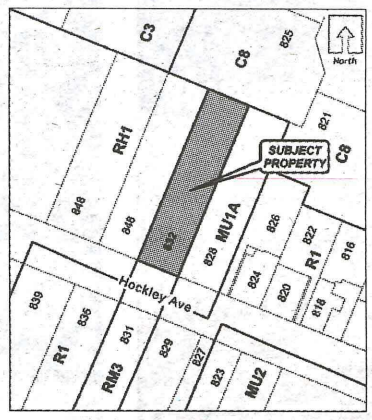
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1782. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 18 June 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. 1782 is to amend the zoning designation of the property located at 832 Hockley Avenue from the R1 (One-Family Residential) Zone to the MU1A (Mixed-Use Residential Commercial) Zone to accommodate the construction of a 6 storey residential building that is proposed to be constructed on the subject property and on the adjacent property located at 828 Hockley Avenue.**

Applicant: **Niall Paltiel, Keycorp Planning Ltd.**

Location: **The land that is the subject of Bylaw No. 1782 is 832 Hockley Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

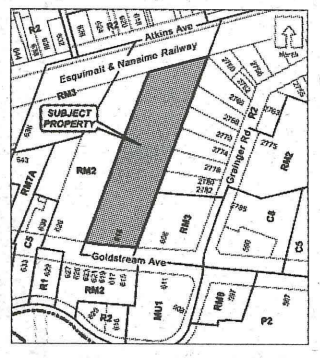
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Proposal: **The purpose of Bylaw No. 1773 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the RM7A (Medium Density Apartment A) Zone to allow a group daycare within a proposed multi-family residential building.**

Applicant: **Lauren Antifeau, TL Housing Solutions**

Location: **The land that is the subject of Bylaw No. 1773 is 616 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

NOTICE

is here by given that on
June 8th, 2018
West Shore U-Lock Mini Storage Ltd. 1621 Island Highway, Victoria BC will sell the contents of the lockers listed below if the monies owed are not paid and contents removed from the premises:

Jared George	**2380L**
Andrew Aube	**2583 B**

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property hertetofore stored at the above noted space by the above noted occupant, to the highest bidder. Notice is hereby given that the ONLINE Auction is being held on June 8th, 2018 starting at 1 pm and ending on June 12, 2018 on or after 1 pm at
www.ibid4storage.com

U-LOCK MINI STORAGE

Local filmmaker hits the road for new project

Film will document hitchhiking journey from Vancouver to Alaska and back

Lindsey Horsting
News Gazette staff

Victoria resident Forrest Stevens will be hitting the road, hitchhiking from Vancouver to Alaska and back.

He will be documenting the 6,000-kilometre roundtrip, and will explore why it has lost the popularity it once had in the middle of the 20th century.

In this hour and a half documentary titled *Hitchhiking: The Rise and Fall of the Cheapest Way to Travel*, he plans to include the Highway of Tears and interview people affected by the murders that occured along that stretch of road.

Stevens wants this to be a community project and is recruiting content creators to leverage this experience and welcomes advice from anyone who has been to Alaska before. He currently has one other traveller that will be accompanying him, but said there's no limit to the number of people they can take, because with technology, they can all find their way back to one another if they have to separate.

When Stevens was 17 years old he hitchhiked from Tofino to Halifax and back, covering 15,000 kilometres in a month and a half. He travelled by himself most of the way and connected with a fellow traveller in Jasper on his way back to Victoria.

He recently created a documentary called *The Reality of #VanLife* that he is trying to sell to Netflix.

He will head to Alaska in August and has set up a donation page for filming equipment bit.ly/2sKob9W.

-lindsey.horsting@goldstreamgazette.com





ROAD WORK
Crews work on paving Bray Road in Langford – one of the municipality's older streets. As part of the project, crews also replaced sewer and water mains in the area. This week crews will be repaving Carlow Road, which they expect will be completed by Friday.
(KENDRA WONG/NEWS GAZETTE STAFF)

We are on Instagram
Follow us at goldstreamgazette

TOWN OF VIEW ROYAL
NOTICE OF PUBLIC HEARING

File: REZ 3360-020-2018-07

NOTICE IS HEREBY GIVEN pursuant to the Local Government Act that a Public Hearing will be held **at the Town of View Royal at 45 View Royal Ave, Victoria BC at 7pm on Tuesday, June 19, 2018** for the purpose of hearing representations concerning the following proposed amendments:

Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1001, 2018 proposes to amend Zoning Bylaw No. 900, 2014 regarding Subzone A of CD-6 Comprehensive Development (Casino) zone (at 1608-1708 Island Highway) as shown on the sketch plan attached hereto) as follows:

- **Adding the following to Section 12.6.1.a Principal Uses within Subzone A immediately after Section 12.6.1.a.iii, and renumbering the proceeding items accordingly:**

  iv) Conference Centre

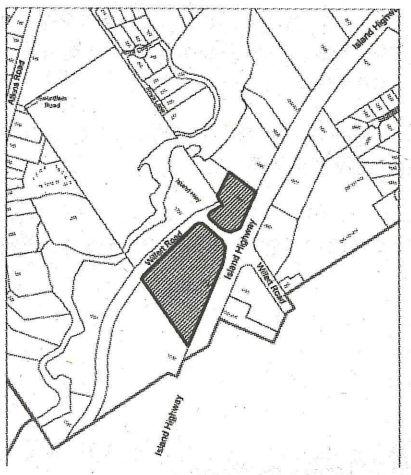
TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports and documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30 am and 4:30 pm Monday to Friday, June 8, 2018 to June 19, 2018.

Please also note that the Town has made detailed information available at the Town's website at www.viewroyal.ca.

All persons who believe that their interest in property is affected by the proposed Bylaw shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place.
If you are unable to attend the Hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by no later than 3:00 pm on June 19, 2018.

Mail: Development Services Department, Town of View Royal, 45 View Royal Ave, Victoria, V9B1A6
Facsimile: 250-727-9551 **Email:** info@viewroyal.ca

Please note that Council may not receive further submissions concerning the subject Bylaw after the Public Hearing has concluded.



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. 1773. 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, 18 June 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.

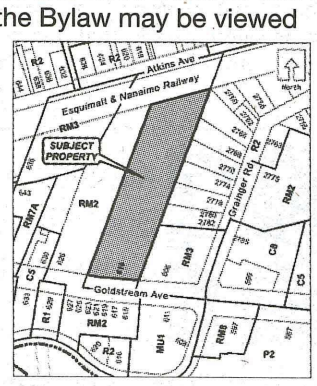
Proposal: **The purpose of Bylaw No. 1773 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the RM7A (Medium Density Apartment A) Zone to allow a group daycare within a proposed multi-family residential building.**

Applicant: **Lauren Antifeau, TL Housing Solutions**

Location: **The land that is the subject of Bylaw No. 1773 is 616 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 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



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

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend 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.

c) 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)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend 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.

5. <u>ADJOURNMENT</u>

The Chair adjourned the meeting at 5:46 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

1. Application to Allow for Building Material Storage and a Lay Down Yard at 767 Meaford Avenue

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

9. REPORTS

a) Strata Title Conversion of Apartment Rental Building at 703 Massie Drive
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1757 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1762 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1766 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1768 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1773 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1780.

CARRIED.

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1781.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

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 expropriation of land and the potential provision of a municipal service under Section 90 (1) (e) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair temporarily adjourned the meeting at 6:49 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**April 23, 2018**
Department:	**Planning**
Application No.:	**Z18-0009**
Subject:	**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**

PURPOSE

Lauren Antifeau of TL Housing Solutions has applied on behalf of Pacifica Housing Advisory Association to amend the text of the RM7A (Medium Density Apartment A) Zone to allow a group daycare within a proposed multi-family residential building at 616 Goldstream Avenue.

BACKGROUND

PREVIOUS APPLICATIONS

- **Z87-0008** and DP- Prior to Langford's incorporation, the Capital Regional District rezoned the subject site and issued a Development Permit to authorize the construction of a 25 unit non-profit townhouse development.

- **DP98-0017** – In 1999, the City of Langford issued a Development Permit to allow for the construction of an additional 10 townhouse units on the subject; however, these units were never built.

- **Z16-0028** - In 2017, the subject site was rezoned from RM2 (Attached Housing) to RM7A (Medium Density Apartment A) to permit a 160 unit non-profit housing development, to be constructed in two phases.

- **DP17-0025** – In 2017, the City issued a Development Permit for the first phase of the non-profit housing development consisting of a four storey multi-family building with 73 dwelling units.

Table 1: Site Data

Applicant	Lauren Antifeau of TL Housing Solutions
Owner	Pacifica Housing Advisory Association
Civic Address	616 Goldstream Avenue
Legal Description	Lot 1, Section 72, Esquimalt District, Plan 45918
Size of Property	1.0 ha (2.6 ac)
DP Areas	Multi-Family Residential
Zoning Designation	RM7A (Medium Density Apartment A)
OCP Designation	City Centre

SITE AND SURROUNDING AREA

The subject site is located on the north side of Goldstream Avenue, between Granderson Road and Grainger Road. The E&N Rail corridor and Rail Trail are located directly north of the subject site, and a mixture of one- and two-family dwellings, townhouses and apartments are located on either side of the subject site and across Goldstream Avenue to the south.

As previously noted, the subject site previously contained 25 townhouse dwelling units, but 12 of these units and two accessory buildings on the front half of the site have been demolished to allow for the construction of the first multi-family residential building with 73 dwelling units.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RM2 (Attached Housing)	E&N Rail corridor, Rail Trail
East	RM3 (Apartment) and R2 (One- and Two-Family Residential)	One-family, two-family and multi-family residential
South	RM2 (Attached Housing) and MU1 (Mixed Use Residential Commercial)	Townhouse and multi-family residential
West	RM2 (Attached Housing)	Townhouse residential

COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject site as *City Centre*, which is intended to:

- Be a major regional growth centre that supports a wide range of high density housing, including affordable and rental housing;
- Be a major employment area for institutional, office, commercial and light industrial uses;
- Include major civic uses and public buildings as key landmarks;

- Act as a major place of community gathering and celebration;
- Integrate a wide range of public spaces, parks and open spaces;
- Be the City's major entertainment and/or cultural precinct; and
- Include inter-city and/or inter-regional transit hubs to connect residents.

The proposed addition of a daycare into a multi-family residential building is consistent with the *City Centre* designation.

DEVELOPMENT PERMIT AREAS

The City has designated all commercial and multi-family residential development as Development Permit Areas, so the proposed development will require a Form and Character Development Permit prior to Building Permit issuance. The subject site is not designated as an Environmentally Sensitive or Hazardous Development Permit Area.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As previously noted, the subject site is located on Goldstream Avenue, between Granderson and Grainger Roads. Goldstream Avenue provides good vehicular connectivity to the rest of Langford and the Capital Regional District via Veterans Memorial Parkway to the east and the Old Island Highway to the west.

Goldstream Avenue also offers good active transportation connectivity to and from the subject site, with sidewalks and dedicated bike lanes on both sides of the streets in this area. The Rail Trail, located within the E&N Rail Corridor to the north of the site also offers pedestrian and cycling connectivity. BC Transit east and westbound bus stops are located on Goldstream Avenue at Granderson Road (approximately 300 metres from the subject site) and just east of Grainger Road (approximately 200 metres from the subject site) for Routes #50: Langford/Downtown, #46: Dockyard: Westhills, . Regional Route #50 offers regular service at 15 – 60 minute intervals with limited stops.

The Ministry of Transportation has commented that they support the City of Langford's requirements for this rezoning, including any covenants or improvements that may be required.

The Engineering Department has noted that all required parking should be provided on-site, and the Building Department has requested that a construction management parking plan be in place and verified prior to Building Permit issuance. This request can be addressed through a subsequent Form and Character Development Permit if the requested Bylaw amendment is approved, and Council may wish to secure the submission of a construction parking management plan as a condition of rezoning.

INFRASTRUCTURE

The subject site is serviced with both municipal sanitary sewer and water, and the proposed development will be connected to both services. Storm water management has been addressed through the 2017 rezoning of the subject site.

Based on the preliminary plans provided (Appendix C), the Fire Department has requested that on-site access and turning radii be confirmed for fire truck manoeuvring at the Development Permit stage. The Building Department has also requested that a construction fire safety plan be in place and verified prior to Building Permit issuance. These can be addressed through a Form and Character Development Permit if the requested Bylaw amendment is approved, and Council may wish to secure both requirements as a condition of rezoning.

COMMENTS

DEVELOPMENT PROPOSAL

As part of Phase 2 of the Oak Park redevelopment, the applicant intends to operate a group daycare on the ground floor of the building to be constructed at the rear of the property at 616 Goldstream Avenue. The daycare is envisioned to have a capacity of 25 children, and would require three staff in accordance with the BC Child Care Licensing Regulations. In addition to approximately 189 m^2 (2,034 ft^2) of indoor daycare area (270 m^2 (2,906 ft^2) of gross floor area), the daycare would be provided with approximately 431 m^2 (4,639 ft^2) of outdoor play area adjacent to the proposed building.

Table 3: Proposal Data

	Permitted by RM7A (Current Zoning)	**Proposed by Application**
Permitted Uses	• Accessory buildings & uses • Apartments • Attached housing • Home occupation • Temporary construction & real estate marketing offices • Townhouses • Uses permitted by Section 3.01	• Apartment • Group daycare
Max. Density	• 1.0 FAR • 1.25 FAR if 75% of parking provided underground	1.25 FAR
Max. Height	Apartment - 6 storeys	4 storeys
Min. Parking	• Residential = 1 space per unit plus 10 visitor parking spaces (153 spaces) • Group daycare = 1 space per staff person plus 2 spaces (5 spaces)	181 parking spaces

Subsection 3.26.02 of the Zoning Bylaw would restrict the maximum capacity of a daycare on this lot to 36 children, but it appears that Provincial child care regulations and the availability of on-site parking spaces will further restrict the daycare to the proposed 25 children. As required by the Zoning Bylaw, three designated surface parking stalls will be provided for daycare staff and two designated surface parking stalls will be provided for daycare pick-up and drop-off.

The remainder of the proposed four storey building will contain 80 dwelling units. A total of 57 surface parking spaces and 124 underground parking spaces will be provided for the entire development, which exceeds the minimum Bylaw requirement for the 153 dwelling units in the overall development.

FINANCIAL CONTRIBUTIONS

COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY

During the 2017 rezoning of the subject site from RM2 (Attached Housing) to RM7A (Medium Density Apartment A), Council resolved to "w*aive all required amenity contributions and application fees charged by the City of Langford to allow the 160 unit subsidized housing rental development proposed in this application [Z16-0028] subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years AND direct staff to amend the Amenity Contribution Policy and any necessary development application fee bylaws to waive the required amenity contributions and application fees for any subsequent subsidized affordable housing rental development*."

As a result, application fees were not charged for this Bylaw amendment application. However, Council may wish to clarify whether the 100% reduction in amenity contributions should be extended to include the group daycare now proposed for 616 Goldstream Avenue. Amenity Contributions for the proposed group daycare have been calculated in Table 4 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit / area contribution**	**Total**
General Amenity Reserve Fund	$10.75 per m^2 ($1.00 per ft^2) GFA	$2,902.50 (270 m^2 GFA)
TOTAL POLICY CONTRIBUTIONS[1]	**$10.75 per m^2 ($1.00 per ft^2) GFA**	**$2,902.50**

DEVELOPMENT COST CHARGES

Estimated DCCs for the proposed group daycare have been calculated in Table 5 below.

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit / area contribution**	**Total**
Roads	$71.72 per m^2 GFA (institutional)	$19,364.40
Storm Drainage	$5.20 per m^2 GFA (commercial / institutional)	$1,404.00
Incremental Storage Improvement Fees	$430 per 93 m^2 (1,000 ft^2) of floor area (institutional)	$1,248.39
Subtotal (DCCs paid to City of Langford)	**$81.54 per m^2**	**$22,016.79**
CRD Water	$21.57 per m^2 (institutional)	$5,823.90
TOTAL (estimate) DCCs	**$103.11 per m^2**	**$27,839.70**

[1] This total policy contribution amount does not place a monetary value on the affordable housing unit, Open Space Land Dedication, or other non-monetary contributions, but the City recognizes that these have substantial financial and community value.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

And EITHER:

2. Direct staff to include the $10.75 per m^2 ($1.00 per ft^2) amenity contribution in proposed Bylaw No. 1773;

OR

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

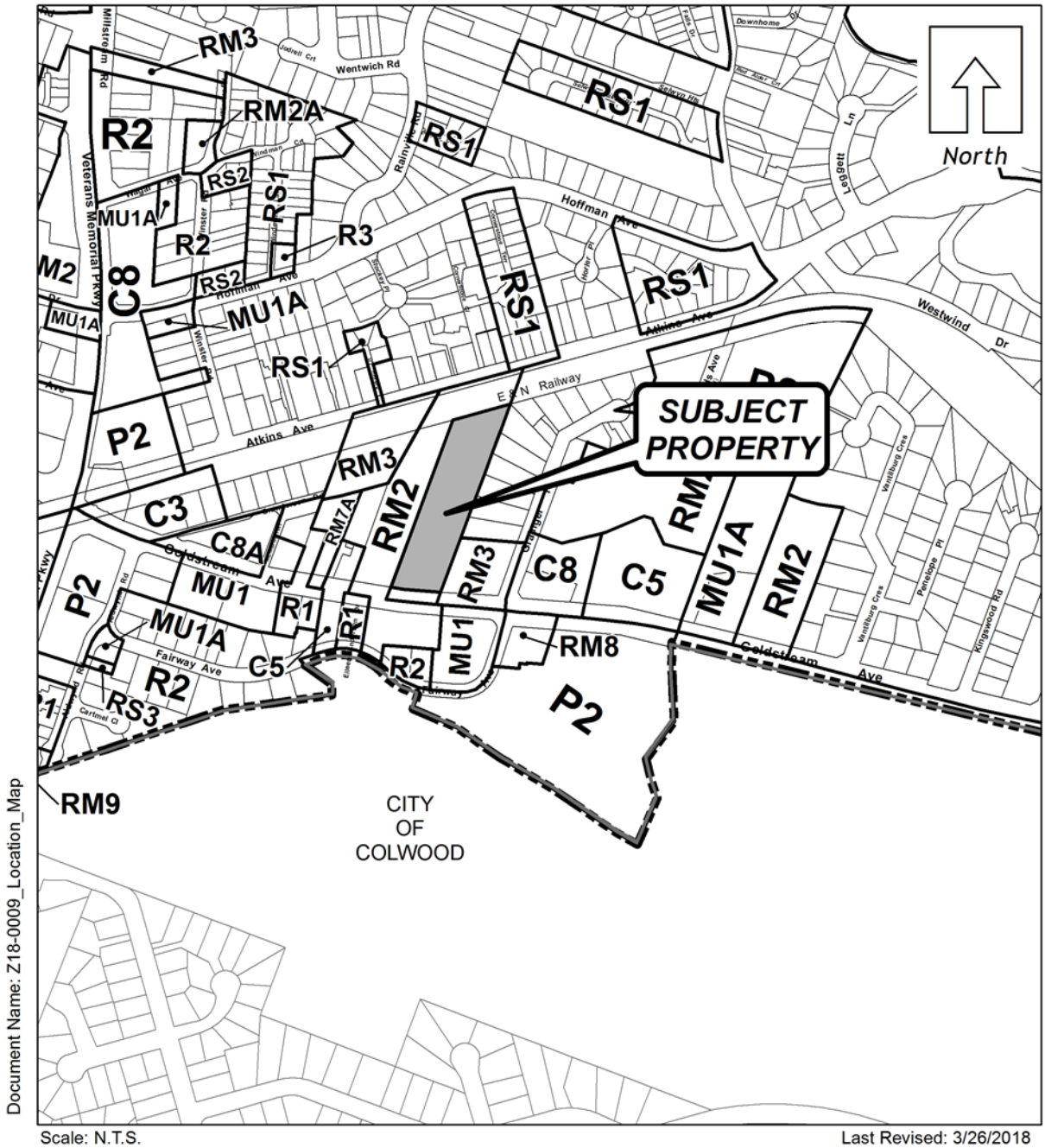
OR Option 2

1. Take no action at this time with respect to Bylaw No. 1773.

Submitted by:	Sarah Herring, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
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

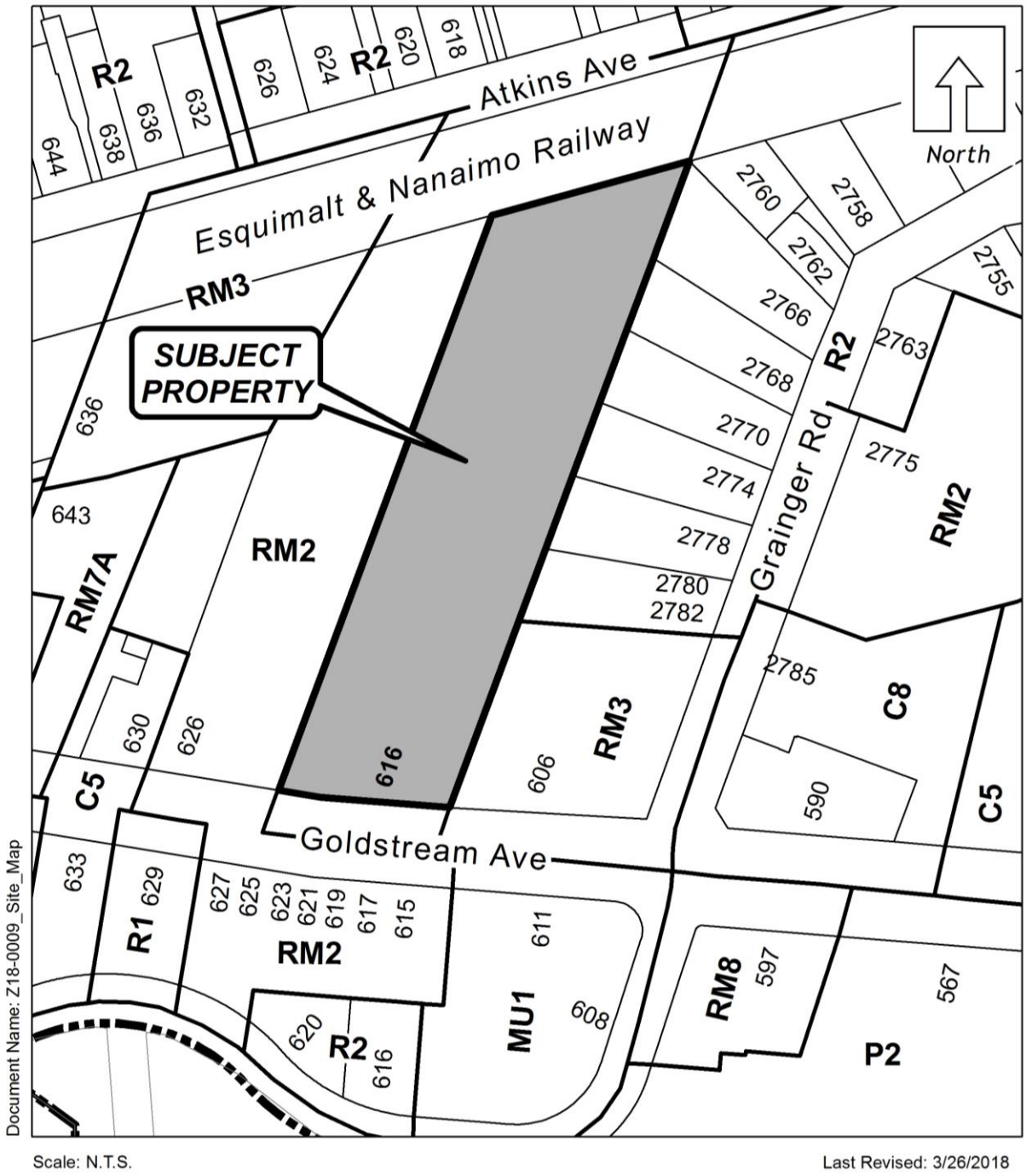
Appendix A



Document Name: Z18-0009_Location_Map

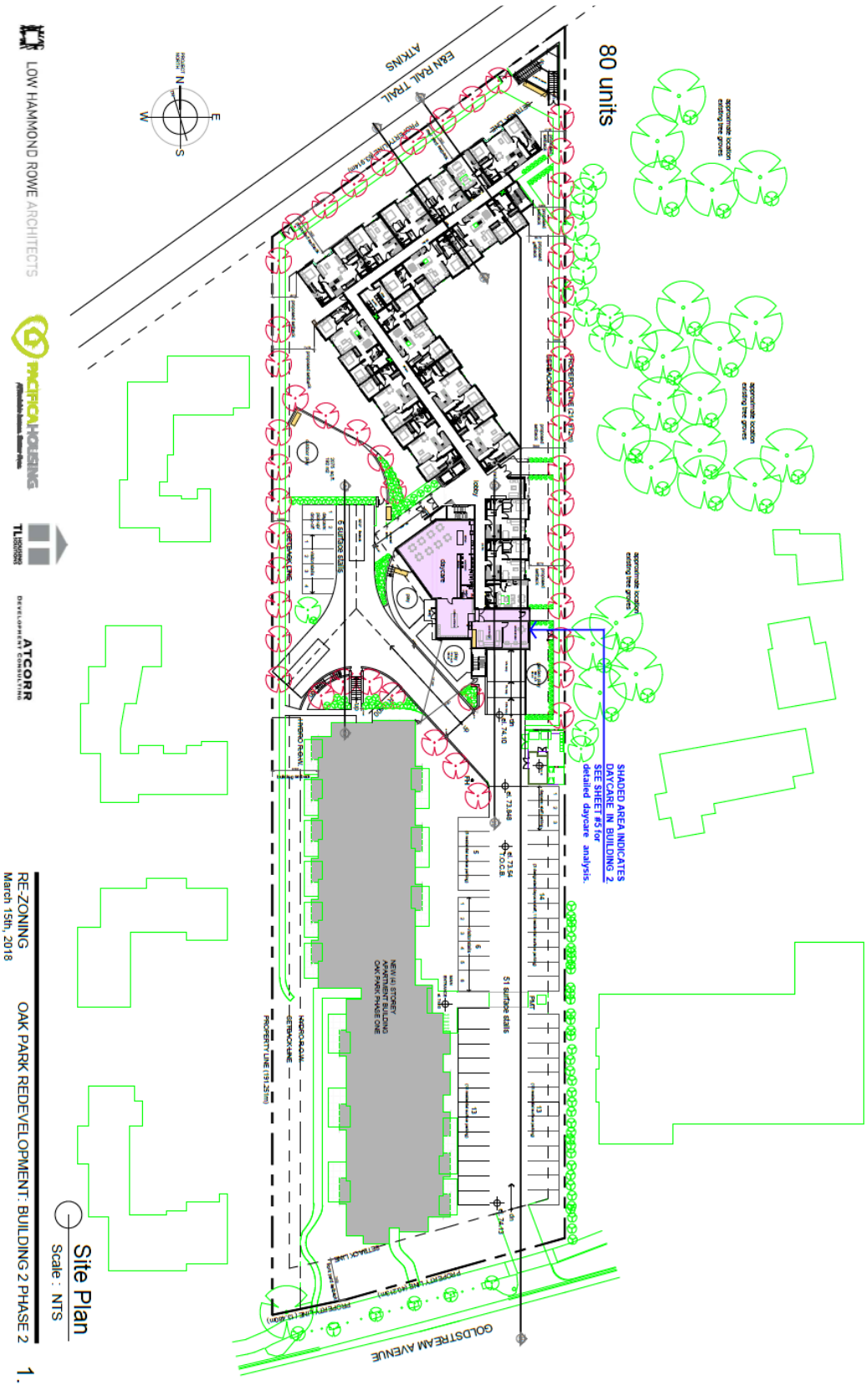
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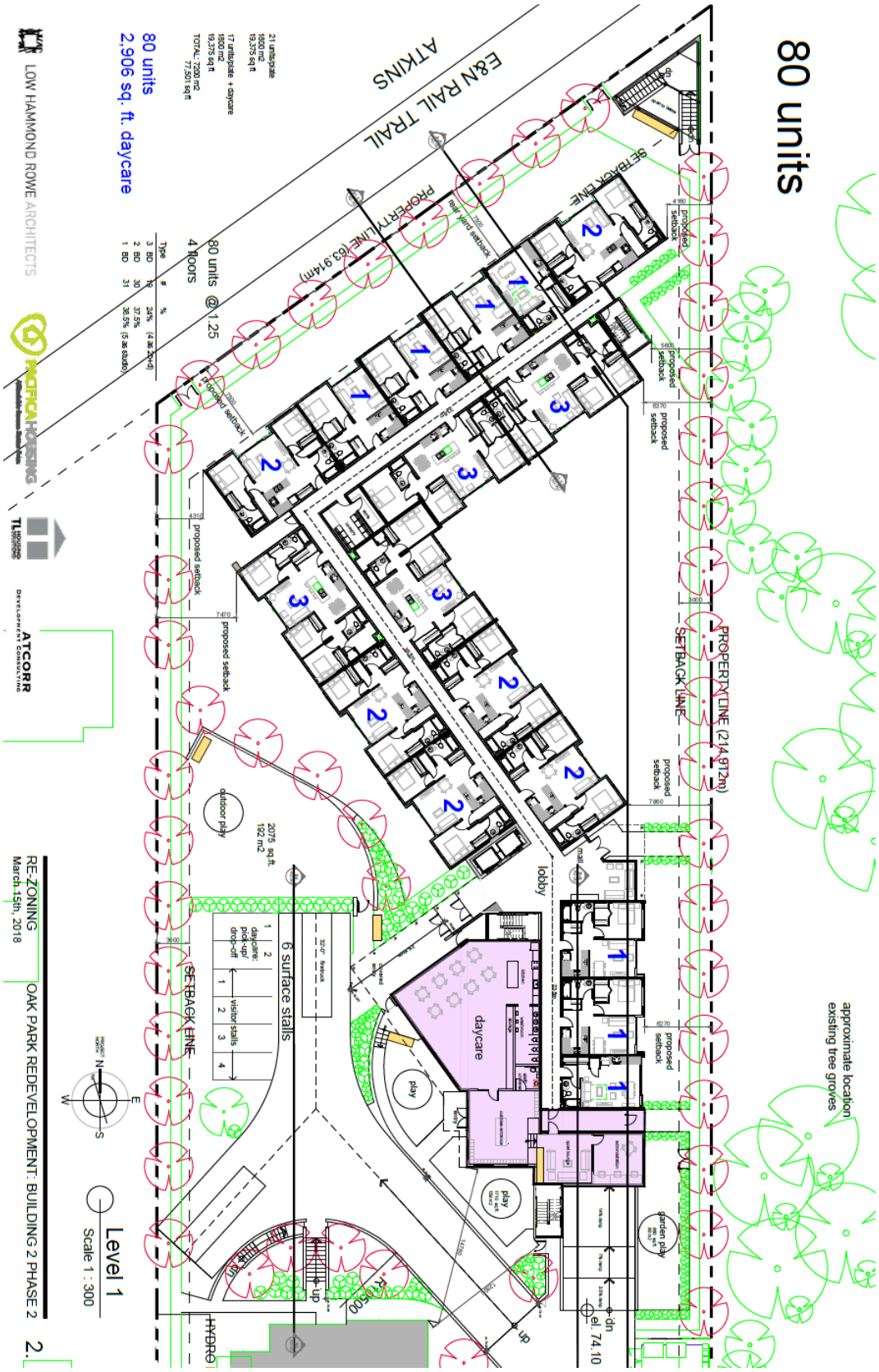
Appendix B

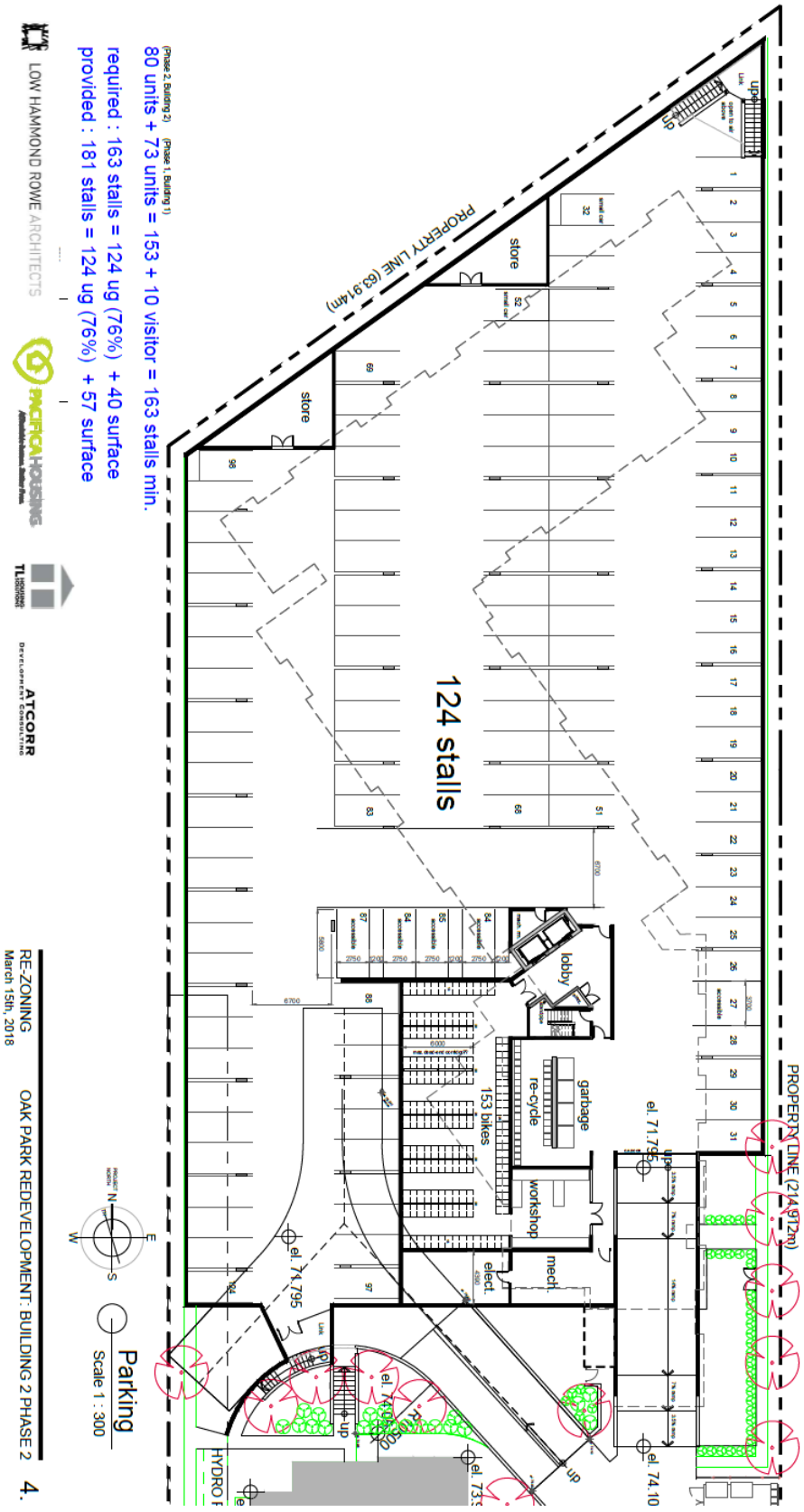

Atkins Ave
Esquimalt & Nanaimo Railway
North
SUBJECT PROPERTY
Grainger Rd
Goldstream Ave
R2
RM3
RM2
RM7A
C5
C8
R1
MU1
RM8
P2
644
638
636
632
626
624
620
618
643
630
626
616
606
633
629
627
625
623
621
619
617
615
611
620
616
608
597
567
590
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2785
Document Name: Z18-0009_Site_Map
Scale: N.T.S.
Last Revised: 3/26/2018

Appendix C

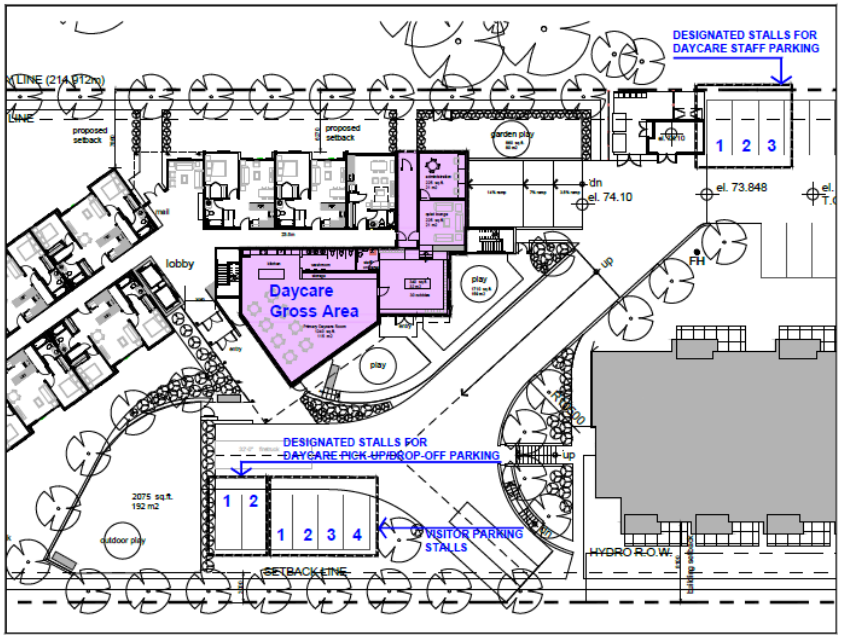

LOW HAMMOND ROWE ARCHITECTS
PACIFICAL HOUSING
TL DEVELOPMENTS
ATCORR DEVELOPMENT CONSULTING
TOTAL PARKING STALLS PROVIDED : 181 STALLS
DASHED LINE INDICATES UNDERGROUND PARKING STRUCTURE BELOW
Total Stalls Underground = 124 stalls
E&N RAIL TRAIL
ATKINS
Phase 2 Building 2
Phase 1 Building 1
NEW (4) STOREY APARTMENT BUILDING OAK PARK PHASE TWO
NEW (4) STOREY APARTMENT BUILDING OAK PARK PHASE ONE
51 surface stalls
GOLDSTREAM AVENUE
Context Plan
Scale : NTS
RE-ZONING
March 15th, 2018
OAK PARK REDEVELOPMENT: BUILDING 2 PHASE 2
0.


80 units
E&N RAIL TRAIL
ATKINS
GOLDSTREAM AVENUE
SHADED AREA INDICATES DAYCARE IN BUILDING 2. SEE SHEET #5 for detailed daycare analysis.
NEW (4) STOREY APARTMENT BUILDING OAK PARK PHASE ONE
51 surface stalls
LOW HAMMOND ROWE ARCHITECTS
ATCORR
RE-ZONING
March 15th, 2018
OAK PARK REDEVELOPMENT: BUILDING 2 PHASE 2
1.
Site Plan
Scale : NTS

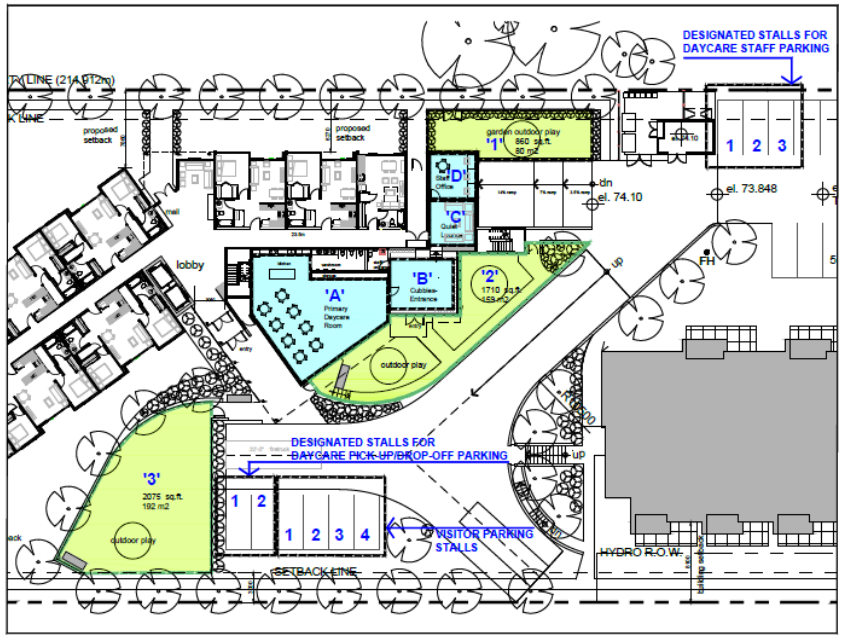

80 units
ATKINS
E&N RAIL TRAIL
PROPERTY LINE (63.914m)
SETBACK LINE
PROPERTY LINE (214.972m)
SETBACK LINE
approximate location existing tree groves
80 units
2,906 sq. ft. daycare
80 units @ 1.25
4 floors
6 surface stalls
daycare
lobby
outdoor play
garden play
LOW HAMMOND ROWE ARCHITECTS
PACIFICA HOUSING
ATCORR
RE-ZONING
March 15th, 2018
OAK PARK REDEVELOPMENT: BUILDING 2 PHASE 2
Level 1
Scale 1 : 300


(Phase 2, Building 2)
(Phase 1, Building 1)
80 units + 73 units = 153 + 10 visitor = 163 stalls min.
required : 163 stalls = 124 ug (76%) + 40 surface
provided : 181 stalls = 124 ug (76%) + 57 surface
LOW HAMMOND ROWE ARCHITECTS
PACIFICA HOUSING
TL HOUSING
ATCORR
DEVELOPMENT CONSULTING
RE-ZONING
March 15th, 2018
OAK PARK REDEVELOPMENT: BUILDING 2 PHASE 2
4.
Parking
Scale 1 : 300
PROPERTY LINE (63.914m)
PROPERTY LINE (214.912m)
124 stalls
store
store
lobby
garbage
re-cycle
153 bikes
workshop
mech.
elect.
el. 71.795
el. 74.10
el. 71.795
el. 73
HYDRO

DAYCARE GROSS AREA



DAYCARE USABLE FLOOR AREA



DAYCARE OUTDOOR PLAY AREAS

DAYCARE PHYSICAL REQUIREMENTS

Per. B. C. Child Care Licensing Regulations.

Care Program Proposed:	'Group Child Care' (30 months to School age).
Maximum Group Size:	25, with not more than 2 children younger than 36 months old in a single group.
Ratio of employees to children in each group:	17-25 children will require: One educator and 2 assistants: 3 staff total.
Usable Floor Area Required: 3.7 m2 for each child (25 children x 3.7m2) = 92.5 m2	Provided: 115m2 See AREA 'A'
Outdoor Play Area Required: 6 m2 for each child (25 children x 6 m2) = 150 m2	Provided: 431m2 See AREA '1', '2', and '3'.
Washrooms Required: One Toilet and one Wash basin for every 10 children or fewer.	Washrooms Provided: (25 Children) 3 toilets and 3 washbasins: children. 1 Universal toilet room: Staff and persons requiring accessible facilities.
Parking Stalls: (As Required by the City of Langford) Required: 1 stall per staff (3 total) Required: 2 drop-off/pick-up stalls	Provided: 1 stall per staff (3 total) Provided: 2 drop-off/pick-up stalls

DAYCARE USABLE FLOOR AREA

'A'	: 115 m2	Primary Daycare Room
'B'	: 32 m2	Cubbies-Entrance
'C'	: 21 m2	Quiet Lounge
'D'	: 21 m2	Staff Office
	: 189 m2	TOTAL AREA

DAYCARE OUTDOOR PLAY AREAS

'1'	: 80 m2	
'2'	: 159 m2	
'3'	: 192 m2	
	: 431 m2	TOTAL AREA

DAYCARE GROSS AREA : 270 m2 TOTAL

Level 1: Daycare
Scale 1 : 400

LOW HAMMOND ROWE ARCHITECTS · PACIFICA HOUSING · TL HOUSING SOLUTIONS · ATCORR DEVELOPMENT CONSULTING

RE-ZONING
March 15th, 2018

OAK PARK REDEVELOPMENT: BUILDING 2 PHASE 2

5.

PUBLIC HEARING
Monday, 18 June 2018

Bylaw No. 1782
File No. Z18-0012

A Bylaw to Rezone 832 Hockley Ave from the R1 (One-Family Residential) Zone to the MU1A (Mixed Use Residential Commercial) Zone to accommodate the construction of a 6 storey residential building that is proposed to be constructed on the subject property and on the adjacent property located at 828 Hockley Avenue.

CITY OF LANGFORD
BYLAW NO. 1782

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 R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial 1A) Zone the property legally described as LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1782	LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per unit towards the General Amenity Reserve Fund, less the cost to extend a sidewalk from the edge of the property frontage at 828 Hockley Avenue to Peatt Road.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".

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

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

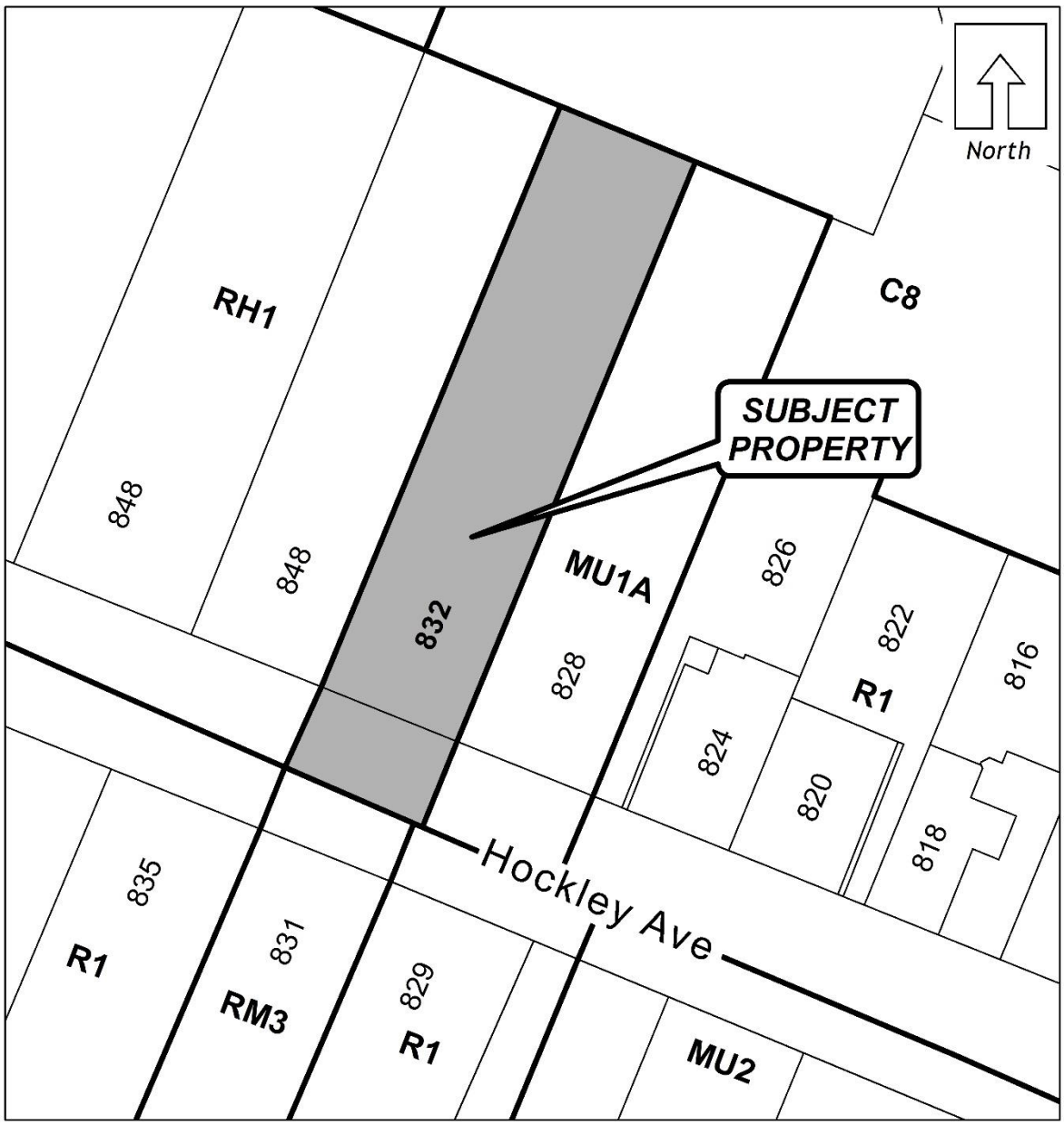
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1782

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1782

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/24/2018

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. 1782. 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, 18 June 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	832 Hockley Ave	
File	Z18-0012	Bylaw Number: 1782
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: MU1A (Mixed-Use Residential Commercial)
Proposal	To accommodate the construction of a 6 storey residential building proposed to be constructed on the subject parcel and on the adjacent parcel located at 828 Hockley Avenue.	

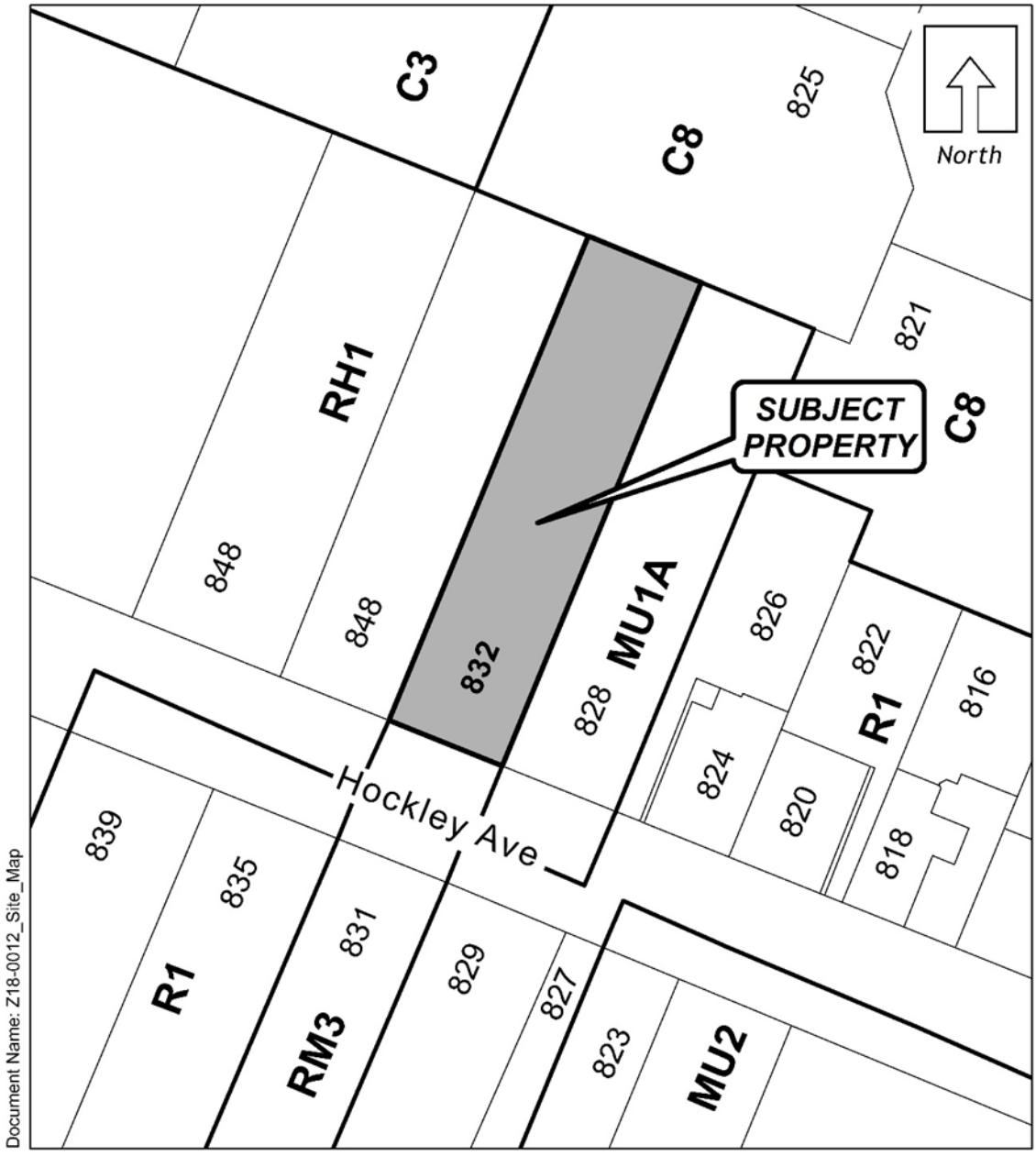
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, 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

(Z18-0012)

832 Hockley Ave



Document Name: Z18-0012_Site_Map

Scale: N.T.S.

Last Revised: 4/16/2018

Victoria Breakaway Cycling Club member claims 60 plus men's title

Continued from A17

Carolyn Russell, racing for Vancouver's Pender Racing p/b Bicicletta, won the 40-49 Women's Masters, working with team mate Richele Frank, to get the win.

"It's a real technical course," said Russell, who also took the 2017 Global Relay Canadian Masters Cycling Championship title in Vancouver.

"We tried to stay at the start of the pack and just tire people out. Riders just started dropping out."

Victoria Breakaway Cycling Club's Andrew Neale claimed the 60 plus men's title.

He fed off Robert Anderson throughout the race then broke off at the end to take the win.

Neale just started racing last year – picking up fifth in the nationals last year and winning last weekend's 2018 B.C. Time Trial title. Testament to the culture of the sport that you can excel at any age at any time.

While the morning wave of racing featured riders getting a little help from their friends, the afternoon's men's 30-39 and 50-59 races (110-kilometre and 90-kilometre, respectively) featured brotherly love.

Squamish's Jamie Sparling won the Men's 30-39 Masters title, but used some family team work from his younger brother Jeff who stayed with him most of the race.

Sparling made his move right near the 100-kilometre mark. "I knew that the other guys wanted medals, so I took advantage of this dynamics and left them (to fight it out)."

In winning the 50-59 Men's Master, Hewdog Racing's Chris Worsfold, kept a low profile until the very end. "I wanted to mitigate my efforts and try to be invisible the whole way so I could wait for the sprint."



Participants in last Saturday's Motus Design Classic hit the streets in Metchosin.
(PHOTOS BY SPENCER PICKLES/BLACK PRESS)



The Robert W. Cameron Law Cycling Series p/b Jim Pattison Lexus and the 2018 Global Relay Canadian Masters Road Cycling Championships continued Sunday with the Russ Hay's Grand Prix circling the Legislature Building criterium course.

Sunday's action also includes elite and junior racing, the ever-popular, "too cute for words" Tim Hortons Timbit Challenge and the rogue-ish "let's lose the gears and the brakes" Broad Street Cycles Fixed Gear Criterium.

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

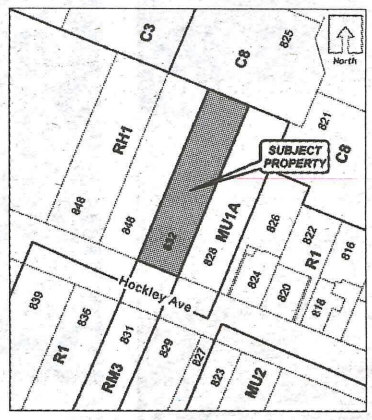
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1782. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 18 June 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. 1782 is to amend the zoning designation of the property located at 832 Hockley Avenue from the R1 (One-Family Residential) Zone to the MU1A (Mixed-Use Residential Commercial) Zone to accommodate the construction of a 6 storey residential building that is proposed to be constructed on the subject property and on the adjacent property located at 828 Hockley Avenue.**

Applicant: **Niall Paltiel, Keycorp Planning Ltd.**

Location: **The land that is the subject of Bylaw No. 1782 is 832 Hockley Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

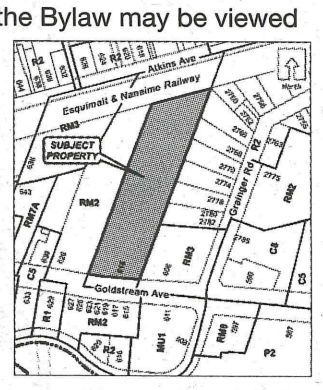
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1773. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 18 June 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. 1773 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the RM7A (Medium Density Apartment A) Zone to allow a group daycare within a proposed multi-family residential building.**

Applicant: **Lauren Antifeau, TL Housing Solutions**

Location: **The land that is the subject of Bylaw No. 1773 is 616 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

NOTICE

is here by given that on
June 8th, 2018
West Shore U-Lock Mini Storage Ltd.
1621 Island Highway, Victoria BC
will sell the contents of the lockers listed below if the monies owed are not paid and contents removed from the premises:

Jared George	**2380L**
Andrew Aube	**2583 B**

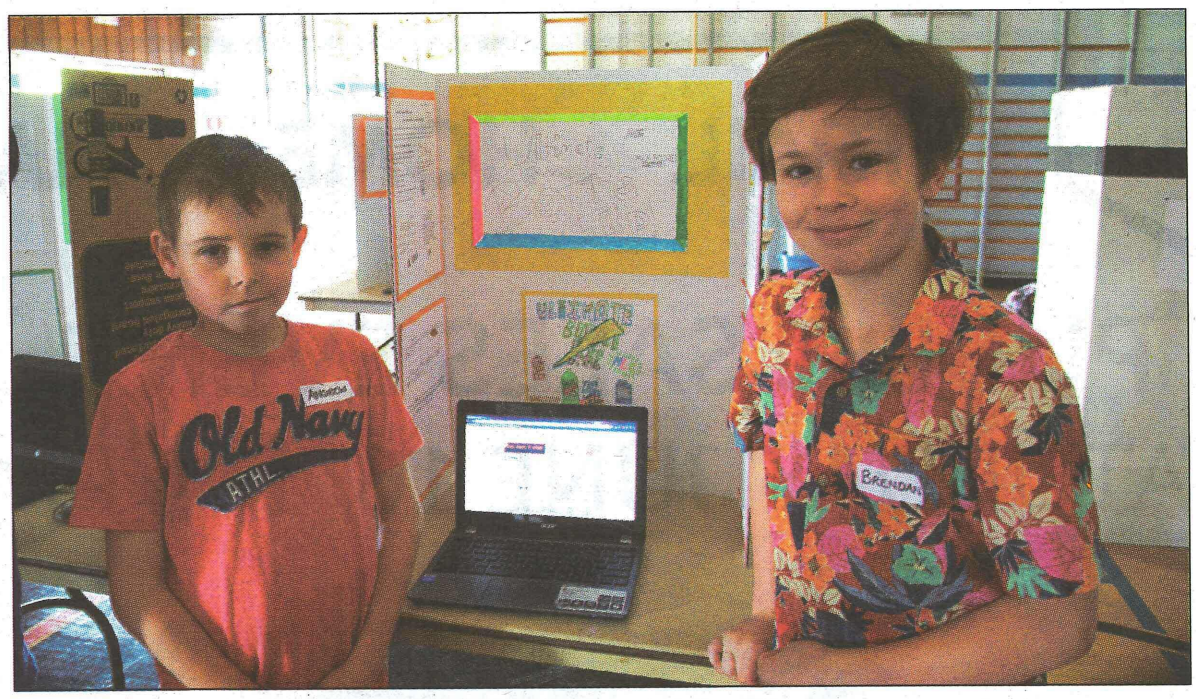
West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property hertetofore stored at the above noted space by the above noted occupant, to the highest bidder. Notice is hereby given that the ONLINE Auction is being held on June 8th, 2018 starting at 1 pm and ending on June 12, 2018 on or after 1 pm at
www.ibid4storage.com

U-LOCK MINI STORAGE

Designing computer games at age nine

Students from across SD61 create games for annual Coding Quest Arcade

Nicole Crescenzi
Black Press



View Royal elementary students Andrew Makela (top left) and Brendan Campbell show off their video game, The Ultimate Bottle Flip, at the Coding Quest Arcade Thursday at Richmond school. Grade 4 and 5 students demonstrated the fruits of their two months' labour, writing code using Google Chromebooks.
(NICOLE CRESCENZI/BLACK PRESS)

Laser lights speckled the packed gymnasium at Richmond school while synthesized computer music played in the background for the annual Coding Quest Arcade.

Grade 4 and 5 students from across School District 61 lined the tables with poster boards and laptops to show off computer games they had spent the past two months coding.

Students could design their games any way they liked using a program called "Scratch," resulting in a variety of playing styles, themes and controls.

One group of students programmed a game where solving math problems would earn music notes and enable players to bring back music and save the world.

Another group created a maze where you had to avoid hitting the walls, while another team focused on bringing back a "retro" game.

"All my classmates kept saying 'you know, bottle flipping is dead,'" said Andrew Makela, a Grade 5 student at View Royal elementary. "I told them 'yeah, but not for long.'"

Makela and his friend Brendan Campbell, in Grade 4, designed a game called The Ultimate Bottle Flip that lets players pick a brand of a pop bottle (accompanied by a pair of sunglasses) and perfectly flipping it so it lands upright.

Pheifer Pemborton and his friend Kieran Smith, both Grade 5 students at Rogers elementary in Saanich, created something they called Slimy Adventu Lab Edition, a platform-ba game where you try to avoid gerous chemicals.

Pemborton said his fav ite part was learning the c while Smith enjoyed desig the backdrops.

"Probably the hardest part making the platforms," Sm said.

"We made it all f scratch – pun int ed."

Patti Ross, a G 5 teacher at Rog was happy her stud were learning the gram because it taught them life s

"It's a great ex ence. There's a lo teamwork that into it, problem so and working thro challenges," she "Sometimes t games don't wor they have to ask other for help."

When asked learning code wa portant, students several reasons.

"Because then can make fun ga and you can make ple happy, and yo make yourself h by making them," Destiny Peltier, a er Grade 5 stu from Rogers.

"Maybe like neering, if you making compu you'd need to code," added class Marin O'Regan.

When asked i wanted to be a puter engineer, shrugged and "Maybe."

editor@
streamgazett

TOWN OF VIEW ROYAL
NOTICE OF PUBLIC HEARING

File: REZ 3360-020-2018-03

NOTICE IS HEREBY GIVEN pursuant to the Local Government Act that a Public Hearing will be held **at the Town of View Royal at 45 View Royal Ave, Victoria BC at 7pm on Tuesday, June 19, 2018** for the purpose of hearing representations concerning the following proposed amendments:

Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1002, 2018 proposes to amend the zoning and zoning boundaries within Schedule "B" Zoning Map referred to in Section 1.7 of Zoning Bylaw No. 900, 2014 for the lands addressed as 242-244 Island Hwy and legally described as:

LOT 34, SECTION 3, ESQUIMALT DISTRICT, PLAN 3738, EXCEPT PARTS IN PLAN EPP8968

LOT 35, SECTION 3, ESQUIMALT DISTRICT, PLAN 3738, EXCEPT PARTS IN PLAN EPP9053

which are currently zoned R-1B: Detached Residential (Medium Lot) such that the zoning for the aforementioned properties is established as follows:

The lands as shown outlined on the sketch plan attached hereto are zoned RM-3: Mixed Residential.

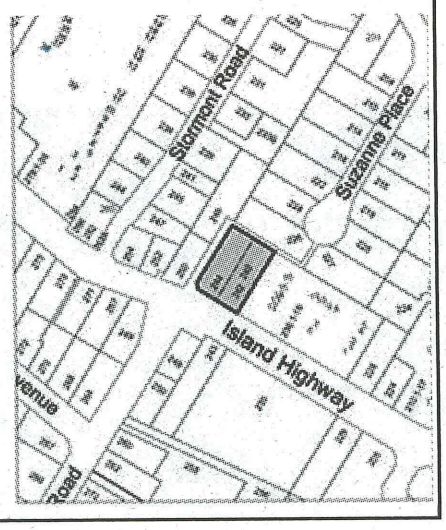
TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports and documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30 am and 4:30 pm Monday to Friday, June 8, 2018 to June 19, 2018.

Please also note that the Town has made detailed information available at the Town's website at www.viewroyal.ca.

All persons who believe that their interest in property is affected by the proposed Bylaw shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the Hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by no later than 3:00 pm on June 19, 2018.

Mail: Development Services Department, Town of View Royal, 45 View Royal Ave, Victoria, BC V9B 1A6 **Facsimile:** 250-727-9551 Email: **info@ viewroyal.ca**

Please note that Council may not receive further submissions concerning the subject Bylaw after the Public Hearing has concluded.



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. 1782. 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, 18 June 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.

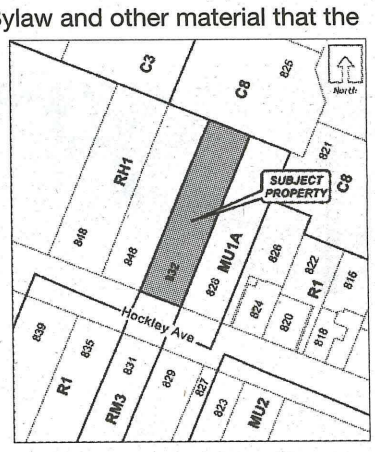
Proposal: **The purpose of Bylaw No. 1782 is to amend the zoning designation of the property located at 832 Hockley Avenue from the R1 (One-Family Residential) Zone to the MU1A (Mixed-Use Residential Commercial) Zone to accommodate the construction of a 6 storey residential building that is proposed to be constructed on the subject property and on the adjacent property located at 828 Hockley Avenue.**

Applicant: **Niall Paltiel, Keycorp Planning Ltd.**

Location: **The land that is the subject of Bylaw No. 1782 is 832 Hockley Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 June 2018 to Monday, 18 June 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



3. Authorize the Director of Planning to issue the following variances through a Development Permit:

    a) A variance to subsection 6.51A.07(1)(c) to reduce the required building set back from the rear property line from 7.5 m to 1.24 m;
    b) A variance to subsection 6.51A.09(2) to allow parking and loading facilities to be located in the front of the primary building;
    c) A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces; and
    d) A variance to subsection 6.51A.08(3) to allow the Director of Planning to approve a landscaping design that is appropriate for the site

CARRIED.

c) Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use Residential Commercial, Zone to align with the zoning of the adjacent property.

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.
        ii. $750 per unit towards the Affordable Housing Reserve Fund;

    b. That the developer provide the following items prior to **Public Hearing:**

        i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

    c. That the developer register a Section 219 covenant, prior to **Bylaw Adoption**, that includes the following:

        i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a

sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;

ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;

iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;

iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

    a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces;.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:08 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

ii. That the developer will complete road improvements required to facilitate access into the property, which may include but is not limited to an extended left turn lane on Orono Avenue, to the standards of Bylaw No. 1000 and to the Director of Engineering;

iii. That the per unit General Amenity Fund contributions listed in Bylaw No. 1774 may be reduced by 69% if the developer registers a covenant on title which restricts the use of the property for residential rental accommodation for a period of 10 years from the date of occupancy. The 69% per unit reduction to the General Amenity Fund Contributions listed in Bylaw No.1774 will only be applicable if a building permit to construct the building on the subject property is issued prior to December 2018;

iv. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;

v. That the developer acknowledges that an amendment to the parking requirements in the Zoning Bylaw may result in the need for additional parking and a redesign of the proposed development;

vi. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;

vii. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to clearing or commencing any work on the subject site;

viii. That the applicant agrees to substantially design the proposed building as per the plans submitted, and attached to this report as Appendices A;

ix. That notification be provided that the properties are close to industrial operations, which may generate noise nuisances

3. Authorize the Director of Planning to issue the following variances through a Development Permit:

a) A variance to subsection 6.51A.07(1)(c) to reduce the required building set back from the rear property line from 7.5 m to 1.24 m;
b) A variance to subsection 6.51A.09(2) to allow parking and loading facilities to be located in the front of the primary building;
c) A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces; and
d) A variance to subsection 6.51A.08(3) to allow the Director of Planning to approve a landscaping design that is appropriate for the site.

CARRIED.

3. Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use

Residential Commercial, Zone to align with the zoning of the adjacent property

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.
        ii. $750 per unit towards the Affordable Housing Reserve Fund;

    b. That the developer provide the following items prior to **Public Hearing:**

        i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

    c. That the developer register a Section 219 covenant, prior to **Bylaw Adoption**, that includes the following:

        i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
        ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;
        iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;
        iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping

decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

    a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces.

CARRIED.

9. REPORTS

a) Approval of 2017 Statement of Financial Information

- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council approve the 2017 Statement of Financial Information as presented.

CARRIED.

b) CREST

- **Staff Report (Fire)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to order CREST radios in 2018 to be included in the discounted bulk order and amortize the amount over 15 years.

CARRIED.

c) 761 Station Avenue – Royal Canadian Legion Branch No. 91 – Liquor License

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council Direct staff to inform the Liquor Control and Licensing Branch that the City of Langford will opt out of public notification for the Liquor Primary License application from the Royal Canadian Legion Branch No. 91 located at 761 Station Avenue.

CARRIED.

d) CD6A (Bear Mountain Comprehensive Development A) Zone

That Council adopt Bylaw No. 1719.

CARRIED.

d) BYLAW NO. 1752
"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1752 First, Second and Third Readings.

CARRIED.

e) BYLAW NO. 1774
"Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1774 First Reading.

CARRIED.

f) BYLAW NO. 1782
"Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1782 First Reading.

CARRIED.

g) BYLAW NO. 1767
"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1767.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date:	**May 14, 2017**
Department:	**Planning**
Application No.:	**Z18-0012**
Subject:	**Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use Residential Commercial, Zone to align with the zoning of the adjacent property.**

PURPOSE

Niall Paltiel of Keycorp Planning Ltd. has applied on behalf of NAIX Ventures Ltd. to rezone the subject property at 832 Hockley Avenue from the R1, One Family Residential, Zone to the MU1A, Mixed Residential Commercial, Zone to align with the zoning of the adjacent property at 828 Hockley Avenue. This is being done in order to accommodate the construction of a 6 storey residential building on both parcels.

BACKGROUND

In 1995 Council approved Bylaw 122 with the rezoning application Z95-0008 that rezoned properties within the downtown, sewer specified area No. 1, from R2 to R1. This was done by the City of Langford in order to encourage the construction of higher density developments within the in the downtown area, where sewers had been installed.

The adjacent property at 832 Hockley Avenue, was rezoned with Bylaw No.1412, in order to allow the construction of a 5 storey multi residential building, and was adopted on April 2nd, 2013. Despite this no subsequent development permit or building permit followed and therefore the original single family home remains on the property.

Table 1: Site Data

Developer	Niall Paltiel	
Owner	NAIX Ventures Ltd.	
Location	832 Hockley Avenue	
Legal	LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336	
PID	003-715-663	
Size of Property	1556.19 m^2	
DP Areas	Downtown Development Permit Area	
Zoning	**Existing:** R1 (One-Family Residential	**Proposed:** MU1A (Mixed Use Residential Commercial)
OCP Designation	City Centre	

SITE AND SURROUNDING AREA

The subject property is flat and occupied by a single family home. The site has a few large Douglas fir trees on the site which are proposed to be removed.

Directly north of the subject site is a 6 storey condominium building, accessed off of Goldstream Avenue. Other surrounding properties on Hockley Avenue contain single family homes however, a mobile home park, with approximately 35 sites, is adjacent to the subject property and extends to the western end of Hockley Avenue.

The subject property is located within Langford's City Centre Area, as designated in Map 2 of the Official Community Plan, and is an area where densification is encouraged. The subject property is surrounded by larger developments, including multi-residential developments and mixed use residential and commercial developments that are typical within a downtown location.

Figure 1: Ortho Map showing the OCP designated City Centre Area (in pink) with Subject Parcel outline (in red)

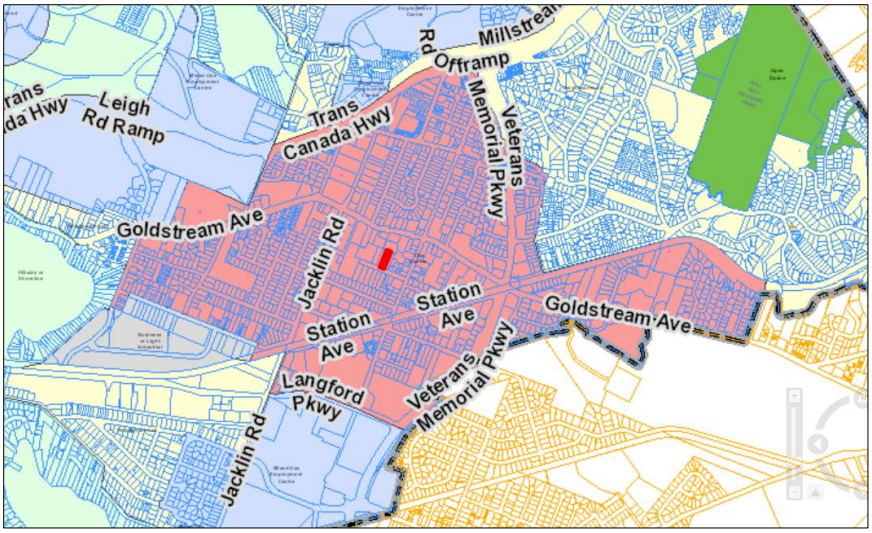


Table 2: Surrounding Land Uses

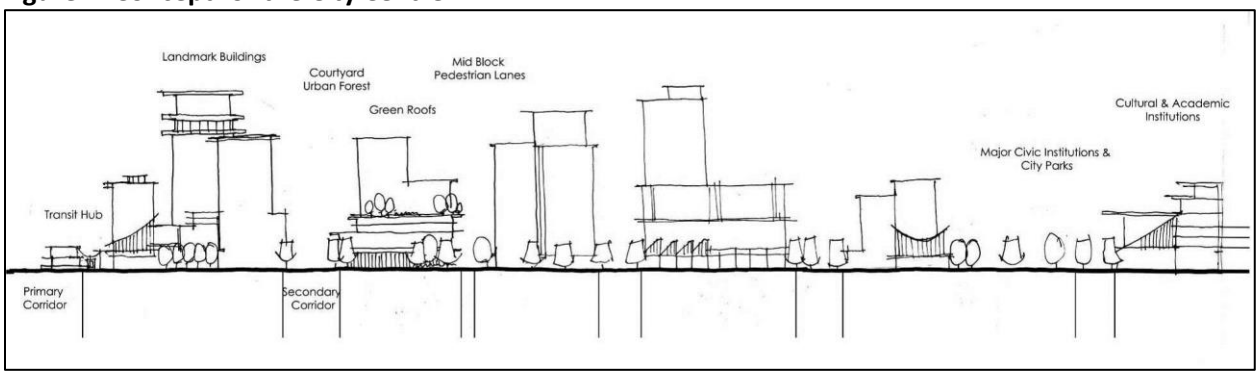
	Zoning	***Use***
North (825 Goldstream Avenue)	C8 (Community Town Centre Pedestrian)	6 storey mixed use residential and commercial building
East (828 Hockley Avenue)	MU1A (Mixed Use Residential Commercial)	Single family home
South (831 Hockley Avenue)	RM3 (Apartment Zone)	Single family home
West (848 Hockley Avenue)	RH1(Mobile Home Park)	Mobile home dwellings

COUNCIL POLICY

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as *City Centre*, as defined by the following text:

- *A major regional growth centre that support a wide range of high density housing, including affordable and rental housing;*
- *A major employment area for institutional, office, commercial and light industrial;*
- *A major place of community gathering and celebration;*
- *A wide range of public squares, parks and open spaces are integrated throughout;*
- *The City's major entertainment and/or cultural precinct;*
- *Inter-city and/or inter-regional transit hub connects residents.*

Figure 1. Concept for the City Centre



- *Policy 5.1.3 Relate all neighbourhood development and infill to the nearest centre through direct and/or improved connections, scale and character.*
- *Policy 5.4.1 Encourage street-orientation of buildings along all roads and corridors where topographical conditions allow.*
- *Policy 5.5.2 Ensure residential densities and the location of dense development increases viability and frequency of transit service.*

COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN

The proposal is consistent with the Official Community Plan's (OCP), Bylaw No.1200, *"City Centre"* designation as it fits in with the growth management and land use strategy in an existing developed area. This designation supports a mix of residential and commercial uses, including high density developments.

DEVELOPMENT PERMIT AREAS

A Form and Character Development Permit will be required prior to the developer obtaining a building permit for the subject proposal. As the property is within Langford's Downtown Development Permit Area, the proposal will be subject to Langford's Design Guidelines, part of Bylaw No. 300, which contains criteria appropriate for ensuring a vibrant and co-hesive downtown through development design. As a proposed apartment building, the design will also have to comply to design guidelines for multi-residential buildings. Building, site design, and landscaping for the development will also be addressed through the Development Permit process after the rezoning process is complete.

The subject property is not within any environmentally sensitive or potentially hazardous development permit areas, therefore the Development Permit will not require any reports that speak to mitigation measures that would be necessary if the proposed building was located within these areas.

COMMENTS

DEVELOPMENT PROPOSAL

The developer wishes to rezone the subject property to align it with the zoning of the adjacent property at 828 Hockley Avenue which is zoned MU1A, Mixed Use Residential Commercial, Zone. The developer intends to consolidate the two properties in order to construct a six storey building on the site comprised of approximately 115 residences, made up of 1 and 2 bedroom units.

A limiting factor for densification in the MU1A zone is the current allowable maximum Floor Area Ratio (FAR) of 2.5, which is contingent on the amount of enclosed parking provided. Currently the FAR may be increased to 2.25 if the developer provides 50% of the parking spaces required within an enclosed parking structure. This can be increased incrementally by 0.02 for every additional 5% of required enclosed parking provided, to a maximum FAR of 2.5. An application to amend the FAR is for entire MU1A zone is currently in front of Committee with Bylaw No. 1774, Z18-0008, that would also increase the FAR allowance for the subject properties, if Council was supportive of the amendment. In order to allow a denser development in the downtown area, and to continue to encourage developments to incorporate underground and enclosed parking, Staff is suggesting that Council may wish to explore increasing the maximum FAR allowance so that it may be increased to 2.25 if 50% of parking is provided in an enclosed space, and that this may be raised by 0.25 for every additional 5% of enclosed parking that is provided to a maximum FAR of 4. An FAR of 4 may be realized if 85% or more of the required parking was provided underground. The developer for the subject rezoning has proposed an FAR of 3.08, and as they have provided no detailed plans to date, it is not clear as to how much parking will be provided either underground or within an enclosed structure. To receive an FAR of 3.08 the developer would be required to provide at least 70% of the required parking (at least 101 stalls) underground or within an enclosed structure, in order to achieve an FAR of 3.25 under the new FAR regulations that are a part of Bylaw No.1774.

PARKING

On April 16, 2018, Council gave First Reading to Bylaw No. 1752 that will amend the parking regulations for apartments within the City Centre to 1.25 spaces per dwelling unit for units with two bedrooms or less, of which 0.25 must be designated for visitor parking. The required parking calculation has been included within Table 3 below. Council has passed a resolution stating that this Bylaw will be adopted at their July 2018 Council meeting to give some certainty to developers on how to prepare future building designs. The new parking regulations would affect any developments that obtained building permit issuance after the July 2018 Bylaw adoption date.

Given this timeline it is almost certain the developer of the subject proposal will be required to provide parking that complies with the new regulations within Bylaw No.1752. With 115 units proposed the developer would be required to provide 144 parking stalls, of which 29 would be required for visitor parking. If Council is supportive, they may wish to authorize the Director of Planning to issue a variance to the amount of required visitor parking, if required, within a Development Permit for form and character.

BUILDING AND SITE DESIGN

The developer has not yet submitted a conceptual drawings for the proposed development, however a rendering has been submitted and attached to this report as Appendix A. The rendering shows a red coloured building in a modern design style complete with flat roofs and glass balconies.

The Downtown Design Guidelines encourage buildings within Langford's downtown to incorporate the following design concepts:

- Building design shall utilize a variety of materials and finishes used in combination to articulate the building components and differentiate expansive elevations;
- Recesses, overhangs, canopies and sunscreens should be used to articulate the building façades.
- Monolithic building expression that results in box-like structures with little surficial articulation shall be discouraged;
- All new developments are encouraged to incorporate river rock as a façade treatment and as an element in freestanding signage;
- Roof forms should reinforce the rhythm of street façades;

If Council believes the rendering submitted depicts a design that is appropriate for its downtown location they may wish to direct staff to proceed with consideration of the design as proposed.

Table 3: Proposal Data

	R1 Zoning Regulations (Current Zoning)	**MU1A Regulations (Proposed Zoning)**	**Proposed by this Application to Rezone**
Density	**550 m²** (minimum lot size)	**2.5**, if 100% of the required parking is provided underground or enclosed; **4**, after adoption of Bylaw 1774, when more than 85% of required parking is provided underground or enclosed	**3.08** *Developer will have to provide at least 70% of required parking underground or enclosed*
Height	**9 m** (30 ft)	**6 storeys**	As per Zone
Lot Coverage	**50%**	**Max: 90%** **Min: 50%**	As per Zone
Front Yard Setback	**7.5 m**	**2 m**	As per Zone
Interior Side Yard Setback	**1.5 m**, however the sum of the setbacks from any two interior lot lines must not be less than 4.5 m	**0 m**	As per Zone
Rear Yard Setback	**7.5 m**	**7.5 m**	As per Zone
Parking Requirement (Subsection 4.01.01 of Zoning Bylaw)	**2 stalls per dwelling unit**	**1 stall per dwelling, 5 visitor parking spaces (120 spaces)** ***After Adoption of Bylaw 1742:** **1.25 stalls per dwelling, 25% allocated as visitor parking (144 spaces)**	**As per Regulations**

*Variances to setbacks and parking discussed further on Page 4

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The Director of Engineering has noted that a Traffic Impact Assessment will not be necessary to determine how the added density in the area will affect traffic flow and access to the site. The subject property is internal to the block with the only access onto the street from Peatt Road, as the other side contains the Woodland Mobile Home Park. The developer is proposing a one way access into the site via a driveway on the subject property from Hockley Avenue.

Langford's downtown core, along Goldstream Avenue, is approximately 100 m or a 2 minute walk from the subject property. Other amenities are accessible via a pedestrian sidewalk on Peatt Road to West Shore Town Centre, approximately 800 m away, roughly a 15 minute walk. As well bicycle lanes and sidewalks along Peatt Road encourage pedestrian movement and promote modes of active transportation.

Neither bicycle paths nor sidewalks currently exist on Hockley Avenue, but sidewalks, as mentioned, are required to be installed along Hockley Avenue. Council may wish to request that the developer extend the sidewalk to the corner where it will connect to the existing sidewalks on Peatt Road. The provision of sidewalks within the downtown area is vital to connect pedestrians to nearby amenities and resources as well as promote connectivity and consistency within the downtown core. If Council is supportive of requesting the extension of the sidewalk to the corner of Peatt Road and Hockley Avenue they may want to consider reducing the general amenity fees in the amount of the anticipated costs of extending the sidewalk. This will be included as an option within Council's resolution associated with this application to rezone.

The site is well served by BC Transit and is near frequent regional bus routes and community bus routes. Several bus routes are available along Goldstream Avenue and provide service through Downtown Langford to the Greater Victoria area and other West Shore Communities. Currently, community bus routes near the site provide service more than 20 times each weekday. Along Goldstream Avenue and Station Avenue transit service (Route #50/51) is provided to/from Langford/Victoria Downtown every 10 minutes and to/from Langford/UVIC seven times a week day. The nearest bus stop is on Goldstream Avenue, whereas other routes can be accessed via Station Avenue, where the Langford Bus Exchange operates services to and from the rest of Langford, the West Shore and South Island Communities.

Council may wish to have the developer provide a construction management parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering, and have this condition secured in a Section 219 Covenant registered on title prior to bylaw adoption. This should address any concerns around employee parking during construction.

FRONTAGE IMPROVEMENTS

Council may wish to require as a condition of rezoning that full frontage improvements to the standards of Bylaw No. 1000 be provided and that this be secured in a Section 219 Covenant to be provided at the time of Building Permit. Frontage improvements shall include, but are not limited to, the provision of sidewalks, and street lighting that are contained within the frontage along the street.

Boulevard landscaping will also be required as part of the frontage improvements and will include that trees be provided within the road allowance at a density of one per 15 linear meters contained within municipal drip irrigation. When the adjacent parcel, 832 Hockley Avenue, was rezoned in 2012 Council requested that a tree preservation plan be submitted prior to Public Hearing. Parks staff has indicated that because the subject parcel is not within an environmentally sensitive or protected area, that Council may wish to consider that the existing trees may cause a hazard as development of the site progresses. Council may wish to disregard the tree protection plan for the adjacent property and instead require the applicant to landscape the boulevard as per the Subdivision and Servicing Bylaw No. 1000, under the direction of the Manager of Parks and Recreation.

INFRASTRUCTURE AND SERVICES

Sewer connections are available on Hockley Avenue however upgrades and extensions may be required in order to serve the new building. The developer will be responsible for any servicing upgrades required to connect to the sewer system, an acknowledgement from the developer should be included as a Section 219 registered on the title.

Community piped water can be supplied to this proposed development provided that the owner(s) pay the necessary costs and fees authorized under the CRD Bylaw No. 3889, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements. The developer should be aware that a fire underwriter surveys (FUS) for fire flow requirements should be undertaken prior to applying for a development permit, as the FUS levels can be low in the area. The FUS calculations will determine the setbacks required to meet the required fire flow levels.

The downtown core does not currently have an underground storm drainage system that can move stormwater from the site to a retention pond elsewhere. Considering this, the developer will be responsible for demonstrating how drainage will be managed on the site. To this end a technical stormwater management must be approved by the Director of Engineering prior to scheduling a Public Hearing for the proposed rezoning. A formal stormwater management plan, in accordance with the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering, will be required prior building permit issuance.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the property to permit a multi-family residential development will contribute more to municipal revenue than by redeveloping it under its present zoning. Considering that the developer will be required to provide full frontage improvements the proposal should not represent an increased cost burden to the City. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total@115 units**
General Amenity Reserve Fund	$2850 per unit	$327,750
Affordable Housing Reserve Fund	$750 per unit	$86,250
TOTAL POLICY CONTRIBUTIONS	**$3600 per unit**	**$414,000**

Table 5 – Development Cost Charges (based on 115 units)

Development Cost Charge	**Per residential unit**	**Total**
Roads	$3,188	$129,261
Park Improvement	$1,890	$62,370
Park Acquisition	$1,100	$33,000
Incremental Storage Fee	$331.65	
Subtotal (DCCs paid to City of Langford)	**$5519.65**	**$224,631**
CRD Water	$1493.63	$76,673.19
School Site Acquisition	$628	$20,724
TOTAL (estimate) DCCs	**$6290.63**	**$723,422.45**

OPTIONS

Option 1

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

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.

        ii. $750 per unit towards the Affordable Housing Reserve Fund;

    b. That the developer provide the following items prior to **Public Hearing:**

        i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

    c. That the developer register a Section 219 covenant, prior to **Bylaw Adoption**, that includes the following:

        i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;

        ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;

        iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;

        iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

    a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation.

Option 2

4. Reject this application for rezoning.

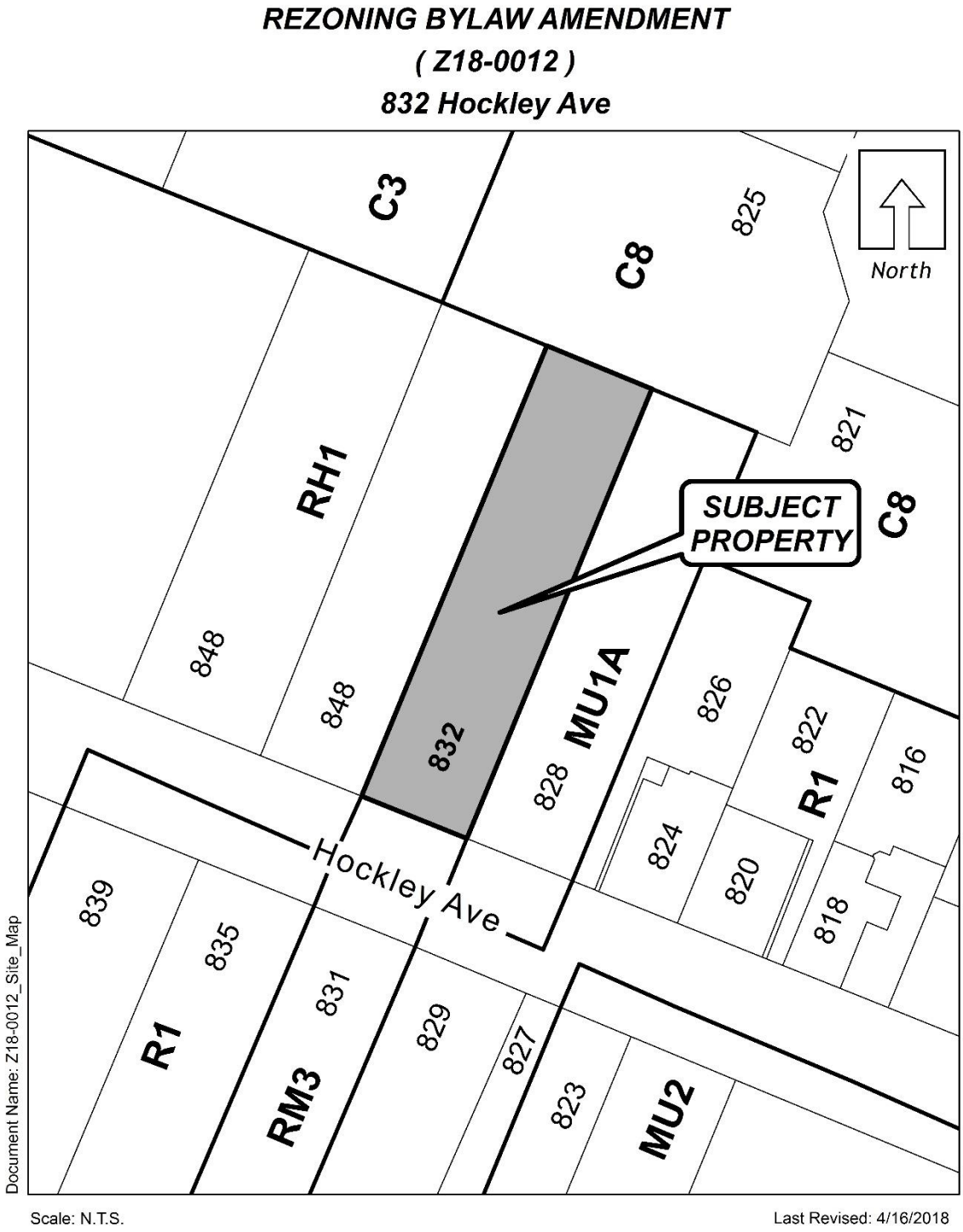
Submitted by:	Lauren Morhart, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

: lhm

Appendix A:
Rendering of Proposed Development, View from Hockley Avenue

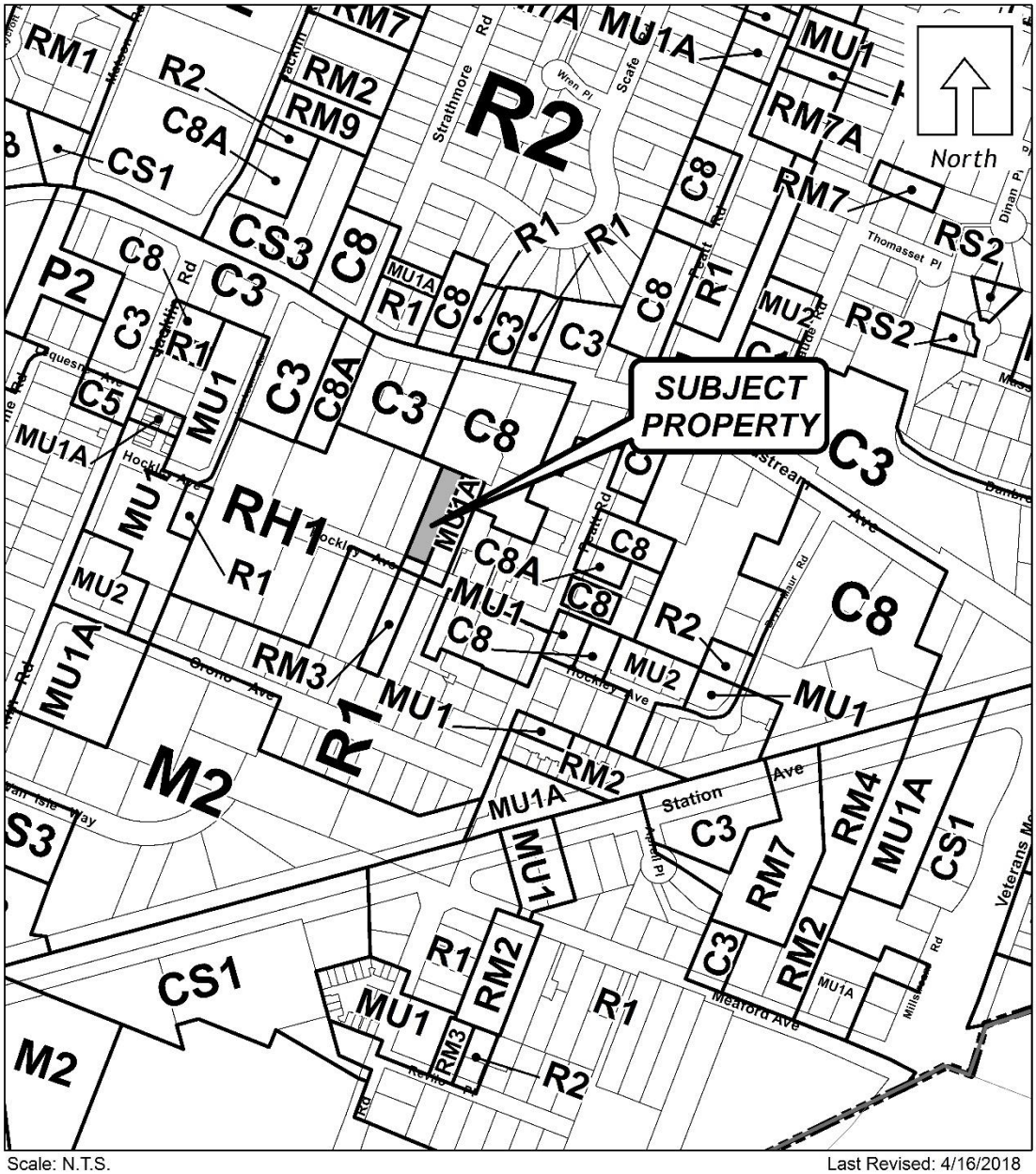


Appendix B
Site Location



Appendix C:
Location Map

REZONING BYLAW AMENDMENT
(Z18-0012)
832 Hockley Ave



Scale: N.T.S. Last Revised: 4/16/2018

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, May 22nd, 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, Deputy Director of Engineering, G. Henshall, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the addition of 9d) CD6A (Bear Mountain Comprehensive Development A) Zone and 10g) Bylaw No. 1767 for adoption.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO's 1697 and 1698
"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".
"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No's 1697 and 1698 at 5:32 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 Irwin Consulting Ltd. has applied on behalf of Latoria Holdings Ltd. to amend the Official Community Plan designation of 866 Latoria from Agricultural Strategy Lands to Hillside or Shoreline and to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of approximately 18 single-family lots and 30-unit townhouse site.

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:

i. $6,000 towards the General Amenity Reserve Fund; and
ii. $1,000 towards the Affordable Housing Reserve Fund.

as a bonus for increased density per one-family lot created;

and

iii. $3,660 towards the General Amenity Reserve Fund; and
iv. $610 towards the Affordable Housing Reserve Fund.

as a bonus for increased density per townhouse unit created.

And

v. $136,000 towards the General Amenity Reserve Fund.

as a condition for removing land from the ALR.

That, prior to Bylaw Adoption, the applicant agrees to register a covenant, which agrees to the following:

vi. A 2.0m wide road dedication be provided along Latoria Road;
vii. A 15m wide road dedication be provided for the proposed new road;
viii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
ix. That all municipal works and third party utility services are installed within municipal road dedication;
x. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
xi. That notification be provided stating the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
xii. That a tree protection plan, and the removal of any hazardous trees, is provided prior to subdivision approval.
xiii. That the Park area is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

As part of this rezoning, Council direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

a) By permitting a secondary suite within a one-family dwelling or within an accessory building on lots that are 500m² or greater and in accordance with Section 3.08.

As part of this rezoning, Council direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

a) That buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;

b) That the floor area ratio may be increased to 1.0, if the owner:

    a. Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit.

c) That the floor area ratio may be increased to 1.5 if the owner provides 50% of the parking spaces in an underground or under building parking structure, subject to compliance with the density bonus provisions.

Council direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.

Council authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

a) That the minimum front yard setback be reduce to 3.0m (13 ft);
b) That the minimum interior side yard setback be reduced to 5.5m (18 ft);
c) That the minimum exterior side yard setback be reduced to 3.0m (13 ft); and
d) That the minimum rear yard setback be reduced to 5.5m (18 ft).

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

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

The Mayor called a first time for presentations.

None.

Mayor Young called a second time for presentations.

<u>Resident on Latoria:</u>

Will proposed development increase the flow of the creek?

George Henshall, Deputy Director of Engineering, said no.

How will stormawater be managed?

George Henshall, Deputy Director of Engineering, advised that it will be managed with a stormwater management plan.

What about flood risk?

George Henshall, Deputy Director of Engineering, provided clarification.

Resident on Latoria:

How are townhouses possible? On concrete blocks?

Applicant clarified that there will be no elevation changes.

Asked about buffer trees and conformance with OCP and south Langford neighbourhood plan.
Mayor provided clarification.

Matthew Baldwin, Director of Planning, provided clarification that the OCP would need to be amended.

Clarified that he doesn't support townhouses on the site. Asked about 500m lot sized minimums in RR6 zones?

Matthew Baldwin, Director of Planning, provided clarification.

Mayor said that it is for affordable housing and provided background on affordability goals for Council.

Resident asked broad question about use of concrete blocks.

Mayor and George Henshall provided clarification.

Resident asked if the tree protection plan protects all trees.

Matthew Baldwin, Director of Planning, responded yes.

The Mayor called a third and final time for presentations.

Resident on Latoria:

Machine worker/shop owner is concerned about complaints about the uses on his property.

Mayor and Council provided clarification.

Also raises concern about fir trees along property line.

Matthew Baldwin, Director of Planning, clarified need for tree protection plan.

The Mayor officially declared the Public Hearing for Bylaw No's 1697 and 1698 closed at 6:02 p.m.

b) BYLAW NO. 1752
"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018".

The Mayor opened the Public Hearing for Bylaw No. 1752 at 6:03 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 The purpose of Bylaw No. 1752 is to amend the City of Langford Zoning Bylaw No. 300 by: amending parking requirements with respect to Apartments in the City Centre and the Mixed Use Employment Centre Official Community Plan designations, allowing payment in lieu of required off-street parking, and authorizing the City Planner to issue Development Permits with a variance to allow shared commercial/institutional and residential visitor parking subject to certain conditions.

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

Advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

None.

Mayor Young called a second time for presentations.

None.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1752 closed at 6:04 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – April 19th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on April 19th, 2018.

CARRIED.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP18-0002 - 2214 Navigators Rise

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP18-0002 be issued by the Council for the City of Langford to Harold Skadberg (Skadberg Construction) on behalf of Jan & Beverly Gulbrandsen to reduce the required side and rear yard setback for a permanent swimming pool from 3 m to 0.5 m at 2214 Navigators Rise subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) that was included in the staff report which went to Council on the 7th of May 2018.

2. Variances

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

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 m to 0.5 m.

3. Conditions

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

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.

CARRIED.

b) DVP18-0005 - 1067 Braeburn Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP18-0005 be issued by the Council for the City of Langford to Jim Hartshorne on proposed lots 19-33 of McCormick Meadows Phase 4 to allow the use of a temporary booster pump station without backup power to supply water to sprinkler systems permitted by Bylaw 1000 s.8.15.5 subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) with the report to Council dated 7th of May 2018.

2. Variances

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

b) That Section 8.15.5 of Subdivision and Development Servicing Bylaw No. 1000 be varied such that in the case of fire sprinkler systems that rely on booster pump stations for normal operation, the pump station is not required to be equipped with an auxiliary supply of electricity.

3. Conditions

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

i. That a s.219 covenant be registered on lots 19-33 that notifies the owners that domestic water pressure is provided by a temporary water booster pump station that does not contain backup power generation which means that domestic pressure may drop and the sprinkler systems may not work as designed in the case of a power outage to or maintenance of the temporary water booster pump station.

CARRIED.

c) TUP18-0001 - 767 Meaford Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Temporary Use Permit No. TUP18-0001 be issued by the Council for the City of Langford to Pascal Toupin-Selinger of Ironclad Developments has applied on behalf of C.R.M. Properties Ltd. for a temporary use permit to allow for building material storage and a lay down yard at 767 Meaford Avenue during the construction period of the development located at 732 Meaford Avenue and 2846 Millstream Road subject to the following terms and conditions:

1. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 493 of the *Local Government Act*:

Proceed with the consideration of this Temporary Use Permit for building material storage and a lay down yard, including three shipping containers, at 767 Meaford Avenue for a period of 3 years or until the project at 732 Meaford Avenue and 2846 Millstream Road has received an occupancy permit, whichever comes first subject to the following conditions:

a) Shipping containers are to be labelled with contents;
b) No flammable liquids or compressed gas cylinders are to be stored inside the shipping containers at any time;
c) Site trailer to have a 10lb dry chemical fire extinguisher mounted inside;
d) Address for the site to be posted as per City of Langford bylaw.

2. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

a) Shipping containers are to be labelled with contents;
b) No flammable liquids or compressed gas cylinders are to be stored inside the shipping containers at any time;
c) Site trailer to have a 10lb dry chemical fire extinguisher mounted inside;
d) Address for the site to be posted as per City of Langford bylaw.

CARRIED.

7. PUBLIC PARTICIPATION

None.

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – May 14th, 2018

1. Application to Rezone 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) Zone to Allow for a 21 Unit Multi-Family Residential Building

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to the issuance of a Building Permit:

        i. $2,562 towards the General Amenity Reserve Fund;

ii. $610 towards the Affordable Housing Reserve Fund;

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

i. A technical memo from a qualified engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering;

ii. A traffic impact study from a qualified professional that this development will have on the surrounding road network, to the satisfaction of the Director of Engineering.

iii. Frontage drawings that indicate whether or not road dedication is needed.

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 a stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;

ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;

iii. That all recommended improvements stemming from the completed traffic impact study be completed prior to issuance of a building permit.

iv. That appropriate corner cuts are provided to the satisfaction of the Manager of Land Development prior to the issuance of a building permit;

v. That no unit created may have more than two bedrooms; and

vi. That the onsite visitor parking be painted as 'Visitor' parking and that these spaces be designated as common property, not limited common property, on the strata plan.

2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2670 Peatt Road and 813 Arncote Avenue:

a) That Section 6.51A.07(1)(a) be varied to reduce the minimum front yard setback from 2.0m to 1.3m; and

b) That Section 6.41A.07(1)(b) be varied to reduce the minimum exterior side yard setback from 2.0m to 1.4m; and

c) That Section 6.51A.07(1)(c) be varied to reduce the minimum rear yard setback from 7.5m to 4.6m.

CARRIED.

2. Bylaw No. 1774 - Application to Rezone 852, 856, 858 and 860 Orono Avenue from the R1, Residential One Family and MU1, Mixed Use Residential

Commercial to the MU1A, Mixed Use Residential Commercial, Zone to Allow a Six Storey Residential Building

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give first reading to Bylaw 1774, as presented, to amend the text within the MU1A zone to allow the FAR to be increased to 2.25 if the developer provides 50% of the parking spaces required within an underground or enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% so provided, to a maximum FAR of 4.

2. Give First Reading of Bylaw 1774, as presented to amend the zoning designation of the property located at 852, 856, 858 Orono Avenue from the R1, One Family Residential, Zone to MU1A Mixed Residential Commercial, Zone and 860 Orono Avenue from the MU1, Mixed Use Residential Commercial, Zone to the MU1A 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 dwelling, prior to building permit issuance:

        i. $750 per unit towards the Affordable Housing Contribution Reserve Fund ;
        ii. $2850 per unit towards the General Amenity Contribution Reserve Fund;

    b) That the per unit amount of General Amenity Contributions, listed in items 2(a)(ii) may be reduced by 69%, if the developer agrees to register a covenant on title that restricts use of the residential building as rental accommodations for a period of 10 years from the date of occupancy the charge. The 69% reduction is only applicable if a building permit for the construction of the aforementioned apartment building on the subject property is issued prior to December 2018.

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

        i. A technical stormwater management memo that addresses on site drainage containment in light of the underground parking being proposed;
        ii. A redesign of the proposed building as shown in the report attached as Appendix A, to include a prominent entry feature and additional materials on the enclosed parkade.

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

        i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;

ii. That the developer will complete road improvements required to facilitate access into the property, which may include but is not limited to an extended left turn lane on Orono Avenue, to the standards of Bylaw No. 1000 and to the Director of Engineering;

iii. That the per unit General Amenity Fund contributions listed in Bylaw No. 1774 may be reduced by 69% if the developer registers a covenant on title which restricts the use of the property for residential rental accommodation for a period of 10 years from the date of occupancy. The 69% per unit reduction to the General Amenity Fund Contributions listed in Bylaw No.1774 will only be applicable if a building permit to construct the building on the subject property is issued prior to December 2018;

iv. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;

v. That the developer acknowledges that an amendment to the parking requirements in the Zoning Bylaw may result in the need for additional parking and a redesign of the proposed development;

vi. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;

vii. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to clearing or commencing any work on the subject site;

viii. That the applicant agrees to substantially design the proposed building as per the plans submitted, and attached to this report as Appendices A;

ix. That notification be provided that the properties are close to industrial operations, which may generate noise nuisances

3. Authorize the Director of Planning to issue the following variances through a Development Permit:

a) A variance to subsection 6.51A.07(1)(c) to reduce the required building set back from the rear property line from 7.5 m to 1.24 m;
b) A variance to subsection 6.51A.09(2) to allow parking and loading facilities to be located in the front of the primary building;
c) A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces; and
d) A variance to subsection 6.51A.08(3) to allow the Director of Planning to approve a landscaping design that is appropriate for the site.

CARRIED.

3. Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use

Residential Commercial, Zone to align with the zoning of the adjacent property

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.
        ii. $750 per unit towards the Affordable Housing Reserve Fund;

    b. That the developer provide the following items prior to **Public Hearing:**

        i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

    c. That the developer register a Section 219 covenant, prior to **Bylaw Adoption**, that includes the following:

        i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
        ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;
        iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;
        iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping

decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

    a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces.

CARRIED.

9. REPORTS

a) Approval of 2017 Statement of Financial Information

- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council approve the 2017 Statement of Financial Information as presented.

CARRIED.

b) CREST

- **Staff Report (Fire)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to order CREST radios in 2018 to be included in the discounted bulk order and amortize the amount over 15 years.

CARRIED.

c) 761 Station Avenue – Royal Canadian Legion Branch No. 91 – Liquor License

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council Direct staff to inform the Liquor Control and Licensing Branch that the City of Langford will opt out of public notification for the Liquor Primary License application from the Royal Canadian Legion Branch No. 91 located at 761 Station Avenue.

CARRIED.

d) CD6A (Bear Mountain Comprehensive Development A) Zone

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Direct staff to prepare a bylaw to allocate density through the remaining undeveloped land within the CD6A Zone in a manner that is consistent with the characteristics/expectations that were in place when the Leigh Road LSA was created; AND

2. Allow incidental development (eg: building permits for single family homes on individual lots approved by subdivision) to proceed while this process of allocation continues.

CARRIED.

10. <u>BYLAWS</u>

a) BYLAW NO. 1697
"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1697 First, Second and Third Readings.

CARRIED.

b) BYLAW NO. 1698
"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1698 First, Second and Third Readings.

CARRIED.

c) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1719.

CARRIED.

d) BYLAW NO. 1752
"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1752 First, Second and Third Readings.

CARRIED.

e) BYLAW NO. 1774
"Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1774 First Reading.

CARRIED.

f) BYLAW NO. 1782
"Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1782 First Reading.

CARRIED.

g) BYLAW NO. 1767
"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1767.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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 Personal information about an identifiable individual, being considered for an appointment, land matters, the potential provision of a municipal service and a matter that, under another enactment is such that the public may be excluded from the meeting under Section 90 (1) (a) (e) (k) and (m) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 6:06 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, June 11th, 2018

1. **Application to Rezone 2512 Duncan Place from One- and Two-Family Residential (R2) Zone to Residential Small Lot 3 (RS3) Zone to Allow a Development of Nine One-Family Residential Lots - Staff Report (Planning)**

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2512 Duncan Place from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) subject to the following terms and conditions:

    a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

        i. $3,960 towards the General Amenity Reserve Fund; and
        ii. $660 towards the Affordable Housing Reserve Fund.

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

        i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, 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 a minimum 8.0m wide road dedication be provided for the proposed road.
        ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
        iii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
        iv. That the applicant install a 1.8m high privacy fence along the rear property lines of the new lot and a 1.2m high solid fence along the east side of the proposed road as well as along the west property line west of the five parking spaces;
        v. That the applicant install a minimum three trees and landscaping with irrigation in the area surrounding the five parking spaces.
        vi. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

CARRIED.

2. Application to Rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) to allow a future development of a 102-unit apartment building.
- Staff Report (Planning)

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1062 Goldstream Road from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) subject to the following terms and conditions:

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

        i. $2,850 towards the General Amenity Reserve Fund, with a 50% reduction for the units on the 5th and 6th storey, and a 75% reduction for the units on the 7th storey;
        ii. $750 towards the Affordable Housing Reserve Fund;

    b) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per required parking stall that is not provided, prior to issuance of a building permit:

        i. $7,500 towards the General Amenity Fund for Transportation Demand Management.

    c) That the applicant provide, **prior to Public Hearing**, the following:

        i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

    d) That the applicant provide, **prior to Bylaw adoption**, the following:

        i. Road dedication along the frontage to the satisfaction of the Director of Engineering.

    e) 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, which includes an operational 3-lane cross-section;
        ii. That all boulevard improvements to Bylaw 1000 standards are provided to the satisfaction of the Manager of Parks;
        iii. That a detailed storm water management plan be provided prior to issuance of a building permit, to the satisfaction of the Director of Engineering, and its operation and maintenance plan be registered on title; **CON'T**

iv. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.

v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually.

2. Direct staff to prepare a bylaw to increase the allowable FAR in the MU1A Zone to a maximum of 4.0 as per Bylaw 1774.

3. Direct staff to prepare a bylaw to increase the maximum height in the MU1A Zone to a maximum of 7 storeys.

4. Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit:

    a) Reduce the front yard setback from 2.0m (6.5 ft) to 0.4m (1.3 ft) for the garbage and recycling enclosure;

    b) Reduce the rear yard setback from 7.5m (25 ft) to 5.0 (16.5 ft) for the parkade levels and to 1.2m (4.0 ft) for the 2nd to 7th storeys.

    c) Reduce the number of off-street parking by a maximum of 8 stalls.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, June 12th, 2018

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1. Request for Parking Permit Zone on Claude Road (Engineering)

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

Install parking Permit Only Signs and issue three permits each to: 2674 Claude Road, 2672 Claude Road, 2670 Claude Road, 2668 Claude Road, 2675 Claude Road, 2677 Claude Road, 2679 Claude Road, 2681 Claude Road and 734 Larkhall Road.

CARRIED.

2. Parking Permit - McCallum Road (Engineering)

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

Do not proceed with any changes to the current permit parking on McCallum.

CARRIED.

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Staff Report

to

Council

Date: June 18, 2018

Department: **Engineering**

Subject: Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream Grant Application

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Background

The Government of Canada and the Province of BC have announced the Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream Grant opportunities.

The purpose of this report is to seek Council support to apply for an infrastructure grant under this program.

Commentary

The City has applied twice for an infrastructure grant for the Salem Road Sewer Extension project. This project includes a lift station on Luxton Road near the South Vancouver Island Rangers property as well as both gravity and forcemain sewers to connect to the West Shore Parkway lift station that is currently being designed.

The City has completed detailed design engineering for this proposed project which is much more work than was completed the last two times the City completed a grant application. We have also refined the layout of the project in general to optimize costs. Staff are optimistic that with this more detailed information in hand the City has an improved opportunity to obtain an infrastructure grant to extend the sewer in this area. The project is shovel ready and would just need to be tendered for construction.

Staff are suggesting that the City apply for the ICIP Green Infrastructure grant for the Salem Road Sewer Extension project.

Financial Implications

The ICIP grant opportunity provides for 40% funding from the Government of Canada, 33.33% funding from the Province of British Columbia with the remaining 26.67% of funding coming from the City. The updated cost estimate for this project is $5,000,000. The cost is lower than prior grants because the City is completing a second lift station on West Shore Parkway with a separate grant and because the City is undertaking a $1.5M earthworks contract right now in this road alignment which will save time and effort when the sewer is constructed.

In this case the City's portion would be paid through our agreement with Westshore Environmental Services as part of the sewer extension in the area.

Legal Implications

None noted. The City has the rights to all land within the project area.

Options

That Council direct staff to:

1. Apply to the Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream for the Salem Road Sewer Extension;

   OR

2. Not Apply to the Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream for the Salem Road Sewer Extension.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, AScT. Deputy Director of Engineering & Public Works
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report

to

Council

Date: June 18, 2018

Department: Planning

Subject: DVP18-0010 - Application to Vary Sign Bylaw No. 1250 to Allow for Municipal Variable Electronic Signs at 2880 and 4400 West Shore Parkway.

Background

The City has entered into a contract with Pattison Outdoor Advertising for the installation of four digital signs in Langford. These signs would be freestanding, and approximately as shown in Appendix "A". These signs are classified as Variable Electronic Signs within Sign Bylaw No. 1250.

Two of these signs will be located on municipal road right-of-way, and therefore are not subject to the requirements of Bylaw No. 1250. The other two proposed signs are to be located on private property, and are subject to Bylaw No. 1250.

Commentary

The two proposed signs that are to be located on private land will be situated in the BP2A (Business Park 2A) zone at 4440 West Shore Parkway and in the other will be situated in the AM (Amenity) zone at 2880 West Shore Parkway. Both signs exceed the 3m2 (32 ft2) maximum prescribed by Bylaw No. 1250, and the advertising area of the proposed signs would be approximately 16.64m2 (180 ft2).

Financial Implications

Failing to address the question of sign area by variance will result in two fewer signs being erected, and may jeopardize the contract for the two signs to be situated on public road right-of-way, which would reduce municipal revenues.

Legal Implications

None.

Options

That Council:

1. Direct staff to proceed with consideration of the following variances for 4440 West Shore Parkway and 2880 West Shore Parkway:

    a) That Section 15(a) of Sign Bylaw No. 1250 be varied by increasing the maximum size of a variable electronic sign from the required 3m2 (32ft^2) per side to 17 m2 (183 ft^2) per side;

    Subject to the following condition:

    b) That the signs be erected only under contract to the City of Langford;

OR

2. That Council take no action at this time with respect to variances for variable electronic signs.

Respectfully submitted,

Submitted by:	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

:mgsb

Client:
City of Langford

Project:
Digital Message Centre
Sooke Road

Drawing:
DF - Small Message Centre

Date:
May 1, 2017

Revisions:
Rev 16 - Feb 2, 2018
Rev 17 - Feb 5, 2018
Rev 18 - Feb 8, 2018
Rev 19 - Feb 16, 2018
Rev 20 - Feb 26, 2018

Notes:

Approval:

Landmark Sign
SALES • SERVICE • LEASING
1250 Glenshire Drive
Victoria BC V9C 3W7
P (250) 478-8610

This design is property of Landmark Sign Ltd. and may not be copied in whole or in part without written permission of Landmark Sign Ltd.

Scale:
3/8" = 1'-0"

Page Number:
S2.01



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Staff Report

to

Council

Date: June 18, 2018

Department: Land Development

Subject: Easement for Electrical Grounding Wire at 2783 Strathmore Road

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Background
In 2015, Paradise Homes rezoned this property to the MU1A zone to allow for the construction of a multi-family building. The property is legally described as PID 000-851-728, Lot 25, Section 5, Esquimalt District, Plan 16167. The owner has recently applied for a Building Permit and during the design stages of the Building it was determined by BC Hydro that due to soil conditions that a grounding cable is required around the entire perimeter of the Building and the BC Hydro Transformer in front of the property. Subsequently, a small portion of this grounding cable that goes around the perimeter of the BC Hydro Transformer encroaches into the dedicated road right of way by approximately 40cm; as such the developer has requested that the City allow the cable to occupy the road right of way by way of an easement.

Commentary
This permanent encroachment which is required for the lifetime of the building, was unforeseen until the detailed BC Hydro design was complete.

Council may wish to include a sunset clause in the easement that it shall only endure for the lifetime of the building.

Financial Implications
All costs associated with this easement will be paid for by the developer.

Legal Implications
With the granting of an easement the City would retain ownership of the land and will have the rights to use the land under and above the encroachment without any legal restrictions. The cable that encroaches would be enabled via an easement that considers the height, width, and depth of the encroachment (volumetric easement).

Options

That Council:

1. Endorse granting the easement to the developer of 2783 Strathmore Road, PID 000-851-728, Lot 25, Section 5, Esquimalt District, Plan 16167; for the volumetric area of encroachment of the electrical grounding cable as shown on the draft easement plan attached; and direct staff to include a sunset clause in the easement that it shall only endure for the lifetime of the Building.

OR

2. Take no action at this time with respect to the easement request for 2783 Strathmore Road, PID 000-851-728, Lot 25, Section 5, Esquimalt District, Plan 16167.

Respectfully submitted,

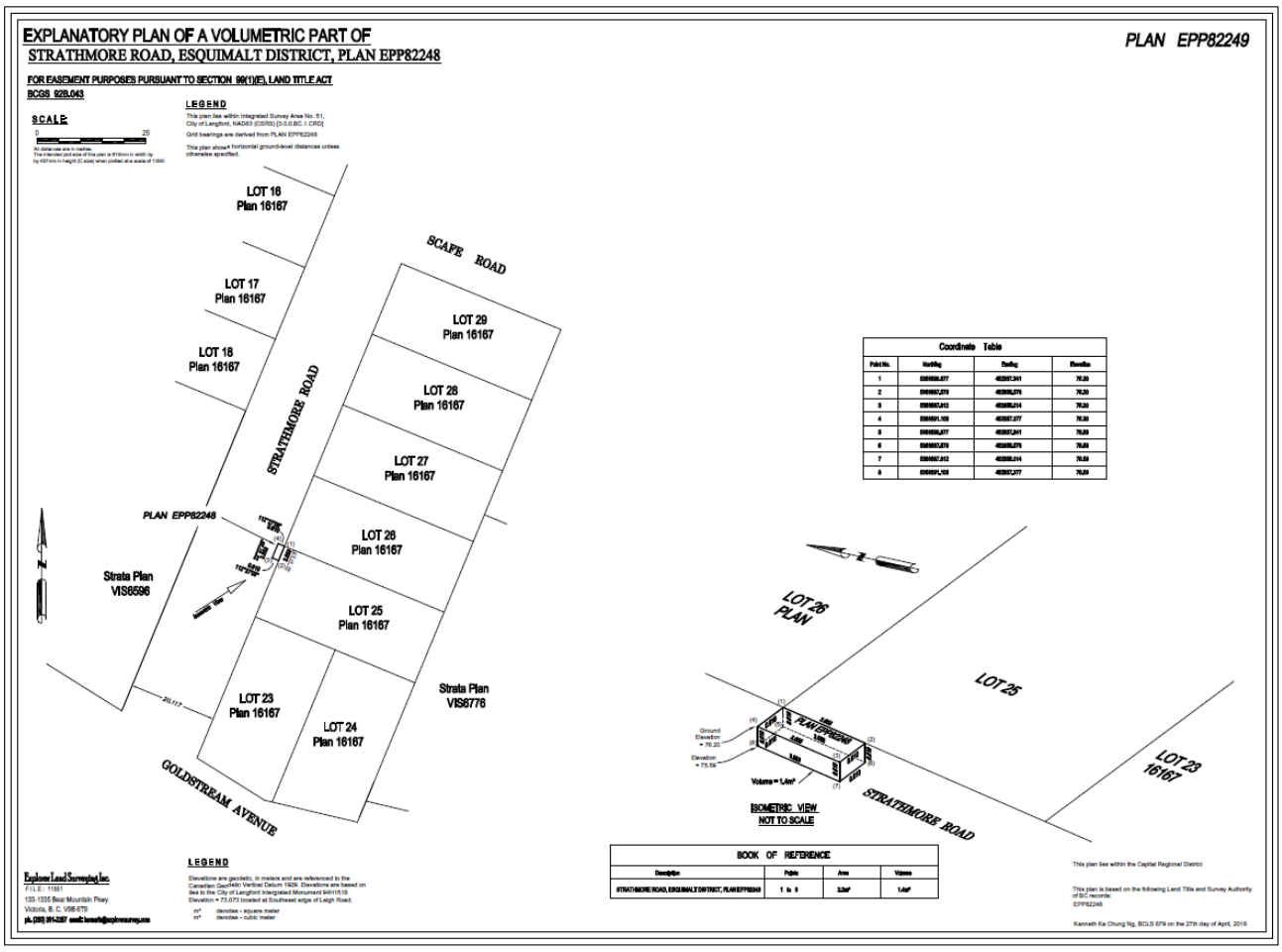
Submitted by:	Daryl Minifie, AScT, Senior Land Development Technologist
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Jerry Worobec, Chief Building Inspector
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:DM

Location Plan:



Draft Plan of Easement:



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Staff Report

to

Council

Date: June 18, 2018

Department: **Engineering**

Subject: West Shore Parkway Sewer Lift Station Construction Award

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Background

The City has retained KWL Engineering to design the sewer lift station that is part of the West Shore Parkway completion project infrastructure grant. This is the last remaining item from this grant to complete the entire project.

The purpose of this report is to obtain Council approval to award the construction of the lift station.

Commentary

Staff anticipate that the tender documents for the West Shore Parkway sewer lift station will be ready late June/July. Staff intend to post the project to BC Bid in a fair and transparent tendering process pursuant to the City's Purchasing Policy.

Staff are suggesting that Council allow award of the West Shore Parkway Sewer Lift Station Construction to the lowest compliant bidder and to fund the project through the West Shore Parkway Infrastructure Grant.

Financial Implications

This project is funded through the New Building Canada Infrastructure grant for the West Shore Parkway completion project.

Legal Implications

None noted. The lift station will be constructed on City land.

Options

That Council:

1. Award the construction of the West Shore Parkway Sewer Lift Station to the lowest compliant bidder, so long as the bid is within budget, and fund the project from the New Building Canada Infrastructure grant for the West Shore Parkway Completion project;
   OR
2. Not award the construction of the West Shore Parkway Sewer Lift Station

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP 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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Staff Report

to

Council

Date: June 18, 2018

Department: **Engineering**

Subject: Pre Award Irwin Dam Improvement Project

Background

The City of Langford has applied for a Structural Flood Hazard Mitigation grant to improve the stability of the Irwin Dam. Staff anticipate receiving confirmation of the success of this grant some time in mid-July.

The purpose of this report is to seek Council approval to award the Irwin Dam Improvement project subject to successfully obtaining the Structural Flood Hazard Mitigation grant.

Commentary

The City inherited the Irwin Dam at the time of incorporation. The dam was an existing earth structure and had an existing water licence attributed to it for the storage of water. Staff inspect this dam monthly as well as having an annual geotechnical engineering inspection completed on the dam. In November 2017 the Dam Safety Officer from the Province also inspected the dam.

At about this same time as the Fall 2017 inspections, the Province, through the Community Emergency Preparedness Fund (CEPF) released opportunities to apply for funding to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by the Union of BC Municipalities (UBCM).

The funding streams included:

- Emergency operations centres and training
- Emergency social services
- Evacuation route planning
- Flood risk assessment, flood mapping and flood mitigation planning
- Structural flood mitigation

The City applied for a structural flood mitigation grant to improve the stability of the upper dam in the event of an earthquake. The City applied for the maximum amount allowed for projects which was $750,000 funded 100% by the grant.

While the grant is being considered staff continued to investigate ways to improve the structural stability of the dam with the aid of Geotechnical Engineers at Ryzuk Geotechnical. The City has submitted an Alteration Notice under Section 12 of the BC Water Sustainability Act Dam Safety Regulations to the Ministry of Forests, Lands and Natural Resources to:

- Install 72 tangent piles in 2 tangent lines
- Backfill the piles with concrete
- Remove tailings from the auger holes
- Rip rap the faces of the dam
- Install a proper vehicular access bridge over the dam for enhanced maintenance and servicing

The installation of the tangent piles is estimated to be a 7 week project. Given that the grant will not be known until the middle of July and there is a potential fish work window that ends in mid September staff are seeking approval from Council to retain a local contractor that specializes in this work.

CDI (Construction Drilling Inc) is a local specialist drilling contractor based out of Duncan, BC, who do work throughout western Canada on large building and infrastructure projects. The geotechnical team at Ryzuk Geotechnical has worked with CDI on numerous occasions on southern Vancouver Island, including construction of temporary shoring systems and deep foundation elements such as piles and caissons. They have notably been involved in the recent construction of local bridge foundations and promenade retaining wall.

The potential expedited timeline for this project is unique, as it proposes construction beginning in August, while funding may not be secured until mid July, and requires design, pricing, and contract preparations to be made ready to go if/when funding comes through. In discussions with CDI, they have agreed to provide pricing and hold availability to engage on this project in August with two weeks notice if such proceeds. They have also identified a preferred construction methodology using their available equipment which is less costly than other contemplated alternatives.

Staff feel that based on this available information and the uniqueness of the location and timing of our dam (on Vancouver Island) that CDI is qualified to do the work at the dams and expect that they are the only locally available contractor to mobilize on the project this summer given that construction would need to start within 2 weeks notice of funding in mid July.

Staff anticipate that CDI would retain a local contractor to do the rip rapping and bridge installation.

Financial Implications

The proposed Irwin Dam Improvement project is subject to funding from the Structural Flood Hazard Mitigation grant program. The application that the City has made to the grant program includes engineering design and on site supervision as well as the installation of the tangent piles, rip rap and bridge.

Legal Implications

None noted.

Options

That Council:

1. Direct staff to award the Irwin Dam Improvement project pile and rip rap construction to Construction Drilling Inc. subject to confirmation that the project will be funded by the Structural Flood Hazard Mitigation grant program;
   OR
2. Not proceed with the Irwin Dam Improvement project if a grant is received.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, AScT, Deputy Director of Engineering and Public Works
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report

to

Council

Date: June 18, 2018

Department: **Engineering**

Subject: Road Closure Bylaw No. 1791 Land Exchange Anders Road

---

Background

As part of the rezoning of 2668 Sooke Road (Z17-0050) and the adjacent lands at 2706 Sooke Road (also Z17-0050) the City is requiring dedication of land on Sooke Road for the ultimate widening of that road. The City is also requiring that the proponent dedicate additional land for the re-alignment of Glen Lake Road to meet up with the existing signal light on Sooke Road at Happy Valley Road.

The purpose of this report is to present a land exchange option to Council in relation to the Glen Lake Road dedication.

Commentary

Anders Road, located along the easterly boundary of the 2668 Sooke Road property is very wide, nearly 30m wide at the intersection with Sooke Road. Since Anders is a local road, it does not need to be this wide at the intersection of Sooke Road. The developer is proposing to exchange the portion of required land for the Glen Lake Road realignment (estimated at 600m^2) with a 388m^2 portion of Anders Road to be closed. In addition to the Glen Lake Road realignment, there is an estimated 205m^2 of land to be dedicated by 2668 Sooke Road for the Sooke Road future widening.

A road closure bylaw has been prepared for the closure of the 388m^2 portion of Anders Road.

Financial Implications

The area of land to be dedicated for the future Glen Lake Road realignment as well as land along the frontage of the 2668 Sooke Road property exceed the amount of closed road on Anders that the City would be conceding in this land exchange. The City is therefore the beneficiary in this proposal.

Legal Implications

None noted.

Options

That Council:

1. Agrees to close and dispose of 388m^2 of Anders road fronting onto 2668 Sooke Road to Glen Lake Inn (2012) Ltd, Inc. No. BC1044631 for $1.00 plus all costs associated with the closure as outlined in this report in exchange for road dedication for the future realignment of Glen Lake Road and widening of Sooke Road;

AND

2. Give Road Closure Bylaw No. 1791 (Anders Road), 2018 first three readings;

OR

3. Do nothing at this time with respect to closure of any portion of Anders Road.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Chris Aubrey, Fire Chief
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

:mm

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **June 18, 2018**

Department: **Planning**

Subject: **Speculation Tax Exemption**

BACKGROUND

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

COMMENTS

The proposed speculation tax risks damaging our local economy and reducing the number of available jobs without providing realistic stimulus to increase the supply of affordable housing in British Columbia.

Specifically, the proposed speculation tax will:

- Negatively impact long-term, non-resident owners who are purchasing property with the intention of moving to British Columbia once they retire;
- Reduce the revenue available to the Province and to local governments, thereby reducing the number and quality of services and amenities that can be provided;
- Encourage non-resident property owners to "flip" properties more frequently to avoid the ongoing tax that is based on annual assessed value; and
- Devalue people's homes by 20-30% without creating any affordable housing.

As one of the fastest growing municipalities in Canada, the City of Langford has made housing affordability a priority by reducing bureaucratic barriers at the municipal level through innovative zoning regulations and a fast tracked permitting system. The implementation of this tax will work against these efforts and may ultimately be passed onto tenants and home buyers, further impacting housing affordability.

OPTIONS

Option 1

That Council adopt the following resolution:

Whereas the British Columbia Speculation Tax imposes an unfair tax burden on British Columbians and other Canadians who wish to purchase or own a second home in British Columbia, and;

Whereas the tax was imposed on municipalities without consultation or economic modelling of its impact, and;

Whereas the Government of British Columbia has already removed Parksville, the Gulf Islands, the Juan de Fuca Electoral Area and other areas due to pressure from various Members of the BC Legislature and;

Therefore be it resolved that the City of Langford calls upon the BC Government to allow municipalities to opt out of this new housing speculation tax and;

Be it further resolved that the City of Langford calls upon the BC Government to put any funds received from a speculation tax on housing towards an affordable housing fund and;

Be it further resolved that the City of Langford put the resolution for debate and consideration at the 2018 UBCM Convention in conjunction with a covering letter from the Mayor.

OR

Option 2

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

Respectfully Submitted,

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

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City of Langford
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Staff Report to Council

Date: June 18, 2018

Department: Planning

Application No.: Z18-0010

Subject: Bylaw No. 1788- Application to Amend the Text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to Allocate Maximum Permitted Density to Individual Properties

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PURPOSE

Eric Gerlach has applied on behalf of Ecoasis Developments LLP to amend the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to allocate the maximum density currently permitted in the Zone to individual properties.

BACKGROUND

On August 15, 2016, Council adopted Bylaw No. 1623 to create the CD6A (Comprehensive Development 6A – Bear Mountain) Zone and separate the remaining undeveloped portions of Bear Mountain from the developed lands in the CD6 (Comprehensive Development 6 – Bear Mountain) Zone. The CD6A Zone allows a maximum density of 3,300 dwelling units (exclusive of secondary suites) within the Zone as a whole, and this amendment to create the CD6A Zone represented an overall reduction in density in Bear Mountain of approximately 450 dwelling units.

PROPOSED TEXT AMENDMENT

As noted above and in a previous report to Council on May 22, 2018, the CD6A Zone allows a maximum density of 3,300 dwelling units (exclusive of secondary suites) within the Zone as a whole. However, many of the lands within the CD6A Zone are also subject to the Leigh Road Interchange Service Area (LSA) Agreement, and this Agreement was developed, and funded, based on density expectations for individual properties rather than for the Zone as a whole.

The current allocation of CD6A density would allow the 3,300 permitted dwelling units to be consumed on a "first-come, first-served" basis by obtaining a Building Permit. There is no obligation within the Zone for individual property owners and developers to limit the development of their property to preserve development potential for other landowners in the Zone, notwithstanding the fact that the development characteristics of the property (as determined when the LSA was created in 2007) limit the contribution that each parcel is expected to make to the LSA.

In order to determine a fair and equitable allocation of density among individual properties and current landowners, staff and the applicant have analyzed the 3,300 permitted dwelling units against the basis of the LRI LSA Agreement (as set out in a December 2007 memo to landowners), previous Master Plans, reductions to permitted density in the overall Bear Mountain development via Bylaw No. 1623, and units that have been constructed, are under construction, or are subject to an approved Statement of Conditions (SOC) for subdivision. This analysis is summarized in Table 1 and illustrated in Figure 1 below.

The applicant has also provided a more detailed analysis in Appendix B and a corresponding map of the proposed density areas in Appendix C.

Table 1: Proposed Density Allocation

Site	***Site Name***	***Original Allocation***	***Source of Allocation***	***Proposed Allocation***
A	Ridge	473 units [1]	Dec 2007 Memo, original Master Plan	473 units
B	Former BBB/CCC	102 units [2]	Dec 2007 Memo, subdivision	102 units
C	The Waters	16 units [2, 3]	Dec 2007 Memo, subdivision	16 units
D	Navigators Rise	14 units [4]	Dec 2007 Memo, existing construction	19 units
Subtotal		**610 units**		**610 units**
E1	Bear Mountain Village	2,690 units [5]	Dec 2007 Memo, DCC calculations, density given up for additional open space on Bear Mountain, existing construction	500 units
E2	Hedgestone Corner [1]			18 units
E3	Elevate			209 units
E4	Cypress Phase 1			60 units
E5	Cypress Phase 2			15 units
E6	Pinehurst			39 units
E7	Players Drive			800 units
E8	Remainder Lands			1,049 units
Subtotal		**2,690 units**		**2,690 units**
CD6A Total		**3,300 units**		**3,300 units**

[1] Note: The Ridge site and the Hedgestone Corner site were originally allocated a density of 491 dwelling units as a single parcel (LRI LSA Parcel 26). This has been divided into allocations of 473 units for the Ridge and 18 units for Hedgestone Corner based on a 2006 Master Plan for the site prepared by Merrick Architecture.

[2] *Note: The Former BBB/CCC site was originally allocated a density of 47 dwelling units (LRI LSA Parcel 20). The site has since been subdivided, and the density has been allocated in proportion to the land area: 31 dwelling units to the Former BBB/CCC site (accounting for 66.5% of the land area and density) and 16 dwelling units to The Waters site (accounting for 33.5% of the land area and density).*

[3] *Note: The Waters site is located on a portion of LRI LSA Parcel 22. This Parcel was allocated a density of 69 dwelling units; however, 69 dwelling units have been constructed and the required LSA contributions have been paid, so that portion of Parcel 20 was commuted from the LRI LSA.*

[4] *Note: The Navigators Rise site was originally allocated a density of 14 dwelling units; however, 19 dwelling units have been constructed on the site.*

[5] *Note: The Ecoasis lands were originally allocated a total of:*

- *2,367.33 dwelling units as LRI LSA Parcels 12 (83 dwelling units);*
- *141.33 dwelling units as LRI LSA Parcels 13/14/15;*
- *232 dwelling units as LRI LSA Parcels 16/17;*
- *1,607 dwelling units as LRI LSA Parcels 18/19;,*
- *18 dwelling units (see Note 1) as LRI LSA Parcel 26;*
- *24 dwelling units as LRI LSA Parcel 27); and*
- *262 dwelling units as LRI LSA Parcel 32.*

585.33 dwelling units were subtracted from this allocation to account for the reduction in overall density implemented by Bylaw No. 1623, and an additional 51 dwelling units were subtracted for units constructed and commuted from the LRI LSA prior to 2016.

An additional 959 dwelling units were allocated to those Ecoasis lands not included in the LRI LSA:

- *60 dwelling units to the Village expansion;*
- *31 dwelling units constructed in Cypress Phase 1;*
- *7 dwelling units under construction in Cypress Phase 2;*
- *209 dwelling units approved in the 2017 Elevate Development Variance Permit (DVP17-0002); and*
- *653 dwelling units approved in the 2007 Quigg Development Permit (DP07-0004).*

The resulting 2,690 dwelling units are proposed to be allocated throughout the Ecoasis lands.

As demonstrated in Table 1, the total number of units proposed to be allocated through the CD6A Zone text amendment corresponds to the number originally intended for the lands through the LRI LSA memo and other approvals. As a result, the proposed reallocation does not preclude or alter the development "rights" of any of the CD6A landowners, and will serve to preserve those rights on an equitable basis going forward.

APPLICATIONS FOR ADDITIONAL DENSITY

As development in the CD6A Zone progresses, it is likely that landowners may want to explore different development forms and higher densities than what was anticipated over 10 years ago. As a result, further amendments to the CD6A Zone may be required to allow for higher densities on individual sites. In

accordance with Council's Affordable Housing and Amenity Contribution Policy, Policy No. POL-011-PLAN, it would be appropriate for Council to require contributions to the General Amenity and Affordable Housing Reserve Funds for that additional density permitted through a Bylaw Amendment.

In North Langford, Council's policy would require a contribution of $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund and $6,000 per SFE toward the General Amenity Reserve Fund.

The City has received a Development Permit application (DP17-0080) for a proposed 500-unit multi-family residential development at 2400 Echo Valley Drive. This property is identified as Site C – The Waters in Table 1 and on Appendix C. Based on the density allocation detailed in the previous section of this report, Site C will be allocated a density of 16 dwelling units by this amendment to the CD6A Zone. In order to accommodate the 500 dwelling units currently proposed by the application for DP17-0080, Council may wish to further amend the CD6A Zone to allow a maximum of 500 dwelling units on that site provided that the appropriate amenity contributions are made for the additional density in accordance with Council policy.

The Fire Department has noted that future roadways, particularly the second route out to Players Drive, will need to be designed to accommodate this additional density.

OPTIONS

Option 1

That Council:

1. Give First Reading to Bylaw No. 1788 as drafted.

OR Option 2

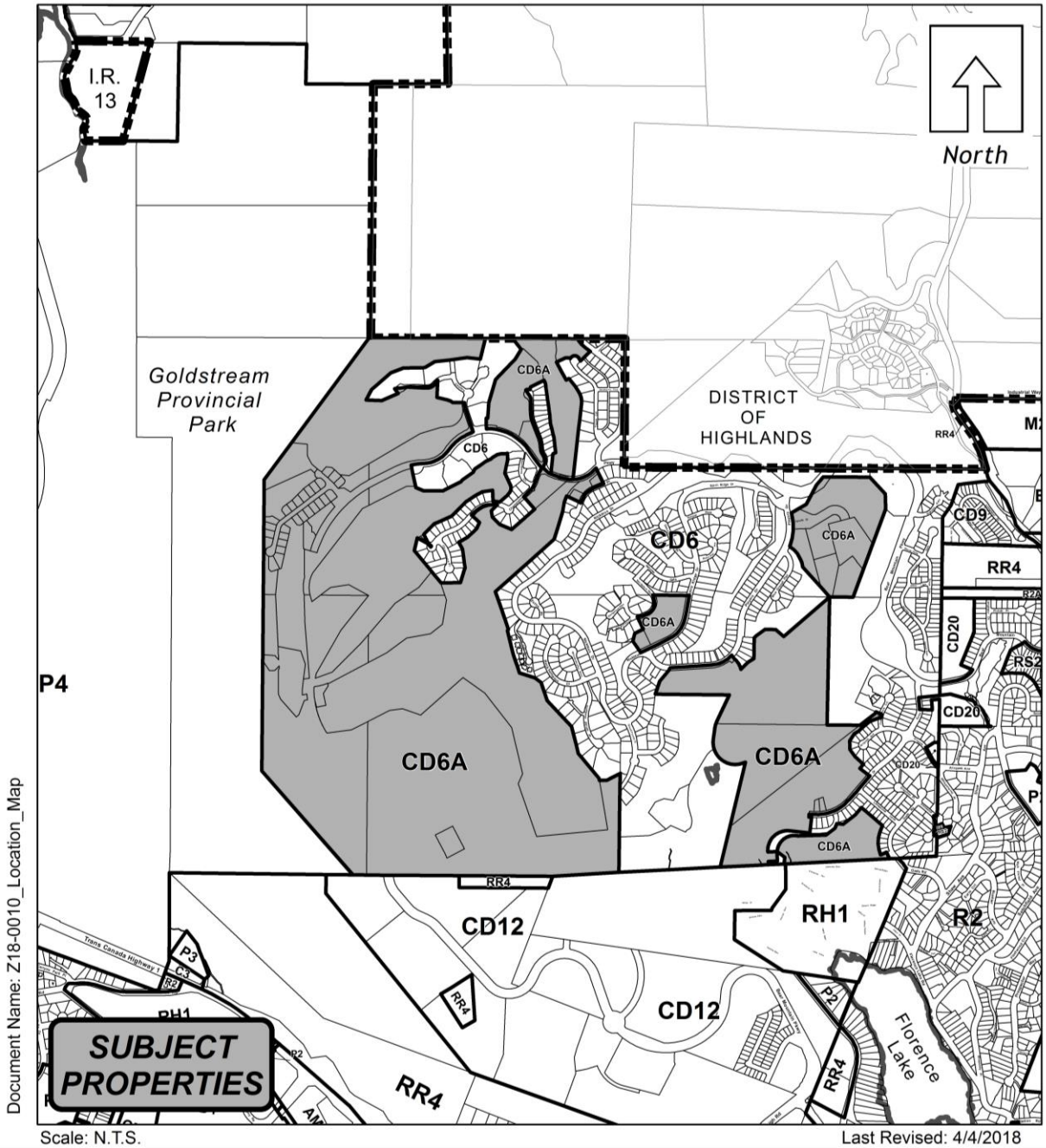
1. Take no action at this time with respect to Bylaw No. 1788.

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

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Appendix A

REZONING BYLAW AMENDMENT
(Z18-0010)
CD6A Zoned Properties



Appendix B

CD6A RESIDENTIAL DENSITY ALLOCATION (DWELLINGS) - MAY 9, 2018

Non Ecoasis Lands - LRI LSA (Road DCC Exempt)

Property	LRI LSA Parcel (Road DCC Exempt)	Dec 2007 LRI LSA Memo (Original Masterplan)	Commuted Lands to Date	Dec 2007 LRI LSA MEMO adjusted to 2018	Constructed Density to Date over LRI LSA	CD6A Zonng Density Allocation	Comments
A	26 (RIDGE)	473	0	473	0	473	Note 1
B	21	71	0	71	0	71	
B	20	31	0	31	0	31	Note 2
C	20	16	0	16	0	16	Note 2
C	22	69	-69	0	0	0	
D	24	14	0	14	5	19	
		674	-69	605	5	610	

Ecoasis Lands - LRI LSA LANDS

E	LRI LSA Parcels (Road DCC Exempt)	December 2007 LSA Memo (Original Masterplan)	Commuted Lands pre 2016	Dec 2007 LRI LSA MEMO adjusted to 2018	CD6A Density Reduction for 40% Open Space (2016)	CD6A Zonng Density Allocation	Comments
	26 (HEDGESTONE)	18	0	18	0	18	Note 1
	12	83	0	83	0	83	
	13/14/15	141.33	0	141.33	0	141.33	
	16/17	232	0	232	0	232	
	18/19	1607	0	1607	-585.33	1021.67	
	27	24	0	24	0	24	
	32	262	-51	211	0	211	
		2367.33	-51	2316.33	-585.33	1731	

Ecoasis Lands - DCC LANDS

E	DCC Sites		CD6A Zonng Density Allocation	Comments
	Non LSA Lands - Village Expansion	- Ecoasis Estimate	60	
	Non LSA Lands - Cypress Phase 1	- Built	31	
	Non LSA Lands - Cypress Phase 2	- Under Construction	7	
	Highlander Site	- Based on Highlander DP (now Expired)	208	
	Quigg Site	- Based on Quigg DP (now expired)	653	
			959	

Ecoasis Lands - TOTAL

E		CD6A Zonng Density Allocation 2690	Comments
	LRI + DCC LANDS		

All Lands in CD6A Zone

		2016 CD6A Density 3300	Comments See Note 1
A, B, C, D, E	CD6A TOTALS		

NOTES:
1) Parcel 26 split via 2006 Masterplan; see attachement - Ecoasis Site shows 18 condo dwellings & 3100 m2 commercial
2) Parcel 20 split via subdivision; density split by area. Area 20 (10.036 ha and 47 dwellings) split to 3.364ha (33.5%) and 6.67ha (66.5%)

SCHEDULE A DENSITY MAP

Non Ecoasis Lands

Property	2018 Text Amendment Density Allocation
A	473
B	102
C	16
D	19
	610

Ecoasis - LRI LSA LANDS

E	2018 Text Amendment Density Allocation
E2	18
E1	400
E4	29
E5	8
E6	39
E8	1049
	1543

Ecoasis - DCC Lands

E	
E1	100
E4	31
E5	7
E3	209
E7	800
	1147

Ecoasis Lands - Total

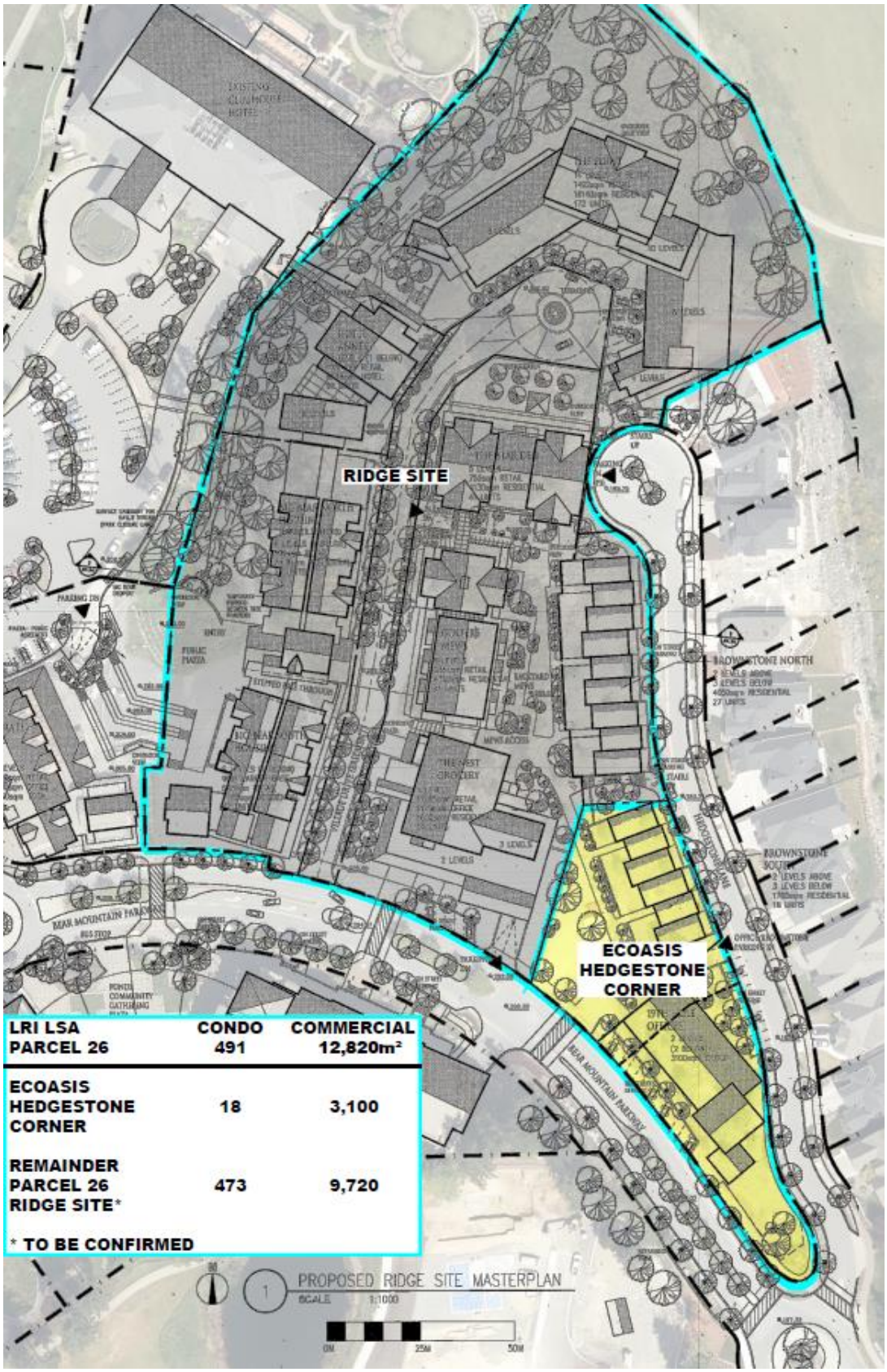
E	2018 Text Amendment Density Allocation 2690

SCHEDULE A Combined Ecoasis

E1	500
E2	18
E3	209
E4	60
E5	15
E6	39
E7	800
E8	1049
E Total	2690

All Lands in CD6A Zone

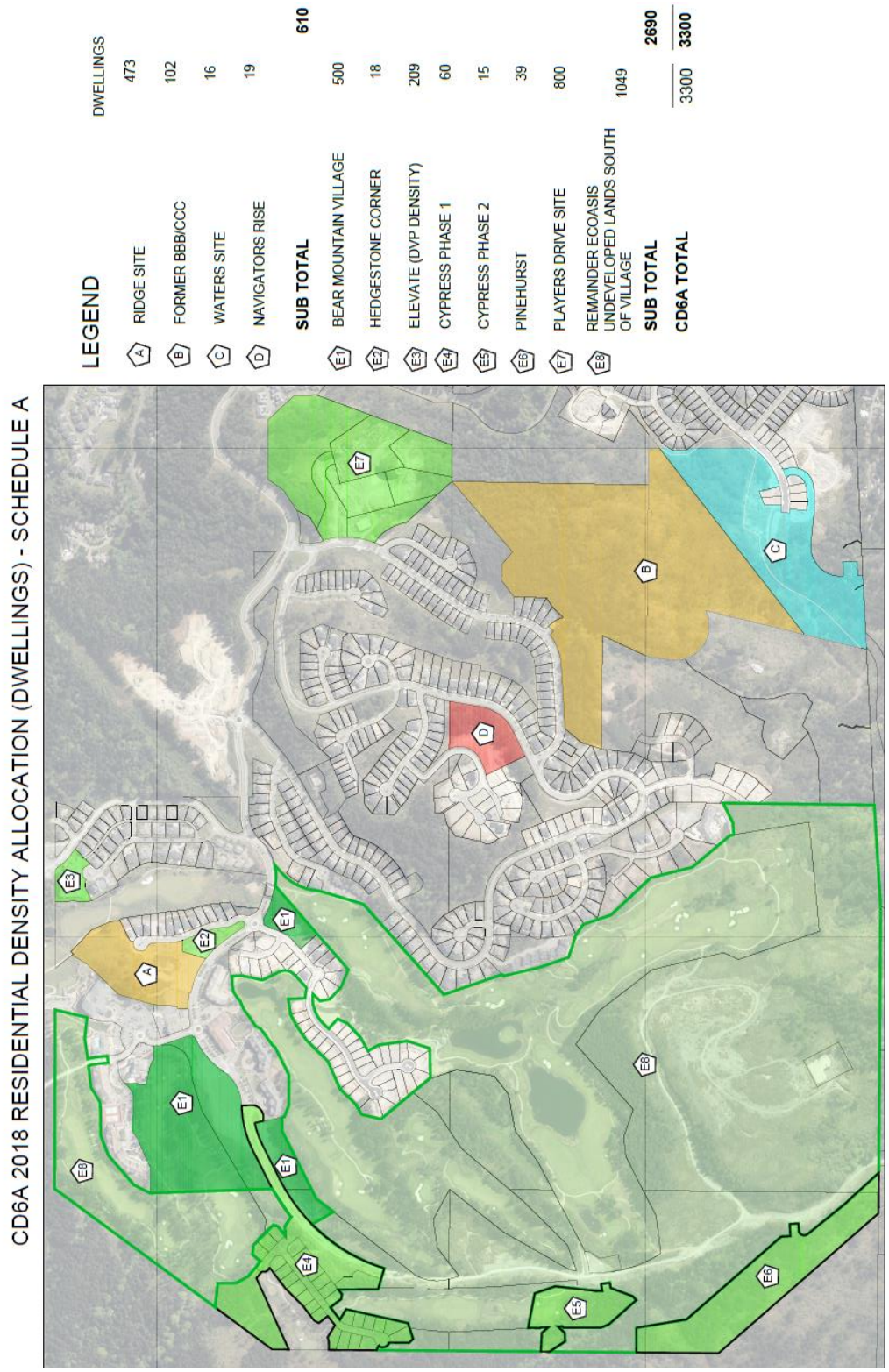
	2018 Density Allocation Text Amendment 3300
A, B, C, D, E	



LRI LSA PARCEL 26	CONDO 491	COMMERCIAL 12,820m²
ECOASIS HEDGESTONE CORNER	18	3,100
REMAINDER PARCEL 26 RIDGE SITE*	473	9,720

* TO BE CONFIRMED

Appendix C


CD6A 2018 RESIDENTIAL DENSITY ALLOCATION (DWELLINGS) - SCHEDULE A
LEGEND
DWELLINGS
A RIDGE SITE 473
B FORMER BBB/CCC 102
C WATERS SITE 16
D NAVIGATORS RISE 19
SUB TOTAL 610
E1 BEAR MOUNTAIN VILLAGE 500
E2 HEDGESTONE CORNER 18
E3 ELEVATE (DVP DENSITY) 209
E4 CYPRESS PHASE 1 60
E5 CYPRESS PHASE 2 15
E6 PINEHURST 39
E7 PLAYERS DRIVE SITE 800
E8 REMAINDER ECOASIS UNDEVELOPED LANDS SOUTH OF VILLAGE 1049
SUB TOTAL 2690
CD6A TOTAL 3300 3300

CITY OF LANGFORD
BYLAW NO. 1788

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 Article 6.95A.04(6) and replacing it with the following:

   "Under no circumstances may the total number of dwelling units in each Area shown on the CD6A Zone Density Map attached as Schedule O-3 exceed:

   (a) 473 dwelling units in Area A;
   (b) 102 dwelling units in Area B;
   (c) 16 dwelling units in Area C;
   (d) 19 dwelling units in Area D;
   (e) 500 dwelling units in Area E1;
   (f) 18 dwelling units in Area E2;
   (g) 209 dwelling units in Area E3;
   (h) 60 dwelling units in Area E4;
   (i) 15 dwelling units in Area E5;
   (j) 39 dwelling units in Area E6;
   (k) 800 dwelling units in Area E7; and
   (l) 1,049 dwelling units in Area E8."

2. By adding the following as Article 6.95A.04(8):

   "Despite Article 6.95A.04(6), an application may be made to Council to amend the maximum permitted number of dwelling units in an Area shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant for a density amendment provides amenity contributions in accordance with Council's Affordable Housing and Amenity Contribution Policy, as amended from time to time."

3. By adding the following as Article 6.95A.04(9):

   "Despite Article 6.95A.04(6), more than 16 dwelling units but not more than 500 dwelling units may be constructed on Area C, as shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant provides the following for each dwelling unit over and above 16, in addition to the requirements of Subsection 6.95A.04(2):

   (a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; and
   (b) $6,000 per SFE toward the General Amenity Reserve Fund."

4. By adding the CD6A Zone Density Map attached to this Bylaw as Appendix B to the CD6A Zone as Schedule O-3.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 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.

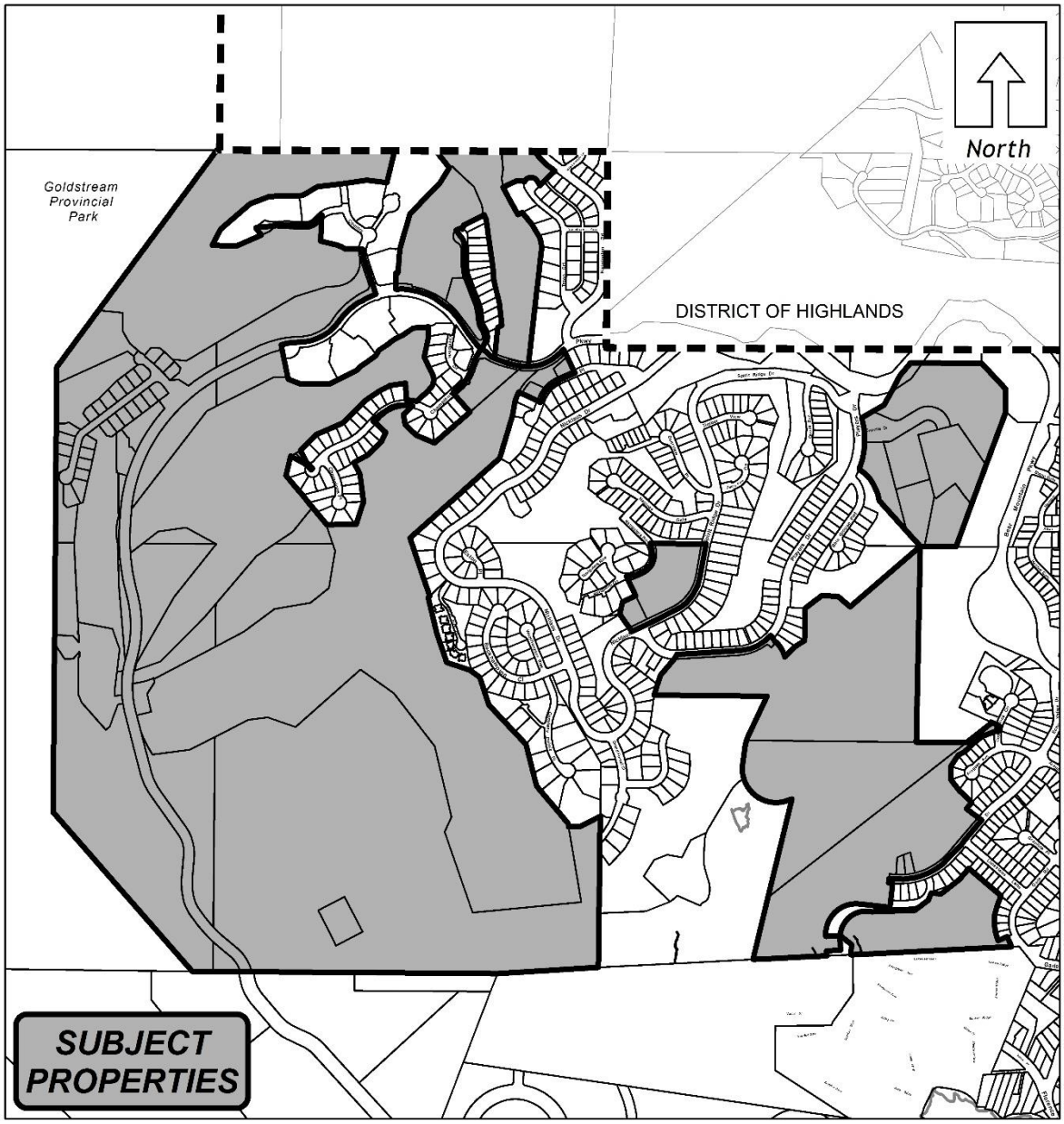
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1788

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1788

_____
MAYOR

ADOPTION: _____

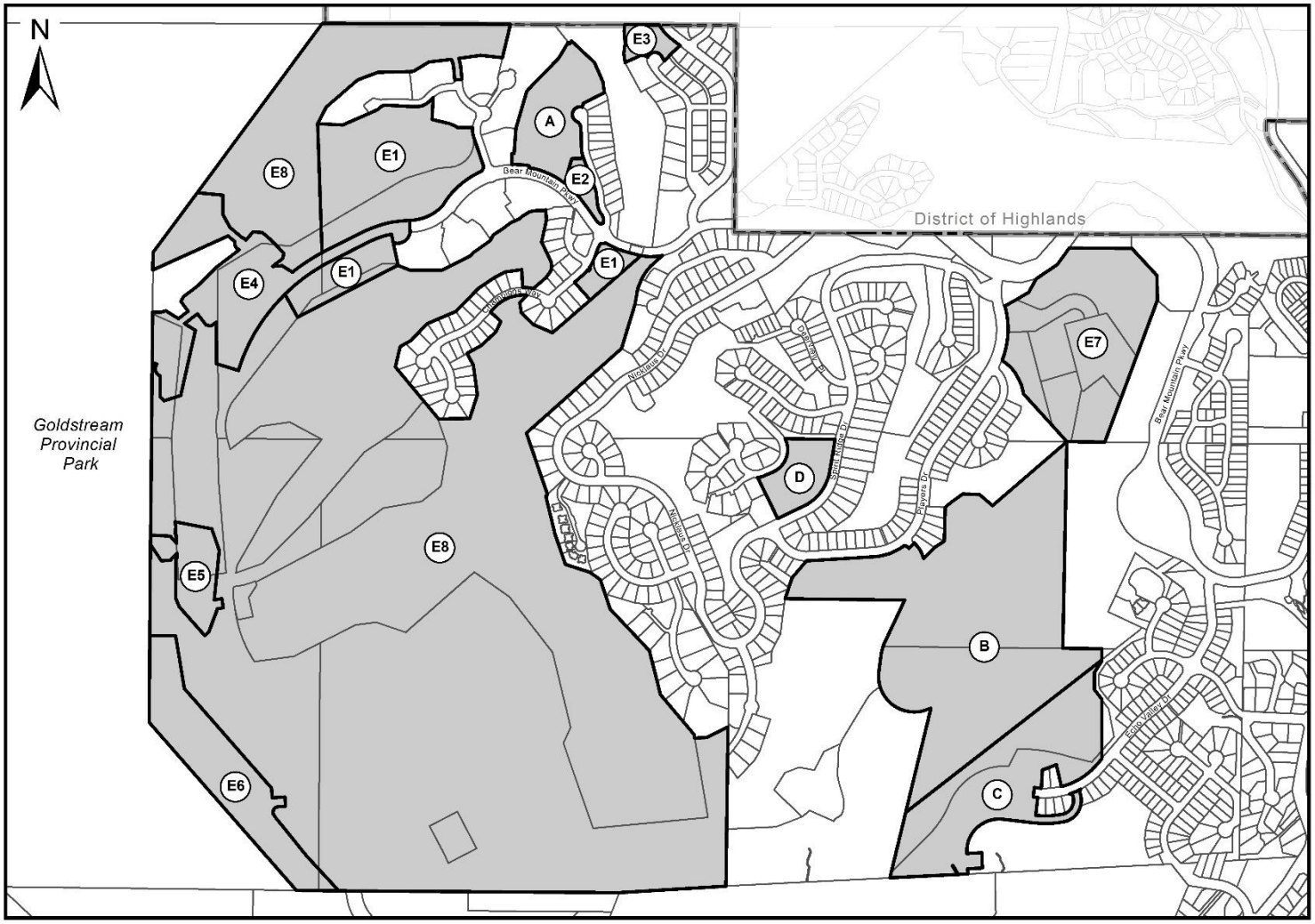
_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/28/2018

Schedule O-3

Schedule "O-3" to Bylaw No.300
CD6A Zone Map



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 18, 2018

Department: **Administration**

Subject: Expropriation of a Portion of 2979 Sooke Rd

Background and Commentary

This report is further to the staff report dated May 7th, 2018, and attached to this report. As noted in the initial report, Council is required to pass a 'second' resolution approving of the expropriation in Council's capacity as 'approving authority' under the *Expropriation Act* and authorizing the City to make an Advance Payment to the owner and any charge holder entitled to such payment and to file and serve the Vesting Notice.

Options

That Council pass the following motion:

BE IT RESOLVED that the Council of the City of Langford, pursuant to Section 18 of the *Expropriation Act*, R.S.B.C. 1996, c. 125, as the approving authority for the expropriation contemplated in the Expropriation Notice dated May 18, 2018 registered in the Victoria Land Title Office under number CA6809923 approve that expropriation.

BE IT FURTHER RESOLVED that the City's Corporate Officer is authorized and directed to:

a. sign and seal the Certificate of Approval in the form attached to this resolution as Schedule A;
b. notify or cause to be notified the expropriating authority and each owner of the City's approval of the expropriation;
c. make the advance payment to the owners as required under Section 20(1)(d) of the Expropriation Act and to serve a copy of the appraisal report(s) and any other reports on which the advance payment is based and to serve the owners with the Notice of Advance Payment in Form 8;
d. file or cause to filed in the Victoria Land Title Office a Vesting Notice under Section 23 of the Expropriation Act in Form 9; and

e. sign and seal the Notice of Advance Payment and Vesting Notice and to serve the owners with the Vesting Notice.

OR

That Council directs staff not to proceed with expropriation at this time.

Respectfully Submitted,

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

:'initials'

Attachment: Report to In-Camera entitled Expropriation of a Portion of 2979 Sooke Rd and dated May 7, 2018.

Schedule A

Expropriation Act
Form 5
(Section 18(2))
Certificate of Approval of Expropriation

TO: Seeva Acquisitions Inc.
Suite 316, 560 Johnson Street
Victoria, BC V8W 3C6

AND: Accredit Mortgage Ltd.
101 – 835 View Street
Victoria, BC V8W 3W8

AND: Balley Ventures Inc.
117 – 828 Harbourside Drive
North Vancouver, BC V7P 3R9

AND: Welwyn Capital Corp.
2705 – 583 Beach Crescent
Vancouver, BC V6Z 3E6

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

TAKE NOTICE that the City of Langford, 2nd Floor, 877 Goldstream Avenue, Langford, B.C. V9B 2X8, Tel: (250) 391-3405, has approved the expropriation contemplated in the Expropriation Notice dated May 18, 2018, registered in the Victoria Land Title Office under number CA6809923 and affecting PID: 003-521-826, Lot 4 Sections 98 and 99 Metchosin District Plan 20923 Except Part in Plan VIP51610.

AND FURTHER TAKE NOTICE that the expropriating authority is required under section 20(1) of the *Expropriation Act*, within 30 days after approval, to pay to an owner the amount the expropriating authority estimates is or will be payable to that owner as compensation, other than for business loss referred to in section 34(3).

DATED at Langford, B.C. this ____ day of _____, 2018.

City of Langford
2nd Floor, 877 Goldstream Avenue,
Langford, B.C. V9B 2X8
Tel: (250) 478-7882
By: _____
Corporate Officer

Greater Victoria
Sport Tourism
Commission

BRIEFING NOTE ON THE 55+ BC GAMES PROPOSED FOR GREATER VICTORIA

PURPOSE

The purpose of this briefing note is to make municipalities aware of an important sporting event that could come to Greater Victoria. The BC Senior Games Society has invited our community to bid on the 55+ BC Games (formally known as the BC Seniors Games) in 2020, 2021 or 2022. We can bid on any or all of these Games, however, only one will be awarded. The bid deadline is June 29, 2018.

BACKGROUND

The 55+ BC Games have never been held in the Capital Region. The BC Senior Games Society has indicated that Greater Victoria is in a favourable position to host the Games.

- 4,000 registered participants from across BC would visit Greater Victoria.
- The last economic study completed after the 2014 Games in Langley found that more than $3,100,000 was spent in the community.
- This bid is an opportunity to prove that Greater Victoria can go after larger events of this kind in a strategic and measured way.

No one municipality in Greater Victoria that has all of the required facilities to host these Games, therefore a single bid is proposed on behalf of the region.

CURRENT SITUATION

Tourism Victoria/Great Victoria Sport Tourism Commission (successor to SportHost) want to bid on the Games. Feedback from municipalities is being sought. The Hotel Association of Greater Victoria is also reviewing this opportunity.

KEY CONSIDERATIONS

Communities must choose a minimum of 20 sports for the athletes to compete in. Available venues in the region must be matched to the sports.

The opening ceremonies are proposed for Royal Athletic Park or Topaz Park. Aquatics would be at Saanich Commonwealth Place.

The host destination must provide $60,000 to stage the Games. Tourism Victoria would backstop that amount for its MRDT contributing municipalities of Victoria and Saanich. In the spirit of cooperation,

other municipalities hosting events would be asked to contribute modest amounts to help defray this cost.

A Host Society must be set up to execute the Games. Tourism Victoria/Greater Victoria Sports Tourism Commission would create the society. Tourism Victoria has a history of doing so with events such as Capital City Comic Con, Deuce Days and IMPACT.

NEXT STEPS

An initial meeting of stakeholders is taking place:

Friday, June 8 at 10:00 am in the PISE/94Forward boardroom at Saanich Commonwealth Place.

Letter of Support are required two days in advance of the bid deadline, which is:

12 noon, June 29, 2018

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

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 0.214 hectares (0.53acres), which was dedicated as highway by Plans 1817 and 22830, shown outlined in a bold black line, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 0.364 hectares of highway, which was dedicated as highway by Plans 1817 and 22830, Sections 88 and 89, Esquimalt District, labelled "Road to be Closed Area 1 and Area 2" on the Road Closure Plan EPP72590

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as "Road Closure Bylaw No. 1709 (Salem Road), 2017".

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

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

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

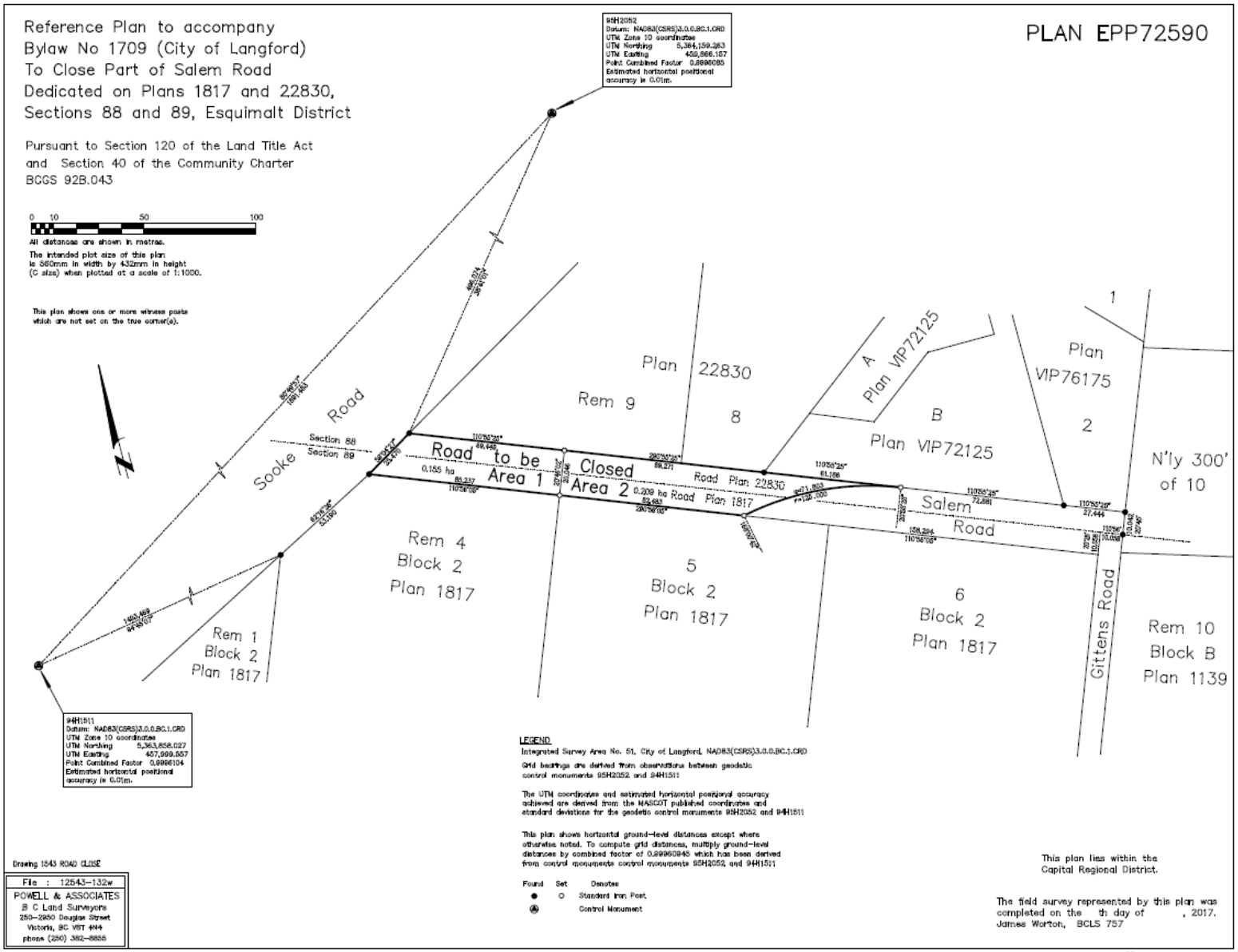
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 18, 2018**
Department:	**Planning**
Application No.:	**Z17-0019**
Subject:	**Bylaw No. 1727 - Application to rezone 1300 Glenshire Drive from RR4 (Rural Residential 4) to Attached Housing (RM2A) to allow for the development of approximately 100 townhouse units on a private roadway**

At their Regular Meeting of July 17, 2017, Council passed the following resolution with respect to the property at 1300 Glenshire Drive:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1300 Glenshire Drive from Rural Residential 4 (RR4) to Attached Housing (RM2A), subject to the following terms and conditions:*

    a) *That the owner agrees to provide, as a bonus for increased density, the following contributions prior to Building Permit issuance:*

        i. *$6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and*

        ii. *$1,000 per SFE towards the Affordable Housing Reserve Fund;*

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

        i. *A detailed site plan illustrating the proposed development, retention of at least 30% of the site as open space, and an emergency access via a trail connection south to the new driveway for the properties at 1289, 1277, 1265 and 1253 Valemount Court; and*

        ii. *A stormwater management plan 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 a minimum of 30% of the site be retained as open space in its natural state;*

   ii. *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;*

   iii. *That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;*

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

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

   vi. *That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and*

   vii. *That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;*

d) *That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering.*

COMMENTS

The applicant has provided an executed copy of the required Section 219 Covenant that agrees to the items noted as (c)(i) to (vii) in Council's resolution, along with an undertaking to register the Covenant immediately upon receipt of the City's signatures.

Council's resolution of July 17, 2017 also required that a road dedication plan be registered prior to Bylaw Adoption; however, all required road dedication has already been addressed through the creation of the West Shore Parkway.

Bylaw No.1727 was signed by the Minister of Transportation on November 21, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1727; or

2. Take no action at this time with respect to Bylaw No. 1727;

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 1727

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 RR4 (Rural Residential 4) Zone and adding to RM2A (Attached Housing) Zone the property legally described as Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A	1727	Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Dr)	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. 501, (1300 Glenshire Dr), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this 20th day of November, 2017.

READ A SECOND TIME this 20th day of November, 2017.

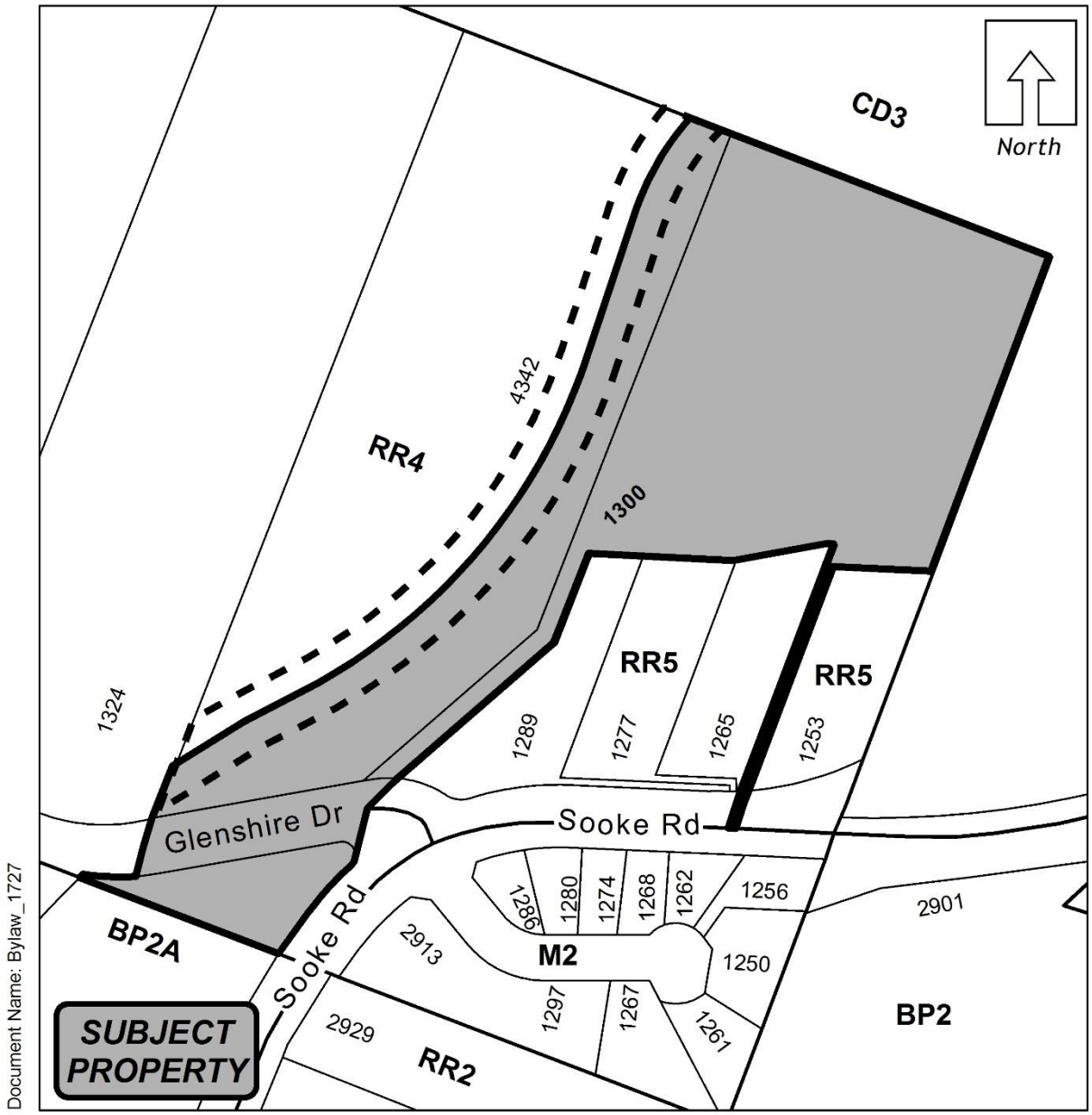
READ A THIRD TIME this 20th day of November, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of November, 2017.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1727

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 18, 2018**
Department:	**Planning**
Application No.:	**Z17-0036**
Subject:	**Bylaw No. 1750 - Application to Rezone 2747, 2753, 2761, 2769, and 2779 Peatt Road, 2734, 2738, 2742, 2746, 2750, and 2756 Claude Road, and 798 Goldstream Avenue from Community Institutional (P2), One-Family Residential (R1), and One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) to Allow for Mixed-Use Developments**

At their Regular Meeting of November 20th, 2017 Council passed the following resolution with respect to the properties at 2747, 2753, 2761, 2769, and 2779 Peatt Road, 2734, 2738, 2742, 2746, 2750, and 2756 Claude Road, and 798 Goldstream Avenue:

1. *Give 1st reading to the attached Bylaw No. 1750 to amend the the zoning designation of the properties located at 2747, 2753, 2761, 2769, and 2779 Peatt Road, 2734, 2738, 2742, 2746, 2750, and 2756 Claude Road, and 798 Goldstream Avenue from P2 (Community Institutional), R1 (One-Family Residential), and R2 (One- and Two-Family Residential) to a new C9 (Community Town Centre Pedestrian 9) zone subject to the following terms and conditions:*

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

        i. *$1,525 towards the General Amenity Reserve Fund;*
        ii. *$610 towards the Affordable Housing Fund.*

    Unless Council amends the Amenity Contribution policy prior to second reading of Bylaw No. 1750 in which case the applicant may request that Council amend Bylaw No. 1750 to include the contribution amounts.

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

        i. *$10.75 towards the General Amenity Reserve Fund.*

c) *That the applicant provides, **prior to Bylaw Adoption,** the following:*

   i. *A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering.*

   ii. *The registration of a lot consolidation plan that includes road dedication along Peatt Road, Goldstream Avenue, and Claude Road to the satisfaction of the Manager of Land Development and Director of Engineering;*

   iii. *The registration a blanket statutory right of way on the proposed church/assisted living site for a pedestrian connection between Peatt Road and Claude Road; and*

   iv. *The registration of a blanket statutory right of way on the southwest site for the future installation of a pedestrian friendly plaza in the southwest corner, which would include art work.*

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

   i. *That a 2.0m wide pedestrian connection between Peatt Road and Claude Road be constructed with red brick paves and lighting prior to issuance of a building permit, to the satisfaction of the Parks Manager; and*

   ii. *That the southwest corner of the proposed commercial/residential site have a 300m² pedestrian plaza with art work installed prior to issuance of a building permit, to the satisfaction of the Director of Planning;*

   iii. *That a Traffic Impact Assessment (TIA) be completed to the satisfaction of the Director of Engineering for the full build-out of any block that commercial and/or residential uses are proposed, prior to the issuance of building permit, and that the recommendations of the TIA be implemented;*

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

   v. *That a 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 staff to enter into a shared parking agreement with owner(s) of the future church property that allows them exclusive privilege to the Danbrook parking lot on Sunday mornings and religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays.*

COMMENTS

A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development has been submitted, to the satisfaction of the Director of Engineering.

The applicant's lawyer has submitted an application to deposit a lot consolidation plan that includes road dedication along Peatt Road, Goldstream Avenue, and Claude Road to the satisfaction of the Manager of Land Development and Director of Engineering as well as statutory right of ways for a pedestrian connection between Peatt Road and Claude Road and for the future installation of a pedestrian friendly plaza in the southwest corner, which would include art work, along with an undertaking to register these three documents at the Land Title Office.

The applicant's lawyer has registered the section 219 covenant against the title of the subject properties that agrees to items 1(d) in Council's resolution of November 20th, 2017.

An agreement has been executed that allows the future Church site exclusive privilege to the Danbrook parking lot on Sunday mornings and religions holidays in exchange for parking privileges of their private parking lot for the general public during daytime hours Monday to Friday, excluding religious holidays

Bylaw No.1750 was signed by the Minister of Transportation on January 12th, 2018.

OPTIONS

That Council:

1. Adopt Bylaw No. 1750;

OR

2. Take no action at this time with respect to Bylaw No. 1750;

Respectfully Submitted,

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

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CITY OF LANGFORD
BYLAW NO. 1750

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

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

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

1. By adding as Section 6.44B the text as set out in Schedule A;
2. By deleting from the **R1 (One-Family Residential), R2 (One- and Two-Family Residential),** and **P2 (Community Institutional)** Zone and adding to the **C9 (Community Town Centre Pedestrian) Zone** the properties legally described as LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP69262 EXCEPT THAT PART IN PLAN VIP72059; PID No.: 024-562-203 (798 Goldstream Ave); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 004-151-976 (2747 Peatt Rd); AMENDED LOTS 5, 7 (DD 248521I), SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-756-847, 005-756-693 (2753, 2761 Peatt Rd); LOTS 3 and 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-109-736, 000-244-317 (2769, 2779 Peatt Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE NORTH EAST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-856, (2734 Claude Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-945 (2738 Claude Rd); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, EXCEPT PART IN PLAN 7819, PID No. 000-006-921 (2742 Claude Rd); LOT A and B, SECTION 72, ESQUIMALT DISTRICT, PLAN 7819, PID No. 001-386-425, 001-743-929 (2746 and 2750 Claude Rd); PARCEL A (DD 14738W) OF LOT 7, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, PID No. 006-227-520 (2756 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
3. 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)
C9	1750	LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN VIP69262 EXCEPT THAT PART IN PLAN VIP72059; PID No.: 024-562-203 (798 Goldstream Ave); LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 004-151-976 (2747 Peatt Rd); AMENDED LOTS 5, 7 (DD 248521I), SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-756-847, 005-756-693 (2753, 2761 Peatt Rd); LOTS 3 and 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 7165, PID No. 005-109-736, 000-244-317 (2769, 2779 Peatt Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE NORTH EAST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-856, (2734 Claude Rd); THAT PART OF LOT 9, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE SOUTH EASTERLY AND NORTH WESTERLY BOUNDARIES OF SAID LOT DISTANT 50 FEET, AND 50 FEET RESPECTIVELY FROM THE MOST EASTERLY AND MOST NORTHERLY CORNERS OF SAID LOT, PID No. 006-227-945 (2738 Claude Rd);	a) $1,525 per new residential unit created towards the General Amenity Reserve Fund; b) $610 per new residential unit created towards the General Amenity Fund; c) $10.75 per m² of commercial space created towards the General Amenity Reserve Fund.	Yes

		LOT 8, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, EXCEPT PART IN PLAN 7819, PID No. 000-006-921 (2742 Claude Rd); LOT A and B, SECTION 72, ESQUIMALT DISTRICT, PLAN 7819, PID No. 001-386-425, 001-743-929 (2746 and 2750 Claude Rd); PARCEL A (DD 14738W) OF LOT 7, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, PID No. 006-227-520 (2756 Claude Rd)		

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 516, (798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 & 2756 Claude Rd), 2017".

READ A FIRST TIME this 20th day of November, 2017.

PUBLIC HEARING held this 8th day of January, 2018.

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

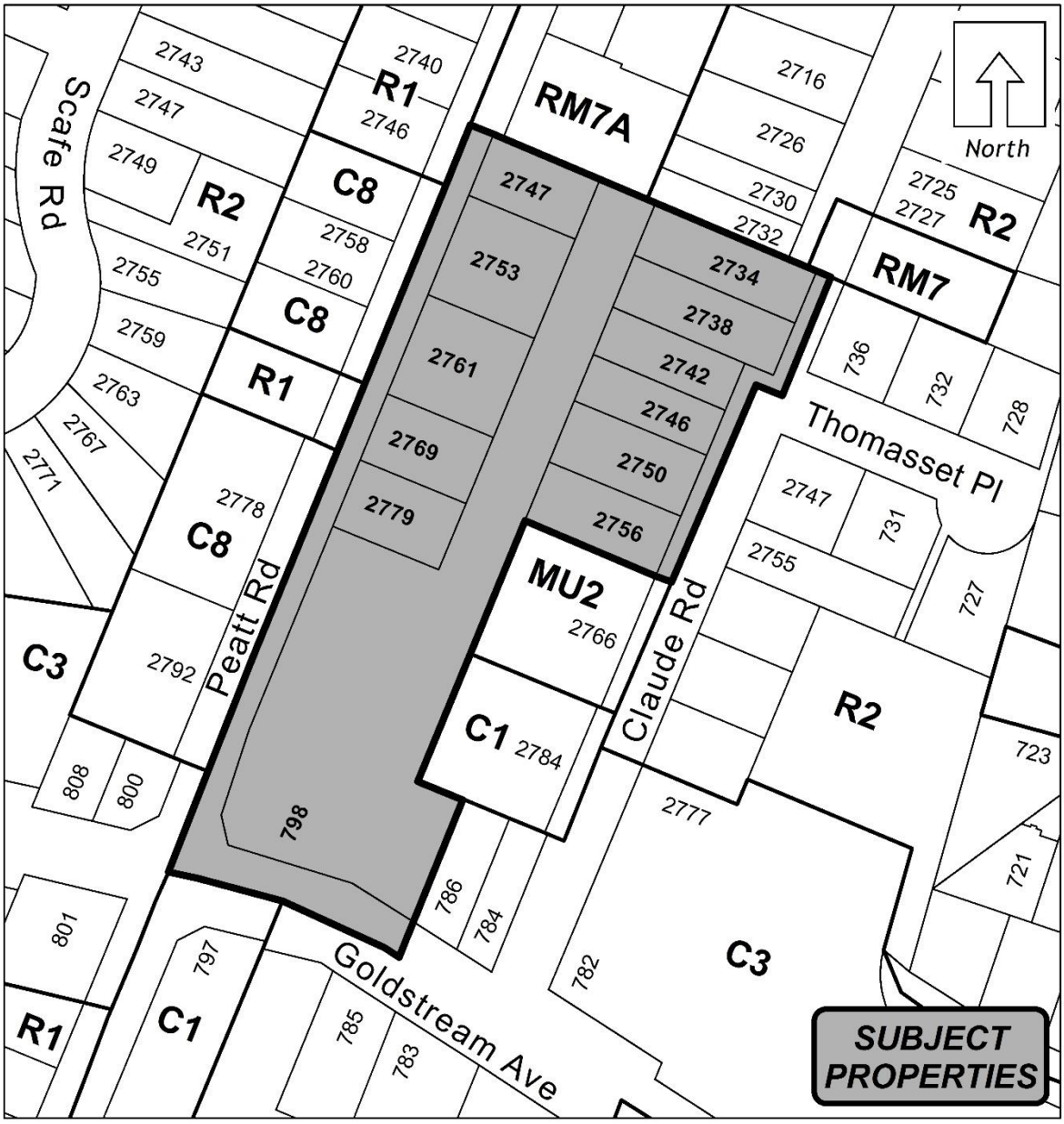
READ A THIRD TIME this 8th day of January, 2018.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 12th day of January, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1750

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1750

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/6/2017

Schedule A

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

(Bylaw No. 1750)

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

6.44B.01 Permitted Uses

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

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

6.44B.02 Subdivision Lot Requirements

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

6.44B.03 Regulations for Use

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

6.44B.04 Density of Development

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

6.44B.05 Lot Coverage

(1) Lot coverage of all buildings and structures may not exceed 90%;
(2) Lot coverage of all buildings and structures may not be less than 40%.

6.44B.06 Setbacks

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

6.44B.07 Landscape Screening

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

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

6.44B.08 Parking

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

6.44A.9 General

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

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 18, 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 2) to RM2A (Attached Housing) and amend the text of the RM2A Zone to allow for townhouse developments with reduced setbacks and higher densities**

At their Regular Meeting of January 22, 2018, Council passed the following resolution with respect to the property at 3427 Happy Valley Road:

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).

COMMENTS

The applicant has provided an executed copy of a Sec. 219 covenant that agrees to items 1(c)(a) through (g) in Council's resolution of January 22, 2018 along with a signed undertaking to register the Covenant against the title of the property as soon as it is executed by the City.

OPTIONS

That Council:

1. Adopt Bylaw No. 1757; OR

2. Take no action at this time with respect to Bylaw No. 1757.

Respectfully Submitted,

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

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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 7th day of May, 2018.

READ A SECOND TIME this 7th day of May, 2018.

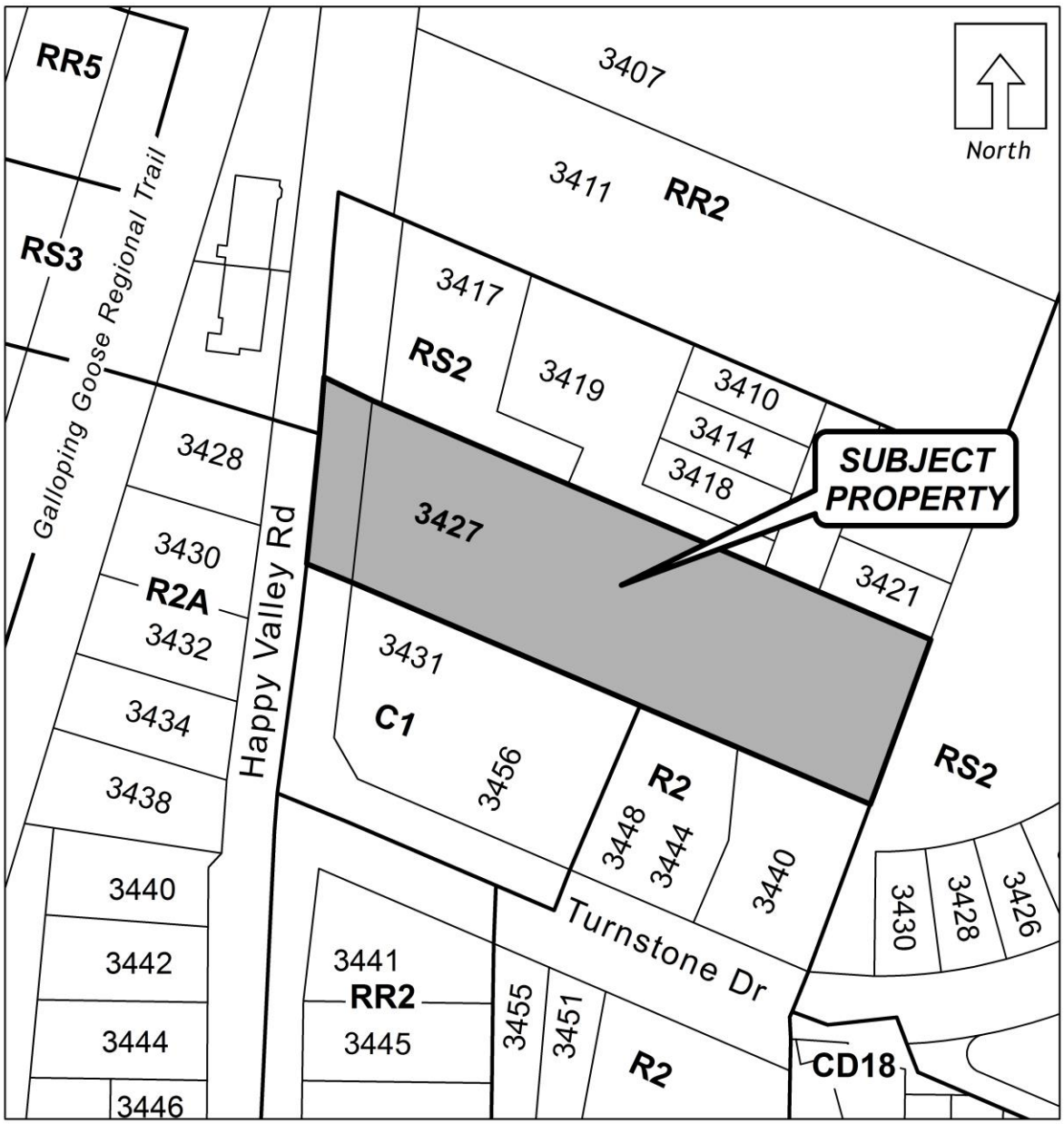
READ A THIRD TIME this 7th day of May, 2018.

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

Staff Report to Council

Date:	**June 18, 2018**
Department:	**Planning**
Application No.:	**Z18-0004**
Subject:	**Bylaw No. 1766- Application to Rezone 942 and 948 Jenkins Avenue from R2 (Residential One and Two Family) to RM2A (Attached Housing) to Allow the Construction of Townhomes**

At their Regular Meeting of 2 April 2018, Council passed the following resolution with respect to the property at 942 and 948 Jenkins Avenue:

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 applicant 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 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;

b) 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

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1)a) i-v in Council's resolution of April 2, 2018. If Council does not wish to place any additional conditions on the approval of this Bylaw, they may wish to give Bylaw No.1766 fourth and final reading.

Bylaw No. 1766 was signed by the Minister of Transportation on May 14th, 2018.

OPTIONS

That Council:

1. Adopt Bylaw No. 1766;

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

Respectfully Submitted,

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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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 7th day of May, 2018.

READ A SECOND TIME this 7th day of May, 2018.

READ A THIRD TIME this 7th day of May, 2018.

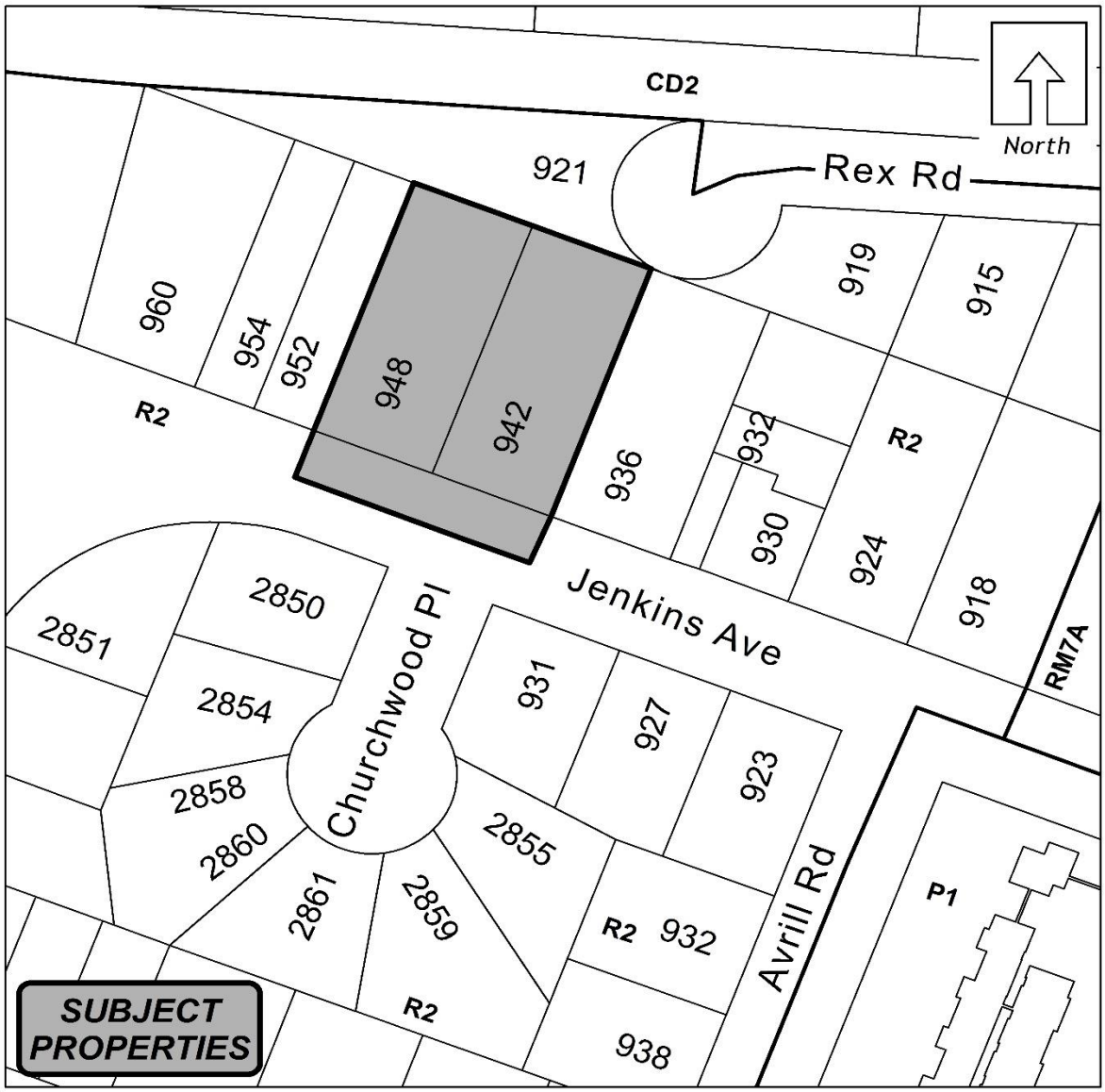
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 14th day of May, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1766

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/20/2018

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 18, 2018**
Department:	**Planning**
Application No.:	**Z18-0006**
Subject:	**Bylaw No. 1768 - Bylaw to amend the text within the CD6A Zone, Areas 2, 3 and 5 of Schedule "O2", in order to reduce the interior side yard setback to 1.5 m and to allow secondary suites within single family homes**

At their Regular Meeting of 16 April 2018, Council passed the following resolution with respect to the properties within Areas 2, 3 and 5 within Schedule "O2" of the CD6A, Comprehensive Development-Bear Mountain, Zone

That Council:

Give First Reading to Bylaw No. 1768 as drafted.

COMMENTS

As there were no other conditions placed on the adoption of Bylaw No. 1768, Council may wish to give Bylaw No. 1768 fourth and final reading.

OPTIONS

That Council:

1. Adopt Bylaw No. 1768;

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

Respectfully Submitted,

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

:DS

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 7th day of May, 2018.

READ A SECOND TIME this 7th day of May, 2018.

READ A THIRD TIME this 7th day of May, 2018.

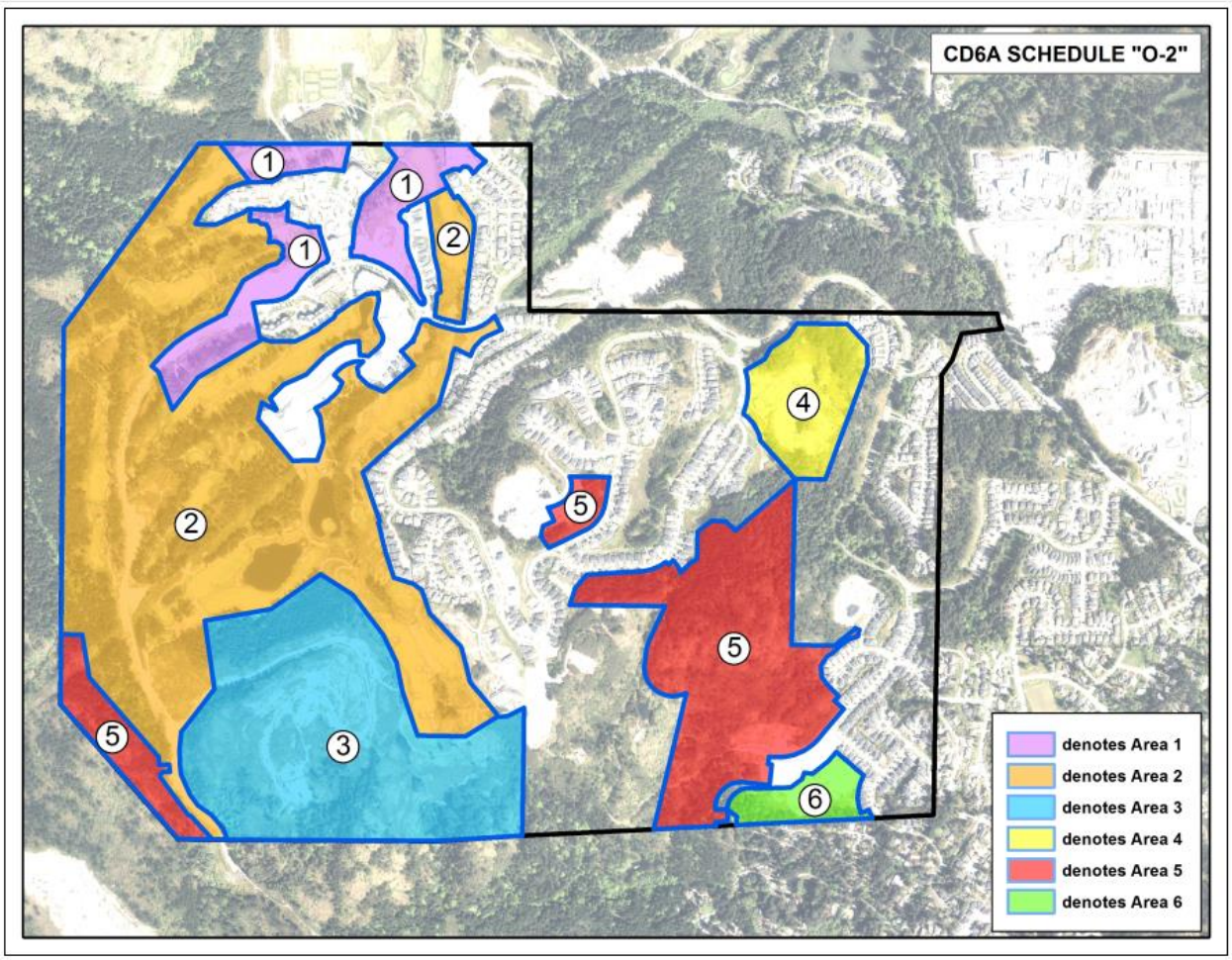
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 14th day of May, 2018.

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;

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 7th day of May, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

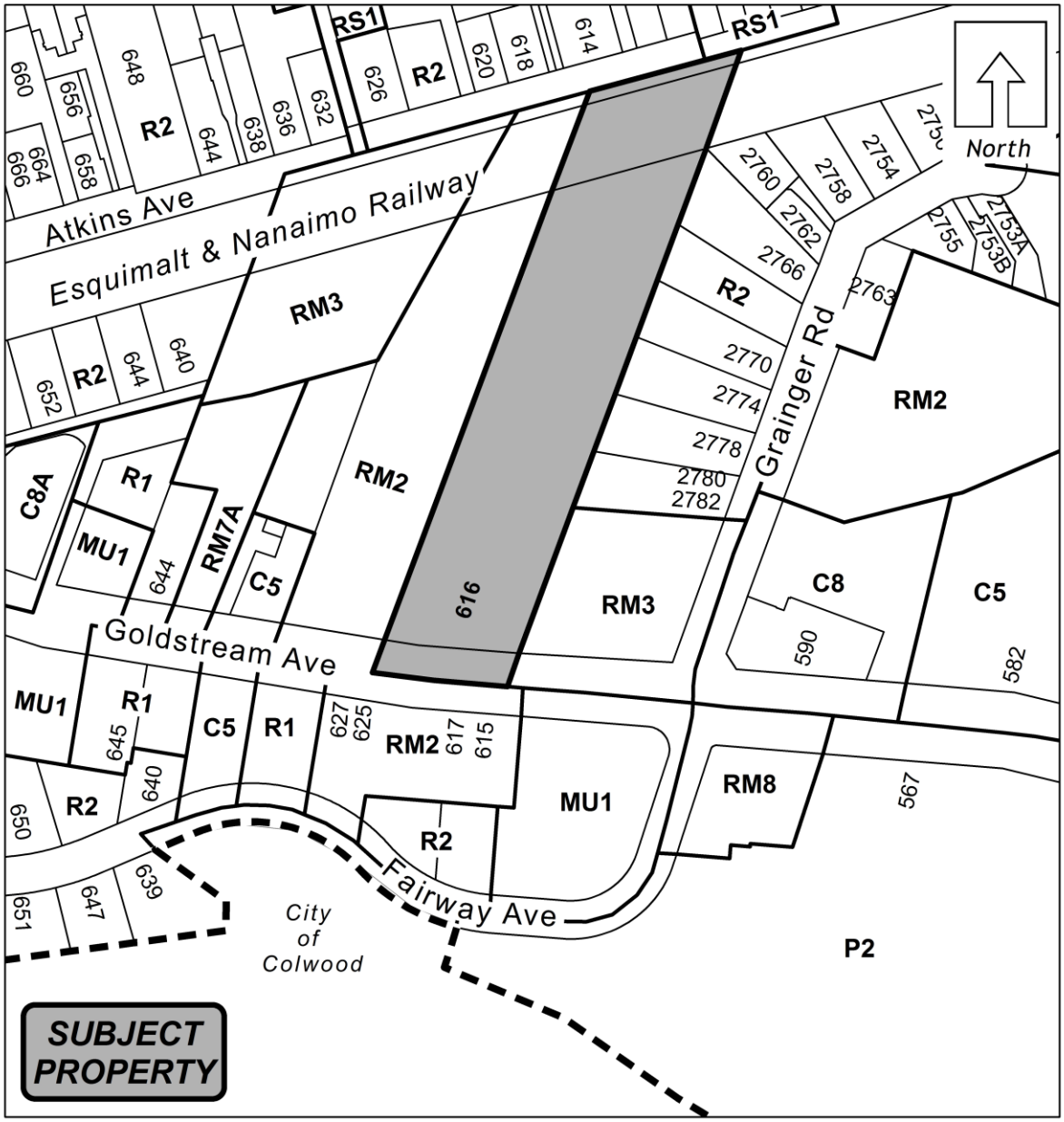
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

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. 1777

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 (One- and Two-Family Residential)** Zone and adding to the **MU1A (Mixed Use Residential Commercial) Zone** the properties legally described as THAT PART OF LOT 4, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071 LYING TO THE SOUTH EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 67.5 FEET FROM THE NORTH WESTERLY BOUNDARY OF SAID LOT; PID No.: 004-961-072 (2670 Peatt Rd) and PARCEL A (DD 395073I) OF LOT 4, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071; PID No.: 001-195-484 (813 Arncote Ave) 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)
MU1A	1777	THAT PART OF LOT 4, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071 LYING TO THE SOUTH EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 67.5 FEET FROM THE NORTH WESTERLY BOUNDARY OF SAID LOT; PID No.: 004-961-072 (2670 Peatt Rd); and PARCEL A (DD 395073I) OF LOT 4, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071; PID No.: 001-195-484 (813 Arncote Ave)	a) $2,562 per unit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 534 (2670 Peatt Rd and 813 Arncote 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 day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1777

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1777

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/30/2018

CITY OF LANGFORD
BYLAW NO. 1782

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 R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial 1A) Zone the property legally described as LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1782	LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per unit towards the General Amenity Reserve Fund, less the cost to extend a sidewalk from the edge of the property frontage at 828 Hockley Avenue to Peatt Road.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".

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

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

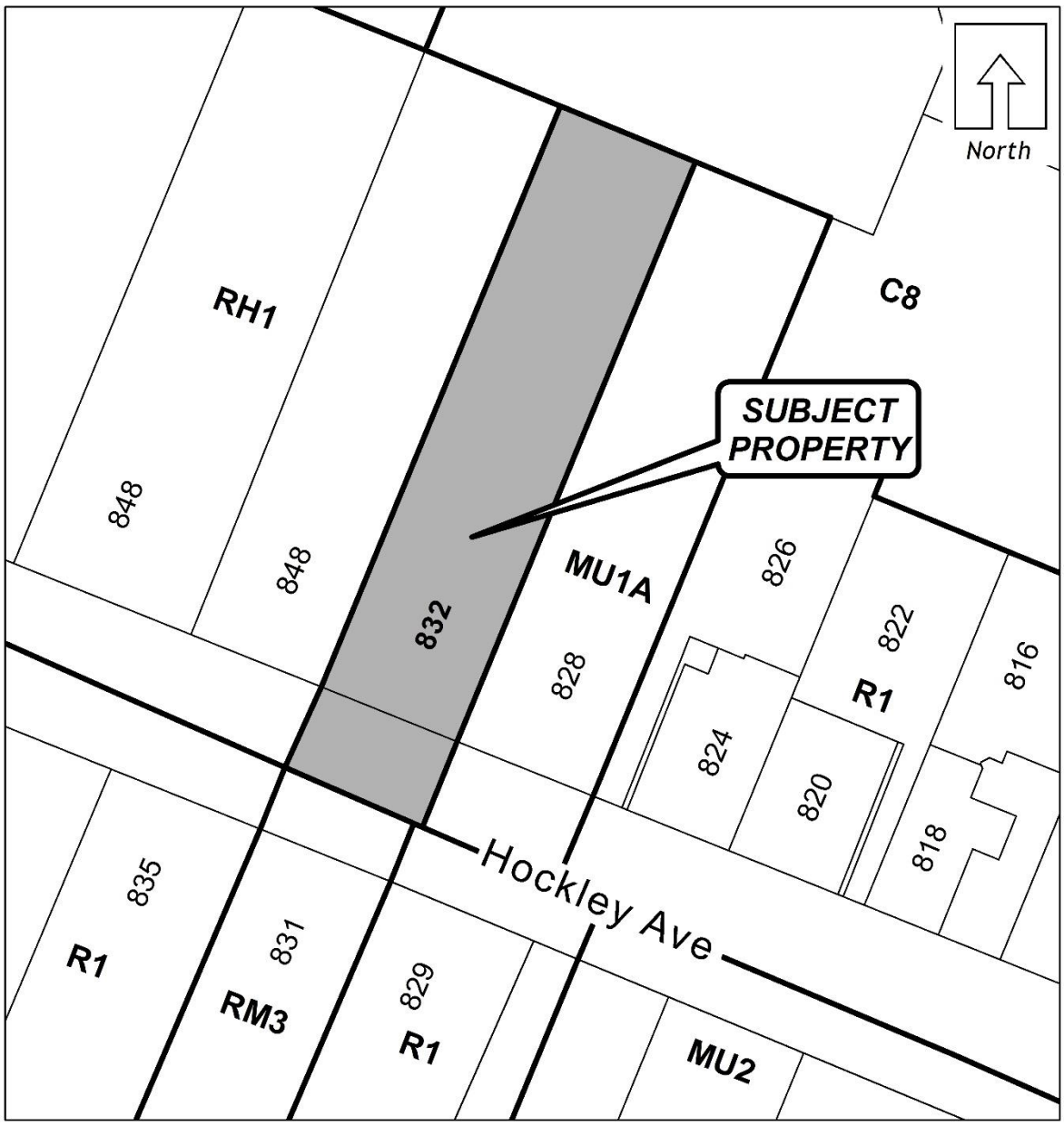
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1782

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1782

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/24/2018

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 18, 2018

Department: **Land Development**

Subject: Subdivision Application Fee Adjustments

Background

On January 22nd, Council directed staff to prepare a bylaw to amend the City's application fees commensurate with the tax increase of 2.45%. Council passed first, second and third readings of Bylaw Nos. 1776 and 1763 on April 16th to amend Bylaw Nos. 209 and 1160 increase Planning and Building application fees with direction to adopt these Bylaws on July 16th.

Commentary

Current Fee Adjustments

In order to apply consistent application fee increases among all application types, Council may wish to amend the Subdivision application fees contained within Bylaw No. 1000 by 2.45%. Bylaw No. 1783 as drafted includes these adjustments to the current fee schedule. Both the current and proposed fee schedules are attached to this report. If Council wishes to proceed with giving Bylaw No. 1783 first, second and third readings, it could be adopted on July 16th, concurrently with the other application fee increases.

New Fee for Air Space Parcel Subdivisions

In addition, Council may wish to consider adding a new application fee for Air Space Parcels, which is an application to separate a building and associated land into distinct volumetric fee-simple parcels, which may then be stratified separately. This is typically implemented in mixed-use buildings, for example to allow a residential component of a building to be stratified separately from a commercial or institutional component, and/or to separate a residential rental component from a condo ownership component. This allows the two (or more) distinct uses to operate as separate legal entities with reciprocal use agreements to define shared access/egress routes within the building, to designate exclusive and shared use of parking areas, to allow access for maintenance of the different portion of the building and service corridors, etc. To alter any of these agreements after subdivision would require mutual agreement by all signatories. Many developers find this a more functional model for the end users than stratifying a mixed-use building as one strata, in order to avoid the user component with a majority share of voting, typically residential,

establishing or changing strata bylaws governing matters such as access to parking, hours of operation, etc that affect the viability of the minority share component, typically commercial. As the City is experiencing a greater volume of applications for mixed-use buildings, it is probable that staff will receive a greater number of Air Space Parcel subdivision application in the future. Most recently, these applications have been processed as an application for Final Approval, the most applicable category in the current fee schedule, which has a nominal admin fee of $275 plus $438 per residential lot and $545 per commercial lot (including the increases10 proposed in Bylaw No. 1783. However these applications take a great deal more staff time to process than a typical Final Approval application, as it includes review that would be done at the Statement of Conditions stage for a typical subdivision to determine the scope of legal documents required, and furthermore the legal documents themselves are more complex and site specific. As such, the use of templates is lower and the City's legal fees are higher. Staff are suggesting that Council may wish to implement a new fee for Air Space Parcel subdivisions, with an admin fee of $550, which is equal to the combined Admin fee for Statement of Conditions and Final Approval, with the same per lot fees for Final Approval applications noted above. In addition, Council may wish to establish a legal retainer fee of $5,000 to cover the additional legal costs incurred compared to a typical subdivision, with a proviso that any unused portion will be returned to the applicant.

Changes to Statement of Conditions Extensions

Finally, at the October 5th, 2017 meeting of the Westshore Developers Association, it was noted that due to the increasingly complex nature of subdivisions in Langford, it has become difficult to complete the process within the timeframe specified within Bylaw No. 1000, that being a one-year period of validity for a Statement of Conditions, plus one six month extension (Section 1.5.1). If the application expires without extension or requires more than one extension, a new application is required as per the wording in the Bylaw. Staff note that it is important to conduct a review of the file status once every 12 months in order to determine if any Bylaw changes affect the design or fees for the proposal, as this is the maximum amount of time that an in-stream application is protected from any Bylaw changes in accordance with the *Local Government Act*. As such, if Council wishes to amend Bylaw No. 1000 in this regard, they may wish to allow 12-month extensions and give discretion to the Approving Officer to issue more than one extension provided that the applicant continues to progress towards completion.

Bylaw No. 1783 as drafted includes the amendments described above. If Council agrees, they may wish to proceed with this Bylaw as drafted, revise the Bylaw prior to proceeding, or take no action with respect to these proposed amendments.

Financial Implications

Generally increasing fees to keep up with the cost of living should improve the relationship between applications and cost recovery, which Council is required to maintain under Provincial legislation.

Legal Implications

None.

Options

That Council:

1. Give first, second and third readings to Bylaw No. 1783 as drafted.

   OR

2. Amend Bylaw No. 1783 prior to giving first, second and third readings;

   OR

3. Take no action at this time with respect to Bylaw No. 1783.

Respectfully submitted,

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

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Current Fee Schedule

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's **Statement of Conditions** (Residential Lots)	**$267**	Plus, **per new lot** created: • $53.50 for <550m^2 lots (any zone) • $53.50 for >550m^2 and <835m^2 lots in an R2 zone • $53.50 all other residential
1.1.1	Application for the Approving Officer's **Statement of Conditions** (Commercial or Industrial)	**$530**	Plus, **per new lot** created: • $530 for Commercial or Industrial
1.3.1	Boundary Adjustment	**$798**	Plus $268 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for **within one year** of original application)	**$798**	
1.5.1	**Extension** of a Statement of Conditions (valid for 6 months)	**$268**	
1.5.1	Signature Expiration (or re-signature)	**$108**	
1.6	Approval of a **Phased Strata Plan**; or amendment of Phased Strata Plan (due upon Form P submission)		$530 per phase
1.7.1	Strata-Title Conversion Residential Compliant	**$798**	
1.7.1	Strata-Title Conversion Residential Non-Compliant	**$2120**	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	**$1590**	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	$**3180**	
	Council Consideration	**$134**	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.8.1	Application for **Pre-Design** Meeting	**$530**	Plus, **per new lot** created: ➢ $216 for <550m^2 lots (any zone) ➢ $319 for >550m^2 and <835m^2 lots in an R2 zone ➢ $530 all other residential ➢ $530 Commercial or Industrial
1.9.1	Application to Construct – **On Site** (Construction Administration Fee)	**$745**	Plus **2.5**% of engineers estimate of cost of works and services up to $200 000 and **1%** of the remainder
	Application to Construct – **Off Site** (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) **To include all utilities except Hydro**
1.11.2	Application for **Final Approval** of a Subdivision	**$268**	Plus, **per new lot** created: ➢ $160 for <550m^2 lots (any zone) ➢ $216 for >550m^2 and <835m^2 lots in an R2 zone ➢ $427 all other residential ➢ $530 Commercial or Industrial ➢ DCC Payment Due (Residential ONLY)

New Proposed Fee Schedule

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's Statement of Conditions (Residential Lots)	$275	Plus, per new lot created: ➢ $55 for <550m^2 lots (any zone) ➢ $55 for >550m^2 and <835m^2 lots in an R2 zone ➢ $55 all other residential
1.1.1	Application for the Approving Officer's Statement of Conditions (Commercial or Industrial)	$545	Plus, per new lot created: ➢ $545 for Commercial or Industrial
1.3.1	Boundary Adjustment	$820	Plus $275 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for within one year of original application)	$820	
1.5.1	Extension of a Statement of Conditions	$275	12-month extension
1.5.1	Signature Expiration (or re-signature)	$110	
1.6	Approval of a Phased Strata Plan; or amendment of Phased Strata Plan (due upon Form P submission)		$545 per phase
1.7.1	Strata-Title Conversion Residential Compliant	$820	
1.7.1	Strata-Title Conversion Residential Non-Compliant	$2175	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	$1630	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	$3260	
1.8.1	Air Space Parcel	$550	Plus, per new lot created: ➢ $440 Residential and other non-commercial or industrial uses ➢ $545 Commercial, Industrial Plus $5,000 for legal view, the unused portion of which shall be refunded
	Council Consideration	$140	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.9.1	Application for Pre-Design Meeting	$545	Plus, per new lot created: ➢ $225 for <550m^2 lots (any zone) ➢ $330 for >550m^2 and <835m^2 lots in an R2 zone ➢ $545 all other residential ➢ $545 Commercial or Industrial
1.10.1	Application to Construct – On Site (Construction Administration Fee)	$765	Plus 2.5% of engineers estimate of cost of works and services up to $200 000 and 1% of the remainder
	Application to Construct – Off Site (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) To include all utilities except Hydro
1.12.2	Application for Final Approval of a Subdivision	$275	Plus, per new lot created: ➢ $165 for <550m^2 lots (any zone) ➢ $222 for >550m^2 and <835m^2 lots in an R2 zone ➢ $440 all other residential ➢ $545 Commercial or Industrial ➢ DCC Payment Due (Residential ONLY)

CITY OF LANGFORD
BYLAW NO. 1783

A BYLAW TO AMEND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

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

1. City of Langford Subdivision and Development Servicing Bylaw No. 1000 is amended as follows:

   i) By replacing the phrase “six month” in Section 1.5.1 with “twelve month”;

   ii) By replacing the phrase “six month” in Section 1.5.1.3 with “twelve month”;

   iii) By adding the following as Section 1.5.1.4:

   “Despite subsection 1.5.1, the Approving Officer may consider issuing more than one extension if, in the opinion of the Approving Officer, work has substantially progressed towards completion during the period of the current extension and is reasonably expected to achieve subdivision approval prior to the expiry of the newly requested extension.”

   iv) By inserting the following as Section 1.8 and renumbering subsequent sections accordingly:

   “1.8. Air Space Parcel Subdivision

   1.8.1. Applications for approval of an Air Space Parcel Subdivision must be accompanied by a fee in accordance with Table 1.”

   v) By replacing the phrase “1.14.1” in Section 1.11.4 (as renumbered) with “1.15.1”;

   vi) By replacing the phrase “1.14.1” in Section 1.15.2 (as renumbered) with “1.15.1”; and

   vii) By replacing Table 1 – 1 “Applications and Fees” in Schedule 1 Procedures and Fees with the table on the following page.

2. This Bylaw may be cited as “Subdivision and Development Servicing Bylaw, Amendment No. 17 (Fee Schedule and Related Amendments), Bylaw No. 1783”.

READ A FIRST TIME this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

ADOPTED this day of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Table 1 – 1
Applications and Fees

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's Statement of Conditions (Residential Lots)	$275	Plus, per new lot created: • $55 for <550m^2 lots (any zone) • $55 for >550m^2 and <835m^2 lots in an R2 zone • $55 all other residential
1.1.1	Application for the Approving Officer's Statement of Conditions (Commercial or Industrial)	$545	Plus, per new lot created: • $545 for Commercial or Industrial
1.3.1	Boundary Adjustment	$820	Plus $275 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for within one year of original application)	$820	
1.5.1	Extension of a Statement of Conditions	$275	12-month extension
1.5.1	Signature Expiration (or re-signature)	$110	
1.6	Approval of a Phased Strata Plan; or amendment of Phased Strata Plan (due upon Form P submission)	$545	Per phase
1.7.1	Strata-Title Conversion Residential Compliant	$820	
1.7.1	Strata-Title Conversion Residential Non-Compliant	$2175	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	$1630	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	$3260	
1.8.1	Air Space Parcel	$550	Plus, per new lot created: • $440 Residential and other non commercial or industrial uses • $545 Commercial, Industrial Plus $5,000 for legal review, the unused portion of which shall be refunded
	Council Consideration	$140	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.9.1	Application for Pre-Design Meeting	$545	Plus, per new lot created: • $225 for <550m^2 lots (any zone) • $330 for >550m^2 and <835m^2 lots in an R2 zone • $545 all other residential • $545 Commercial or Industrial
1.10.1	Application to Construct – On Site (Construction Administration Fee)	$765	Plus 2.5% of engineers estimate of cost of works and services up to $200 000 and 1% of the remainder
	Application to Construct – Off Site (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) To include all utilities except Hydro
1.12.2	Application for Final Approval of a Subdivision	$275	Plus, per new lot created: • $165 for <550m^2 lots (any zone) • $222 for >550m^2 and <835m^2 lots in an R2 zone • $440 all other residential • $545 Commercial or Industrial • DCC Payment Due (Residential ONLY)

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: 18/06/2018

Department: **Finance**

Subject: West Shore Parks & Recreation Society Fees and Charges 2018/19 – Bylaw No. 1786

Background and Comments

The West Shore Parks and Recreation Society (WSPRS) propose to amend their Fees and Charges effective from September 1st, 2018 to August 31st, 2019. These Fees and Charges are referred to the member municipalities for enactment as a bylaw. Attached is the letter from WSPRS dated April 26, 2018 that outlines the proposed changes, as well as working documents that show year-to-year comparisons.

As the WSPRS require the approval of the annual fees by September 1st, it is recommended that Council approve the 2018/2019 fee changes.

Options

1. That Council considers first three readings of Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw Amendment No. 14 Bylaw No. 1786, 2018.

OR

2. That Council does not consider changes to Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges at this time.

Respectfully Submitted,

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

Attachment 1 – Letter from WSPRS
Attachment 2 – Working Documents
Attachment 3 – Bylaw No. 1786
Attachment 4 – Schedule A of Bylaw No. 1786
Attachment 5 – Schedule B of Bylaw No. 1786

1767 Island Highway, Victoria BC V9B 1J1 | PHONE 250-478-8384 | www.westshorerecreation.ca

April 26, 2018

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

Dear Mayor Young & Council:

Re: West Shore Parks & Recreation Society – Fees and Charges 2018-2019

Enclosed please find a copy of the proposed Fees and Charges for the West Shore Parks & Recreation Society, which will be effective from September 1, 2018 through to August 31, 2019.

Annually, there is a review of the WSPRS fees and charges in order to make recommendations for any changes. When recommending changes, the fee review includes factors such as comparison of surrounding municipalities and school district fees, usage levels, new facilities that have come into our community, and desired recovery rates for our various activity areas. Each of the fees is reviewed and adjusted with the above factors in mind. We strive to find the balance between fiscal goals, financial accessibility, and the regional marketplace. We also work closely with the School District in setting their fees for room rentals and field usage.

In 2018-2019 we are recommending holding our annual pass fees at their current rates, and applying a modest increase on drop in admissions. With regards to indoor facilities/arenas and outdoor facilities, the rise in fees reflects the increased cost of utilities and wages, and were applied where the demand was high and the increase was manageable. There is a slightly higher increase on Velodrome track fees to match the maintenance costs attached to that outdoor space. Curling fees that have been increased to help minimize the operational deficit of the facility, and bonspiel rates have been revised to reflect staffing costs involved.

The fee adjustments being recommended should meet the predicted cost of living and CUPE increase in most cases, and continue to be reasonable prices for the consumer in this community and in the region. We have included our working documents to show year to year comparisons with notes that may be helpful to explain changes.

These Fees and Charges were accepted by the West Shore Parks and Recreation Society Board of Directors at their Regular Meeting held April 19, 2018, and referred to the Member Municipalities for enactment as a bylaw in their respective areas.

Once enacted, please kindly forward a copy of your 2018/19 Fees and Charges Bylaw for our records. Thank you.

Sandy Clarke
Acting Chief Administrative Officer
SC/ct/Enclosures

Admissions		2017/18 Base Rate	2017/18 BaseRate with 5% Tax	2018/19 Base Rate	2018/19 BaseRate with 5% Tax	% increase on 2017/18 Base Rate	2018 Notes
Adult	Single	$ 6.19	$ 6.50	$ 6.33	$ 6.65	2.26%	adult increase as the Y is $10 and SCP is going up to $6.75. Published with tax.
(19 - 59)	10x	$ 55.70	$ 58.50	$ 56.97	$ 59.85	2.28%	10 visits for the price of 9
	25x	$ 123.80	$ 130.00	$ 126.60	$ 133.00	2.26%	25 visits for the price of 20
	1 month	$ 60.00	$ 63.00	$ 60.00	$ 63.00	0.00%	keep the same
	3 month	$ 140.00	$ 147.00	$ 140.00	$ 147.00	0.00%	keep the same
	12 month	$ 385.00	$ 404.25	$ 385.00	$ 404.25	0.00%	keep the same
Senior	Single	$ 4.43	$ 4.65	$ 4.52	$ 4.75	2.08%	published with tax
(60 plus)	10x	$ 39.90	$ 41.90	$ 40.68	$ 42.75	1.95%	10 visits for the price of 9
	25X	$ 88.60	$ 93.00	$ 90.40	$ 95.00	2.03%	25 visits for the price of 20
Youth	Single	$ 4.43	$ 4.65	$ 4.52	$ 4.75	2.03%	published with tax (rename to youth for consistency)
(13 - 18)	10x	$ 39.90	$ 41.90	$ 40.68	$ 42.71	1.95%	10 visits for the price of 9
	25X	$ 88.60	$ 93.00	$ 90.40	$ 94.92	2.03%	25 visits for the price of 20
Child	Single	$ 3.05	$ 3.20	$ 3.10	$ 3.25	1.58%	published with tax
(6 - 12)	10x	$ 27.45	$ 28.80	$ 27.86	$ 29.25	1.48%	10 visits for the price of 9
	25x	$ 61.00	$ 64.05	$ 61.90	$ 65.00	1.48%	25 visits for the price of 20
Family	Single	$ 12.38	$ 13.00	$ 12.62	$ 13.25	1.94%	2 Adult drop ins children free (Y is $20.79) SCP $13.50
(Max. 5)	10x	$ 111.40	$ 117.00	$ 113.58	$ 119.26	1.96%	10 visits for the price of 9
	3 month	$ 280.00		$ 280.00	$ 294.00	0.00%	the price of two 3 month adult passes
	12 month	$ 770.00	$ 808.50	$ 770.00	$ 808.50	0.00%	holding passes the same
Child minding	Single	$ 3.33	$ 3.50	$ 3.33	$ 3.50	0.00%	no change as the Y offers it free with memberships
	10x	$ 30.00	$ 31.50	$ 30.00	$ 31.50	0.00%	

2018 Speaking Notes

rename "Student" pass to a "youth" pass for consistency with our program age group offerings and intermunicipally

remove 6 month family pass instead offer a 3 month pass. Hardly any family 6 month passes sold in 2017

The cost of the annual pass can be broken down into monthly payments to provide an easy payment option. The $385 plus tax fee works out to $32.08 per month.

We continue to price the family pass at the cost of 2 adult annual passes. This has encouraged the increase of annual pass sales in the previous year.

Child-minding fee is being held at current price based on Peninsula Co-op sponsorship

The regional comparisons are generally 0 to 2% depending on the fee.

Indoor Facilities	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	2018/19 Base Rate	2018/19 BaseRate with 5% Tax	% increase on 2017/18 Base Rate	2018 Notes
Small rooms include: Boardroom, Spinnaker, Upper and Lower Clubhouse, 55+ Centre Rooms 201 & 202 & Centennial Centre for Arts and Culture Rooms						
Non-profit Adult (In align with SD62)	26.50	$ 27.83	27.00	$ 28.35	1.89%	
Non-profit Youth (In align with SD62)	15.50	$ 16.28	15.75	$ 16.54	1.61%	
Commercial/ Party - Room Rental (Charge per/hr with a 2 hr min rental)	35.00	$ 36.75	36.00	$ 37.80	2.86%	
Fieldhouse Changerooms						
Non-profit Adult	13.00	$ 13.65	13.25	$ 13.91	1.92%	
Non-profit Youth	10.00	$ 10.50	10.25	$ 10.76	2.50%	
Large Rooms include: Lookout Lounge, Galleon Room, Fitness Studio, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101						
Non-profit Adult / Meetings or User Group (In align with SD62)	39.50	$ 41.48	40.50	$ 42.53	2.53%	
Non-profit Youth / Meeting or User Group (In align with SD62)	27.00	$ 28.35	27.75	$ 29.14	2.78%	
Commercial (Charge per/hr with a 2hr minimum)	49.00	$ 51.45	50.00	$ 52.50	2.04%	
Wedding Rooms Include: Kinsmen Fieldhouse and 55+ Centre Auditorium						
Wedding Reception - Full Day Rental	430.00	$ 451.50	430.00	$ 451.50	0.00%	keep the same as 2017 was increased in 2016
Wedding Ceremony Outdoor	325.00	$ 341.25	325.00	$ 341.25	0.00%	keep the same as 2017 was increased in 2016
Wedding Ceremony Indoor	220.00	$ 231.00	220.00	$ 231.00	0.00%	keep the same as 2017 was increased in 2016
Wedding Reception - additonal set-up from 5pm night before	100.00	$ 105.00	100.00	$ 105.00	0.00%	keep the same as 2017 was increased in 2016
Swimming Pool (no guard)						
Adult/Adult Commercial (ie Scuba)	210.00	$ 220.50	215.25	$ 226.01	2.50%	
Youth /Youth Commercial/Swim Clubs	100.00	$ 105.00	102.50	$ 107.63	2.50%	
Adult Commercial/Lane	26.25	$ 27.56	26.90	$ 28.25	2.48%	
Youth Swim Club/Lane	12.50	$ 13.13	12.80	$ 13.44	2.40%	

2018 Speaking Notes

Small and Large meeting rooms are aligned with School district fees.

Wedding fees have been held - held however F&B fees are continually being increased to offset holding room rental rates.

ARENA	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	2018/19 Base Rate	2018/19 BaseRate with 5% Tax	% increase on 2017/18 Base Rate	2018 Notes
JdF and The Q Centre - Ice						
Rates per hour unless otherwise noted						
Ice - Adult prime time*	$ 225.00	$ 236.25	$ 226.00	$ 237.30	0.44%	$1 increase from 2017-2018
Ice - Adult non-prime**	$ 151.00	$ 158.55	$ 152.00	$ 159.60	0.66%	first increase in 2 years (sept 2016) keep low to try and attract more NP usage.
Ice - Midnight Rate (midnight to 6 am)	$ 106.00	$ 111.30	$ 106.00	$ 111.30	0.00%	$1 increase from 2017-2018
Ice - Youth prime time*	$ 121.00	$ 127.05	$ 122.00	$ 128.10	0.83%	$1 increase from 2017-2018
Ice - Youth non-prime**	$ 98.00	$ 102.90	$ 99.00	$ 103.95	1.02%	$1 increase from 2017-2018
Ice - School District #62 Hockey Academy	$ 98.00	$ 102.90	$ 99.00	$ 103.95	1.02%	keep the same as Youth Non prime
Ice - Commercial Prime Time	$ 228.00	$ 239.40	$ 233.00	$ 244.65	2.19%	small increase - no issue with 101 as they said they would book more ice if get contract sooner
Victoria Grizzlies - Games and Practices	Lease		Lease			
Westshore Wolves Jr B - Games and Practices	Lease		Lease			
Q Centre, JDF Rink and Curling Rink Full Day (24 hrs)	Lease		Lease			
Skate Rentals (GST tax incl)	$ 3.33	$ 3.50	$ 3.33	$ 3.50	0.00%	advertise at $3.50 incl tax
School Groups (District #62)						
1-50 Participants	$ 73.00	$ 76.65	$ 75.00	$ 78.75	2.74%	increased based on CUPE wage increase - this revenue goes towards staff expenses - 2 staff
51-100 Participants	$ 109.50	$ 114.98	$ 112.50	$ 118.13	2.74%	increased based on CUPE wage increase - this revenue goes towards staff expenses - 3 staff
Skate Rentals for School Groups (GST tax incl)	$ 1.43	$ 1.50	$ 1.43	$ 1.50	0.00%	based on reciprocal school group price
JdF/The Q Centre/Curling Rink - Dry Floor						
Arena Dry Floor - Adult	$ 78.00	$ 81.90	$ 79.00	$ 82.95	1.28%	small increase already at high end regionally
Arena Dry Floor - Youth	$ 52.00	$ 54.60	$ 53.00	$ 55.65	1.92%	small increase already at high end regionally
Curling Rink Dry Floor - Adult	$ 78.00	$ 81.90	$ 79.00	$ 82.95	1.28%	same as arena dry floor
Curling Rink Dry Floor - Youth	$ 52.00	$ 54.60	$ 53.00	$ 55.65	1.92%	same as arena dry floor
Shamrocks Sr. - Games and Practices	Lease		Lease			
Shamrocks Jr/Int - Games and Practices	Lease		Lease			
JdF/The Q Centre/Curling Rink Dry Floor - Special Events (not including Arena Sports Tournaments)						
JdF Arena Full Day (24 hrs) - Community Group	$ 1,000.00	$ 1,050.00	$ 1,000.00	$ 1,050.00	0.00%	
JdF Arena Full Day (24 hrs) - Commercial	$ 2,000.00	$ 2,100.00	$ 2,000.00	$ 2,100.00	0.00%	
Q Centre Full Day (24 hrs) - Community Group	$ 2,000.00	$ 2,100.00	$ 2,000.00	$ 2,100.00	0.00%	
Q Centre Full Day (24 hrs) - Commercial	Lease		Lease			
Curling Rink Full Day (24 hrs) - Community Group	$ 1,000.00	$ 1,050.00	$ 1,000.00	$ 1,050.00	0.00%	
Curling Rink Full Day (24 hrs) - Commercial	$ 2,000.00	$ 2,100.00	$ 2,000.00	$ 2,100.00	0.00%	
**** Prime: M-F 6:00 am - 8:00 am, 4:00 pm-11:30 pm / Sat & Sun 6:00 am - 11:30 pm***						
*****Non-Prime: M-F 8:00 am - 4:00 pm & 11:30 pm - Midnight/ Sat & Sun 11:30 pm - Midnight Move/In Out***						
days for full day rentals will be 50% of the base rate						
Juan de Fuca Curling Rink - Curling						
**Ice - prime time - 1 sheet (2 hours)	$ 82.00	$ 86.10	$ 87.00	$ 91.35	6.10%	now refer to this fee as prime time ice
**Ice - prime time - 8 sheets (2 hours)	$ 656.00	$ 688.80	$ 696.00	$ 730.80	6.10%	based on single sheet rental and now refer to this fee as prime time ice
*Ice - non-prime time -1 sheet (2 hours)	$ 52.00	$ 54.60	$ 55.00	$ 57.75	5.77%	now refer to this fee as non-prime time ice
*Ice - non-prime time - 8 sheets (2 hours)	$ 416.00	$ 436.80	$ 440.00	$ 462.00	5.77%	based on single sheet rental and now refer to this fee as non-prime time ice
* ice - Junior non-prime - 1 sheet (2 hours)			$ 29.70	$ 31.19		based on same percentage difference of youth arena ice rate to adult ice rate
** ice - Junior prime time - 1 sheet (2 hours)			$ 44.30	$ 46.52		based on same percentage difference of youth arena ice rate to adult ice rate
CC (Curling Club) Bonspiel - 8 sheets (2hours)	$ 775.00	$ 813.75	$ 226.00	$ 237.30	-70.84%	see report to explain rationale
Jr. Bonspiel - 8 sheets (2hours)	$ 350.00	$ 367.50	$ 122.00	$ 128.10	-65.14%	see report to explain rationale
**** Prime: M-F 6:00 pm - 11:00 pm, Sat - Sun 8:00 am - 11:00 pm***						
*****Non-Prime: M-F 6:00 am - 6:00 pm***						

remove Curling Jr membership fee ($38)

remove inter club 1 sheet ($30) and inter club 8 sheet ($240)

Arena ice rates are sitting very close to the Regional average, so adjustments to the fees are held at .5%- 1%

School group rentals increased 2% to accommodate the increase in CUPE wages as this rate covers staff wages for the school rentals.

No increase on skate rentals or sharpening as we are already at municipal average

No increase on 24hr dry floor rental as we maintain rates with the hopes to attract more "full day" event rentals especially during the shoulder season April-May

OUTDOOR FACILITIES	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	2018/19 Base Rate	2018/19 BaseRate with 5% Tax	% increase on 2017/18 Base Rate	2018 Notes
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)						
Youth	7.75	$ 8.14	8.00	$ 8.40	3.23%	
Adult	15.50	$ 16.28	16.00	$ 16.80	3.23%	
Commercial - Youth	16.50	$ 17.33	17.00	$ 17.85	3.03%	
Commercial - Adult	33.00	$ 34.65	34.00	$ 35.70	3.03%	
BMX Track	Lease		Lease			
Ball Diamonds (per diamond per hour - minimum 2 hour rental)						
Youth	7.75	$ 8.14	8.00	$ 8.40	3.23%	
Adult	15.50	$ 16.28	16.00	$ 16.80	3.23%	
Commercial - Youth	16.50	$ 17.33	17.00	$ 17.85	3.03%	
Commercial - Adult	33.00	$ 34.65	34.00	$ 35.70	3.03%	
Playing Fields (per field per hour - minimum 2 hour rental)						
Youth	7.75	$ 8.14	8.00	$ 8.40	3.23%	
Adult	15.50	$ 16.28	16.00	$ 16.80	3.23%	
Commercial - Youth	16.50	$ 17.33	17.00	$ 17.85	3.03%	
Commercial - Adult	33.00	$ 34.65	34.00	$ 35.70	3.03%	
Lights - Field 1 ,2 & 3 - Youth & Adult *	28.50	$ 29.93	29.25	$ 30.71	2.63%	based on BC Hydro increase
Youth - Artifical Turf Field	32.00	$ 33.60	33.00	$ 34.65	3.13%	
Adult - Artifical Turf Field	53.00	$ 55.65	54.00	$ 56.70	1.89%	
Lights - Artifical Turf Field	20.00	$ 21.00	20.50	$ 21.53	2.50%	based on BC hydro increase but lower than field lights because turf is expensive
Lacrosse Box (per hour)						
Youth	7.75	$ 8.14	8.00	$ 8.40	3.23%	
Adult	15.50	$ 16.28	16.00	$ 16.80	3.23%	
Commercial - Youth	16.50	$ 17.33	17.00	$ 17.85	3.03%	
Commercial - Adult	33.00	$ 34.65	34.00	$ 35.70	3.03%	
Lights - Lacrosse Box	8.00	$ 8.40	8.25	$ 8.66	3.13%	based on BC Hydro increase
Velodrome (per hour)						
Youth - Track	10.00	$ 10.50	11.00	$ 11.55	10.00%	
Adult - Track	20.00	$ 21.00	22.00	$ 23.10	10.00%	
Lights - Velodrome	20.00	$ 21.00	20.50	$ 21.53	2.50%	based on BC Hydro increase
Picnic Shelter (per hour)						
Entire Picnic Shelter	25.00	$ 26.25	25.00	$ 26.25	0.00%	

2018 Speaking Notes

Average increase on outdoor facilities is 3%-3.5% with higher increases on Velodrome
Lacrosse/Field/Turf/Velo Lighting fees increase as per BC Hydro increase average 2.5%
Lacrosse box lighting is cheaper than field and velodrome because they use less wattage
10% increase on Velodrom usage both adult and youth as a result of the infield turf not being avaliable when cycling is using track.
No increase on picnic shelter because it was a new fee introduced 2017-2018 where the entire shelter is bookable

GOLF	2017/18 Base Rate	2017/18 BaseRate with 5% Tax	2018/19 Base Rate	2018/19 BaseRate with 5% Tax	% increase on 2017/18 Base Rate	2018 Notes
GREEN FEES AND RENTALS						
Summer April 1, 2019 - September 30, 2019						
Child/Youth	9.52	$ 10.00	9.52	$ 10.00	0.00%	Need to hold based on regional pricing
Adult	14.29	$ 15.00	14.29	$ 15.00	0.00%	
Family**	38.09	$ 40.00	38.09	$ 40.00	0.00%	Family rate based on 2 adults and 1 child with 2nd child free
Extra Rounds	6.67	$ 7.00	6.67	$ 7.00	0.00%	
Winter October 1, 2018- March 31, 2019						
Child/Youth	7.62	$ 8.00	7.62	$ 8.00	0.00%	
Adult	10.00	$ 10.50	10.00	$ 10.50	0.00%	
Family **	27.62	$ 29.00	27.62	$ 29.00	0.00%	Family rate based on 2 adults and 1 child with 2nd child free - reduced to reflect discounted youth rate
Extra Rounds	6.67	$ 7.00	6.67	$ 7.00	0.00%	
Club Rentals * plus tax	6.47	$ 7.25	6.47	$ 7.25	0.00%	
Cart Rentals * plus tax	4.52	$ 4.75	4.52	$ 4.75	0.00%	
**Family rate includes four (4) people with 2 adults maximum						

2018 Speaking Notes

Golf fees held at 2017 rates.

Staff to look at promotional discounts offered to increase usage during slow times. Specifically usage by families and youth

Exploring online tee time bookings through PerfectMind

CITY OF LANGFORD

BYLAW NO. 1786

Amend Bylaw No. 858 Being the "Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw, 2004"

WHEREAS the City established a service for parks, recreation and community services pursuant to the Parks, Recreation and Community Service Establishment Bylaw No. 639, 2001;

AND WHEREAS pursuant to section 397 of the *Local Government Act and section 194 of the Community Charter,* Council may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the municipality or the exercise of regulatory authority by the municipality;

AND WHEREAS Council wishes to authorize and impose the fees and charges payable for use of the services and facilities at the Juan de Fuca Recreation Centre, which fees and charges must also be authorized by the other local government owners of the Juan de Fuca Recreation Centre;

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

Title

This bylaw may be cited for all purposes as the "Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 14, Bylaw No. 1786, 2018."

Imposition of Fees and Charges

The Council hereby authorizes and imposes the fees and charges for use of the services and facilities at the Juan de Fuca Recreation Centre in the amounts set out in Schedule "A" to this Bylaw.

The fees and charges established under this Bylaw will be effective from September 1st, 2018 through to August 31st, 2019.

As an exception to the fees and charges set out in Schedule "A", those classes of persons described in Schedule "B" to this Bylaw shall pay those fees and charges, if any, for use of services and facilities at the Juan de Fuca Recreation Centre as set out in Schedule "B".

READ A FIRST TIME this day of June, 2018

READ A SECOND TIME this day of June, 2018

READ A THIRD TIME this day of June, 2018

ADOPTED this day of July, 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

WEST SHORE PARKS AND RECREATION SOCIETY
FEES AND CHARGES

ADMISSION FEES (swim, skate, weight room, fitness classes)			
Fees Effective: September 1, 2018 to August 31, 2019			
(Single drop-in admissions include applicable taxes. All passes have applicable taxes added at the time of purchase)			
Adult	Single Admission	$ 6.65	incl tax
(19 - 59)	10x	$ 56.97	
	25x	$ 126.60	
	1 month	$ 60.00	
	3 month	$ 140.00	
	12 month	$ 385.00	
Senior	Single Admission	$ 4.75	incl tax
(60 plus)	10x	$ 40.68	
	25x	$ 90.40	
Youth	Single Admission	$ 4.75	incl tax
(13 - 18)	10x	$ 40.68	
	25x	$ 90.40	
Child	Single Admission	$ 3.25	incl tax
(6 - 12)	10x	$ 27.86	
	25x	$ 61.90	
Family	Single Admission	$ 13.25	incl tax
(Max. 5)	10x	$ 113.58	
	3 month	$ 280.00	
	12 month	$ 770.00	
Child Minding	per 75 min	$ 3.50	incl tax
	10x	$ 30.00	

INDOOR FACILITIES RENTAL FEES			
Fees Effective: September 1, 2018 to August 31, 2019			
(All Fees Subject to Applicable Taxes)			
ROOMS: (per hour unless noted) (In alignment with SD62 fees where noted)			
Small Rooms include:			
Boardroom, Gllangcolme, Spinnaker, Upper and Lower Clubhouse, JDF Seniors Centre			
Rooms 201-202 and Centennial Centre for Arts and Culture Rooms			
Non-profit Adult (In alignment with SD62)		$ 27.00	
Non-profit Youth (In alignment with SD62)		$ 15.75	
Commercial/Party Room Rental (Charge per/hr with a 2hr min rental)		$ 36.00	
Clubhouse & Fieldhouse Changerooms			
Non-profit Adult / Community		$ 13.25	
Non-profit Youth / Community		$ 10.25	
Large Rooms include:			
Lookout Lounge, Galleon Room, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101			
Non-profit Adult / Meetings or User Group (In alignment with SD62)		$ 40.50	
Non-profit Youth / Meetings or User Group (In alignment with SD62)		$ 27.75	
Commercial Rental (Charge per/hr with 2hr minimum)		$ 50.00	
Wedding Rooms Include:			
Kinsmen Fieldhouse and 55+ Centre Auditorioum			
Wedding Reception - Full Day Rental		$ 430.00	
Wedding Ceremony - Outdoor		$ 325.00	
Wedding Ceremony - Indoor		$ 220.00	
Wedding Reception - additonal set-up from 5pm night before		$ 100.00	
Swimming Pool (no guard)			
Adult Commercial (ie Scuba)		$ 215.25	
Youth /Youth Commercial/Swim Clubs		$ 102.50	
Adult Commercial/Lane		$ 26.90	
Youth Swim Club/Lane		$ 12.80	

ARENA FACILITIES RENTAL FEES			
Fees Effective: September 1, 2018 to August 31, 2019			
(All Fees Subject to Applicable Taxes Unless Noted)			
JdF Arena/The Q Centre - Ice			
Rates per hour unless otherwise noted			
Ice - Adult prime time*		$ 226.00	
Ice - Adult non-prime**		$ 152.00	
Ice - Midnight Rate (midnight to 6 am)		$ 106.00	
Ice - Youth prime time*		$ 122.00	
Ice - Youth non-prime**		$ 99.00	
Ice - School District #62 Hockey Academy		$ 99.00	
Ice - Commercial prime time		$ 233.00	
Victoria Grizzlies - Games and Practices		Lease	
Westshore Wolves Jr B - Games and Practices		Lease	
The Q Centre, JdF Arena and Curling Rink Full Day (24hrs)		Lease	
Skate Rentals (tax incl)		$ 3.50	incl tax
School Groups (District #62)			
1-50 Participants		$ 75.00	
51-100 Participants		$ 112.50	
Skate Rentals for School Groups (tax incl)		$ 1.50	incl tax
JdF Arena/The Q Centre/Curling Rink - Dry Floor			
Arena Dry Floor - Adult		$ 79.00	
Arena Dry Floor - Youth		$ 53.00	
Curling Rink Dry Floor - Adult		$ 79.00	
Curling Rink Dry Floor - Youth		$ 53.00	
Victoria Sr. Shamrocks - Games and Practices		Lease	
Victoria Jr. Shamrocks - Games and Practices		Lease	
JdF Arena/The Q Centre/Curling Rink - Dry Floor Special Events (not including Arena Sports Tournaments)			
*JdF Arena Full Day (24 hrs) - Community Group		$ 1,000.00	
*JdF Arena Full Day (24 hrs) - Commercial		$ 2,000.00	
*The Q Centre Full Day (24 hrs) - Community Group		$ 2,000.00	
The Q Centre Full Day (24 hrs) - Commercial		Lease	
*Curling Rink Full Day (24 hrs) - Community Group		$ 1,000.00	
*Curling Rink Full Day (24 hrs) - Commercial		$ 2,000.00	
Prime: M-F 6:00 am - 8:00 am, 4:00 pm-11:30 pm / Sat & Sun 6:00 am - 11:30 pm			****Non-Prime: M-F 8:00***
am - 4:00 pm & 11:30 pm - Midnight/ Sat & Sun 11:30 pm - Midnight			***Move/In Out days for full day rentals will be***
50% of the base rate			
JdF Curling Rink - Ice			
Ice - Adult prime time* - 1 sheet (2hrs)		$ 87.00	
Ice - Adult prime time* - 8 sheets (2hrs)		$ 696.00	
Ice - Adult non-prime** - 1 sheet (2 hours)		$ 55.00	
Ice - Adult non-prime* - 8 sheets (2 hours)		$ 440.00	
Ice - Junior non-prime** - 1 sheet (2hrs)		$ 29.70	
Ice - Junior prime time* - 1 sheet (2hrs)		$ 44.30	
CC (Curling Club) Bonspiel - 8 sheets (2hours)		$ 226.00	
Jr. Bonspiel - 8 sheets (2hours)		$ 122.00	
** Prime: M-F 6:00 pm - 11:00 pm, Sat - Sun 8:00 am - 11:00 pm*			
***Non-Prime: M-F 6:00 am - 6:00 pm*			

OUTDOOR FACILITIES RENTAL FEES			
Fees Effective: September 1, 2018 to August 31, 2019			
(All Fees Subject to Applicable Taxes)			
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)			
Youth		$ 8.00	
Adult		$ 16.00	
Commercial - Youth		$ 17.00	
Commercial - Adult		$ 34.00	
BMX Track		Lease	
Ball Diamonds (per diamond per hour - minimum 2 hour rental)			
Youth		$ 8.00	
Adult		$ 16.00	
Commercial - Youth		$ 17.00	
Commercial - Adult		$ 34.00	
Playing Fields (per field per hour - minimum 2 hour rental)			
Youth		$ 8.00	
Adult		$ 16.00	
Commercial - Youth		$ 17.00	
Commercial - Adult		$ 34.00	
Lights - Field 1 ,2 & 3 - Youth & Adult *		$ 29.25	
Youth - Artifical Turf Field		$ 33.00	
Adult - Artifical Turf Field		$ 54.00	
Lights - Artifical Turf Field		$ 20.50	
Lacrosse Box (per hour)			
Youth		$ 8.00	
Adult		$ 16.00	
Commercial - Youth		$ 17.00	
Commercial - Adult		$ 34.00	
Lights - Lacrosse Box		$ 8.25	
Velodrome (per hour)			
Youth		$ 11.00	
Adult		$ 22.00	
Lights - Velodrome		$ 20.50	
Picnic Shelter (per hour)			
Entire Picnic Shelter		$ 25.00	
***Lights can be booked in 1/2 hour blocks at 50% of rate.**			

GOLF COURSE GREEN FEES AND RENTALS			
(All Fees Include Applicable Taxes)			
Summer - April 1, 2019 - September 30, 2019			
Child/Youth		$ 10.00	incl tax
Adult		$ 15.00	incl tax
Family**		$ 40.00	incl tax
Extra Rounds		$ 7.00	incl tax
Winter - October 1, 2018 - March 31, 2019			
Child/Youth		$ 8.00	incl tax
Adult		$ 10.50	incl tax
Family**		$ 29.00	incl tax
Extra Rounds		$ 7.00	incl tax
Club Rentals		$ 7.25	incl tax
Cart Rentals		$ 4.75	incl tax
***Family rate includes four (4) people with 2 adults maximum**			

POLICY:

As part of a health and wellness plan for staff, board members and municipal employees, the Society provides access to the use of it's recreational facilities.

PURPOSE:

To provide administrative guidelines for the assignment of facility use and golf privileges to the Staff of West Shore Parks and Recreation Society; Members of the Society's Board of Directors; and Employees of the City of Colwood, the City of Langford, the Districts of Highlands and Metchosin, and the Town of View Royal. "Facility Use" means free access to the weight room, swimming pool, skating rink and some drop-in fitness classes.

All staff are required to have Staff ID Cards as a requirement of their employment. These ID Cards will also permit access for facility use and golf privileges. Staff ID Cards are processed through the Front Reception Desk during normal hours of operation.

PROCEDURE:

Board Members:

Facility use privileges will be assigned at no cost to the **Board member and his/her immediate family.** For this purpose**, "immediate family**" will be considered as:

- the Board member
- the Board member's spouse/partner living in the same household
- the Board member's dependent children (under the age of 19 years) living at home.

Board Members' facility use privileges will be based on their terms of office (i.e: from January to December of each calendar year for the duration of their term.) Board Members and their families will require ID Cards to access these privileges. ID Cards are processed through the Front Reception desk during normal hours of operation.

Auxiliary Employees:

Auxiliary Employees ***(employee only)*** are entitled to facility use privileges for the duration of their employment with the Society. These privileges will not normally extend beyond one season/session at a time.

Regular Employees or Regular Part-Time Employees:

Regular RFT / RPT staff members and members of his/her immediate family are entitled to facility use privileges. For this purpose, **"immediate family"** will be considered as:

- the employee
- the employee's spouse/partner living in the same household
- the employee's dependent children, under the age of 19 years, living at home.

These passes are normally issued on a yearly basis. There will be a $5.00 fee for each card issued to family members.

Common-law arrangements must have duration of one year, as a minimum. Facility Passes are not issued to in-laws, mothers, fathers, sisters, brothers, or their children, or to employee's children who no longer reside at home. Any extenuating circumstances can be addressed with the Administrator for consideration.

Board / Employee Golf Privileges:

With their ID Card, Board Members and regular employees (part-time or full-time) are permitted to play **one (1) round of golf per week** during designated times (Tues., Wed., Thurs.) during "twilight" hours, This privilege **does not** extend to family members and/or friends. There is a sign-in sheet in the Pro-Shop which must be signed before playing a round.

Staff Retirement Pass:

In recognition of long time service, an employee who retires from the West Shore Parks & Recreation Society, upon serving a minimum of 20 years, will receive a lifetime pass to the Juan Fuca Recreation Centre facilities for drop-in programs, including golf. The pass is not valid for any of our registered programs.

Municipal Employees Facility Discount:

Employees of the Cities of Colwood, City of Langford, District of Metchosin, District of Highlands, and Town of View Royal will be eligible for a **50% discount** on:

- a three (3)-month pass

and/or

- an annual pass for drop-in programs.

This discount will not be extended to registered programs, for the Golf Course, or for any special promotions.

CITY OF LANGFORD
BYLAW NO. 1787

A BYLAW TO AMEND DISTRICT OF LANGFORD
FEES AND CHARGES BYLAW NO. 113, 1995

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

1. District of Langford Fees and Charges Bylaw No. 113, 1995 is amended as follows:

    a) By replacing existing Schedules “A” through “G” inclusive to Bylaw No. 113 with Schedules “A” through “G” which are attached to and form part of this Bylaw;

2. This Bylaw may be cited for all purposes as “City of Langford Fees and Charges, Amendment No. 12, Bylaw No. 1787, 2018”.

READ A FIRST TIME this day of , 2018.

READ A SECOND TIME this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

_____ _____

MAYOR (Certified Correct)
CORPORATE OFFICER

Schedule A - Administration	
Item	**Fee**
Photocopies (for materials not provided under the Freedom of Information and Protection of Privacy Bylaw of the Municipality - Single-sided - Double-sided	 $0.30 per page $0.60 per page
Minutes – Council or Committee	$5.55 per set
Minute Packages – One-Year Subscription	$133 per year/per package
Copy of Electors - Printed - Electronic media	 $26.40 per copy At cost
Copy of Council Agenda (Including all back-up material)	$26.40 per copy ($425 for one year supply (no charge for media)
Copies of Special Reports/Studies	At cost
Municipal Bylaws (other than those cited in other Schedules) - Single-sided - Double-sided	 $0.30 per page $0.60 per page
Staff Time to Obtain and Photocopy Documents	$10.50 per ¼ hour after first 3 hours
City of Langford Pins - First pin free of charge to Langford residents and business community - Groups active in the City may be given 20 free pins per year for distribution at special functions, each additional pin after 20 pay full price	At cost

Schedule B – Finance	
Item	**Fee**
Certificate of Taxes and Charges Outstanding (to other than a registered property owner)	$27.50 per certificate – available electronically $48.75 per certificate – prepared by City of Langford
Tax Demand Notice (to other than a registered owner)	$16.90 per notice
Annual Gross Tax Information List	$330 per copy
Accounts Outstanding Beyond 30 Days	Interest charge of 1.5% per month, compounded to an annual rate of 19.56%
Returned Cheque Service Charge	$27.50 per cheque
Statement of Financial Information (Printed)	$16.90 per copy
Five-Year Financial Plan (Printed)	$16.90 per copy
Mortgage Company Tax List	$6.50 per folio
Police Information Check	Volunteer $ 0.00 Adoption* $70.00 Homestay* $70.00 Practicum* $35.00 Employment* $70.00 Police Certificate $70.00 Record Suspension – Local Police Records Check $70.00 *Vulnerable Sector Fingerprinting Additional fee $25.00
Fingerprints	Volunteer $ 0.00 Manual $70.00 Electronic $70.00 Each additional set $25.00
Criminal Records Review Program	Electronic Fingerprints -Volunteer and Employment $70.00 Each additional set $25.00

Schedule C – Planning

Item		Fee
Comfort Letter	Request for Written Response to Zoning Enquiries (Price is Per Property) *Hourly charges apply when extensive research is involved **To be included if file is in off-site storage and must be returned for photocopying	Partial - $53.50 Full - $107 Plus $0.30/page Plus $110.75/hour* Plus $26.50/box**
Exemption Letter	Request for Written Letter With Exemption	$26.75
Bylaws	Official Community Plan Bylaw Sign Bylaw Zoning Bylaw	$6.25 per electronic media
Reports	Community Profile Wildfire Interface Plan	$6.25 per electronic media

Schedule D – Engineering	
Item	**Fee**
Engineering Drawings	$6.25 per 11x17 sheet
Subdivision Bylaw	$6.25 per electronic media
Traffic Master Plan	$6.25 per electronic media

Schedule E – Building	
Item	**Fee**
Building Bylaw	$11.25 ($11.52)
Archive Research	$108/hour ($110.64)

Schedule F – Mapping	
Standard Products	**Format**
Cadastral Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Address Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Street Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Floodplain Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Official Community Plan Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Topographic or Contour Map	Hard Copy – Poster Size
Zoning Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Development Permit Area Map Series	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Parks and Trails Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Fees	
Type	**Cost**
Poster - regular Poster - custom	$31.75 each $42 each
Booklets	$42 each
Hard copy 11x17 or smaller	$6.25 each
Electronic Adobe Format	No charge
Aerial photos added to 11x17 or smaller	Additional $6.25

Schedule G – Parks	
Item	**Fee**
Bicycle Plan	$11.75
Parks Master Plan	$27.50
Trail Master Plan	$16.90

CITY OF LANGFORD
BYLAW NO. 1788

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 Article 6.95A.04(6) and replacing it with the following:

   "Under no circumstances may the total number of dwelling units in each Area shown on the CD6A Zone Density Map attached as Schedule O-3 exceed:

   (a) 473 dwelling units in Area A;
   (b) 102 dwelling units in Area B;
   (c) 16 dwelling units in Area C;
   (d) 19 dwelling units in Area D;
   (e) 500 dwelling units in Area E1;
   (f) 18 dwelling units in Area E2;
   (g) 209 dwelling units in Area E3;
   (h) 60 dwelling units in Area E4;
   (i) 15 dwelling units in Area E5;
   (j) 39 dwelling units in Area E6;
   (k) 800 dwelling units in Area E7; and
   (l) 1,049 dwelling units in Area E8."

2. By adding the following as Article 6.95A.04(8):

   "Despite Article 6.95A.04(6), an application may be made to Council to amend the maximum permitted number of dwelling units in an Area shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant for a density amendment provides amenity contributions in accordance with Council's Affordable Housing and Amenity Contribution Policy, as amended from time to time."

3. By adding the following as Article 6.95A.04(9):

   "Despite Article 6.95A.04(6), more than 16 dwelling units but not more than 500 dwelling units may be constructed on Area C, as shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant provides the following for each dwelling unit over and above 16, in addition to the requirements of Subsection 6.95A.04(2):

   (a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; and
   (b) $6,000 per SFE toward the General Amenity Reserve Fund."

4. By adding the CD6A Zone Density Map attached to this Bylaw as Appendix B to the CD6A Zone as Schedule O-3.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 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.

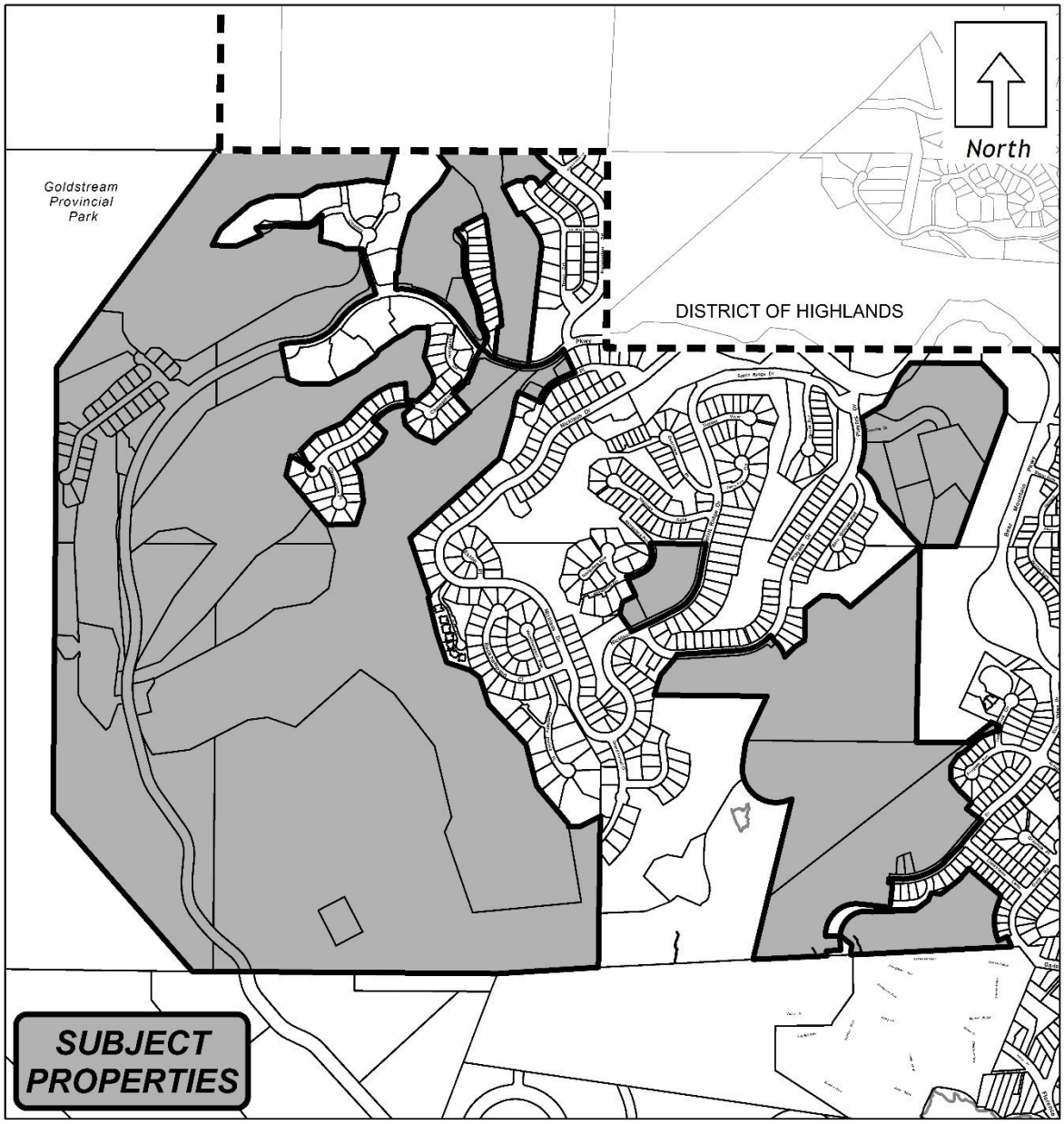
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1788

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1788

_____
MAYOR

ADOPTION: _____

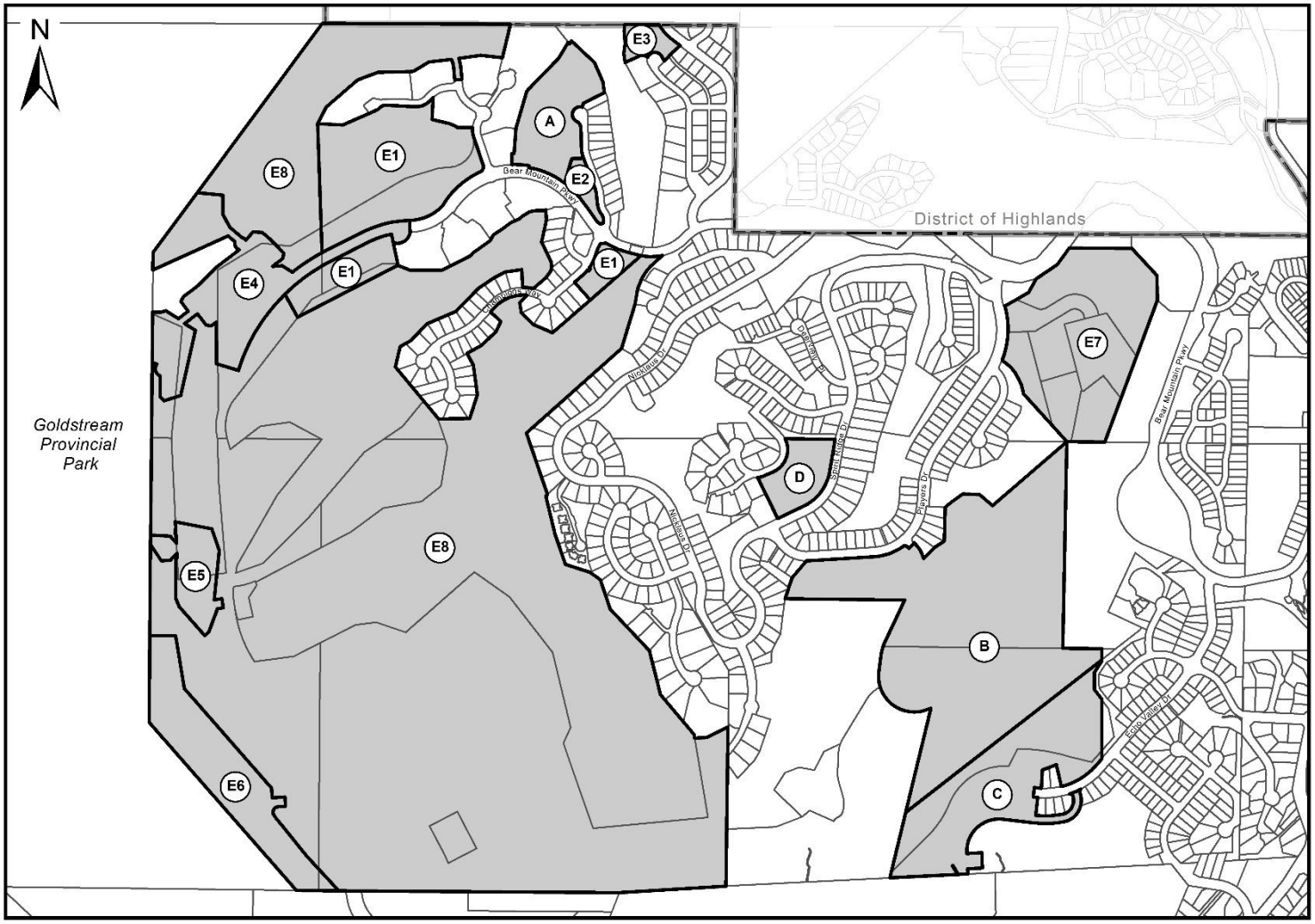
_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/28/2018

Schedule O-3

Schedule "O-3" to Bylaw No.300
CD6A Zone Map



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1791, 2018
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately **0.039** hectares (**0.096** acres), which was dedicated as highway by Plan 23171, Section 83, Esquimalt District, shown outlined in a bold black line on the reference plan prepared by **Powell & Associates**, BCLS, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the **0.039** hectares of highway, which was dedicated as highway by Plan 23171, Section 83, Esquimalt District, labelled "Closed Road" on the Road Closure Plan

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 1791 (Anders Road), 2018”.

READ A FIRST TIME this day of ,2018.

READ A SECOND TIME this day of ,2018.

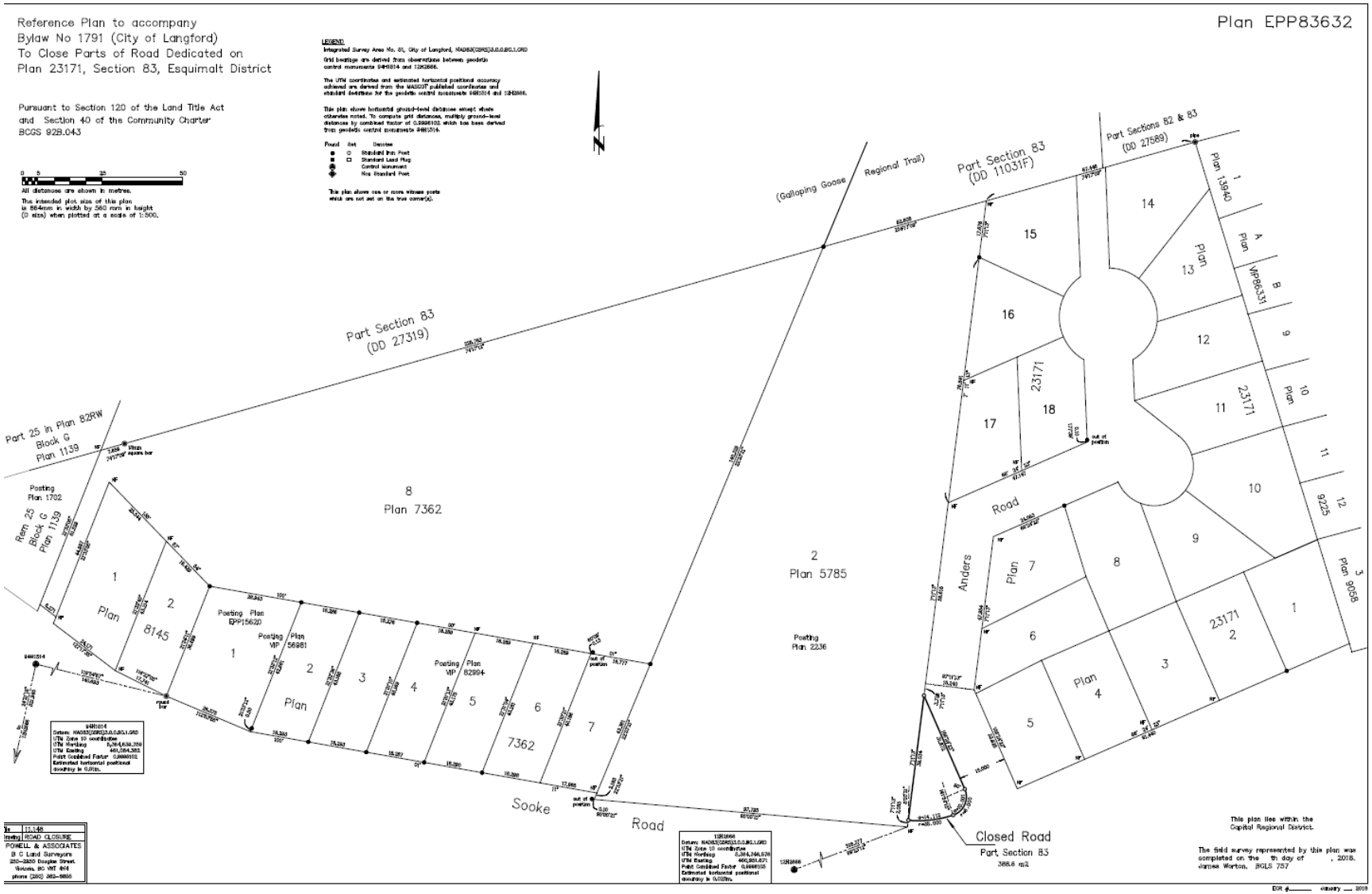
READ A THIRD TIME this day of , 2018.

ADOPTED this of day of ,2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

June 18th, 2018

In-Camera Resolution

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding labour relations, land matters and the receipt of advice that is subject to client-solicitor privilege under Section 90 (1) (c) (e) and (i) of the Community Charter.

b) That Council continues the meeting in closed session.

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