

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

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council approve the agenda as with 5a) SD#62 presentation going before the public hearings and renumbering accordingly.

CARRIED.

3. PRESENTATION

a) School District #62
Re: Long Range Facilities Plan 2018 Update

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council receive the presentation from School District #62.

4. PUBLIC HEARINGS

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

The Mayor opened the Public Hearing for Bylaw No. 1774 at 5:50 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 Danny Jadresko has applied on behalf of Woodsmere Holdings Group to amend the zoning of 852, 856, 858 and 860 Orono Avenue from the R1 and MU1 Zone to the MU1A Zone.

This is being proposed in order to allow for the development of a six storey apartment building, comprised of 120, 1 and 2 bedroom units.

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

As a bonus for increased density, the following contributions per dwelling, prior to building permit issuance:

\$750 per unit towards the Affordable Housing Contribution Reserve Fund;

\$2850 per unit towards the General Amenity Contribution Reserve Fund;

AND THAT

Contributions to the General Amenity Fund may be reduced by 69% per unit, if the developer agrees to offer units as rental accommodations, and if a building permit to construct the proposed building is issued prior to December 2018.

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

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 raised concerns about buildings in the area (shifting building, cracks in drywall, noise six days a week). Thought that the new addition in downtown will be too much, not enough parking, traffic too much.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1774 closed at 5:56 p.m.

b) BYLAW NO. 1788

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

The Mayor opened the Public Hearing for Bylaw No. 1788 at 5:56 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 Eric Gerlach has applied on behalf of Ecoasis Developments LLP to amend the text of the CD6A (Comprehensive Development 6A – Bear Mountain) Zone.

This is being done to allocate the maximum densities permitted in the Zone to individual properties, and to allow for an additional 500 dwelling units.

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

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

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

The Mayor called a first time for presentations.

Resident on Gade Road asked about the City's amenity on Gade Road and confirmed no change in uses.

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. 1788 closed at 5:59 p.m.

5. ADOPTION OF MINUTES

a) Minutes of the Meeting of Council – June 18th, 2018

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Regular Meeting of Council held on June 18th, 2018.

CARRIED.

b) Minutes of the Special Meeting of Council – July 5th, 2018

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Special Meeting of Council held on July 5th, 2018.

CARRIED.

6. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – June 22nd, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on June 22nd, 2018.

CARRIED.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP18-0009 - 1253 Goldstream Ave

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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.

CARRIED.

b) DVP18-0010 – 2880 and 4400 West Shore Parkway

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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*:

- c) 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 (32ft²) per side to 17 m² (183 ft²) 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.

CARRIED.

8. PUBLIC PARTICIPATION

None.

9. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – 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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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
 - 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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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 m² 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;
 - 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**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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.

10. REPORTS

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council 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.

CARRIED.

- 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)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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.

CARRIED.

11. CORRESPONDENCE

- a) **Canadian Cancer Society - Cops for Cancer**
Re: Request for Beer Gardens at Fundraiser Baseball Tournament

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council support the request from the Tour de Rock – Cops for Cancer and allow them to hold a beer garden at their fundraising baseball tournament.

CARRIED.

12. BYLAWS

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1752.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1763.

CARRIED.

- c) **BYLAW NO. 1769**
"City of Langford Development Cost Charge Bylaw No. 1700, Amendment No. 1, 2018".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1769.

CARRIED.

- d) **BYLAW NO. 1774**
"Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1774 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1775 First Reading.

CARRIED.

- f) **BYLAW NO. 1776**
"Langford Building Bylaw No.1160, Amendment No 10, 2018".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1776.

CARRIED.

g) BYLAW NO. 1782

**"Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1782.

CARRIED.

h) BYLAW NO. 1783

**"Subdivision and Development Servicing Bylaw, Amendment No. 17 (Fee Schedule and Related Amendments), Bylaw No. 1783".
(ADOPTION)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1783.

CARRIED.

i) BYLAW NO. 1784

**"Langford Official Community Plan Bylaw, Amendment No. 28, (734 Latoria Rd), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1784 First Reading.

CARRIED.

j) BYLAW NO. 1785

**"Langford Zoning Bylaw, Amendment No. 537, (734 Latoria Rd), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1785 First Reading.

CARRIED.

k) BYLAW NO. 1786

**"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 858, Amendment No. 14, Bylaw No. 1786, 2018."
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1786.

CARRIED.

l) BYLAW NO. 1787

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1787.

CARRIED.

m) BYLAW NO. 1788

**"Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1788 Second and Third Readings.

CARRIED.

n) BYLAW NO. 1791

**"Road Closure Bylaw No. 1791 (Anders Road), 2018"
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1791.

CARRIED.

o) BYLAW NO. 1792

**"Langford Zoning Bylaw, Amendment No. 539, (2512 Duncan Pl), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1792 First Reading.

CARRIED.

p) BYLAW NO. 1793

**"Langford Zoning Bylaw, Amendment No. 540, (1062 Goldstream Ave), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1793 First Reading.

CARRIED.

q) BYLAW NO. 1797

**"Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain
Zones), 2018".
(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1797 First Reading.

CARRIED.

13. 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 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.

CARRIED.

14. ADJOURNMENT

The Chair adjourned the meeting at 6:04 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer