

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 19th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor Young, Councillors: L. Seaton, N. Stewart, L. Szpak, and R. Wade

ATTENDING

Director of Finance, M. Dillabaugh; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins and Land Development Planner, Robert Dykstra

ABSENT

Councillors D. Blackwell, M. Sahlstrom and Chief Administrative Officer, D. Kiedyk

1. CALL TO ORDER

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

2. SWEARING INTO OFFICE – Oath of Office for Mayor

Corporate Officer Braden Hutchins swore Mayor Young into office.

3. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SZPAK

That Council approve the agenda as presented.

CARRIED.

4. PUBLIC HEARINGS

a) BYLAW NO. 1804

"Langford Zoning Bylaw, Amendment No. 545, (3030 Merchant Way), 2018".

Mayor Young opened the Public Hearing for Bylaw No. 1804 at 5:31 pm, and read a statement to inform those present of the public hearing procedure.

Planner Robert Dykstra advised that Kevin Pritchard of Crombie REIT has applied on behalf of Jacklin Property Limited to amend the text of the C10 (Langford City Centre) zone at 3030 Merchant Way/ 3059 Jacklin Road to allow a group day care for 100 children. As part of this application, a public hearing is required in

accordance with the regulations of the Local Government Act. This proposal is consistent with the Official Community Plan Mixed Use Employment Centre designation. Notifications and advertisements have been placed as required by the *Local Government Act*.

The Mayor called a first time for presentations.

Resident on Flannagan Place in the City of Colwood shared their concern about parking overflow from the daycare.

Mayor Young called for any further speakers a second and third time. There being none, he declared the Public Hearing for Bylaw No. 1804 closed at 5:34 pm.

b) BYLAW NO. 1805

"Langford Zoning Bylaw, Amendment No. 546, (1064 Goldstream Avenue), 2018".

Mayor Young opened the Public Hearing for Bylaw No. 1805 at 5:34 pm, and read a statement to inform those present of the public hearing procedure.

Planner Robert Dykstra advised that Ironclad Developments Inc. has applied on behalf of Ryan Van Damme to rezone 1064 Goldstream Avenue from CS1 (Service Commercial) to MU1A (Mixed Use Residential Commercial A). This is being proposed in order to consolidate this property with the neighbouring property of 1062 Goldstream 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. 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 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 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.
- d) The applicant provide, prior to Bylaw adoption:
 - i. Road dedication along the frontage to the satisfaction of the Director of Engineering.
- e) 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.

This proposal is consistent with the Official Community Plan City Centre designation. Notifications and advertisements have been placed as required by the *Local Government Act*.

The Mayor called a first time for presentations.

Resident on Rodney Road addressed Council, wanting to know how far the centre lane will extend and about signal lights and existing school crossing areas and risks at school. They also requested additional garbage cans in the neighbourhood.

Michelle Mahovich, Director of Engineering provided clarifications.

Resident on Rodney Road asked if there were one, two or three bedroom units.

Robert Dykstra, Land Development Planner provided clarification.

Mayor Young called for any further speakers a second and third time. There being none, he declared the Public Hearing for Bylaw No. 1805 closed at 5:41 pm.

5. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council approve the minutes of the Inaugural Meeting of Council held on November 5th, 2018.

CARRIED.

6. DEVELOPMENT VARIANCE PERMIT

a) DP18-0008 – 1319 & 1323 Ravensview Dr

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP18-0008 be issued by the Council for the City of Langford to Gary Brown defer the requirement to connect to municipal sewer, construct frontage improvements, provide water servicing, reduce fire flow and water pressure provisions, and provide FUS calculations, at the properties located at 1319 and 1323 Ravensview Drive, until such time that lots are developed subject to the following terms and conditions:

1. Variances

The following regulations of Subdivision and Development Servicing Bylaw 1000 are varied under Section 506 of the *Local Government Act*:

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

2. Conditions

The following requirements are imposed under Section 506 of the *Local Government Act*:

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

CARRIED.

7. PUBLIC PARTICIPATION

None.

8. COMMITTEE RESOLUTIONS

- a) **Planning, Zoning and Affordable Housing Committee – November 6th, 2018**
 - 1. **Application to Rezone 887 Klahanie Drive from Rural Residential 2 (RR2) to Rural Residential 7 (RR7) to Allow a Six Lot Development**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council:

- 1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 887 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) subject to the following terms and conditions:
 - f) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund; and

- ii. \$1,000 towards the Affordable Housing Reserve Fund.
- g) 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.
- h) 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;
 - ii. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
 - iii. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
 - iv. That the proposed greenspace areas totaling 30% of the land is covenanted as a non-disturbance area.
 - v. That the edges of the strata road are free and clear of any obstruction and are level with the strata road in order to allow turning movements of a fire truck.

CARRIED.

2. **Bylaw No. 1808 Application to Rezone 2786 Wenger Terrace from R2 (One and Two Family Residential) to RS3 (Residential Small Lot 3) Zone to allow the subdivision of the property into two lots and to allow a secondary suite within the existing house on the property**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give First Reading to Bylaw No. 1808, a Bylaw to amend subsection 6.27.01(5) to include secondary suites on lots greater to or equal than 400 m², in accordance with section 3.08, for the subject property;
2. Give First Reading to Bylaw No. 1808, a Bylaw to amend the zoning designation of the property located at 2786 Wenger Terrace from the R2, One and Two Family Residential, Zone to the RS3, Residential Small Lot 3, Zone subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions for the creation of an additional lot:
 - i. \$660 towards the Affordable Housing Reserve Fund;
 - ii. \$3960 towards the General Amenity Reserve Fund;
 - b) That the applicant provides, **prior to Public Hearing**, the following:

- i. A technical stormwater management assessment reviewed by the Director of Engineering;
3. That Council direct Staff to proceed with the consideration of the following variances subject to the applicant applying for the necessary Development Variance Permit:
 - a. A variance to subsection 6.27.06(1)(c) to reduce the exterior setback from the required 3.5 m to 1.5 m for proposed Lot B; and
 - b. A variance to the Table in subsection 4.01.02 to reduce the length of a driveway stall from the required 5.5 m to 4.28 m for proposed Lot A.

CARRIED.

3. Application for Development Variance Permit to reduce the front and rear setback at 938 Whisperwind Place

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for 938 Whisperwind Place:
 - a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from a front and rear lot line setback of 6 m to a front lot line setback of 3.5 m and a rear lot line setback of 1.5 m;

Subject to the following terms and conditions:

- i. That a 6 m setback be maintained on the interior side lot lines instead of the required 1.5 m.

CARRIED.

4. Application for Development Variance Permit to allow a reduction in the rear yard setback from 6 m to 3.2 m at 620 Rockingham Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variance for 620 Rockingham Road:
 - a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear setback from the required 6 m (20ft) to 3.2 m (10.49ft);

Subject to the following terms and conditions:

- i. That the site is developed in accordance with the plan attached to this report as Appendix A;
- ii. That the north side of the existing building conforms to the spatial separation requirements under the current issue of the B.C. Building Code prior to subdivision approval.

CARRIED.

9. REPORTS

- a) Florence Lake at McCallum Road New Signal Light**
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with the construction of the new McCallum Road at Florence Lake Road signal light; AND

Fund the new signal light on McCallum Road at Florence Lake Road through a combination of \$51,500 from ICBC, \$125,000 from the City's Road Development Cost Charge program and a \$125,000 contribution from the developers of 790 McCallum Road (1054105 BC Ltd.).

CARRIED.

- b) Page Avenue Road Closure and Disposition Bylaw No. 1643**
- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Page Avenue Closure Bylaw No. 1643 1st, 2nd, and 3rd readings; AND

Require the applicants to include any necessary statutory right of ways with the final registration package.

CARRIED.

10. BYLAWS

- a) BYLAW NO. 1643**
"Page Avenue Road Closure Bylaw No.1643".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1643 First, Second and Third Readings.

CARRIED.

- b) BYLAW NO. 1804**
"Langford Zoning Bylaw, Amendment No. 545, (3030 Merchant Way), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1804 Second and Third Readings.

CARRIED.

- c) BYLAW NO. 1805**
"Langford Zoning Bylaw, Amendment No. 546, (1064 Goldstream Avenue), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1805 Second and Third Readings.

CARRIED.

- d) BYLAW NO. 1808**
"Langford Zoning Bylaw, Amendment No. 548, (2786 Wenger Terr), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1808 First Reading.

CARRIED.

- e) BYLAW NO. 1811**
"Langford Zoning Bylaw, Amendment No. 551, (2961 and 2965 Sooke Rd), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1811 Second and Third Readings.

CARRIED.

f) BYLAW NO. 1813

**"City of Langford Housing Agreement (3252 Happy Valley Rd) Bylaw No. 1813, 2018".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1813.

CARRIED.

g) BYLAW NO. 1815

**"City of Langford Housing Agreement (#104 – 3309 Piper Rd) Bylaw No. 1815, 2018".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1815.

CARRIED.

h) BYLAW NO. 1818

**"City of Langford Housing Agreement (#202 – 3309 Piper Rd) Bylaw No. 1818, 2018".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1818 First, Second and Third Readings.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

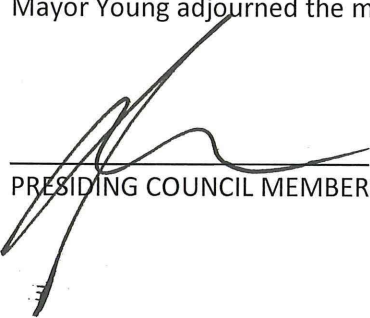
- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding personal information about an identifiable individual, labour relations, land matters and the proposed revision of a municipal service under Section 90 (1) (a) (c) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

12. ADJOURNMENT

Mayor Young adjourned the meeting at 6:30 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer