CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, July 16th, 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. 1774 "Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".	**5**
	b) BYLAW NO. 1788 "Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".	**39**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – June 18th, 2018	**57**
	b) Minutes of the Special Meeting of Council – July 5th, 2018	**71**
5.	**PRESENTATION**	
	a) School District #62 Re: Long Range Facilities Plan 2018 Update	**73**
6.	**OTHER BOARD AND COMMISSION MINUTES**	
	a) West Shore Parks and Recreation – June 22nd, 2018	**90**
6.	**DEVELOPMENT VARIANCE PERMIT**	
	a) DVP18-0009 - 1253 Goldstream Ave	**99**
	b) DVP18-0010 – 2880 and 4400 West Shore Parkway	**102**
7.	**PUBLIC PARTICIPATION**	

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – July 9th, 2018 **105**

1. **Application for Development Variance Permit to reduce the rear yard setback of a primary residence from the required 6 m to 5.76 m (Lot 4) and to allow for a reduction in lot width from the required 18 m to 16 m (Lot 9), to facilitate a nine-lot subdivision at the property located at 3063 Glen Lake Road**
2. **Bylaw No. 1775 - Application to Amend the Text of the CD10 Zone to Allow a Reduction in the Open Space Area**
3. **Bylaw No. 1784 – Application to amend the Official Community Plan designation of 734 Latoria Road from Agricultural to Hillside or Shoreline to allow for subdivision and future residential development**
   Bylaw No. 1785 – Application to rezone 734 Latoria Road from AG1 (Agriculture 1) to RS4 (Residential Small Lot 4) to allow for subdivision and future residential development
4. **Application for Development Variance Permit to defer the requirement to connect to municipal sewer, construct frontage improvements, provide water servicing, reduce fire flow and water pressure provisions, and provide FUS calculations, at the properties located at 1323 and 1319 Ravensview Drive, until such time that lots are developed**
5. **Application to allow a laser sheet metal cutting and fabrication operation in Unit #112 at 1016 McCallum Road**
6. **Application to add a Pre-school as a temporary use in the M2, General Industrial, Zone at the property located 1060 Henry Eng Place**

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a) Langford Show and Shine – Goldstream Ave Lane Closures **109**
- **Staff Report (Engineering)**

b) Bylaw No. 1797; Changing the Name of the CD6 and CD6A (Bear Mountain Comprehensive Development) Zones to RCBM1 and RCBM2 (Resort Community of Bear Mountain) Zones.
- **Staff Report (Planning)** **112**

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Re: Request for Beer Gardens at Fundraiser Baseball Tournament

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a) BYLAW NO. 1752 **120**
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(ADOPTION)

b) **BYLAW NO. 1763** **123**
"City of Langford Development Procedures, Amendment Bylaw No. 18, 2018".
(ADOPTION)

c) **BYLAW NO. 1769** **127**
"City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 2018".
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d) **BYLAW NO. 1774** **128**
"Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".
(SECOND AND THIRD READINGS)

e) **BYLAW NO. 1775** **131**
"Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Dr), 2018".
(FIRST READING)

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"Langford Building Bylaw No.1160, Amendment No 10, 2018".
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g) **BYLAW NO. 1782** **138**
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h) **BYLAW NO. 1783** **144**
"Subdivision and Development Servicing Bylaw, Amendment No. 17 (Fee Schedule and Related Amendments), Bylaw No. 1783".
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k) **BYLAW NO. 1786** **152**
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 858, Amendment No. 14, Bylaw No. 1786, 2018."
(ADOPTION)

l) **BYLAW NO. 1787** **153**
"City of Langford Fees and Charges, Amendment No. 12, Bylaw No. 1787, 2018"
(ADOPTION)

m) **BYLAW NO. 1788** **161**
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n) **BYLAW NO. 1791** **165**
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o) **BYLAW NO. 1792** **168**
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"Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 2018".
(FIRST READING)

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13. ADJOURNMENT

PUBLIC HEARING
Monday, 16 July 2018

Bylaw No. 1774
File No. Z18-0008

A Bylaw to Rezone 852, 856, 858 & 860 Orono Avenue from the R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units

CITY OF LANGFORD
BYLAW NO. 1774

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 a portion of the text in subsection 6.51A.04 (3) and replacing it with the following: *"The floor area ratio may then be further increased to 2.25 if the owner provides 50% of the parking spaces required by this Bylaw in an enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% of parking spaces so provided, to a maximum FAR of 4."*

2. By deleting from the R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial) Zone the property legally described as LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

3. By deleting from the MU1 (Mixed Use Residential Commercial) Zone and adding the MU1A (Mixed Use Residential Commercial) Zone the property legally described as Lot 4, Section 5, Esquimalt District, Plan 12186, PID No. 003-359-566.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction
MU1A	1774	LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave); And LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per unit towards the General Amenity Reserve Fund; and c) Despite b) above, if a Building Permit is issued prior to December 2018 and the owner registers a covenant restricting use to rental accommodation for no less than 10 years, the amount referenced in b) may be reduced by 69%	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono 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.

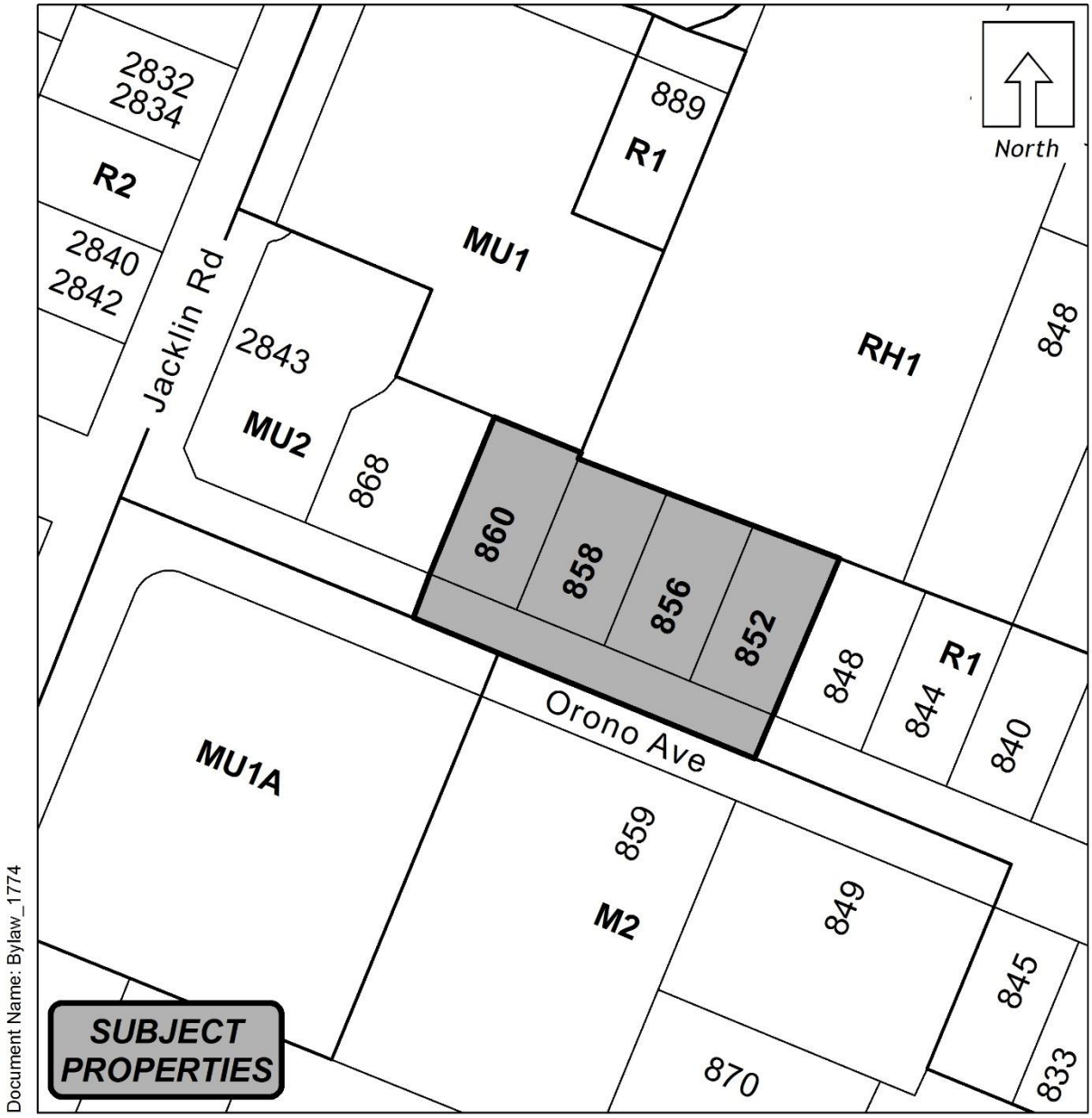
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1774

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1774

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/29/2018

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. 1774. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 July 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	852, 856, 858 & 860 Orono Ave	
File	Z17-0008	Bylaw Number: 1774
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial)	Proposed: MU1A (Mixed Use Residential Commercial A)
Proposal	To permit the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units.	

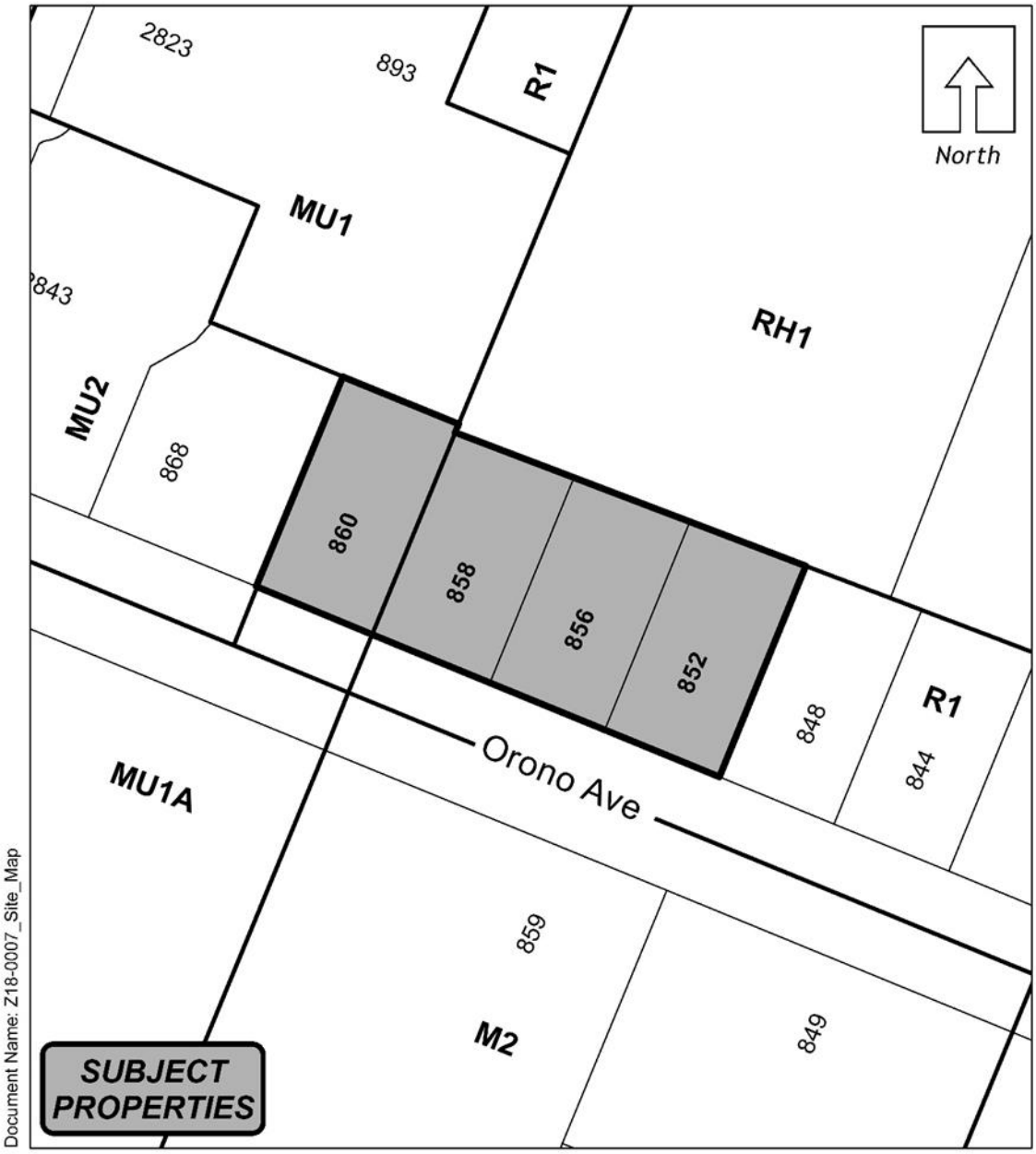
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 July 2018 to Monday, 16 July 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, 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

(Z18-0008)

852,856,858, & 860 Orono Ave



Document Name: Z18-0007_Site_Map

Scale: N.T.S.

Last Revised: 3/16/2018

SPORTS

**Send us your sports news to:
editor@goldstreamgazette.com
or call 250-478-9552 x 1328**

JDF gold boys U16 heading to provincials

The team is aiming for a podium finish amongst the province's best

Lindsey Horsting
News Gazette staff

The Juan de Fuca gold boys U16 team is headed to provincials after a long break.

Their season ended in February and playoffs took place in early March, but provincials aren't until July later this month.

Brett Soberg, coach of the U16 team, said after playoffs the team took a few weeks off, but has been practicing twice a week and playing exhibition games to keep them sharp before the championships.

"You have to be somewhat strategic about getting it together," Soberg said.

The Vancouver teams finished their season in May and the Okanagan and Interior teams finished a week or two before provincials, so the Island team is at a bit of a disadvantage not playing for such a long period of time.

JDF won all but one game this season, and beat the Comox Valley Titans 4-1, to secure the Vancouver Island berth.

Soberg said the team has a lot of depth this season, and he has put his players in different positions throughout the year, so he's got two or three players to slot in and play any one position.

JDF U16 drew a tough pool for the Provincial B Cup 2018, with Port Coquitlam, Burnaby, and Greater Vancouver teams, and Kelowna, Prince George, Nelson and Terrace on the other side of the draw. It will be round robin style to start and then each pool will battle for turf supremacy.

"It's all about momentum, it really is. They [the JDF U16 team] have the skill to do it."

– Brett Soberg, team coach

Soberg said his team made provincials three years ago and placed fifth, winning their first and last games, but this year they're hoping for a podium finish.

"It's all about momentum, it really is. They [the JDF team] have the skill to do it," he said.

The team heads to provincials July 5 to 8 on the mainland.

lindsey.horsting@goldstreamgazette.com



The Juan de Fuca gold boys U16 team gets ready to play an exhibition game against in preparation for the Provincial B Cup 2018 in July. *(LINDSEY HORSTING/NEWS GAZETTE STAFF)*

NOTICE

is here by given that on
July 7th, 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:

Brittany Askins Locker #2003A

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property heretofore 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 July 7th, 2018 starting at 1 pm and ending on July 11th, 2018 on or after 1 pm at

www.ibid4storage.com

U-LOCK MINI STORAGE

We are on Instagram

Follow us at
goldstreamgazette

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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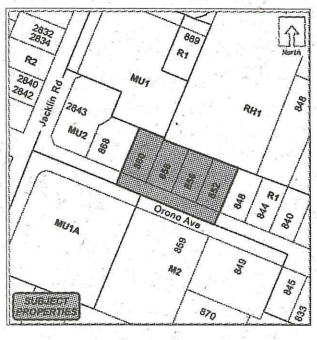
Proposal: **The purpose of Bylaw No. 1774 is to amend the the zoning designation of the land located at 852, 856, 858 and 860 Orono Avenue from R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units.**

Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **852, 856, 858 & 860 Orono Avenue as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1788. 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, 16 July 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.

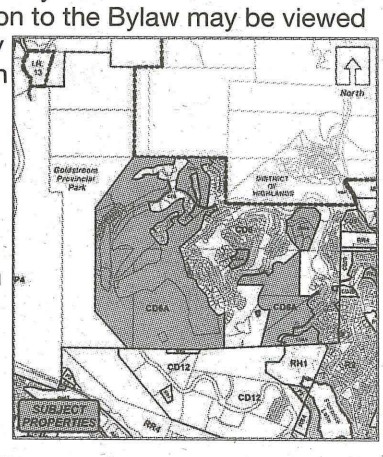
Proposal: **The purpose of Bylaw No. 1788 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to increase the maximum permitted density in the Zone to 3,800 dwelling units and allocate these units to individual properties.**

Applicant: **Eric Gerlach, Ecoasis Developments LLP**

Location: **The land that is the subject of Bylaw No. 1788 are all lands within the CD6A Zone as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services





The Victoria Shamrocks practice for the second half of their season. Head coach Bob Heyes (centre) says they're treating each game like a playoff game. (LINDSEY HORSTING /NEWS GAZETTE STAFF)

'Rocks look ahead to playoffs

Continued from A12

King said his high lacrosse IQ and playing in a place like Orangeville is something Shamrocks fans and players can relate to.

He added Hellyer has already bonded with the team and brings a great attitude into the locker room, which says a lot of his character.

The Shamrocks have set themselves up well for the second half of the season, and in this latter half, Heyes said each game is so important it's like a playoff game, which helps get them prepared for the post-season.

Heyes noted Victoria didn't play well in their three games against Burnaby, Nanaimo and Coquitlam. Although the Shamrocks beat a weaker Nanaimo team, they were pushed to overtime to do it, and then lost to Coquitlam, a team that is 2-9 on the season.

Heyes sees this as an indicator the Shamrocks need to work on the mental part of the game, staying focused, not taking bad penalties and imposing their will on other teams.

"We probably foresaw us winning the last three games and being near first place and having a great stranglehold on first place," he said. "And right now there's nothing that's guaranteed and that's a good thing because we know we haven't played well so we need to refocus on that."

King, who is ranked first in assists, second in points and fifth in goals in the WLA, said winning the three-game series against each team will be instrumental in the weeks leading up to the post-season. Learning to adapt and winning on the road, and he said more importantly winning at home, is what the Shamrocks need in the second half of the season.

"We are 0-1 against Coquitlam right now," King said. "I think that's something that's burning in the back of guys' heads a little bit, but is also going to fuel our fire a bit … we always find a way to win in front of our home crowd that's always amped up."

lindsey.horsting@goldstreamgazette.com

TOWN OF VIEW ROYAL ANNUAL REPORT FOR YEAR ENDED DECEMBER 31, 2017

Consideration and adoption of the Annual Report will commence during the July 17, 2018 Council meeting:

DATE: July 17, 2018
TIME: 7:00 pm
PLACE: Town of View Royal Council Chambers
45 View Royal Avenue, Victoria, BC

The Annual Report contains the following:

Comprehensive Progress Report including:

- Municipal services and operations for 2017
- 2017 municipal objectives and measures
- 2018 strategic priorities

2017 Financial Statements including:

- 2017 audited consolidated financial statements
- Report on 2017 permissive tax exemptions

A draft of the Annual Report is available for public inspection at Town Hall Monday to Friday, excluding statutory holidays, from 8:00 am to 4:00 pm or online at www.viewroyal.ca.

Anyone wishing to make a submission regarding the Annual Report may do so in writing at any time prior to the meeting on July 17, 2018:

- By Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
- By Email: info@viewroyal.ca

Alternatively, anyone may attend the meeting in person to make a verbal submission or to ask questions of Council and staff.

If you have any questions, please call 250-479-6800 or email info@viewroyal.ca.

NOTICE

is here by given that on
July 14th, 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:

Danielle St-Jean Locker 2899C
Robert Montgomery Locker 1476B

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property heretofore 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 July 14th, 2018 starting at1 pm and ending on July 18th, 2018 on or after 1 pm at

www.ibid4storage.com

U-LOCK MINI STORAGE

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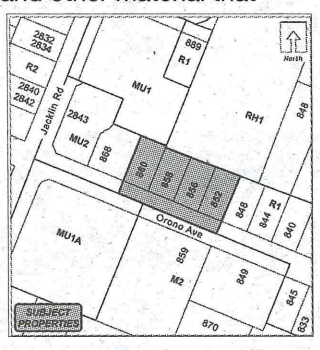
Proposal: **The purpose of Bylaw No. 1774 is to amend the the zoning designation of the land located at 852, 856, 858 and 860 Orono Avenue from R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units.**

Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **852, 856, 858 & 860 Orono Avenue 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 Tuesday, 3 July 2018 to Monday, 16 July 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



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NOTICE OF PUBLIC HEARING

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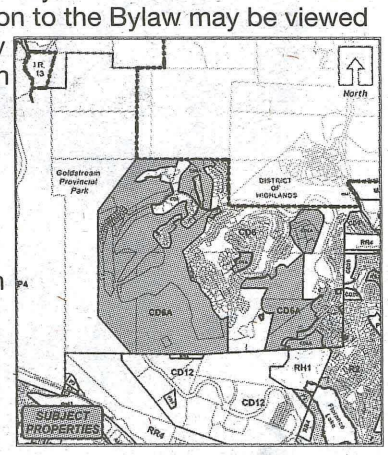
Proposal: **The purpose of Bylaw No. 1788 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to increase the maximum permitted density in the Zone to 3,800 dwelling units and allocate these units to individual properties.**

Applicant: **Eric Gerlach, Ecoasis Developments LLP**

Location: **The land that is the subject of Bylaw No. 1788 are all lands within the CD6A Zone as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



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.

b) 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.

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: COUNCILLOR WADE

That the Planning, Zoning and Affordable Housing Committee recommend 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.

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

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

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 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.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **May 14, 2018**

Department: **Planning**

Application No.: **Z18-0008**

Subject: **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.**

PURPOSE

Danny Jadresko has applied on behalf of Woodsmere Holdings Group to rezone 852, 856, 858 and 860 Orono Avenue from the R1 (Residential One Family) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Commercial and Residential) Zone to allow for the construction of a six storey apartment building, comprised of 120, 1 and 2 bedroom units.

BACKGROUND

Previous Applications

No recent applications are on file with the City of Langford for the subject properties, however, Council adopted Bylaw Nos. 869 and 870 (OCP04-08 and Z04-17) that amended the Official Community Plan designation and the zoning of 860, 862, 864 and 866 Orono Avenue as well as 2825 and 2839 Jacklin Road to allow for multi-residential and/or mixed use developments in 2004.

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 downtown area where sewers had been installed.

Council approved Bylaw 1710 in 2017 that rezoned the adjacent properties from R1 to MU2 to allow the construction of two 6 storey apartment buildings, with a total of 123 units.

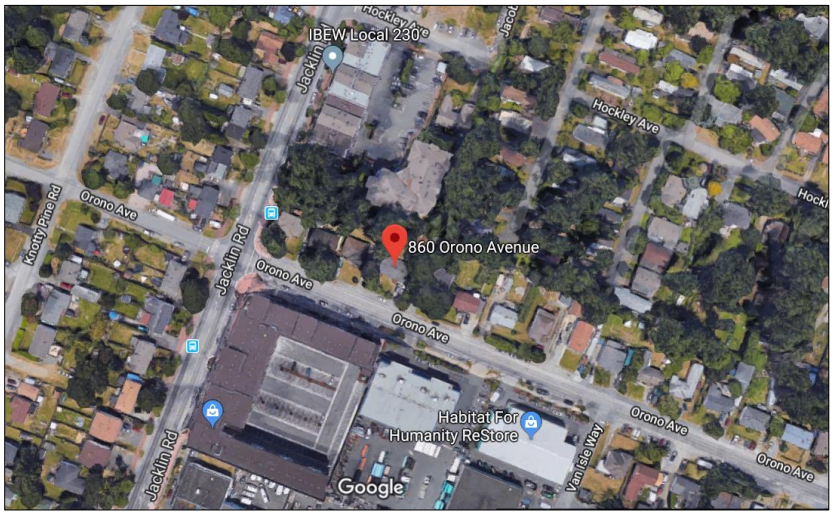
Table 1: Site Data

Applicant	Danny Jadresko
Owner	Woodsmere Holdings Group
Civic Address	852, 856, 858 and 860 Orono Avenue
Legal Description	Lots 1, 2 , 3 & 4, Section 5, Esquimalt District, Plan 12186 PID004-981-430, PID004-981-456, PID000-241-083 and PID003-359-566
Size of Property	Approximately 2116 m^2 Combined
DP Areas	Downtown Development Permit Area
Zoning Designations	R1 (852, 856 and 858 Orono Avenue) and MU1 (860 Orono Avenue)
OCP Designation	City Centre Designation

SITE AND SURROUNDING AREA

The four subject properties are situated on the northern side of Orono Avenue, two parcels east of the corner of Jacklin Road and Orono Avenue. As an area within Langford's downtown, it is surrounded by redevelopment as properties with single family homes are developed into higher density residential and commercial buildings. Currently all four properties contain single family homes that directly access Orono Avenue.

Figure 1: Ortho Map with subject property tagged (Google Maps, 2018)

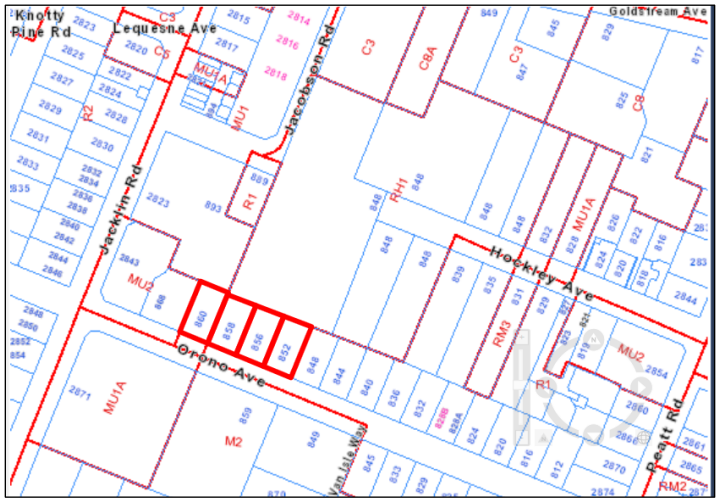


Properties on the east side of Jacklin Road, from the downtown to West Shore Town Centre mall, have continued to be redeveloped into mixed use apartment buildings, townhomes and commercial developments. The west side of Jacklin Road abuts residential zoning and has seen a slower uptake in redevelopment, perhaps due to its slightly further distance from the downtown core or until recently, it's lack of available servicing to the properties there.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (848 Hockley Avenue)	RH1 (Manufactured Home) Zone	Manufactured Home Park
East (848 Orono Avenue)	R1 (Residential One Family) Zone	Single Family Home
South (2871 Jacklin Road)	MU1A (Mixed Use Residential and Commercial 1A) Zone	Mixed Use Residential and Commercial building
South (859 Orono Avenue)	M2 (General Industrial) Zone	Contractor Offices and Accessory Outdoor Storage
West (868 Orono Avenue)	MU2 (Mixed Use Residential Commercial 2) Zone	Apartment building (under construction)

Figure 2: Showing subject properties highlighted and the zoning designations of adjacent properties

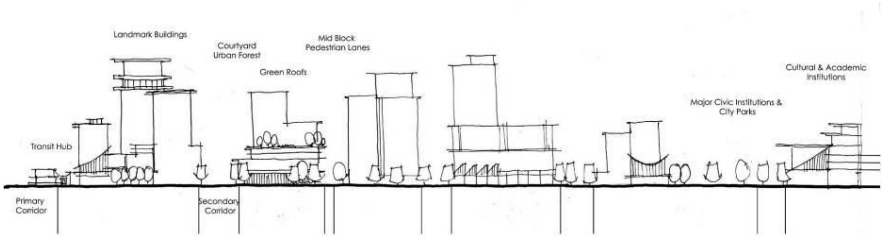


OFFICIAL COMMUNITY PLAN

The proposal is compatible with the major principles guiding redevelopment in the City Centre. This designation encourages high density residential development that is close to established downtown amenities and accessible via active transportation to established areas within the greater community.

City Centre

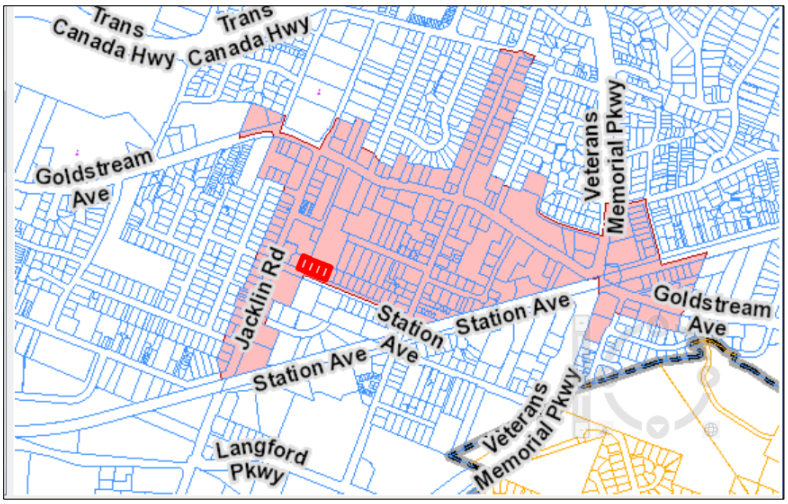
- A major regional growth center that support a wide range of high density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering 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 connect residents



DEVELOPMENT PERMIT AREAS

The subject properties are within the Downtown Development Permit Area, therefore a Development Permit is required to ensure form and character attributes align with the Development Permit Area Guidelines as well as with the multi-residential form and character guidelines both of which are found within Langford's Design Guidelines.

Figure 3: Showing the Downtown Development Permit Area with the subject properties highlighted



COMMENTS

Development Proposal

The developer is proposing to consolidate four parcels, from 852 to 860 Orono Avenue, in order to construct a 6 storey building, comprising 5 floors of residential units, one floor of parking within an enclosed parkade accessed at grade, and one floor of underground parking. A total of 120, 1 and 2 bedroom units are being proposed that the developer intends to offer as rental accommodations.

The developer is requesting a variance to the required rear yard building setback from 7.5 m to 1.2 m which would bring the subject building closer to the rear property line which adjoins another property within the OCP designated City Centre. If Council feels that this an appropriate request considering that this is an area where densification is encouraged, they may authorize the Director of Planning to grant the setback variance through the subsequent form and character Development Permit.

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. The developer has requested to increase the FAR from 2.5 to 3.2, which will require an amendment to the text of the zone as it is a modification of the properties allowable density. In consideration of this, Council may wish to consider an amendment to the FAR for the entire MU1A zone, that would capture the subject properties. 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. In order to encourage developments to incorporate underground and enclosed parking, 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 to 0.25 for every additional 5% of enclosed parking that is provided to a maximum FAR of 4. This would result in an FAR of 4 if 85% or more of the required parking was provided underground. The developer for the subject rezoning has proposed an FAR of 3.2, as they are providing 94% of the parking in an enclosed structure, if Council is supportive of this amendment, the new regulations would capture their request for a higher FAR allowance.

Building and Site Design

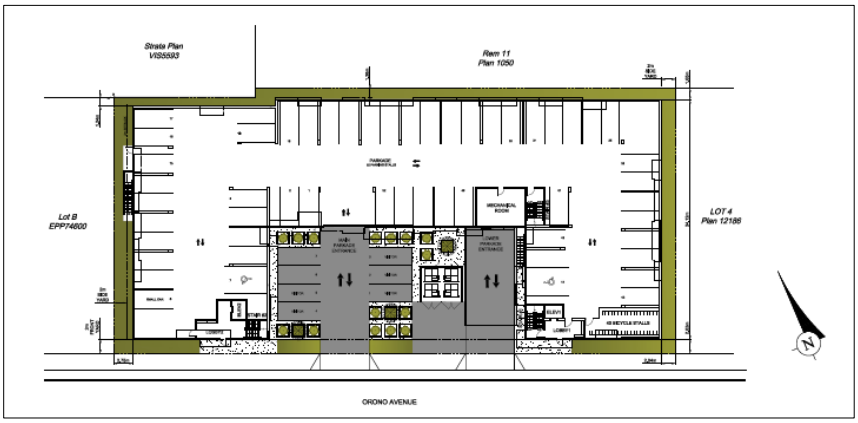
The subject properties are within Langford's Downtown, as shown in Map 21 of Bylaw No.1200 (Langford's OCP) and thus are subject to Langford's Design Guidelines for the Downtown which prescribe quality design elements for buildings and surrounding infrastructure within the Downtown, and include, but are not limited to the following when reviewing the design of the proposed downtown developments:

- New development should reflect a pedestrian scale by ensuring that buildings do not overwhelm adjacent pedestrian areas.
- Parking should be internalized, or provided at the back and side of new development;
- The character of the Downtown should be defined as a high quality environment that is distinguished by its organized, but varied façades with superior detailing and signage;
- Architectural components shall be used to differentiate one face of the building from another;
- The design of structures should be architecturally compatible with other structures through the use of similar and complementary forms, materials and scale;
- Recesses, overhangs, canopies and sunscreens should be used to articulate the building façades;

- Monolithic building expression that results in box-like structures with little superficial articulation shall be discouraged;
- Individual entrances in multi-tenant buildings shall have clear identities such as, alcoves, varied doorway materials and varied compatible colours;

As the developer has submitted development permit quality plans they have been included with this report so as Council can preview the proposed design against the design guideline criteria.

Figure 4: Site Plan, showing landscaping and parking areas as well as ground floor enclosed parking layout



The developer has configured the building so as it forms a "U" shape and is hugging the interior and rear yard setbacks. The front of the building, adjacent to Orono Avenue, contains landscaping, surface parking, and access to the two parking areas that serve the building. The two lobby entrances are also located in this area, providing at grade access to the building in an area where it is highly visible from Orono Avenue.

The proposed building facade is visually interesting, with faces containing different materials and indentations that generally fit the guidelines that encourage an organized but varied façade in the Downtown Development Permit Area. Elements such as fenestration locations, and balconies can be improved upon by varying their location slightly to create a more interesting façade.

Figure 5: 3D rendering of proposed building as viewed from Orono Avenue



The façade is made up of five alternating materials including: cement composite panels in green, dark grey and white; hardy plank shingles in taupe, hardy plank siding in evening blue and grey; galvalume vertical and horizontal metal siding; and river rock is being used to highlight the entrance to the lobbies and one of the corners of the building.

As the renderings show the "patron green" stands out as an accent colour against the other earth tones and metal siding proposed. While the guidelines dissuade against bright colours, this vibrant colour provides contrast as an accent piece for the building and is well balanced with the adjacent building which is proposed to be comprised of vibrant yellow and red accents. Likewise, other developments in the area, notably The "Village Walk" on Hockley Road, uses similar materials to accent their developments and create a visually interesting façade design.

A sixth material, grey sandstone panels, have been proposed for the enclosed parkade that makes up the first storey of the proposed building. Council may wish to have the applicant incorporate different material so as the façade respects pedestrian scale, and includes a prominent entrance feature than what is proposed in the drawings attached to this report as Appendix A. Different materials and landscaping can be used to enhance the façade at this level. River rock at the lobby entrances of the building, will distinguish these areas, however added entrance pieces such as porticos and canopies can be used to define resident entrances.

Figure 6: Front elevation of proposed building, as viewed from Orono Avenue:



The proposed building will have varied roof lines that complete the modern look of building and align it with the context of the newer developments located on Orono Avenue, Hockley Avenue and Jacklin Road. As mentioned, the building is proposed to be 6 storeys which is within the height regulations for the MU1A zone.

PARKING:
The applicant has provided 1 parking stall per unit and 5 visitor parking stalls in accordance with current Zoning Bylaw regulations for parking for a total of 125 vehicle parking stalls. The developer is proposing to provide 7 vehicle parking stalls on an uncovered surface parking lot located in front of building, flanking the entrance to the enclosed parking area that contains 52 resident parking stalls. The remaining, 66 required parking stalls are proposed within an underground parkade, located one floor below the building. The developer is proposing to separate the access to the surface/enclosed parking from the underground parking by including a separate driveway entrance for each parking area off of Orono Avenue. In accordance with section 4.01.01, the developer has proposed to provide 120 secure bicycle stalls, for the 120 residential units within the enclosed parking area and underground.

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 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 an additional 25 parking stalls to account for the new requirements introduced with Bylaw No. 1752. As the developer has already prepared and submitted detailed design drawings providing 125 stalls with this rezoning application, submitted February 28, 2018, Council may wish to authorize the Director of Planning to issue a parking variance for the subject property to reduce the amount of required stalls from 150 to 125 within a subsequent form and character development permit.

In reviewing the design of this proposal, Council should be aware that the developer's intentions in providing only one storey of underground parking lies in the difficulties the adjacent property, at 2839 Jacklin Road, had in constructing their parkade, which was proposed to include two levels of underground

parking. In designing the adjacent property it was realized that the water table was much higher than anticipated and drainage from the site had to be contained and managed onsite. That being considered, Langford's Design Guidelines for the downtown and Langford's Zoning Bylaw regulations within the MU1A zone discourage surface parking in front of a principal building, instead encouraging parking to be located at the rear, side of the building or underground. This design principle encourages pedestrian connectivity and helps to promote a healthy, vibrant downtown area where the car is secondary and out of view.

The applicant has not submitted detailed landscape drawings beyond what is shown in the submitted site plan (Figure 4). The current regulations within the MU1A zone allow landscaping screening along interior property lines to be reduced to 0 m where the property is adjacent to uses within the Pedestrian Town Centre as designated within Langford's OCP. As the subject property is within this OCP area they will not have to provide landscaping along the building setbacks to the east and west property lines, however a fence along these property lines will still be required. As well, the regulations within the MU1A zone require 1.8 m high landscape and screening area, or solid decorative fence, along the property line if parking is being provided in the front of the building. As this is a zoning regulation Council may authorize the Director of Planning to vary this regulation to achieve a landscape design that provides appropriate screening while creating an inviting streetscape for the Orono Avenue frontage.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

A Traffic Impact Assessment was drafted by WATT Consulting for the subject proposal. The study recommended that sidewalks be installed within the development's frontage along Orono Avenue. In accordance with the General Design Guidelines for Downtown Langford and the Subdivision and Servicing Bylaw No. 1000, sidewalks should be constructed of terra cotta coloured interlocking paving stones. This style of sidewalk will be installed in front of the new apartment buildings at 2843 Jacklin Road and 868 Orono Avenue, therefore the developer for the subject property will need to extend the sidewalk along the frontage of the proposed building.

Several bus stops are located adjacent to the subject site that provide service through Downtown Langford to the Greater Victoria area and other West Shore Communities. The subject property is also considered to be within walking distance to the downtown, a distance of 300 m or a 5 minute walk. Other amenities are accessible via a longer walk to West Shore Town Centre, approximately 800 m away, roughly a 15 minute walk. As well bicycle lanes and sidewalks along Jacklin Road encourage pedestrian movement and promote modes of active transportation.

Both sides of Orono Avenue contain bicycle paths that connect it to paths on Jacklin Road and Phipps Road. These paths connect to downtown Langford and to the E & N rail trail, a multi-use trail that connects to the multi-use trail the Galloping Goose, and to downtown Victoria and Sooke.

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 Jacklin Road, Peatt Road, Goldstream Avenue and Station Avenue. 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 Jacklin Road, a distance of 150 m, or a 4 minute walk. 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.

Figure 7: Subject properties (in red) showing bicycle paths indicated by purple lines and bus stop as is indicated by blue icon



As a condition of rezoning the subject properties to a higher density, frontage Improvements shall be constructed in accordance with the Subdivision and Servicing Bylaw, No. 1000 and will include the installation of a sidewalk, street lights and boulevard plantings. The developer will also be responsible for creating on-street parking stalls within the property frontage which will add to the amount of public parking available downtown. As mentioned, a Traffic Impact Assessment was submitted by the Developer that recommended that a left hand turn lane on Orono Avenue at Peatt Road (going eastbound) be installed in the future to accommodate development along Orono Avenue. All improvements will be to the standards of Bylaw No.1000 and subject to the approval of the Director of Engineering.

INFRASTRUCTURE

Sewer connections are available along Orono 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.

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 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 contained on the site, particularly as there is one floor of underground parking being proposed that may make containment difficult. To this end a technical stormwater management memo has been approved by the Director of Engineering and 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.

Table 3: Proposal Data

	Permitted by R1 (Current Zoning)	**Permitted by MU1A (Proposed Zoning)**	**Proposed by this Rezoning**
Density (FAR and/or min. lot size)	550 m^2	700 m^2 ; 2.5 FAR	3.2 FAR*
Height	9 m	6 storeys	As per Zone
Site Coverage	35%	90% max, 50% min.	As per Zone
Front Yard Setback	6 m	2m	As per Zone
Interior Side Yard Setback	1.5 m	0 m	2 m
Exterior Side Yard Setback	4.5 m	2 m	NA
Rear Yard Setback	6 m	7.5 m	1.3 m
Parking Requirement (Zoning Bylaw Section 4.01.01)	2 parking stalls per dwelling	**Current Regulations:** 1 stall per unit, 5 visitor parking stalls: 120 residential parking stalls 5 visitor parking stalls.	As per current regulations
		After Adoption of Bylaw No. 1752: 1.25 residential parking stalls, of which 0.25 must be for visitor parking: 150 parking stalls, of which 38 stalls must be allocated as visitor parking.	*25 stalls deficient.

*Text amendments and/or variances required

FINANCIAL CONTRIBUTIONS

COUNCIL'S AMENITY CONTRIBUTION POLICY

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

Council recently amended their Amenity Contribution Policy (POL-0011-PLAN) in order to remove reductions that were previously given for the construction of multi-residential buildings provided as rental accommodations. As well Council raised Amenity Contributions for developments within the City Centre, and the single family equivalent amounts for apartments in the downtown. Council approved the policy amendment on April 16th, 2018, therefore developer will not be eligible for any reductions to their amenity contributions, as per Council's policy changes.

Council gave First Reading to Bylaw No. 1769 on April 16th in order to remove all rate reductions applicable to the City of Langford's Development Cost Charges (DCCs). Council has opted to postpone the adoption of Bylaw No. 1769 until Council's July 2018 meeting in order to provide developers with some certainty when budgeting for costs associated with proposed developments. Despite this, the new regulations will be applied to any proposals who obtain their building permits after the proposed July 2018 adoption of Bylaw No. 1769.

As the developer for the subject proposal prepared their rezoning submission prior to Council's First Reading of Bylaw No.1769 and as developer had accounted for a 30% DCC rate reduction for municipal DCCs when preparing their submission, they would like to request a reduction to the Amenity Contributions in order to offset the amount of municipal DCCs they will now be responsible for. If Council is supportive of allowing a per unit reduction to the developer's General Amenity Fund Contribution in an amount of 69% it would result in a savings of $1966.50 per unit which is almost equal to the $1963.20 per unit that the developer would have saved had his project been eligible for municipal DCC rate reductions at 30% as a "for-profit" rental building. If Council is prepared to reduce the developer's per unit General Amenity Fund Contributions by 69% they may wish to do so contingent on a building permit occupancy date of December 2018. This gives the developer and Council some assurances as to when the full DCC rates would apply. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 5 and 6.

Table 5 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total @120 units**
Affordable Housing Reserve Fund	$750	$90,000
General Amenity Reserve Fund	$2850	$342,000
General Amenity Reserve Fund (with 69% reduction)	*$883.50*	*$106,020*
Total Combined Amenity Contributions	**$3,600**	**$456,000**
Total Combined Amenity Contributions (with 69% reduction)	***$1,633.50***	***$196,020***

DEVELOPMENT COST CHARGES

Table 6 – Development Cost Charges

Development Cost Charge	**Per unit**	**Total@120 units**
Roads	$3,188	$382,560
Park Improvement	$1,890	$226,800
Park Acquisition	$1,100	$132,000
Incremental Storage Improvement Fees	$331.65	$39,798
Integrated Survey Area	$35/ parcel created	$35
Subtotal (DCCs paid to City of Langford)	**$6,544.65**	**$785,358**
CRD Water	$1,493.63	$179,235.60
School Site Acquisition	$698	$83,760
TOTAL (estimate) DCCs	**$8,736.28**	**$1,048,353.60**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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 3.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;

    AND EITHER

        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.

    OR

        ii. Direct Staff to consider the proposed design, as show in the report attached as Appendix A.

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;

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, from the required 150 stalls to 125; 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

OR Option 2

4. Take no action at this time with respect to Bylaw No. 1774.

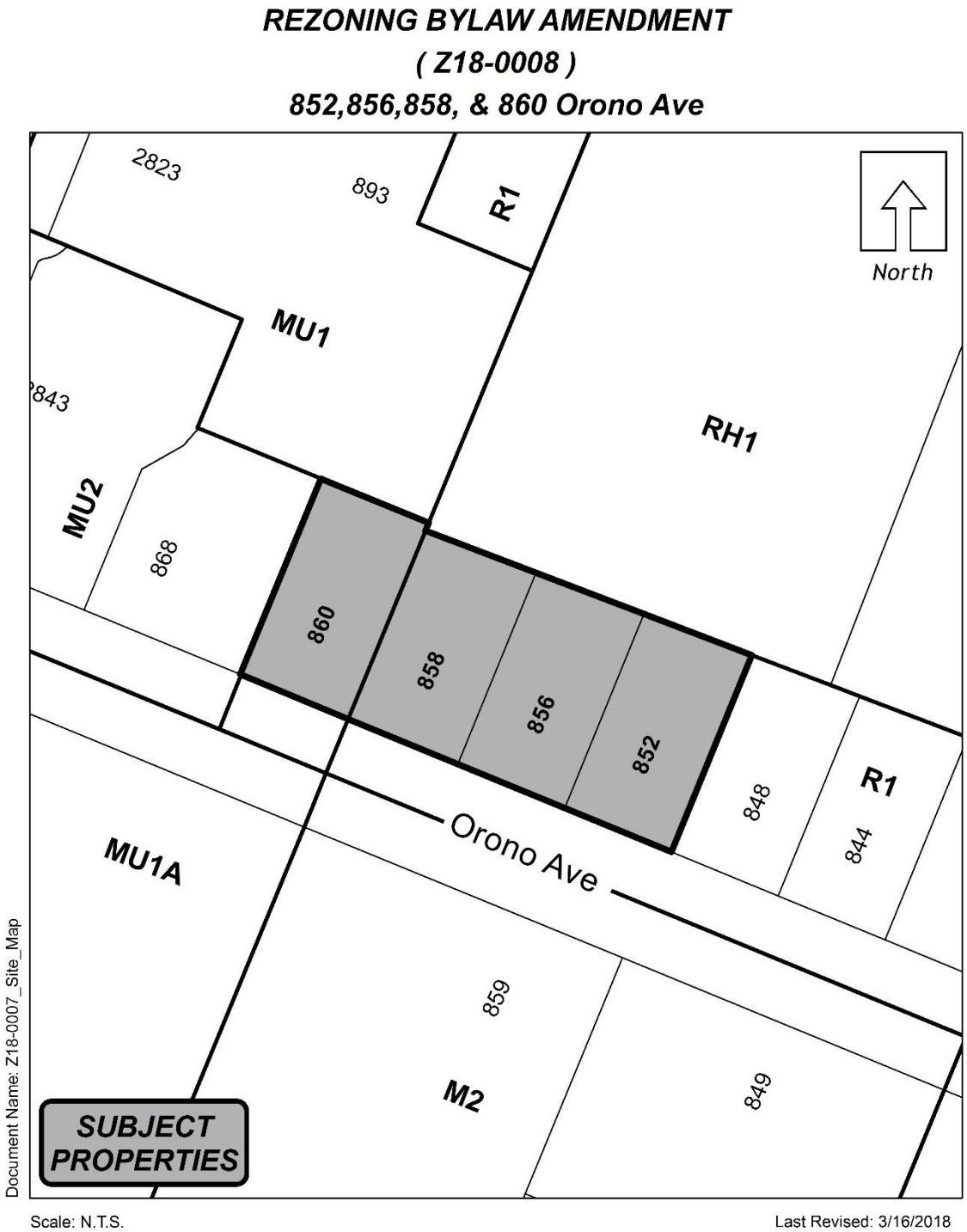
Submitted by:	Lauren Morhart, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

: lhm

Appendix A:
Front and Right Elevation of Proposed Building

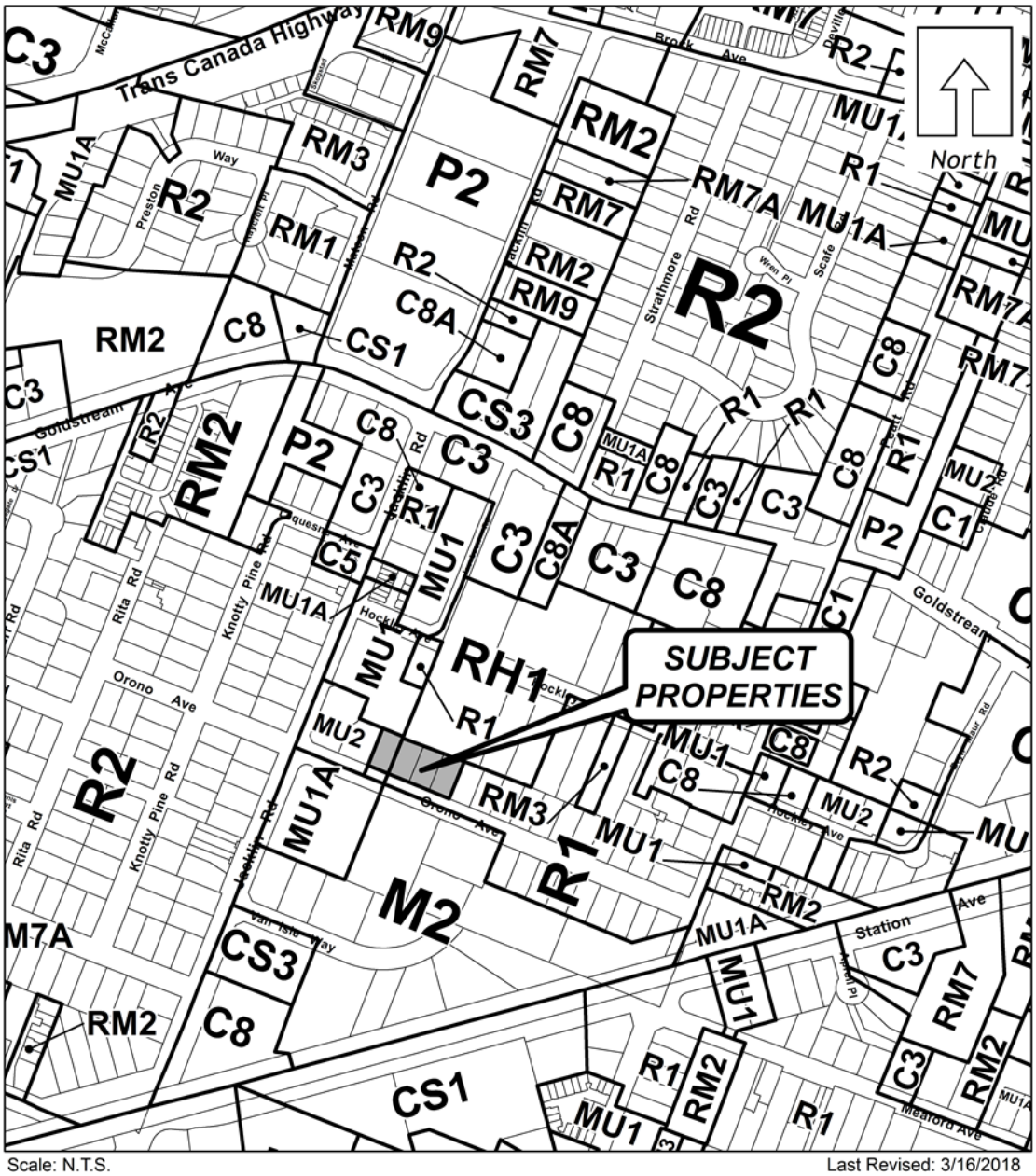


Appendix B
Site Map



Appendix B
Property Location

REZONING BYLAW AMENDMENT
(Z18-0008)
852,856,858, & 860 Orono Ave



PUBLIC HEARING
Monday, 16 July 2018

Bylaw No. 1788
File No. Z18-0010

A Bylaw 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.

CITY OF LANGFORD
BYLAW NO. 1797

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

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

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

1. By replacing the term "Comprehensive Development (CD6) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1 Zone";

2. By replacing the term "Comprehensive Development (CD6A) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2 Zone";

3. By replacing the term "CD6 (Bear Mountain)" in Table 1 of Section 4.01.01 with "RCBM1 and RCBM2 (Bear Mountain)";

4. By replacing "Comprehensive Development – Bear Mountain CD6" in Section 5.04 with "Resort Community of Bear Mountain RCBM1";

5. By replacing the term "Comprehensive Development 6 – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1";

6. By replacing the term "CD6" in every instance with "RCBM1";

7. By replacing the term "Comprehensive Development 6A – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2";

8. By replacing the term CD6A in every instance with "RCBM2"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 2018".

READ A FIRST TIME this day of , 2018.

READ A SECOND TIME this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

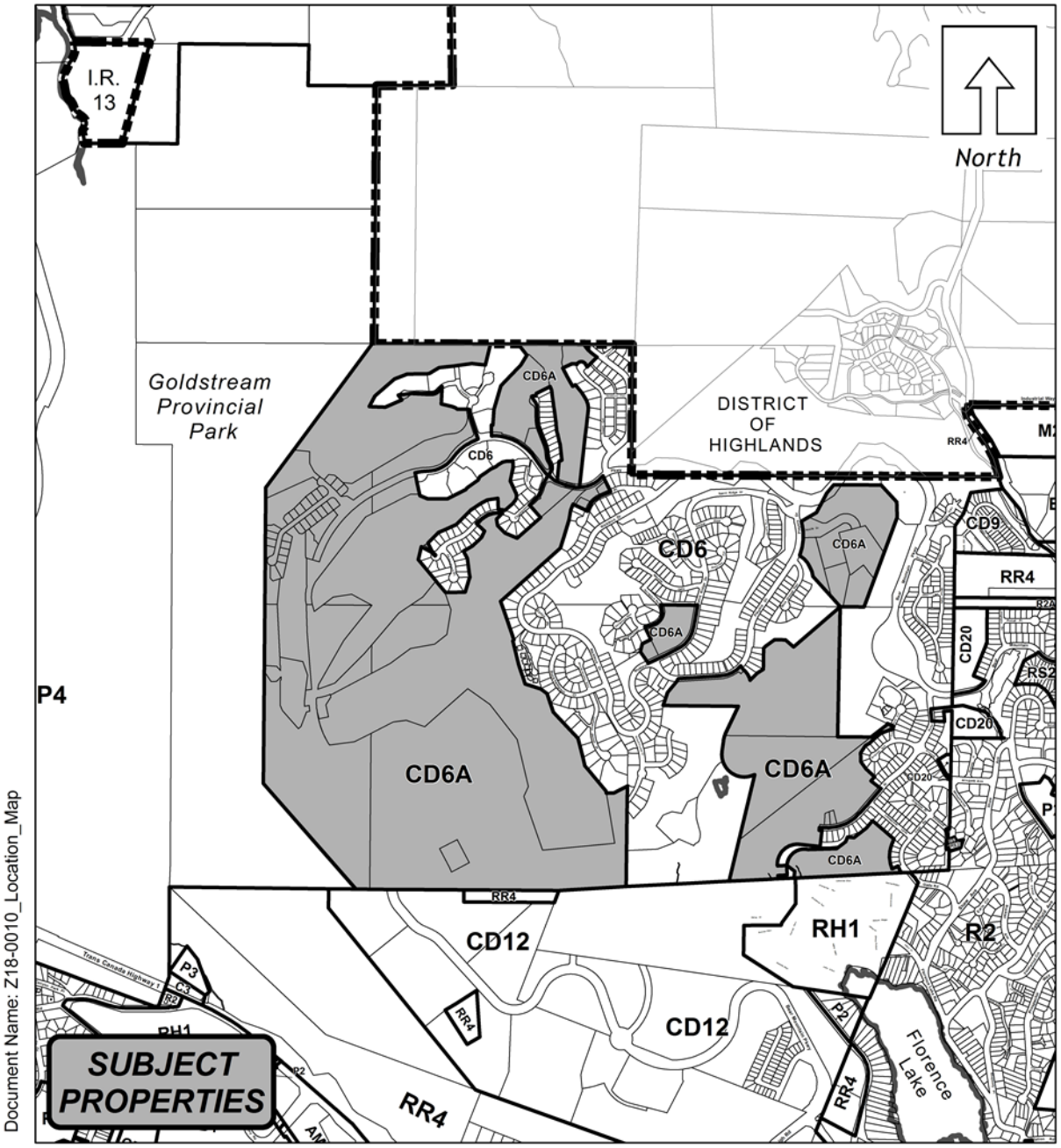
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1788. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 July 2018	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	All Properties within the CD6A Zone	
File	Z18-0010	Bylaw Number: 1788
Official Community Plan	Current: Hillside or Shoreline and Neighbourhood Centre	Proposed: No Change
Zoning	Current: CD6A (Comprehensive Development 6A – Bear Mountain)	Proposed: Text Amendment to CD6A (Comprehensive Development 6A – Bear Mountain)
Proposal	To amend the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to increase the maximum permitted density in the Zone to 3,800 dwelling units and allocate these units to individual properties.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 July 2018 to Monday, 16 July 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
(Z18-0010)
CD6A Zoned Properties



Document Name: Z18-0010_Location_Map

Scale: N.T.S.

Last Revised: 4/4/2018

SPORTS

**Send us your sports news to:
editor@goldstreamgazette.com
or call 250-478-9552 x 1328**

JDF gold boys U16 heading to provincials

The team is aiming for a podium finish amongst the province's best

Lindsey Horsting
News Gazette staff

The Juan de Fuca gold boys U16 team is headed to provincials after a long break.

Their season ended in February and playoffs took place in early March, but provincials aren't until July later this month.

Brett Soberg, coach of the U16 team, said after playoffs the team took a few weeks off, but has been practicing twice a week and playing exhibition games to keep them sharp before the championships.

"You have to be somewhat strategic about getting it together," Soberg said.

The Vancouver teams finished their season in May and the Okanagan and Interior teams finished a week or two before provincials, so the Island team is at a bit of a disadvantage not playing for such a long period of time.

JDF won all but one game this season, and beat the Comox Valley Titans 4-1, to secure the Vancouver Island berth.

Soberg said the team has a lot of depth this season, and he has put his players in different positions throughout the year, so he's got two or three players to slot in and play any one position.

JDF U16 drew a tough pool for the Provincial B Cup 2018, with Port Coquitlam, Burnaby, and Greater Vancouver teams, and Kelowna, Prince George, Nelson and Terrace on the other side of the draw. It will be round robin style to start and then each pool will battle for turf supremacy.

"It's all about momentum, it really is. They [the JDF U16 team] have the skill to do it."

– Brett Soberg, team coach

Soberg said his team made provincials three years ago and placed fifth, winning their first and last games, but this year they're hoping for a podium finish.

"It's all about momentum, it really is. They [the JDF team] have the skill to do it," he said.

The team heads to provincials July 5 to 8 on the mainland.

lindsey.horsting@goldstreamgazette.com



The Juan de Fuca gold boys U16 team gets ready to play an exhibition game against in preparation for the Provincial B Cup 2018 in July. *(LINDSEY HORSTING/NEWS GAZETTE STAFF)*

NOTICE

is here by given that on
July 7th, 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:

Brittany Askins Locker #2003A

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property heretofore 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 July 7th, 2018 starting at 1 pm and ending on July 11th, 2018 on or after 1 pm at

www.ibid4storage.com

U-LOCK MINI STORAGE

We are on Instagram

Follow us at goldstreamgazette

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. 1774. 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, 16 July 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.

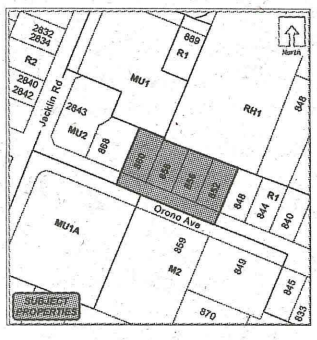
Proposal: **The purpose of Bylaw No. 1774 is to amend the the zoning designation of the land located at 852, 856, 858 and 860 Orono Avenue from R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units.**

Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **852, 856, 858 & 860 Orono Avenue 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 Tuesday, 3 July 2018 to Monday, 16 July 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
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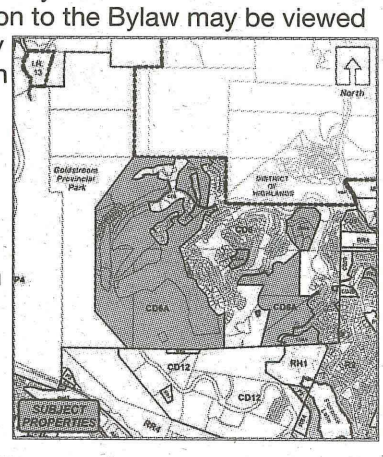
Proposal: **The purpose of Bylaw No. 1788 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to increase the maximum permitted density in the Zone to 3,800 dwelling units and allocate these units to individual properties.**

Applicant: **Eric Gerlach, Ecoasis Developments LLP**

Location: **The land that is the subject of Bylaw No. 1788 are all lands within the CD6A Zone 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 Tuesday, 3 July 2018 to Monday, 16 July 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





The Victoria Shamrocks practice for the second half of their season. Head coach Bob Heyes (centre) says they're treating each game like a playoff game. (LINDSEY HORSTING /NEWS GAZETTE STAFF)

'Rocks look ahead to playoffs

Continued from A12

King said his high lacrosse IQ and playing in a place like Orangeville is something Shamrocks fans and players can relate to.

He added Hellyer has already bonded with the team and brings a great attitude into the locker room, which says a lot of his character.

The Shamrocks have set themselves up well for the second half of the season, and in this latter half, Heyes said each game is so important it's like a playoff game, which helps get them prepared for the post-season.

Heyes noted Victoria didn't play well in their three games against Burnaby, Nanaimo and Coquitlam. Although the Shamrocks beat a weaker Nanaimo team, they were pushed to overtime to do it, and then lost to Coquitlam, a team that is 2-9 on the season.

Heyes sees this as an indicator the Shamrocks need to work on the mental part of the game, staying focused, not taking bad penalties and imposing their will on other teams.

"We probably foresaw us winning the last three games and being near first place and having a great stranglehold on first place," he said. "And right now there's nothing that's guaranteed and that's a good thing because we know we haven't played well so we need to refocus on that."

King, who is ranked first in assists, second in points and fifth in goals in the WLA, said winning the three-game series against each team will be instrumental in the weeks leading up to the post-season. Learning to adapt and winning on the road, and he said more importantly winning at home, is what the Shamrocks need in the second half of the season.

"We are 0-1 against Coquitlam right now," King said. "I think that's something that's burning in the back of guys' heads a little bit, but is also going to fuel our fire a bit … we always find a way to win in front of our home crowd that's always amped up."

lindsey.horsting@goldstreamgazette.com

TOWN OF VIEW ROYAL ANNUAL REPORT FOR YEAR ENDED DECEMBER 31, 2017

Consideration and adoption of the Annual Report will commence during the July 17, 2018 Council meeting:

DATE: July 17, 2018
TIME: 7:00 pm
PLACE: Town of View Royal Council Chambers
45 View Royal Avenue, Victoria, BC

The Annual Report contains the following:

Comprehensive Progress Report including:

- Municipal services and operations for 2017
- 2017 municipal objectives and measures
- 2018 strategic priorities

2017 Financial Statements including:

- 2017 audited consolidated financial statements
- Report on 2017 permissive tax exemptions

A draft of the Annual Report is available for public inspection at Town Hall Monday to Friday, excluding statutory holidays, from 8:00 am to 4:00 pm or online at www.viewroyal.ca.

Anyone wishing to make a submission regarding the Annual Report may do so in writing at any time prior to the meeting on July 17, 2018:

- By Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
- By Email: info@viewroyal.ca

Alternatively, anyone may attend the meeting in person to make a verbal submission or to ask questions of Council and staff.

If you have any questions, please call 250-479-6800 or email info@viewroyal.ca.

NOTICE

is here by given that on
July 14th, 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:

Danielle St-Jean Locker 2899C
Robert Montgomery Locker 1476B

West Shore U-Lock Mini Storage will list, at ONLINE public auction, the property heretofore 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 July 14th, 2018 starting at1 pm and ending on July 18th, 2018 on or after 1 pm at

www.ibid4storage.com

U-LOCK MINI STORAGE

City of Langford
www.cityoflangford.ca

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The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1774. 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, 16 July 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.

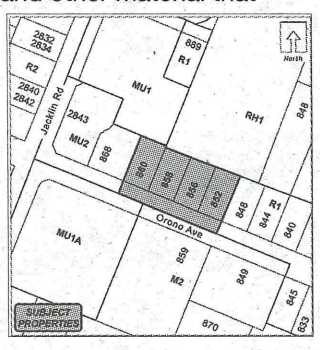
Proposal: **The purpose of Bylaw No. 1774 is to amend the the zoning designation of the land located at 852, 856, 858 and 860 Orono Avenue from R1 (One-Family Residential) Zone and MU1 (Mixed Use Residential and Commercial) Zone to the MU1A (Mixed Use Residential Commercial A) Zone to allow for the construction of a six storey apartment building, comprised of approximately 120, 1 and 2 bedroom units.**

Applicant: **Danny Jadresko, Woodsmere Holdings Corp.**

Location: **852, 856, 858 & 860 Orono Avenue 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 Tuesday, 3 July 2018 to Monday, 16 July 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. 1788. 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, 16 July 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.

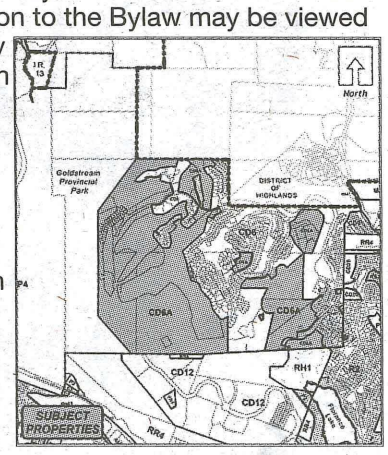
Proposal: **The purpose of Bylaw No. 1788 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone to increase the maximum permitted density in the Zone to 3,800 dwelling units and allocate these units to individual properties.**

Applicant: **Eric Gerlach, Ecoasis Developments LLP**

Location: **The land that is the subject of Bylaw No. 1788 are all lands within the CD6A Zone 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 Tuesday, 3 July 2018 to Monday, 16 July 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



That Council agrees to close and dispose of 388m2 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

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

CARRIED.

k) Speculation Tax Exemption
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1788 as drafted.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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.

CARRIED.

8. CORRESPONDENCE

a) Greater Victoria Sport Tourism Commission
Re: 55+ BC Games Proposed for Greater Victoria

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the briefing note on the 55+ BC games proposed for Greater Victoria from the Greater Victoria Sport Tourism Commission and send a letter of support.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1709

SECONDED: COUNCILLOR WADE

That Council rescind First reading.

That Council give Bylaw No. 1782 First, Second and Third Readings.

CARRIED.

j) BYLAW NO. 1783
"Subdivision and Development Servicing Bylaw, Amendment No. 17 (Fee Schedule and Related Amendments), Bylaw No. 1783".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1783 First, Second and Third Readings.

CARRIED.

k) BYLAW NO. 1786
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 14, Bylaw No. 1786, 2018."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1786 First, Second and Third Readings.

CARRIED.

l) BYLAW NO. 1787
"City of Langford Fees and Charges, Amendment No. 12, Bylaw No. 1787, 2018"
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1787 First, Second and Third Readings.

CARRIED.

m) BYLAW NO. 1788

"Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1788 First Reading.

CARRIED.

n) BYLAW NO. 1791
"Road Closure Bylaw No. 1791 (Anders Road), 2018"
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1791 First, Second and Third Readings.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

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**

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

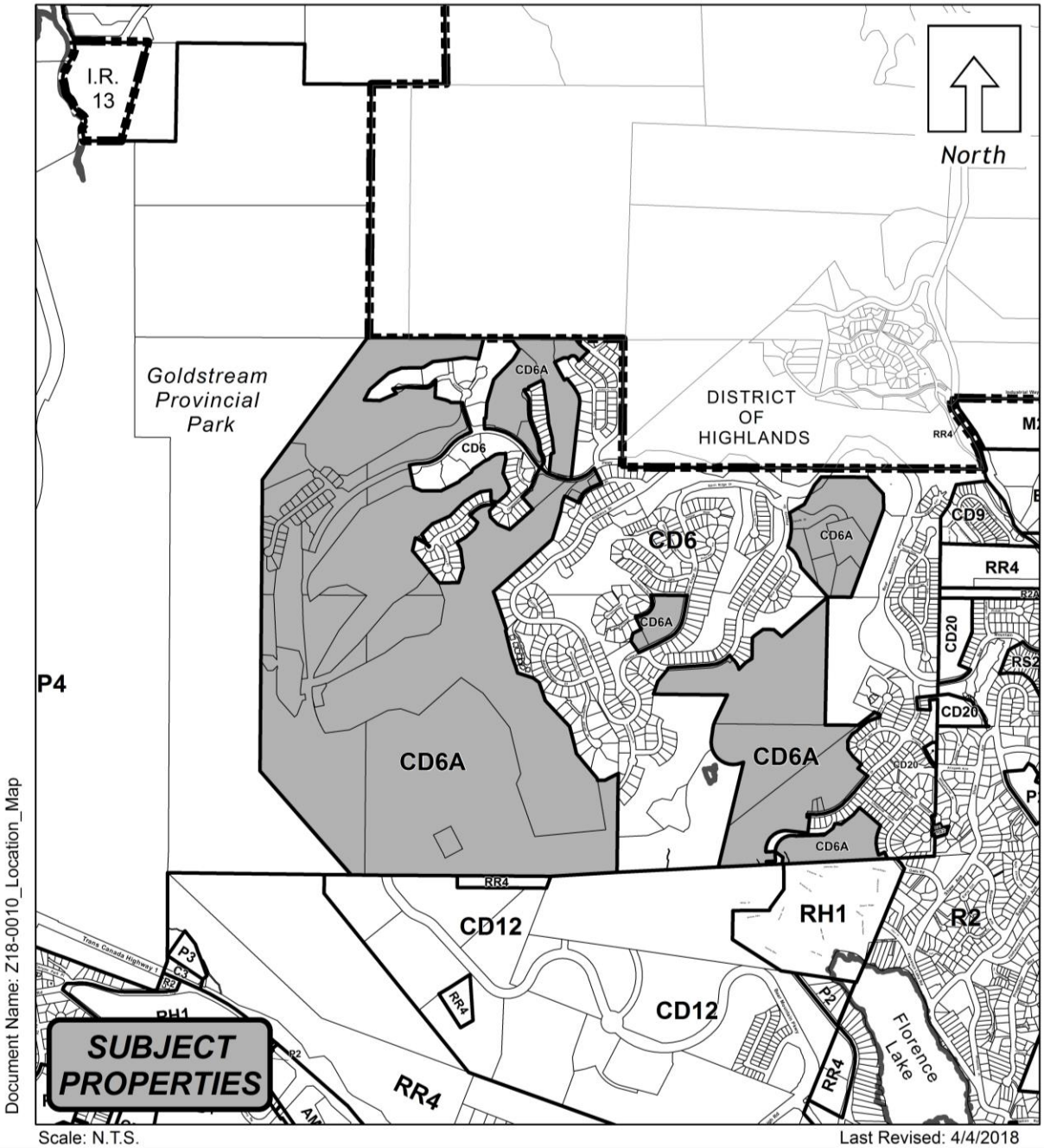
1. Take no action at this time with respect to Bylaw No. 1788.

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

:sh

Appendix A

REZONING BYLAW AMENDMENT
(Z18-0010)
CD6A Zoned Properties



Appendix B

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

SCHEDULE A DENSITY MAP

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	Comments
	LRI + DCC LANDS	2690	

All Lands in CD6A Zone

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

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%)

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

SCHEDULE A Combined Ecoasis

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

Ecoasis Lands - DCC Lands

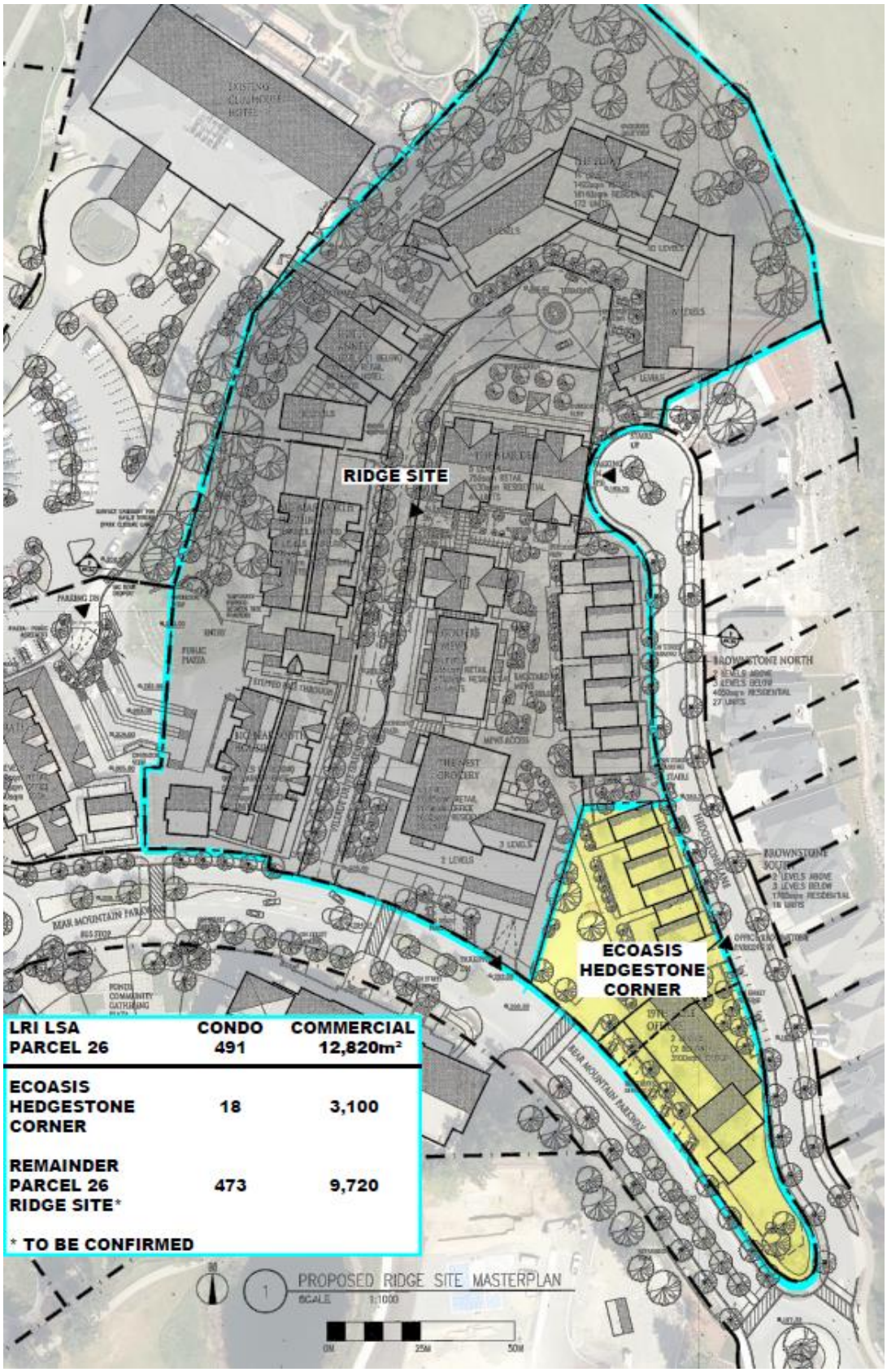
E	
E1	100
E4	31
E5	7
E3	209
E7	800
	1147

Ecoasis Lands - Total

E	2018 Text Amendment Density Allocation
	2690

All Lands in CD6A Zone

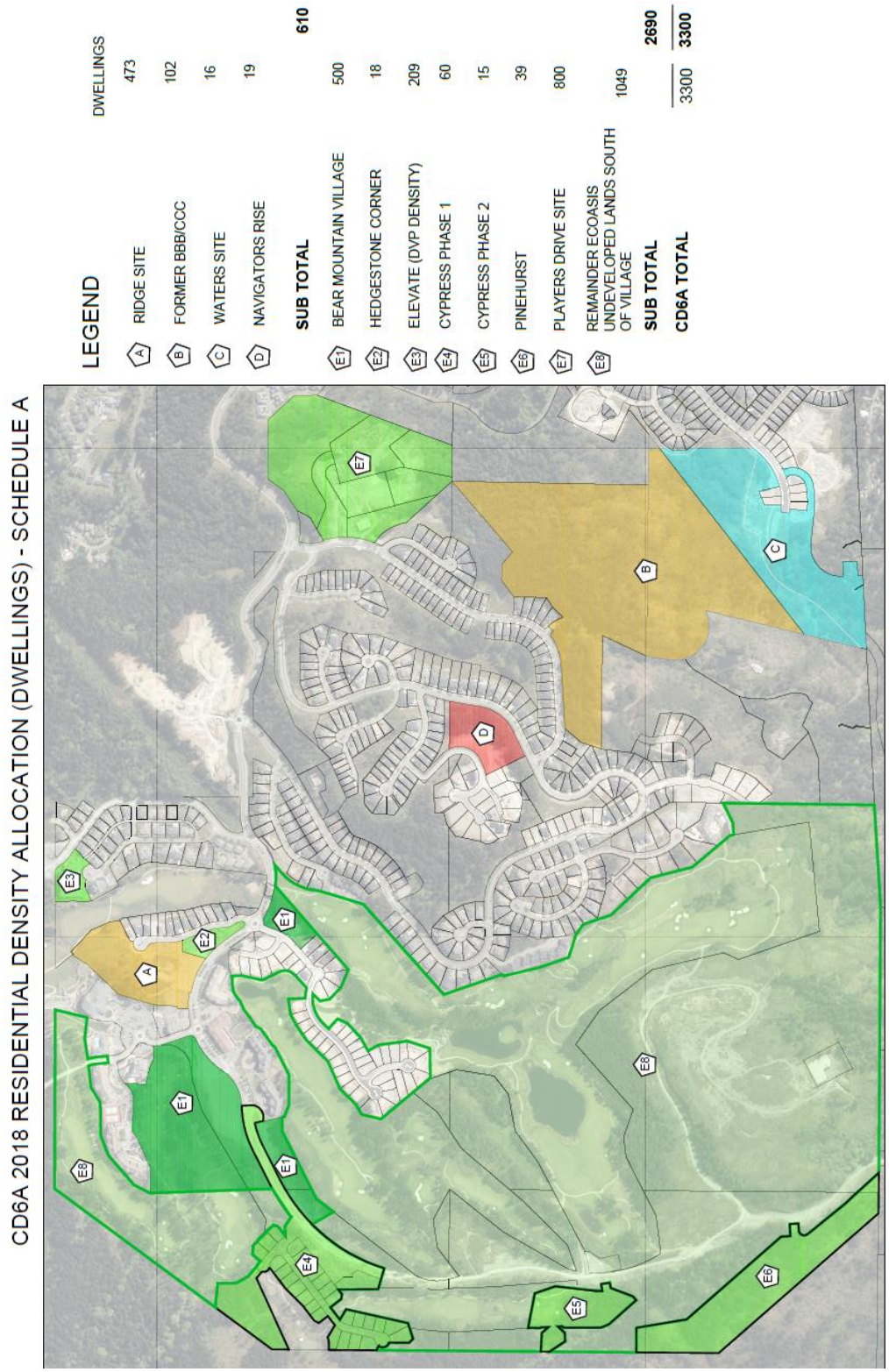
A, B, C, D, E	2018 Density Allocation Text Amendment
	3300



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

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, June 18th, 2018 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

ABSENT

Councillor M. Sahlstrom

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

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

The Mayor opened the Public Hearing for Bylaw No. 1773 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 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.

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

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

1. A construction management parking plan that must be in place and verified prior to Building Permit issuance;

2. A construction fire safety plan that must be in place and verified prior to Building Permit issuance; and

a. To confirm on-site access and turning radii for fire truck manoeuvring prior to Development Permit issuance.

As part of this application, Council resolved to waive the $10.75 per m^2 ($1.00 per ft^2) amenity contribution for the proposed daycare at 616 Goldstream Avenue.

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

The Mayor called a first time for presentations.

None.

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. 1773 closed at 5:32 p.m.

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

The Mayor opened the Public Hearing for Bylaw No. 1782 at 5:33 p.m.

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

The City Planner advised that Niall Paltiel of Keycorp Planning Ltd. has applied on behalf of NAIX Ventures Ltd. to amend the zoning of 832 Hockley Avenue from the R1 (One-Family Residential) Zone to the MU1A (Mixed Residential Commercial 1) Zone.

This is being proposed in order 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.

On April 16th, 2018, Council adopted a new Affordable Housing and Amenity Contribution Policy. This new policy provides a 50% reduction in amenity contribution for the 5th and 6th storeys of any market multi-storey building, as an incentive for building higher buildings. This reduction was not reflected in the report that was prepared for Council's Planning and Zoning Committee on May 14th, 2018, and therefore did not find its way into Bylaw No. 1782 when it was prepared. The applicant has requested that Council new policy, not the previous one, be applied to this application. Bylaw No. 1782 has been amended, and has been provided for Council's consideration.

Should Council wish to proceed with this rezoning, they may amend Bylaw 1782 at first reading and give Bylaw 1782 second and third reading following the conclusion of this Public Hearing.

In support of this application, the applicant has agreed to provide the following contributions in accordance with Council's Affordable Housing and Amenity Contribution policy:

- $2850 per dwelling unit towards the General Amenity Reserve Fund for any units up to and including the 4th storey;
- $1425 per dwelling unit towards the General Amenity Reserve Fund for any dwelling units on the 5th and 6th storey; and
- $712.50 per dwelling unit for any dwelling unit above the 6th storey; and
- All of these contributions to the General Amenity Reserve Fund shall be reduced by the cost of extending the sidewalk to Peatt Road, beyond the property frontage.

In addition to this General Amenity contribution, the applicant has also agreed to provide:

- $750 per unit towards the Affordable Housing Reserve Fund;

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

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

The Mayor called a first time for presentations.

None.

Mayor Young called a second time for presentations.

Resident on Hockley Ave wanted to know setbacks on property and clarified that if there are limited setbacks he wants fence looked after and wants arborist to minimize damage to trees.

Matthew Baldwin clarified that in addition to setbacks building code ensures appropriate distances between buildings.

Him Hartshorne, Developer noted that the building will be setback 7 meters.

Resident who lives at rear of building asked about maintenance of large trees.

Jim Hartshorne said that an arborist would look at tree but likely cut down.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1782 closed at 5:44 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – May 22nd, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on May 22nd, 2018.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – 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.

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 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.

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 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;
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.

b) Transportation and Public Works Committee – June 12th, 2018

1. Request for Parking Permit Zone on Claude Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council:

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

CARRIED.

7. REPORTS

a) Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream Grant Application
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council direct staff to apply to the Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream for the Salem Road Sewer Extension;

CARRIED.

b) DVP18-0010 - Signage at Sooke Rd and Westshore Parkway and TCH and Westshore Parkway
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council 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;

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council 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.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council 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;

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council 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.

CARRIED.

j) Road Closure Bylaw No. 1791 Land Exchange Anders Road
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council agrees to close and dispose of 388m2 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

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

CARRIED.

k) Speculation Tax Exemption
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1788 as drafted.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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.

CARRIED.

8. CORRESPONDENCE

a) Greater Victoria Sport Tourism Commission
Re: 55+ BC Games Proposed for Greater Victoria

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the briefing note on the 55+ BC games proposed for Greater Victoria from the Greater Victoria Sport Tourism Commission and send a letter of support.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1709

"Road Closure Bylaw No. 1709 (Salem Road), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1709.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1727.

CARRIED.

c) BYLAW NO. 1750
"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)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1750.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1757.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1766.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1768.

CARRIED.

g) BYLAW NO. 1773
"Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1773 Second and Third Readings.

CARRIED.

h) BYLAW NO. 1777
"Langford Zoning Bylaw, Amendment No. 534 (2670 Peatt Rd and 813 Arncote Ave), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1777 First Reading.

CARRIED.

i) BYLAW NO. 1782
"Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council rescind First reading.

That Council give Bylaw No. 1782 First, Second and Third Readings.

CARRIED.

j) BYLAW NO. 1783
"Subdivision and Development Servicing Bylaw, Amendment No. 17 (Fee Schedule and Related Amendments), Bylaw No. 1783".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1783 First, Second and Third Readings.

CARRIED.

k) BYLAW NO. 1786
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 14, Bylaw No. 1786, 2018."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1786 First, Second and Third Readings.

CARRIED.

l) BYLAW NO. 1787
"City of Langford Fees and Charges, Amendment No. 12, Bylaw No. 1787, 2018"
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1787 First, Second and Third Readings.

CARRIED.

m) BYLAW NO. 1788
"Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1788 First Reading.

CARRIED.

n) BYLAW NO. 1791
"Road Closure Bylaw No. 1791 (Anders Road), 2018"
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1791 First, Second and Third Readings.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

MINUTES OF THE SPECIAL MEETING OF COUNCIL

Thursday, July 5th, 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, Director of Corporate Services, B. Hutchins.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC PARTICIPATION

None.

4. BYLAWS

a) BYLAW NO. 1773
"Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".
(ADOPTION)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1773.

CARRIED.

5. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

6. ADJOURNMENT

The Chair adjourned the meeting at 5:35 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

MATRIX PLANNING ASSOCIATES

SSD
Long Range
Facilities Plan

2018 Update

May 2018

Sooke School District
Long Range Facilities Plan
2018 Update



- The Sooke School District
- School capacities
- Building condition
- Community growth prospects
- Overall enrolment forecast
- Enrolment for selected schools
- Baseline capacity utilization
- Utilization analysis for emerging plan
- Plan for secondary schools
- Plan for middle schools
- Plan for elementary schools
- Plan for Westshore elementary schools
- Preliminary building project priorities

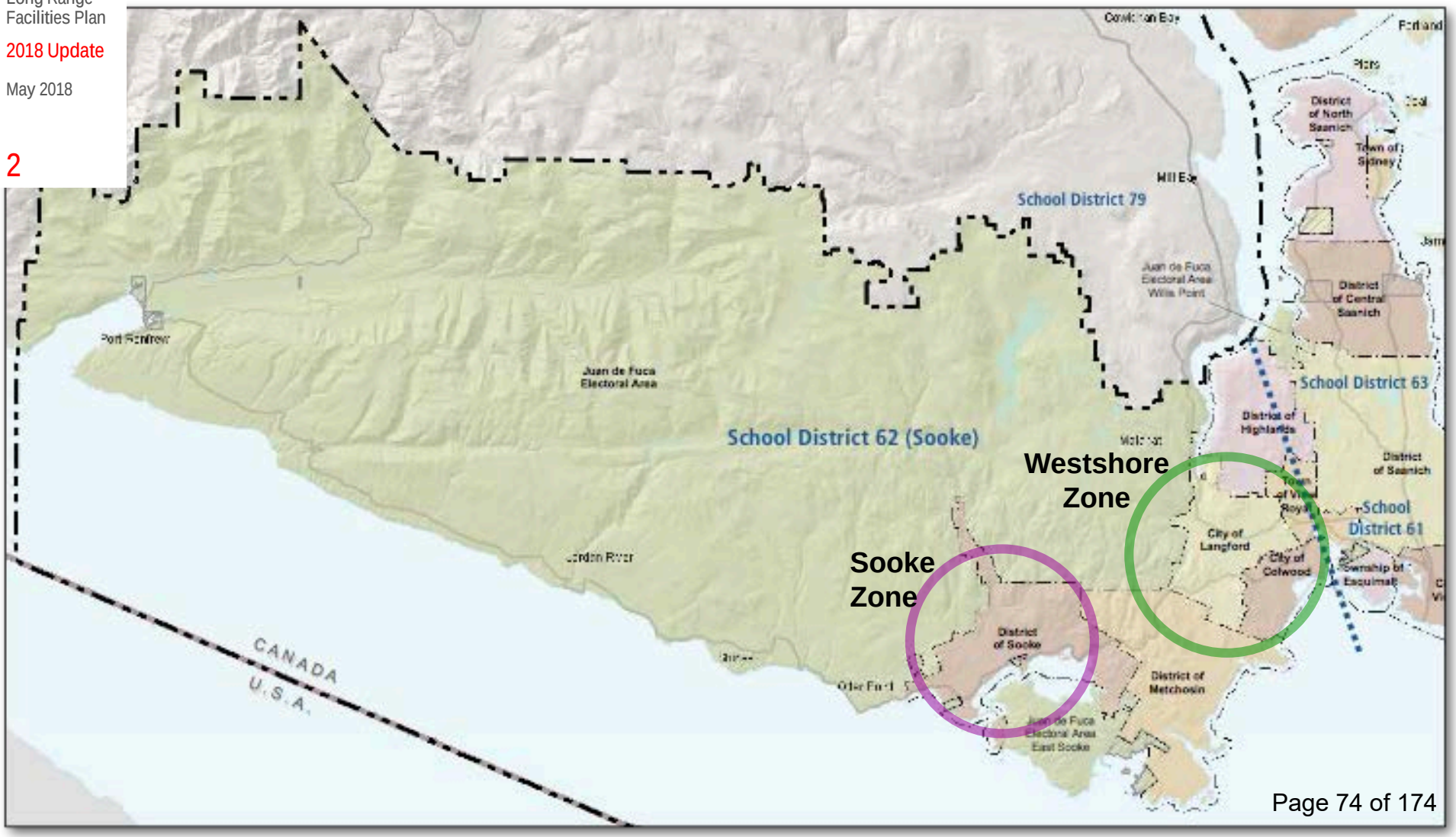
The Sooke School District

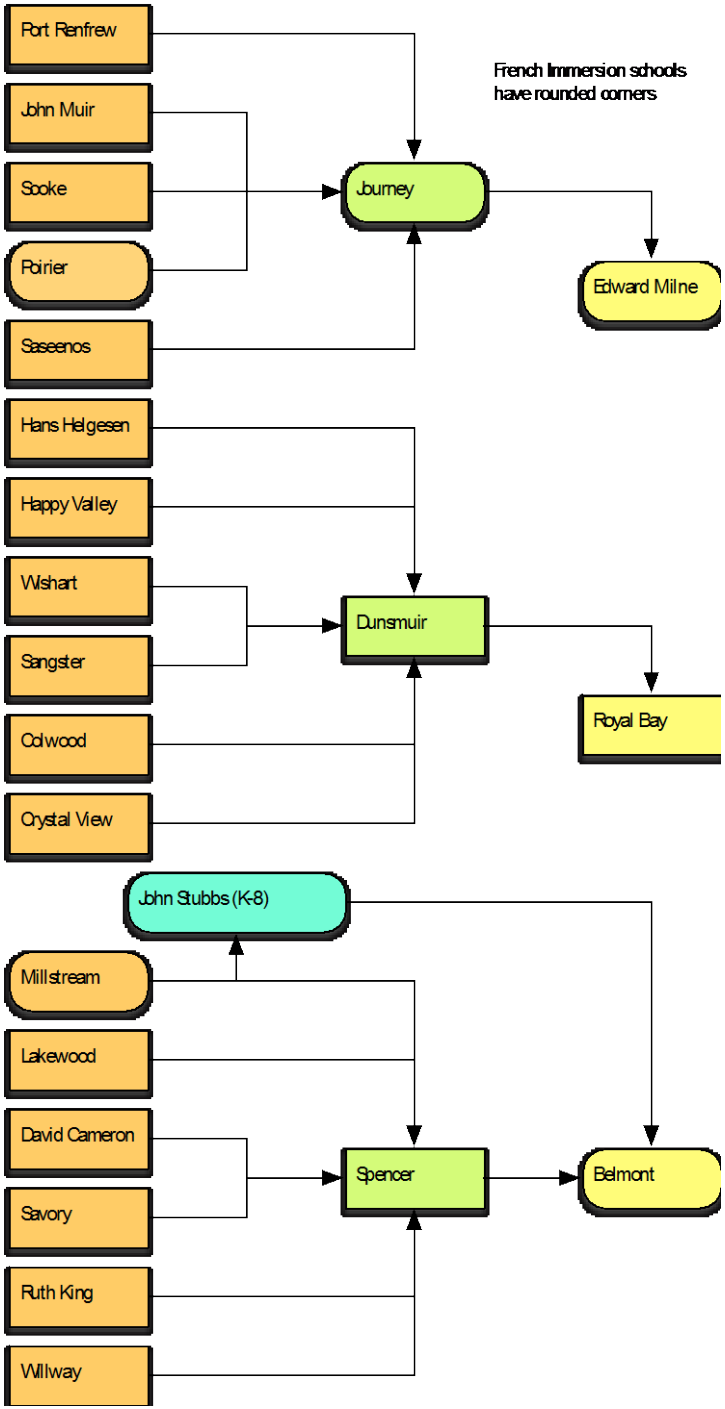
MATRIX PLANNING ASSOCIATES

SSD
Long Range
Facilities Plan

2018 Update

May 2018





Flow of students

- Junior middle school (Grade 6-8) grade configuration
- 18 elementary schools serving K-5
- 4 middle schools serving Grade 6-8
- 3 secondary schools serving Grade 9-12
- Total of 24 schools (John Stubbs is counted twice)
- Three families focused on secondary schools
- 5 French Immersion schools including single track John Stubbs
- New schools will change things

School	Grade span		Mod-ules	Nominal Capacity	Opera-tional	2017 Enrolmen t	Utiliz-ation	Port-ables
Colwood	K	5	9	215	198	187	94%	
Crystal View	K	5	13	310	286	245	**86%**	
David Cameron	K	5	16	385	352	353	100%	1
Hans Helegsen	K	5	10	240	220	192	87%	
Happy Valley	K	5	16	380	352	418	**119%**	2
John Muir	K	5	9	215	198	192	97%	
Lakewood	K	5	16	380	352	439	**125%**	3
Millstream	K	5	9	215	198	253	**128%**	2
Poirier	K	5	17	410	374	379	101%	2
Port Renfrew*	K	5	3	75	66	11	17%	
Ruth King	K	5	13	315	286	277	**97%**	
Sangster	K	5	9	220	198	239	121%	
Saseenos	K	5	8	195	176	128	73%	
Savory	K	5	8	190	176	193	**110%**	1
Sooke	K	5	12	290	264	306	116%	2
Willway	K	5	11	270	242	179	**74%**	
Wishart	K	5	16	390	352	326	93%	
John Stubbs	K	8	33	805	759	724	95%	
Dunsmuir	6	8	24	600	600	745	124%	13
Journey	6	8	23	575	575	516	90%	
Spencer	6	8	26	650	650	752	**116%**	7
Edward Milne	9	12	26	650	650	593	91%	3
Belmont	9	12	48	1,200	1,200	1,235	**103%**	
Royal Bay*	9	12	56	800	800	979	122%	10
SSD Totals	K	12	431	9,975	9,524	9,861	104%	46
Elementary	K	5	217	5,225	4,774	4,817	101%	13
Middle	6	8	84	2,100	2,100	2,227	107%	20

Operational capacities

Operational capacity blends 25 students for Grade 4-7, 21 students for Grade 1-3 and 19 students for Kindergarten

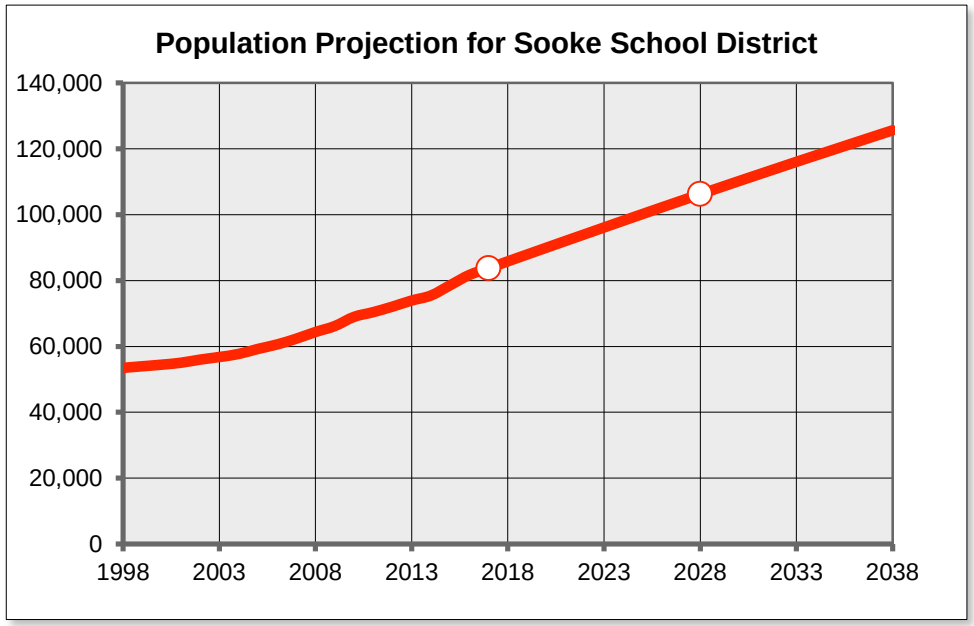
Royal Bay Secondary has not been expanded by 600 spaces as it is in analysis of future capacity utilization

Port Renfrew excluded from analysis of future capacity utilization

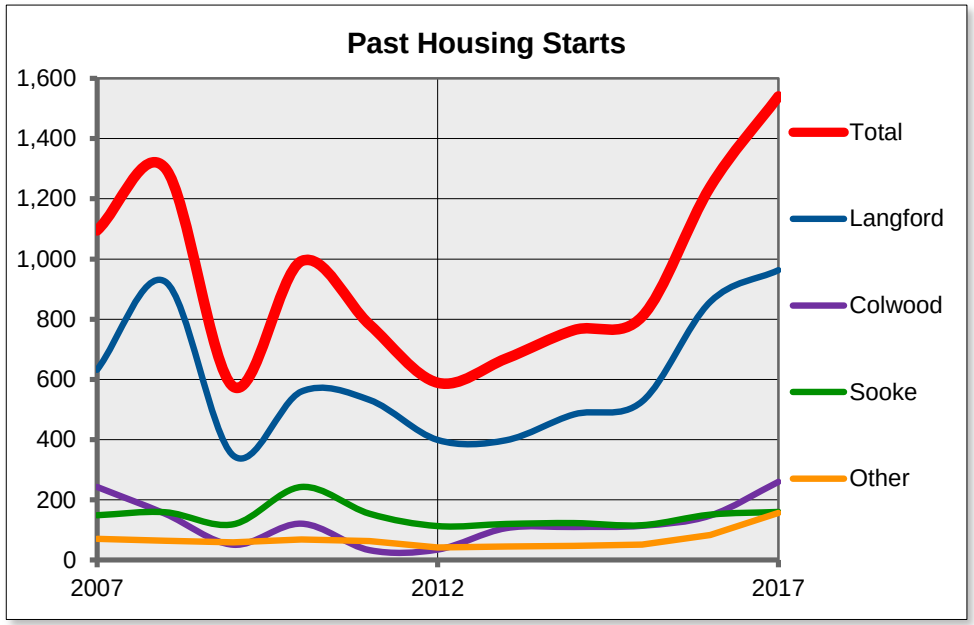
Capacities include modular classrooms but exclude portable classrooms

Capacities exclude classrooms used for StrongStart

John Stubbs includes 275 middle spaces



Community growth prospects



No significant impediments to growth

Major new roads have been completed

Land available

Sewer limitations in Sooke and Colwood

Average of 942 units per year over last 10 years

MATRIX PLANNING ASSOCIATES

SSD
Long Range
Facilities Plan

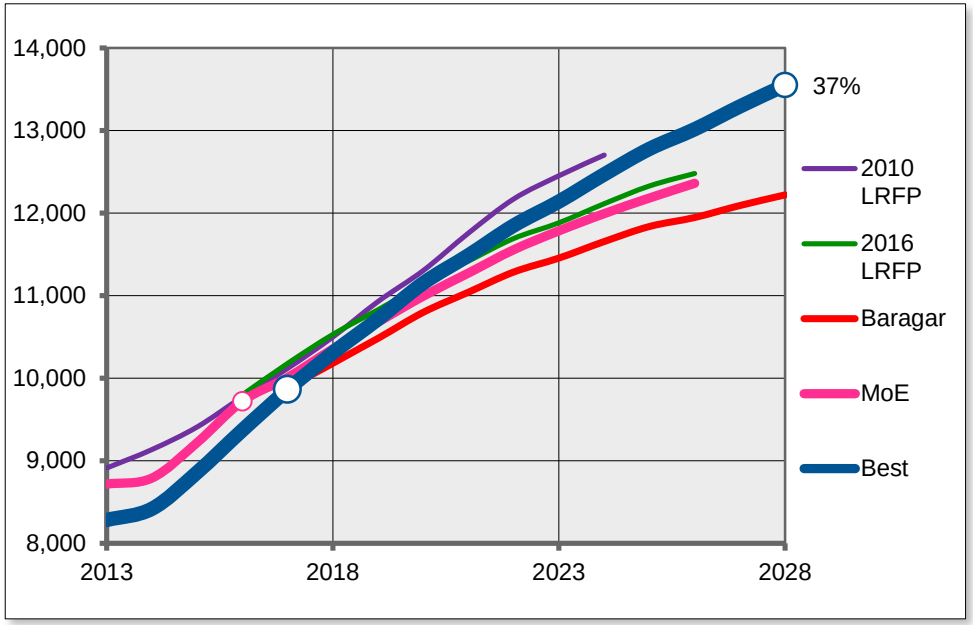
2018 Update

May 2018

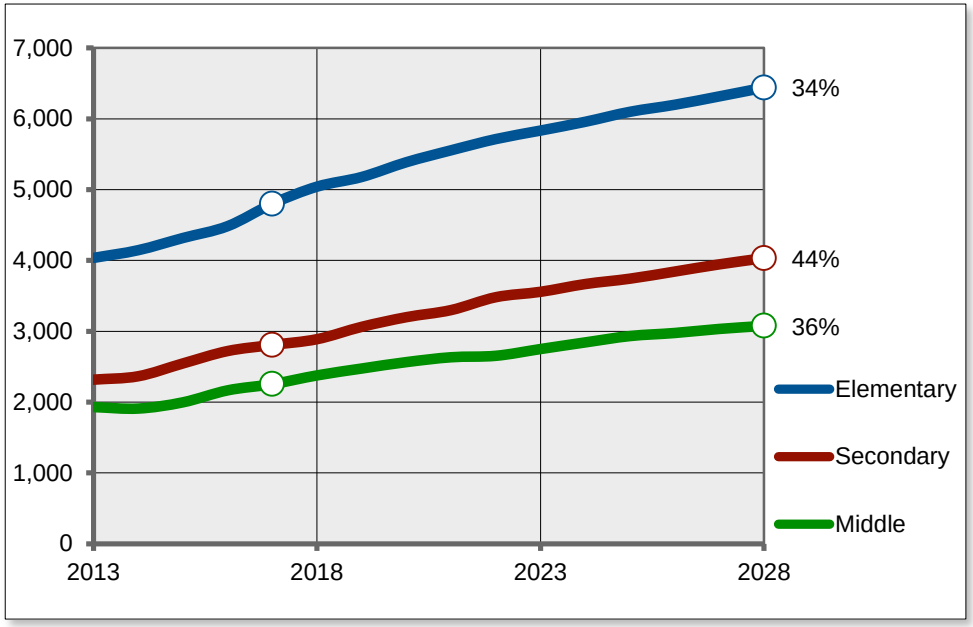
Estimates of future housing units

Municipality	Development	Total	SD	TH	AP
Langford	Bear/Skirt Mountain	1,150	430	120	600
	Westhills	1,200	450	500	250
	Other	3,690	1,220	700	1,770
	Total, Langford	6,040	2,100	1,320	2,620
	Annual average	549	191	120	238
Colwood	Royal Bay	950	570	380	
	Colwood Corners	380			380
	Knob Hill	380			380
	Other	590	130	120	340
	Total, Colwood	2,300	700	500	1,100
	Annual average	209	64	45	100
Sooke	Sunriver	300	200	100	
	Other	1,400	750	500	150
	Total, Sooke	1,700	950	600	150
	Annual average	155	86	55	14
Other	Highlands	170	120	50	
	Metchosin	100	100		
	Juan de Fuca	490	330	90	70
	Total, Other	760	550	140	70
	Annual average	69	50	13	6
Total SSD	Total, SSD	10,800	4,300	2,560	3,940
	Annual average	982	391	233	358

Average of 942 units per year over last 10 years



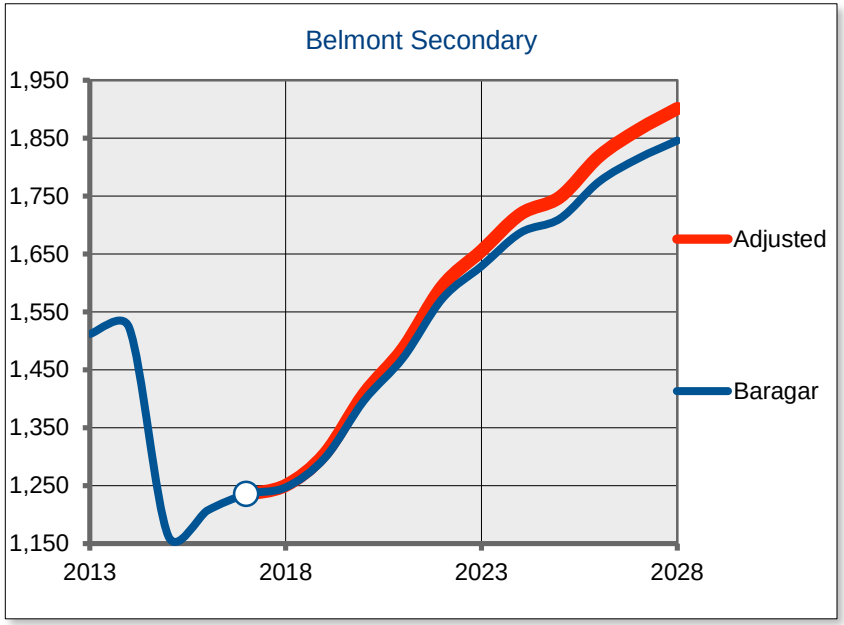
Overall enrolment forecast

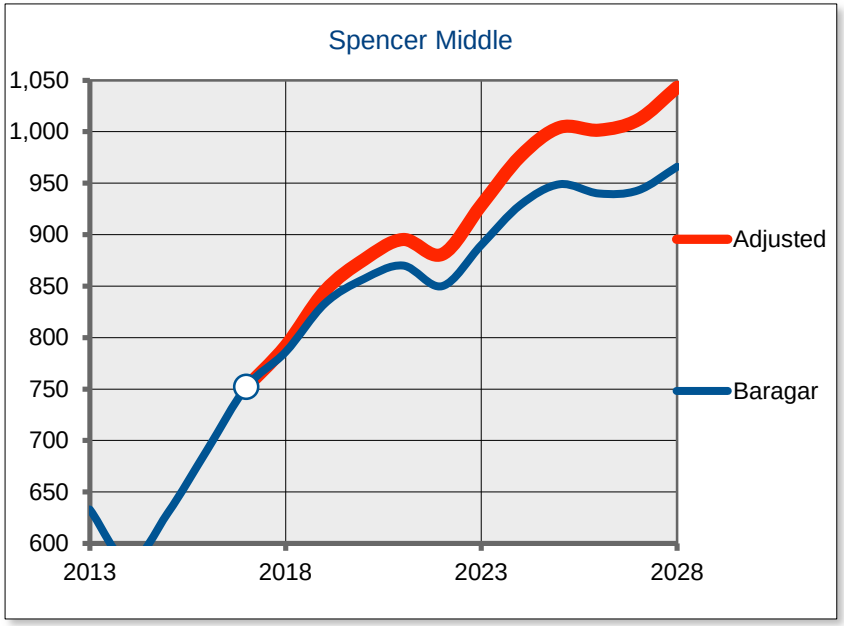


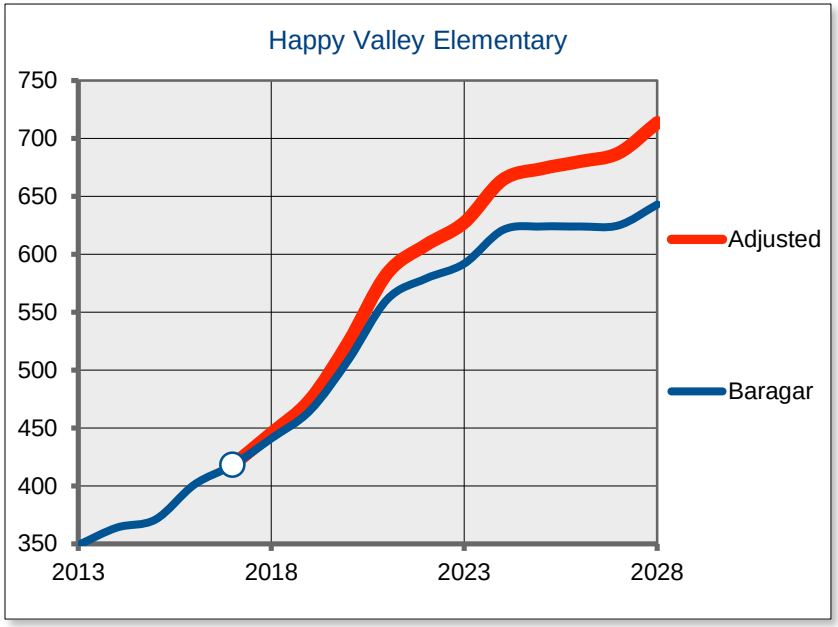
Continuation of status quo for each school

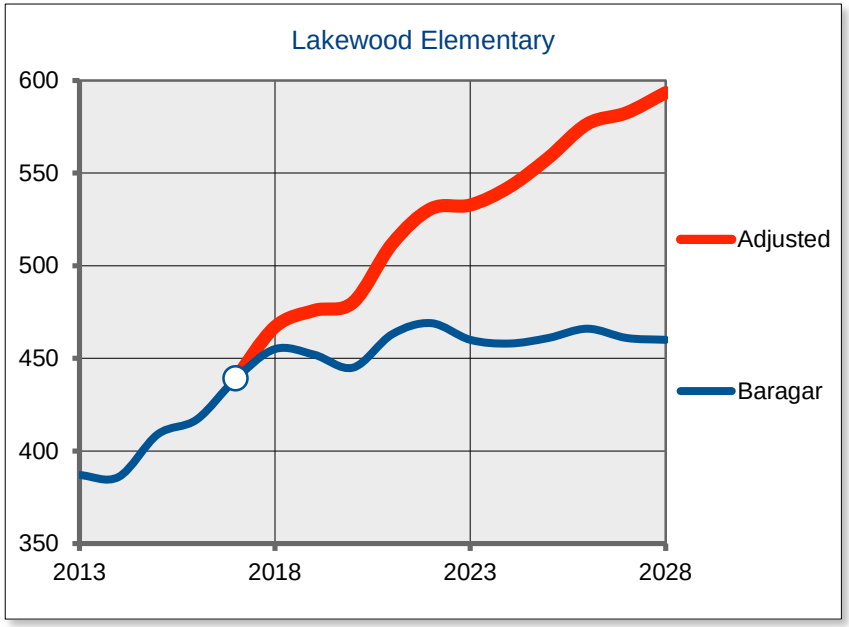
No capacity constraints

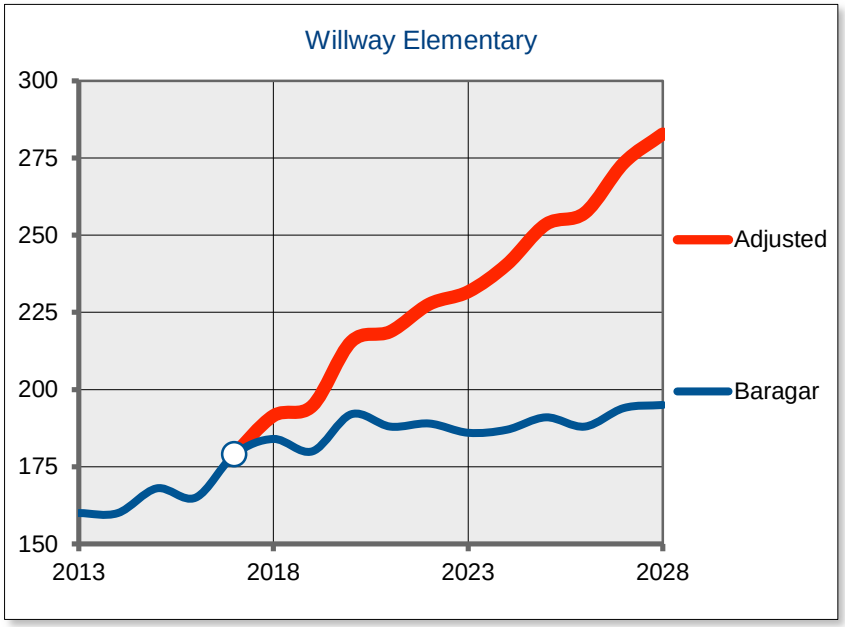
Enrolment forecasts for 12 of the highest growth schools follow on the next three slides

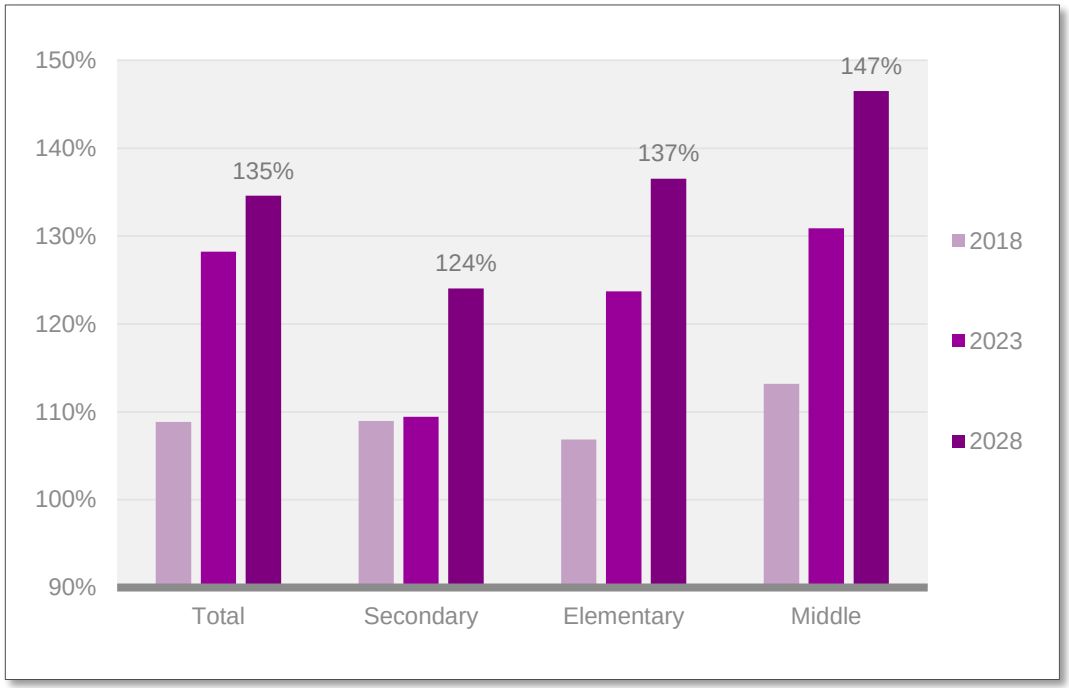

Belmont Secondary
1,950
1,850
1,750
1,650
1,550
1,450
1,350
1,250
1,150
2013
2018
2023
2028
Adjusted
Baragar

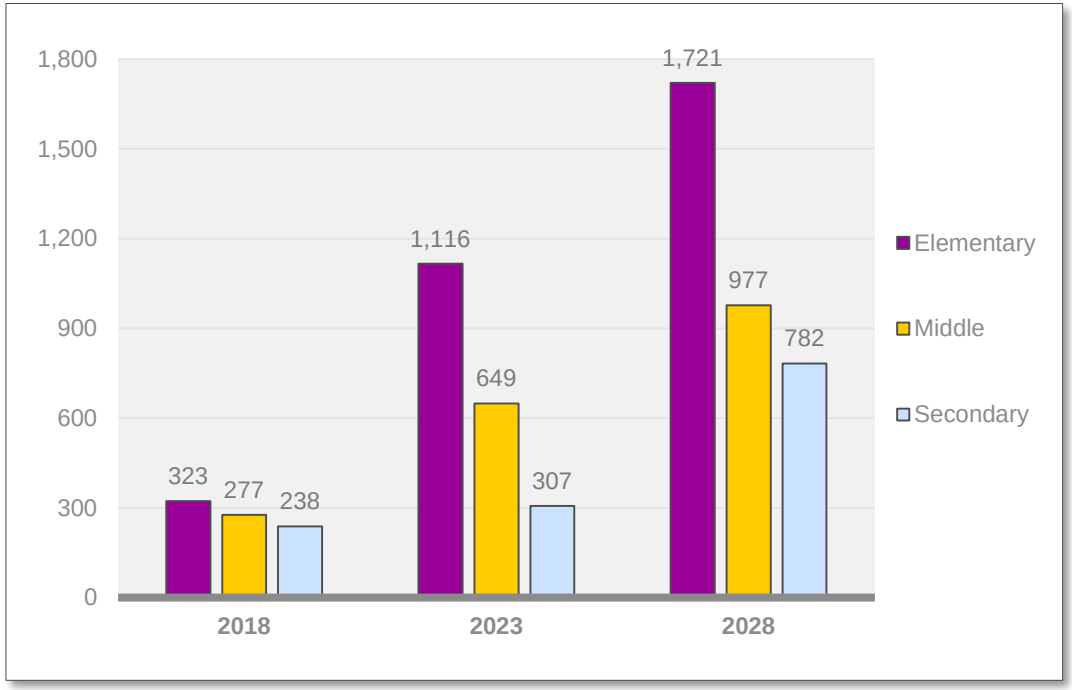

Spencer Middle
1,050
1,000
950
900
850
800
750
700
650
600
2013
2018
2023
2028
Adjusted
Baragar


Happy Valley Elementary
750
700
650
600
550
500
450
400
350
2013
2018
2023
2028
Adjusted
Baragar


Lakewood Elementary
600
550
500
450
400
350
2013
2018
2023
2028
Adjusted
Baragar


Willway Elementary
300
275
250
225
200
175
150
2013
2018
2023
2028
Adjusted
Baragar





Baseline capacity utilization

Challenge is to provide nearly 4,400 spaces over the next few years. This includes the 600 spaces approved for the Royal Bay expansion.

The charts exclude the Royal Bay expansion.

Plan for secondary schools Langford

- Expand Royal Bay Secondary by 600 spaces, creating temporary relief for Belmont
- Build a new secondary school in the Westshore area with an initial capacity of 800 spaces and substantial expansion capability. Acquiring a site for this large project is a high priority.

Plan for middle schools Langford

- Build a new 700-space middle school in the West Langford area. This site, which will be shared with a new elementary, has been acquired.
- Modernize and expand Spencer Middle.

MATRIX PLANNING ASSOCIATES

SSD
Long Range
Facilities Plan

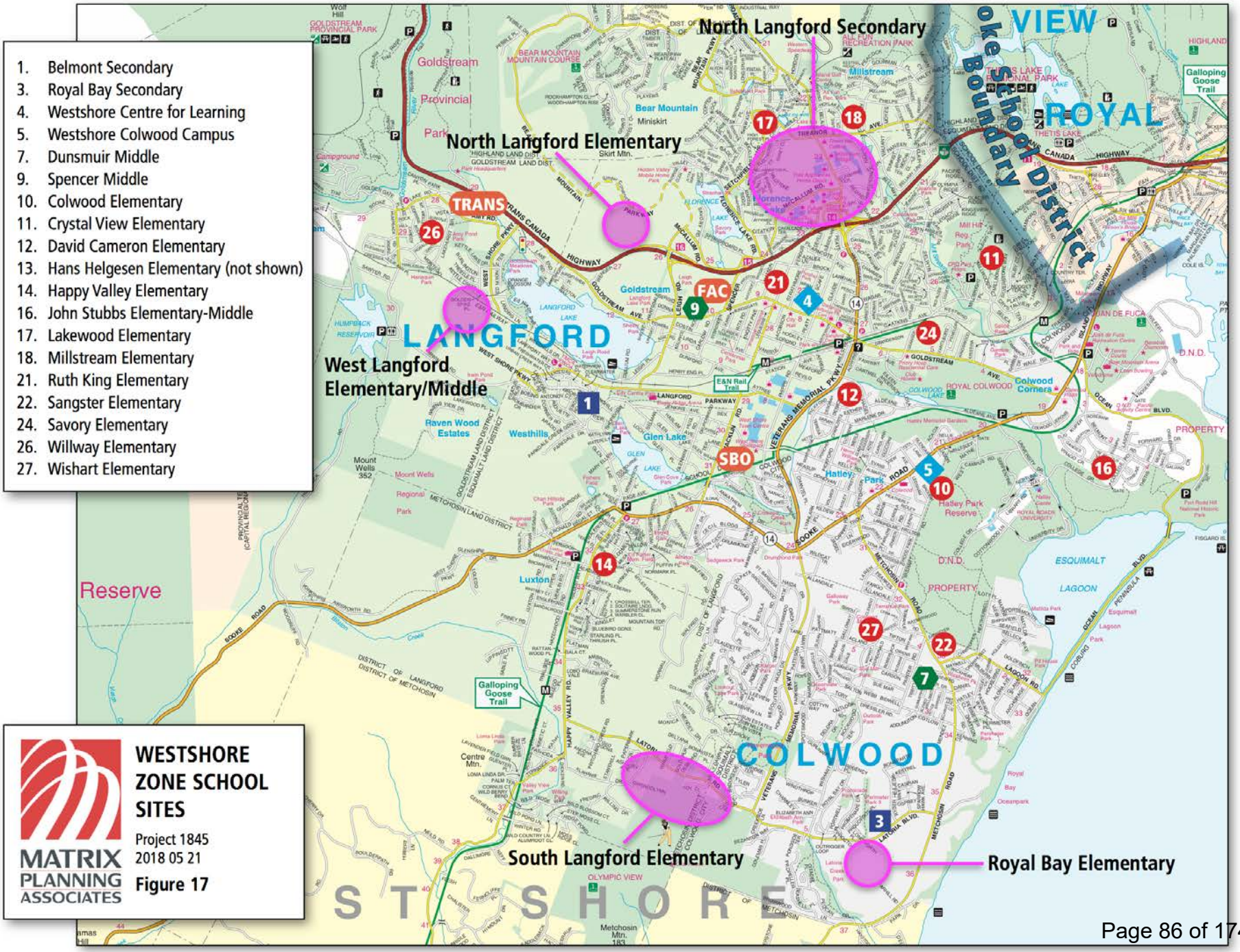
2018 Update

May 2018

13

Plan for elementary schools Langford

- Build a new 396-space North Langford Elementary on a new site that has been acquired.
- Replace Millstream Elementary with a new and larger school.
- Build a new 396-space West Langford Elementary on an already acquired site to be shared with the new middle school.
- Build a new 396-space South Langford Elementary on a new site in the process of being selected.
- Replace Savory Elementary with a new and larger school.
- Modernize Willway, Ruth King, elementary schools.


1. Belmont Secondary
3. Royal Bay Secondary
4. Westshore Centre for Learning
5. Westshore Colwood Campus
7. Dunsmuir Middle
9. Spencer Middle
10. Colwood Elementary
11. Crystal View Elementary
12. David Cameron Elementary
13. Hans Helgesen Elementary (not shown)
14. Happy Valley Elementary
16. John Stubbs Elementary-Middle
17. Lakewood Elementary
18. Millstream Elementary
21. Ruth King Elementary
22. Sangster Elementary
24. Savory Elementary
26. Willway Elementary
27. Wishart Elementary
North Langford Secondary
North Langford Elementary
West Langford Elementary/Middle
South Langford Elementary
Royal Bay Elementary
LANGFORD
COLWOOD
ROYAL VIEW
WESTSHORE
ZONE SCHOOL
SITES
Project 1845
2018 05 21
Figure 17
MATRIX PLANNING ASSOCIATES

MATRIX PLANNING ASSOCIATES

SSD
Long Range
Facilities Plan

2018 Update

May 2018

15

Preliminary building project priorities

	School	Type of development	Property	Timing
1	New Middle	New school	Site acquired	Short
2	New West Langford Elementary	New school	Site acquired	Short
3	Millstream Elementary	Replacement school	Existing site	Short
4	New South Langford Elementary	New school	New site needed	Short
5	New Sooke River Elementary	New school	Site acquired	Short
6	New North Langford Elementary	New school	Site acquired	Short
7	New Secondary	New school	New site needed	Medium
8	New Royal Bay Elementary	New school	Site designated but not purchased	Medium
9	Sooke Elementary	Replacement school	Existing site	Medium
10	Journey Middle	Addition and renovation	Existing site	Medium
11	Edward Milne Secondary	Addition and renovation	Additional property needed	Medium
12	Spencer Middle	Addition and renovation	Existing site	Medium
13	Savory Elementary	Replacement school	Existing site	Medium
14	Sangster Elementary	Replacement school	Existing site	Medium
15	Dunsmuir Middle	Addition	Existing site	Medium
16	John Muir Elementary	Renovation or replacement	Existing site	Medium
17	Willway Elementary	Modernization	Existing site	Medium
18	Ruth King Elementary	Modernization	Existing site	Medium
19	Wishart Elementary	Modernization	Existing site	Medium

Top priorities

- Build the new middle school and the new West Langford Elementary on a site already acquired.
- Acquire a site and build the new South Langford Elementary.
- Replace Millstream Elementary with a new and larger school.
- Build the new Sooke River Elementary on a site already acquired.
- Build the new North Langford Elementary on a site already acquired.
- Acquire a site for a new secondary school in North Langford.

MATRIX PLANNING ASSOCIATES

Thank You

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP18-0009 – 1253 Goldstream Ave

That Development Variance Permit No. DVP18-0009 be issued by the Council for the City of Langford to Chad Bryden, 0880712 BC Ltd. to vary the front yard setback from the required 3m to 2m and the rear lot line setback from the required 5.5m to 4.4m at 1253 Goldstream Ave to allow the existing home to remain on a new lot according to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

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

a) That Section 6.27A.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 3m front lot line setback to 2m for Proposed Lot A; and
b) That Section 6.27A.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 5.5m rear lot line setback to 4.4m for Proposed Lot A.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 16 July 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP18-0009
Applicant	Chad Bryden, 0880712 BC Ltd.
Location	1253 Goldstream Ave
Proposal	1. That Section 6.27A.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 3m front lot line setback to 2m for Proposed Lot A; and 2. That Section 6.27A.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 5.5m rear lot line setback to 4.4m for Proposed Lot A.
Purpose	To accommodate the existing home on a new lot.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 11 July 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 July 2018 during the Public Participation Section at the beginning of the meeting.

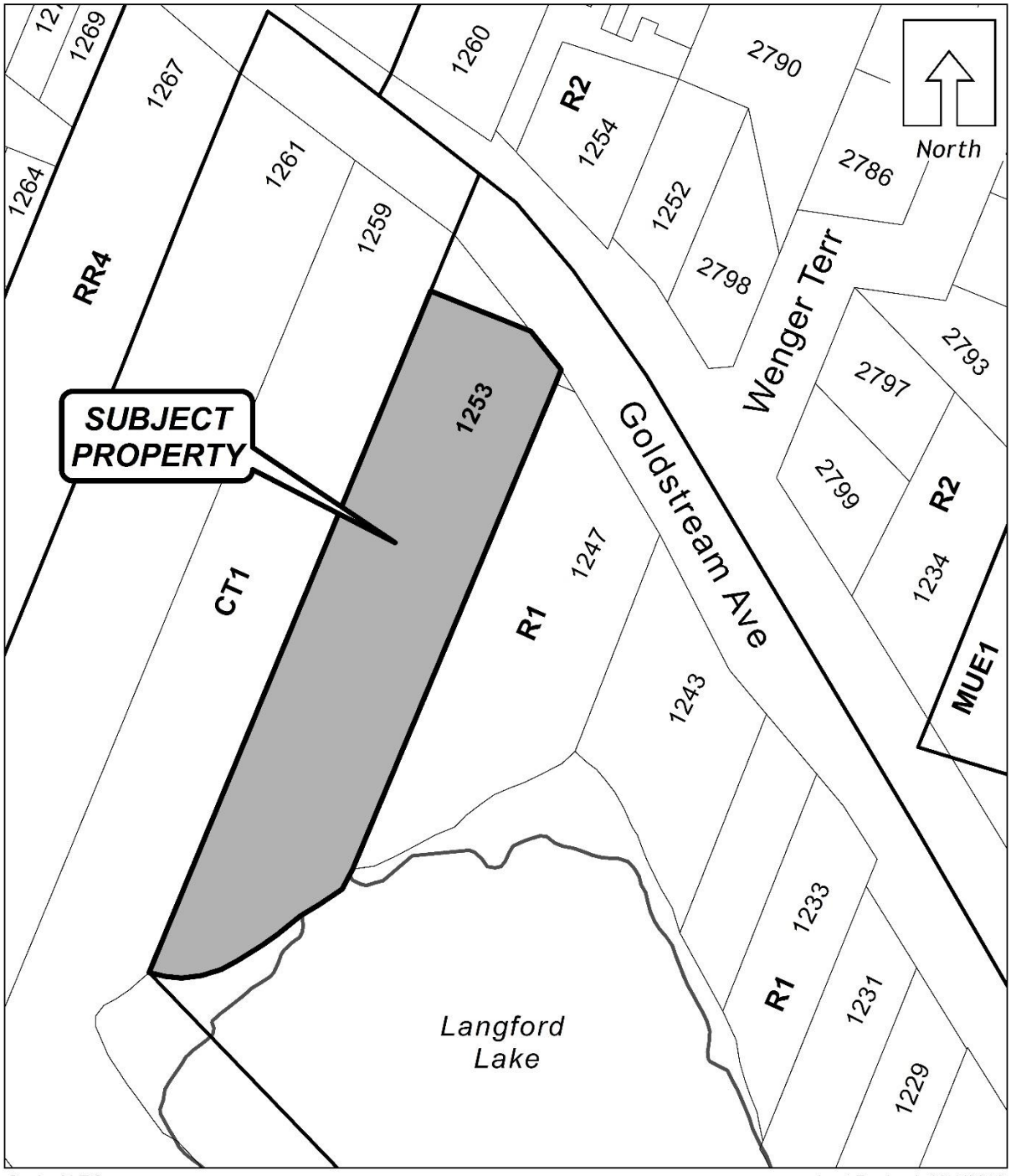
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP18-0009)

1253 Goldstream Ave



Document Name: DVP18-0009_Site_Map

Scale: N.T.S.

Last Revised: 6/11/2018

Minutes of the West Shore Parks and Recreation Society
ANNUAL GENERAL MEETING
Thursday, June 22, 2017 in the JDF Library Meeting Room

ADOPTED JUNE 14, 2018

PRESENT: Representatives from the Member Municipalities noted as follows:

Mayor Carol Hamilton *(City of Colwood)*
Mayor Ken Williams *(District of Highland)*
Mayor David Screech *(Town of View Royal)*
Mayor John Ranns *(District of Metchosin)*
Councillor Lanny Seaton *(City of Langford)*

DIRECTORS AND STAFF PRESENT:

Director Ed Watson (Chair)
Director Rob Martin
Director Leslie Anderson
Director Winnie Sifert
Director Les Bjola
Director Lilja Chong
Director Moralea Milne
Director Arnie Hamilton
Director Jennifer Jakobsen
Director Allen Sturgeon
Sandy Clarke, Acting Administrator
Brian Merryweather, Manager of Human Resources
Sue Dickson, Manager of Finance
Wade Davies, Operations Manager
Geoff Welham, Acting Manager of Recreation
Chantelle Tearoe, Recorder

DIRECTORS AND STAFF ABSENT:

Director Al Hood
Director Ron Mattson
Director Matt Sahlstrom

PUBLIC PRESENT:

N/A

CALL TO ORDER

1. Chair called the Annual General Meeting to order at 7:02 PM

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY MAYOR SCREECH AND COUNCILLOR SEATON THAT THE AGENDA BE APPROVED WITH THE ADDITION OF A PROPOSED OWNERS MEETING SCHEDULE ADDED TO NEW BUSINESS BY MAYOR CAROL HAMILTON.*

CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY MAYORS WILLIAMS AND HAMILTON THAT THE MINUTES OF THE 2016 ANNUAL GENERAL MEETING BE APPROVED AS CIRCULATED.*

NO OMMISSIONS, NO ERRORS.

CARRIED

NEW BUSINESS

4. **a) Annual Report from the Board**

The Chair introduced Geoff Welham, Acting Manager of Recreation to present the 2016 Annual Report.

A power point presentation was given by Geoff Welham which included highlights of the 2016 Annual Report.

Some highlights include:

1. *Growth in the Community*
    - *Neighborhood Learning Centres at Royal Bay and Belmont Secondary Schools began offering the following programs:*
        i. *Licensed 10 month preschool*
        ii. *Summer camps*
        iii. *Teen drop-in space*
        iv. *Youth leadership classes*
    - *Centennial Centre has seen the following:*
        i. *The "Aspiring Young Artists" and dance programs have expanded due to popular demand.*
        ii. *The repurposed space for the arts studio has developed into a year-round program for all ages.*
    - *Pottery Studio at the Q Centre*
        i. *2 additional weeks of pottery camps were programmed and all summer camps were full in 2016.*
        ii. *New pass system was implemented to track the increased drop-in attendance and usage.*
        iii. *Studio is available up to 30 hours per week for 40-50 members to use.*
        iv. *Facilitated by a team of 15 volunteers.*
2. *New and Noteworthy*
    - *Pinty's Grand Slam of Curling Elite 10*
        i. *Partnered with Rogers Sports Net.*
        ii. *15,000 spectators in attendance over the 6 days of competition.*
        iii. *150 volunteers from the JDF Culing Club made this event possible.*
        iv. *9 of the top men's teams in the World and one ladies team participated.*

ADOPTED JUNE 14, 2018

v. *Injection of Sports Tourism dollars into the community.*
vi. *Over 20 hours of live broadcast on Sports Net showcased our facilities.*

- *Alice Cooper Concert at the Q Centre*
  i. *Hightide Event Productions brought Alice Cooper to play at a pre-Halloween show in October.*
  ii. *A sell-out crowd of 2800 were amazed with the production of the 'theatrical show" consisting of pyrotechnics, costumes and dancers.*
- *Queenax Functional Training System*
  i. *This highly configurable functional trainer was installed October 2016.*
  ii. *The system allows for group training for up to 16 people to participate at one time.*
  iii. *Only 10 systems of this nature in North America and 3 are in BC.*
  iv. *The system was a focal point for the 2016 Island Fitness Conference.*
- *Variety – The Children's Charity Sunshine Coach*
  i. *The newest addition to the passenger vehicle fleet.*
  ii. *Grant funding valued at $51,000 received from "Variety-the Children's Charity" to purchase a new accessible bus equipped with a wheelchair lift.*
  iii. *The "Sunshine Coach" will enable West Shore Parks & Recreation to expand its out of school care program to Royal Bay School in September.*
- *WestShore Walkway Improvements*
  i. *Canada New Horizons grant funding received to improve the Westshore Walkway.*
  ii. *New directional signage and unique kilometer markers on rocks were added throughout the trail.*
  iii. *Previous improvements in 2014 included grant funding to add crushed rock trail base for better accessibility.*
- *Parks*
  i. *Facilitated the continued growth of Juan de Fuca Minor Soccer Association by converting 2 lawn bowl greens into 4 mini soccer fields enabling 12 more U8 soccer games to be played every Saturday. This conversion is only during the off season for Lawn Bowling.*
- *Maintenance*
  i. *Built a new Bar in the Kinsmen Fieldhouse to accommodate the increase in Fieldhouse reception bookings and usage by sports teams such as West Shore Rugby.*
  ii. *The boilers were replaced with 3 high efficiency compact units which equated to a $22,500 savings in natural gas in 2016.*

3. *Expanding our Reach in the Community*
   - *L.I.F.E (Leisure Involvement for Everyone)*
     i. *L.I.F.E. assists individuals with low income to access recreation services and programs at all recreation centres in Victoria.*
     ii. *The L.I.F.E. program in the Westshore is designed for individuals and families with a gross household income below the Stats Canada Low Income thresholds for 2015.*
     iii. *Families and Individuals receive 52 drop-in admissions per-person per household and 4 discounted programs up to 50% off to a maximum of $50 each.*

ADOPTED JUNE 14, 2018

iv. *Total L.I.F.E. Clients for each municipality in 2016 are as follows:*
    a. *District of Highlands – 32 (2%)*
    b. *Town of View Royal – 209 (16%)*
    c. *City of Langford – 747 (56%)*
    d. *City of Colwood – 313 (23%)*
    e. *District of Metchosin – 43 (3%)*

- *Sledge Hockey*
    i. *New on-ice program at JDF arena, piloted in 2016.*
    ii. *In-partnership with One Ability and BC Wheel Chair Sport who are both advocates of Adapted Sports and Physical Activity.*
    iii. *Sledges provided to the participants at no cost.*
    iv. *Low cost drop-in fees at JDF Arena to participate.*
- *Social Club Dance*
    i. *For adults with disabilities*
    ii. *Weekly program that has been running for 25 years.*
    iii. *130 participants on average attend per week.*
    iv. *Minimal $3.25 drop-in fee.*
    v. *Made possible by WSPR staff and volunteers.*
- *Inclusion Workers*
    i. *Provide one on one physical, behavioural and developmental support to children.*
    ii. *Give children with additional needs the opportunity to participate in typical childhood social, learning and development experiences.*
    iii. *Inclusion workers are WSPR staff specializing in Child and Youth Care, Education, Occupational Therapy, ECE, or are Teachers in Training.*
- *Wild about Wellness*
    i. *Began in fall 2016 as an 8-week program to help youth with anxiety and mental health issues.*
    ii. *Each week the program consists of 40 minutes of physical activity from activities such as cycling, skating, walking and Queenax.*
    iii. *The activity is then followed with an hour of group dialogue including tools to help the youth manage their anxiety and depression.*
    iv. *This program was recognized by the British Columbia Parks and Recreation Association and awarded the Program Excellence award in 2016.*

4. *Registrations and Pass Holders by Municipality*
    - *District of Highlands*
        i. *185 Passes (1.9%)*
        ii. *582 Registrations (2%)*
    - *Town of View Royal*
        i. *1127 Passes (12%)*
        ii. *3003 Registrations (11%)*
    - *City of Langford*
        i. *3702 Passes (38.9%)*
        ii. *12,256 Registrations (43%)*
    - *City of Colwood*
        i. *2320 Passes (24.4%)*
        ii. *6721 Registrations (24%)*
    - *District of Metchosin*

ADOPTED JUNE 14, 2018

    i. *499 Passes (5.3%)*
    ii. *1104 Registrations (4%)*
- *Other Municipalities*
    i. *1658 Passes (17.5%)*
    ii. *4697 Registrations (16%)*

The Annual Report for 2016 was distributed to all Board Members and Municipal Representatives.

Discussion:

- *Ed Watson asked what the difference is between the passes and the registrations that are listed in the graph on page 11 of the report.*
    - *Geoff Welham, Acting Manager of Recreation, answered that the passes purchased are used to drop-in to the facility and use services such as the pool, weight room, skating rink or drop-in fitness classes. Registrations are when a client registers for a class or service such as yoga, skating or swimming lessons.*

- *Mayor John Ranns asked if there is a subsidy for maintenance for the turf and is the velodrome sustainable.*
    - *Wade Davies (Operations Manager) answered that the cost to maintain the three grass fields is $90,000 of which, $35,000 is recovered. The cost of maintenance of the synthetic turf is sustainable. Funds are being held for the replacement of the turf.*

b) 2016 Audited Financial Statements

Finance Committee Chair Les Bjola presented the Report:

- *The 2016 Audited Financial Statements were audited by KPMG.*
- *2016 was a clean audit and there were no outstanding matters or unusual areas.*
- *Acknowledgement goes out to Sue and the Management staff who kept the budgets up to date and immediately adjusted to accommodate any changes in revenue.*
- *Net financial assets show a balance of 1.3 Million set aside to fix the arena floor. The decision as to whether it will be a dry floor or an ice rink will depend on whether or not Langford is building an additional ice rink in their municipality.*
- *The income statements show the revenue was down from 2015, primarily due to the opening of the new Langford Westhills YM-YWCA.*
- *The financial statements show an annual surplus of $389,676 due to savings in expenses and repair and maintenance items that were carried forward to 2017.*
- *Langford has not approved the 2017 operating budget and therefore the 2016 requisitions from the member municipalities will be collected.*

Discussion: With regards to Note 14 – Employee remuneration over $75,000 per year.

- *Mayor John Ranns asked why a more in depth report was not included and are we meeting requirements by not having the figures publicly reported. The understanding is that WSPR is a society and therefore follows different guidelines than that of the municipalities.*

- *Mayor David Screech commented that the society act requires that figures are disclosed and asks that a clarification letter is received from the auditor. The society is financed by the municipalities.*

ADOPTED JUNE 14, 2018

- *Mayor John Ranns, commented that the public has the right to see the expenses for the contractors, as well as the employees plus expenses.*

- *Sandy Clarke, Acting Administrator commented that the preference of reporting employee positions & remuneration could be noted for future financial statements.*

MOVED/SECONDED *BY MAYORS RAANS AND SCREECH TO RECEIVE THE AUDITED STATEMENTS AND THAT STAFF DIRECT AN INQUIRY TO THE AUDITORS AS TO WHETHER A DETAILED REPORT IS NEEDED IN ORDER TO FULLY DISCLOSE REMUNERATION FOR EMPLOYEES, CONTRACTORS AND EXPENSES AND AS SUCH BE MORE ALIGNED WITH MUNICIPAL REPORTING POLICIES.*
CARRIED

c) Appointment of an Auditor
Finance Committee Chair Les Bjola presented the Report:
- *No additions to written report.*

MOVED/SECONDED *BY MAYORS HAMILTON AND SCREECH THAT KPMG BE HIRED FOR 2017 AS AUDITORS FOR WEST SHORE PARKS AND RECREATION SOCIETY.*
CARRIED

d) Standing Committee Reports

i. Finance
Finance Committee Chair Les Bjola provided highlights of the report:
- *Requisitions for 2016 represented 45% of all revenues.*
- *The accumulated surplus of $2, 287,095.00 is reserved for future repairs & maintenance.*
- *Financial information & reports on the society continue to be timely and accurate.*

ii. Strategic Planning
Strategic Planning Committee Chair Ed Watson provided highlights of the Report:
- *The Strategic Priorities outlined in the report for 2016-2020 received extensive input from WSPR staff and the Board of Directors.*
- *The key Strategic Priorities are strong relationships, sustainable operations and resources, excellence in service delivery and innovation leadership.*

iii. Environment
Environment Committee Chair Moralea Milne provided highlights of the Report:
- *Recognizes dual purposes of preservation of the rare ecosystem and species with public recreational use.*
- *Bioblitz was held on May 1st and there were 196 species recorded, three of which are rare or uncommon.*
- *Working on putting more signage into place in order to deter people from the most sensitive areas.*
- *Working with the Nature School and other programs to educate the leaders on the issues using the site.*
- *Have completed putting up bluebird nesting boxes.*

ADOPTED JUNE 14, 2018

iv. Skatepark

Sandy Clarke, Acting Administrator provided highlights of the Report:

- *The Skate Park Coalition began looking for land available in all municipalities on the West Shore in 2016. The base of the hill towards the Golf Course at West Shore Parks & Recreation was one of the sites considered. A community meeting was had to go over the design ideas. An RFP has been developed and a Geotech report has been completed. The RFP will focus on getting a concept design for the skatepark, and initial cost estimates to build the park. In September, the results of the RFP will be reviewed with the Skatepark Committee and a report will go to the Board of Directors in October. This initial stage will outline the cost of the project without putting the society at financial risk.*

Discussion:

- *Mayor David Screech comments that the project should be kept moving forward as it is necessary for the youth in the area. He expressed his hope that collectively we can make it happen, with all owners supporting the skatepark.*

ALL REPORTS:

***MOVED/SECONDED** BY MAYORS SCREECH AND HAMILTON THAT THE REPORT BE RECEIVED.*
CARRIED

e) Special Resolution re: Society Bylaws

- *Mayor David Screech presented the motions as distributed and asked for approval.*

- *Mayor Carol Hamilton stated that it was just housekeeping that needs to be done.*

- *Mayor John Ranns comments that the motion specifically identifies the role beyond the Chair's duties and is not equivalent to the role of a Mayor. When referencing the right to suspend the CAO and employees, the key is that the role can suspend, not dismiss. There may be times that the employees and public need protection and there may also be times when an employee needs to be removed from a situation. There may be no time to call the Board together. Beyond that, the Chair would not be doing a lot without input from the Board Members.*

- *Mayor David Screech comments that it is the owners matter to decide. The Chief Administration Officer is accountable to the Chair. The role represents a slightly more authoritative figure.*

- *Sandy Clarke, Acting Administrator comments that the special resolution aligns closely with the Board Policy Manual with regards to the Chair's position.*

***MOVED/SECONDED** BY MAYORS RANNS AND SCREECH THAT BYLAW 36 (1) BE AMENDED BY REMOVING THE WORDS "OR UNTIL A SUCESSOR IS ELECTED."*
CARRIED

***MOVED/SECONDED** BY MAYORS RANNS AND SCREECH THAT BYLAW 36 (3) BE DELETED FROM THE BYLAWS AND REPLACED WITH THE FOLLOWING:*

ADOPTED JUNE 14, 2018

(3) THE CHAIR IS THE HEAD AND CHIEF EXECUTIVE OFFICER OF THE SOCIETY. IN ADDITION TO THE CHAIR'S RESPONSIBILITIES AS A MEMBER OF THE BOARD, THE CHAIR HAS THE FOLLOWING RESPONSIBILITIES.

(A) TO PROVIDE LEADERSHIP TO THE BOARD, INLCUDING BY RECOMMENDING BYLAWS, RESOLUTIONS AND OTHER MEASURES THAT, IN THE CHAIR'S OPINION, MAY ASSIST THE PEACE, ORDER AND GOOD GOVERNANCE OF THE SOCIETY;

(B) TO COMMUNICATE INFORMATION TO THE BOARD;

(C) TO PRESIDE AT BOARD MEETINGS WHEN IN ATTENDANCE;

(D) TO PROVIDE, ON BEHALF OF THE BOARD, GENERAL DIRECTION TO THE CAO RESPECTING IMPLEMENTATION OF SOCIETY POLICIES, PROGRAMS AND OTHER DIRECTIONS OF THE BOARD;

(E) TO SUSPEND THE CAO AND EMPLOYEES;

(D) TO REFLECT THE WILL OF THE BOARD AND TO CARRY OUT OTHER DUTIES ON BEHALF OF THE BOARD.

CARRIED

f) Owners' Meeting

Mayor Carol Hamilton put forth a motion regarding quarterly owners meetings.

Discussion:

- *Mayor John Ranns comments that quarterly meetings may be too much and that annually might be better as everything is going well.*

- *Mayor Carol Hamilton responds that more is going to start happening with the skatepark, and floor replacement. We can start with quarterly meetings and then change the schedule if needed. The first meeting will be called in September.*

- *Mayor David Screech agrees that there is lots to talk about including the renewal of the 5 year operating agreement.*

***MOVED/SECONDED** BY MAYORS CAROL HAMILTON AND DAVID SCREECH THAT THE OWNERS' GROUP MEET QUARTERLY, ROTATING THE HOST MUNICIPALITY AND SUBSEQUENTLY THE CHAIRING AND ORGANIZING OF THE MEETINGS.*
CARRIED

Final Comments:

- *Mayor John Ranns acknowledges the staff's role in the running of the indigenous/aboriginal day festivities held in Metchosin on Wednesday, June 21, 2017. It was a very successful event and WSPR staff's work was appreciated.*

- *Mayor David Screech thanks the staff and the Board for the ongoing oversight and management of WSPR.*

ADOPTED JUNE 14, 2018

OLD BUSINESS

5. N/A

ADJOURNMENT

6. ***MOVED/SECONDED*** *BY MAYORS RANNS AND COUNCILLOR SEATON THAT THE ANNUAL GENERAL MEETING BE ADJOURNED AT 8:04PM*
   CARRIED

ADOPTED JUNE 14, 2018

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP18-0010 - 2880 and 4400 West Shore Pkwy

That Development Variance Permit No. DVP18-0010 be issued by the Council for the City of Langford to the City of Langford to permit the installation of two freestanding variable electronic signs at 2880 and 4400 West Shore Pkwy subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Sign Bylaw No. 1250 are varied under Section 526 of the *Local Government Act*:

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 3m^2 (32ft^2) per side to 17 m^2 (183 ft^2) per side.

3. Conditions

The following requirements are imposed under Section 526 of the *Local Government Act*:

a) That the signs be erected only under contract to the City of Langford.

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 16 July 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP18-0010
Applicant	City of Langford
Location	2880 and 4400 West Shore Pkwy
Proposal	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 $3m^2$ ($32ft^2$) per side to $17m^2$ ($183\ ft^2$) per side Subject to the following condition: b) That the signs be erected only under contract to the City of Langford.
Purpose	To permit the installation of two freestanding variable electronic signs.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 11 July 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 July 2018 during the Public Participation Section at the beginning of the meeting.

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

Braden Hutchins
Director of Corporate Services



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

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, July 9th, 2018

1. **Application for Development Variance Permit to reduce the rear yard setback of a primary residence from the required 6 m to 5.76 m (Lot 4) and to allow for a reduction in lot width from the required 18 m to 16 m (Lot 9), to facilitate a nine-lot subdivision at the property located at 3063 Glen Lake Road**
   - Staff Report (Planning)

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

1. Direct staff to proceed with consideration of the following variances for 3063 Glen Lake Road:

    a) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from the required 6 m to 5.76 m;
    b) That Section 6.20.02(3) of Zoning Bylaw No. 300 be varied from the required 18 m to 16 m.

Subject to the following terms and conditions:

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

CARRIED.

2. **Bylaw No. 1775 - Application to Amend the Text of the CD10 Zone to Allow a Reduction in the Open Space Area**
   - Staff Report (Planning)

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

1. Give First Reading to Bylaw No. 1775 in order to amend the text of the CD10 (Comprehensive Development 10) Zone to permit a reduction in the non-disturbance area on the property legally described as Lot 1, Section 86, Metchosin District, Plan EPP28579 (3342 Turnstone Drive) subject to the following conditions:

    a. That the applicant agrees to provide, **prior to Bylaw Adoption**, the following:

        i. $20,000 towards the General Amenity Fund in exchange for a reduction of the non-disturbance area; and **CON'T**

ii. A section 219 covenant, registered in priority of all other charge on title, on the land being removed from the non-disturbance area, that prohibits principle buildings from being constructed beyond 1.0m west of the existing non-disturbance boundary.

CARRIED.

3. Bylaw No. 1784 – Application to amend the Official Community Plan designation of 734 Latoria Road from Agricultural to Hillside or Shoreline to allow for subdivision and future residential development
Bylaw No. 1785 – Application to rezone 734 Latoria Road from AG1 (Agriculture 1) to RS4 (Residential Small Lot 4) to allow for subdivision and future residential development
- Staff Report (Planning)

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

1. Give First Reading to Bylaw No. 1784 to amend the Official Community Plan designation of the property at 734 Latoria Road from *Agricultural* to *Hillside or Shoreline*.

2. Give First Reading to Bylaw No. 1785 to amend the zoning of the property at 734 Latoria Road from AG1 (Agriculture 1) to RS4 (Residential Small Lot 4) subject to the following terms and conditions:

a) That the applicant provides, **as a bonus for increased density**, the following contributions per single family equivalent (SFE) created, prior to subdivision approval:

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

b) That the applicant provides, **as a condition of removing land from the Agricultural Land Reserve**, $6.72 per m^2 of gross land area being rezoned towards the General Amenity Reserve Fund prior to subdivision approval for the creation of more than one lot located north of the SPEA and more than one lot located south of the SPEA.

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

   i. A technical memorandum regarding proposed stormwater management for the development, to the satisfaction of the Director of Engineering.

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

   i. Construct full frontage improvements, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first; **CON'T**

ii. Prepare a construction management parking plan, to the satisfaction of the Director of Engineering, prior to Building Permit issuance;
iii. Prepare a detailed stormwater management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
iv. Construct any above- or underground infrastructure or servicing upgrades, extensions or other servicing requirements required by the approved stormwater management plan, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
v. Construct a 2. 0 m (6.6ft) wide gravel multi-use trail along the Latoria Road frontage of the subject property and extending north into Desmond Park and east to the property at 720, and complete all associated landscaping and remediation work, to the satisfaction of the Parks Manager, prior to subdivision approval or Building Permit issuance, whichever occurs first;
vi. Acknowledge that the site is in proximity to agricultural areas and the South Vancouver Island Rangers gun range, and that these uses may create general noise, odour and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances; and
vii. Dedicate approximately 17.5% of the property at 734 Latoria Road to the City, and $55,000 cash-in-lieu of open space to the General Amenity Reserve Fund, prior to subdivision approval.

CARRIED.

4. Application for Development Variance Permit to defer the requirement to connect to municipal sewer, construct frontage improvements, provide water servicing, reduce fire flow and water pressure provisions, and provide FUS calculations, at the properties located at 1323 and 1319 Ravensview Drive, until such time that lots are developed
- Staff Report (Planning)

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

1. Direct staff to proceed with consideration to defer site servicing of 1323 and 1319 Ravensview Drive as required by the City's Subdivision and Development Servicing Bylaw 1000 until such time that the lots are developed.

Subject to the following terms and conditions:

i. Construction, subdivision or placement of any building is prohibited, and the Owners shall not apply for, or be entitled to receive subdivision approval or a building permit in respect to Lot 3 until and unless the Owners have completed the installation of all works and services required by the City's Subdivision and Development Servicing Bylaw 1000.

CARRIED.

5. **Application to allow a laser sheet metal cutting and fabrication operation in Unit #112 at 1016 McCallum Road**
   - Staff Report (Planning)

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

1. Proceed with consideration of this Temporary Use Permit to allow LaserCam Fabrication Inc. to operate a laser sheet metal cutting and fabrication business in Unit #112 at 1016 McCallum Road for a period of three years, subject to the following terms and conditions:

   a) That there be no outdoor storage of materials or equipment;
   b) That all manufacturing activities be conducted within the building, and that noise, dust, odours and all other potential nuisances be limited so as to not be discernible beyond the limits of the unit; and
   c) That all required improvements be completed to the satisfaction of the Fire Chief and according to the requirements of the Building Code prior to Business License issuance and any continued operation of the business; and
   d) That the Temporary Use Permit be issued only to LaserCam Fabrication Inc. and not be transferred to any subsequent businesses or business owners should LaserCam Fabrication Inc. cease to operate.

CARRIED.

6. **Application to add a Pre-school as a temporary use in the M2, General Industrial, Zone at the property located 1060 Henry Eng Place**
   - Staff Report (Planning)

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

1. Proceed with the consideration of this Temporary Use Permit for a preschool for 22 children on the property at 1060 Henry Eng Place for a period of three (3) years.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Council

Date: **July 16, 2018**

Department: **Engineering**

Subject: **2018 Langford Show and Shine – Goldstream Avenue lane closures**

Background

Last year the Langford Show and Shine attracted 175 participants and had hundreds of residents, car lovers, and families attend to view and vote on classic muscle cars from the fifties, sixties and seventies. This year's Langford Show and Shine will be taking place on Sunday, August 19, 2018. Lane closures along Goldstream Avenue, Bryn Maur Road and Claude Road will be required.

Commentary

This year is the 8th Annual Langford Show and Shine and will require the closure of lanes along Goldstream Avenue between Veterans Memorial Parkway and Peatt Road as well as partial closure of Bryn Maur Road and will impact Claude Road (see attached map). The event is set to take place between 10:00 a.m. and 3:00 p.m., however, the lane closures will be required from 7:00 a.m. until 4:00 p.m. to allow for the participants to park their vehicles and for volunteers to set up and take down the tents, tables, and chairs. Emergency services, BC Transit, and local radio stations will be notified in advance of the closures by way of a traffic advisory. City staff will post a notice of the event and lane closures on the City's website. Advertising of the lane closures will also be posted prior to the event along Goldstream Avenue by way of signage and digital reader board signs.

Financial Implications

Any minor costs incurred could be paid out of the Show and Shine budget. Similar to last year the barricades, cones and garbage cans will be donated by Victoria Contracting and Municipal Maintenance Corporation and portable washrooms from Coast Environmental.

Legal Implications

With the adoption of the Traffic Bylaw on December 3, 1996, Council has jurisdiction over this matter.

Options

That Council:

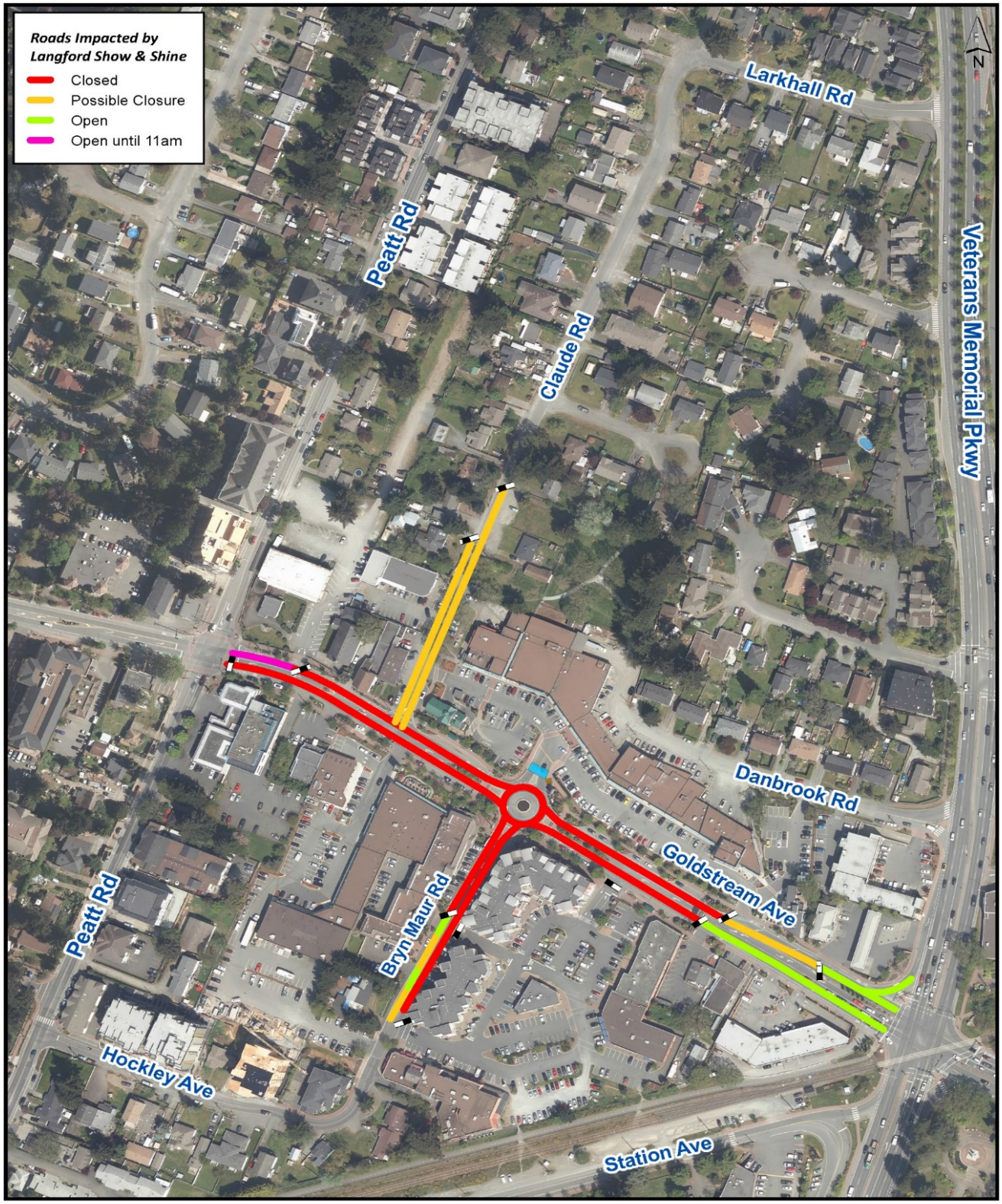
1. Approve the lane closures (as shown on the attached map) on Goldstream Avenue on Sunday August 19th, 2018, between 7:00 a.m. and 4:00 p.m. for the 8th Annual Langford Show and Shine.

Respectfully Submitted,

Submitted by:	George Henshall, AScT, Deputy Director of Engineering
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

:gh

Attachments: Map of roads impacted by Langford Show & Shine


Roads Impacted by Langford Show & Shine
Closed
Possible Closure
Open
Open until 11am
Larkhall Rd
Peatt Rd
Claude Rd
Veterans Memorial Pkwy
Danbrook Rd
Goldstream Ave
Bryn Maur Rd
Peatt Rd
Hockley Ave
Station Ave
N

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Staff Report

to

Council

Date: **July 16, 2018**

Department: **Planning**

Subject: **Bylaw No. 1797; Changing the Name of the CD6 and CD6A (Bear Mountain Comprehensive Development) Zones to RCBM1 and RCBM2 (Resort Community of Bear Mountain) Zones.**

Commentary
Council may wish to revise the title of the comprehensive development zones for Bear Mountain in order to more accurately reflect the place that Bear Mountain has within the City of Langford as a resort community complete with hotel, shops, services and a variety of residential dwellings. Council may wish to revise the title of the Comprehensive Development 6 – Bear Mountain Zone and the Comprehensive Development 6A – Bear Mountain Zone to Resort Community of Bear Mountain 1 (RCBM1) and Resort Community of Bear Mountain 2 (RCBM2) zones respectively. To that purpose, Bylaw No. 1797 has been prepared for Council's consideration.

Financial Implications
None.

Legal Implications
None.

Options

Option 1
That Council:

1. Give Bylaw No. 1797 first reading;

AND

2. That Council waive the requirement for a Public Hearing with respect to Bylaw No. 1797;

Option 2

3. Take no action at this time with respect to Bylaw NO. 1797;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lance Caven, Assistance Chief of Fire Prevention
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy 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

CITY OF LANGFORD
BYLAW NO. 1797

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

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

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

1. By replacing the term "Comprehensive Development (CD6) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1 Zone";

2. By replacing the term "Comprehensive Development (CD6A) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2 Zone";

3. By replacing the term "CD6 (Bear Mountain)" in Table 1 of Section 4.01.01 with "RCBM1 and RCBM2 (Bear Mountain)";

4. By replacing "Comprehensive Development – Bear Mountain CD6" in Section 5.04 with "Resort Community of Bear Mountain RCBM1";

5. By replacing the term "Comprehensive Development 6 – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1";

6. By replacing the term "CD6" in every instance with "RCBM1";

7. By replacing the term "Comprehensive Development 6A – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2";

8. By replacing the term CD6A in every instance with "RCBM2"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 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

Canadian Cancer Society
BRITISH COLUMBIA AND YUKON

COPS FOR CANCER™





Dear City of Langford,

My name is Constable Kyle Ross and I am one of the riders on the 2018 Canadian Cancer Society's Tour de Rock – Cops for Cancer. I work at the West Shore RCMP along with my fellow rider Constable Brent Vose. Together along with a committee we are planning a coed baseball tournament that will take place at Centennial Park in Langford on September 8th and 9th.

This two day tournament is our first of hopefully an annual tournament dedicated to raising funds for Cops for Cancer. It will be a family event, featuring teams made up of police, fire, paramedics and their support personnel.

As part of this fundraiser we are looking to have a beer garden and are looking for your approval to do so. All proceeds go directly to the Canadian Cancer Society. We are hoping to sell alcohol ideally from 11am to 8pm on both of those days. We will ensure to get an appropriate liquor licence and follow its requirements.

If you would like more information on the Tour de Rock please visit **copsforcancerbc.ca** and any questions concerning this event hosted by the West Shore RCMP Tour de Rock Riders can be directed to Constable Kyle Ross at [redacted] or email [redacted].

Thank you and we look forward to hearing from you very soon!

Sincerely,

Constable Kyle Ross and Constable Brent Vose
West Shore RCMP's 2018 Tour de Rock Riders

Canadian Cancer Society

TourdeRock.



Tour De Rock First Responders Softball Tournament

Saturday September 8th and Sunday September 9th
Centennial Park - 2805 Carlow Road, Langford BC

This event is dedicated to raising funds for pediatric cancer research. It will be a fun family event, featuring teams made up of police, fire, paramedics and their support personnel.

Registration deadline is August 1st. A $300 registration fee is payable by cheque to **CCS – Cops For Cancer - TDR**. Cheques can be dropped off or mailed to Cst. Kyle Ross at the West Shore RCMP Detachment. The $300 team registration fee will be entirely donated to Cops for Cancer, so any money raised above the $300 is welcomed and encouraged.

The first 12 teams to register will be guaranteed a spot in the tournament. Teams must be able to supply their own helmets, bats, gloves, and teams must be able to field 10 people with a minimum of 4 females on the field.

If you would like more information on the Tour de Rock please visit **copsforcancerbc.ca** and any questions concerning this event hosted by the West Shore RCMP Tour de Rock Riders can be directed to Cst. Kyle Ross at [redacted] or [redacted].

COPS FOR CANCER™ | Tour de Rock | coastcapital SAVINGS

City of Langford
www.cityoflangford.ca

PARKS USE PERMIT

Date: 2018-07-01

USER INFORMATION

Organization: Cops for Cancer Canadian Cancer Society & West Shore RCMP Contact Name: Kyle Ross

Address: 694 Atkins Ave City: Langford Postal Code: V9B 3A4

Phone: [redacted] Cell: [redacted] Email: [redacted]

Fax: [redacted]

FACILITY REQUEST

Park Name: Centennial Park

Date Required: ~~September 8th, 2018~~ to ~~September 9th, 2018~~

Time Required: 0700 hrs to 2000 hrs (7am - 9pm)

Purpose of Request (Please provide all details of request, ie: type of equipment being used, serving food, etc)

- Tour de Rock fundraiser. First responders softball tournament. Will be serving food & hopefully alcohol.

PLEASE BE ADVISED THAT THIS PERMIT DOES NOT INCLUDE PARKING PRIVILEGES. PLEASE REVIEW THE LOCATION TO ENSURE ADEQUATE PARKING FOR YOUR EVENT. ILLEGAL PARKING COULD RESULT IN TICKETS OR TOWING.

The City of Langford requires $5,000,000 liability insurance coverage be provided naming the City of Langford and Victoria Contracting and Municipal Maintenance Corp. as an "Additional Insured" on the user/group's insurance policy. The City must be provided a copy of this document 2 weeks prior to the event.

Approved ☐

Not Approved ☐

_____

Manager, Parks and Recreation Department

City of Langford
www.cityoflangford.ca

Parks Use Guidelines

The City of Langford welcomes and encourages its residents to use city parks for a variety of events. The following guidelines are provided to assist park user groups to use the facilities in a responsible, respectful and healthy manner.

The following are excerpts from the **Parks Bylaw No. 1449**:

4.2. No person other than an employee of the City acting in the course of his/her duties or a contractor authorized in writing by the Parks Manager, shall cut, break, injure, remove or in any way destroy or damage any tree shrub plant, turf, seat, bench, swing, playground equipment, sports equipment, or ornaments of any kind in any park, trail or on any beach.

4.3. No person shall climb, walk, sit on any wall, fence, or other structure not intended for that purpose, or deface or destroy in any way any wall, fence, rock, tree or any other structure in or on any park, trail or beach.

4.4. No person shall, whether or not with the use or aid of any animal, vehicle or other thing, perform or engage in any stunt or other activity within a park that is likely to distract, startle or interfere with other users of the park or cause damage to public or private property.

4.5. No person shall, in a park, possess or consume liquor as defined in the Liquor Control and Licensing Act, except as is authorized under a Special Occasion Licence.

4.7. No person shall deposit or dispose of any garbage in a park, trail, stream or lake or a receptacle in a park, or any garbage produced outside of the park.

4.8. No person other than an employee or Contractor of the City acting in the course of his/her duties or a person authorized in writing by the Parks Manager shall remove any sand, soil, plants, tree, wood, log, or other matter from a park or excavate, dig, cut into or open up the natural terrain of any park, trail or beach.

4.9. No person, without lawful excuse, other than a duly authorized officer acting in lawful capacity, without written permission from the Parks Manager, shall carry or discharge any firearm, use or explode any fireworks, or fire or explode any combustible or explosive material in any park, trail or beach.

4.10. No person shall camp overnight in or on any portion of any park or beach.

4.11 No person shall construct or place in or on any portion of any park a tent or temporary building without first obtaining a written permit issued by the Parks Manager.

4.12. No person shall light, ignite or maintain a fire on any park, trail, or beach without first obtaining a written permit issued by the Fire Chief for the City.

4.13. No person shall sell or offer to sell refreshments, goods or services or conduct any business in any park, trail, or beach except with permission from the Parks Manager.

4.14. No person shall deposit on the ground any lighted match, cigar, cigarette or other burning substance within the limits of any park, trail or beach.

4.15. No person shall conduct himself in a disorderly or offensive manner by using profane swearing or indecent, obscene, blasphemous, or grossly insulting language or drunkenness or any other disturbances of the peace in any park, trail or beach.

4.16. No person without written permission from the Parks Manager shall produce any concert, musical show, band show, circus, exhibition and opera, or theatrical production, voice, use an amplification device, broadcasting or make other noise that disturbs or tends to disturb the free use and enjoyment of any park or any beach by any other person.

4.17. No person shall molest, disturb, frighten, injure, catch, trap or snare any bird or animal in any park, trail or beach.

Events with anticipated attendance over 20 people, sports events, or requiring party apparatus, ie: bouncy castles or other inflatable games require a PARKS USE PERMIT and 5 million dollar liability insurance, naming the City of Langford and VCMMC (Victoria Contracting and Municipal Maintenance Corp) as "Additional Insured".

5.1. Any person wishing to use a park for an organized event must apply to the City for a Park Permit. They must also provide written proof of 5 million dollars liability insurance to the City.

5.2. Any person issued a park permit to hold an event in a municipal Park must be responsible for cleaning up the Park after the event. (Schedule B)

Please feel free to contact the Parks Assistant for further assistance or clarification on any of these guidelines or other questions related to using the City of Langford's Parks facilities.

Thank you,

Cory Manton
Manager, Parks

I have read the above and agree to use the park as stipulated under the Parks Use Guidelines.

Kyle Ross — 2018-07-01

Signature — Date

Kyle Ross.

Print Name

CITY OF LANGFORD
BYLAW NO. 1752

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

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

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

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

"

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

"

2. By deleting Subsections 4.01.04(1), (2), and (3):
3. By inserting the following as Section 4.01.05, and renumbering subsequent sections accordingly:

"4.01.05 Payment in Lieu of Required Off-Street Parking

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

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

(b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:

(i) the parking site is located within a distance of 150 m (492 ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and

(ii) an easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure, or use which requires the parking.

(iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, Highway Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is greater."

4. By adding the following as Subsection 1.3(k) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where the applicant has made a commitment to provide on-street parking, through alternative design, in excess of what otherwise would normally be required using parallel parking scallops. These variances shall be limited to the required parking for commercial/institutional uses and residential visitors only, and the amount of parking varied shall not exceed the number of spaces provided, less the number of parking spaces that normally would be required.";

5. By adding the following as Subsection 1.3(l) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where required parking for commercial uses can reasonably be expected to also serve as visitor parking for residential uses and where appropriate easements, if necessary, are provided";

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

READ A FIRST TIME this 16th day of April, 2018

PUBLIC HEARING held this 22nd day of May, 2018

READ A SECOND TIME this 22nd day of May, 2018

READ A THIRD TIME this 22nd day of May, 2018

ADOPTED this day of , 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1763

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

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

1. Bylaw No. 209, cited as "District of Langford Development Procedures, 1997" is amended by:

   a) By deleting sections 4.12, 4.13, 4.14 and 4.15;

   b) By replacing Schedule 'D' with the following: "

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

All Land Uses >40,467m^2 (10ac)	$11,521	$2,461*	**$13,982**

*Fee reduced to $1,997 if public hearing waived
**Add $2,184 for the creation of a new zone designation"

c) By replacing Schedule 'E' with the following: "

Development Permit Fees

If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.

Interface Fire Hazard Development Permit Area (ONLY) – standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.	**$280**
Minor: Riparian Development Permit Area where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional; Agricultural Development Permit Area where no work is occurring within an agricultural buffer as defined by a qualified professional; Either a) and/or b) (above) combined with an standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.	**$558**
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may/may not include standard form for interface fire hazard;*	**$895**
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include standard form for interface fire hazard and may or may not include variances;**	**$2,293**

For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)

Column A	Column B	Fee
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	**Form & Character**	
Less than 150m^2 of site area within a defined development permit area	less than 100m^2 of new commercial/industrial/business park GFA; exterior renovation of existing intensive residential (including duplex) and multi-family residential buildings that represents a change to the form and character of a building or buildings;	**$558**
150-1000m^2 of site area within a defined development permit area	Up to and including 4 residential units; **and/or** up to 100m^2 of new Com/Ind/Bus Park GFA; **and/or** exterior renovation of existing Com/Ind/Bus Park buildings up to 200m^2 of GFA that represents a change to the form and character of a building or buildings;	**$2,012**
1001-4500m2 of site area within a defined development permit area	5- 12 residential units; **and/or** 100m^2 – 200m^2 of new Com/Ind/Bus Park GFA **and/or**	**$4,251**

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

*A duplex development permit issued by Council's delegate
**A duplex development permit issued by Council

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

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

Development Variance Permit Fees	
Application Fee	**$1,397**

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

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

READ A FIRST TIME this 16th day of April, 2018.

READ A SECOND TIME this 16th day of April, 2018.

READ A THIRD TIME this 16th day of April, 2018.

ADOPTED this day of , 2018.

_____ _____

MAYOR (Certified Correct)
CORPORATE OFFICER

CITY OF

LANGFORD BYLAW

NO. 1769

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES.

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

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

B. This Bylaw may be cited for all purposes as " City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 2018".

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

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

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

ADOPTED this day of , 2018.

_____ _____

MAYOR (Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1774

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 a portion of the text in subsection 6.51A.04 (3) and replacing it with the following: *"The floor area ratio may then be further increased to 2.25 if the owner provides 50% of the parking spaces required by this Bylaw in an enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% of parking spaces so provided, to a maximum FAR of 4."*

2. By deleting from the R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial) Zone the property legally described as LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

3. By deleting from the MU1 (Mixed Use Residential Commercial) Zone and adding the MU1A (Mixed Use Residential Commercial) Zone the property legally described as Lot 4, Section 5, Esquimalt District, Plan 12186, PID No. 003-359-566.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction
MU1A	1774	LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave); And LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per unit towards the General Amenity Reserve Fund; and c) Despite b) above, if a Building Permit is issued prior to December 2018 and the owner registers a covenant restricting use to rental accommodation for no less than 10 years, the amount referenced in b) may be reduced by 69%	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono 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.

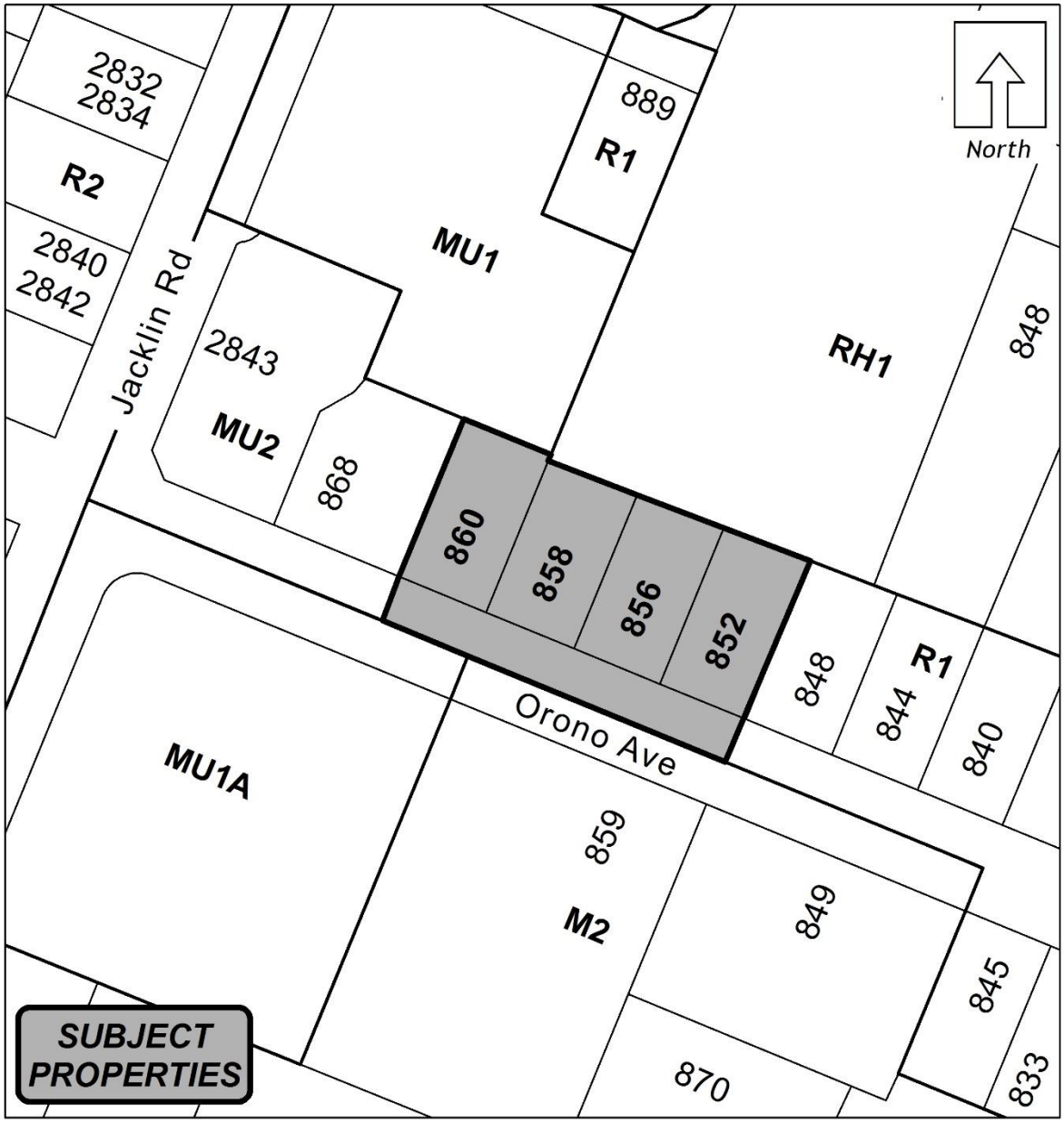
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1774

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1774

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/29/2018

CITY OF LANGFORD
BYLAW NO. 1775

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 CD10 (Comprehensive Development 10) Zone by replacing subsection 6.99.04(1)(b) with the following:

   (b) Registered a non-disturbance covenant, in favour of the City of Langford, over the portion of land designated as 'Common Property Green Space' on the sketch plan prepared by McIlvaney Riley Land Surveying Inc. and dated May 15, 2018, prohibiting the alteration of the land including the deposit or removal of soil and the alteration and removal of vegetation without the prior written consent of the City;

2. By amending the text of the CD10 (Comprehensive Development 10) Zone by adding the following to subsection 6.99.04(1) and renumbering subsequent articles accordingly:

   (c) Registered a restrictive covenant that prohibits the rear yard setbacks of the western residential units to be no closer than 1.0m west of the previous non-disturbance boundary as identified as 'existing covenant boundary' on the sketch plan prepared by McIlvaney Riley Land Surveying Inc. and dated May 15, 2018.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Dr), 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.

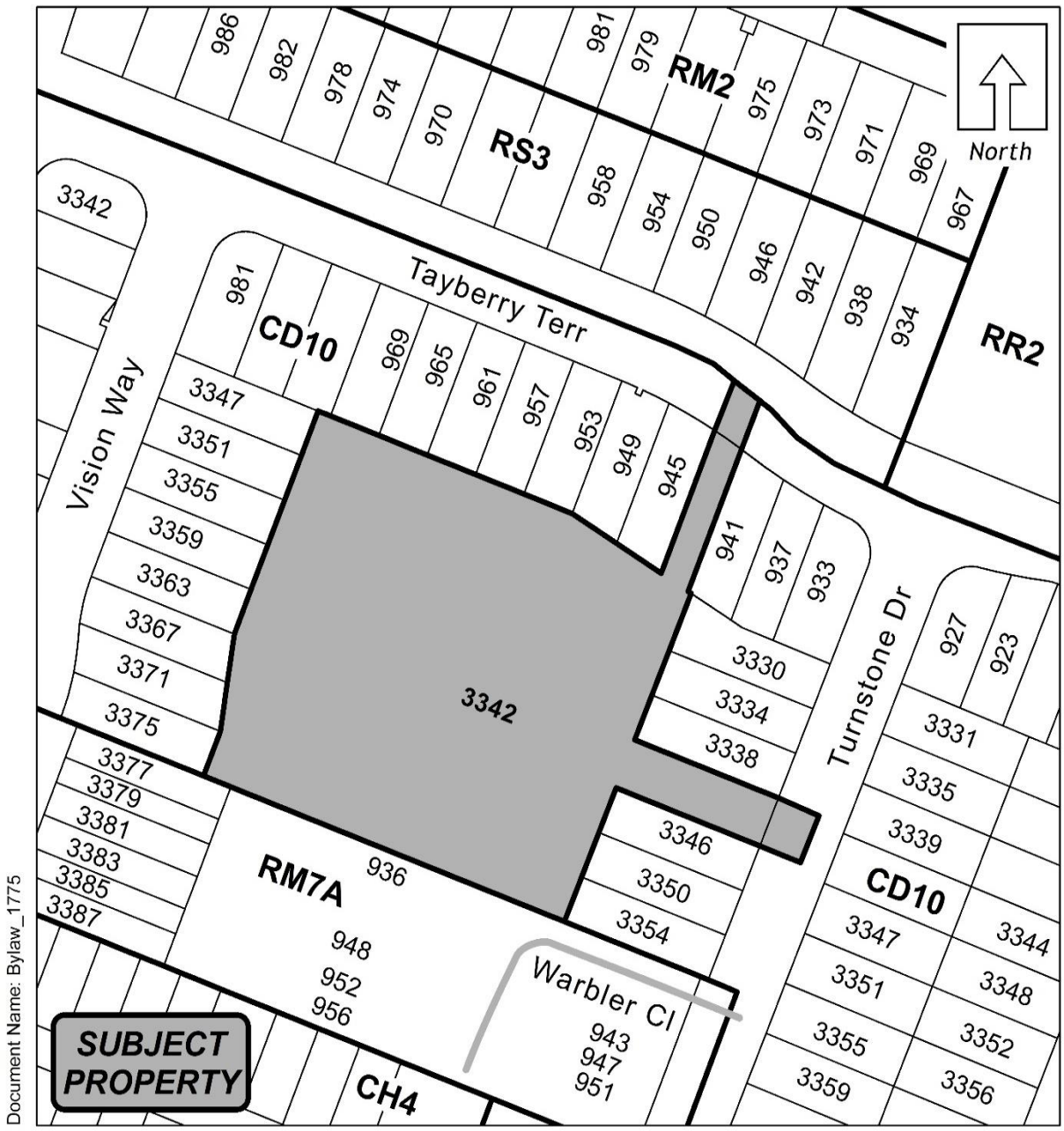
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1775

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1775

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2018

CITY OF LANGFORD

BYLAW NO. 1776

A BYLAW TO AMEND BYLAW NO. 1160,
"LANGFORD BUILDING BYLAW NO.1160, 2008"

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

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

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

B. This Bylaw may be cited for all purposes as "Langford Building Bylaw No.1160, Amendment No 10, 2018".

READ A FIRST TIME this 16th day of April, 2018.

READ A SECOND TIME this 16th day of April, 2018.

READ A THIRD TIME this 16th day of April, 2018.

FINALLY PASSED AND ADOPTED this day of , 2018.

_____
MAYOR

_____
(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.

2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.

3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be $54. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of $54 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.

4. **Reduction of Fee Where a Certified Registered Professional Reviews -** Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:

   (a) For permits $1,000.00 or less in value: $54

   (b) For permits in excess of $1,000.00, the fees shall be $54 for the first thousand, plus $11 per thousand or part for the next $99,000.00, plus $9 per thousand, or part thereof, for the next $900,000, plus $4 per thousand, or part thereof, for the next $14,000,000, plus $2 per thousand or part thereof for all values in excess of $15,000,000

   (c) For extension of permit: $54

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

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

(e) Revision fees

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

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

(a) the contract price including taxes and a reasonable allowance for extras, or

(b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".

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

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

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

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

2. Sewer Connections

(a)	House storm drain	$27
(b)	House sanitary sewer	$27

	(c)	House sanitary sewer and removal or de-commission of septic tank	$54
	(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	$27
	(e)	Manholes, catch-basins or interceptors	$54
	(f)	Pumping stations	$54
3.	Fire Protection Equipment		
	(a)	Sprinkler system 1 to 8 sprinkler heads	$33
	(b)	Each additional 20 sprinkler heads	$22
	(c)	Standpipe hose outlets	$22
	(d)	Fire Hydrants	$22
4.	Hot water storage tank		$16
5.	Residential irrigation system		$33
6.	Commercial irrigation system		$109
7.	Floor drain for hot water tank		$16
8.	Water and drain connections for a swimming pool (each)		$16
9.	Minimum plumbing permit fee		$16
10.	Water service connection to property line		$27

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

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

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

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**July 16, 2018**
Department:	**Planning**
Application No.:	**Z18-0012**
Subject:	**Bylaw No. 1782- A Bylaw to amend the zoning of 832 Hockley Avenue from R1 (One Family Residential) to MU1A (Mixed Use Residential Commercial) to construct one 6 storey multi-residential building on the subject property and on the adjacent property at 828 Hockley Avenue.**

At their Regular Meeting of 23 May 2018, Council passed the following resolution with respect to the property at 832 Hockley Avenue:

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; **(COMPLETED)**

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

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.

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1. c) i.-iv. in Council's resolution of May 23, 2018. If Council does not wish to place additional conditions on the approval of Bylaw 1782, they may wish to give the Bylaw fourth and final reading.

Bylaw No. 1782 was signed by the Minister of Transportation on June 21, 2018

OPTIONS

That Council:

1. Adopt Bylaw No. 1782;

2. Take no action at this time with respect to Bylaw No. 1782;

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:	George Henshall, Deputy 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

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 dwelling unit towards the General Amenity Reserve Fund for any units up to and including the 4th storey of any building; c) $1425 per dwelling unit towards the General Amenity Reserve Fund for any dwelling units on the 5th and 6th storey of any building; and d) $712.50 per dwelling unit for any dwelling unit above the 6th storey of any building; and e) All contributions to the General Amenity Reserve Fund, shall be reduced by the cost to extend a sidewalk from the edge of the property frontage at 828 Hockley Avenue to Peatt Road should the owner wish to provide this work in lieu of amenity.	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 18th day of June, 2018.

READ A SECOND TIME this 18th day of June, 2018.

READ A THIRD TIME this 18th day of June, 2018.

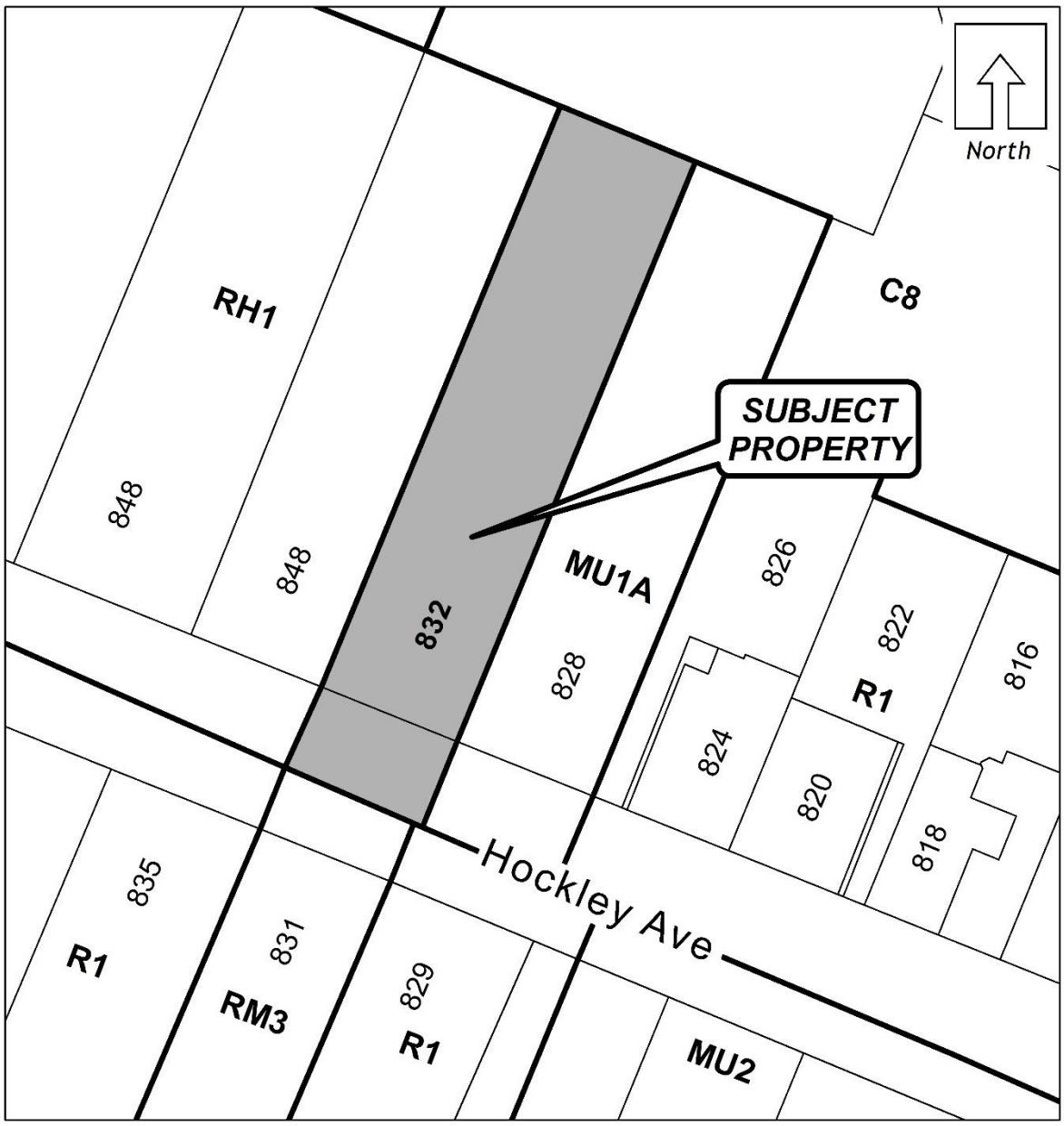
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of June, 2018.

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/24/2018

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 18th day of June, 2018.

READ A SECOND TIME this 18th day of June, 2018.

READ A THIRD TIME this 18th day of June, 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
BYLAW NO. 1784

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the AGRICULTURAL designation and adding to the HILLSIDE OR SHORELINE designation the property legally described as Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 and shown shaded on Schedule A attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 28, (734 Latoria Rd), 2018".

READ A FIRST TIME this day of , 2018.

PUBLIC HEARING held this day of , 2018.

READ A SECOND TIME this day of , 2018.

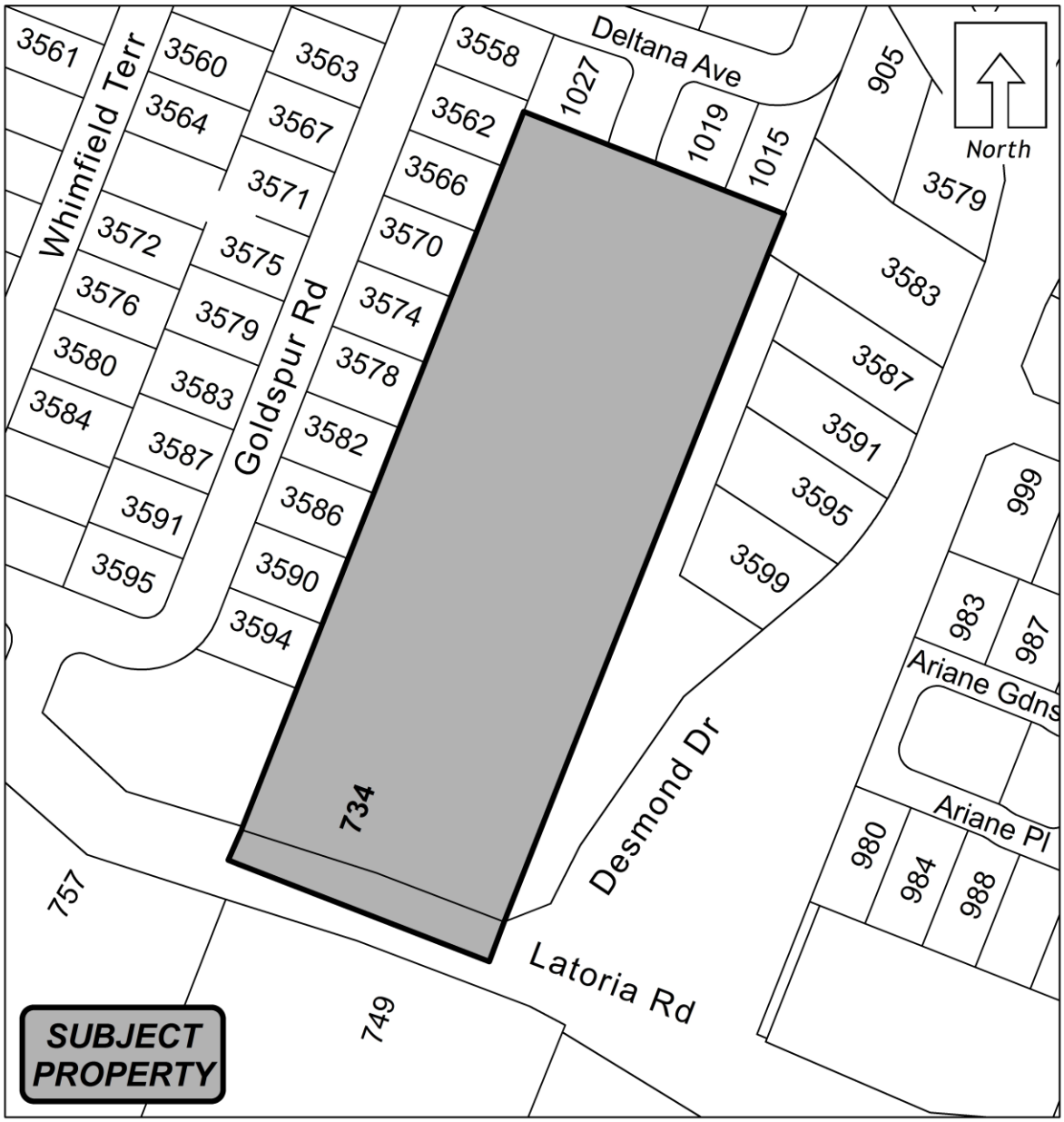
READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1784

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1784

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/8/2018

CITY OF LANGFORD
BYLAW NO. 1785

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 AG1 (Agriculture 1) and adding to the RS4 (Residential Small Lot 4) Zone the property legally described as Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 (734 Latoria Rd) and 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)
RS4	1785	Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 (734 Latoria Rd)	a) $1,000 per SFE created towards the Affordable Housing Reserve Fund; b) $6,000 per SFE created towards the General Amenity Reserve Fund; and c) $6.72 per m^2 of gross land area, for exclusion from the Agricultural Land Reserve, towards the General Amenity Reserve Fund prior to subdivision approval for the creation of more than one lot located north of the SPEA on the subject site and the creation of more than one lot located south of the SPEA on the subject site.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 537, (734 Latoria Rd), 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

(insert Bylaw Map from GIS)

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 18th day of June, 2018

READ A SECOND TIME this 18th day of June, 2018

READ A THIRD TIME this 18th day of June, 2018

ADOPTED this day of July, 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

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 18th day of June, 2018.

READ A SECOND TIME this 18th day of June, 2018.

READ A THIRD TIME this 18th day of June, 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 18th day of June, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

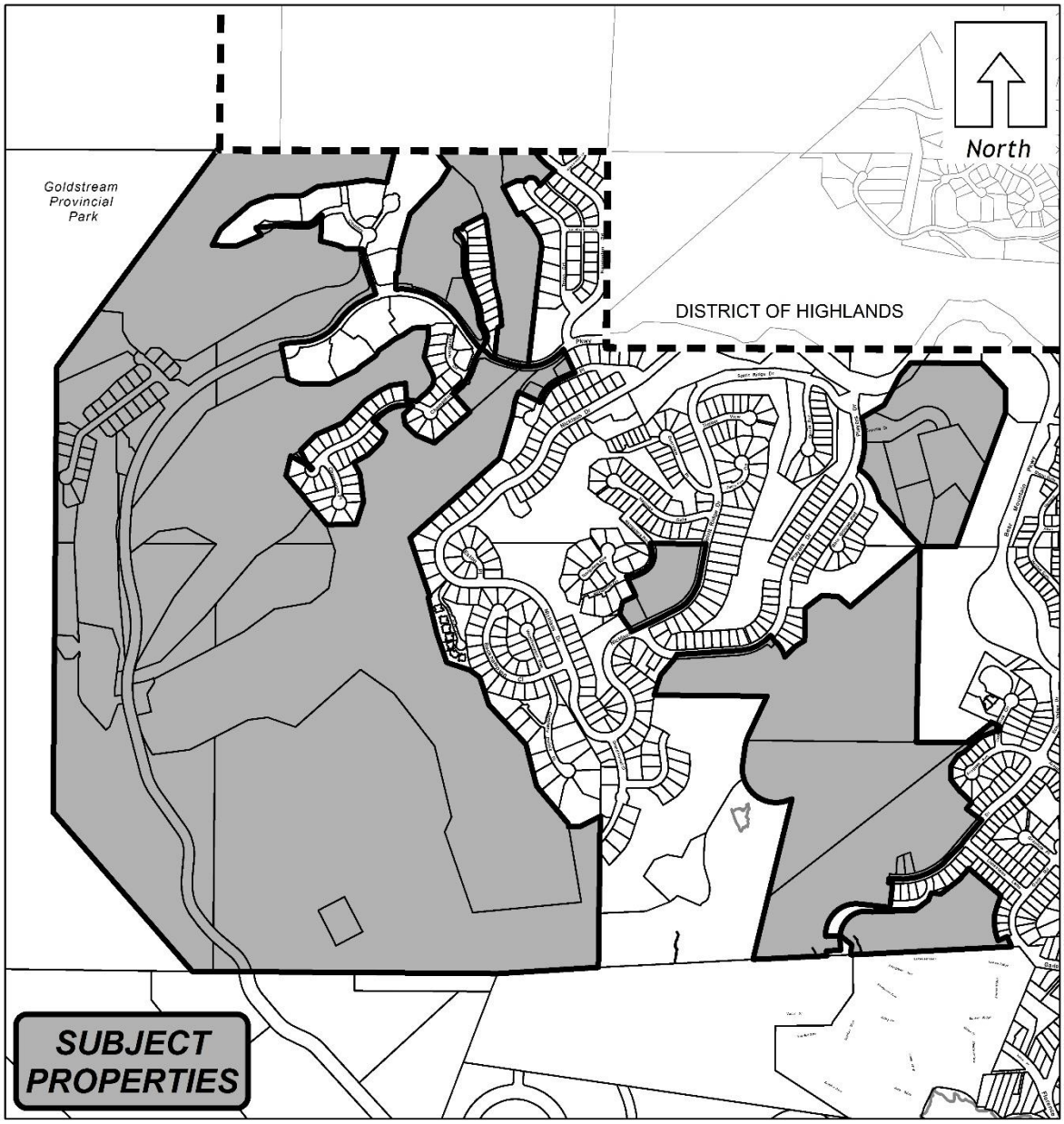
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

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: _____

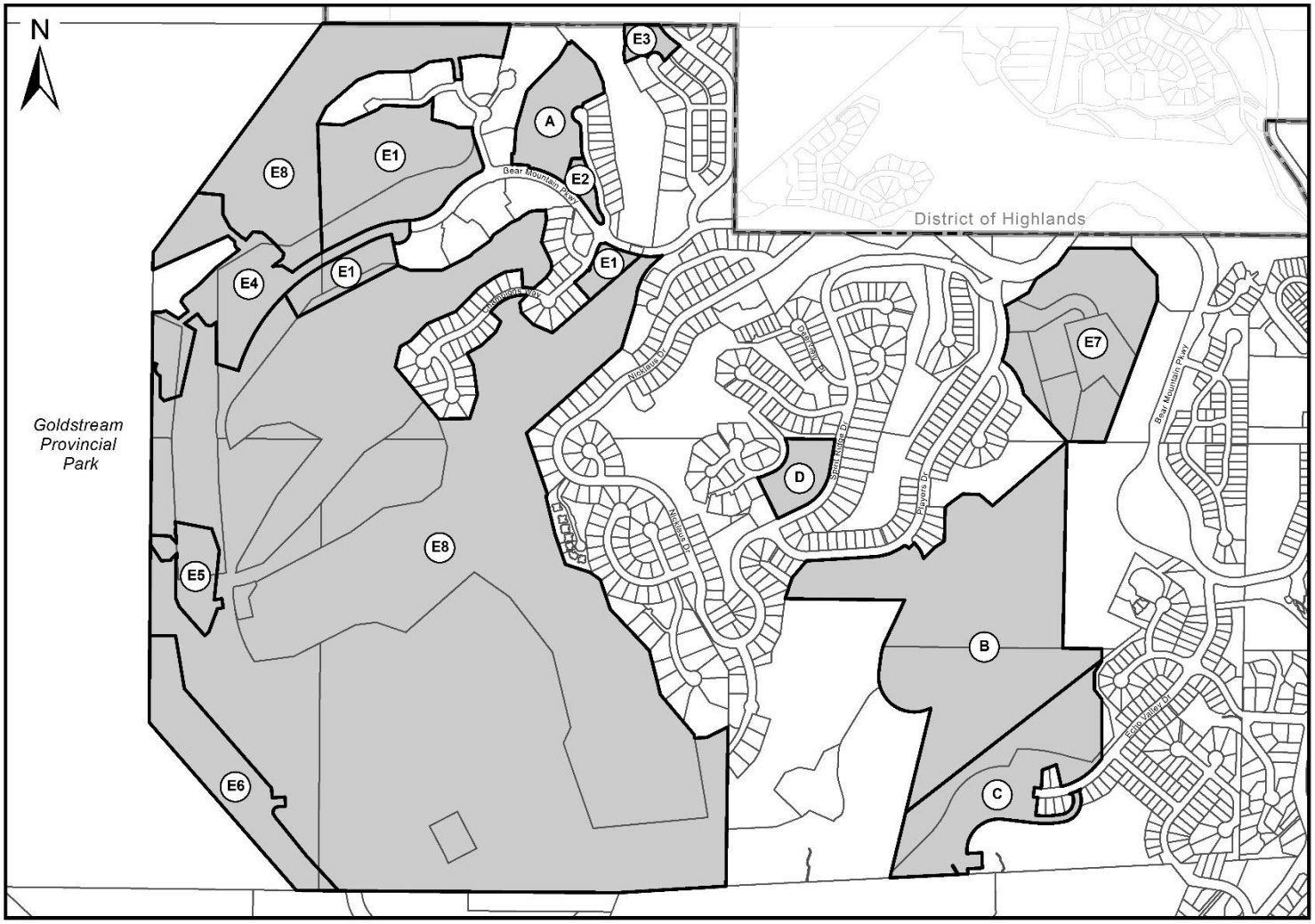
_____
CORPORATE OFFICER

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.

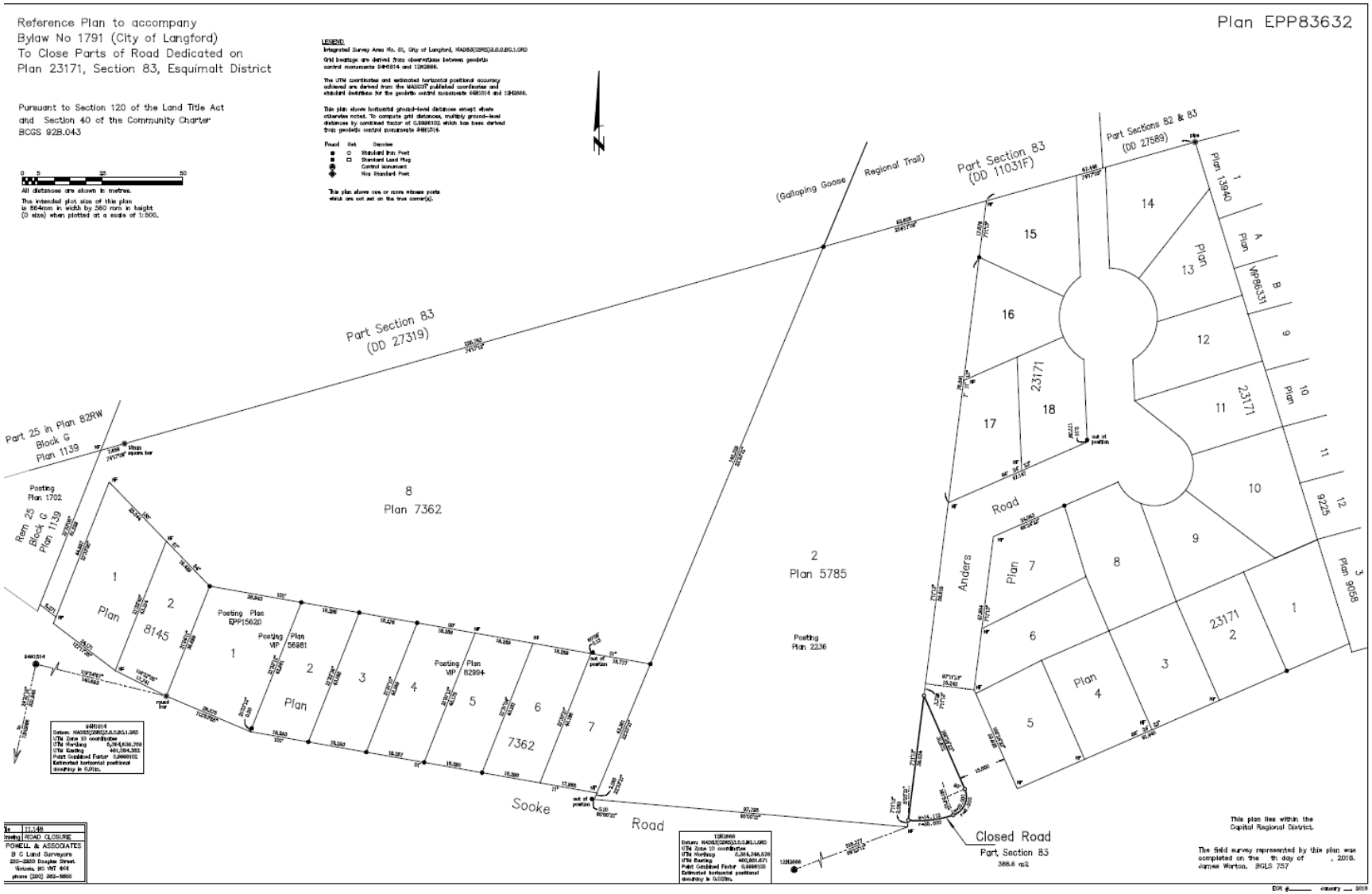
READ A THIRD TIME this day of , 2018.

ADOPTED this of day of ,2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1792

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 RS3 (Residential Small Lot 3) Zone the property legally described as LOT 3, SECTIONS 108 AND 109, ESQUIMALT DISTRICT, PLAN 22999, EXCEPT THOSE PARTS IN PLANS 28050 AND 37232, PID No.: 004-136-110 (2512 Duncan Pl) 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)
RS3	1792	LOT 3, SECTIONS 108 AND 109, ESQUIMALT DISTRICT, PLAN 22999, EXCEPT THOSE PARTS IN PLANS 28050 AND 37232, PID No. 004-136-110 (2512 Duncan Pl)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 539, (2512 Duncan Pl), 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.

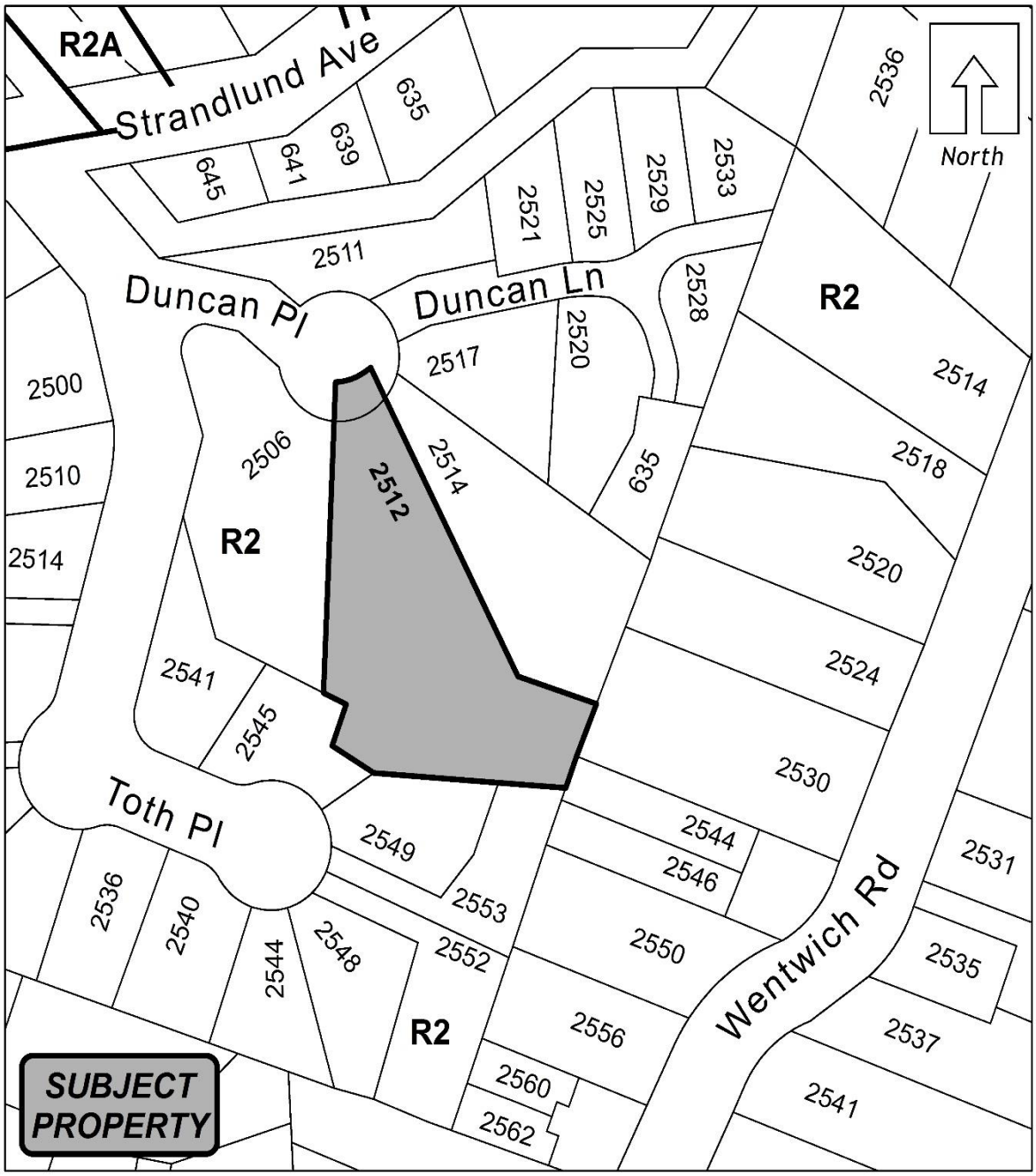
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1792

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1792

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2018

CITY OF LANGFORD
BYLAW NO. 1793

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 a portion of the text in subsection 6.51A.04 (3) and replacing it with the following: *"The floor area ratio may then be further increased to 2.25 if the owner provides 50% of the parking spaces required by this Bylaw in an enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% of parking spaces so provided, to a maximum FAR of 4.0"*;

2. By replacing subsection 6.51A.06(1) with the following:
"No building or structure may exceed a height of seven (7) storeys."

3. By deleting from the CS1 (Service Commercial 1) and RR4 (Rural Residential 4) Zones and adding to MU1A (Mixed Use Residential Commercial A) Zone the property legally described as LOT A OF SECTION 99, ESQUIMALT DISTRICT, PLAN 13266 EXCEPT PARCEL A (DD 300197-I), PID No. 004-739-990 (1062 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

4. 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	1793	LOT A OF SECTION 99, ESQUIMALT DISTRICT, PLAN 13266 EXCEPT PARCEL A (DD 300197-I), PID No. 004-739-990 (1062 Goldstream Ave)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on the 7th storey of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created towards the Affordable Housing Reserve Fund; and e) $7,500 per required parking stall not provided towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 540, (1062 Goldstream Ave), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

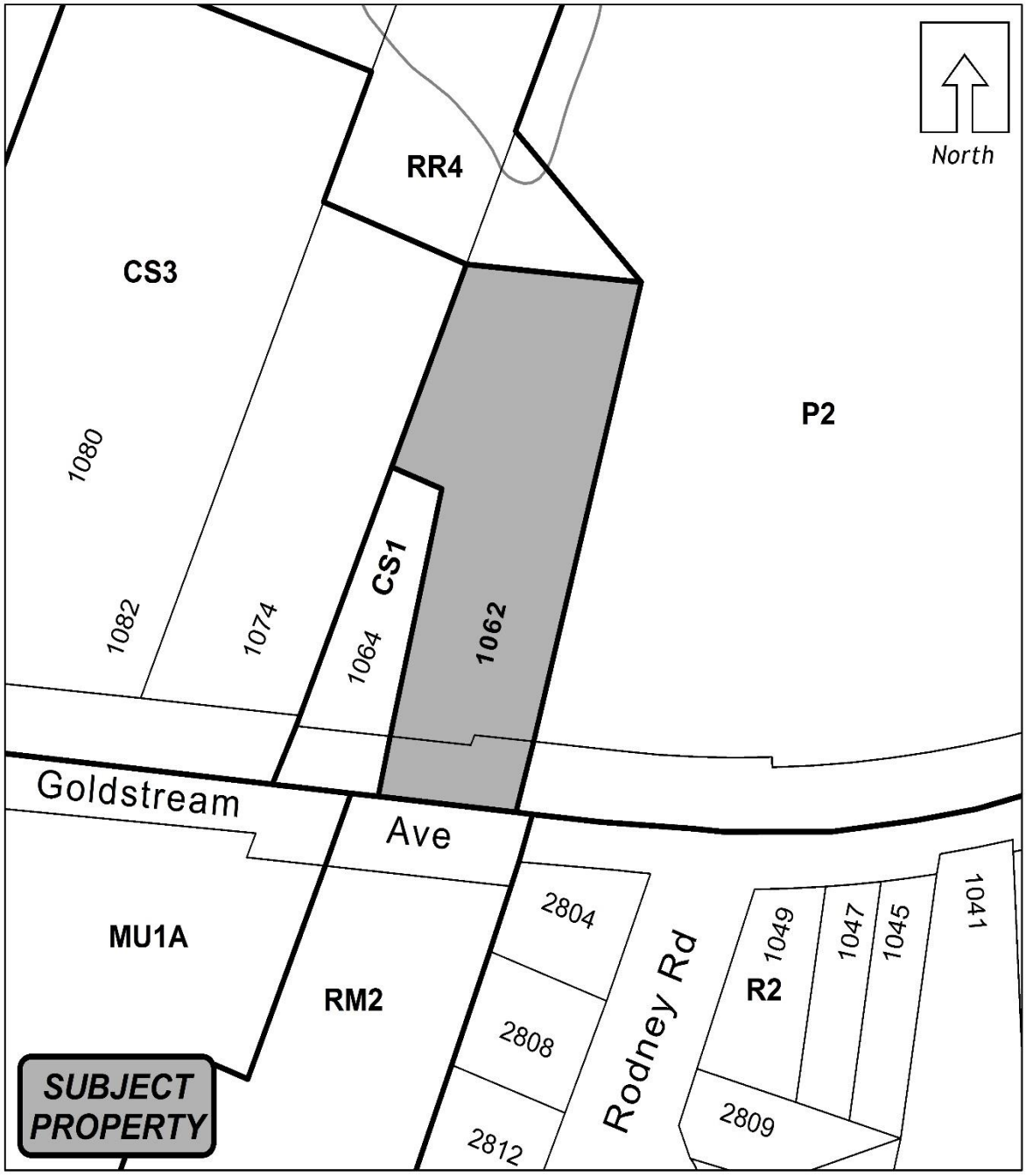
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1793

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1793

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2018

CITY OF LANGFORD
BYLAW NO. 1797

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

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

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

1. By replacing the term "Comprehensive Development (CD6) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1 Zone";

2. By replacing the term "Comprehensive Development (CD6A) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2 Zone";

3. By replacing the term "CD6 (Bear Mountain)" in Table 1 of Section 4.01.01 with "RCBM1 and RCBM2 (Bear Mountain)";

4. By replacing "Comprehensive Development – Bear Mountain CD6" in Section 5.04 with "Resort Community of Bear Mountain RCBM1";

5. By replacing the term "Comprehensive Development 6 – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1";

6. By replacing the term "CD6" in every instance with "RCBM1";

7. By replacing the term "Comprehensive Development 6A – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2";

8. By replacing the term CD6A in every instance with "RCBM2"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 2018".

READ A FIRST TIME this day of , 2018.

READ A SECOND TIME this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

July 16th, 2018

In-Camera Resolution

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the receipt of advice under client-solicitor privilege and the proposed provision of a municipal service under Section 90 (1) (i) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.