

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 4th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

ABSENT

Councillor N. Stewart

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda, with an on-table amendment to item 8d.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – January 21st, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on January 21st, 2019.

CARRIED.

4. **OTHER BOARD AND COMMISSION MINUTES**

a) **West Shore Parks and Recreation – December 13th, 2018**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on December 13th, 2018.

CARRIED.

5. **PUBLIC PARTICIPATION**

Ron Coutre advised Council that he was able to speak to item 7a) DVP18-0017 – 2786 Wenger Terrace on behalf of the applicant.

6. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing Committee – January 28th, 2019**

1. **Application to Rezone 939 Walfred from Rural Residential 5 (RR5) to Residential Small Lot 3 (RS3) to allow for a subdivision of approximately 24 lots**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 939 Walfred from the RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3), and to amend the text within the RS3 zone for the subject property such that:
 - a) Secondary suites are permitted, in accordance with section 3.08, on all lots larger than 400 m² with a lot width greater than 12 m;
 - b) The total floor area of the of one family-dwelling on lots less than 400 m² may not exceed the total area of the lots they occupy (e.g. 1.0 FSR);
 - c) The minimum lot size is reduced to 200 m².

Subject to the following terms and conditions:

2. That the owner agrees to provide, as a **bonus of increased density**, the following contributions per new lot created, prior to subdivision approval:
 - I. \$3,960 per lot towards the General Amenity Reserve Fund;
 - II. \$660 per lot towards the Affordable Housing Reserve Fund;

3. That the applicant provides, **prior to Public Hearing**, the following:
 - I. A technical memo from a qualified engineer that verifies storm water can adequately managed on-site, to the satisfaction of the Director of Engineering;
 - II. A site plan that shows the 9.5 land dedication, and 2.0 m wide proposed statutory right of way that will link the subject development to Walfred Road;
4. That the applicant provides, **prior to bylaw Adoption**, a section 219 covenant, registered in priority overall all other charges on title, that agrees to the following:
 - I. That the applicant agrees that all one-family dwellings with a secondary suite must include a double car driveway, provided that the width of the driveway does not exceed 50% of the width of the lot.
 - II. That the applicant complete full frontage improvements, including but not limited to: bicycle laning, off street parking, sidewalks, light standards and boulevard planting, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - III. That the applicant construct, or provide a bond for, a 1.8m high solid board fence along the rear of lots that abut the 7.0 m wide dedicated open space adjacent to Walfred Road, prior to subdivision approval;
 - IV. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - V. That no driveway or other vehicle access will be created between the subject property and Walfred Road;
 - VI. That the applicant dedicate a 2.5 m wide area of land to accommodate frontage requirements, and off street parking along Walfred Road, as well as an additional 7.0 m wide dedicated area of land to the City between Walfred Road and the subject property, prior to subdivision approval;
 - VII. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval;
 - VIII. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
 - IX. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
 - X. That the applicant agrees to replant the 7.0 m wide dedicated area, to the satisfaction of the Director of Planning, contained within the tree retention plan for the adjacent property at 935 Walfred Road, prior to building permit issuance;
 - XI. That the applicant construct a 2.0 m wide pedestrian trail, linking the subject development to Walfred Road, prior to subdivision approval, which may be reduced to 1.0 m once the property to the west is developed;
 - XII. The applicant registers a statutory right of way for the construction of a pedestrian trail linking the proposed development to Walfred Road, prior to subdivision approval; and

- XIII. The applicant registers a statutory right of way for a two-point turnaround, to the satisfaction of the Fire Chief, registered in favour of the City, prior to subdivision approval;
- XIV. The applicant registers a housing covenant for all lots less than 400 m² that includes: a) no more than two bathrooms and one two piece (powder room) permitted within each dwelling, b) no more than one kitchen or food preparation area per dwelling, c) no separate thermostat controls for separate parts of the single-family dwelling unit, and d) no separation between floors or areas of the single-family dwelling unit.

CARRIED.

2. Bylaw No. 1825 - Application to Rezone 1234 Goldstream Avenue from R2 to RS3 to Allow for a four lot subdivision

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

Give First Reading to Bylaw No. 1825, a Bylaw to amend the zoning designation of the property located at 1234 Goldstream Avenue 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 per lot, prior to subdivision approval:
 - i. \$3,960 per small lot single family home towards the General Amenity Reserve Fund;
 - ii. \$660 per small lot single family home towards the Affordable Housing Reserve Fund;
- b) That the applicant provides, **prior to Public Hearing** the following:
 - i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;
- c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a Stormwater Management Plan will be provided and all required measures recommended be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
 - ii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
- d) That the applicant pay cash-in-lieu for frontage improvements to the satisfaction of the Director of Engineering prior to subdivision approval.

CARRIED.

b) Administration and Finance Committee – January 29th, 2019

1. Monthly Approval of Accounts Payable – September to December 2018

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from September to December 2018, as outlined in the Accounts Payable Report dated January 23rd, 2019.

CARRIED.

2. Funding Requests for 2019 Budget Year

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the following 2019 funding requests:

1. Historically Funded Requests:

- a) Vancouver Island South Film and Media Commission - \$2000 to promote the industry
- b) Greater Victoria Bike to Work Society - \$1500 for Bike to Work Week and that the City send a letter asking that Bike to Work have stations in Langford for both the spring and fall events
- c) Royal Canadian Legion - \$2500 for Remembrance Day luncheon and \$3000 for 2019 Christmas Dinner.
- d) Fort Rodd Hill and Fisgard Lighthouse - \$1500 for Canada Day celebration
- e) M'Akola Housing Society - \$1500 for Westshore Indigenous Peoples Week, and the use of the Langford Trolley (\$135/hr)
- f) Goldstream Nature House - Chums sponsorship program \$1000
- g) Big Brothers Big Sisters of Victoria and Area - \$1000 for mentoring program
- h) Open Gate Church - \$1250 to provide fresh produce to needy individuals and families in the Westshore

2. New Requests:

- i) Victoria Sexual Assault Centre - \$2500 contribution towards maintaining the Sexual Assault Clinic which supports Langford residents and that the city write a letter to the province and VIHA requesting that they fund the Victoria Sexual Assault Centre operating budget on a permanent and ongoing basis.
- j) Victoria Real Estate Board - Trolley cost of \$135/hour, to a maximum of \$500

3. And deny the following 2019 funding requests:

- k) Your Literacy Connection - \$200 to promote literacy in Langford
 - Historical request was not submitted for 2019
- l) Lighthouse Christian School - \$200 for grad
 - Historical request was not submitted for 2019
- m) Westhills Neighbourhood Residents Group - \$500 funding to create awareness and mitigate bear conflicts
 - Council refers the concerns about wildlife to the Protective Services Committee

- n) Lohbrunner Community Farm Co-op - \$28 600 for a new water line
- o) Lions Pride Gymnastics - \$500 sponsorship for advertising
- p) Juan de Fuca Performing Arts Centre Society - \$2000 to develop a West Shore Arts and Culture Centre
 - Council refers this request to the West Shore Arts Council.

CARRIED.

3. Elections Bylaw No. 1819

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council consider first, second and third reading of the Election Bylaw No. 1819.

CARRIED.

7. DEVELOPMENT VARIANCE PERMIT

a) DVP18-0017 – 2786 Wenger Terr

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP18-0017 be issued by the Council for the City of Langford to Ron Coutre on behalf of Mike and Martin Meszaros to reduce the exterior setback from the required 3.5 m to 1.5 m for proposed Lot B and reduce the length of a driveway stall from the required 5.5 m to 4.28 m for proposed Lot A at 2786 Wenger Terrace subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached to the Planning, Zoning and Affordable Housing Report dated 6 November 2018 (Appendix A).

2. Variances

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

- a) That 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) That 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.

8. REPORTS

- a) Goldstream Avenue Infill Improvements at Leigh Road**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council approve the completion of the improvements in front of 1082 and 1074 Goldstream Avenue and fund the improvements up to \$29,333.68 from the Sidewalk Infill budget and up to \$18,949 (the cost of the artificial turf) from the 2019 Neighbourhood Beautification budget.

CARRIED.

- b) Bylaw No. 1830 Speed Limit Bylaw 1175, Amend. No. 6, 2019**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No.1830 the "Langford Speed Limit Bylaw, Amendment No. 6, Bylaw 1175, 2008" first, second and third readings.

CARRIED.

- c) Committee Appointments**
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council appoint Nicholas Johal and Brad Sifert to the Transportation and Public Works Committee and Cheryl Brown to the Planning, Zoning and Affordable Housing Committee for terms ending December 2022;

THAT Council appoint Terry Young and Cliff Curtis to the Board of Variance; and

THAT Council appoint Ron Coutre as alternate to the Board of Variance.

CARRIED.

- d) BC Transit Renewal of Station Avenue Transit Exchange**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council support the renewal of the BC Transit land exchange with the Island Corridor Foundation for the Station Avenue Transit Exchange for another five years for August 31, 2019 through to August 31, 2024 and continue to budget for garbage and graffiti removal at the Station Avenue Transit exchange for that same timeframe.

CARRIED.

- e) **Change to Council's "New Transmission Tower Policy"**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt the amended Policy No.: POL-0007 Antenna Towers.

CARRIED.

9. **CORRESPONDENCE**

- a) **Peter Willing**
RE: Music in the Park Program for 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve \$10,000 to retain Mr. Peter Willing to provide Music in the Park at Veterans Memorial Park every Sunday beginning July 7th 2019 and ending on August 25th, 2019 from 2:00 pm to 4:00 pm as outlined in the proposal dated January 13th, 2019.

CARRIED.

10. **BYLAWS**

- a) **BYLAW NO. 1819**
"Election Bylaw No. 1819".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1819 First, Second and Third Readings.

CARRIED.

- b) **BYLAW NO. 1825**
"Langford Zoning Bylaw, Amendment No. 554, (1234 Goldstream Ave), 2019".

(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1825 First Reading.

CARRIED.

c) BYLAW NO. 1830
"Langford Speed Limit Bylaw, Amendment No. 6, Bylaw 1175, 2008".
(FIRST, SECOND AND THIRD READINGS)

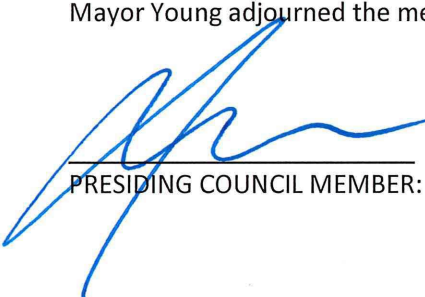
MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1830 First, Second and Third Readings.

CARRIED.

11. ADJOURNMENT

Mayor Young adjourned the meeting at 5:55 pm.



PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer