

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, September 17th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, August 20th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabaugh, Deputy Director of Engineering, G. Henshall and Director of Planning, M. Baldwin

ABSENT

Councillor R. Wade

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1775
"Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Dr), 2018".

The Mayor opened the Public Hearing for Bylaw No. 1775 at 5:31 p.m.

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

The City Planner advised that Pat Guiney has applied on behalf of 1157393 BC Ltd. to amend the text of the CD10 (Comprehensive Development 10 – Boulder Ridge) Zone to reduce the open space / non-disturbance area in order to construct dwelling units with larger backyards.

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

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

- i. \$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, which prohibits a principle building from being constructed beyond 1.0m west of the existing non-disturbance boundary.

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

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

The Mayor called a first time for presentation

None presented.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1775 closed at 5:32 p.m.

b) BYLAW NO. 1792

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

The Mayor opened the Public Hearing for Bylaw No. 1792 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 Marty Block has applied on behalf of Jane Parkinson to rezone 2512 Duncan Place from R2 (One- and Two-Family Residential) Zone to RS3 (Residential Small Lot 3) Zone.

This is being proposed in order to allow for the development of approximately nine one-family small lots.

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

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

- a) 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) The applicant agrees to provide, prior to Public Hearing:
 - 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) The applicant agrees to provide, 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 proposed new lots and a 1.2m high solid fence along the east side of the proposed road and west of the five parking spaces;
 - v. That the applicant install a minimum of three trees along with 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.

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

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1792 closed at 5:35p.m.

c) BYLAW NO. 1793

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

The Mayor opened the Public Hearing for Bylaw No. 1793 at 5:35 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 Ironclad Developments Incorporated has applied on behalf of Ryan Van Damme to rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) Zone.

This is being proposed in order to allow for the future development of approximately a 102-unit apartment building.

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

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

- a) The applicant 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) The applicant 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) The applicant agrees to 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) The applicant agrees to provide, prior to Bylaw adoption, the following:
 - i. Road dedication along the frontage to the satisfaction of the Director of Engineering.
- e) The applicant agrees to provide, 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 that parking stalls are not rented out individually.

In accordance with the proposal, Council:

- 2. Direct staff to prepare a bylaw to increase the allowable Floor Area Ratio in the MU1A Zone to a maximum of 4.0 and increase the maximum height in the MU1A Zone to a maximum of 7 storeys.

Council also:

- 3. Authorizes the Director of Planning to issue the following variances in the Form and Character Development Permit:
 - i. Reduce the front yard setback from 2.0m (6.5 ft) to 0.4m (1.3 ft) for the garbage and recycling enclosure;
 - ii. Reduce the rear yard setback from 7.5m (25 ft) to 5.0m (16.5 ft) for the parkade levels and to 1.2m (4.0 ft) for the 2nd to 7th storeys;
 - iii. Reduce the number of off-street parking by a maximum of 8 stalls.

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.

Resident at 2814 Rodney Rd raised concerns about the height of the building changing, proposed that an increase in traffic equals a need for a traffic study, concerned in regards to greenspace on the property.

George Henshall, Deputy Director of Engineering, addressed the traffic concerns and explained that this project is required to widen Goldstream from 2 lanes to 3 lanes.

Resident on Goldstream raised concerns with traffic increasing around the Chinese Consulate house.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1793 closed at 5:46 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – July 16th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on July 16th, 2018.

CARRIED.

b) Minutes of the Special Meeting of Council – July 30th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Special Meeting of Council held on July 30th, 2018.

CARRIED.

c) Minutes of the Special Meeting of Council – July 31st, 2018

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Special Meeting of Council held on July 31st, 2018.

CARRIED.

5. PRESENTATION

None.

6. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – May 10th, 2018

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on May 10th, 2018

CARRIED.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP18-0007 – 3063 Glen Lake Rd

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SEATON

That Development Variance Permit No. DVP18-0007 be issued by the Council for the City of Langford to Elkey Developments on behalf of Kenneth G. Nottingham to modify the rear yard setback of a primary residence on a single lot (proposed Lot 4) from the required 6 m to 5.76 m, and to reduce the required lot width regulation (proposed Lot 9) from the required 18 m to 16 m, to facilitate a nine-lot subdivision at the property located at 3063 Glen Lake Road subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- 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.

CARRIED.

b) DVP18-0013 – 1900 Bear Mountain Pkwy (2203 – 2235 Riviera Pl)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP18-0013 be issued by the Council for the City of Langford to Kevin Parker of Draycor Developments to allow a reduction in the interior side yard setback from the required 2.4 m to 1.5 m at 1900 Bear Mountain Parkway subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) to the Council report dated 31 July 2018.

2. Variances

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

- a) That Section 6.95A.07(1)(c) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 2.4 m to 1.5 m.

CARRIED.

c) TUP18-0002 – 1016 McCallum Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Temporary Use Permit No. TUP18-0002 be issued by the Council for the City of Langford to Duncan Magee of 644297 BC Ltd. on behalf of LaserCam Fabrication Inc. to allow a laser sheet metal cutting and fabrication operation in Unit #112 at 1016 McCallum Road for a period of three years subject to the following terms and conditions:

1. Conditions

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

- 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.

d) TUP18-0003– 1060 Henry Eng

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Temporary Use Permit No. TUP18-0003 be issued by the Council for the City of Langford to Jackie Weibe on behalf of Lion's Pride Gymnastics Academy to operate a Pre-School of approximately 22 children as a part of the existing gymnastics facility located at 1060 Henry Eng Place subject to the following terms and conditions:

1. Conditions

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

- a) 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.

8. PUBLIC PARTICIPATION

None.

9. REPORTS

- a) **Amendment to Soil Removal and Deposit Bylaw No. 1800, Bylaw No.1801**
 - **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council give first three readings to Soil Removal and Deposit Bylaw, Amendment No. 1, Bylaw 1801, 2018.

CARRIED.

- b) **Funding Opportunities Bear Mountain Ultimate Construction**
 - **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council direct staff to pursue infrastructure grant opportunities to complete the ultimate Bear Mountain Road configuration and bring those opportunities to Council for consideration;

CARRIED.

c) Renewal of Access Agreement with Janette Roch for Shoreview
- Staff Report (Parks)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council renew the agreement for a period of five years with the registered owner of 3037 Shoreview Drive and collect a fee of \$200/year.

CARRIED.

d) Mutual Aid Contract Renewal with City of Colwood
- Staff Report (Fire)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Direct staff to renew the mutual aid agreement for fire rescue services between the Cities of Langford and Colwood for a period of five years; AND
2. Direct staff to write a letter to both the Federal and Provincial government, to request that; in view of the devastation caused by wildfires last year and this year, more resources and a more proactive method of fighting fires be deployed within the Province of British Columbia to help lessen the negative affect the fires have on residents' health, recreation, tourism, wildlife and the economy in general.

CARRIED.

e) Encroachment Agreement – Retaining Wall at 668/664 Redington Ave
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to enter into an Encroachment Agreement by way of an easement with Redington Property Group for the retaining wall that extends into Redington Avenue Right-of-Way, which easement may be cancelled by the City in the event that a new owner of the land does not agree to be bound by the maintenance, insurance and indemnity provisions in the easement and not take any financial bond related to this encroachment.

CARRIED.

f) Encroachment Agreement – Private Sidewalk at 694 Hoylake Ave
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to enter into an Encroachment Agreement by way of an easement with Coastal Signature Homes transferred to the strata for the construction of a private sidewalk and stairs that will extend into Hoylake Avenue right of way, which easement may be cancelled by the City in the event that a new owner of the land does not agree to be bound by the maintenance, insurance and indemnity provisions in the easement and not take any financial bond related to this encroachment.

CARRIED.

g) Application to vary Bylaw No. 1000 to allow development without connection to Municipal Sanitary Sewer and CRD Water and to install Overhead Power and Telecommunications for the Center Mountain Industrial Park located at 2961, 2965, 3005, 3021 Sooke Road and 3261 Woodruff Road
- Staff Report (Land Development)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct Staff to proceed with consideration of Development Variance Permit No. DVP17-0012 for the subject properties:

- a) That Section 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without connecting to the municipal sanitary sewer system, subject to the following conditions:

That a covenant containing the following be registered on the title of the subject properties, to the satisfaction of the Director of Engineering:

- i. That the applicant design the on-site sewage disposal system to the approval of Island Health and to the satisfaction of the Chief Building Inspection prior to building permit.

AND

- b) That Section 8.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without water supply provided by the City or CRD Water Service, subject to the following conditions:

That a covenant containing the following be registered on the title of the subject property, to the satisfaction of the Director of Engineering:

- i. That all buildings are to be connected to the City's, CRD Water, or an authorized third party distributor such as Sustainable Services Limited (SSL) water system within six (6)

months of such service being extended along the frontage of the subject properties to the satisfaction of the Director of Engineering;

- ii. That the owner agrees to support any future petition to extend a public Water Service system to the subject properties;
- iii. That installation of any on-site plumbing necessary to allow a Public Water Service system to be connected to each building in accordance with the BC Building Code and/or Subdivision and Servicing Bylaw No. 1000, is completed as part of the works and services installed on the subject properties;
- iv. That the owner prove that a well water supply for potable water is available and the proposed development meets the requirements of the City's Subdivision and Development Servicing Bylaw No. 1000 in respect of domestic water supply, to the satisfaction of the Director of Engineering prior to subdivision approval;
- v. That the owner demonstrate that the water wells to be used on site will not adversely affect the water supply available to the wells on surrounding properties prior to each subdivision of lands to the satisfaction of the Approving Officer;
- vi. That each new building install a fire sprinkler system in accordance with the applicable NFPA standard, that Langford Building Bylaw 1160 and the current BC Building Code to the satisfaction of the Chief Building Inspector;
- vii. That a fire protection strategy be approved prior to each subdivision of the land to the satisfaction of Fire Chief and Director of Engineering and be installed prior to the issuance of any Buildings Permits, including backup generators for any necessary pump systems;
- viii. That prior to the issuance of each building permit the applicant provide a Fire Underwriters Survey or an approved alternative demonstrating the required fire flows are available to the satisfaction of the Langford Fire Chief.
- ix. That the variance for water requirements, Section 8.1, is permitted to create up to 10 New Lots not including the 7 existing lots and is valid for a maximum of 10 years from the date of issuance. No further subdivision approvals or building permits will be issued after this date unless an adequate City or CRD Water service is available.

AND

- c) That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication

CARRIED.

h) Grant Application – Irwin Dam Improvements
- Staff Report (Engineering)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to apply to the National Disaster Mitigation Program for the Irwin Dam Improvements.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1697

"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1697.

CARRIED.

b) BYLAW NO. 1698

"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1698.

CARRIED.

c) BYLAW NO. 1775

"Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Dr), 2018".

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1775 Second and Third Readings.

CARRIED.

d) BYLAW NO. 1792

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

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1792 Second and Third Readings.

CARRIED.

e) BYLAW NO. 1793

**"Langford Zoning Bylaw, Amendment No. 540, (1062 Goldstream Ave), 2018".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1793 Second and Third Readings.

CARRIED.

f) BYLAW NO. 1801

**"Soil Removal and Deposit Bylaw, Amendment No. 1, Bylaw 1801, 2018".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1801 First, Second and Third Readings.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- 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.

12. ADJOURNMENT

The Chair adjourned the meeting at 5:59 pm

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Tuesday, September 4th, 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 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the removal of 3) Minutes of the Regular Meeting of Council – August 20th, 2018 and renumber accordingly.

CARRIED.

3. PUBLIC PARTICIPATION

None.

4. REPORTS

- a) West Shore Parks and Recreation Society 2018 Revised Budget**
 - Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the 2018 West Shore Parks and Recreation Society Budget.

CARRIED.

b) 2018 Permissive Tax Exemptions – Bylaw No.1795, 2018
- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council give City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017, Amendment No.1, Bylaw No.1795, 2018 the first three readings.

CARRIED.

5. BYLAWS

a) BYLAW NO. 1756
“Langford Zoning Bylaw, Amendment No. 520, (721 Station Avenue), 2018”.
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1756.

CARRIED.

b) BYLAW NO. 1774
“Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018”.
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1774.

CARRIED.

c) BYLAW NO. 1795
“City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017, Amendment No. 1, Bylaw No. 1795, 2018”.
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1795 First, Second, and Third Readings.

CARRIED.

d) BYLAW NO. 1799

**"Tax Exemption Non-Profit Affordable Housing Bylaw No. 1799, 2018"
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1799 First, Second, and Third Readings.

CARRIED.

e) BYLAW NO. 1801

**"Soil Removal and Deposit Bylaw, Amendment No. 1, Bylaw 1801, 2018".
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1801.

CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 5:32 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

**DVP17-0012 - Centre Mountain Properties
PIDs 030-095-891, 030-095-883, 001-703-374
2961, 2965, 3005 & 3021 Sooke Rd**

That Development Variance Permit No. DVP17-0012 be issued by the Council for the City of Langford to Seamus Brennan, TFIRMA Development Corp on behalf of 1106670 B.C. Ltd., Oakcrest Park Estates Ltd., Keycorp Industrial Developments Ltd., and Roberta Hilda Young to vary the Subdivision and Development Servicing Bylaw No. 1000 requirements to waive the requirement for the proposed business park to connect to the municipal sanitary sewer system and the CRD Water Distribution network and to permit them to install Overhead Power within the subject properties 030-095-891, 030-095-883, 001-703-374; 2961, 2965, 3005 & 3021 Sooke Rd (Centre Mountain Properties) subject to the following terms and conditions:

1. Variances

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

- a) That Section 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without connecting to the municipal sanitary sewer system, subject to the following conditions:

That a covenant containing the following be registered on the title of the properties, to the satisfaction of the Director of Engineering:

- i. That the applicant design the on-site sewage disposal system to the approval of Island Health and to the satisfaction of the Chief Building Inspector prior to building permit; and
- b) That Section 8.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without water supply provided by the City or CRD Water Service, subject to the following conditions:

That a covenant containing the following be registered on the title of the subject property, to the satisfaction of the Director of Engineering:

- i. That all buildings are to be connected to the City's, CRD Water, or an authorized third party distributor such as Sustainable Services Limited (SSL) water system within six (6) months of such service being extended along the frontage of the subject properties to the satisfaction of the Director of Engineering;

- ii. That the owner agrees to support any future petition to extend a Public Water Service system to the subject properties;
- iii. That installation of any on-site plumbing necessary to allow a Public Water Service system to be connected to each building in accordance with the *BC Building Code* and/or Subdivision and Servicing Bylaw No. 1000, is completed as part of the works and services installed on the subject properties;
- iv. That the owner prove that a well water supply for potable water is available and the proposed development meets the requirements of the City's Subdivision and Development Servicing Bylaw No. 1000 in respect of domestic water supply to the satisfaction of the Director of Engineering prior to subdivision approval;
- v. That the owner demonstrate that the water wells to be used on site will not adversely affect the water supply available to the wells on surrounding properties prior to each subdivision of lands to the satisfaction of the Approving Officer;
- vi. That each new building install a fire sprinkler system in accordance with the applicable NFPA standard, Building Bylaw No. 1160, and the current *BC Building Code* to the satisfaction of the Chief Building Inspector;
- vii. That a fire protection strategy be approved prior to each subdivision of the land to the satisfaction of the Fire Chief and Director of Engineering and be installed prior to the issuance of any Building Permits, including backup generators for any necessary pump systems;
- viii. That prior to issuance of each building permit the applicant provide a Fire Underwriters Survey or an approved alternative demonstrating the required fire flows are available to the satisfaction of the Langford Fire Chief; and
- ix. That the variance for water requirements, Section 8.1, is permitted to create up to 10 new lots not including the 7 existing lots and is valid for a maximum of 10 years from the date of issuance. No further subdivision approvals or building permits will be issued after this date unless an adequate City or CRD Water service is available;

AND

- c) That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication.



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, 17 September 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0012
Applicant	Seamus Brennan, TFIRMA Development Corp
Location	030-095-891, 030-095-883, 001-703-374; 2961, 2965, 3005 & 3021 Sooke Rd (Centre Mountain Properties)
Proposal	1. That Section 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without connecting to the municipal sanitary sewer system; and 2. That Section 8.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without water supply provided by the City or CRD Water Service; and 3. That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication.
Purpose	To waive the requirement for the proposed business park to connect to the municipal sanitary sewer system and the CRD Water Distribution network subject to certain conditions and to permit them to install Overhead Power.

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, 12 September 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 17 September 2018 during the Public Participation Section at the beginning of the meeting.

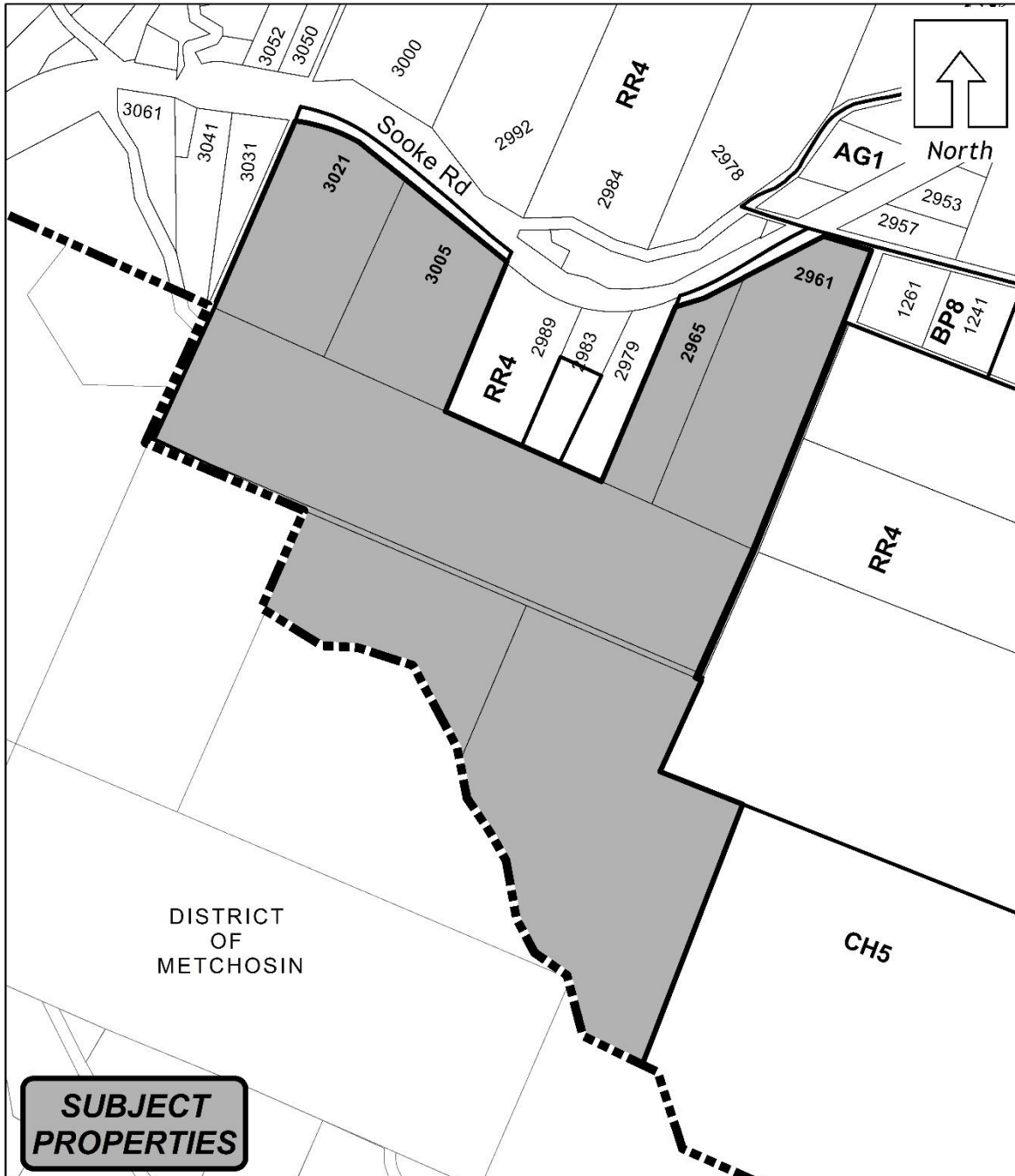
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Leah Stohmann with any questions on this Development Variance Permit.



Braden Hutchins
Director of Corporate Services

**DEVELOPMENT VARIANCE PERMIT
(DVP17-0012)**

**PIDs 030-095-891, 030-095-883, 001-703-374; 2961, 2965, 3005 &
3021 Sooke Rd**



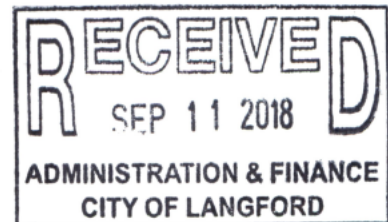
Document Name: DVP17-0012_Site_Map

Scale: N.T.S.

Last Revised: 10/27/2017

September 10, 2018

To: Langford Mayor and Council



Re: Notice to consider variances of development permit # DVP 17-0012

We, the undersigned property owners are some of the immediate neighbours of the development and would like it known that we are strongly opposed to the variances and have some very deep concerns.

Proposal:

1: This is a very large business park and it is unthinkable to imagine it not being connected to the municipal sewer systems. The possible pollution problems to both Bilston and Metchosin Creeks are just one of our concerns. These creeks provide water to us and farms and residences further down stream. We also have concerns for the fish and water life.

2: To allow this development without city or CRD water services is hard to believe it would even be suggested. The water table has been a good and primary source of water for us and the sparse population in the Bilston Creek and Metchosin Creek watersheds. It also sustains our forests. This water table will no doubt drop with the large usage of this enormous business park. What if there was a fire in one of the businesses within the park? Would there be adequate water to protect these businesses? Is it possible that the creeks and ponds would dry up and the forests in the watersheds die?

3: Langford has had the requirement to install underground electrical and telecommunications in new developments. This is a very forward thinking requirement as it would save upkeep in the future. Does it not make sense that the water and sewer systems be installed at the same time? If this is to be a modern progressive industrial park, we think that ALL services should be installed at the same time.

We know the developers want this business park to be an excellent development and a prideful community landmark so we're sure they'll want the basics looked after properly.

Sincerely:

[Redacted signature block containing several lines of blacked-out text]



Staff Report to Council

Date: September 17, 2018

Department: Planning

Application No.: Z18-0024

Subject: Bylaw No. 1804 - Application to amend the text of the C10 zone at 3030 Merchant Way (3059 Jacklin Road) to allow for a 100 child group day care.

PURPOSE

Kevin Pritchard of Crombie REIT has applied on behalf of Jacklin Property Limited to amend the text of the C10 (Langford City Centre) at 3030 Merchant Way (3059 Jacklin Road) to allow for a 100 child group day care.

BACKGROUND

PREVIOUS APPLICATIONS

Z14-0002 – In 2014, Wensley Architecture applied on behalf of School District No. 62 to rezone the former Belmont High School property of 3067 and 3139 Jacklin Road from the P2 (Community Institutional) Zone to a new C10 (Langford City Centre) Zone to allow a new mixed-use residential commercial development. Construction has now began on the first phase of commercially leasable space as well as some multi-family housing.

DP16-0030 – Original form and Character development permit for Belmont Market encompassing development of the entire site (excluding Belmont Residences).

DP18-0017 and DP18-0031 – Amendments to DP16-0030 to accommodate design changes for specific buildings as tenants have been secured to meet tenant needs. It is anticipated that many more amendments will be needed in the future as more tenants are secured and each new building is constructed.

DP18-0039 – Active application to further amend DP16-0030 to accommodate the 100 child day care should this text-amendment be approved.

Table 1: Site Data

<i>Applicant</i>	Kevin Pritchard, Crombie REIT
<i>Owner</i>	Jacklin Property Limited
<i>Civic Address</i>	3030 Merchant Way
<i>Legal Description</i>	LOT 1 SECTION 75 ESQUIMALT DISTRICT PLAN EPP75724 (parent parcel – 3059 Jacklin)
<i>Size of Property</i>	60,422m ² (parent parcel – 3059 Jacklin)
<i>DP Areas</i>	none
<i>Zoning Designation</i>	C10 (Langford City Centre)
<i>OCP Designation</i>	Mixed Use Employment Centre

SITE AND SURROUNDING AREA

The subject property is located east of Jacklin Road and north of the Galloping Goose Trail, which is adjacent to the municipal boundary separating the City of Langford from the City of Colwood. The lot has been cleared and prepped for development with multiple buildings currently under construction. The address of the building will be 3030 Merchant Way, which will be sitting on the parcel addressed as 3059 Jacklin Road as each building on site is not being subdivided.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	C3 (District Commercial)	West Shore Town Centre mall
<i>East</i>	P4 (Park and Open Space) RM3 (Apartment)	Vacant open space area Apartment building
<i>South</i>	City of Colwood	One-family residential
<i>West</i>	R2 (One- and Two-Family Residential) C3 (District Commercial)	One-family and two-family residences Small one-storey commercial complex

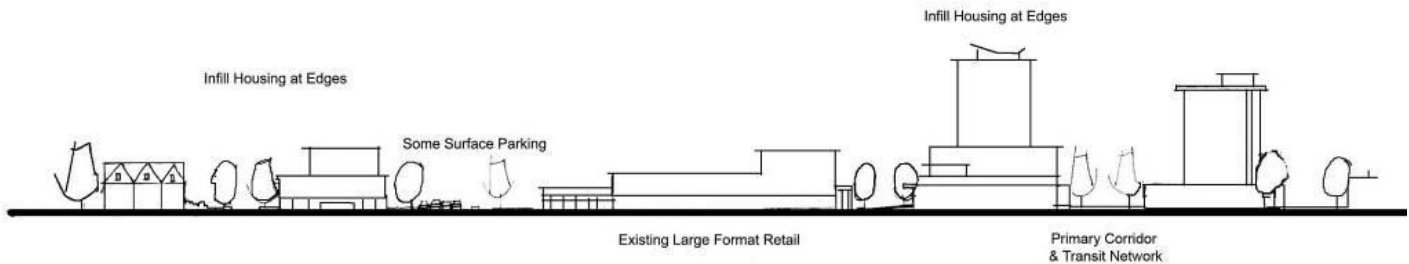
COMMENTS

OFFICIAL COMMUNITY PLAN

The subject property is designated as Mixed-Use Employment Centre in accordance with the Official Community Plan Bylaw No. 1200. This designation defines as:

- *A predominantly workplace precinct that includes business of all types including commercial, light industrial, and institutional*
- *An ideal location for creative or innovative infill housing (such as artisan live-work, mixed use buildings, etc.) that does not jeopardize the long-term function of the centre as an employment node*
- *Parks, public squares and open spaces are integrated throughout*
- *Centre is an inter-city and/or inter-regional transit hub that connects residents and employees*

A Concept for a Mixed-Use Employment Centre



This application is in line with the Official Community Plan as it will provide much needed day care spaces to both families living at Belmont Residences and the surrounding area, as well as to the many people who will be employed at the various businesses located at Belmont Market.

DEVELOPMENT PERMIT AREAS

A form and character development permit is required for the site. While a development permit and multiple amendments have already been issued, the specific building that the day care would be located in (if approved) will need to be changed slightly from its original design. This is because the applicants had to complete a design before knowing who the tenants would be. The general design theme will remain the same, but the day care will require outdoor space for the children to play in which was not previously accounted for in the original design. There are no environmental or hazardous Development Permit areas located where this building is intended to be situated.

COMMENTS

DEVELOPMENT PROPOSAL

The C10 zone already allows for group day cares as a permitted use, but Section 3.26.02(5) of the Zoning Bylaw only allows for a maximum of 36 children without a text amendment. Therefore this rezoning is to allow for an increase in children from the current maximum of 36 to 100. The applicants will still be required to meet all licensing requirements for Island Health which include providing an adequate amount of indoor and outdoor play spaces, among other requirements.

In order to create adequate outdoor space, the proposed plan would result in a loss of 3 parking spaces that were included in the original development permit (DP16-0030). This loss of parking will be insignificant as that development permit provided a surplus of 143 parking stalls. If this text amendment is adopted, there will still be a surplus of 140 parking spaces on site.

The day care is proposed to take up about two thirds of the building it will be located in, with an office still planned to be next door as per the original plan.

As mentioned previously, a DP amendment will be required if this text amendment is approved.

The Ministry of Transportation and Infrastructure has reviewed the proposal and has noted that they have no concerns.

FINANCIAL CONTRIBUTIONS

Open space contributions and all other development cost charges were determined as part of Z14-0002 and are still applicable.

Rezoning the subject property to permit an increased amount of children in a day care may increase the assessed value of the property, and this may increase municipal revenue. The building will be connected to municipal sewers, and the applicant will complete frontage improvements as part of Z14-0002 so the direct capital costs to the municipality will be negligible.

OPTIONS

Option 1

That Council:

1. Give First Reading to Bylaw No. 1804 to amend the text of the C10 zone to allow for a 100 child group day care on the property located 3030 Merchant Way (3059 Jacklin Road).

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1804

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

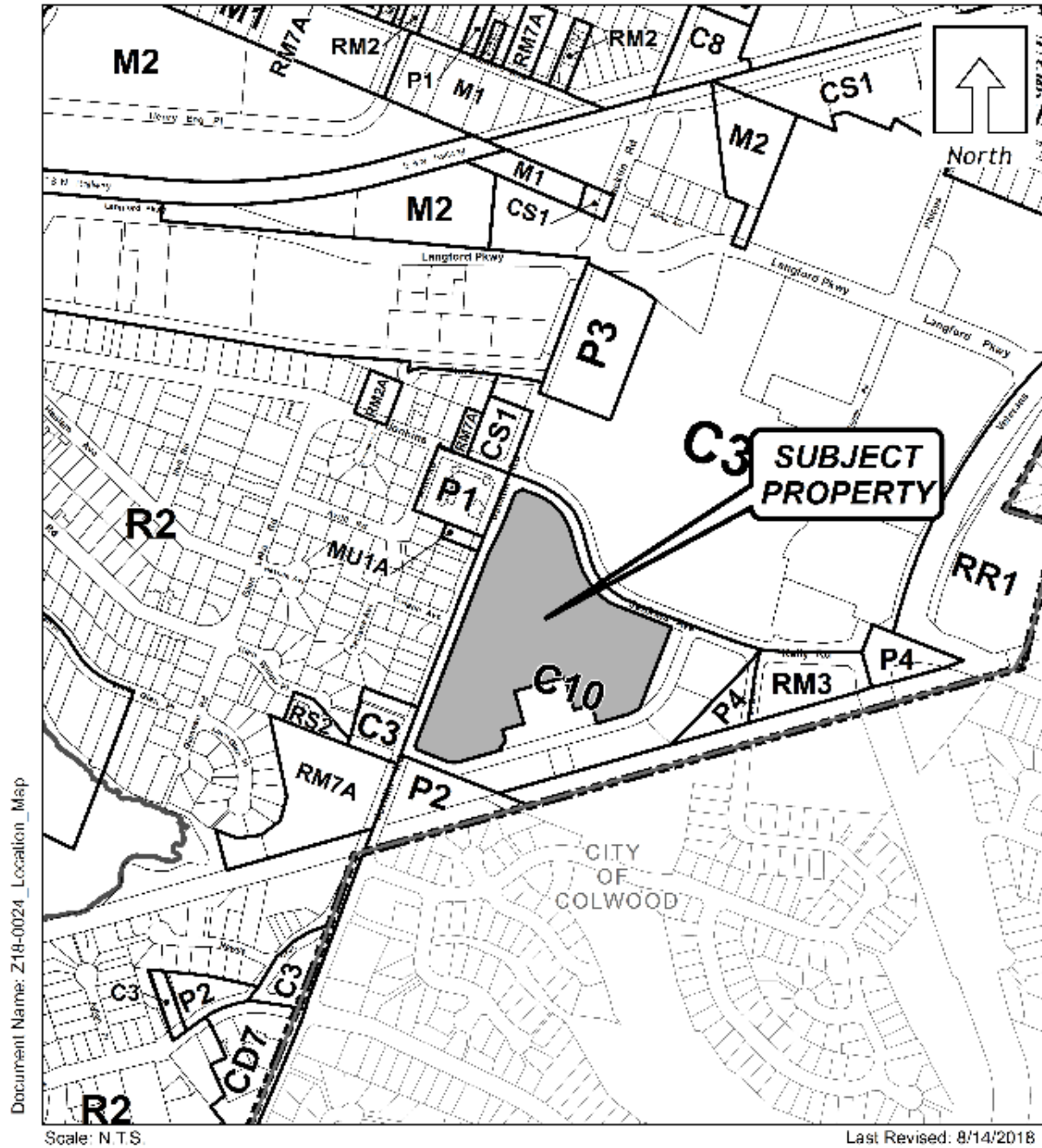
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Appendix A



Appendix C

**REZONING BYLAW AMENDMENT
(Z18-0024)
3059 Jacklin Rd & 3030 Merchant Way**



**CITY OF LANGFORD
BYLAW NO. 1804**

**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 C10 (Langford City Centre) Zone by adding the following text as Section 6.54.01(1)(l) and renumbering the subsequent sections accordingly:

"group day care with a maximum capacity of 100 children on the property legally described as Lot 1, Section 75, Esquimalt District, Plan EPP75724, PID No. 030-357-951, (3030 Merchant Way)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 545, (3030 Merchant Way), 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.

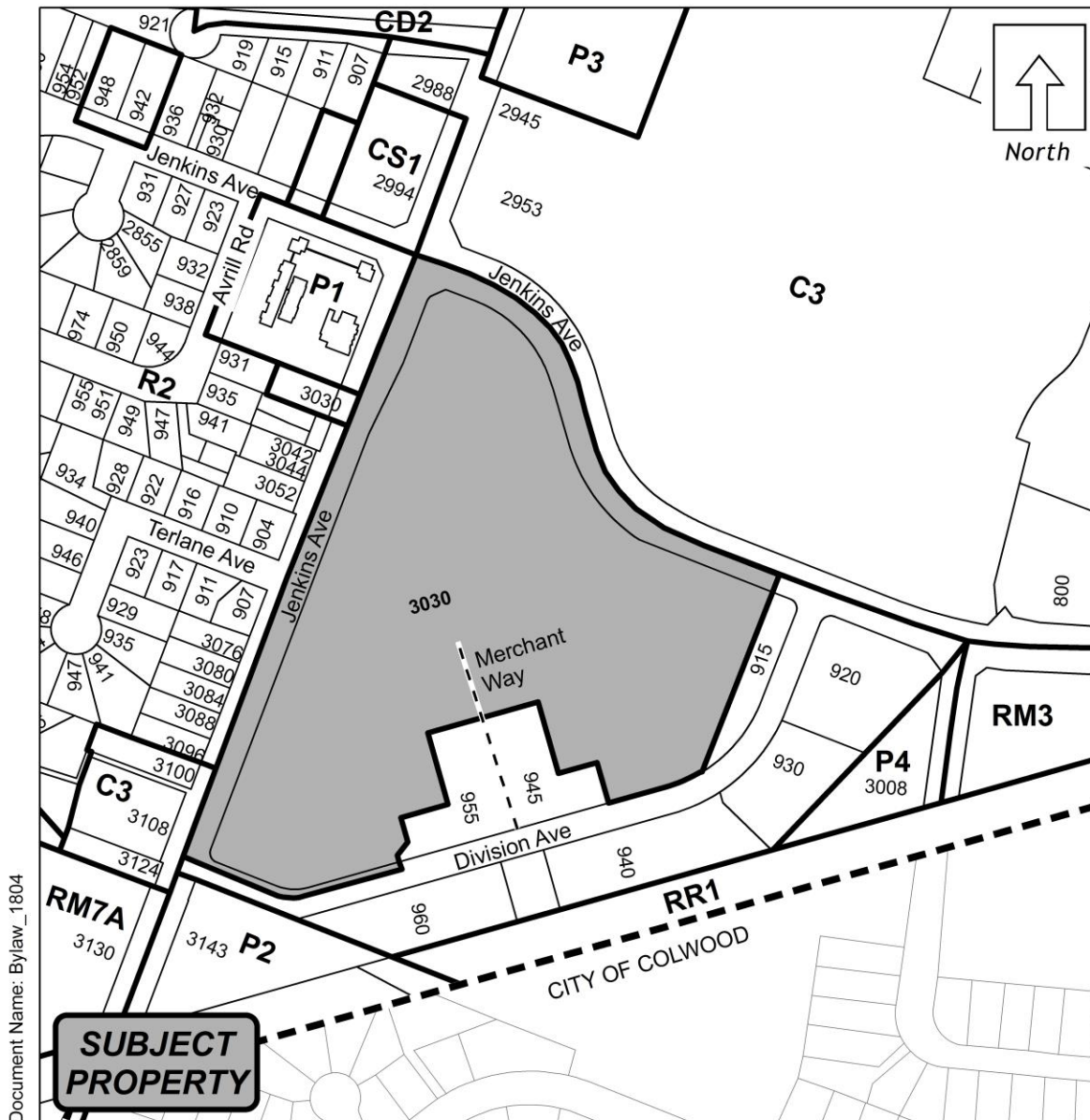
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1804

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/11/2018



Staff Report to Council

Date: September 17, 2018

Department: Planning

Application No.: Z18-0025

Subject: Bylaw No. 1805 - Application to Rezone 1064 Goldstream Avenue from CS1 (Service Commercial) to MU1A (Mixed Use Residential Commercial A) to allow a future development of an apartment building

PURPOSE

Ironclad Developments Inc. has applied on behalf of Lynne Sweet to rezone 1064 Goldstream Avenue from CS1 (Service Commercial) to MU1A (Mixed Use Residential Commercial A). Ironclad plans to consolidate this property with the neighbouring property of 1062 Goldstream, which they own, in order to allow for the future development of a 119-unit apartment building instead of the 102-unit apartment building that was proposed on 1062 Goldstream. The rezoning of 1062 Goldstream (Z18-0014) to MU1A has received third reading.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous application on the subject property.

Table 1: Site Data

<i>Applicant</i>	Ironclad Development Inc.	
<i>Owner</i>	Lynne Sweet	
<i>Civic Address</i>	1064 Goldstream Avenue	
<i>Legal Description</i>	Lot A (DD 3001971) of Lot A, Section 99, Esquimalt District, Plan 13266	
<i>Size of Property</i>	910m ² (0.2 acres)	
<i>DP Areas</i>	N/A	
<i>Zoning Designation</i>	Existing: CS1 (Service Commercial)	Proposed: MU1A (Mixed Use Residential Commercial A)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The site is situated along the north side of Goldstream Avenue, west of Spencer Middle School. This property is currently used for two single detached residential units. This site is primarily flat and consists of a number of trees and large bushes scattered along the edges.

Properties to the east are currently used for single family residential purposes as well as industrial (Tower Fence). To the north and east is 1062 Goldstream, which this property is to be consolidated with. To the south are townhomes, and at the corner with Leigh Road is a site that is currently under construction for a 165-unit apartment building

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	CS1 (Service Commercial) (MU1A proposed. At 3 rd reading)	Vacant (proposed apartment)
<i>East</i>	P2 (Community Institutional)	Middle School
<i>South</i>	RM2 (Attached Housing) MU1A (Mixed Use Residential Commercial A)	Townhomes Multi-Family
<i>West</i>	CS3 (Commercial Industrial)	Industrial

Figure 1: Subject Property



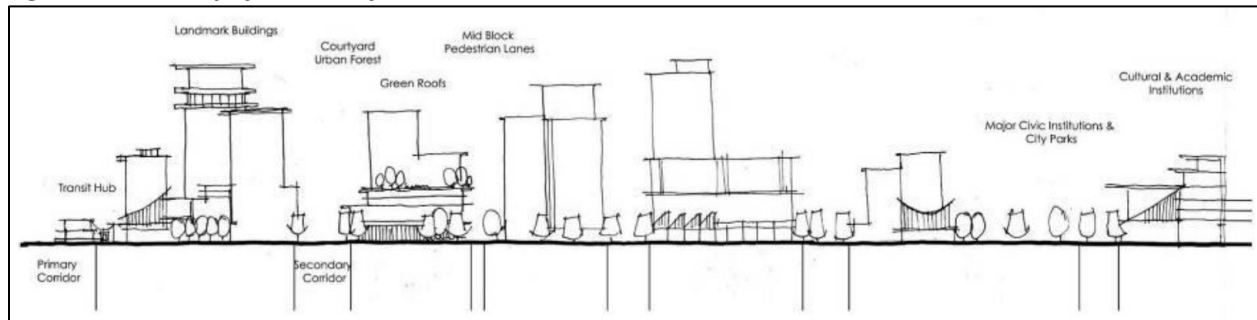
COMMENTS

OFFICIAL COMMUNITY PLAN

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

- A major regional growth centre that support a wide range of high density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, 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

Figure 2: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject property is not located within any environmental Development Permit areas. However, prior to issuance of a building permit, a Development Permit for Form and Character is required.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to construct a 119-unit apartment building consisting of six storeys when the two properties (1062 and 1064 Goldstream) are consolidated. The mass of building itself will be situated close along the eastern boundary next to the Middle School property while leaving a larger setback from the western boundary. The western boundary would predominantly consist of parking, drive aisles, and a vehicle ramp to access the two parking levels.

For this development, 161 parking stalls are required, whereas 155 are proposed. On the neighbouring property of 1062 Goldstream, Council permitted the development to proceed with a maximum of 8 stalls short of the required number, with the developer agreeing to contributing \$7,500 per deficient stall to be used for transportation demand management (TDM) measures. Council may wish to permit the same with this rezoning, particularly since it will be the same development but with 6 stalls short.

Table 3: Proposal Data

	Permitted by CS1 (Current Zoning)	Proposed by MU1A (Proposed Zoning)
<i>Permitted Uses</i>	• Automobile Repair • Gas Stations • Office • Restaurants	• Townhouses • Apartments • Financial institutions • Restaurant
<i>Density</i>	1.0 FAR	2.0 FAR (4.0 if parking is provided underbuilding)
<i>Height</i>	12m (39 ft)	Six (6) storeys
<i>Site Coverage</i>	max 50%	min 50% max 90%
<i>Front Yard Setback</i>	7.5m (25 ft)	2.0m (6.5 ft) *
<i>Interior Side Yard Setback</i>	6.0m (20 ft)	N/A
<i>Exterior Side Yard Setback</i>	7.5m (25 ft)	2.0m (6.5 ft)
<i>Rear Yard Setback</i>	3.0m (10 ft)	7.5m (25 ft) *
<i>Parking Requirement</i>	1 per 30m ² gfa of office 1 per 4 seats in restaurant	1.25 per 1 or 2 bedrooms 2.25 per 3 or 4 bedrooms *

* **Variance required**

VARIANCE REQUESTS

The applicant is proposing a number of variances as noted in bold in the above Table 3 and outlined in detail in Table 4 below.

Table 4 – Variance Requests

	Required by MU1A Zone	Proposed
<i>Front Yard Setback</i>	2.0m (6.5 ft)	0.4m (1.3 ft)
<i>Rear Yard Setback</i>	7.5m (25 ft)	4.7m (15.4 ft)
<i>Parking</i>	161 stalls	155 stalls

For the proposed front yard setback, the requested variance is due to the location of the garbage and recycling enclosure located at the front of the building. The building itself has been designed to comply with the minimum 2.0m setback.

The original requested rear yard setback was to be 1.2m, but with the new redesign of the building the requested rear yard setback is now 4.7m (15.4 ft).

If Council has no objection to the requested variances noted above, they may wish to authorize the Director of Planning to include these variances in the Development Permit for Form and Character that will be issued on this site.

The six stalls that they are short are due to the fact that there are 3 bedroom units proposed in the building, which required a higher parking ratio. The applicant has requested to provide cash in lieu of these stalls at a rate of \$7,500 per stall.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

A small amount of road dedication is requested along Goldstream Avenue to achieve an equal amount of dedication along the properties on this side of Goldstream. The total dedication is not anticipated to be greater than 40m² (430 ft²). Improvements within the Goldstream road right of way fronting this site would be to Bylaw 1000 standards and include such items as a centre turning lane, a bike lane, a sidewalk, streetlights, and boulevard landscaping.

Frontage improvements along Goldstream would coincide with the road dedication to ensure the boulevard, bike lane, thru lane, and turning lane all fit and function appropriately and safely with this area which is increasingly busy. The centre turning lane will correspond with improvements being completed by the development across the road that's creating the 165-unit apartment building.

INFRASTRUCTURE

Municipal sewer and water will need to be provided to the site in accordance with Bylaw 1000. Water mains do exist along Goldstream Avenue and should have sufficient pressure to provide adequate fire and domestic water to the site, but a Fire Underwriters Survey (FUS) Report will still need to be submitted to verify this. Any upgrades to the water system noted in the FUS report would need to be completed at the developers' expense prior to a building permit being issued.

In accordance with Bylaw 1000, stormwater management is considered to be appropriately addressed through infiltration on this site. Such a system will be designed through the civil engineering process that appropriately addresses the 2- and 10-year storm events. A technical memo from a certified engineer that states storm water can be adequately be addressed on site for the proposed development will need to be submitted prior to public hearing, to the satisfaction of the Director of Engineering.

There are various overhead wires that exist at this location along both frontages that also span across the road. Past practice has been to require such overhead wires to be placed underground, with the exception of 3-phase hydro as feedback from the development community has noted how expensive it is to underground 3-phase hydro. The Fire Department benefits from the undergrounding of wires next to apartment buildings as overhead wires prevent ladder trucks from reaching upper floors. Fiber optics would also be installed (underground) at this location as the City moves towards its goal to have fiber optics available along prominent corridors, such as Goldstream Avenue.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit a higher density of development will increase the assessed value of the property, and increase municipal revenue. As the applicant will connect the development to municipal services and complete frontage improvements, the direct capital costs to the municipality

associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy as well as Development Cost Charges required pursuant to DCC Bylaw No. 26 are listed in Tables 4 through 6 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (119 units)
<i>General Amenity Reserve Fund (1-4 storeys)</i>	\$2,850	\$225,150
<i>General Amenity Reserve Fund (5-6 storeys)</i>	\$1,425	\$57,000
<i>General Amenity Reserve Fund (7+ storeys)</i>	\$712.50	\$0.00
<i>Affordable Housing Reserve Fund</i>	\$750	\$89,250
TOTAL POLICY CONTRIBUTIONS		\$371,400

Table 5 – Additional Amenity Contributions

Amenity Item	Per stall contribution	Total
<i>General Amenity Fund (for TDM)</i>	\$7,500	\$45,000
TOTAL AMENITY CONTRIBUTIONS		\$45,000

According to Council's direction, the contributions toward the Downtown Parking Fund will be paid toward the General Amenity Reserve Fund.

Table 6 – Development Cost Charges

Development Cost Charge	Per unit Contribution	Total (119 units)
<i>Roads</i>	\$3,188	\$379,372
<i>Park Improvement</i>	\$1,890	\$224,910
<i>Park Acquisition</i>	\$1,100	\$130,900
<i>Incremental Storage Improvement Fees</i>	\$331.65	\$39,466.35
Subtotal (DCCs paid to City of Langford)		\$774,648.35
<i>CRD Water</i>	\$2,323.43	\$276,488.17
<i>School Site Acquisition</i>	\$439.60	\$52,312.40
TOTAL (estimate) DCCs		\$1,103,448.92

OPTIONS**Option 1**

That Council:

1. Give 1st reading to the attached Bylaw No. 1805 to amend the zoning designation of the property located at 1064 Goldstream Road from CS1 (Service Commercial) 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. Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit:
 - i. Reduce the front yard setback from 2.0m (6.5 ft) to 0.4m (1.3 ft) for the garbage and recycling enclosure;
 - ii. Reduce the rear yard setback from 7.5m (25 ft) to 5.0 (16.5 ft) for the parkade levels and to 4.7m (15.4 ft) for the 2nd to 7th storeys.
 - iii. Reduce the number of off-street parking by a maximum of 6 stalls.

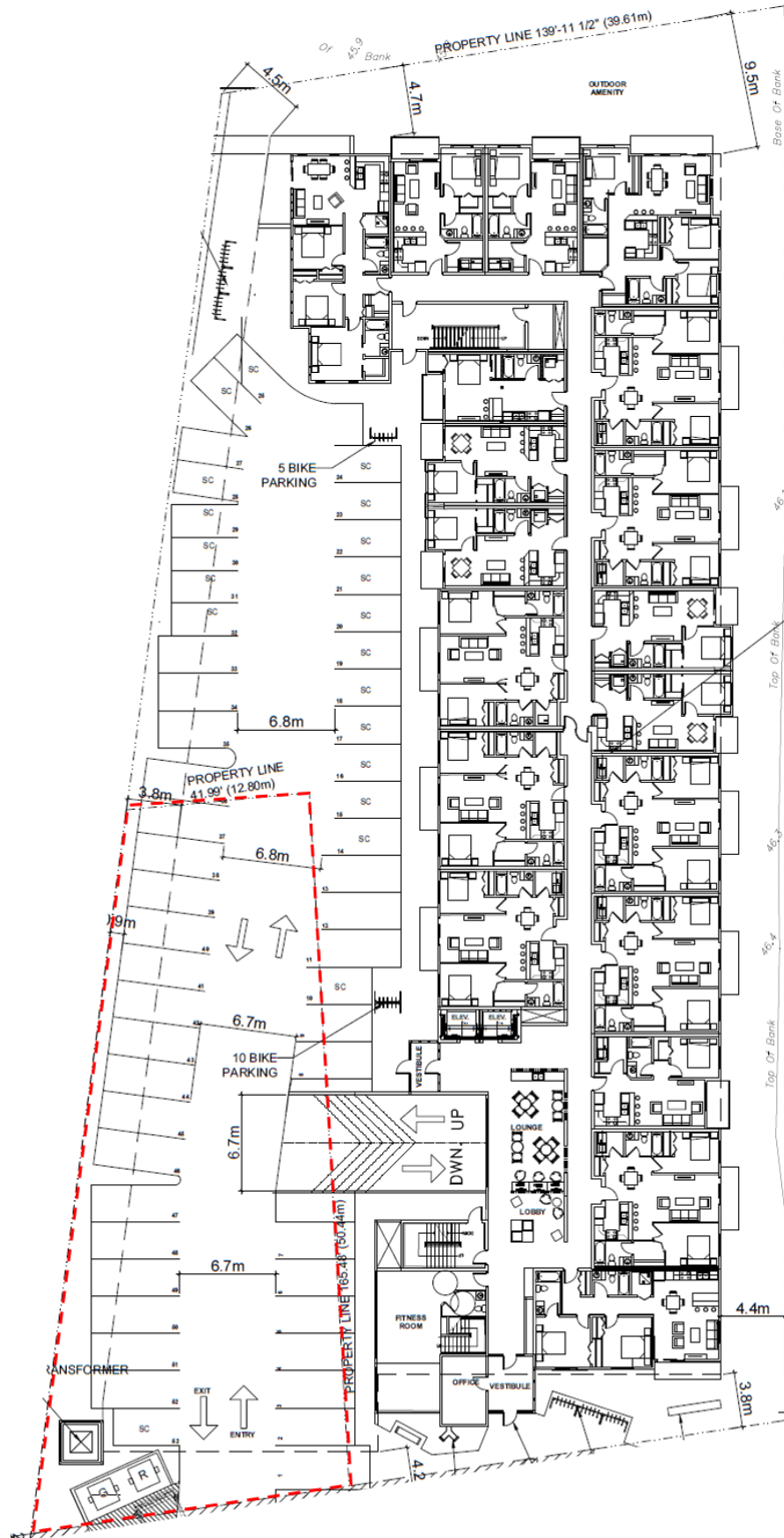
OR Option 2

- 3. Take no action at this time with respect to Bylaw No. 1805, and not rezone 1062 Goldstream Avenue.

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

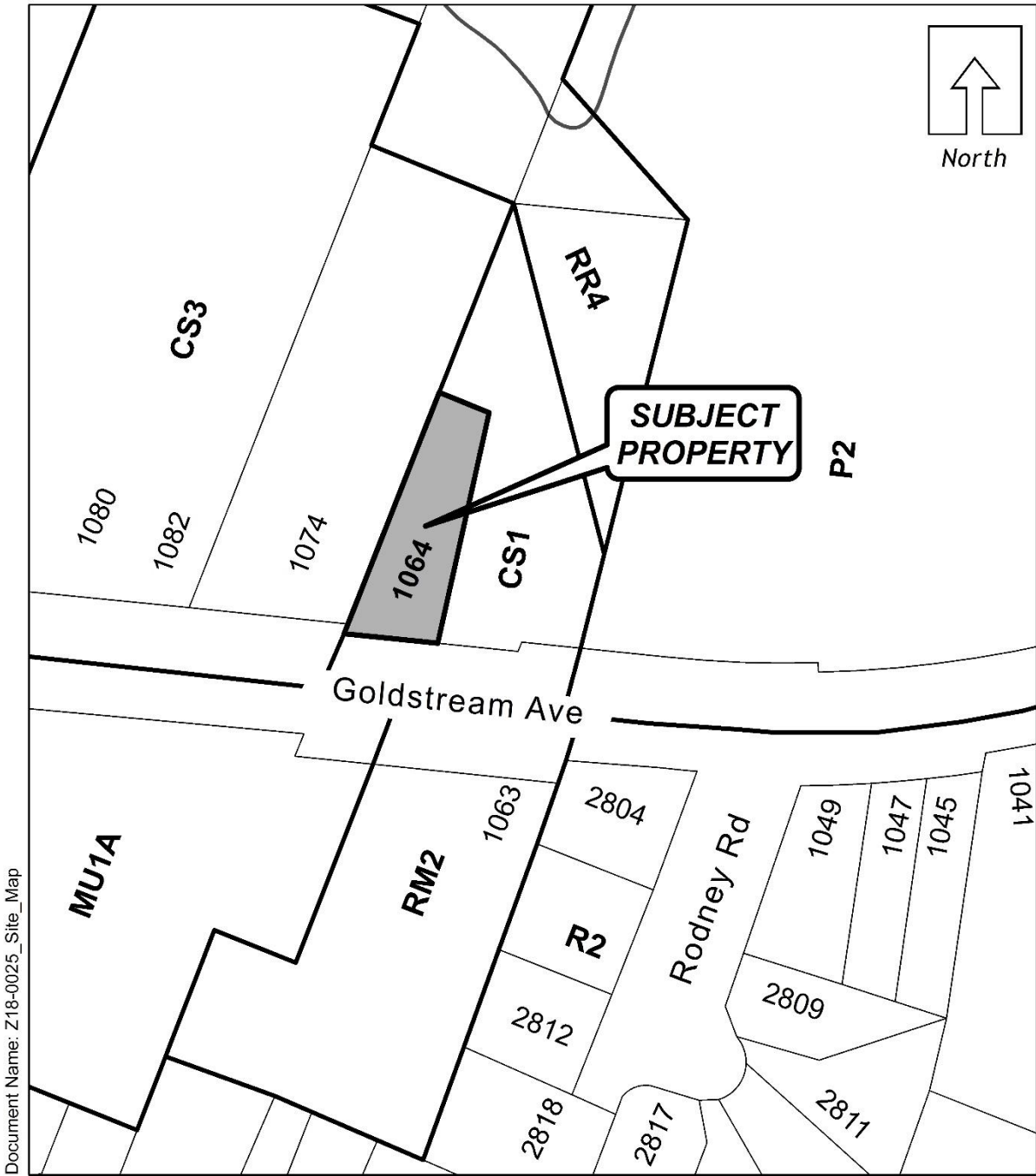
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INSERT SITE PLAN



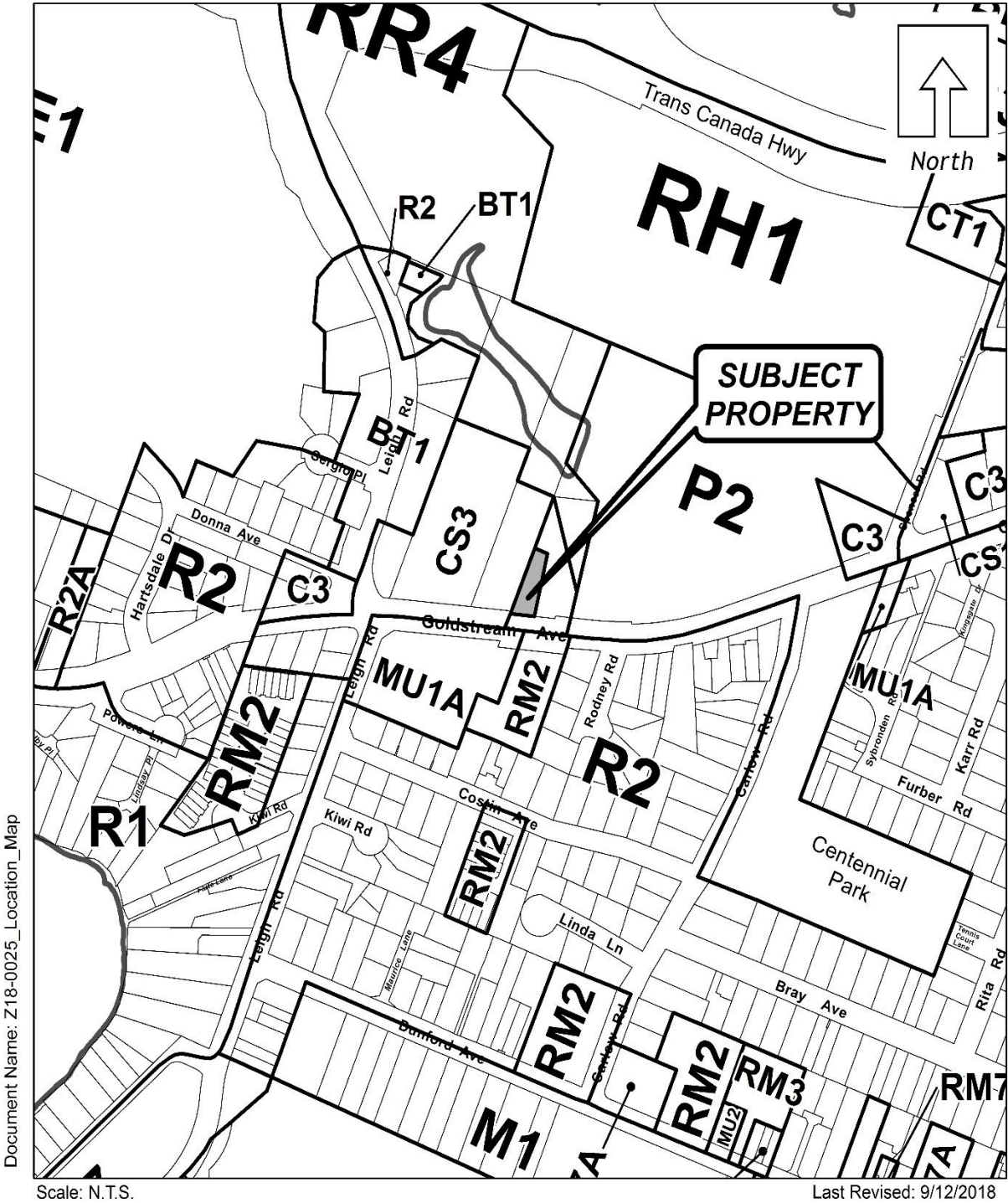
Appendix B
SITE MAP

REZONING BYLAW AMENDMENT
(Z18-0025)
1064 Goldstream



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0025)
1064 Goldstream





Staff Report to Council

Date: September 17, 2018

Department: Planning

Application No.: Z18-0027

Subject: Bylaw No. 1806 - Application to Rezone 2688 and 2690 Sooke Road from Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9)

PURPOSE

Niall Paltiel of Keycorp Planning Ltd. has applied to rezone the subject lands from Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9) to allow for a mixed-used development that would tie in with the surrounding lands that have recently been rezoned to C9.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous planning application on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Niall Paltiel, Keycorp Planning Ltd.	
<i>Owner</i>	Oakcrest Park Estates Ltd.	
<i>Civic Addresses</i>	2688 and 2690 Sooke Road	
<i>Size of Properties</i>	1,915m ² (0.5 acres)	
<i>DP Areas</i>	Sooke DP Area	
<i>Zoning Designation</i>	Existing: CS1 (Service Commercial)	Proposed: C9 (Community Town Centre Pedestrian 9)
<i>OCP Designation</i>	Existing: Neighbourhood and Neighbourhood Centre	Proposed: N/A

SITE AND SURROUNDING AREA

The site is vacant and surrounded by other vacant parcels that have recently been rezoned Community Town Centre Pedestrian 9 (C9). This property would be consolidated with the surrounding parcels in order to facilitate a more encompassing development.

Figure 1 – Subject Properties



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as 'Neighbourhood'.

DEVELOPMENT PERMIT AREAS

These properties are located within the Sooke DP Area and require a Development Permit for Form and Character in this regard. The DP would need to be issued prior to building permits to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

From the rezoning that occurred around these two properties, the applicant had provided a concept plan at that time (Figure 3), which includes a three storey building at the corner of Sooke and the new Glen Lake Road, which may include retail and office spaces. Along Sooke Road the proposal is for ground floor

commercial with residential above. The buildings to the rear of the property along the Galloping Goose are proposed to be residential, and potentially rental housing. It would be anticipated that these two properties would develop in the same fashion and tie into the overall development surrounding them.

Figure 3: A Concept for Neighbourhood Centre



FRONTAGE IMPROVEMENTS

Sooke Road

The applicant will be required to provide full frontage improvements in accordance with both Bylaw 1000 and the Sooke Road DP area prior to issuance of a building permit. The Sooke Road DP area requires works to be similar to what is found in the downtown core. For the rezoning though, road dedication would be required prior to Bylaw adoption to the satisfaction of the Ministry of Transportation, the City's Director of Engineering, and Approving Officer. When it comes time to construct improvements along Sooke Road, these would include the following:

- Drive lanes as required by the Traffic Impact Assessment
- A bike lane
- Curbing
- Landscaped boulevard (including irrigated street trees)
- Street lighting that alternates between double-head ornamental and overhead lights (burgundy in colour)
- 2.2m wide red brick sidewalk

LOT CONSOLIDATION AND ROAD DEDICATION

As these properties are intended to be included with the surrounding development and not be developed on its own, Council may wish to require a no-build covenant be registered that can only be released when these properties are consolidated with surrounding lands and the necessary road dedication along Sooke Road has been provided. Coupled with this would be the restriction that direct access to Sooke Road is not permitted.

LEGAL IMPLICATIONS

There are no known legal implications with the proposed rezoning.

FINANCIAL CONTRIBUTIONS**COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY**

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total
<i>General Amenity Reserve Fund (1-4 storeys)</i>	\$2,850	TBD
<i>General Amenity Reserve Fund (5-6 storeys)</i>	\$1,425	TBD
<i>General Amenity Reserve Fund (7+ storeys)</i>	\$712.50	TBD
<i>Affordable Housing Reserve Fund</i>	\$750	TBD
TOTAL POLICY CONTRIBUTIONS		TBD

DEVELOPMENT COST CHARGES

The Development Cost Charges (DCCs) that apply as per Council's Bylaw No. 1700 as well as other DCCs and fees are summarized in Table 5 below.

Table 5 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,188 per unit (residential)	TBD
<i>Park Improvement</i>	\$1,890 per unit (residential)	TBD
<i>Park Acquisition</i>	\$1,100 per unit (residential)	TBD
<i>ISIF Fees</i>	\$331.65 per unit (residential)	TBD
<i>Integrated Survey Area</i>	\$35 per lot	TBD
Subtotal (DCCs to Langford)		TBD

<i>CRD Water</i>	\$2,323.43 per unit (residential)	TBD
<i>School Site Acquisition</i>	\$558 per unit (residential)	TBD
TOTAL DCCs		TBD

OPTIONS

Option 1

That Council:

1. Give 1st reading to the attached Bylaw No. 1806 to amend the zoning designation of the properties located at 2688 and 2690 Sooke Road from Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9) zone subject to the following terms and conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$2,074 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;
 - i. \$750 towards the Affordable Housing Reserve Fund.
 - b) That the applicant provides, **prior to public hearing**, the following:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed for the proposed developments, to the satisfaction of the Director of Engineering.
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the owner will not apply for, nor is the City obligated to issue a Development Permit, Building Permit, or Subdivision until the subject properties have been consolidated with surrounding land to the satisfaction of the Director of Planning.
 - ii. That at any time after the 5th anniversary date of adoption of the bylaw to rezone the subject lands, the City may request, and the owner shall provide, the area of land necessary for the construction of the road extension from Happy Valley Road to Glen Lake Road as well as Sooke Road for \$1.00.
 - iii. That the owner will limit direct vehicular access to Sooke Road, and will not apply for, nor will the City be obligated to grant driveway access on to Sooke Road, except in accordance with a comprehensive plan of development for the subject and surrounding properties as a whole.

-
- iv. That, if necessary, the owner will provide an easement for reciprocal vehicular access in conjunction with any Development Permit where various properties may be affected, to the satisfaction of the City Planner.
 - v. That a Traffic Impact Assessment (TIA) be completed to the satisfaction of the Director of Engineering for the full build-out of any block that commercial and/or residential uses are proposed, prior to the issuance of building permit, and that the recommendations of the TIA be implemented prior to Occupancy of any buildings;
 - vi. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering and Manager of Parks prior to issuance of a building permit; and
 - vii. That a detailed storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering.
 2. Direct the City Planner to permit onsite parking, through the Development Permit for Form and Character, to be at a ratio of 1.0 stall per 1 or 2 bedroom units, with any additional 0.25 for visitor parking.
 3. Direct the City Planner to permit onsite parking and loading facilities, through the Development Permit for Form and Character, to be located in the front or side yards for buildings located immediately next to the Galloping Goose.

OR Option 2

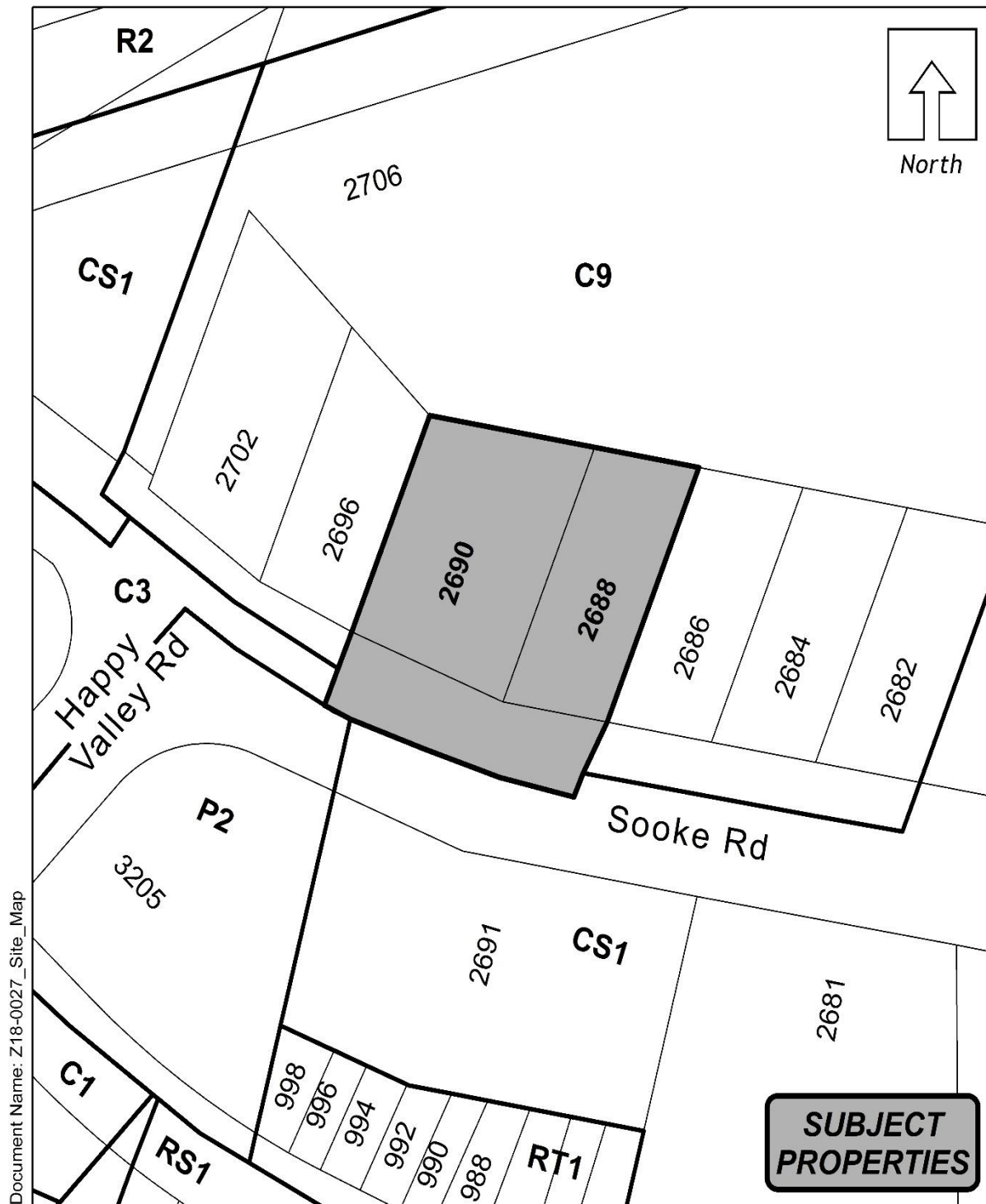
1. Take no action at this time with respect to Bylaw No. 1806 and not rezone 2688 and 2689 Sooke Road.

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

:rd

Appendix A
PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z18-0027)
2688 & 2690 Sooke Rd

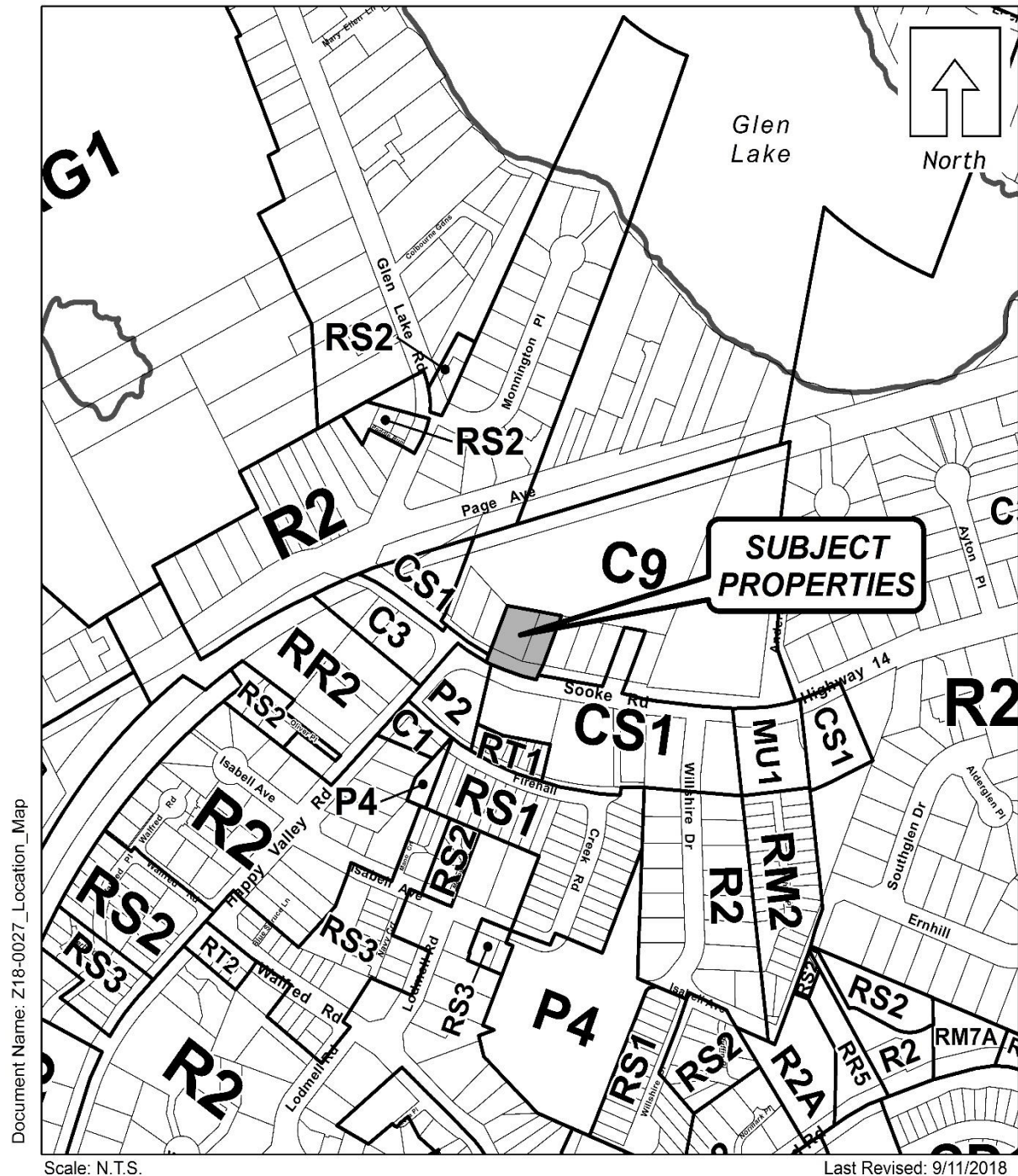


Scale: N.T.S.

Last Revised: 9/11/2018

Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0027)
2688 & 2690 Sooke Rd





City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: September 17, 2018

Department: Administration

Subject: Bylaw No. 1807 – Road Closure and Disposition of a Portion of Spencer Road

Background

Previously Council considered a road closure proposal for Spencer Road, just south of the Trans-Canada Highway. That closure (Bylaw No. 1704) was adopted on June 8th, 2017. However, since that time the Ministry of Transportation has stated that portions of that road actually belong to them and not the City. As the Ministry had no objections to the proposed closure, they have now closed their portions of road.

Commentary

To ensure there are no problems in registering the City's road closure bylaw at the Land Titles Office, it has been advised that staff prepare a closure bylaw that outlines the City's land only and excludes the Ministry's land. The attached bylaw does this, and combined with the Ministry's closure the total area will be same as originally proposed.

Financial Implications

All costs associated with the closure and disposition of this portion of Spencer Road would be the responsibility of the developer. Additionally, the City would receive \$168,938 from the sale of this land

Legal Implications

There are no known legal implications with this proposal.

Options

That Council;

1. Rescind Spencer Road Closure Bylaw No. 1807.

AND

2. Give Spencer Road Closure Bylaw No. 1807 1st, 2nd, and 3rd readings.

AND

3. Direct staff to ensure a statutory right of way for access to services and utilities within the closed road is registered concurrently with the raising of the title to this land to the satisfaction of the service and utility providers.
-

OR

4. Do nothing at this time, and not close Spencer Road as outlined in this report.

Respectfully submitted,

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

:rd



Staff Report to Council

Date: September 17, 2018

Department: Planning

Application No.: DVP18-0001

Subject: Application for a Development Variance Permit to reduce the front yard setback of an accessory structure from the required 6 m to 4.15 m at 745 Treanor Avenue.

PURPOSE

Chester Kupnicki has applied for a development variance permit to reduce the front yard setback of an accessory building from the required 6 m to 4.15 m to allow for the construction of a gazebo.

BACKGROUND

In November of 2017, Mr. Kupnicki constructed a gazebo in the front yard of the property located at 745 Treanor Avenue. Shortly after completion, City staff received information that the structure was built without the necessary permits (Riparian Development Permit, Development Variance Permit and Building Permit) and that it was encroaching into the front yard setback. In addition, the applicant's neighbours were concerned about smoke coming from a wood-burning barbeque built into the structure of the gazebo. City Staff placed the application on hold until such time that the applicant was able to mitigate the impacts of the smoke and gather support from his neighbours. Mr. Kupnicki has subsequently removed the wood-burning barbeque, replaced it with propane, and gathered written support/signatures from his neighbours favouring his revised plan.

Table 1: Site Data

<i>Applicant</i>	Chester Kupnicki
<i>Owner</i>	Chester Kupnicki
<i>Civic Address</i>	745 Treanor Avenue
<i>Legal Description</i>	STRATA LOT 4, SECTION 1, RANGE 3, WEST HIGHLAND, DISTRICT STRATA PLAN VIS2550, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<i>Size of Property</i>	1022.19 m ²

<i>DP Areas</i>	Riparian Area
<i>Zoning Designation</i>	R2 (One –And Two Family Residential)
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA

The site is bound by Treanor Avenue to the north, Lakewood Elementary School to the south, and single-family residential to the east and west. A Streamside Protection and Enhancement Area (Lake Ida Ann Stormwater Pond) is located north of Treanor. The site is relatively flat with a slight slope towards Lake Ida Anne. The surrounding land uses include predominately single-family residential with institutional (Lakewood Elementary School) directly to the south. An area of landscaping and retaining wall (approximately 1.5 m high) separate the gazebo from Treanor Avenue and a B.C. Transit bus stop. A number of other accessory buildings occupy the rear of the property, including a temporary swimming pool and several storage sheds. An RV camper van is located along the east elevation of the residence.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One –And Two Family Residential)	Parkland/Storm Water Pond
<i>East</i>	R2 (One –And Two Family Residential)	Single-Family Residential
<i>South</i>	P2 (Community Institutional)	School
<i>West</i>	R2 (One –And Two Family Residential)	Single-Family Residential

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has constructed a 22 m² (240 ft²) gazebo approximately 1.8 m from the primary residence and 4.15 m from the front property line. As noted, the applicant has replaced the wood-burning BBQ with propane in order to mitigate concerns regarding the impact of the structure on surrounding properties. Since then, the City has received eight letters of support in favour of the changes, under the understanding that the wood-burning portion of the structure has been permanently removed. Although the development is located within and Riparian Development Permit Area, the structure is located outside of the Streamside Protection and Enhancement Area (SPEA).

Council may wish to proceed with consideration of the above noted variance given that the wood-burning portion of the structure has been removed. In addition, the form, character and location of the gazebo are relatively innocuous, given that the architectural design features of the gazebo conform to the surrounding neighbourhood, and the difference in grade between the street and front yard makes the gazebo less of a prominent feature.

Table 3: Proposal Data

	Permitted by R2 (One-and Two Family Residential)	Proposed by DVP Application
<i>Front Yard Setback</i>	6 m	4.15

OPTIONS**Option 1**

That Council:

1. Direct staff to proceed with consideration of the following variances for 745 Treanor Avenue:

- a) That Section 6.21.06 (1)(a) of Zoning Bylaw No. 300 be varied from the required 6 m to 4.15 m;
-

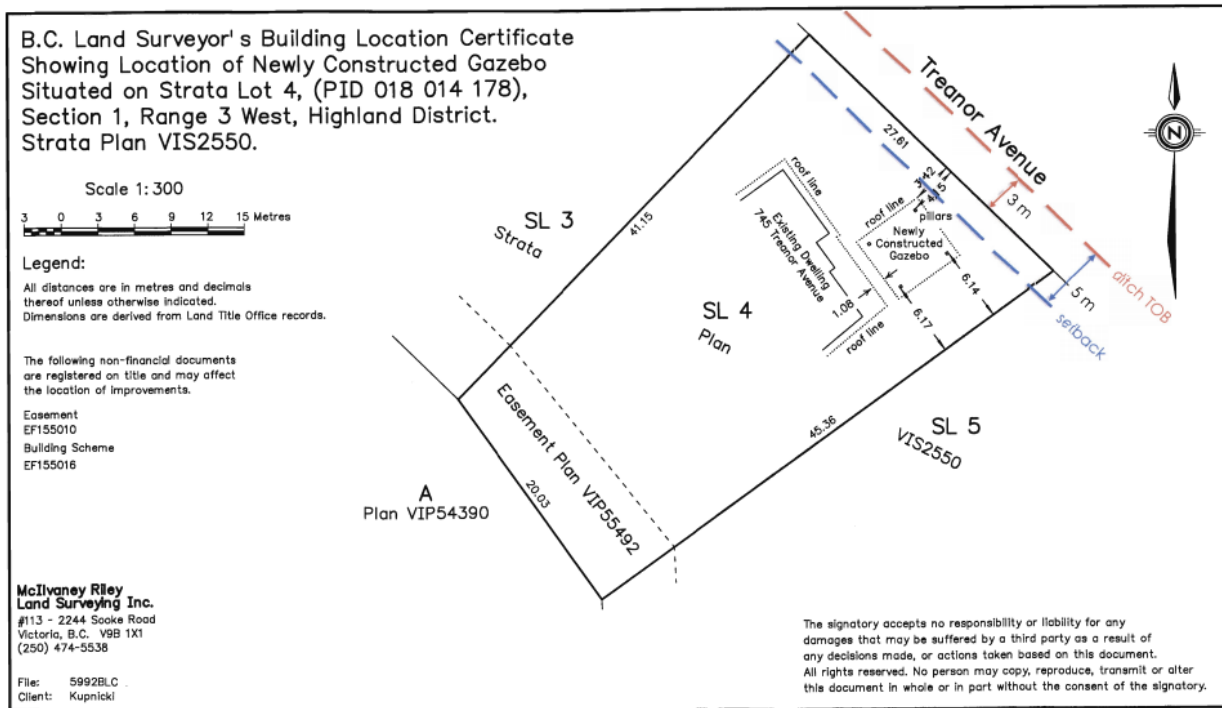
OR Option 2

2. Reject this application for development variance permit.

Submitted by:	David Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief – Digitally Signed
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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:	Braden Hutchins, Director of Corporate Services
Concurrence:	Michelle Mahovlich, Acting Chief Administrative Officer

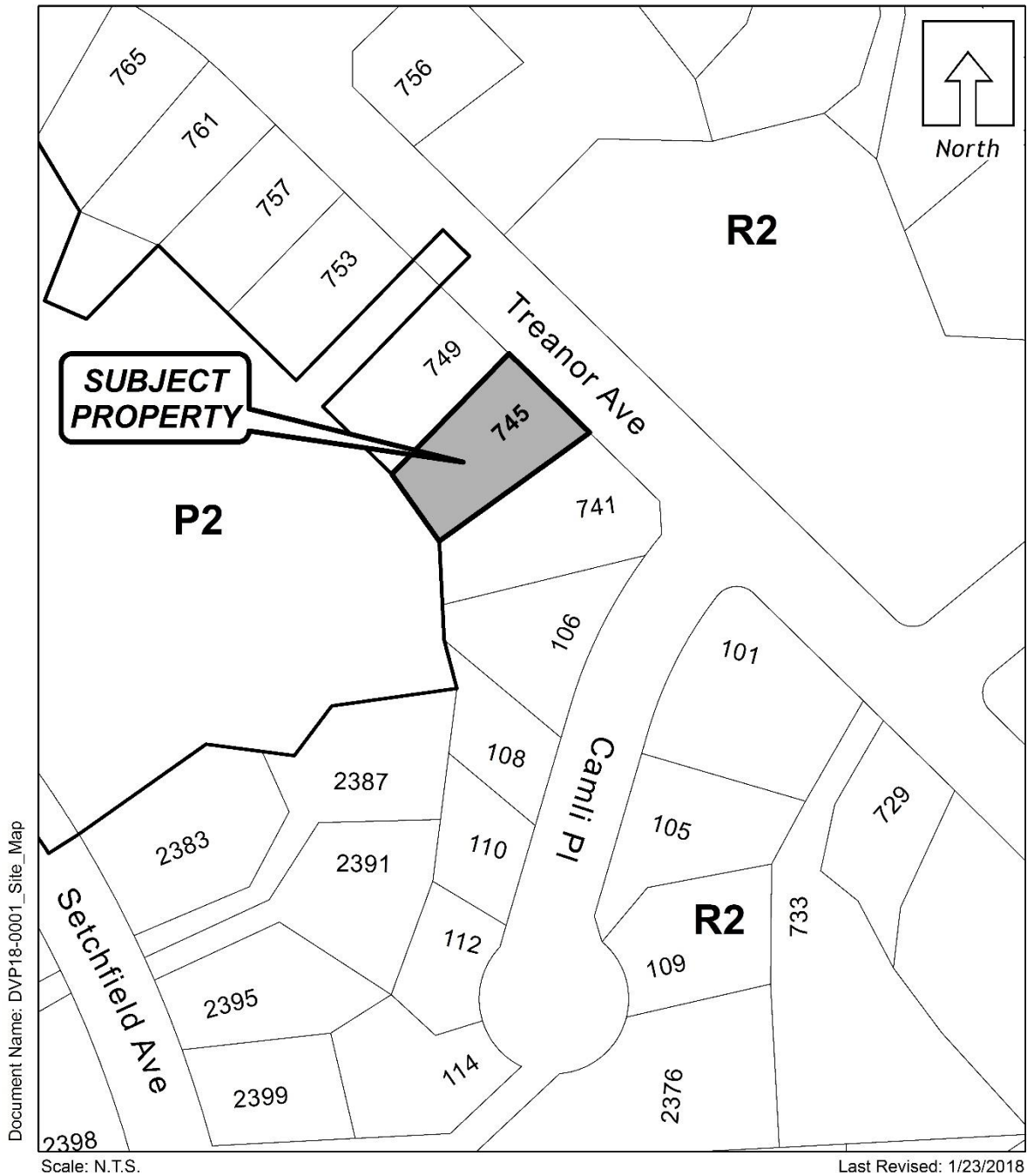
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Appendix A



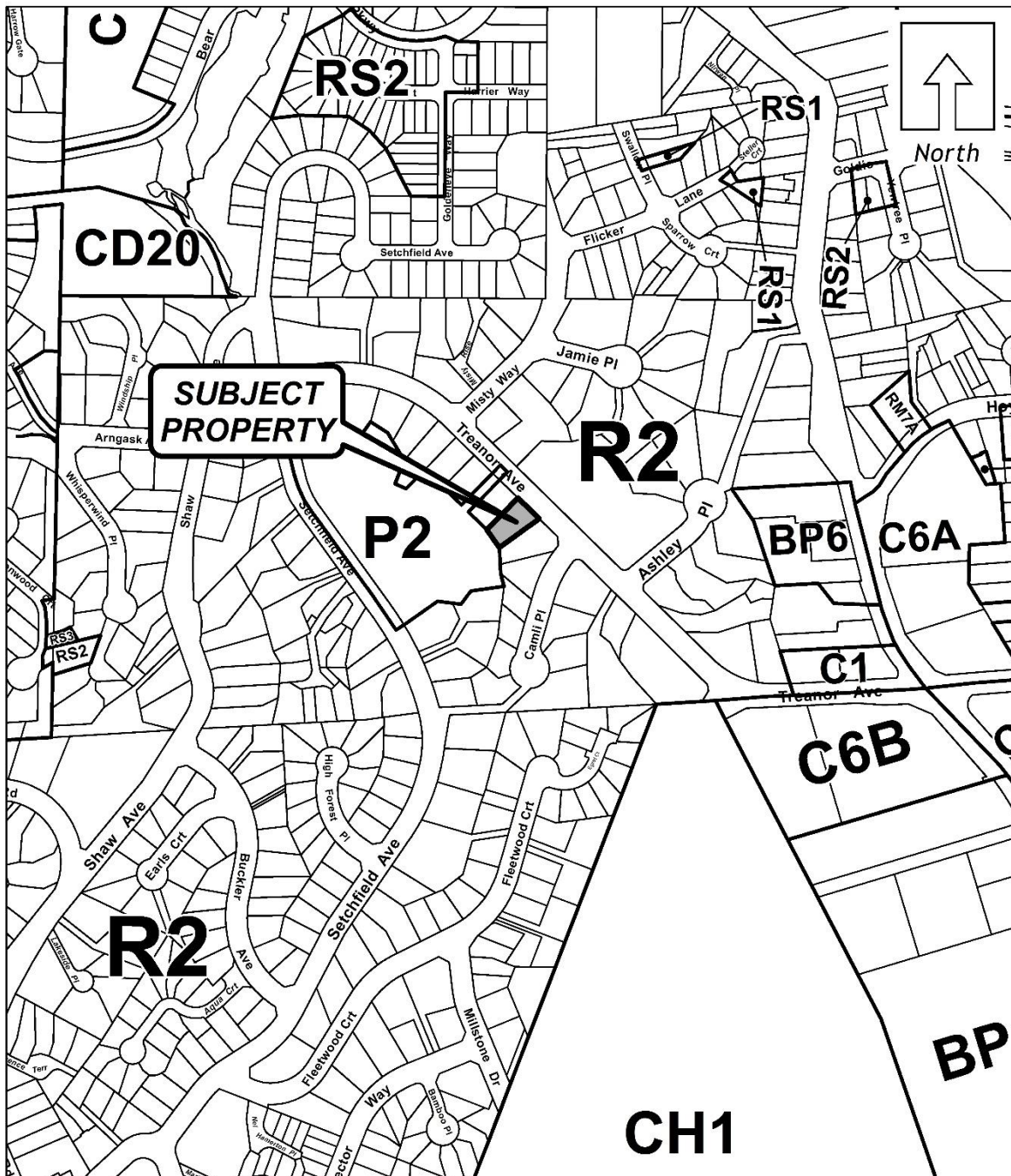
Appendix B

**DEVELOPMENT VARIANCE PERMIT
(DVP18-0001)
745 Treanor Ave**



Appendix C

**DEVELOPMENT VARIANCE PERMIT
(DVP18-0001)
745 Treanor Ave**



Document Name: DVP18-0001_Location_Map

Scale: N.T.S.

Last Revised: 1/23/2018



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: September 17, 2018
Department: Fire Rescue
Subject: Malahat Safety Improvements

Background

There have been several serious car accidents on the section of the Trans-Canada Highway known as the Malahat Drive in 2018 even with significant improvements to the roadway. Specifically, the section between Goldstream Park and the top of Tunnel Hill has produced some crashes that have resulted in serious injuries and at least one death this year as well as lengthy road closures that impact thousands of drivers who use the highway daily. The amount of traffic using the roadway is steadily increasing and therefore the likelihood of additional road closures increases along with it.

Commentary

These incidents take a toll on first responders, many of whom are volunteer, as well as tie up our resources for a considerable amounts of time. Langford's infrastructure also bears a significant impact whenever the highway is shut down as commuters flood local streets to find ways around the accident. This also affects businesses, as Langford and the Greater Victoria area are effectively cut off from the rest of the island.

With Council's approval, a working group of first responders and city departments such as Fire, Engineering and Bylaw along with the RCMP could be formed to discuss how best to respond to incidents on the highway and strategies to keep traffic moving where possible.

Ideas developed by the working group would be taken to Council who could make recommendations to the various forms of government to advocate for changes to the highway. The goal would be to reduce the amount and length of road closures and thus the lower the negative impact on Langford as well as making it safer for all.

Options

- 1) That Council direct city staff to form a working group to research options on how to reduce and minimize road closures on the Malahat Drive section of the Trans-Canada Highway.

OR

- 2) Take no action at this time.

Respectfully submitted,

Submitted by:	Chris Aubrey, Fire Chief
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering

: 'ca'

**CITY OF LANGFORD
BYLAW NO. 1795**

**AMEND BYLAW NO. 1718 BEING THE “CITY OF LANGFORD PERMISSIVE TAX
EXEMPTION BYLAW NO. 1718, 2017”**

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

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

1. That the buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:

gg) Roll No. 01-62-327-05816.000

Lot 4, Block 1, PI VIP1739, Section 72, Esquimalt Land District
Indigenous Perspectives Society
664 Granderson Rd
PID 001-826-247

hh) Roll No. 01-62-327-05653.000

Lot B, VIP7819, Section 72, Esquimalt Land District
Bishop of Victoria
2750 Claude Rd
PID 001-743-929

ii) Roll No. 01-62-327-05650.000

Parcel A, Lot 7, VIP3544, Section 72, Esquimalt Land District DD 14738W
Bishop of Victoria
2756 Claude Rd
PID 006-227-520

Be added to Section 1.

2. That section (s) and (z) be deleted and replaced with:

(s) Roll No. 01-62-327-06385.084

Portion of Lot A, PI EPP58443, Section 86 and 87, Esquimalt District
Westhills Land Corp (Victoria Conservatory of Music)
1319 thills Drive

(z) Roll No. 01-62-327-05764.000

Lot 22, PI VIP7235, Section 72, Esquimalt District, PID 005-741-980

Lot 23, PI VIP7235, Section 72, Esquimalt District, PID 005-741-998

Goldstream Masonic Hall

679 Goldstream Avenue

2. This bylaw may be cited for all purposes as “City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017, Amendment No. 1, Bylaw No. 1795, 2018”

READ A FIRST TIME this 4th day of September 2018.

READ A SECOND TIME this 4th day of September 2018.

READ A THIRD TIME this 4th day of September 2018.

ADOPTED this of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1799

A BYLAW TO EXEMPT NON-PROFIT AFFORDABLE HOUSING AT 616 GOLDSTREAM AVENUE FROM TAXATION FOR TEN YEARS

WHEREAS under the provisions of Section 224 of the *Community Charter*, the Municipal Council of the City of Langford may, by bylaw, exempt land and improvements from taxation;

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

1. The land and improvements particularly described as:
Roll No. 01-62-327-05829.021
Lot: A, Plan EPP67900, Section 72, Esquimalt District
PID: 030-449-502
Pacific Housing Advisory Assn
616 Goldstream Ave
Shall subject to section 2, hereby be exempt from taxation for the ten years 2019 through 2028, inclusive.
2. The exemption from taxation is subject to the property being used exclusively for non-profit affordable housing, including uses ancillary to the delivery of affordable housing, during the ten year term of the exemption.
3. If during the term of the tax exemption the property ceases to be used for the purposes specified in section 2, this bylaw will cease to apply to the property and the property will be liable to taxation.
4. This Bylaw may be cited as the "Tax Exemption Non-Profit Affordable Housing Bylaw No. 1799, 2018"

READ A FIRST TIME this 4th day of September, 2018.

READ A SECOND TIME this 4th day of September, 2018.

READ A THIRD TIME this 4th day of September, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1804**

**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 C10 (Langford City Centre) Zone by adding the following text as Section 6.54.01(1)(l) and renumbering the subsequent sections accordingly:

"group day care with a maximum capacity of 100 children on the property legally described as Lot 1, Section 75, Esquimalt District, Plan EPP75724, PID No. 030-357-951, (3030 Merchant Way)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 545, (3030 Merchant Way), 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.

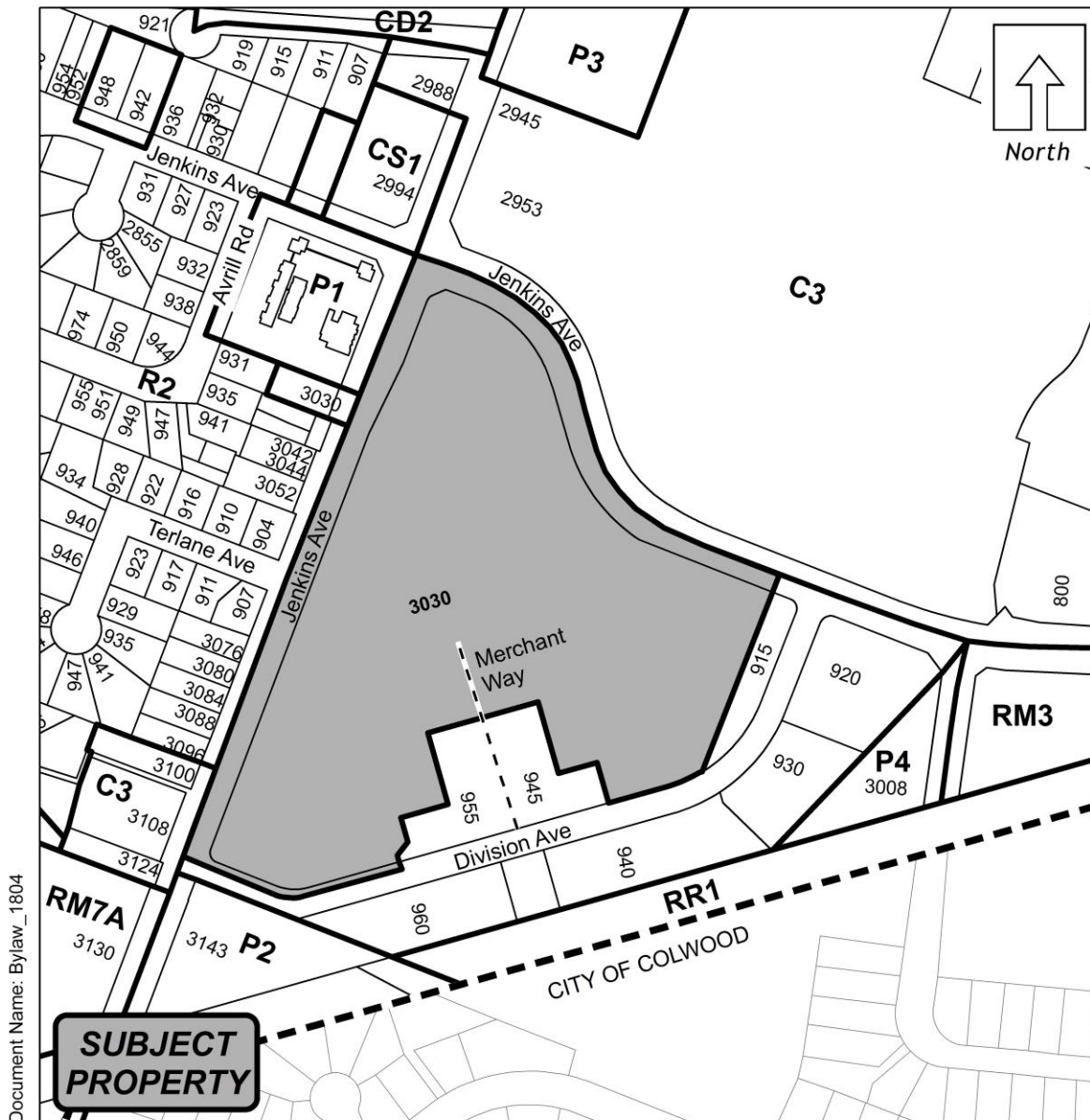
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1804

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/11/2018

CITY OF LANGFORD

BYLAW NO. 1805

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 CS1 (Service Commercial) Zone and adding to MU1A (Mixed Use Residential Commercial A) Zone the properties legally described as PARCEL A (DD 300197I) OF LOT A, SECTION 99, ESQUIMALT DISTRICT PLAN 13266, PID No. 000-024-503 (1064 Goldstream Avenue) 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	1805	PARCEL A (DD 300197I) OF LOT A, SECTION 99, ESQUIMALT DISTRICT PLAN 13266, PID No. 000-024-503	a) \$2,850 per new unit created on the 1 st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new unit created on the 5 th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$712.50 per new unit created on the 7 th storey of the building towards the General Amenity Reserve Fund; and d) \$750 per new unit created towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 546, (1064 Goldstream Avenue), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

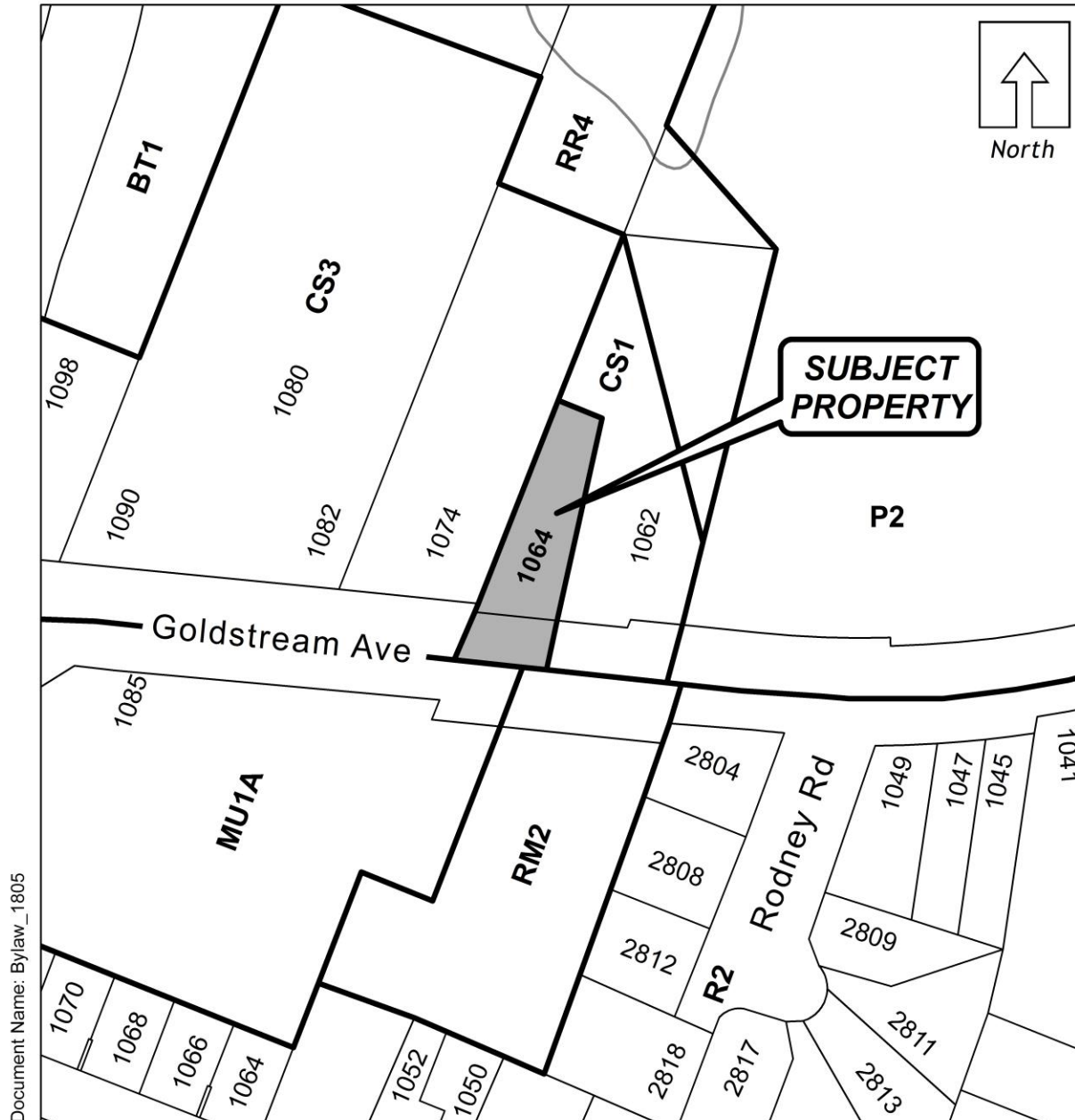
READ A THIRD TIME this day of, 2018.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

I HEREBY CERTIFY THIS TO BE A TRUE COPY
 OF PLAN No. 1 AS DESCRIBED
 IN SECTION A1 OF BYLAW No. 1805

 MAYOR

ADOPTION: _____

 CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2018

CITY OF LANGFORD BYLAW NO. 1806

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 CS1 (Service Commercial) Zone and adding to C9 (Community Town Centre Pedestrian 9) Zone the properties legally described as LOT 1, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-370 (2690 Sooke Road) and LOT 2, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-388 (2688 Sooke Road) 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)
C9	1806	LOT 1, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-370 (2690 Sooke Road) And LOT 2, SECTION 83, ESQUIMALT DISTRICT, PLAN 7362, PID No. 005-723-388 (2688 Sooke Road)	a) \$2,074 per new unit created on the 1 st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,037 per new unit created on the 5 th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$518.50 per new unit created on the 7 th storey of the building towards the General Amenity Reserve Fund; and d) \$610 per new unit created towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 547, (2688 and 2690 Sooke Road), 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.

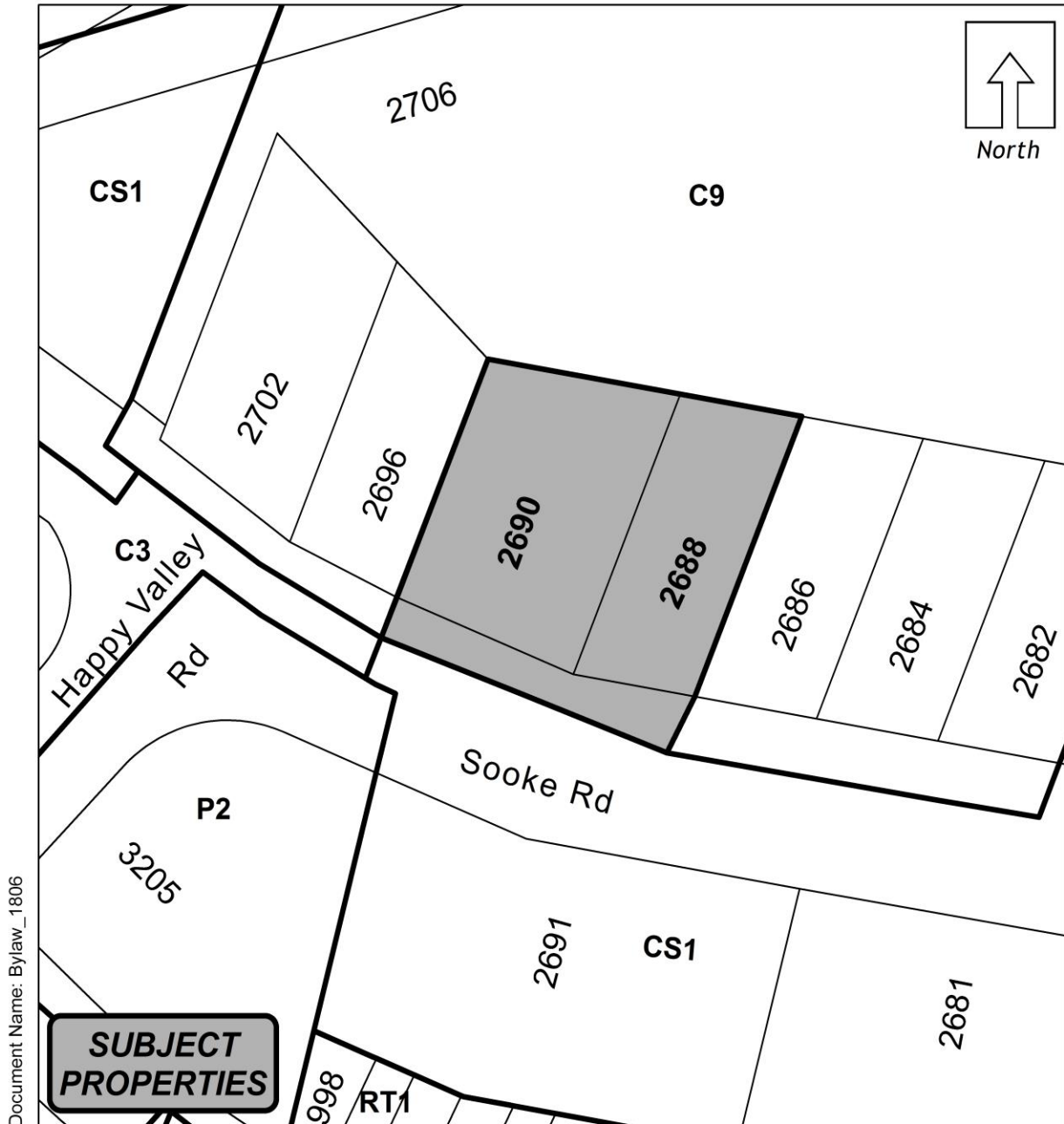
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1806

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/11/2018

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1807, 2017
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 1,993.9m² (0.5 acres), which was dedicated as highway by Plans 26096, 28421, 35765, VIP62910, VIP62914, VIP62431, VIP65827, VIP89283 and by Form 12 accompanying Plan 1431 OS, Sections 5 and 99, Esquimalt District, as shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS 757, 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 1,993.9 square metres of highway, which was dedicated as highway by Plans 26096, 28421, 35765, VIP62910, VIP62914, VIP62431, VIP65827, VIP89283 and by Form 12 accompanying Plan 1431 OS, Sections 5 and 99, 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. 1807 (Spencer Road), 2017”.

READ A FIRST TIME 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 AND INFRASTRUCTURE THIS DAY
OF , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

Reference Plan to accompany Bylaw No 1807 (City of Langford)
To Close Parts of Road Dedicated on
Plans 26096, 28421, 35765, VP62910,
VP62914, VP62431, VP65827, VP89283,
and by Form 12 accompanying Plan 1431 OS.
Sections 5 and 99, Esquimalt District

Plan EPP72232

Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043

LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CRS)3.0.0.BC.1.0RD
Grid bearings are derived from observations between geodetic
control monuments 12H2670 and 03H2515.

The UTM coordinates and estimated horizontal positional
accuracy achieved are derived from the MASDOT published coordinates and
standard deviations for the geodetic control monuments 12H2670 and 03H2515.

This plan shows horizontal ground-level distances except where
otherwise noted. To compute grid distances, multiply ground-level
distances by combined factor of 0.999960655 which has been derived
from control monuments 12H2670 and 03H2515.

Found Set Denotes
● Standard Iron Post
○ Standard Lead Plug
□ Control Monument
● Non Standard Post
⊙ Standard Concrete Post
RP – Road Dedicated by Plan

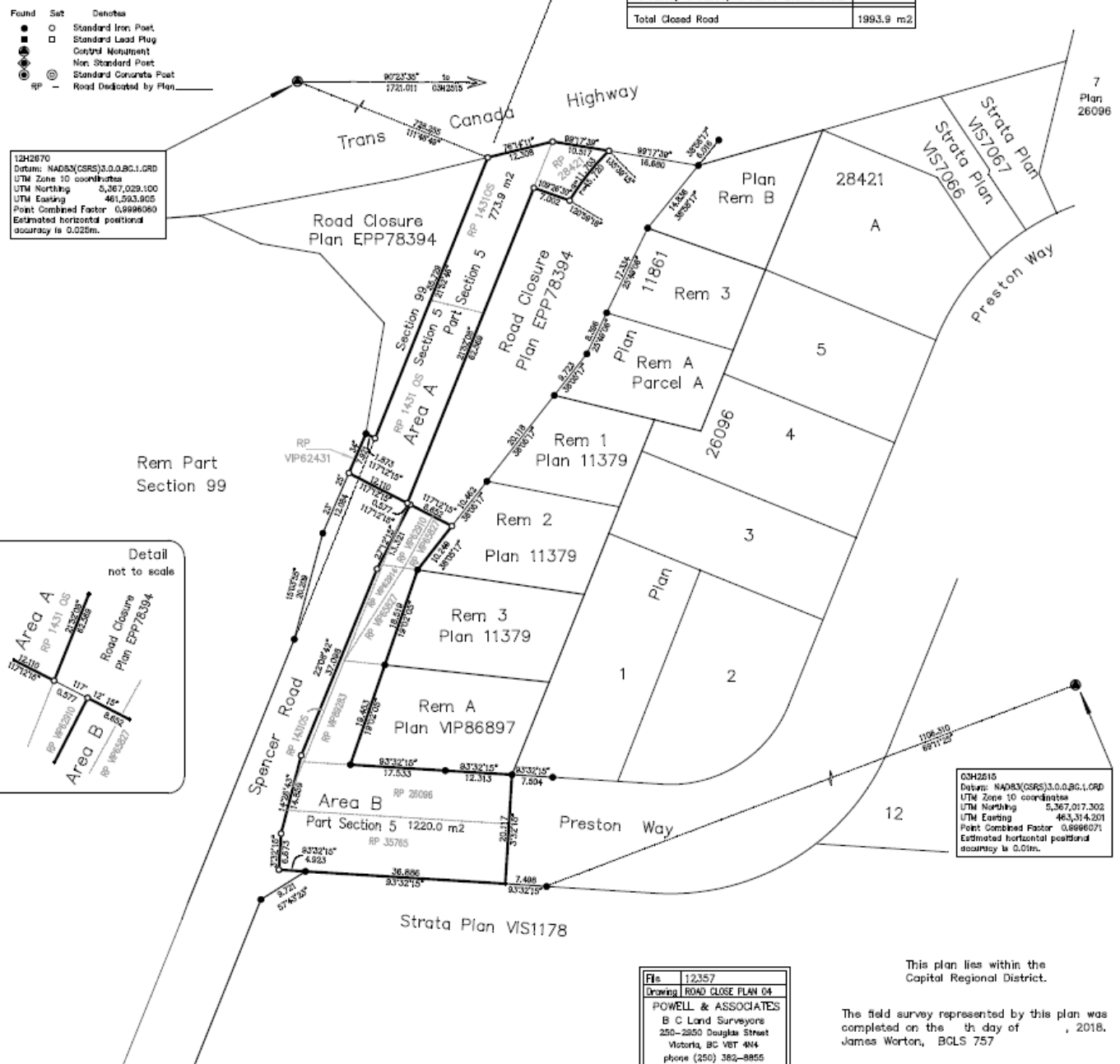
0 5 25 50

All distances are shown in metres.

The intended plot size of this plan
is 432mm in width by 560 mm in height
(C size) when plotted at a scale of 1:500.

Book of Reference

Area A, Closed Road, Part Section 5, Dedicated by Plan VP62431 and by Form 12 accompanying Plan 1431OS	773.9 m2
Area B, Closed Road, Part Section 5, Dedicated by Plans VP62910, VP62911, VP62912, VP62870, VP62839 and VP65827	1220.0 m2
Total Closed Road	1993.9 m2



12H2670
Datum: NAD83(CRS)3.0.0.BC.1.0RD
UTM Zone 10 coordinates
UTM Northing 5,367,029.100
UTM Easting 461,593.905
Point Combined Factor 0.9999606
Estimated horizontal positional
accuracy is 0.025m.

Rem Part
Section 99

Detail
not to scale

03H2515
Datum: NAD83(CRS)3.0.0.BC.1.0RD
UTM Zone 10 coordinates
UTM Northing 5,367,017.302
UTM Easting 463,314.201
Point Combined Factor 0.9999607
Estimated horizontal positional
accuracy is 0.01m.

File: 12357
Drawing: ROAD CLOSE PLAN 04
POWELL & ASSOCIATES
B.C. Land Surveyors
250-2650 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

This plan lies within the
Capital Regional District.

The field survey represented by this plan was
completed on the 14 day of 2018.
James Worton, BCLS 757



City of Langford

www.cityoflangford.ca

September 17th, 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 that is subject to solicitor-client privilege and the potential 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.