

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, July 15th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>BYLAWS</u>	
a) BYLAW NO. 1839 "Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 1822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), 2019". (RESCIND SECOND AND THIRD READINGS)	4
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12. IN CAMERA RESOLUTION

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13. ADJOURNMENT

**CITY OF LANGFORD
BYLAW NO. 1839**

**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 the text of Section 6.56.06(1) and replacing it with, "No building or structure may have a height less than two storeys or exceed a height of twelve storeys."
2. By deleting Section 6.56.06(2).
3. By deleting from the R1 (One-Family Residential) and C3 (District Commercial) Zones and adding to MU2 (Mixed Use Residential Commercial 2) Zone the property legally described as LOT 2, SECTION 5, ESQUIAMLT DISTRICT, PLAN 6064, PID No. 005921937 (801 Goldstream Ave); AMENDED PARCEL A (DD 202622I) OF LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 6064, PID No. 005921961 (2816 Peatt Rd); PARCEL B (DD 202291-I) OF LOT 3, SECTION 55, ESQUIMALT DISTRICT, PLAN 6064, PID No. 001981251 (2822 Peatt Rd); THE SOUTHERLY 100 FEET OF AMENDED LOT 1 (DD 72133I) OF SECTION 5 ESQUIMALT DISTRICT PLAN 1776, PID No. 006854095 (2826 Peatt Rd); STRATA LOTS 1 & 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2475 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 017946531 & 017946522 (2832 2834 Peatt Rd); LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 18265, PID No. 003879143 (2838 Peatt Rd); PARCEL A (DD 219466I) OF LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 1776, PID No. 006855172 (2844 Peatt Rd); STRATA LOTS 1 & 2 SECTION 5 ESQUIMALT DISTRICT STRATA PLAN VIS4986 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 024809233 & 024809241 (818 & 816 Hockley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
4. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1839	LOT 2, SECTION 5, ESQUIAMLT DISTRICT, PLAN 6064, PID No. 005921937 (801 Goldstream Ave);	a) \$2,850 per new unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and	No

	AMENDED PARCEL A (DD 202622I) OF LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 6064, PID No. 005921961 (2816 Peatt Rd); PARCEL B (DD 202291-I) OF LOT 3, SECTION 55, ESQUIMALT DISTRICT, PLAN 6064, PID No. 001981251 (2822 Peatt Rd); THE SOUTHERLY 100 FEET OF AMENDED LOT 1 (DD 72133I) OF SECTION 5 ESQUIMALT DISTRICT PLAN 1776, PID No. 006854095 (2826 Peatt Rd); STRATA LOTS 1 & 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2475 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 017946531 & 017946522 (2832 2834 Peatt Rd); LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 18265, PID No. 003879143 (2838 Peatt Rd); PARCEL A (DD 219466I) OF LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 1776, PID No. 006855172 (2844 Peatt Rd); STRATA LOTS 1 & 2 SECTION 5 ESQUIMALT DISTRICT STRATA PLAN VIS4986 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 024809233 & 024809241 (818 & 816 Hockley Rd)	b) \$1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) \$750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) \$187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) \$10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund.	
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- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 1822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), Bylaw No. 1839, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this 17th day of June, 2019.

READ A THIRD TIME this 17th day of June, 2019.

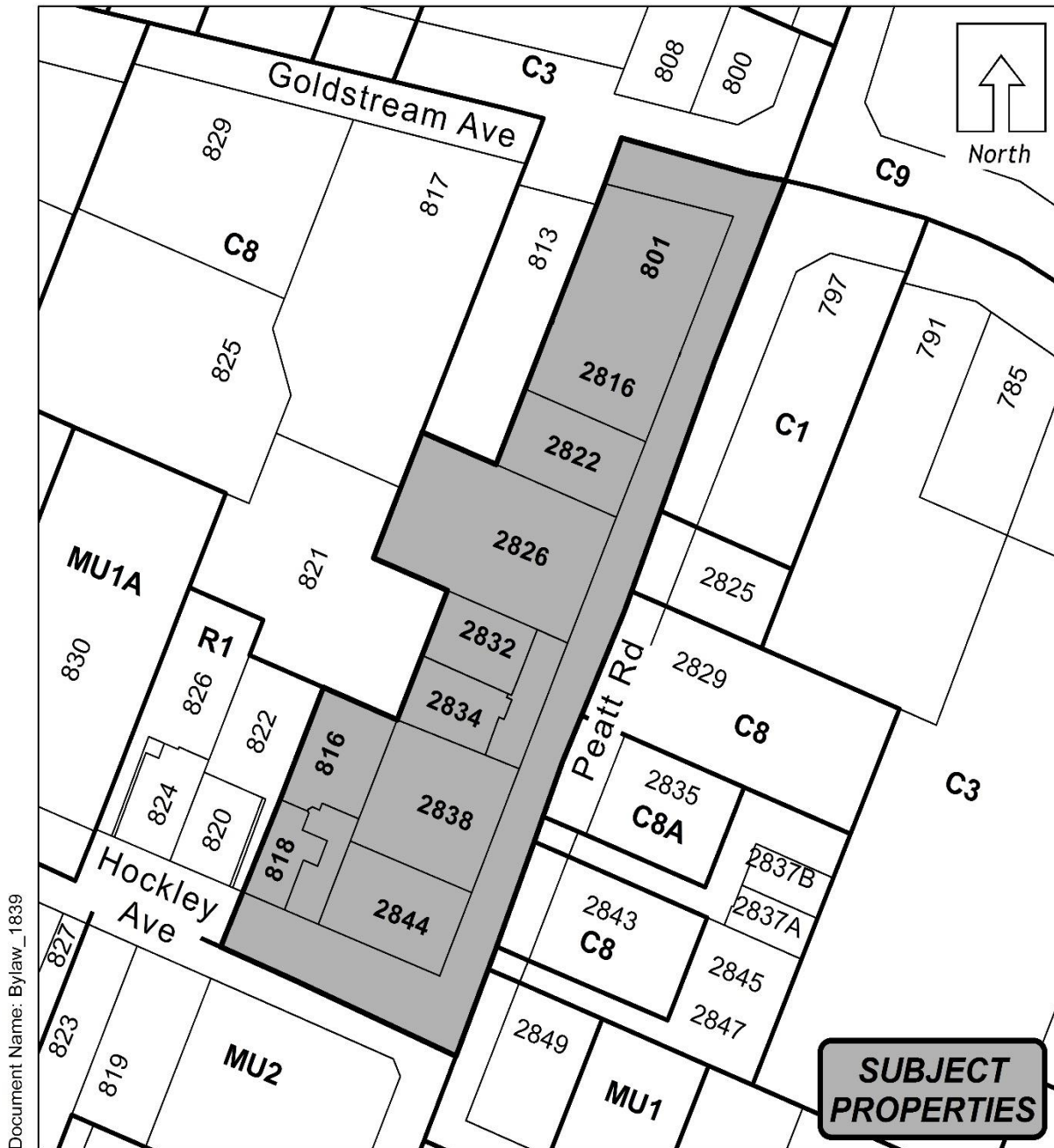
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

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. 1839

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/4/2019

PUBLIC HEARING

Monday, 15 July 2019

Bylaw No. 1839

File No. Z18-0029

At the 17 June 2019 Council meeting a procedural error had occurred giving 3rd Reading to Bylaw 1839. Third Reading of Bylaw 1839 was rescinded at commencement of the 15 July 2019 Council meeting in order to correct the procedural error and commence with the public hearing.

A Bylaw to Rezone 801 Goldstream Avenue, 2816 to 2844 Peatt Road, 816 and 818 Hockley Avenue from the C3 (District Commercial) and R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) to allow for a future mixed-used development on three larger parcels that are intended to be created from the existing ten properties.

**CITY OF LANGFORD
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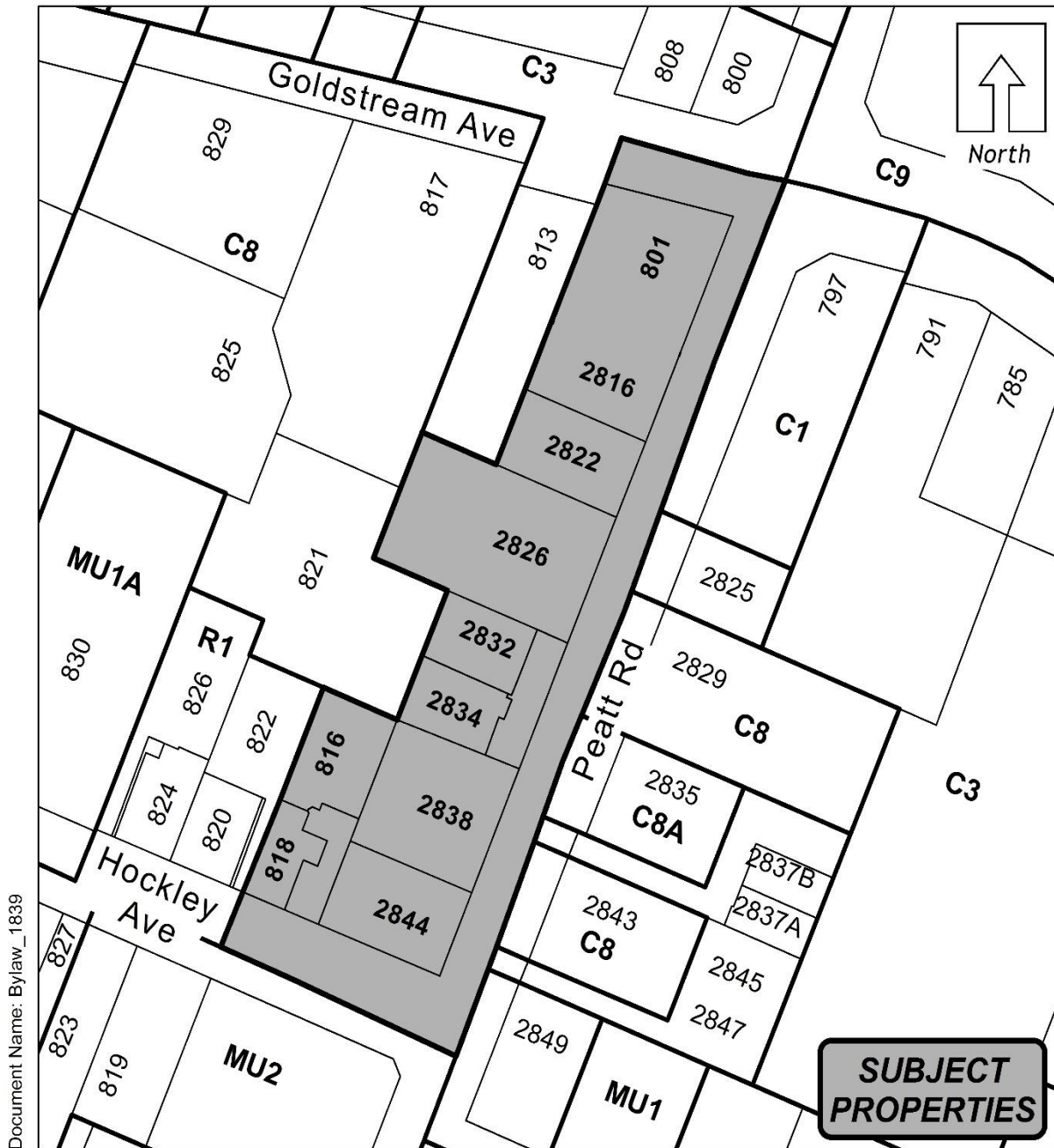
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IN SECTION A1 OF BYLAW No. 1839

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/4/2019



NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1839. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 15 July 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	801 Goldstream Ave, 2816 to 2844 Peatt Rd, 816 & 818 Hockley Ave	
File	Z18-0029	Bylaw Number: 1839
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: C3 (District Commercial) and R1 (One-Family Residential)	Proposed: MU2 (Mixed-Use Residential Commercial 2)
Proposal	To allow for a future mixed-used development on three larger parcels created from the existing ten properties.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 2 July 2019 to Monday, 15 July 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0029)

801 Goldstream Ave & 2816, 2822, 2826, 2832, 2834, 2838, 2844

Peatt Rd & 816, 818 Hockley Ave



Document Name: Z18-0029_Site_Map

Scale: N.T.S.

Last Revised: 2/5/2019

Thanks for the memory muscle

Riverside four, one, oh, seven, seven.

That was our home phone number, the first one I memorized growing up in Ville St. Laurent, an exploding suburb of formerly farmland outside of Montreal and truth be told, far removed from any views of a river.

Folks back then had at least a dozen numbers memorized before they turned 10, mostly a collection of frequently called friends. The total expanded like a Slinky sliding down a long flight of stairs with each passing year, until you went off to work and had to deposit another whack of numbers to the memory bank. I wish I could call Mike's Submarines, who delivered the goods to your door long before any marketing geniuses came up with the concept of Skip the Dishes. Antonio's Pizza, where all dressed meant pepperoni, mushroom and green pepper, was another frequent flyer that I wish was still just a dial away. I called my mother from Expo 67 the first time I used a push button phone, and she was equally amazed by the new technology. Those who remember the archaic black rotary versions still hold a grudge against phone numbers that contained eights, nines and zeros.

There were conservatively at least 50 numbers that didn't require perusing a five-pound phone book by the time I moved to Victoria, so I had

to stretch my memory muscle a little more to accommodate a slate of new digits.

Fast forward to the age of the iPhone, and I'll wager you would have a hard time rounding up anyone under 20 years of age capable of rattling off three numbers they tap into regularly without checking their screen. Whether that's a good thing or a sad reflection of the state of education is open to debate. There's an argument to be made, however, that the shift from memory function in school has created kids that can no longer do basic math without a calculator. Put that to the test next time you're using that old-fashioned method of paying with cash at the counter. If your total is \$11.15, hand the clerk a \$20 bill, a toonie and a quarter let the games begin.

I am, however, a little jealous of youngsters who have grown up with the world at their fingertips thanks to a machine they can cradle in the palm of their hand. Anyone who survived the living hell before TV remote controls can relate. Still haven't purchased a portable phone yet, much to the chagrin of my friend, George, who berates me regularly about it whenever he



Rick Stiebel
The Rickter Scale

wants to send a text. My reluctance is steeped in a fear of technology dating back to 1991, when I was outed on the first day of journalism school as the only one in my class who had never worked on a computer. Former colleagues referred to me as the "Fred Flintstone of the computer age" whenever I pulled out my Blackberry, a piece of paper containing their cell numbers that I still keep folded in my wallet. It has George's number as well, in case I ever need to text him to say I just bought a cell phone.

Rick Stiebel is a semi-retired local journalist.

CROSSWORD ANSWERS

GOLDSTREAM NEWS

GAZETTE

Check out the Crossword in every Friday's

S	H	O	P	S		P	A	P		L	A	B	S						
L	I	L	A	C		D	A	R	E		O	B	O	E					
U	R	I	C		S	A	G	A	N		C	I	R	E					
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Second grey squirrel breeding period is here

Shalu Mehta
News Staff

While most humans are getting ready to relax this summer, other living creatures are still out there getting busy.

Grey squirrels have two breeding periods per year, in mid-summer and early spring, with litters being born between March and April and later on around July or August.

According to Wild ARC, a way to tell if a baby squirrel has been orphaned or abandoned is if it is being very vocal and approaching people.

"If a baby squirrel is very hungry and thirsty, it will often walk up to any animal in hopes of being fed," a Wild ARC Facebook post reads. "If



Last year, Wild ARC had 121 grey squirrels in the facility's care. (Facebook/BC SPCA Wild ARC)

the squirrel is being slightly vocal but not approaching anyone, we recommend waiting about 12 hours to see if the parents will come back before we take any action."

Last year, Wild ARC had 121 grey squirrels in the facility's care.

According to BC SPCA, grey squirrels are the most common squirrel in urban areas of B.C. but are non-native to the province.

They can be grey,

black or brindle in colour and have large, fluffy tails longer than their bodies. Squirrels sometimes den in structures like chimneys, attics or walls and chew wires and tree bark. They can also dig up bulbs in garden beds and are attracted to bird feeders.

To minimize conflict, the BC SPCA recommends removing potential food sources by securing garbage bins and composts

and making sure bird feeders are inaccessible and not overflowing.

NOTICE

is hereby given that on

July 8, 2019

West Shore U-Lock Mini Storage Ltd.

1621 Island Highway, Victoria BC

will sell the contents of the lockers

listed below if the monies owed

are not paid and contents removed

from the premises:

Kristy Greene 2506B

West Shore U-Lock Mini Storage

will list, at ONLINE public auction,

the property heretofore stored

at the above noted space by the

abovenoted occupant, to

the highest bidder.

Notice is hereby given that

the ONLINE Auction is being held

on July 8, 2019 starting at 1 pm

and ending July 10, 2019 on or

after 1 pm at

www.ibid4storage.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1839. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 July 2019, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

- Proposal:**
- The purpose of Bylaw No. 1839 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1839 C3 (District Commercial) and R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) Zone to allow for a future mixed-used development on three larger parcels created from the existing ten properties.
- Applicant:**
- Matthew McKay, DB Services
- Location:**
- The land that is the subject of Bylaw No. 1839 is 801 Goldstream Ave, 2816 to 2844 Peatt Rd, 816 and 818 Hockley Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 2 July 2019 to Monday, 15 July 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



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4. REPORTS

- a) **Bylaw No. 1839 – Application to Rezone 10 Properties on the West Side of Peatt Road between Goldstream Avenue and Hockley Avenue to Allow for Mixed-Use Developments**
- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE
SECONDED: S. HARVEY

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

1. Give 1st reading to the attached Bylaw No. 1839 to amend the zoning designation of the properties located at 801 Goldstream Avenue, 2816, 2822, 2826, 2832, 2834, 2838, and 2844 Peatt Road, and 816 and 818 Hockley Avenue from R1 (One-Family Residential) and C3 (District Commercial) to MU2 (Mixed-Use Residential Commercial 2) 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. \$750 towards the Affordable Housing Fund;
 - ii. \$2,850 towards the General Amenity Reserve Fund.

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
 - b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
 - i. \$10.75 towards the General Amenity Reserve Fund.
 - c) That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:
 - i. By deleting the text of Section 6.56.06(1) and replacing it with, *“No building or structure may have a height less than two storeys or exceed a height of twelve storeys.”*
 - ii. By deleting Section 6.56.06(2).
 - d) 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 on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A Traffic Impact Study that examines the ultimate build-out of the subject properties and provides recommendations based on the results, to the satisfaction of the Director of Engineering;
 - iii. A civil engineering design of the frontage improvements per Bylaw 1000 standards, to the satisfaction of the Director of Engineering.

- e) That the applicant provides, **prior to Bylaw Adoption**, the following:
 - i. The registration of a lot consolidation plan that includes road dedication along Goldstream Avenue, Peatt Road and Hockley Avenue, as a result of the Traffic Impact Study and civil engineering design of required road improvements per Bylaw 1000 standards, to the satisfaction of the Director of Engineering; and
 - ii. The registration of a blanket statutory right of way on the northern property for the future installation of a minimum 30m² pedestrian friendly plaza along Goldstream Avenue, which would include art work.
- f) 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 northern property have a minimum 30m² pedestrian plaza along Goldstream Avenue with a minimum of \$15,000 of artwork installed prior to issuance of a building permit, to the satisfaction of the Director of Planning;
 - ii. 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;
 - iii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - iv. That a minimum of 40% of the ground floor or 60% of the linear frontage to be commercial space, to the satisfaction of the Director of Planning; and
 - v. That a 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.
- g) Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for the subject properties:
 - i. That Sections 6.56.07(i) and (iii) be varied to reduce the minimum front yard and exterior side yard setbacks from 1.2m to 0.0m if it can be demonstrated that this would cause no negative impact to the use or location of City infrastructure within the road right of way, to the satisfaction of the Director of Planning.

CARRIED.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: May 27, 2019
Department: Planning
Application No.: Z18-0029
Subject: Bylaw No. 1839- Application to Rezone 10 Properties on the West Side of Peatt Road between Goldstream Avenue and Hockley Avenue to Allow for Mixed-Use Developments

PURPOSE

Matthew McKay of DB Services has applied on behalf of 1082116 BC Ltd. to rezone the subject lands from C3 (District Commercial) and R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) to allow for a future mixed-used development on three larger parcels that are intended to be created from the existing ten properties.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

<i>Applicant</i>	Matthew McKay, DB Services	
<i>Owner</i>	1082116 BC Ltd.	
<i>Civic Addresses</i>	801 Goldstream Avenue 2816 to 2844 Peatt Road 816 and 818 Hockley Avenue	
<i>Size of Properties</i>	7,150m ² (1.8 acres)	
<i>DP Areas</i>	Downtown	
<i>Zoning Designation</i>	Existing: C3 (District Commercial) and R1 (One-Family Residential)	Proposed: MU2 (Mixed-Use Residential Commercial 2)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The ten subject properties are located on the west side of Peatt Road, from Goldstream Avenue to Hockley Avenue. Each of these properties have a residential dwelling located on them, with the exception of 801 Goldstream which is a consignment store for children's items.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	C3 (District Commercial)	Commercial Retail
<i>East</i>	C1 (Neighbourhood Commercial) C8 (Community Town Centre Pedestrian) C8A (Community Town Centre Pedestrian A) R1 (One-Family Residential) MU1 (Mixed Use Residential Commercial)	Commercial / Retail Commercial / Residential Residential Residential Commercial / Residential
<i>South</i>	MU2 (Mixed Use Residential Commercial 2)	Commercial / Residential
<i>West</i>	C3 (District Commercial) C8 (Community Town Centre Pedestrian) R1 (One-Family Residential)	Commercial / Retail Commercial / Retail Residential

Figure 1 – Subject Properties

COUNCIL POLICY**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

DEVELOPMENT PERMIT AREAS

The subject properties are not located within an environmental Development Permit area. However, these properties are located within the Downtown DP Area and require a Development Permit for Form and Character. The DP's would need to be issued prior to building permits to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS**DEVELOPMENT PROPOSAL**

The proposal is to consolidate the 10 parcels and create 3 large parcels. Each one of the larger parcels are intended to be mixed-use, with commercial on the ground floor and residential above. Office space is potentially an option on some floors as well, but this would be dependent on market conditions. A concept plan is attached as Appendix B.

The applicant is intending to start construction on the most southern property, which abuts Hockley Avenue. This would also include the construction of a roundabout at this location.

The applicant has requested to increase the maximum height from 11 storeys to 12 storeys for these properties. If Council is supportive of this request, they may wish to amend the height limit within the MU2 Zone as a whole. Furthermore, the MU2 Zone currently restricts the height of buildings within 30m of Goldstream Avenue to 6-storeys. If Council no longer sees a need for this height restriction, they may wish to remove this clause from the MU2 Zone.

The applicant has also requested to reduce the minimum setback from 1.2m to 0.0m, but this is intended for upper floors and not at the ground level. If Council is supportive of this request, they may wish to authorize the Director of Planning to allow for setback variances of non-ground floors through the Development Permit if it has been determined that a reduced setback would not negatively impact the use or location of infrastructure within the road right of way (ie. trees, street lights, hydro kiosks, etc.).

Given that the subject properties are located within the downtown pedestrian core, Council may wish to authorize the Director of Planning to ensure there is sufficient amount of pedestrian interaction with the ground floor abutting the sidewalks by requiring a minimum of 40% of the ground floor or 60% of the linear frontage to be commercial space. The future Form and Character DP's can facilitate this.

Table 3: Proposal Data

	Permitted by C3 (Current Zoning)	Permitted by R1 (Current Zoning)	Proposed MU2 Zone
<i>Permitted Uses</i>	• Financial institutions • Hotels • Liquor stores • Offices • Parking facilities • Post office • Restaurants • Retails stores • Schools	• Group day care • One-family dwelling	• Apartments • Food catering • Health club • Hotels • Library • Liquor stores • Offices • Restaurants • Retail stores • Schools
<i>Density</i>	4.5 FAR	550m ²	5.0 FAR
<i>Height</i>	6 storeys	9m (30 ft)	12 storeys **
<i>Site Coverage</i>	75%	35%	90% max
<i>Front Yard Setback</i>	7.5m (25 ft)	6.0m (20 ft)	1.2m (4.0 ft) 0.0m (upper storeys) *
<i>Interior Side Yard Setback</i>	6.0m (20 ft)	1.5m 5.0 ft)	0.0m (0.0 ft)
<i>Exterior Side Yard Setback</i>	7.5m (25 ft)	4.5m (15 ft)	1.2m (4.0 ft) 0.0m (upper storeys) *
<i>Rear Yard Setback</i>	6.0m (20 ft)	6.0m (20 ft)	0.0m (0.0 ft)
<i>Parking Requirement</i>	• Approximately 1 per 25m ² gfa	• 2 per dwelling + 1 per suite	• 1.25 per unit, or • 2.25 per unit with 3+ bedrooms

* variance requested

** bylaw amendment requested

FRONTAGE IMPROVEMENTSPeatt Road

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. There may also be additional requirements needed as a result of the required Traffic Impact Study (TIA). Road dedication may also be required. Improvements along Peatt Road would include the following:

- A 3.3m wide drive lane
- A 1.5m wide bike lane
- Street parking
- Non-mountable curbing
- Langford burgundy coloured street lights
- Landscaping (including street trees and irrigation)
- A 3.0m wide red brick sidewalk, 0.8m of which could be on private property

Driveway access would be restricted to right-in and right-out only. The TIA has indicated that only parallel parking is allowed on Peatt Road for safety reasons.

Goldstream Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. Road dedication is was noted as a requirement in the Traffic Impact Assessment (TIA) that was completed for the proposed development. The improvements along Goldstream Avenue would include the following:

- A right bypass lane as per the TIA
- A 1.5m wide bike lane
- Non-mountable curb
- Langford burgundy coloured street lights
- Landscaping (including street trees and irrigation)
- A 3.0m wide red brick sidewalk, 0.8m of which could be on private property

Driveway access would not be permitted off of Goldstream Avenue.

Hockley Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of building permit. There may also be additional requirements needed as a result of the required Traffic Impact Study (TIA). Road dedication may also be required. The improvements along Hockley Avenue would include the following:

- A 3.0m wide drive lane
- Non-mountable curb
- Langford burgundy coloured street lights
- Landscaping (including street trees and irrigation)
- A 2.2m wide red brick sidewalk

Road Dedication

There may likely be road dedication required to ensure Bylaw 1000 requirements fit into the road right of way. Examples of such items include street lights, conduits, hydro kiosks, street trees, and inspection chambers. To better understand if dedication is required, Council may wish to require preliminary civil

drawings of frontage improvement to be submitted prior to public hearing, to the satisfaction of the Director of Engineering. The TIA has already noted that dedication would be required along Goldstream to accommodate the future round about and a right bypass lane.

Within the road dedication along Peatt, the applicant will be undergrounding the hydro service in order to allow for buildings to be constructed closer to the property line, otherwise the buildings would need to be setback further from overhead wires. The costs associated with undergrounding the wires would be the responsibility of the applicant.

Roundabouts

A roundabout will be built at the intersection of Hockley and Peatt. This has already been planned for and a civil design created. The applicant would be building this roundabout, which is part of the DCC program, with their required frontage improvements.

Another roundabout is planned for at the intersection of Goldstream and Peatt. The City does have a preliminary design of this roundabout however, the civil drawings submission for frontage improvements previously noted will help determine how much dedication is required.

Council may wish to require that all road dedication be provided prior to adoption. This would be determined through the preliminary civil engineering design. Council may wish that the survey plan that dedicates road also achieves the lot consolidation that has been presented with this application.

SEWERS

Sewer mains exist within all three roads that front this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. It should be noted that the downtown area is known to have a high water table, which limits how far down a building can be built while still implementing a stormwater infiltration system. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site through infiltration and provide a technical memo from a qualified engineer in this regard to the satisfaction of the Director of Engineering, prior to public hearing.

LOT CONSOLIDATION AND ROAD DEDICATION

There are currently ten properties associated with this rezoning, and each parcel has a building located on it. In spite of the fact that these buildings may remain in place beyond the time it takes to rezone the properties, Council may wish to require the applicant to consolidate the lots into the proposed block plan that has been presented with this application (Appendix A) and include the necessary road dedication in that plan, prior to bylaw adoption.

AMENITY / OPEN SPACE

The subject site is located at a prominent location within the City Centre area, particularly at the intersection of Goldstream and Peatt. Council may wish to require the applicant to use the corner location of the property for art work within a pedestrian friendly plaza, which could partially be on private property. Details of the artwork and plaza design can be determined through the DP of the site, but allocating a minimum plaza size of 30m² with an art work installation would need to be secured with the rezoning. If Council were supportive of using this location for such an amenity space, this requirement would be secured through a statutory right of way and within a covenant prior to adoption.

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below

FINANCIAL CONTRIBUTIONS**Council's 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	Contribution Rates	Total
<i>Affordable Housing Reserve Fund</i>	\$750 per unit (residential)	TBD
<i>General Amenity Reserve Fund</i>	\$2,850 per unit (residential)	TBD
	\$10.75 per m ² (commercial)	TBD

*** The applicant will be charged for new units created at the time of building permit issuance, and is entitled to a 50% or 75% reduction depending on the use and height, for units above the 4th storey.**

Table 5 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,188 per unit (residential)	TBD
	\$55.78 per m ² (commercial)	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
	\$140/1,000ft ² (commercial)	TBD

<i>Integrated Survey Area</i>	\$35 per lot	\$105
Subtotal (DCCs to Langford)		TBD
<i>CRD Water</i>	\$2,922 per unit (residential)	TBD
	\$10.74 per m ² (commercial)	TBD
<i>School Site Acquisition</i>	\$419 per unit (residential)	TBD
TOTAL DCCs		TBD

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Give 1st reading to the attached Bylaw No. 1839 to amend the zoning designation of the properties located at 801 Goldstream Avenue, 2816, 2822, 2826, 2832, 2834, 2838, and 2844 Peatt Road, and 816 and 818 Hockley Avenue from R1 (One-Family Residential) and C3 (District Commercial) to MU2 (Mixed-Use Residential Commercial 2) 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. \$750 towards the Affordable Housing Fund;
 - ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
 - b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
 - i. \$10.75 towards the General Amenity Reserve Fund.
 - c) That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:
 - i. By deleting the text of Section 6.56.06(1) and replacing it with, *"No building or structure may have a height less than two storeys or exceed a height of twelve storeys."*
 - ii. By deleting Section 6.56.06(2).
 - d) 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 on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A Traffic Impact Study that examines the ultimate build-out of the subject properties and provides recommendations based on the results, to the satisfaction of the Director of Engineering;
 - iii. A civil engineering design of the frontage improvements per Bylaw 1000 standards, to the satisfaction of the Director of Engineering.
 - e) That the applicant provides, **prior to Bylaw Adoption**, the following:
 - i. The registration of a lot consolidation plan that includes road dedication along Goldstream Avenue, Peatt Road and Hockley Avenue, as a result of the Traffic Impact Study and civil engineering design of required road improvements per Bylaw 1000 standards, to the satisfaction of the Director of Engineering; and

-
- ii. The registration of a blanket statutory right of way on the northern property for the future installation of a minimum 30m² pedestrian friendly plaza along Goldstream Avenue, which would include art work.
- f) 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 northern property have a minimum 30m² pedestrian plaza along Goldstream Avenue with a minimum of \$15,000 of artwork installed prior to issuance of a building permit, to the satisfaction of the Director of Planning;
 - ii. 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;
 - iii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - iv. That a minimum of 40% of the ground floor or 60% of the linear frontage to be commercial space, to the satisfaction of the Director of Planning; and
 - v. That a 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.
- g) Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for the subject properties:
- i. That Sections 6.56.07(i) and (iii) be varied to reduce the minimum front yard and exterior side yard setbacks from 1.2m to 0.0m if it can be demonstrated that this would cause no negative impact to the use or location of City infrastructure within the road right of way, to the satisfaction of the Director of Planning.

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1839.

Respectfully submitted:

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

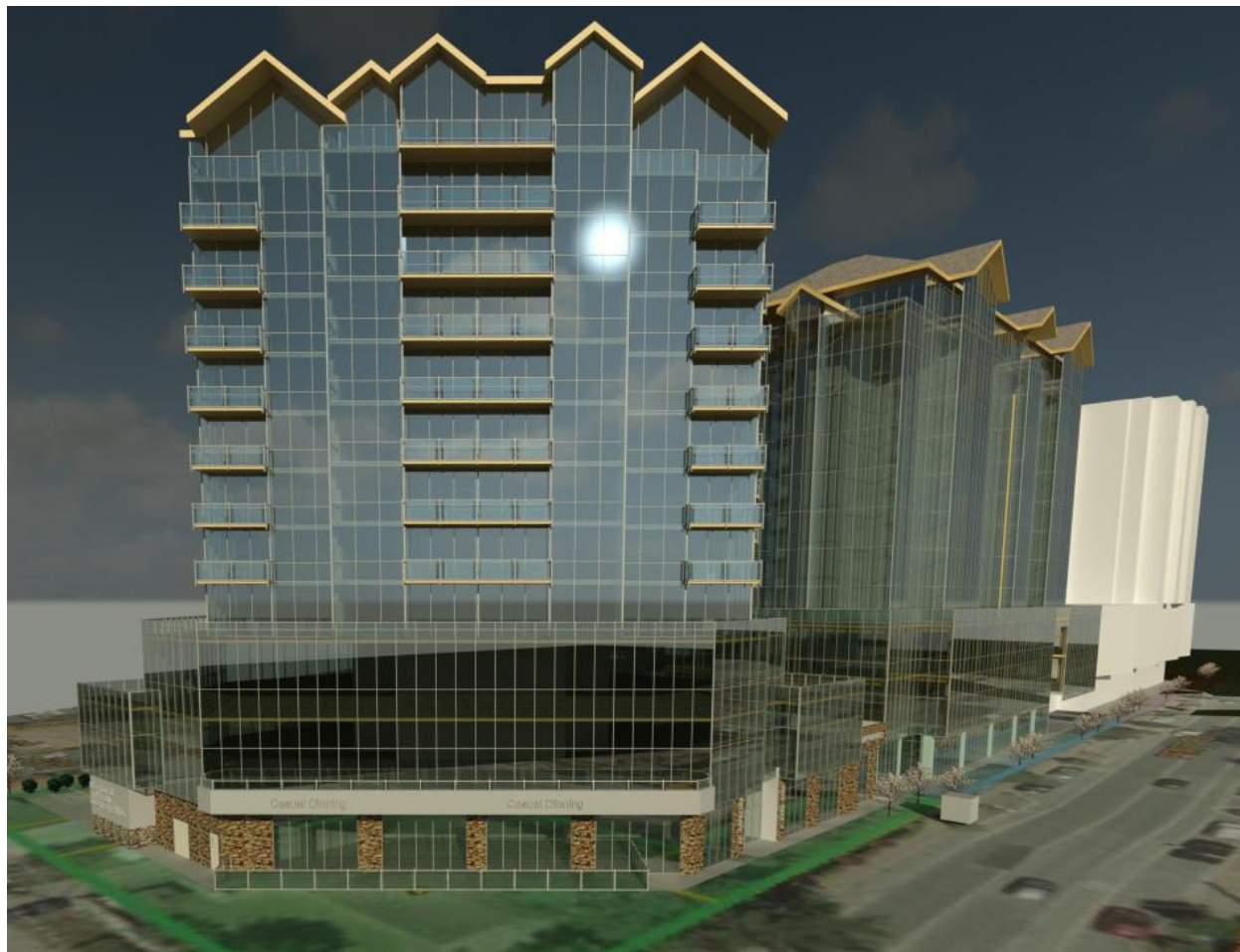
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SITE PLAN



Appendix B

CONCEPT PLAN



Appendix C
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT

(Z18-0029)

801 Goldstream Ave & 2816, 2822, 2826, 2832, 2834, 2838, 2844

Peatt Rd & 816, 818 Hockley Ave



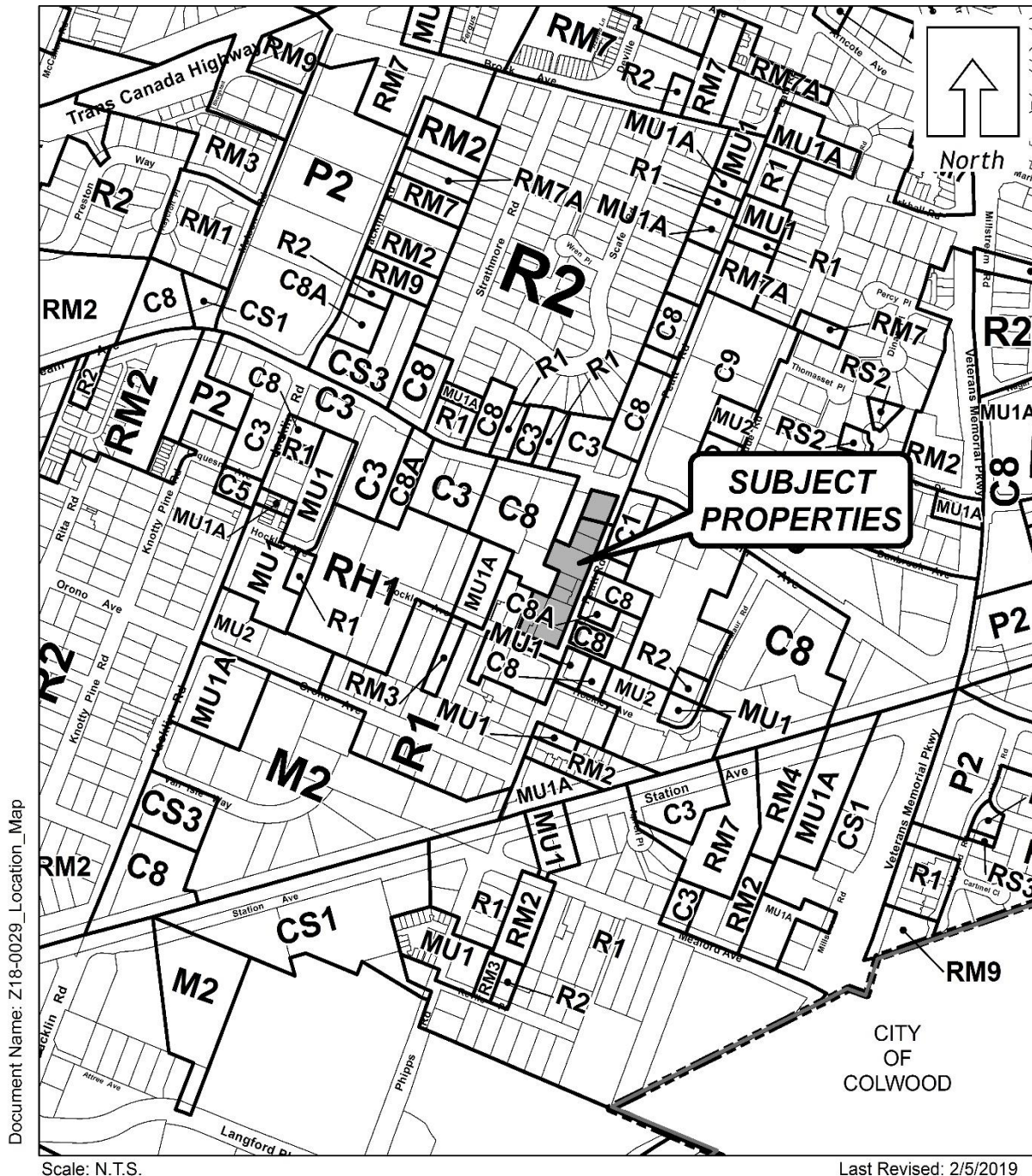
Scale: N.T.S.

Last Revised: 2/5/2019

Appendix D
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0029)

801 Goldstream Ave & 2816, 2822, 2826, 2832, 2834, 2838,
2844 Peatt Rd & 816, 818 Hockley Ave



From: [Suzette Chapman](#)
To: [Suzette Chapman](#)
Subject: 20190530 - [REDACTED] RE: New Residential Developments
Date: Thursday, May 30, 2019 8:57:56 AM

----- Original message -----

From: [REDACTED]
Date: 2019-05-30 1:21 AM (GMT-08:00)
To: mayor@langford.ca
Subject: New Residential Developments

Dear Sir, I don't live in Langford (Saanich, instead), but I visit frequently as our kids and grandkids all live in Langford. I appreciate and admire the progress and development you have encouraged in Langford. When we moved to Victoria 40 years ago Langford was quite different than it is now, it has become far more sophisticated, has developed it's own identity and people now live there by conscious choice.

My concern is not just about Langford, it applies to all the south Island communities experiencing rapid residential "growth" and "regeneration". Actually, what these buzzwords describe is the massive growth in population density, which is not in itself a bad thing if we want to control urban sprawl. However, when you take a 3 or 4 house land assembly of single family homes housing maybe 8 people and replace it with a multi-story residential block of apartments housing 50 to 200 people, something that is happening throughout the region, there are, as you well know, increased pressure on all levels of infrastructure, and these pressures are factored into the development and permitting process.

What appears to be consistently forgotten in this process is the corresponding increased demand on the existing green space, be it larger wild spaces, pocket parks, school yards or playgrounds. Even new single-family homes are now being built with very little green space and certainly without the yards we knew as children. So many more families are raising their children in multi-family developments and apartment blocks, strata or rental, with very little if any designated play space. When we are encouraging seniors to keep active and campaigning to get children outside, not just for team sports or classes but for daily unorganized or free play, when we are encouraging the whole community to develop lifelong physical activity as a habit we are making it increasingly difficult when the local amenities are over-taxed, inconveniently located or non-existent.

Could I please suggest that you ask city staff to do an inventory of all undeveloped city-owned land, and that this inventory be reviewed for any plots that can be joined together to become new green space. Nothing fancy, just clean, safe, accessible space with a wide path and a bench or two, perhaps a street light for safety and a garbage can. I would also encourage the city to ask more of developers with regards to undeveloped space on or adjacent to public land. Any new schools should include in their playground and sports space a treed space with benches that encourages local citizens to rest and enjoy. Perhaps the city could also develop a policy of land purchase when properties come on the market where they can be added to adjacent green space or be adapted to address deficits in local neighborhoods. At the present rate of development and densification, all communities will be in "catch up mode" to maintain and increase livability and it only gets worse if action doesn't happen very soon. It may seem to be an exaggeration, but if we don't attend to this it wouldn't take much to wake up and find

ourselves in the middle of a West End Vancouver situation, with no Stanley Park to compensate. There may be some very good and generous public spaces in the Western Communities but on a day-to-day basis each neighborhood needs some type of green space within a few blocks to accomplish the livability goal.

Thank you for considering my suggestions.

[REDACTED]

Victoria BC

[REDACTED]

Sent from my [REDACTED].

From: [Suzette Chapman](#)
To: [Robert Dykstra](#)
Subject: FW: Subdivision and Land Development
Date: Friday, May 17, 2019 8:54:51 AM

Can you please answer Richard....

From: [REDACTED] >
Sent: Thursday, May 16, 2019 5:46 PM
To: Langford Engineering General Mailbox <engineering@cityoflangford.ca>
Subject: Subdivision and Land Development

You have received an email from [REDACTED] via the Langford website contact us form

Name: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]
Address: [REDACTED]

Message:
RE: Zoning Amendment No. Z18-0029

Dear Mayor and Council:

I am writing you with regards to an upcoming zoning amendment (No. Z18-0029) for the properties fronting Peatt Road Between Goldstream Ave. And Hockley Ave. I am a resident of [REDACTED] my neighbours and I currently access our property though [REDACTED] by way of easement (its a [REDACTED] to get to Goldstream, and is our only way out in the event of a fire).

Zoning Amendment No. Z18-0029 is a huge opportunity to improve the walkability of our neighbourhood while also providing better access to [REDACTED] in the event of an emergency. A simple path secured by statutory right of way could cut down a 250m walk to Peatt Rd to a mere 50m. This can encourage the residents of our building to walk and use the commercial amenities in the area, while also improving access to our lands by emergency services.

I would also like to speak to the tree cover on [REDACTED]. This property has mature Douglas fir trees in its rear yard that provides shade to my building as well as privacy. I would ask that Council direct staff to work with the developer to see if/how these trees can be safely retained in the landscape and that if this is simply not possible, replacement trees that that will grow to a similar size/spread be incorporated into the on-site landscape design so that the shade and privacy our building currently enjoys is re-established through the development of these lands.

Kind Regards,

[REDACTED]

From: [Braden Hutchins](#)
To: [Langford Administration General Mailbox](#)
Cc: [Suzette Chapman](#)
Subject: RE: Department Directory - Administration - Development Goldstream & Peatt/Hockley
Date: Friday, May 31, 2019 3:18:39 PM

Hi – Please send to planning, as this is for a public hearing.

Braden Hutchins, MPA
Director of Corporate Services

From: Sharon Martin <smartin@cityoflangford.ca> **On Behalf Of** Langford Administration General Mailbox
Sent: Friday, May 31, 2019 2:22 PM
To: Braden Hutchins <bhutchins@langford.ca>
Subject: FW: Department Directory - Administration - Development Goldstream & Peatt/Hockley

Hi,
If emails for Peatt/Goldstream should go to a different person, my apologies for sending this to you....and could you let me know to whom.... :0)

Thanks.

Sharon Martin
Administration

From: [REDACTED]
Sent: Friday, May 31, 2019 12:58 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Administration - Development Goldstream & Peatt/Hockley

You have received an email from [REDACTED] via the Langford website:

Department: Administration

Name: [REDACTED]
Phone: [REDACTED]
Address: [REDACTED]
Topic: Development Goldstream & Peatt/Hockley

Message:

We are against the Peatt Road development AND traffic circles. I think City Hall has gone too far! There is enough residential development in Langford! And the traffic circle at Peatt and Goldstream is a very bad idea! Two heavy-traffic roads like Peatt and Goldstream would cause chaos. The Goldstream traffic thinks they have the right of way and just keep steadily driving through without allowing other traffic into the circle. And Peatt Road traffic will feel they have the right of way and won't let other traffic in either. The circles are too small to allow

proper traffic flow. It's fine when one of the two streets isn't heavily used but when you have intersecting roads like Peatt and Goldstream it will be a nightmare with lots road rage!! Please reconsider!

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, June 17th, 2019 @ 5:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor, D. Blackwell, Councillors: M. Sahlstrom, L. Seaton, L. Szpak, N. Stewart and R. Wade.

ATTENDING

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

ABSENT

Mayor Young.

1. CALL TO ORDER

Acting Mayor Blackwell called the meeting to order at 5:00 pm.

2. 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 land matters, information that is or would be prohibited under FOI, and information held in confidence related to negotiations under Section 90 (1) (e) and (j) and 90 (2) (b) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

Acting Mayor Blackwell concluded the closed portion of the meeting at 5:30 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the agenda and move 9f) Bylaw No. 1840 and 9g) Bylaw No. 1841 to after 9k) Bylaw No. 1851 and renumber the items accordingly.

CARRIED.

4. PUBLIC HEARINGS

- a) **BYLAW NO. 1840 and BYLAW NO. 1841**
 "Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
 "Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".

The Acting Mayor opened the Public Hearing for Bylaw No. 1840 and Bylaw No. 1841 at 5:31 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Chad Bryden of Pavery Holdings Ltd. has applied on behalf of the City of Langford to amend the Official Community Plan designation of 4365 West Shore Pkwy from Hillside or Shoreline to Business or Light Industrial and to amend the zoning of 4365 West Shore Pkwy from the RM2A (Attached Housing), RR4 (Rural Residential 4) and RR5 (Rural Residential 5) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone.

This is being proposed in order for the property to be included as part of the Glenshire Business Park.

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 Business or Light Industrial designation.

Notifications and advertisements have been placed as required by the Local Government Act.

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Blackwell called a second time for presentations.

None presented.

Acting Mayor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1840 and Bylaw No. 1841 closed at 5:31 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – June 4th, 2019

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on June 4th, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

Kathy Noel addressed Council to thank them for helping to contribute to the success of the Annual Goddess run and acknowledged that \$15,000 was raised this year.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – June 10th, 2019

1. Minutes of the Planning, Zoning and Affordable Housing Committee – June 10th, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on June 10th, 2019.

CARRIED.

2. Bylaw No. 1843 Application to Rezone 950 Isabell Avenue from the Residential One and Two Family (R2) to the Residential Small Lot 3 (RS3) Zone to Allow for a small lot subdivision of 5 one family homes

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1843 to amend the zoning designation of the property located at 950 Isabell Avenue from the R2, Residential One and Two Family, Zone to the RS3, Residential Small Lot 3, Zone subject to the following:

- a) That the owner agrees to provide, **as a bonus of increased density**, the following contributions per lot, 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;
- b) 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 fire fighting vehicle turning template to confirm the proposed road will be functional to the satisfaction of the Fire Chief;
- c) 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 provide full frontage improvements, including but not limited to: road edge, offsite parking and boulevard planting, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - ii) That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - iii) 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;
 - iv) 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;
 - v) 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;
 - vi) That the buildings are constructed in likeness and with a character similar to the those drawings included within this report;
 - vii) That the applicant registers a covenant, to the satisfaction of the Manager of Parks, prior to subdivision approval, that secures the responsibility of the boulevard landscaping to the future home owners of the property, including installing and maintaining irrigation to the boulevard as well as maintaining and replacing boulevard landscaping as required;
 - viii) That the applicant submits calculations to determine the FUS required to provide adequate water flows to the site prior to the issuance of a Development Permit that approves building setbacks for the subject property; and
 - ix) That the applicant agrees to make future home owners of the subject property aware of the limitations of constructing additional structures due to the lot coverage of the properties being close to the allowable limit.
- d) Authorize the Director of Planning to vary the following regulations within the RS3 Zone for the subject property;
- i) That the setback distance between the rear property line and the principal dwelling be reduced from the required 5.5 m to 3.0 m;
 - ii) That the setback distance between the exterior side property line and the principal building be reduced from the required 3.5 m to 2.4 m;

CARRIED.

3. Bylaw No. 1696 and 1803: Omnibus Amendment to Zoning Bylaw No. 300 to Allow Garden Suites on Residentially Zoned Lots Larger than 550 m² and Carriage Suites on Residentially Zoned Lots Larger than 1000 m²

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1696 (Zoning Bylaw) and Bylaw No. 1803 (OCP) as drafted; and direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September.

CARRIED.

b) Administration and Finance Committee – June 11th, 2019

1. Minutes of the Administration and Finance Committee – June 11th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee meeting held on June 11th, 2019.

CARRIED.

8. REPORTS

a) Stadium Operating and Management Agreement

- Staff Report (Administration)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council authorize staff to extend the Stadium Operating and Management Agreement with Performance Plus Hockey Inc. to December 31st, 2019 or until a new agreement is approved by the Council.

CARRIED

b) 2018 Annual Report

- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the 2018 Annual Report.

CARRIED

c) Remuneration Update

- Staff Report (Administration)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt the amended Salary Policy POL-0040-FIN.

Amendment:

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council adopt the amended Salary Policy POL-0040-FIN with the following amendments to the Salary and Benefits Package:

- A salary increase to \$27 410 for Council effective January 1, 2019; and
- A salary increase to \$75 863 for the Mayor, effective January 1, 2019 or phased according to the mayors preference.

CARRIED

On the main motion as amended:

CARRIED

d) West Shore Parks and Recreation 2019 Agreement Extensions

- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council extend the Co-Owners Agreement, the Members Agreement and the Operating, Maintenance and Management Agreement for West Shore Parks and Recreation until December 31, 2019.

CARRIED

e) Infrastructure Planning Grant Application

- Staff Report (Engineering)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council direct staff to apply for an Infrastructure Planning Grant for the preparation of an Asset Management Plan and fund the City's portion of the Asset Management Plan from General Amenity Funds.

CARRIED

9. BYLAWS

a) BYLAW NO. 1775

"Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Drive), Bylaw No. 1775, 2019".

(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1775.

CARRIED.

b) BYLAW NO. 1803

"Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".

(FIRST READING)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1803 first reading.

CARRIED.

c) BYLAW NO. 1696

"Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".

(FIRST READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1696 first reading.

CARRIED.

d) BYLAW NO. 1821

"Road Closure Bylaw No. 1821, (Page Avenue) 2019".

(ADOPTION)

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1821.

CARRIED.

e) BYLAW NO. 1839

**"Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 1822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), 2019".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1839 first, second and third readings.

CARRIED.

f) BYLAW NO. 1842

**"Employee Bylaw No. 1842".
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1842.

CARRIED.

g) BYLAW NO. 1843

**"Langford Zoning Bylaw, Amendment No. 563, (950 Isabell Ave), Bylaw No. 1843, 2019".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1843 first reading.

CARRIED.

h) BYLAW NO. 1844

**"Langford Zoning Bylaw, Amendment No. 564, (641 Goldstream Ave), 2019".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1844 first, second and third readings.

CARRIED.

- i) **BYLAW NO. 1851**
"Langford Zoning Bylaw, Amendment No. 565, (939 Walfred Rd), Bylaw No. 1851, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1851 second and third readings.

CARRIED.

- j) **BYLAW NO. 1840**
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1840 second and third readings.

CARRIED.

- k) **BYLAW NO. 1841**
"Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1841 second and third readings.

CARRIED.

10. **ADJOURNMENT**

Acting Mayor Blackwell adjourned the meeting at 5:43 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer



**Minutes of the West Shore Parks and Recreation Society
ANNUAL GENERAL MEETING
Thursday, June 14, 2018 in the Fieldhouse**

PRESENT: Representatives from the Member Municipalities noted as follows:

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

CAOs, DIRECTORS AND STAFF PRESENT:

CAO, Ian Howat
CAO, Lorraine Hilton
CAO, Darren Kiedyk
CAO, Lisa Urlacher
CAO, Kim Anema
Director Ed Watson (Chair)
Director Rob Martin
Director Leslie Anderson
Director Lilja Chong
Director Moralea Milne
Director Lanny Seaton
Director Lana LeBlanc
Director Roger Wade
Director Ron Mattson
Sandy Clarke, Acting Administrator
Brian Merryweather, Manager of Human Resources
Grant Brown, Manager of Finance
Wade Davies, Operations Manager
Geoff Welham, Acting Manager of Recreation
Chantelle Tearoe, Recorder

DIRECTORS AND STAFF ABSENT:

Director Les Bjola
Director Jennifer Jakobsen
Director Allen Sturgeon
Director Al Hood
Director Matt Sahlstrom

PUBLIC PRESENT:

Linda Barnes
Councillor John Rogers
Councillor Kyara Kahakauwila
Gina Frey
Mary Brooke

CALL TO ORDER

1. Chair called the Annual General Meeting to order at 7:01pm.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** BY MAYORS RANNS AND WILLIAMS THAT THE AGENDA BE APPROVED WITH THE ADDITION OF A SPECIAL MEMBERS'S RESOLUTION.
CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** BY MAYORS HAMILTON AND SCREECH THAT THE MINUTES OF THE 2017 ANNUAL GENERAL MEETING BE APPROVED AS CIRCULATED.
NO OMISSIONS, NO ERRORS.
CARRIED

NEW BUSINESS

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

The Chair introduced Geoff Welham, Acting Manager of Recreation to present the 2017 Annual Report.

A power point presentation was given by Geoff Welham which included highlights of the 2017 Annual Report.

Some highlights include:

1. Strategic Priorities

- *Strong Relationships in 2017*
 - WSPR developed and conducted a contract instructor information and training session for summer camp providers.*
 - Partnerships with First Nations groups have grown and the Westshore Aboriginal Day Festival was held at WSPR on June 21st, 2017 for the first time.*
 - Staff successfully offered free programming and services to Syrian refugees that arrived in the Westshore communities.*
- *Sustainable Operations in 2017*
 - We continued our focus around making our buildings environmentally sustainable by installing LED lights in many parts of our facilities and parking lots.*

- ii. *Successfully recruited for a Manager of Finance to ensure a seamless transition for the financial oversight of WSPR.*
 - iii. *Developed new opportunities for revenue generation including beer sales from the Golf Course Pro Shop, the Q Centre Summer Market, Jr. Shamrocks Tuesday Bingo, and the use of lawn bowling fields for tots' soccer in the winter season.*
- *Excellence in Service Delivery in 2017*
 - i. *We realigned the Community Recreation Program area; this involved recruitment of a Community Recreation Coordinator and a restructuring of the department to better serve and deliver community recreation programs and services.*
 - ii. *Focused on increasing the profile of Physical Literacy programs at WSPR by enhancing training opportunities for summer camp staff, after school care staff and building in an evaluation tool of our licensed programs through a grant opportunity.*
 - iii. *The Aquatic Department redesigned the private lesson format and included a value added free family admission with the purchase of a flex fit private lesson.*
- *Innovation and Leadership in 2017*
 - i. *Successfully completed the implementation of the new registration software PerfectMind.*
 - ii. *Human Resources introduced core competencies into our annual appraisal process, and piloted an appraisal form for review and feedback.*
 - iii. *An RFP was sent out regarding a concept design for the replacement of a skatepark in the Westshore, and was successfully awarded.*

2. Celebrating People

- *Laura McGrath and Dan Walcom (Social Club Recreation Leaders)*
 - *Every Wednesday evening, they share their enthusiasm and hospitality with the participants and volunteers of social Club; a program for adults living with intellectual and developmental disabilities. Laura and Dan lead with their hearts, they welcome everyone with their genuine kindness and go above and beyond not because they have to but because they want to. They strive to ensure their clientele have a great experience each and every Wednesday.*
- *Rachel Pigeon (Inclusion Staff)*
 - *Being flexible, informed and supportive is a must for Inclusion staff like Rachel. They often work with two children at a time to accommodate the high number of kids attending our programs with varying abilities, which can be very challenging at times. The staff work as part of the big team and help out with other children if needed.*
- *Shirley McCuaig (Weight Room Attendant and Instructor, Group Fitness Instructor)*
 - *Shirley has her Bachelor of Physical Education and is certified through BCRPA as a Personal Trainer, Group Fitness Leader and is a Nordixx Canada Certified Pole Walking Instructor. This is her 26th year working for WSPR and she has really enjoyed her time with JDF staff and all the patrons who have become good friends. She is currently taking a nutrition course through Precision Nutrition.*

3. Registrations, Pass Holders and LIFE Clients by Municipality

- *Sandy Clarke, Acting Administrator provided an overview of the chart on page 15 that shows the percentages of Pass Holders, Registrations, and LIFE Clients by Municipality.*

The Annual Report for 2017 was distributed to all Board Members and Municipal Representatives.

MOVED/SECONDED BY MAYORS RANNS AND WILLIAMS THAT THE REPORT BE APPROVED AS PRESENTED.

CARRIED

b) 2017 Audited Financial Statements

Manager of Finance, Grant Brown presented the report:

- 2017 was a clean audit with no outstanding matters or errors.
- The materiality level is \$200,000 and any adjustments over \$10,000 were individually recorded.
- Positions earning over \$75,000 are now listed as requested at the 2016 AGM.
- Key factors in the finances include the change in program registration systems from CLASS to PerfectMind. KPMG were pleased with how the funds were transferred over between systems and saw no errors.
- The annual passes are now realized each month instead of all at once which follows proper accounting processes. This created an increase in deferred revenue.
- There was a drop in pool and weight room admissions due to the opening of the YMCA/YWCA Westhills.
- Accounts receivables was higher due to the move to PerfectMind and the invoice process being delayed.
- 2017 showed a \$69,895 deficit.

MOVED/SECONDED BY MAYORS SCREECH AND RANNS TO RECEIVE THE AUDITED STATEMENTS AS PRESENTED.

CARRIED

c) Appointment of an Auditor

Board Chair, Ed Watson presented the report:

- Nothing to add to this report

MOVED/SECONDED BY MAYOR SCREECH AND COUNCILLOR BLACKWELL THAT KPMG BE HIRED FOR 2018 AS AUDITORS FOR WEST SHORE PARKS AND RECREATION SOCIETY.

CARRIED

d) Standing Committee Reports

i. Finance

Chair, Ed Watson provided highlights of the report:

- The organization operated on 2016 requisition funding for 2017, as the 2017 budget did not receive unanimous approval by the member municipalities.
- The organization is underfunded as we plan for 2019.
- There are increases that are beyond our control that include wage increases, and a new employment tax. In 2019, we will need a lift of approximately 8% to run WPSR.

MOVED/SECONDED BY MAYORS RANNS AND WILLIAMS THAT THE FINANCE REPORT BE APPROVED AS PRESENTED.

CARRIED

ii. Strategic Planning

Strategic Planning Committee Chair, Ed Watson provided highlights of the report:

- Nothing to add to this report.

MOVED/SECONDED BY COUNCILLOR BLACKWELL AND MAYOR HAMILTON THAT THE STRATEGIC PLANNING REPORT BE APPROVED AS PRESENTED.

CARRIED

iii. Policy

Policy Committee Chair, Lana LeBlanc provided highlights of the report:

- Lana LeBlanc commented that she was a new committee member as of January 2018.
- The Policy Committee's intent was to look at the board policy manual as it hadn't had a review in a few years.
- Most of the changes required were chronological including taking out the Juan de Fuca Electoral Area due to their withdrawal from membership, updating the budget figures, and facility spaces such as renaming the Q Centre, and adding the availability of the electric car charging stations outside the library. The description of the board chair was also aligned to match the special resolution passed at the last AGM. A Terms of Reference was also drafted for ad hoc committees.

MOVED/SECONDED BY MAYORS SCREECH AND HAMILTON THAT THE POLICY COMMITTEE REPORT BE APPROVED AS PRESENTED.

CARRIED

iv. Facilities Review

Facilities Review Committee Chair, Moralea Milne provided highlights of the report:

- Staff have worked very hard on completing documents including an update to the fleet vehicle replacement and major repairs record, a ten year maintenance plan that is a part of the PERC report and includes a record of projects completed, a facilities subsidy tracking sheet that itemizes the cost per use for all WSPR spaces. The municipalities have also submitted the recreational facilities that are available in their areas. Director, Leslie Anderson has also completed a decision framework document to support the information staff have provided.
- The curling rink is a huge subsidy and can be re-purposed, however, with a large number of recreation centres cutting out their curling rinks, what are the Olympics going to look like without Canada involved in the sport of curling. There is more than one way to look at the use of our spaces.

MOVED/SECONDED BY MAYORS RANNS AND SCREECH THAT THE FACILITIES REVIEW COMMITTEE REPORT BE APPROVED AS PRESENTED.

CARRIED

v. Skatepark

Skatepark Committee Chair, Ron Mattson provided highlights of the report:

- The Skatepark Committee was formed at the beginning of 2017 and worked closely with the Westshore Skateboard Coalition. An RFP request was put forward and a contract with the successful bidder, Newline Skateparks Inc. was started in October. In December, the timeframes of when the work would be done was determined. Lots of feedback was given by the community in two community meetings. The proposed design allows for three types of activities. 2D and 3D renderings will be available at the next board meeting.

MOVED/SECONDED BY MAYORS HAMILTON AND WILLIAMS THAT THE SKATEPARK COMMITTEE REPORT BE APPROVED AS PRESENTED.

CARRIED

Mayor, David Screech asked if there is a dollar figure attached to the construction of the skatepark.

Acting Manager of Recreation, Geoff Welham commented that there are three areas of the skatepark build, which would cost approximately \$650,000 - \$700,000. Staff are looking at in-kind opportunities to reduce the cost.

Skatepark Committee Chair, Ron Mattson commented that the contract for the concept design and cost estimates was \$10,000.

Board Chair, Ed Watson commented that he was surprised at the number of people from the community who attended the open houses.

Mayor, David Screech commented that he is in support of the building of the skatepark and that the Town of View Royal is prepared to fund their portion. A skatepark is definitely needed in the Westshore.

e) Special Resolution re: Society Bylaws

Acting Administrator, Sandy Clarke summarized the report included in the package.

The new Societies Act came into effect November 28, 2016. All organizations that are incorporated under the current Society Act must complete their transition by November, 2018.

Some of the key changes in this transition are as follows:

-Moving to an electronic filing system which makes it easier to file annual reports and update information.

-The new Act enhances the level of accountability of societies to their members in terms of keeping and providing access to records, as well as the disclosure of material interests (conflicts) and remuneration to directors, employees and contractors.

MOVED/SECONDED BY MAYORS SCREECH AND RANNS THAT THE BYLAWS OF THE SOCIETY ARE REPLACED IN THEIR ENTIRETY BY THE BYLAWS PRESENTED IN THE REPORT.

CARRIED

f) Members' Special Resolution

Mayor, David Screech read from the PowerPoint presentation shown regarding the Members' Resolution to amend the West Shore Parks & Recreation Society bylaws as follows:

That the Members of the West Shore Parks & Recreation Society resolve to further amend the amended bylaws by deleting section 5.3 in its entirety and replace it with the revised section 5.3 as stated below:

5.3 The number of directors shall be five (5) appointed as follows:

- (a) the City of Langford shall appoint one (1) director;
- (b) the City of Colwood shall appoint one (1) director;
- (c) the Town of View Royal shall appoint one (1) director;
- (d) the District of Metchosin shall appoint one (1) director;
- (e) the District of Highlands shall appoint one (1) director.

Mayor, David Screech started by reading the letter that went to all of the board members.

This topic was discussed in camera and the decision was not unanimous. The members strongly felt that there was no choice. The owners and members' agreements are up for renewal in June 2019. The decision made was because the owners have differences. This was not about the board or staff. The owners and members' agreements need to change. The mayors are aware of the good work that goes on at WSPR. During this next stage, we will develop a strategic plan that the municipalities can agree on to put West Shore Parks & Recreation on a good footing.

MOVED/SECONDED BY MAYORS SCREECH AND RANNS

CARRIED

Discussion:

Mayor, Carol Hamilton commented that West Shore Parks & Recreation is owned by all five municipalities. The owners and members agreements are expiring in 2019 and currently there is no unanimity. We need to reach a consensus. We have heard from the community and we are short with what we are providing them. We need to look at whether it can be done differently. This not a negative reflection on the board, committees or staff. The City of Colwood discussed this during an in camera meeting to determine collectively how the facility can survive. We are willing to put aside differences for the budget. We cannot have a requisition lift that isn't planned. We are looking to work on a way forward. With the upcoming election in the fall, we thought it was best to put the CAOS on the board, then re-group after the election.

Mayor, Ken Williams commented that it is about creating a new relationship among the members and to look at the maximum potential for the facility.

Mayor, John Ranns commented that the importance of the finances is not lost on the owners. An impasse was reached, however, and we could not go forward and risk the loss of the entire facility. This decision is in support of taking action to end the impasse, to create structure in the interim in order to get us back on track. Following this stage, a reformation of the board will go forward and it won't include the CAOs. I don't anticipate it lasting more than a year, however, we will reassess in 6 months. We are looking to the CAOs to come up with a resolution. There is nothing against the board or staff, we are just following the steps in order to move the organization forward.

Councillor, Denise Blackwell commented that the City of Langford pays a great deal into this organization and also funds their own recreational facilities. The City of Langford spends a lot on recreation compared to other municipalities. The budget and funding is a problem and does not have anything to do with staff or the board. The owners group is the one with the issues. Nothing at WSPR moved forward until the discussion of the skatepark. It's time to reset. The citizens of the City of Langford love WSPR but they also love the facilities in Langford as well. We need to work together.

Mayor, Carol Hamilton commented that in appointing the five CAOS to the Board in the interim, there is an issue with GVLRA. Should we appoint one of the CAOs as one of the elected officials and representatives of the GVLRA?

Mayor, John Ranns commented that the CAOs sit in the GVLRA negotiations anyways. The board has been surrounded by the CAOs.

Mayor, Carol Hamilton commented that it would be appropriate to make the appointment and change while we have the CAOs in the room.

Mayor, John Ranns commented that he is in attendance at the GVLRA meetings anyways and can represent but would prefer a CAO step in.

Mayor, Carol Hamilton commented that if it has to be an elected official that she recommends that the CAOs discuss and work out the specifics.

Mayor, David Screech commented that it makes sense that a staff member can't be appointed. They are allowed in the room but are not allowed to vote. I suggest tabling it and letting the CAOs work it out and report back with a recommendation.

Mayor, John Ranns commented that a WSPR HR staff member attends. Other than from a voting aspect, are we concerned?

Board Chair, Ed Watson read from the GVLRA site that a representative that is appointed must be an elected official.

Manager of Human Resources, Brian Merryweather commented when asked that yes, he is there representing WSPR.

Mayor, John Ranns commented that short of voting, we take direction from the WSPR HR representative with regards to anything to do with the organization.

MOVED/SECONDED BY MAYORS HAMILTON AND SCREECH THAT THE CAOS LOOK INTO THE REQUIREMENTS OF A GVLRA REPRESENTATIVE.

CARRIED

OLD BUSINESS

5. N/A

ADJOURNMENT

6. ***MOVED/SECONDED*** BY COUNCILLOR BLACKWELL AND MAYOR SCREECH THAT THE ANNUAL GENERAL MEETING BE ADJOURNED AT 8:03PM.

CARRIED



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: June 10, 2019
Department: Planning
Application No.: ALR19-0001
Subject: Application to Exclude 3582 Kathy Lane from the Agricultural Land Reserve

PURPOSE

Tom Littler and Elizabeth Willis have applied to exclude 3582 Kathy Lane from the Agricultural Land Reserve to make better use of the land that is not farm-able, and to encourage protection of green space on the subject property and viable farm land on adjoining properties.

BACKGROUND

APPLICATION

The applicant proposes to exclude the western 1.9 hectares of the 3582 Kathy Lane property from the ALR. There is no development proposal attached to the application, however, the intent is to make better use of the non-farmable land on the property.

Table 1: Site Data

<i>Applicant and Owner</i>	Tom Littler
<i>Civic Address</i>	3582 Kathy Lane
<i>Legal Description</i>	Lot 1, Section 80, Metchosin District, Plan 7142
<i>Size of Property</i>	24572.26 m ² (6.07 acres) (2.4 hectares)
<i>DP Areas</i>	Habitat and Biodiversity, Riparian Area, and partial 200 Year Flood Plain
<i>Zoning Designation</i>	Agriculture 1 (AG1)
<i>OCP Designation</i>	Agricultural

SITE AND SURROUNDING AREA

The existing site is currently not being used for agricultural purposes. The two properties to the North are owned by Mr. Littler and Ms. Willis, and are actively farmed. The subject property is located in South Langford along the Happy Valley corridor, neighbouring agricultural land to the north and a subdivision

development to the south. The neighbourhood is comprised of a variety of land uses and functions as identified in the table below.

Table 2: Surrounding Land Uses

<i>Direction</i>	<i>Lot PID</i>	<i>Size (Acre)</i>	<i>Zoning</i>	<i>Use</i>
<i>North</i>	005738253	4.07	AG1	Farm Land
<i>East</i>	000356921	4.74	AG1	Farm Land
	003981576	2.07	AG1	Farm Land
<i>South</i>	027951901	0.07	RS2	Residential
	027951898	0.08	RS2	Residential
	027951782	0.08	RS2	Residential
	027951774	0.14	R2A	Residential
	004891074	0.47	RS3	Residential
	005188474	0.31	RR2	Residential
	005188512	0.32	RR2	Residential
<i>West</i>	024731897	0.66	CH2	Residential
	N/A	11.08	RR2	Forested Area



Orthographic map of subject property: 3582 Kathy Lane

COMMENTS

OFFICIAL COMMUNITY PLAN

This subject property is designated as Agricultural Land in the Official Community Plan (OCP). The OCP provides direction and purpose with regards to ALR lands within Langford:

- Objective 11.3 “Ensure development in or around farmlands does not preclude long term viability.”
 - Policy 11.3.1 – Develop a edge planning policy for properties adjacent to ALR properties or acquire farmland as a means to ensure new development will not jeopardize the long term use of the land for agricultural purposes.
 - Policy 11.3.3 – As it relates to exclusion applications of farmlands from the ALR, the City will support exclusions provided there is considerable benefit that can be provided such as farmland dedications for community trust and/or upgrades to farming/farmland infrastructure as part of exclusions.

In relation to the aforementioned objectives and policies of the OCP, the proposal to have the western 1.9 hectares of the subject property removed from the ALR has the potential to be an example or exercise in policy for ALR exclusions moving forward. If Council supports this application, they may wish to require the applicant to provide and implement an edge plan for those portions of the excluded area adjoining ALR land.

DEVELOPMENT PERMIT AREAS

The subject property is within the following Development Permit Areas;

- Habitat and Biodiversity Areas;
- Riparian Areas; and
- Partial 200 Year Flood Plain issues.

A development permit will be required prior to any land alteration.

AGRICULTURAL SUITABILITY

The applicant contracted an Agrologist to survey and report on the classification of the land to be excluded. The Agrologist determined that it would only be necessary to survey 1.25 of the 1.9 hectares as the remaining .65 hectares contained the homestead and was of no significant agricultural value. The Agrologist’s report concluded that 1.05 hectares consisted of class 6 or “poor” land that is not improvable and the remaining .20 hectares as class 3 or “good” land that is improvable to class 2 or even class 1. However, the class 3 land is not continuous and therefore limits the type of crops that can be grown, it was determined that the class 3 land would be best for native crops and grazing.

An Agricultural Suitability Review was conducted by the City of Langford in 2007 in order to identify land suitable for ALR retention. The subject property is located in lands identified for ALR retention along with the neighbouring properties to the north. The subject property was categorized as capability 2 of agricultural suitability, this type of area would benefit from minor improvements to maximize agricultural productivity. Under the capability 2 level, the report stated that the larger parcels have enough undisturbed land to develop some intensive crop production in high value crops such as Raspberries, Strawberries and vegetables but drainage infrastructure and improvements would be critical.

COMMENTS**NEIGHBOURHOOD CONSULTATION**

As per the requirements of application, the applicants have taken the following steps to provide adequate consultation and information dispersal:

- News paper advertisements (Jan 22, 2019 and Jan 29, 2019);
- Proof of servicing notice; and
- On-site signage of application.

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

In 2015, Council passed a resolution to require a contribution of \$13.45/m² of land excluded from the ALR as a bonus for increased density at the time of rezoning. However, as part of the process for the two properties that have come forward for rezoning since that time, a contribution of \$6.72/m² was required.

OPTIONS

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

Option 1

1. Not support the application to exclude the property at 3582 Kathy lane and to not authorize the application proceed to the ALC.

Or

Option 2

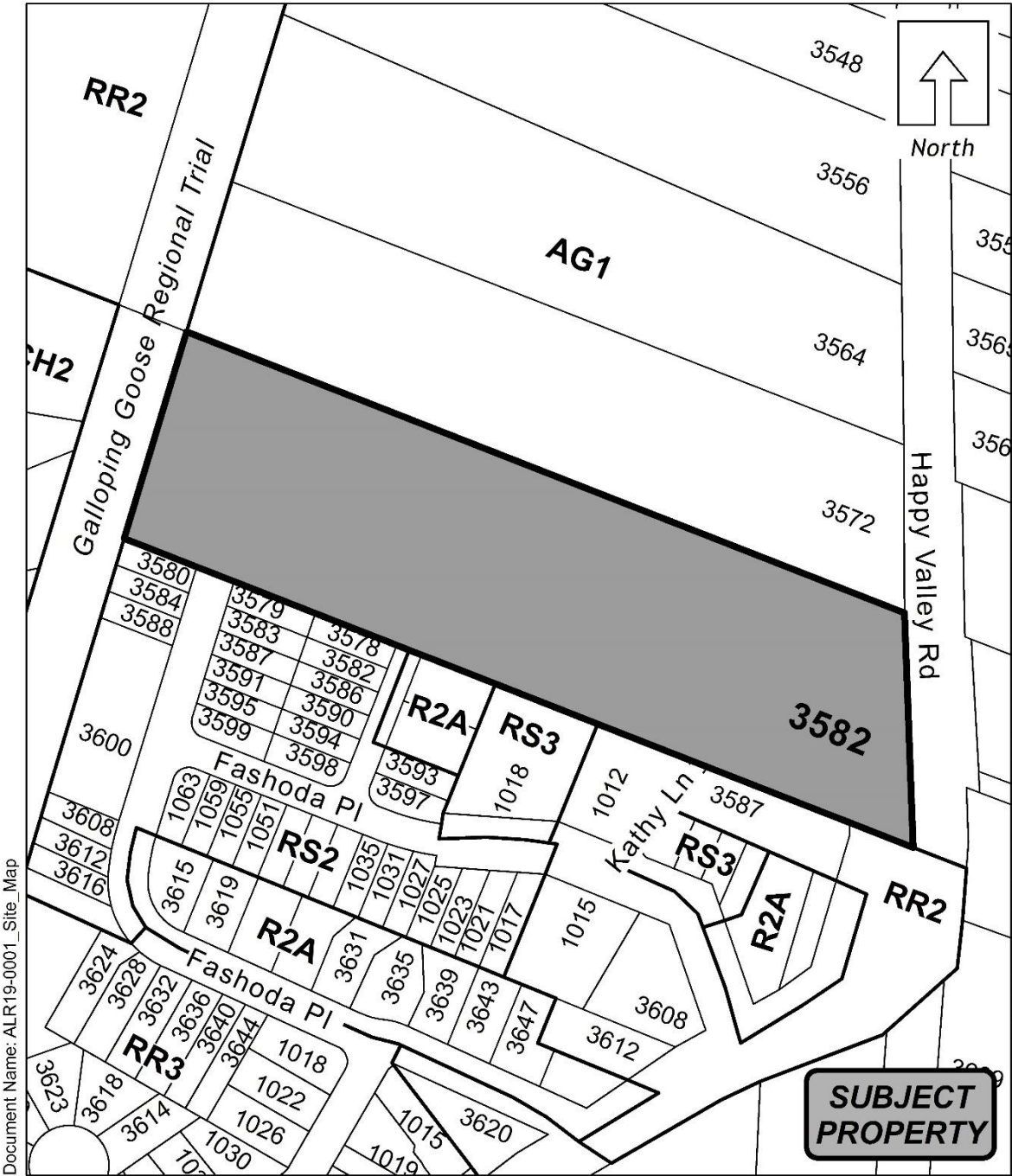
1. Support the application to exclude the property at 3582 Kathy lane and direct staff to forward the application to the ALC subject to the applicant preparing and implementing an edge plan.

Submitted by:	Wolfgang Schoenefuhs Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
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

:WS

Appendix A

AGRICULTURAL LAND RESERVE APPLICATION
(ALR19-0001)
3582 Kathy Lane

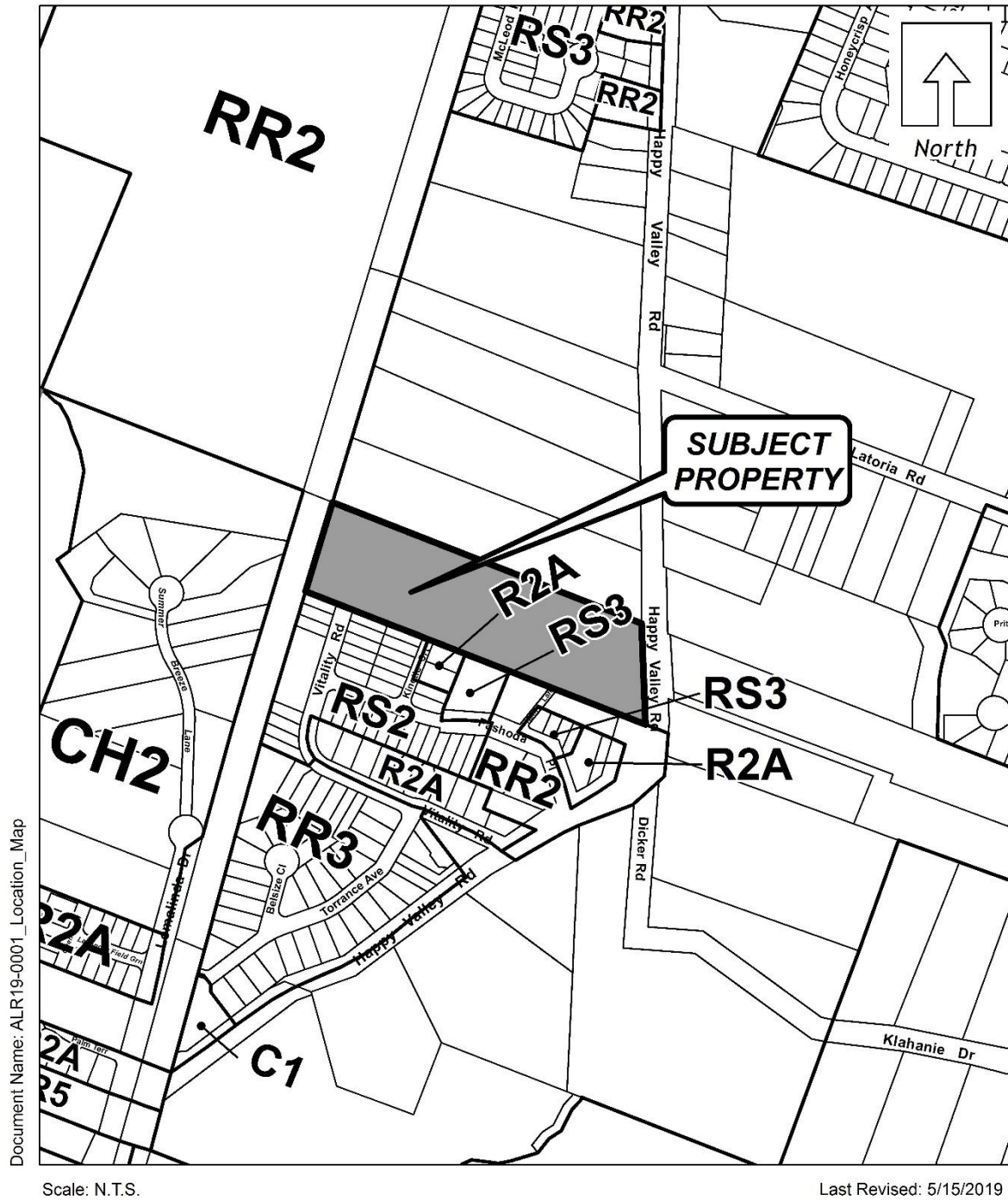


Scale: N.T.S.

Last Revised: 5/15/2019

Appendix B

AGRICULTURAL LAND RESERVE APPLICATION
(ALR19-0001)
3582 Kathy Lane



CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, June 24th, 2019 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: A. Creuzot, M. Hall, S. Harvey, and D. Horner.

ATTENDING

L. Stohmann, Deputy Director of Planning and Subdivision; G. Henshall, Deputy Director of Engineering.

ABSENT

Members: C. Brown and K. Sheldrake.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee approve the agenda by moving item 4(c) Application to Rezone 813 and 817 Orono Ave from R1 (one-Family Residential) to MU2 (Mixed-Use Residential Commercial) to Allow a 31-unit Apartment to item 4(b) and renumber accordingly.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – June 10th, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on June 10th, 2019.

CARRIED.

4. REPORTS

- a) **Application to Rezone 1000 Citation Road from R2 to RM2A to Allow for Townhouse Units and to Rezone 2691 Secretariat Way from R2 to RM7A to Allow for Multi-Family Development and Amend the Official Community Plan**
- **Staff Report (Planning)**

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

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

Direct Staff to prepare a bylaw to amend the Official Community Plan designation of 1000 Citation Road and 2691 Secretariat Way from Neighbourhood to Mixed Use Employment Centre;

Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 1000 Citation Road from R2 (One-and Two-Family Residential) to RM2A (Attached Housing) and the property located at 2691 Secretariat Way from R2 (One-and Two-Family Residential) to RM7A (Medium Density Apartment) 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. \$610 towards the Affordable Housing Fund; and
 - ii. \$3,660 towards the General Amenity Fund.

The apartment component may be subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- b) That the applicant provides, prior to Public Hearing, the following:
- i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. Conceptual design drawings for both 1000 Citation Road and 2691 Secretariat Way to the satisfaction of the Director of Planning;
- 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 all frontage improvements to Bylaw No. 1000 standards are provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit including any required measures from the approved Traffic Impact Study;
 - ii. Complete remaining sidewalk on Citation Road to Florence Lake Road to the satisfaction of the Director of Engineering;

- iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
- iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
- 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.
- vi. That the 6 m portion that will remain road will be improved to the satisfaction of the Fire Chief if the applicant proceeds with purchasing a portion of the road right-of-way;

Direct Staff to amend Schedule “A1” within Zoning Bylaw No. 300 to include 2691 Secretariat Way;

Direct Staff to amend the RM7A zone to allow for a height limit of 7 storeys at 2691 Secretariat Way;

Authorize the Director of Planning to issue the following variances through a Development Permit application:

- d) A variance to Section 6.31A.06(1) to decrease the front lot line setback from the required 5.5 m to 3.8 m for townhomes located at 1000 Citation Road;
- e) A variance to Section 6.36A.06(1) to decrease the front lot line along Secretariat Way from the required 7.5 m to 0 m for the development located at 2691 Secretariat Way;
- f) A variance to Section 6.36A.06(3) to decrease the exterior side lot line along McCallum Road from the required 7.5 m to 2 m for the development located at 2691 Secretariat Way;
- g) A variance to Section 6.36A.06(3) to decrease the exterior side lot line along Citation Road to 0 m for the development located at 2691 Secretariat Way;

CARRIED.

- b) Application to Rezone 813 and 817 Orono Ave from R1 (one-Family Residential) to MU2 (Mixed-Use Residential Commercial) to Allow a 31-unit Apartment**
 - Staff Report (Planning)**

MOVED BY: M. HALL

SECONDED: S. HARVEY

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

Give 1st reading to the attached Bylaw No. 1722 to amend the zoning designation of the property located at 813 and 817 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) 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. \$750 towards the Affordable Housing Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund.subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- 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 on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements and a left turn lane from Orono Ave to Peatt Rd;

- c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

- d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards, including a left turn lane on Orono Ave, are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - ii. That a 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; and
 - iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - iv. 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

CARRIED.

Member M. Hall recused himself and left the meeting due to conflict of interest.

- c) **Bylaw 1854 - Application to amend the lakefront lot subdivision regulations of the R1 Zone for the property at 2849 Lake End Rd**
 - **Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: A. CREUZOT

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

Direct staff to prepare a bylaw to amend the text within the R1 Zone **for the subject property at 2849 Lake End Road only** such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550 m² lots to be created within a lakefront parent parcel, behind lots that directly adjoin the lake, or a lakefront park;

Subject to the following:

- (a) That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
- (b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
 - i. \$6,000 towards the General Amenity Reserve Fund; and
 - ii. \$1,000 towards the Affordable Housing Reserve Fund.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:15 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)



**Staff Report
to
Planning, Zoning and Affordable Housing Committee**

Date: June 24, 2019
Department: Planning
Application No.: OCP19-0003 & Z18-0031
Subject: Application to Rezone 1000 Citation Road from R2 to RM2A to Allow for Townhouse Units and to Rezone 2691 Secretariat Way from R2 to RM7A to Allow for Multi-Family Development and Amend the Official Community Plan

PURPOSE

Jared Steingard of Westbrook Consulting has applied on behalf of The Owners of Strata Plan VIS1876 to rezone 1000 Citation Road from R2 (One- and Two-Family Residential) to RM2A (Attached Housing) to allow approximately 12 townhouse units and to rezone 2691 Secretariat Way from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment) as part of Schedule A1 to allow approximately 76 apartment units. The applicants have also submitted a concurrent application to amend the Official Community Plan (OCP) to change both properties from *Neighbourhood* to *Mixed Use Employment Centre*.

BACKGROUND

PREVIOUS APPLICATIONS

There are no previous applications associated with either 1000 Citation Road or 2691 Secretariat Way.

Table 1: Site Data

<i>Applicant</i>	Jared Steingard, Westbrook Consulting
<i>Owner</i>	The Owners of Strata Plan VIS1876
<i>Civic Address</i>	• 1000 Citation Road • 2691 Secretariat Way
<i>Legal Description</i>	The two northerly Strata Common Property Areas within Strata Plan VIS1876
<i>Size of Property</i>	• 1,517.8 m² (Citation) • 1,752.6 m² (Secretariat)
<i>DP Areas</i>	Habitat and Biodiversity Area (approx. 250 m ² on 1000 Citation Road)
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA

Both 1000 Citation Road and 2691 Secretariat Way are currently common property for Strata VIS1876, a bare land strata consisting of 11 lots. The surrounding neighbourhood is made up of predominately residential dwellings but is located in close proximity to areas designated *Mixed-Use Employment Centre* within the Official Community Plan.

1000 Citation Road is the site of the existing septic system that services the Strata. The area is predominately flat and grassy, and is raised slightly above road grade. The lot is shallow but very wide providing plenty of road frontage. The western edge of the lot is designated as a Habitat and Biodiversity Area as it was marked as a potential Garry Oak ecosystem. The area covers approximately 250 m² of the lot and will need to be addressed by a biologist prior to any land alteration.

2691 Secretariat Way is a triangular shaped lot with all three sides facing a roadway (Secretariat, Citation, and McCallum). The site slopes down towards McCallum Road with a depression in the centre of the lot. This common property area is used as a backup for the Strata's septic system. Despite this lot being heavily treed, it does not fall within any Environmental Development Permit Areas.

Figure 1 – Subject Properties

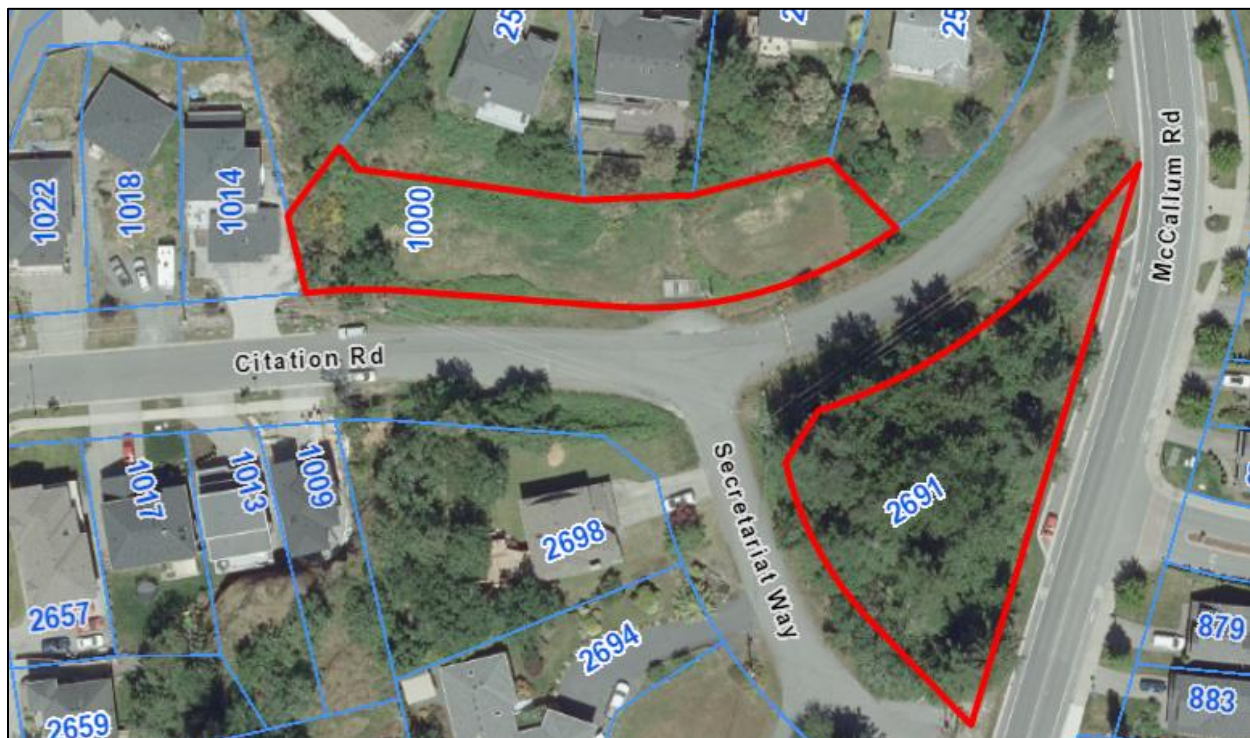


Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One-and Two-Family Residential)	Single Family Dwellings
<i>East</i>	CH1 (Cluster Housing Residential) C6C (Neighbourhood Mixed-Use McCallum) CT3 (Tourist Commercial – Hotel)	Cluster Housing Townhomes, Apartments, Commercial/ Office Hotel
<i>South</i>	R2 (One-and Two-Family Residential)	Single Family Dwellings
<i>West</i>	R2 (One-and Two-Family Residential)	Single Family Dwellings

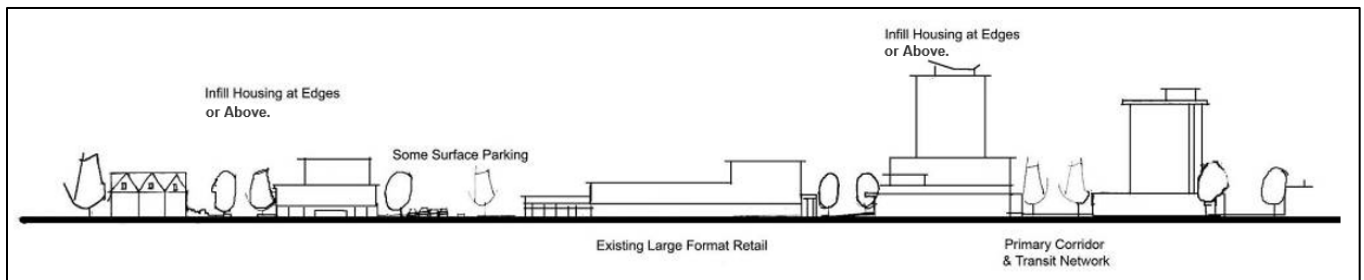
COUNCIL POLICY

The Official Community Plan (OCP) Bylaw No. 1200 designates both sites as *Neighbourhood*. This designation supports predominantly residential development providing low and medium density. Objectives of this designation state a target density of approximately 40 units per hectare for infill development.

While the applicant's proposals are entirely residential, both the townhouse site on Citation Road and the apartment site on Secretariat Way significantly exceed 40 units per hectare. The proposed density for the townhouses is approximately 80 units per hectare, and the apartment site is proposed at approximately 315 units per hectare. Given this, the applicant has made a concurrent application to amend the OCP designation of the site from *Neighbourhood* to *Mixed-Use Employment Centre*. The *Mixed-Use Employment Centre* designation is further described in the OCP as:

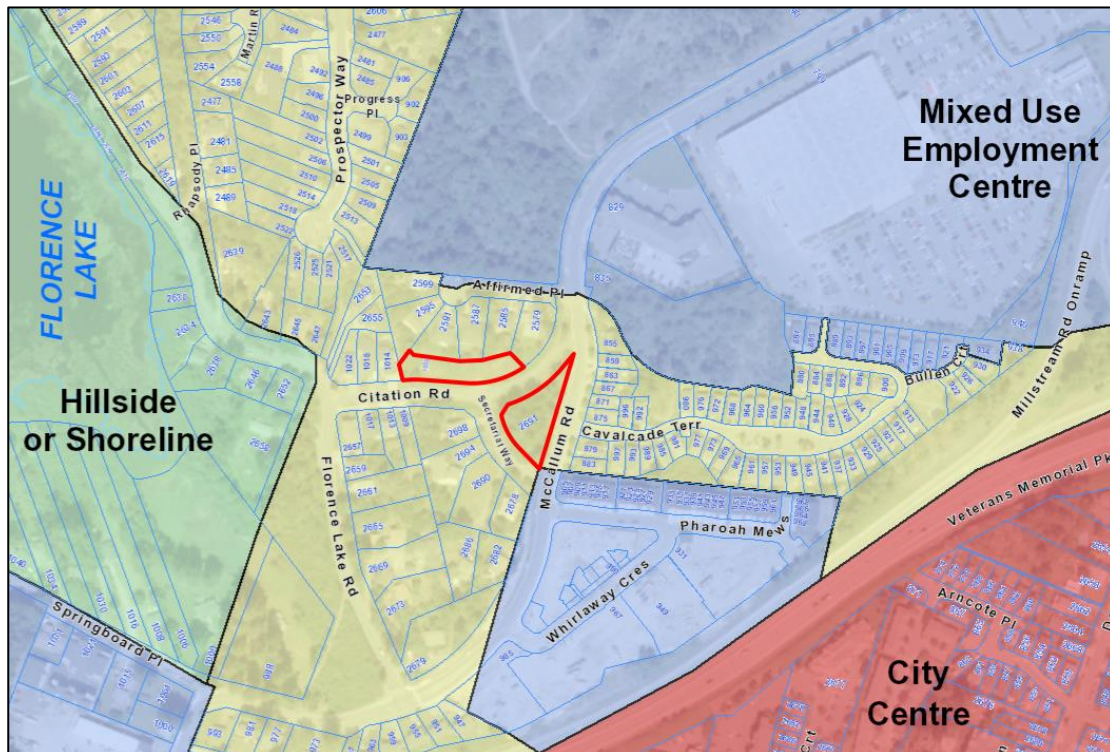
- *A predominantly workplace precinct that includes business of all types including commercial, light industrial, and institutional*
- *An ideal location for creative or innovative infill housing (such as artisan live-work, mixed use buildings, etc.) that does not jeopardize the long-term function of 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*

Figure 2 - Concept for the Mixed-Use Employment Centre OCP designation



As shown below in Figure 3, both properties are within very close proximity to other *Mixed-Use Employment Centre* designated areas. While neither lot is intended to provide commercial or employment opportunities, this form of higher density housing through variable housing types will help to support a diverse workforce for the commercial areas nearby.

Figure 3 - Proximity to other *Mixed-Use Employment Centre* OCP designated areas (shown in blue)



DEVELOPMENT PERMIT AREAS

Should this rezoning be approved, both sites will be subject to Form and Character Development Permits as required by Part 14 of the Official Community Plan. The Development Permits will be required prior to Building Permit and will ensure significant compliance with the City's corresponding Design Guidelines. The guidelines ensure that each development incorporates good site planning, attractive building facades, and appealing public/private open space and landscaping.

The townhouse site at 1000 Citation Road has a small section of approximately 250 m² along the western property boundary marked as part of the *Potential Habitat and Biodiversity* area with the City's Environmental Development Permit Areas (Figure 4). This area is a potential Garry Oak ecosystem and will need to be addressed by a biologist at the time of Development Permit. There are no other environmental or hazardous areas noted on either sites. Both development sites are considered to have a low fire hazard risk.

Figure 4 – Area of *Potential Habitat and Biodiversity*



COMMENTS

DEVELOPMENT PROPOSAL

If this rezoning is approved, the owners of Strata Plan VIS1876 would begin the process of de-stratifying in order to sell the common property lots for development. The existing strata would reorganize to create two smaller stratas where common property access is required, and leave the rest of the lots as fee simple. Given that the proposed developments are in the location of the strata's septic disposal fields, all lots within the existing strata will connect to the municipal sewer system.

1000 Citation Road:

The applicants have proposed that 1000 Citation Road be redeveloped to create twelve townhome units. Given this, a rezoning from the existing R2 zone to the RM2A (Attached Housing) zone will be required. The current proposal shows twelve units broken up into two blocks of six traditional style townhomes, each with a single car driveway and garage. Townhousing requires two parking spaces per unit and a minimum of three visitor spaces to be shared amongst the twelve units. The applicants are proposing a total of five visitor parking spaces to be located within a surface parking lot along the eastern property boundary.

The applicants are requesting a front lot line setback of 3.8 m instead of the required 5.5 m for all townhouse units. The applicants have demonstrated that a full length driveway of at least 5.5 m can still be provided between the road edge and the driveway to accommodate the second parking spaces for each unit given the depth of the City boulevard. Through the Design Guidelines and Development Permit Areas Bylaw No. 1201, Council has already granted the Director of Planning the power to reduce the length of a required off-street parking stall through the development permit. The Director of Planning may only do this with the consent of the Director of Engineering and may only occur under the following circumstances:

1. The proposed parking space is perpendicular to a highway or access route in a bare land strata;

2. Only one of two required off-street parking spaces is located partially or entirely within that portion of the driveway in the road right-of-way;
3. The encroachment for the parking space onto the road right-of-way will not conflict with the use of sidewalks, utilities, boulevards or other frontage improvements;
4. The full required length of the parking space is provided, partially within the property and partially within the road right-of-way, as measured either from the edge of the curb or the edge of the sidewalk, whichever is less; and
5. Future road widening is not anticipated.

The proposed variance meets all the above criteria and will therefore be dealt with at the time of Development Permit. No other setback variances are required for this site.

2691 Secretariat Road:

The applicants have proposed that 2691 Secretariat Way be redeveloped to create an apartment building with approximately 76 units. Given this, a rezoning from the existing R2 zone to the RM7A (Medium-Density Apartment) as part of Schedule AI will be necessary. The applicants are requesting that this property be placed in Schedule AI of the Zoning Bylaw which would allow a floor area ratio (FAR) of 3.0 and a lot coverage of up to 85% within the RM7A zone. For comparison, properties zoned RM7A but not part of Schedule AI are subject to a FAR of 1.25 and a maximum lot coverage of 50%. Schedule AI would need to be updated to include 2691 Secretariat Way.

The building is proposed to be a six storey wood frame building consisting of one and two bedroom units above two floors of parking. One floor of parking would be completely underground, with the second floor of parking being partially underground as the building is constructed into the slope. The height restriction of the RM7A zone is six storeys but the zoning bylaw is unclear on how storeys are calculated when the building is built into a slope. From the Secretariat Way and Citation Road side, the building would be seen as six storeys, but would be viewed as seven storeys from McCallum Road. To clear up any confusion and uncertainty, Council may wish to direct Staff to amend the RM7A zone through a text amendment to allow for a height maximum of seven storeys for this property only.

The proposed apartment building will require multiple setback variances. The portion of the lot facing Secretariat Way would be considered the front lot line as it is the shortest lot line facing a roadway. Given that the lot is triangular, the two remaining lot lines facing Citation Road and McCallum Road would be considered exterior side lot lines. The applicants are requesting a 0 m setback from Citation Road and Secretariat Way. The request of these setback variances is due to the unusual shape of the lot and would only result in the end points of the building sitting at a 0 m setback. The majority of the building would be setback much further from these roads, with the building face approximately 27 m from the property line at its widest point. This area could possibly be used as onsite greenspace or some other building amenity (to be determined at the time of a Development Permit). Council may wish to allow the Director of Planning to grant this variance at the time of Development Permit with a condition that no encroachments are necessary. Council should note that the City has no obligation to grant encroachments. Additionally, the applicants are also requesting a 2 m setback from McCallum Road instead of the required 7.5 m. Council has considered similar variances in downtown Langford and Bear Mountain Village.

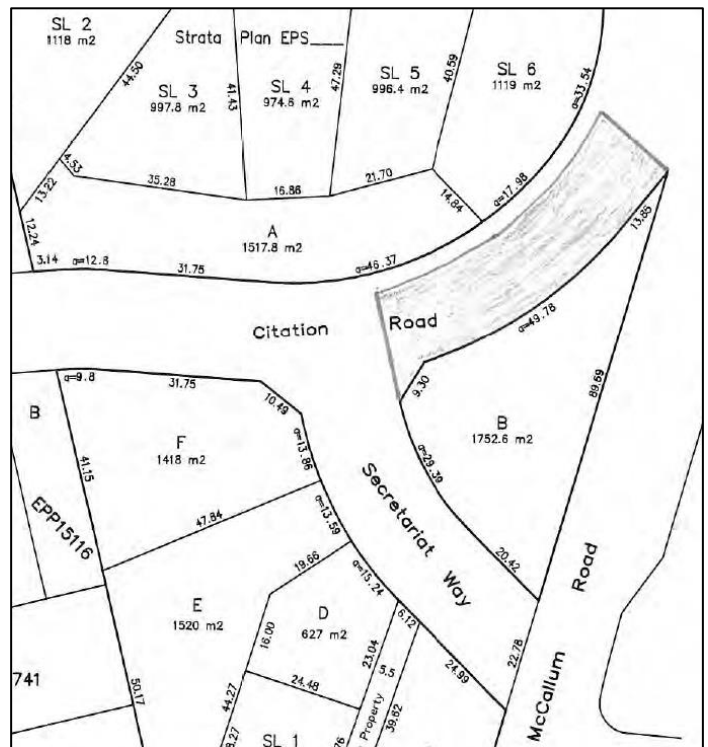
Parking for apartment buildings within the *Mixed-Use Employment Centre* designation of the OCP are subject to a parking ratio of 1.25 spaces per one and two bedroom units (of which the .25 is designated as visitor parking.) There are no current plans for the developers to include 3+ bedroom units in the building which would require 2.25 spaces per unit. Access to the underground parking would occur at the end of the cul de sac on Secretariat Way. The applicant is also required to provide one bicycle parking space per unit.

Road Closure/ Sale:

The applicants have made a request to the City to purchase a portion of unused road on Citation Road between Secretariat Way and McCallum Road. The area of closure would be approximately 668 m² (as shown shaded in Figure 6) and would be absorbed into 2691 Secretariat Way (Proposed Lot B) to create a larger development site for the apartment building. While the applicants are currently working on having a formal road closure survey completed, they have offered a price of \$1,000,000 per acre.

This portion of Citation Road is currently gated on both the McCallum and Secretariat sides and is used for emergency access only. It is also a commonly used pedestrian pathway. The applicants have agreed to leave at least six meters of width in order to accommodate an existing CRD water main and continued emergency access. The six meter width would remain closed to public traffic with either bollards or a gate but would be open to pedestrians and cyclists. The Engineering and Fire Departments have reviewed the proposal and have no issues. The Fire Department has requested that the 6 m remaining width be paved.

Figure 6 - Approximate Area of Closure and Sale (shaded)



While a massing model is shown on Appendix B, Staff have not yet received conceptual design drawings for either the townhouse or apartment developments. Council may wish to require more detailed drawings prior to Public Hearing.

Table 3: Proposal Data – 1000 Citation Road

	Permitted by R2 (Current Zoning)	Proposed RM2A Zoning
<i>Permitted Uses</i>	• Accessory Buildings and Uses • Group Day Care • Home Occupation • One or Two Family Dwelling • Secondary Suite • Temporary Construction and Real Estate Marketing Offices • The Keeping of Horses, Cattle, Sheep, Goats, Rabbits, and Poultry, for Domestic Purposes on Lots Larger than 1 Acre	• Accessory Buildings and Uses • Attached Housing • Home Occupation • Temporary Construction and Real Estate Marketing Offices • Townhouses
<i>Density (FAR and/or min. lot size)</i>	550 m ² minimum lot size	FAR: up to 1.5 if 50% of parking is underground
<i>Height</i>	9 m	3 storeys
<i>Site Coverage</i>	35%	45%
<i>Front Yard Setback</i>	6 m	5.5 m*
<i>Interior Side Yard Setback</i>	1.5 m	7.5 m of at least one interior side or rear lot line, and within 3 m of the other interior side and rear lot lines
<i>Exterior Side Yard Setback</i>	4.5 m/ 5.5 m for a garage	5.5 m
<i>Rear Yard Setback</i>	6 m	7.5 m or 3 m as per the interior side setback regulations
<i>Parking Requirement</i>	2 spaces per primary dwelling plus 1 for a suite	2 spaces per unit 4 visitor spaces shared for 16 units

* Variance requested

Table 4: Proposal Data – 2691 Secretariat Way

	Permitted by R2 (Current Zoning)	Proposed RM7A Zoning (Schedule A1)
<i>Permitted Uses</i>	• Accessory Buildings and Uses • Group Day Care • Home Occupation • One or Two Family Dwelling • Secondary Suite • Temporary Construction and Real Estate Marketing Offices • The Keeping of Horses, Cattle, Sheep, Goats, Rabbits, and Poultry, for Domestic Purposes on Lots Larger than 1 Acre	• Accessory Buildings and Uses • Apartments • Attached Housing • Group Day Care • Home Occupations • Temporary Construction and Real Estate Marketing Offices • Townhouses
<i>Density (FAR and/or min. lot size)</i>	550 m ² minimum lot size	3.0 FAR
<i>Height</i>	9 m	6 Storeys*
<i>Site Coverage</i>	35%	85%
<i>Front Yard Setback</i>	6 m	7.5 m*
<i>Interior Side Yard Setback</i>	1.5 m	3 m
<i>Exterior Side Yard Setback</i>	4.5 m/ 5.5 m for a garage	7.5 m*
<i>Rear Yard Setback</i>	6 m	7.5 m
<i>Parking Requirement</i>	2 spaces per primary dwelling plus 1 for a suite	1.25 spaces per 1 and 2 bedroom units 2.25 spaces per 3+ bedroom units

* variance or bylaw amendment requested

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The proposed developments are located within a short walking distance from the #56 bus that offers service between Thetis Heights and Langford Exchange. The bus runs approximately once an hour and the Langford Exchange provides bus services to many areas throughout the West Shore, Sooke, and Downtown Victoria. Additionally, approximately 1km away along Millstream Road is access to the #52 bus which provides service between Colwood Exchange and Bear Mountain.

Vehicular access to both developments will occur off of Citation Road and Secretariat Way with no direct access from McCallum Road. A pedestrian entrance is proposed along McCallum Road with the possibility

of a loading zone for pick up and drop off. A Traffic Impact Assessment has been completed for this development and approved by the Director of Engineering. As mentioned previously pedestrian and cycling access will still be available between McCallum Road and Secretariat Way via Citation Road. McCallum Road has bike lanes on both sides.

FRONTAGE IMPROVEMENTS

The applicant will be required to provide full frontage improvements in accordance with Bylaw No. 1000, as well as completing the remaining portions of missing sidewalk along Citation Road (approximately 50 m). The anticipated frontage improvements as noted by the Engineering Department are the following:

Citation Road:

- Finish all remaining sidewalk on Citation Road to complete the street
- Install streetlights, curbs, gutters, landscaping, and road edge parking

Secretariat Way:

- Boulevard landscaping as per Parks Department

McCallum Road:

- Install streetlights, curb, gutter, and landscaping
- Sidewalk along full frontage
- Continue scallop parking

INFRASTRUCTURE

Currently the municipal sewer system does not service the proposed development sites nor does it service any of the lots within the existing strata. The applicants have agreed to bring the sewer to both development sites and to hook up all homes within the existing strata.

The owner will need to calculate Fire Underwriters Survey requirements and build according to necessary fire separation.

A Stormwater Technical Memo will be required prior to Public Hearing and a full Stormwater Management Plan must be submitted prior to the issuance of Building Permit to the satisfaction of the Director of Engineering.

NEIGHBOURHOOD CONSULTATION

The majority of the direct neighbours are owners within the existing Strata, all of which have signed off in support of the proposed development.

FINANCIAL CONTRIBUTIONS

Rezoning the subject properties to permit higher densities of development may increase the assessed value of the properties, and this may increase municipal revenue. As the applicant will connect all lots within the existing Strata as well as the two development sites to the municipal sewer system as well as completing frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay is outlined in Tables 5 and 6 below.

Table 5 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution
<i>Affordable Housing Fund</i>	\$610* per unit
<i>General Amenity Fund</i>	\$3,660* per unit

****The applicant will be charged for new units created at the time of building permit issuance, and with respect to the apartment, is entitled to a 50% or 75% reduction depending on the use and height, for units above the 4th storey.***

Table 6 – Development Cost Charges

Development Cost Charge		Per unit / area contribution
<i>Roads</i>	<i>Townhouses</i>	\$3,985 per unit
	<i>Apartment</i>	\$3,188 per unit
<i>Park Improvement</i>		\$1,890 per unit
<i>Park Acquisition</i>		\$1,100 per unit
<i>Incremental Storage Improvement Fees</i>	<i>Townhouses</i>	\$371.25 per unit
	<i>Apartment</i>	\$331.65 per unit

Outside Agencies:

<i>CRD Water</i>		\$1,644 per unit
<i>School Site Acquisition</i>	<i>Townhouses</i>	\$558 per unit
	<i>Apartment</i>	\$419 per unit

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct Staff to prepare a bylaw to amend the Official Community Plan designation of 1000 Citation Road and 2691 Secretariat Way from Neighbourhood to Mixed Use Employment Centre;
2. Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 1000 Citation Road from R2 (One-and Two-Family Residential) to RM2A (Attached Housing) and the property located at 2691 Secretariat Way from R2 (One-and Two-Family Residential) to RM7A (Medium Density Apartment) 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. \$610 towards the Affordable Housing Fund; and
- ii. \$3,660 towards the General Amenity Fund.

The apartment component may be subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- b) That the applicant provides, prior to Public Hearing, the following:

- i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
- ii. Conceptual design drawings for both 1000 Citation Road and 2691 Secretariat Way to the satisfaction of the Director of Planning;

- 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 all frontage improvements to Bylaw No. 1000 standards are provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit including any required measures from the approved Traffic Impact Study;
- ii. Complete remaining sidewalk on Citation Road to Florence Lake Road to the satisfaction of the Director of Engineering;
- iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
- iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;

- 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.
 - vi. That the 6 m portion that will remain road will be improved to the satisfaction of the Fire Chief if the applicant proceeds with purchasing a portion of the road right-of-way;
- 3. Direct Staff to amend Schedule “A1” within Zoning Bylaw No. 300 to include 2691 Secretariat Way;
- 4. Direct Staff to amend the RM7A zone to allow for a height limit of 7 storeys at 2691 Secretariat Way;
- 5. Authorize the Director of Planning to issue the following variances through a Development Permit application:
 - a) A variance to Section 6.31A.06(1) to decrease the front lot line setback from the required 5.5 m to 3.8 m for townhomes located at 1000 Citation Road;
 - b) A variance to Section 6.36A.06(1) to decrease the front lot line along Secretariat Way from the required 7.5 m to 0 m for the development located at 2691 Secretariat Way;
 - c) A variance to Section 6.36A.06(3) to decrease the exterior side lot line along McCallum Road from the required 7.5 m to 2 m for the development located at 2691 Secretariat Way;
 - d) A variance to Section 6.36A.06(3) to decrease the exterior side lot line along Citation Road to 0 m for the development located at 2691 Secretariat Way;

OR Option 2

- 1. Reject this application to rezone 1000 Citation Road and 2691 Secretariat Way.

Submitted by:	Julia Buckingham, Planner I
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Chris Aubrey, Fire Chief – signed via email
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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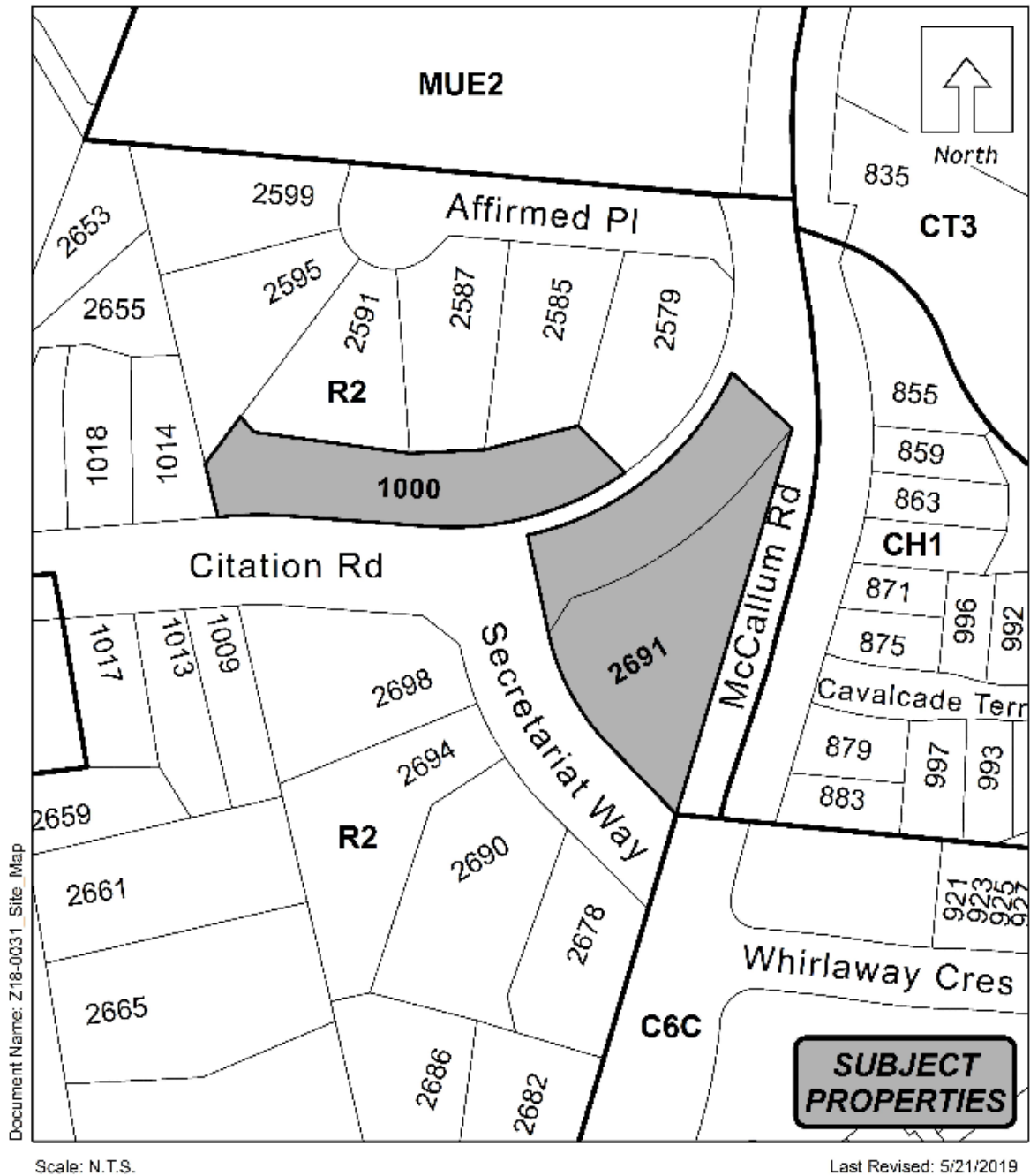
NETSPACE PROJECT No. 3384		
GOVERNING AUTHORITY FILE No.		
SHEET 1	OF 1	REV.
NETSPACE DRAWING No. 3384-01		

Appendix B – Massing Model



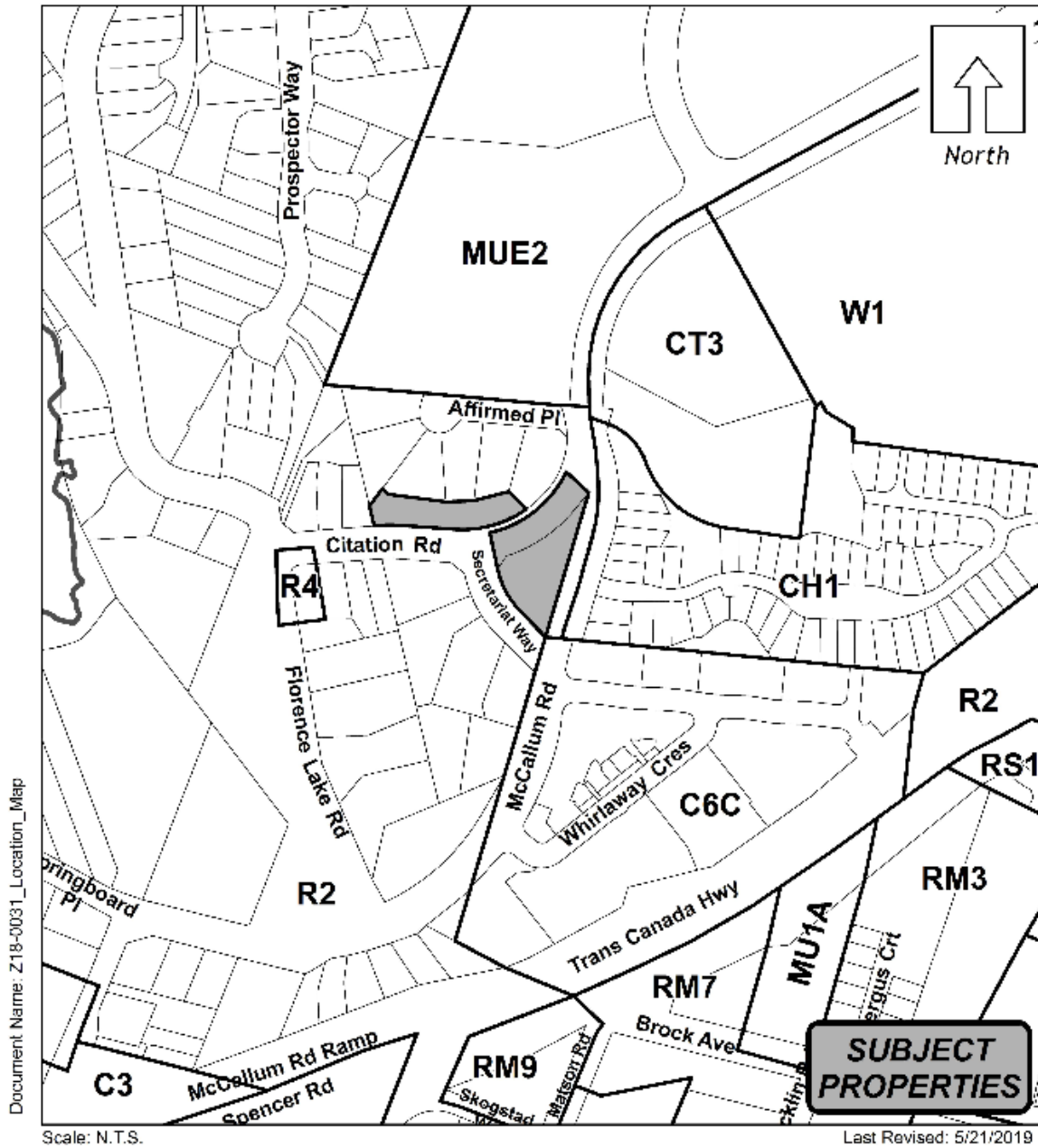
Appendix C

**REZONING BYLAW AMENDMENT
(Z18-0031)
1000 Citation Rd & 2691 Secretariat Way**



Appendix D

REZONING BYLAW AMENDMENT
(Z18-0031)
1000 Citation Rd & 2691 Secretariat Way





Staff Report to Planning, Zoning and Affordable Housing Committee

Date: June 24, 2019

Department: Planning

Application No.: Z19-0007

Subject: Bylaw 1854 - Application to amend the lakefront lot subdivision regulations of the R1 Zone for the property at 2849 Lake End Rd

PURPOSE

Jesse Friest has applied to amend the text within the R1 Zoning regulations for the property located at 2849 Lake End Road to remove the requirement to exclude the SPEA from the calculation of minimum lot size calculations for lake-front lots and to allow for the subdivision of a 550 m² lot immediately behind the lakefront lot, to allow for a two lot subdivision.

BACKGROUND

PREVIOUS APPLICATIONS

No previous applications are associated with this development.

Table 1: Site Data

<i>Applicant</i>	Jesse Friest
<i>Owner</i>	Jesse Friest
<i>Civic Address</i>	2849 Lake End Road
<i>Legal Description</i>	LOT A, SECTION 1, GOLDSTREAM DISTRICT, PLAN EPP83755, PID 006-326-498
<i>Size of Property</i>	0.214 ha (2,190 m ²)
<i>DP Areas</i>	Riparian, 200-year Floodplain
<i>Zoning Designation</i>	One-family residential (R1)
<i>OCP Designation</i>	Hillside or shoreline

SITE AND SURROUNDING AREA

The site is bound by Langford Lake to the south (approximately 37 m of shoreline) and a connected wetland to the west. The surrounding area is comprised of predominately single-family dwellings in the R1 and R2 residential zones. Currently, the site is occupied with a single-family dwelling located on the northwest of the property and a gazebo and dock at the south end of the property. The site grade slopes gently from the north-east down towards the lake (south-west). A large extent of the waterfront consists of manicured lawn, and the area between the existing house and the wetland to the west consists of a mix of native and non-native species.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	AM (Amenity Zone)	Undeveloped/Parkland/Wetland
<i>East</i>	R1 (One Family Residential)	Single Family
<i>South</i>	-	Langford Lake
<i>West</i>	AM (Amenity Zone)	Undeveloped/Parkland/Wetland

Figure 1 – Subject Property



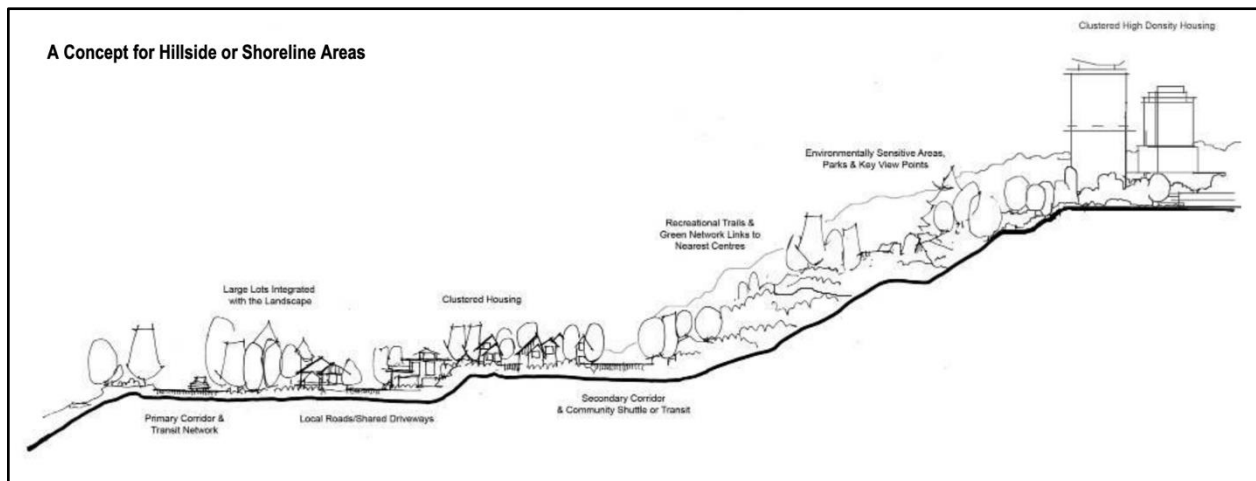
COMMENTS

OFFICIAL COMMUNITY PLAN Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

The subject property is currently designated as Hillside or Shoreline, which supports predominately low intensity settled areas with a high percentage of open space and undeveloped areas. Amending the text within the R1 Zone would align with current policy that supports a range of clustered low, medium and high-density housing choices.

Figure 2: A Concept for Hillside or Shoreline Areas



DEVELOPMENT PERMIT AREAS

Portions of the property are located in the Riparian, and 200 Year Flood Plain Development Permit Areas. Development Permits will be required prior to any alteration of land, construction of new buildings or structures, or subdivision of the subject site. The applicant has submitted a Riparian Areas Report (RAR) which identifies a 15 m Streamside Protection and Enhancement Area (SPEA) from the high water mark of Langford Lake. The SPEA will be protected as a non-disturbance area though the Development Permit process.

DEVELOPMENT PROPOSAL

The applicant is proposing to amend the R1 zone to amend two provisions that apply to the subdivision of existing lakefront lots: the requirement to exclude the SPEA when calculating the minimum lot size on lake-front properties as well as to allow a 550 m² lot to be created behind the new lakefront lot. These changes would allow the 2,190m² parcel to be subdivided into two lots.

The applicant is proposing to create one lake-front lot of approximately 1,590 m² (including the SPEA) and a remainder lot off Lake End Road with an area of 550 m². It is noted for Council's reference that

the 550 m² lot would contain a lawfully non-conforming single-family dwelling as a portion of the house is located within the SPEA non-disturbance area.

The implementation of these proposed changes will not alter the requirement to protect the overall function of the SPEA, as no change to the development permit requirements is proposed, nor will it alter the character of the lakeshore communities. Excluding the SPEA from the minimum lot size calculation typically involves an increase of 5-10% to the lot size of the new lakefront lot, which is fairly negligible from a visual perspective when the lot is already either 1,500 m² (0.37 ac) or 950 m² (0.23 ac) in area. Furthermore, removing the requirement to include the SPEA in the calculation of lot area will provide land owners a greater degree of certainty around their ability to subdivide, without having to engage a professional biologist.

As noted, the applicant has also requested a bylaw amendment to allow the creation of a typical 550m² lot behind the new lakefront lot. Currently, as per Zoning Bylaw 300, the subdivision requirements applied to all existing lakefront lots specify a minimum lot size of 1,500 m² (plus the SPEA), or 950 m² if the SPEA is dedicated to the City as parkland. In other words, each lot within the subdivision must meet the 1,500 m² or 950 m² minimum lot size, not just the new lakefront lot(s).

Under the current regulations, where the lots within a proposed subdivision meet these lot size requirements and the new lot that is no longer lakefront is adequately sized, it may be further subdivided after the fact. For example, if a subject property is at least 3,000 m², it could be subdivided initially into two 1,500+ m² lots to satisfy the minimum lot size requirements, one adjoining the lake and one behind. The rear 1,500+ m² lot not adjoining the lake is then no longer subject to the lakefront regulations, and could be further subdivided into two or more 550 m² lots. The applicant is requesting that he be granted the ability to create a 550m² lot directly behind the lakefront lot in a situation where the property is not currently subdividable, as it is not adequately sized to create two 1,500+ m² lots.

If Council feel that these amendments are appropriate, they may also wish to consider applying these changes to all lakefront properties in the R1 and R2 Zones. Staff have received several similar requests and inquiries from other lakefront property owners that would like to pursue one or both of these changes for their own properties.

It is noted that the applicant has also requested a variance to reduce the lot width of the lakefront lot from the required 18m to 13.72m. As can be seen on the proposed plan, attached to this report as Appendix A, the lot configuration has been designed to create a 550 m² lot around the existing house, and to create a workable building envelope outside of the SPEA on the lakefront lot. The lakefront lot does open up to a full width of 30+m, however is 13.72 where the lot width must be calculated as per the Zoning Bylaw. The Director of Planning has the ability to issue a variance to the minimum lot width within the Environmental Development Permit, where the variance is being sought to preserve an environmentally valuable feature or minimum impacts on an environmentally sensitive area.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within a Drainage Concern DP area in an area of the City where stormwater infiltration or detention may occur, as per Bylaw 1000, depending on what a qualified professional recommends. The applicant will be required to submit a Stormwater Management Plan prior to Public Hearing.

SEWERS

The City's sewer system exists along Lake End Road. The applicant will be required to connect each lot to the municipal sewer and be responsible for the costs associated with connecting at the time of subdivision.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that a Streetlight fronting the development may be required as a condition of subdivision approval.

FINANCIAL CONTRIBUTIONS

Council may wish to provide direction with regards to how the Amenity Contribution Policy should be applied, or not, as part of this application. If Council opts to globally change the lakefront subdivision requirements in the R1 and R2 Zone, they may view this as an omnibus amendment that would not trigger amenity contributions, or alternatively, they may wish to insert a density bonus provision into the R1 and R2 Zones that would require amenity contributions for all new 550 m² lots created by the amended regulations. Conversely, if Council wishes to proceed with this amendment for the subject property only, they may wish to apply the amenity contribution policy to the one new lot that would otherwise not be possible due to lot area.

In addition, as the applicant will be responsible for connecting the new lot to municipal sewer and water, and complete frontage improvements at the discretion of the Director of Engineering, the direct capital costs to the municipality associated with this development will be negligible. Development Cost Charges (DCCs) will apply at the time of subdivision.

A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and DCCs pursuant to the DCC Bylaw No. 26 are listed in Tables 3 - 4 below:

DEVELOPMENT COST CHARGES

Table 3 – Development Cost Charges

Development Cost Charge	Per new lot created
<i>Roads</i>	\$6,056
<i>Park Improvement</i>	\$1,890
<i>Park Acquisition</i>	\$1,100
<i>Incremental Storage Improvement Fees</i>	\$495
<i>Integrated Survey Area</i>	\$35

Subtotal (DCCs paid to City of Langford)	\$9,576
<i>CRD Water</i>	\$2,922
<i>School Site Acquisition</i>	\$698
TOTAL (estimate) DCCs	\$13,196

Table 4: Amenity Contributions

<i>Amenity Item</i>	<i>Per new lot created</i>
<i>Affordable Housing Reserve Fund</i>	\$1,000
<i>General Amenity Reserve Fund</i>	\$6,000
TOTAL POLICY CONTRIBUTIONS¹	\$7,000

OPTIONS

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

Option 1

1. Direct staff to prepare a bylaw to amend the text within the R1 and R2 Zones such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550 m² lots to be created within a lakefront parent parcel, behind lots that directly adjoin the lake or a lakefront park;

Subject to the following:

- (a) That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering

And Either (b) or (c):

- (b) Direct staff not to insert a requirement for amenity contributions for additional lots that may be created by these amendments;

OR

- (c) Direct staff to insert into the R1 and R2 Zones, as a bonus for increased density, a requirement for the following contributions to be provided per new lot created by these changes prior to subdivision approval:

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

OR Option 2

2. Direct staff to prepare a bylaw to amend the text within the R1 Zone **for the subject property at 2849 Lake End Road only** such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550 m² lots to be created within a lakefront parent parcel, behind lots that directly adjoin the lake, or a lakefront park;

Subject to the following:

- (a) That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
- (b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
 - iii. \$6,000 towards the General Amenity Reserve Fund; and
 - iv. \$1,000 towards the Affordable Housing Reserve Fund

OR Option 3

3. Take no action at this time with respect to Bylaw No. 1851.

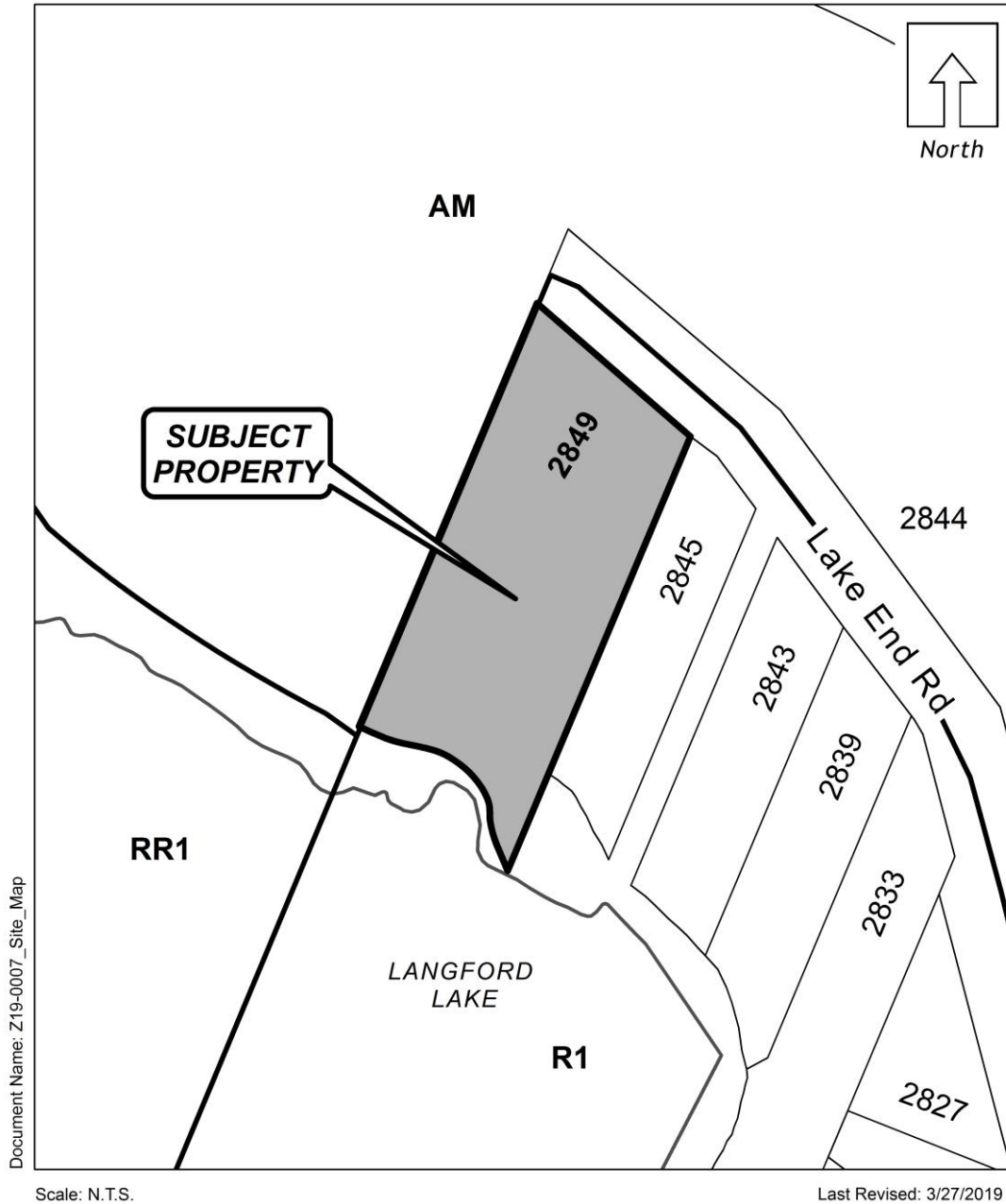
Submitted by:	David Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of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

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Appendix B

Subject Site Location

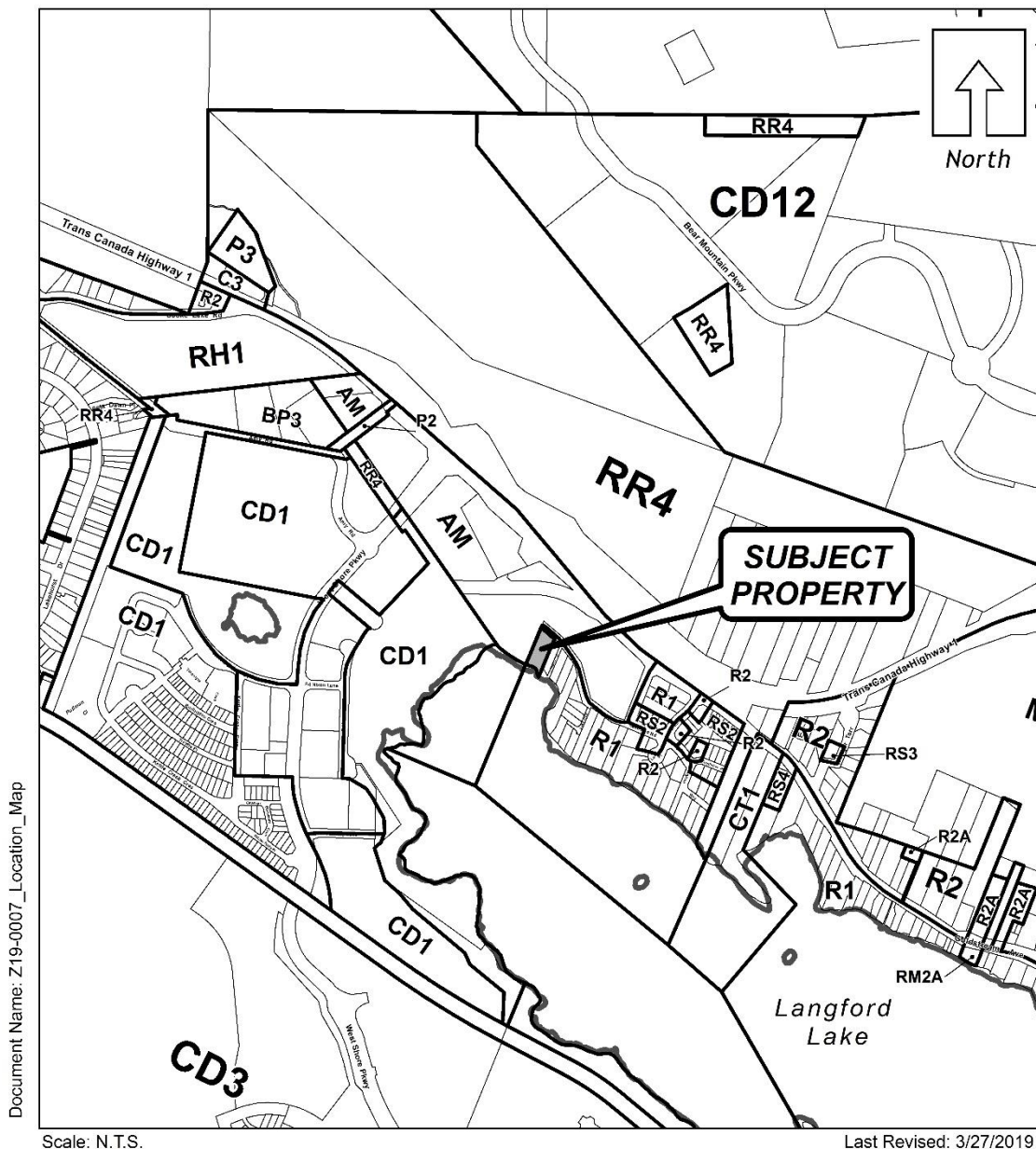
**REZONING BYLAW AMENDMENT
(Z19-0007)
2849 Lake End Rd**



Appendix C

Subject Property Location

**REZONING BYLAW AMENDMENT
(Z19-0007)
2849 Lake End Rd**





Staff Report to Planning, Zoning and Affordable Housing Committee

Date: June 24, 2019
Department: Planning
Application No.: Z19-0009
Subject: Application to Rezone 813 and 817 Orono Ave from R1 (one-Family Residential) to MU2 (Mixed-Use Residential Commercial) to Allow a 31-unit Apartment

PURPOSE

Harold Skadberg of Pacific Coast Land Company has applied on behalf of 1127100 BC Ltd to rezone 813 and 817 Orono Ave from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow a 6-storey 31 unit Apartment.

BACKGROUND

PREVIOUS APPLICATIONS

The subject properties, along with all other properties within Sewer Specified Area No. 1, were rezoned from a One- and Two-Family Zone to a One-Family Zone in 1995 (Z95-0008) as part of a large scale amendment to encourage greater densification in the City Centre area.

In 2017, an application to rezone the subject properties to allow a 14-unit townhouse development (Z17-0026) was submitted but later withdrawn prior to Council consideration.

Table 1: Site Data

<i>Applicant</i>	Harold Skadberg of Pacific Coast Land Company
<i>Owner</i>	1127100 BC Ltd
<i>Civic Address</i>	813 and 817 Orono Ave
<i>Legal Description</i>	LOT 17 and 18 SECTION 5 ESQUIMALT DISTRICT PLAN 12186
<i>Size of Property</i>	748 m2 each; 1496 m2 combined
<i>DP Areas</i>	Multi-Family Form and Character, City Centre
<i>Zoning Designation</i>	R1 (One-Family Residential)
<i>OCP Designation</i>	City Centre

SITE AND SURROUNDING AREA

The subject properties are located on the east end of Orono Ave, near the intersection with Peatt Rd. Some redevelopment to multi-storey mixed use and multi-family residential has occurred within this block of Orono Ave further west towards Jacklin Rd as well as on Peatt Rd. One- and Two-Family uses also occur in the vicinity, as well as industrial lands to the south.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R1 (One-family Residential)	One-family homes
<i>East</i>	R1 (One-family Residential)	One-family homes
<i>South</i>	M2 (General Industrial)	Vacant land
<i>West</i>	R1 (One-family Residential)	One-family homes

Figure 1 - Orthophoto Map



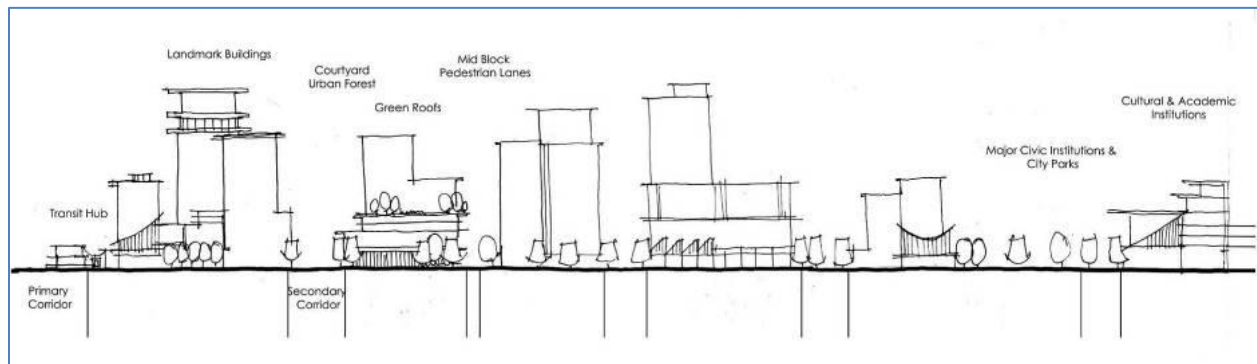
COMMENTS

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

A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within any environmentally sensitive or hazardous Development Permit areas. However, a Development Permit in accordance with the City's Multi-Family and City Centre Design Guidelines will be required.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant wishes to consolidate the two existing subject properties in order to construct a 6-storey 31 unit apartment building. As proposed, the building contains one walk-up unit, lobby as well as parking and landscaped areas at grade, with an additional 5 storeys of residential units above. This type of lot consolidation and activation of the front façade is encouraged by the new City Centre Design Guidelines recently given first reading by Council. The subject properties are located within the City Hall neighbourhood defined by these pending new Guidelines, which encourage the inclusion of a range of uses including medium to high density residential.

The applicant has provided draft plans for staff and Council review as part of his application. A front elevation and perspective drawing are included as Figures 2 and 3 below. The proposal will be further assessed at the Development Permit stage.

Figure 2 – Front Elevation



Figure 3 – Perspective model



Table 3: Proposal Data

	Permitted by MU2 Zone	Proposed by Rezoning Application
<i>Density (FAR)</i>	5.0 FAR	2.0 FAR
<i>Height</i>	Minimum 2 storeys, Maximum 11 storeys	6 storeys
<i>Site Coverage</i>	90%	38%
<i>Front Yard Setback</i>	1.2m	2m
<i>Interior Side Yard Setback</i>	6m where adjoining Neighbourhood designation in OCP	2.1 m and 7.3m
<i>Exterior Side Yard Setback</i>	1.2m	n/a
<i>Rear Yard Setback</i>	7.5m where adjoining Neighbourhood designation in OCP	12.24m
<i>Parking Requirement</i>	1.25 spaces per unit, of which 0.25 is designated to visitors 31 units x 1.25 = 39 spaces	39 spaces

The plans as presented do not trigger any variances to the provisions of the MU2 Zone or to the required off-street parking. As this building may be constructed as a rental apartment, Council may wish to require the applicant to assign one parking space to each unit, included with the rent, to avoid the scenario of renting out parking spaces separately. This has been applied to many similar rezoning applications recently to help prevent the parking problems that have arisen when tenants do not wish to pay an extra \$50-100 per month on top of their rent for a parking space.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that road dedication may be required to ensure the full Orono Ave cross section, including an eastbound turn lane at Peatt Rd, can be accommodated. Council may wish to require the applicant to provide a frontage drawing to the satisfaction of the Director of Engineering prior to Public Hearing, and to require any necessary road dedication be provided prior to Bylaw Adoption. Other frontage improvements are anticipated to include boulevard landscaping with street trees, sidewalk, streetlights and road edge parking.

INFRASTRUCTURE

Sewer and water mains exist on Orono Ave fronting this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore

Environmental Services at the applicant's expense. The applicant will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. Any upgrades to the water system noted in the FUS report would need to be completed at the developers' expense prior to the issuance of a building permit.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. Such a system will be designed through the civil engineering process that appropriately addresses the 2- and 10-year storm events. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site through infiltration and provide a technical memo from a qualified engineer in this regard to the satisfaction of the Director of Engineering, prior to public hearing.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below

Council's 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, based the current floor plans and total density of 31 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total
<i>Affordable Housing Reserve Fund</i>	\$750 per unit (1st through 4 th storeys)	@19 units = \$14,250
	\$375 per unit (5 th and 6 th storeys)	@12 units = \$4,500
	187.50 (7 th storey and above)	n/a
<i>General Amenity Reserve Fund</i>	\$2,850 per unit (1st through 4 th storeys)	@19 units = \$54,150
	\$1,425 (5 th and 6 th storeys)	@12 units = \$17,100
	\$712.50 (7 th storey and above)	n/a
Total		\$90,000

Table 5 – Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,188 per unit (residential)	\$98,828
<i>Park Improvement</i>	\$1,890 per unit (residential)	\$58,590
<i>Park Acquisition</i>	\$1,100 per unit (residential)	\$34,100
<i>ISIF Fees</i>	\$331.65 per unit (residential)	\$10,281.15
<i>Integrated Survey Area</i>	\$35 per lot	n/a
Subtotal (DCCs to Langford)		
<i>CRD Water</i>	\$1,644 per unit (residential)	\$50,964
<i>School Site Acquisition</i>	\$419 per unit (residential)	\$12,989
TOTAL DCCs		\$265,752.15

OPTIONS**Option 1**

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Give 1st reading to the attached Bylaw No. 1722 to amend the zoning designation of the property located at 813 and 817 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) 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. \$750 towards the Affordable Housing Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- 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 on-site for the proposed developments, to the satisfaction of the Director of Engineering;
- ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements and a left turn lane from Orono Ave to Peatt Rd;

-
- c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
- i. That all frontage improvements to Bylaw 1000 standards, including a left turn lane on Orono Ave, are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - ii. That a 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; and
 - iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - iv. 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

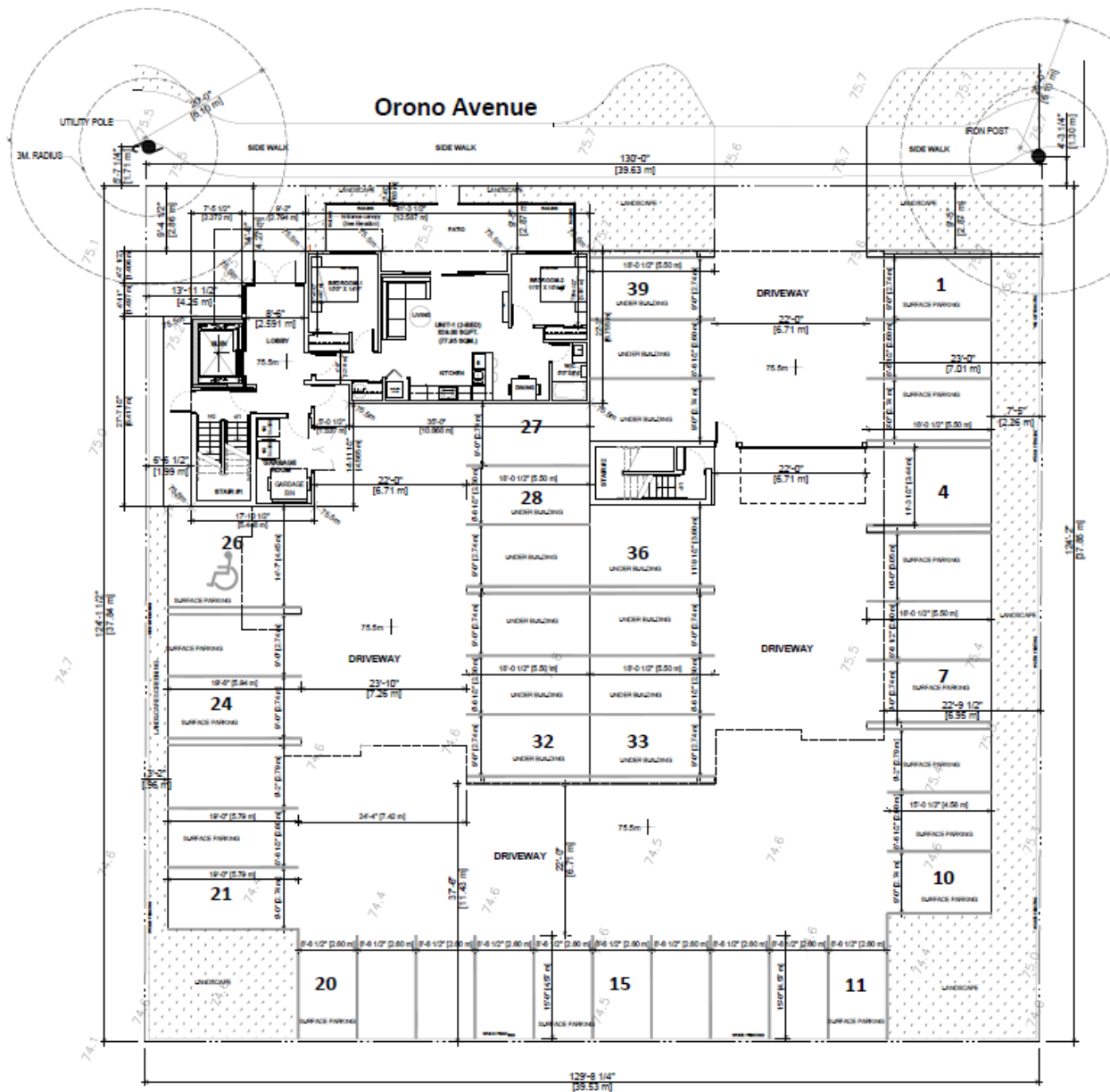
OR Option 2

1. Take no action at this time with respect to this application to rezone 813 and 817 Orono Ave.

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

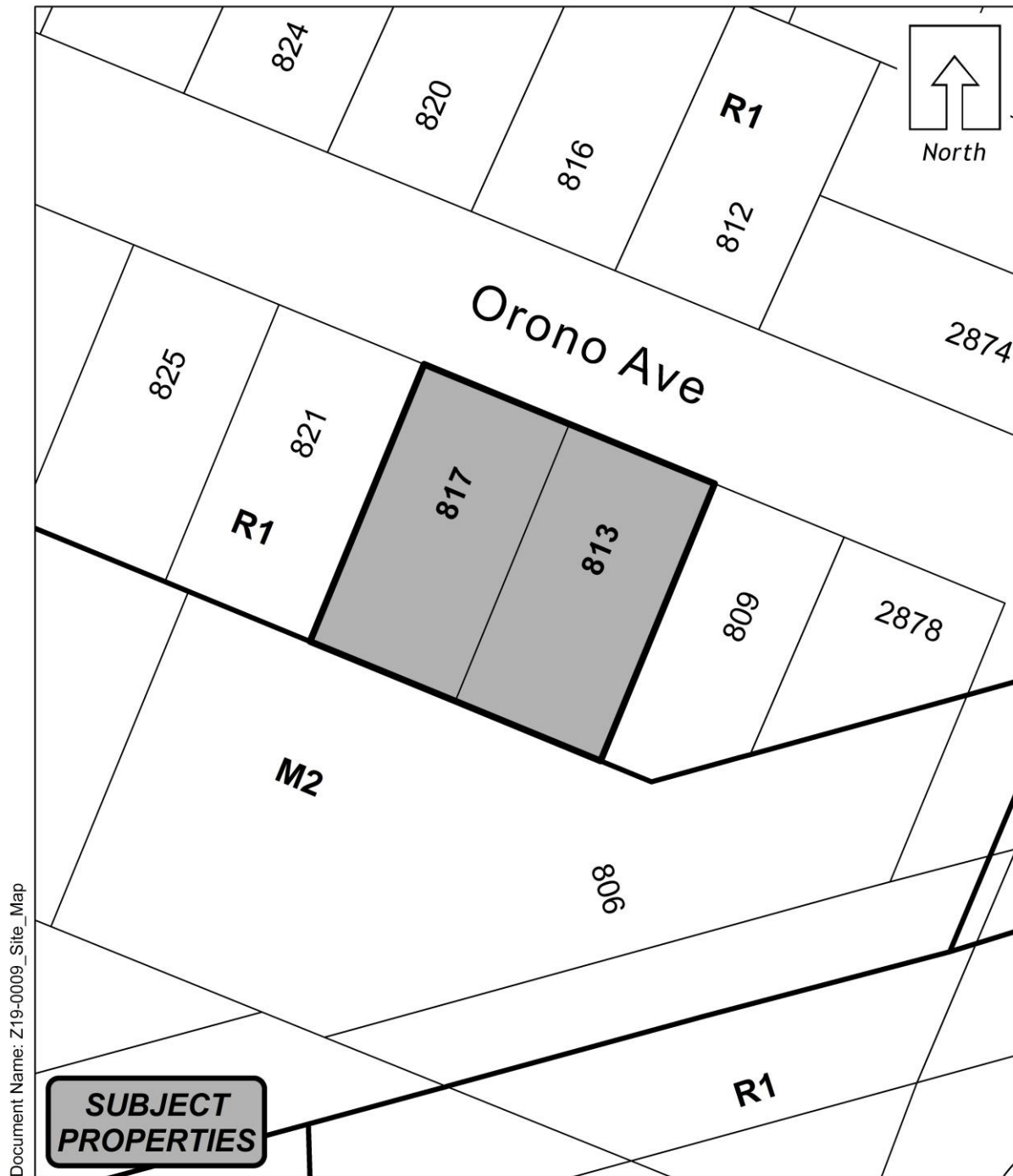
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Appendix A



Appendix B

**REZONING BYLAW AMENDMENT
(Z19-0009)
813 & 817 Orono Ave**



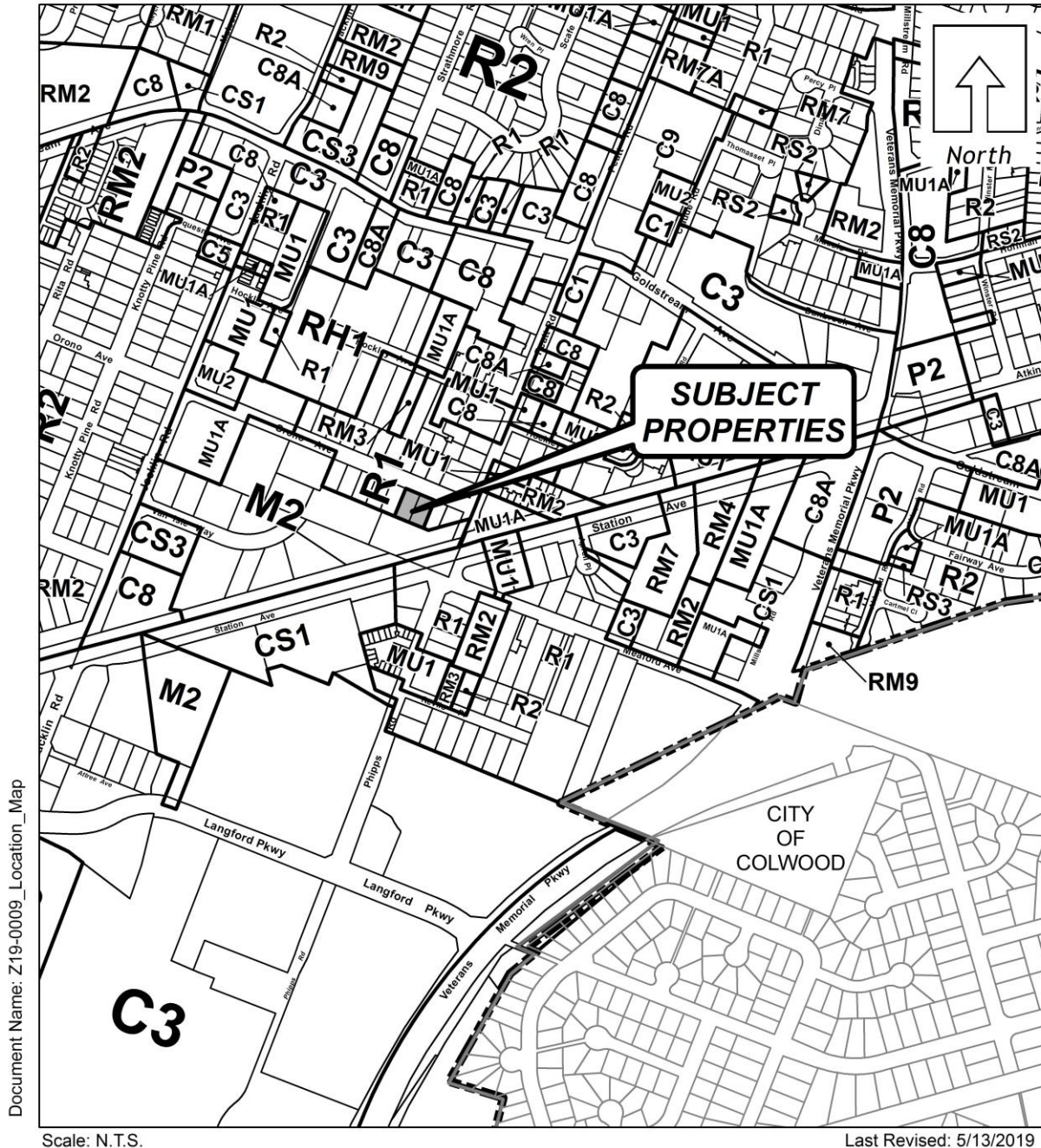
Document Name: Z19-0009_Site_Map

Scale: N.T.S.

Last Revised: 5/13/2019

Appendix C

**REZONING BYLAW AMENDMENT
(Z19-0009)
813 & 817 Orono Ave**





Staff Report to Council

Date: July 15, 2019
Department: Planning
Subject: TUP19-0007 – application for a temporary use permit at 3680 Trans-Canada Hwy to allow for a range of Eco-Tourism and Recreation uses

Purpose

The City recently acquired the property at 3680 Trans-Canada Hwy, one of the few oceanfront properties within the City of Langford. The property is currently zoned RR4 (Rural Residential 4), however due to this ideal location on Finlayson Arm, this report outlines an option for Council to proceed with consideration of a Temporary Use Permit to expand the list of permitted uses on the property from residential to a range of Eco-Tourism and Recreation uses.

Background

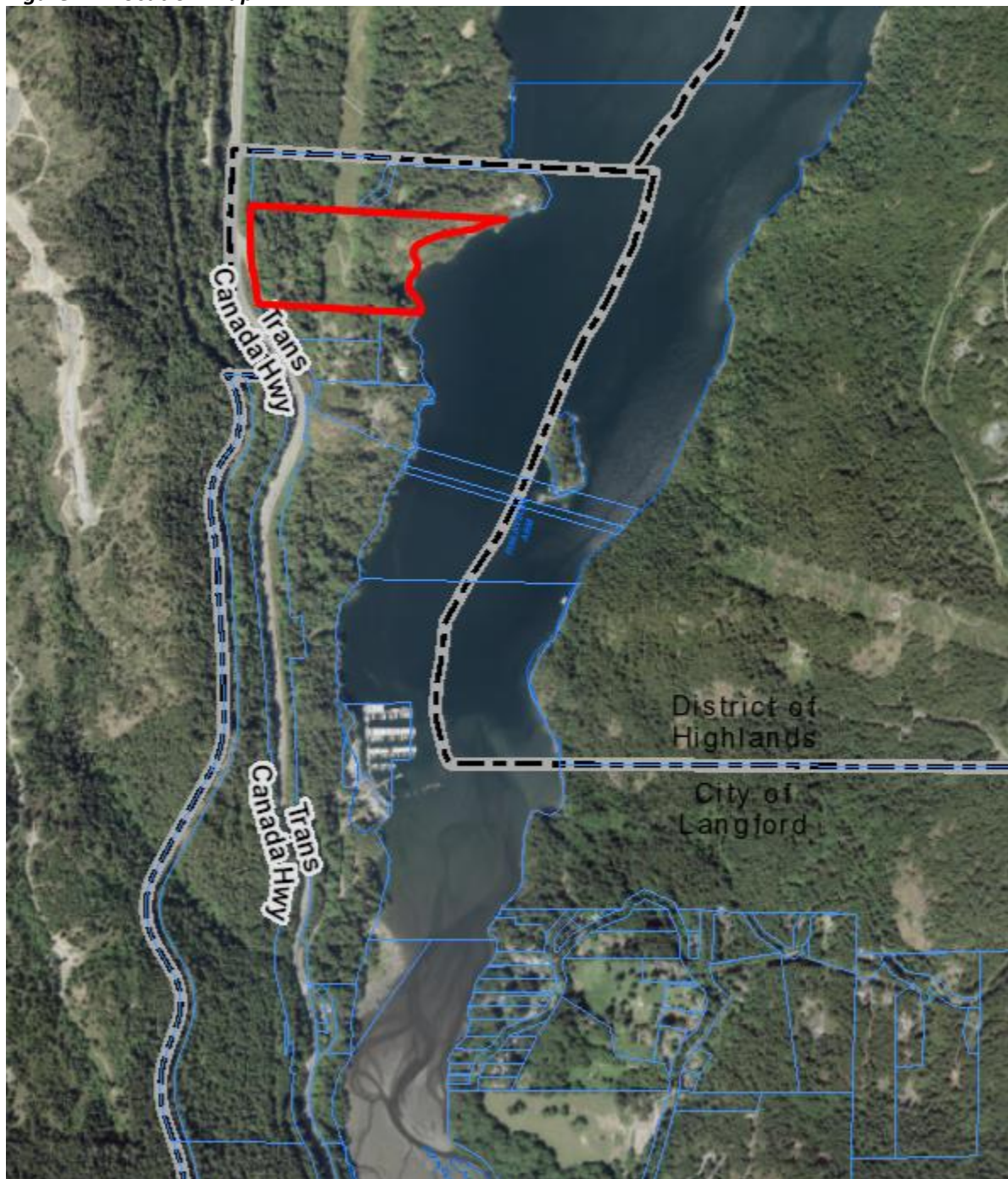
The subject property is located east of the Trans-Canada Highway (Malahat) and west of Finlayson Arm, near the northern boundary of the City of Langford. Large rural residential properties are located to the immediate north and south, and the Goldstream Boat House Marina is approximately 870m to the south.

The subject property contains a driveway, three existing structures, a dock in the foreshore, and is bisected by a BC Hydro Right of Way in a north-south direction. The topography is very steep, with elevation dropping from approximately 120m at the Malahat to sea level. The slope evens out slightly and forms a bench in the middle of the property as well as near the foreshore.

Table 1: Surrounding Land Uses

	Zoning	Use
<i>North</i>	RR4 (Rural Residential 4)	Large lot residential
<i>East</i>	n/a	Finlayson Arm
<i>South</i>	RR4 (Rural Residential 4)	Large lot residential
<i>West</i>	GB2 (Greenbelt 2) - CRD Juan de Fuca Electoral Area Zone	Vacant

Figure 1 – Location Map



Comments

Official Community Plan

The subject property is designated as Open Space within Official Community Plan Bylaw No. 1200. While not specifically defined outside of a use description of “*private and public open space*” there are a number of Objectives and Policies within the OCP that are relevant to this proposal:

Objective 4.4 Develop greenways that integrate recreational opportunities and active transportation options.

Policy 4.4.1 Link parks and open space to natural, commercial and social amenities through greenways.

Policy 4.4.2 Exploit options for cross-jurisdictional greenways, habitat corridors, recreational, and cycling and pedestrian network connections.

Objective 4.5 Develop waterfront parks and/or ensure opportunities for public access.

Policy 4.5.1 Maximize public access to the ocean, lakes and creeks. Pursue city ownership wherever feasible. Where ESAs have been identified, limit or restrict public access as appropriate.

Objective 6.5 Meet the recreational needs of residents.

Policy 6.5.3 Provide a range of recreation programs and services for teams and individuals of all ages in indoor facilities, and outdoor natural and programmed areas.

Policy 10.4.3 Work with other communities and community partners to continue promoting and developing the West Shore as a regional sport tourism, tourism and recreation destination.

Council may consider that establishing Eco-Tourism and Recreation uses on the property to be in keeping with the Open Space designation of the OCP.

Development Permit Areas

The subject property is within the Potential Habitat and Biodiversity, Interface Fire Hazard, Steep Slopes and 200-Year Floodplain Development Permit Areas. As such, a Development Permit or Development Permit exemption may be required depending on the scope of work the City may wish to pursue.

Infrastructure

The subject property is served by driveway access directly off the Malahat. Municipal sewer and CRD Water service is not available at this location and as such the property contains well and septic systems.

As the subject property is outside of the West Shore Environmental Services contract area for sewer, the following Section of Bylaw No. 1000 will apply:

6.1.1.1 Notwithstanding s.6.1.1., development without being serviced by the municipal sanitary sewer system may occur in areas outside the West Shore Environmental Services contract area for sewer

service [defined in the agreement dated September 20th, 2004 (West Shore Utility; Bylaw No. 876)], under one or more of the following circumstances:

- a) Each parcel is a minimum of 40ha in area and has a sufficient area for sewage disposal to comply with the Sewerage System Regulation under the Public Health Act, or has the benefit of an easement for access to such an area for sewage disposal on another parcel that is a minimum of 40ha in area.*
- b) Construction of a building on a lot that has been vacant since September 20th, 2004 (the date of adoption of the West Shore Utility; Bylaw No. 876).*
- c) Construction of an accessory building.*
- d) Construction of a building that replaces, alters, or increases the floor area of an existing building.*

So, subdivision of lots with areas less than 40ha is not permitted under this bylaw; however renovation or replacement of existing structures, or construction of new accessory buildings is permitted, provided that an adequately sized septic system is available.

With regards to water service, this property is outside of the CRD Water Service Area and as such individual wells are permitted provided that the minimum potable water requirements stated in Bylaw 1000 are met.

Land Use Proposal

As drafted, the TUP includes the following uses:

- a) Assembly (i.e. gathering of people for religious, charitable, philanthropic, cultural, private recreational or private educational purposes);
- b) One accessory dwelling unit in conjunction with and in addition to any of the other uses permitted in the subsection (i.e. one or more caretaker units);
- c) Campsite (includes tenting, RVs etc)
- d) Conference and meeting facilities;
- e) Accessory dormitories;
- f) Hotel (one or more buildings providing accommodation for the travelling public and governed by the Hotel Guest Registration Act) ;
- g) Recreational facilities, including but not limited to canoe and rowing club, gymnasiums, physical fitness training;
- h) Rental of recreational equipment including, but without limited the generality of the foregoing: bicycles, kayaks and canoes, clothing and outdoor gear;
- i) Restaurants;
- j) Light manufacturing and assembly of recreation equipment in enclosed buildings and which are not noxious or offensive by reason of permitting odours, dust, smoke, gas, or noise;

These uses would allow the property to be converted into an Eco-Tourism and Recreation destination and facilitate access to Finlayson Arm.

Legal Implications

Pursuant to Sec. 497 of the *Local Government Act*, the City may issue a Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If any of these uses are established on the property and Council wishes to consider extending them beyond the six year time frame permitted under this TUP process, they can either consider rezoning the property or issuing a new TUP.

Council regulates TUPs through Sections 3.27.03(1) and 3.27.04 of Zoning Bylaw No. 300, which gives Council the right to require that the form and character of the building meets the applicable design guidelines for uses permitted in the TUP. In this case, some uses are included that would be considered commercial or light industrial in nature. As such, Council may wish to require any new buildings containing commercial or light industrial uses to comply with the applicable Design Guidelines, to the satisfaction of the Director of Planning, prior to the issuance of a Building Permit, as a condition of issuance of this TUP.

Furthermore, Section 4.93(2)(c) states that a TUP may *allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued*. As noted, the RR4 Zone is a large lot rural residential zone. While many of the regulations in the Zone are appropriate for the proposed uses, Council may wish to permit alternate regulations as conditions of this TUP to allow expansion and better use of some of the existing structures, which happen to be non-conforming at essentially zero setback to the property line along Finlayson Arm. Any expansion of these buildings under the current zoning regulations would trigger setback variances, and possibly a height variance.

It is noted that land abutting the high water mark of the ocean is not considered a riparian area pursuant to the provincial Riparian Areas Regulations and therefore does not fall within the City's Riparian DP Area. However, Section 3.16.01 of the Zoning Bylaw, which requires a minimum 30m setback to watercourses, also applies to the ocean.

The suggested changes that Council may wish to consider in relation to the existing regulations are summarized in Table 2 below.

Table 2: RR4 Zone Regulations

	Permitted by RR4 Zone	Proposed by TUP
<i>Height</i>	10.5 m	3 storeys
<i>Site Coverage</i>	30%, or 1000 m ² (10,760 ft ²)	30%
<i>Front Yard Setback</i>	7.5m	No change
<i>Side Yard Setback</i>	3m	No change
<i>Rear Yard Setback</i>	10m	nil
<i>Setback from the Ocean</i>	30m	nil

If Council feels this is appropriate, they may wish to direct staff to proceed with required notifications such that issuance of the TUP may be considered at their next meeting. Conversely, Council may wish to take no action at this time with respect to this TUP.

Options

That Council:

1. Direct staff to prepare notices of Council's Intention to consider issuance of Temporary Use Permit No. TUP19-0007 to the City of Langford for the purpose of establishing Eco-Tourism and Recreation uses on the property located by 3680 Trans-Canada Highway subject to the following terms and conditions:
 - i. That the following uses will be permitted for a term of 3 years:
 - i. Assembly;
 - ii. One accessory dwelling unit in conjunction with and in addition to any of the other uses permitted in the subsection;
 - iii. Campsite;
 - iv. Conference and meeting facilities;
 - v. Accessory dormitories;
 - vi. Hotel;
 - vii. Recreational facilities, including but not limited to canoe and rowing club, gymnasiums, physical fitness training;
 - viii. Rental of recreational equipment including, but without limited the generality of the foregoing: bicycles, kayaks and canoes, clothing and outdoor gear;
 - ix. Restaurants;
 - x. Light manufacturing and assembly of recreation equipment in enclosed buildings and which are not noxious or offensive by reason of permitting odours, dust, smoke, gas, or noise;
 - ii. That any new buildings meet the applicable Form and Character design guidelines to the satisfaction of the Director of Planning prior to the issuance of a Building Permit;
 - iii. That, despite Section 6.13.07 and 3.16.01(1) of Zoning Bylaw No. 300, a building or structure containing uses permitted by this TUP may be located with a nil setback to the rear property line and high water mark of the ocean;
 - iv. That, despite, Section 6.13.05, lot coverage of all buildings and structures may not exceed 30%;
 - v. That, despite, Section 6.13.06(1), no building or structure may exceed a height of three storeys;

Or

2. Take no action at this time with respect to TUP19-0007.

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ls



Staff Report
to
Council

Date: July 15, 2019
Department: Planning
Subject: School District No. 62 School Site Acquisition Charge Rate Increase Proposal

Background

In November 2018, the School Board passed a resolution to increase the School Site Acquisition charge (aka: the Schools DCC) in the following way:

Density of Development	Current Charge per unit	Proposed New Charge per unit
Low Density (< 21 Units per hectare)	\$698	\$1000
Medium Low (21-50 Units per hectare)	\$628	\$900
Medium (51-125 Units per hectare)	\$558	\$800
Medium High (126-200 Units per hectare)	\$488	\$700
High (+200 units per hectare)	\$419	\$600

The City collects these charges on behalf of the School Board at the time of development, and remits payments to the School District on a regular basis.

Commentary

While an increase in the School Site Acquisition Charge represents a cost to development which will invariably impact either housing affordability or development potential, it is hard to argue that additional schools are not needed for the SD62 catchment area. The School Board is fully aware of their future

school needs, and the School Site Acquisition Charge proposal likely considers the costs associated with meeting these needs.

Financial Implications

No direct implications. The City collects these fees and passes them along to the School District. Although it could be argued that the incremental cost associated with this fee might slow growth and development, that is likely to be negligible, and truly minor compared to the cost of not providing adequate public schools.

Legal Implications

None.

Options

That Council:

1. Direct staff to send a letter to the School District No. 62 indicating that the City has no concerns with their proposed School Site Acquisition charge increases;
2. Direct staff to send a letter to the School District No. 62 indicating that Council would prefer not to see School Site Acquisition charges increase, or at least not increase as much as what is proposed;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mgsb



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: July 15, 2019
Department: Planning
Subject: Rent-to-Own Affordable Home Ownership Partnering Agreement

Background

On April 1, 2019, Council passed the following resolution with respect to a request from Ledcor Investment Inc. (Belmont Residence East and Belmont Residence West) for the City to support a Rent-to-Own Affordable Home Ownership (RTO) Program, which they wish to implement as part of their development at Belmont Market and Residences. Council passed the following resolution at that time:

Direct staff to enter into a Partnering Agreement with Ledcor Investments Inc. to provide a Rent-to-Own program for a 36 month period and use funds from the Affordable Housing Reserve fund to provide financial assistance of \$5,000 - \$6,000 per successful RTO sale up to a maximum of 20 units (i.e. a maximum of \$100,000 - \$120,000).

Commentary

Staff have worked with Ledcor to further develop the terms of the Partnering Agreement, which is attached for reference as Appendix A. As part of the renegotiated terms of the Agreement, a per unit grant amount of \$3,000 per one-bedroom and \$5,000 per two-bedroom is proposed. Depending on the mix of units, this could result in an overall grant of \$90,000 - \$100,000 if the City were to endorse the maximum of 20 units. Council may wish to note that the 2018 accrual into the Affordable Housing Reserve Fund was \$564,484, and the current overall balance of the Fund is \$2,039,036.

Should Council endorse the Partnering Agreement as presented in Appendix A, they may also choose to instruct staff to establish an overarching rent-to-own policy that outlines the provisions of any additional services or programs beyond what is proposed in this Partnering Agreement.

Options

That Council:

1. Authorize staff to enter into the Rent-to-Own Affordable Home Ownership Partnering Agreement, as presented in Appendix A;

AND

Instruct staff to prepare an overarching Rent-to-Own policy and refer the policy back to Council for review prior to the City providing any further assistance;

OR

2. Make the following amendments and the Partnering Agreement:

OR

3. Refer the draft Partnership Agreement back to staff for further research;

OR

4. Take no action with respect to the Partnering Agreement at this time.

Submitted by:	David Sametz, Land Development Planner
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ds

PARTNERING AGREEMENT

RENT-TO-OWN AFFORDABLE HOME OWNERSHIP PROGRAM

THIS PARTNERING AGREEMENT dated for reference _____, 2019 is

BETWEEN:

CITY OF LANGFORD (the “**City**”), a municipal corporation under the *Community Charter* (British Columbia) 2nd Floor, 877 Goldstream Avenue, Langford, British Columbia, V9B 2X8

AND:

BELMONT RESIDENCES EAST LIMITED PARTNERSHIP, a British Columbia limited partnership, 1200-1067 West Cordova Street, Vancouver, British Columbia, V6C 1C7

(“**East LP**”)

AND:

BELMONT RESIDENCES WEST LIMITED PARTNERSHIP, a British Columbia limited partnership, 1200-1067 West Cordova Street, Vancouver, British Columbia, V6C 1C7

(“**West LP**” and, together with East LP, the “**Partnerships**”)

- A. The Partnerships are engaged in the real estate development business and are constructing, or intend to construct, market residential condominium developments known respectively as “*Belmont Residences East*” and “*Belmont Residences West*” (and together, “*Belmont Residences*”) and located at 940 and 960 Reunion Avenue, Langford, British Columbia on lands legally described as:

Parcel Identifier: 030-357-977

Lot 3 Section 75 Esquimalt District Plan EPP75724 (“**Lot 3**”)

and:

Parcel Identifier: 030-357-969

Lot 2 Section 75 Esquimalt District Plan EPP75724 (“**Lot 2**”);

- B. An affiliate of the Partnerships is developing a mixed-use development known as “*Crossing at Belmont*” containing, *inter alia*, rental housing on lands located at 945 and 955 Reunion Avenue, Langford, British Columbia and legally described as:

Parcel Identifier: 030-358-027
Lot 7 Section 75 Esquimalt District Plan EPP75724;

- C. The City supports the creation of rent-to-own programs in new developments in the City to provide attainable and affordable market accommodation for residents within the City of Langford.
- D. The Partnerships have created a rent-to-own affordable home ownership program in which residents who rent a unit at Crossing at Belmont can accrue 25% of the monthly rent towards the purchase of a condominium at the Belmont Residences (each, a “**Condominium**”) to a maximum of 5% of the purchase price of the Condominium (the “**RTO Affordable Housing Program**”)
- E. Section 21 of the Community Charter authorizes the City to enter into a partnering agreement with another party for the provision of a service on behalf of the City and to provide assistance to a business in accordance with that Agreement.
- F. The City considers that the service of providing the RTO Affordable Housing Program in the City of Langford (the “**Service**”) is an undertaking and activity that is of important social and economic value to the City and of community benefit in achieving affordable housing for its residents.
- G. The City and the Partnerships wish to enter this Partnering Agreement for the Partnerships to provide the Service to eligible residents within the City of Langford.

NOW THEREFORE in consideration of \$10.00 paid by each party to the other, and other good and valuable consideration, the receipt and sufficiency of which each party acknowledges, the parties agree as follows:

- 1. **Definitions** - In this Partnering Agreement,
 - (a) “**Assistance**” has the same meaning as under the Community Charter;
 - (b) “**Enrollment Form**” means the Belmont Rental Rewards Program Enrollment Form attached as Schedule “A” hereto, as the same may be amended by the Partnerships from time to time;
 - (c) “**RTO Affordable Housing Program**” has the meaning set in Recital D; and
 - (d) “**Service**” has the meaning set out in Recital F, and for further clarity, is the service of providing attainable and affordable housing for residents within the City of Langford by way of the RTO Affordable Housing Program as set out in more detail in the Enrollment Form.

2. The Service – The Company agrees to provide the Service and to do so on behalf of the City.
3. Authority to Provide Assistance - The City will, from time to time, in accordance with section 6, provide assistance to the Company, by providing grants (the “Grant”) to the Company to allow Eligible Members (as defined in the Enrollment Form) to receive a subsidy toward the deposit they are required to pay in respect of the purchase of a Condominium, in the following amounts:
 - (a) \$5,000 for each two-bedroom unit; and
 - (b) \$3,000 for each one-bedroom unit.
4. **Limit to Assistance** – The City will provide Grants as provided for in section 3 herein to allow for a rebate to eligible purchasers to a maximum of 20 units. The City shall not be obligated to make any further Grants or payments to the Company thereafter.
5. **Use of Assistance** – The Company shall use the Grants provided by the City pursuant to this Partnering Agreement solely for the purposes of providing the Service, and in particular, to apply them against the deposit for the units.
6. **Payment of Grants** – The City will pay the applicable Grant to the solicitors for applicable Partnership (the “Vendor”), in trust, upon written request from the Vendor accompanied by evidence satisfactory to the City in its sole discretion, acting reasonably, that the Vendor has entered into a contract of purchase and sale (the “Purchase Contract”) with an Eligible Member (as defined in the Enrollment Form) in respect of a Condominium, the Eligible Member has paid the full amount of the initial deposit payable thereunder less the applicable Grant amount and all conditions for the benefit of the Eligible Member have been satisfied or waived within the time specified in the Purchase Contract. No Eligible Member will be entitled to the payment of the applicable Grant in the event of a default by the Vendor, and if the purchase and sale of the Condominium does not complete for any reason, including a default by the Vendor or the Purchaser, the Vendor will cause its solicitors to repay the Grant to the City forthwith upon resolution of any dispute between the Vendor and the Eligible Member in respect of the Purchase Contract and the deposit thereunder. All Grants will be retained in trust by the Vendor’s solicitors until they are either paid to the Vendor or its mortgage lender upon completion of the purchase and sale of the Condominium pursuant to the Purchase Contract or returned to the City and, in particular, no Grant will be paid to the Vendor pursuant to any deposit protection contract.
7. **Statutory Requirements & Notices** – The Company acknowledges that the City must comply with applicable requirements in connection with the provision of assistance under this Partnering Agreement, including the requirements to provide public notices of

council's intention to provide assistance under a partnering agreement as required by section 24 of the Community Charter.

8. **Term** – The term (the “**Term**”) of this Partnering Agreement shall be 36 months commencing on the 1st day of October, 2019 and ending on the 30th day of September, 2022. For clarity, this Partnering Agreement will apply to any Purchase Contract entered into with an Eligible Member during the Term, regardless of when the purchase and sale of the applicable strata unit thereunder completes.
9. **No Partnership or Joint Venture** – While this Partnering Agreement is a ‘partnering agreement’ under the Community Charter, nothing in this Partnering Agreement shall give rise to relationship of partnership, joint venture or agency, nor shall the Company have any authority to bind the City in any way.
10. **No Effect on Municipal Powers** – This Partnering Agreement does not, and nothing herein will affect or limit the discretion, rights, duties or powers of the City or the approving officer for the City under the common law or any statute, bylaw or other enactment.
11. **Assignment** - The Company may not assign, or purport to assign, this Partnering Agreement without the prior written consent of the City, which consent the City may withhold at its sole discretion and without reason.
12. **Amendment** - This Partnering Agreement may not be modified except by an instrument signed in writing by the parties.
13. **Laws** - This Partnering Agreement will be governed by and construed according to the laws of British Columbia.
14. **Interpretation** – In this Partnering Agreement:
 - (a) all dollar amounts referred to in this Partnering Agreement are Canadian dollars;
 - (b) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Partnering Agreement;
 - (d) the term “enactment” has the meaning given to it under the Interpretation Act (British Columbia) on the reference date of this Partnering Agreement;
 - (e) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

- (f) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
- (g) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Partnering Agreement and any Schedules to this Partnering Agreement form part of this Partnering Agreement; and
- (h) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Partnering Agreement as of the date first above written.

CITY OF LANGFORD by its authorized
signatories:

Mayor:

Clerk:

Date: _____, 2019

**BELMONT RESIDENCES WEST LIMITED
PARTNERSHIP** by its general partner,
**BELMONT RESIDENCES WEST
DEVELOPMENT INC.**, by its authorized
signatories:

Name:

Name:

Date: _____, 2019

**BELMONT RESIDENCES EAST LIMITED
PARTNERSHIP** by its general partner,
**BELMONT RESIDENCES EAST
DEVELOPMENT INC.**, by its authorized
signatories:

Name:

Name:

Date: _____, 2019



Staff Report to Council

Date: July 15, 2019
Department: Land Development
Subject: Strata Title Conversion of the Existing Apartment at 733 Goldstream Avenue

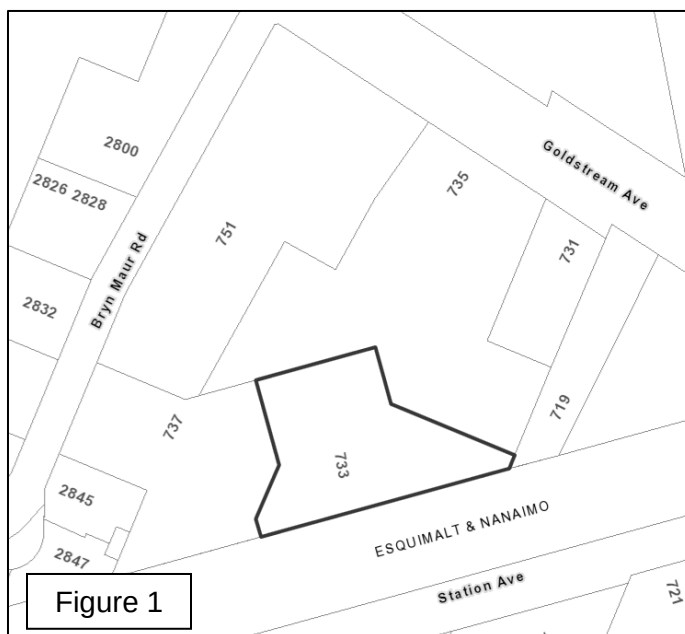
Background

Bill Beadle of Westwind Plaza JV Properties Ltd. has applied to strata-title the existing apartment building located at 733 Goldstream Avenue (Figure 1). This 60-unit apartment building was recently constructed and is occupied. The property is legally described as Lot B, Section 72, Esquimalt District, Plan EPP67837.

Commentary

In January of 2017 a Development Permit (DP16-0075) was issued for this site to allow for the construction of a 60-unit apartment building. The building permit (BLD17-0137) was issued in July of 2017.

Prior to issuing the building permit a covenant was registered that states the building would be an apartment for a minimum of 10-years which allowed the developer to qualify for reduced City fees. The covenant states that if the apartment were to be converted to individual strata units within 10-years of receiving occupancy the applicant would then be required to pay back those fees that were reduced. Occupancy was issued in March of 2018.



Within this existing covenant that states this building will remain as a rental apartment for 10-years, there is a clause that allows for a strata-title conversion without paying back the City fees that were reduced as long as a 'no-separate sale' covenant is registered. A no-separate sale covenant states that no individual unit may be sold on its own, but must be sold collectively with all the other units and associated common property of the strata. In essence it ensures the building remains as rental units and not individual condos. The applicant wishes to strata-title this building and register the 'no-separate sale' covenant.

The proposed strata plan that the applicant has presented shows all the parking as common property as opposed to having the parking stalls legally tied to individual units. If Council wishes to have parking assigned to individual units they may wish to require the strata plan to be revised to tie individual parking stall to units, which would leave only the visitor parking and drive aisle as common property.

Financial Implications

There are no known financial implications associated with strata-titling this apartment building.

Legal Implications

There are no known legal implications associated with strata-titling this apartment building.

Options

Option 1

That Council:

1. Endorse the strata-title conversion of the apartment building at 733 Goldstream Avenue as presented;

AND

2. Require that either all the reduced City fees are paid back or that a no-separate sale covenant is registered on title for the remaining time of the original agreed upon 10-years of rental units.

OR

Option 2

That Council:

3. Endorse the strata-title conversion of the apartment building at 733 Goldstream Avenue;

AND

4. Require that either all the reduced City fees are paid back or that a no-separate sale covenant is registered on title for the remaining time of the original agreed upon 10-years of rental units;

AND

5. Require the strata plan be amended by tying individual parking stalls to strata units prior to approval.

OR

Option 3

That Council:

6. Take no action at this time with respect strata-titling the apartment at 733 Goldstream Avenue.

Respectfully submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report to Council

Date: July 15, 2019
Department: Engineering
Subject: Pre-Award of Humpback Irwin Road Multi-Use Trail Connector

Background

The City received a Bike BC grant for the completion of the Humpback Irwin Road Trail Connector. This is a paved multi-use path connecting the pathway near the Westhills Play Park/West Shore Parkway through Irwin Park, out onto Irwin Road, adjacent to Irwin Road and then north up Humpback Road all the way to Sooke Lake Road. The purpose of this report is to seek Council pre-approval to award to the lowest compliant bidder for the completion of the Bike BC project.

A project drawing is attached to this report.

Commentary

The City has tendered the project on BC Bid and anticipates closing the tender on or about July 18th, 2019.

Staff are asking that Council pre-approve award of the construction project to the lowest compliant bidder within the project budget.

Financial Implications

The project is funded 50% by the Bike BC grant and 50% by Gas Tax Funds. The total projected cost of the project including engineering fees is \$1,373,975.00.

Legal Implications

None noted.

Options

That Council:

1. Direct staff to award the Humpback Irwin Multi-Use Trail Connector construction project to the lowest compliant bidder;

OR

2. Not award the Humpback Irwin Multi-Use Trail Connector construction project at this time

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, ASCT., Deputy Director of Engineering and Public Works
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mm

Attachment: Project Drawing

Goldstream
Provincial
Park
(E)

West side of Humpack Road to be closed to traffic for shared use trail

WILL WAY SCHOOL

SECTION 3
(BY CITY OF LANGFORD)

"THE GREAT TRAIL" (Sooke Hills Wilderness Trail)

HUMPBACK RESERVOIR

SECTION 2
(BY WESTHILLS)

FUTURE TRAIL CONNECTION

FUTURE PRIMARY AND MIDDLE SCHOOLS

WEST SHORE PARKWAY

WESTHILLS CORE

LANGFORD LAKE

Sooke Hills
Regional Park
Reserve

MOUNT WELLS TRAIL
Trail crosses over from south side of Irwin Road on the east side of intersection. Trail along north side of Irwin road from Meridian Avenue to Creek Side Trail within Westhills.

SECTION 1
(BY CITY OF LANGFORD)

TO SOOKE

BELMONT SCHOOL

CITY CENTRE PARK

GLEN LAKE

HULL'S TRAIL / "THE GREAT TRAIL" SEPARATE MULTI-USE

WEST SHORE TOWN CENTRE

BELMONT MARKET

GALLOPING GOOSE

LANGFORD PARKWAY

VMP

GOLDSTREAM AVE

DUNFORD AVENUE

E & N RAIL TRAIL

Expanded City Centre designation

CITY CENTRE DESIGNATION *

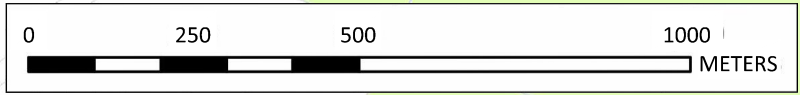
LEIGH ROAD

LEIGH PLACE

LANGFORD PARKWAY

FLORENCE LAKE

- LEGEND
- SECTION 1 AND 3 - BIKE GRANT (BY CITY OF LANGFORD)
 - SECTION 2 - BIKE GRANT (BY WESTHILLS)
 - EXISTING MULTI-USE PATHWAY
 - FUTURE MULTI-USE PATHWAY



Mount Wells
Regional Park

July 5, 2019

Darren Kiedyk

CAO – City of Langford

Dear Darren –

West Shore Parks & Recreation currently holds a lease from Langford for the lands upon which Centennial Centre (CC) is located on Carlow Road. The original lease was for 20 years with prepaid rent for the term of \$10.00. This lease will come up for renewal on December 31, 2022 and WSPR would like to request a 10 year extension of this lease be considered.

Centennial Centre has played an important role in the delivery of community programs through WSPR. Many young families have enjoyed preschool programs, dance art and day camps, to name a few. In 2017 the Centre was rebranded as “Centennial Centre for Arts, Culture and Community”. The exterior signage was updated to align with other WSPR facility signage and to increase the arts profile within Langford and the Westshore community. The program offerings also changed to focus on the arts including dance classes, yoga for kids, music classes, and the “Aspiring Artist” program series. To expand upon these programs there is a strong desire to move the pottery studio currently located in the Q Centre Arena to Centennial Centre. The popularity of the pottery studio continues to grow each year, and a recent survey reflected a strong need for studio improvements including expanded drop in hours and a larger space. If the pottery studio was located in Centennial Centre drop in program hours, drop-in users and class sizes could be expanded considerably increasing revenues. In addition, staff support for the drop in program would be improved due to the proximity of full time program staff working at Centennial Centre. Other benefits to this move would include:

- Revitalization and substantially increased usage of currently underutilized spaces at CC in the Youth and Arbutus rooms
- Growth and enhancement of pottery programming and other arts programming at CC
- Creation of a true arts hub with breakout rooms for dialogues, workshops, and community gathering space
- Strengthened partnerships with the Westshore Arts Council who currently have office space at CC

The pottery studio’s current location in the base of the Q Centre Arena beside the dressing rooms is isolated, and limits staff support of the program, leading to a heavy reliance on volunteer support. The sharing of this unique arts space with traditional arena usage has also created challenges for all groups. The move of the pottery studio to Centennial Centre would not only enhance the pottery program, it would also free up valuable space in the Q Centre.

This space could be used in a variety of ways including office space for major user tenants, group fitness program/weight training space or for rental of physio or other health related services. These would all provide new revenue opportunities for the Q Centre Arena.

In closing, the extension of the agreement for the Centennial Centre is critical to planning for program growth and facility enhancements in the future. Centennial Centre for Arts, Culture and Community requires upgrades, and knowing we have a future in the building is critical in our planning for these investments. The pottery studio has always been a hidden gem for delivery of arts programming. Making the move to CC would be a great step not only in increasing the exposure, capacity and revenues from the space, but also opening up the Q Centre Arena for new revenue-generating opportunities.

If you would like more information or an opportunity to meet to discuss more detail please do not hesitate to contact me directly.

Sincerely,

Geoff Welham
Acting Program Manager
Westshore Parks & Recreation

CITY OF LANGFORD

BYLAW NO. 1722

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

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

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

1. By deleting from the **R1 (One-Family Residential) Zone** and adding to the **MU2 (Mixed Use Residential Commercial) Zone** the properties legally described as LOT 17 SECTION 5 ESQUIMALT DISTRICT PLAN 12186; PID No.: 004-981-707 (813 Orono Ave) and LOT 18, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186; PID No.: 004-981-723 (817 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1722	LOT 17 SECTION 5 ESQUIMALT DISTRICT PLAN 12186 (813 Orono Ave); and LOT 18, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 (817 Orono Ave)	a) \$2,850 per new unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new unit created on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; and c) \$712.50 per new unit created on 7 th storey or higher of the building towards the General Amenity Reserve Fund; and d) \$750 per new unit created on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$375 per new unit created on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; and f) \$187.50 per new unit created on the 7 th storey or higher of the building towards the Affordable Housing Reserve Fund; and	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".

READ A FIRST TIME this day of, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

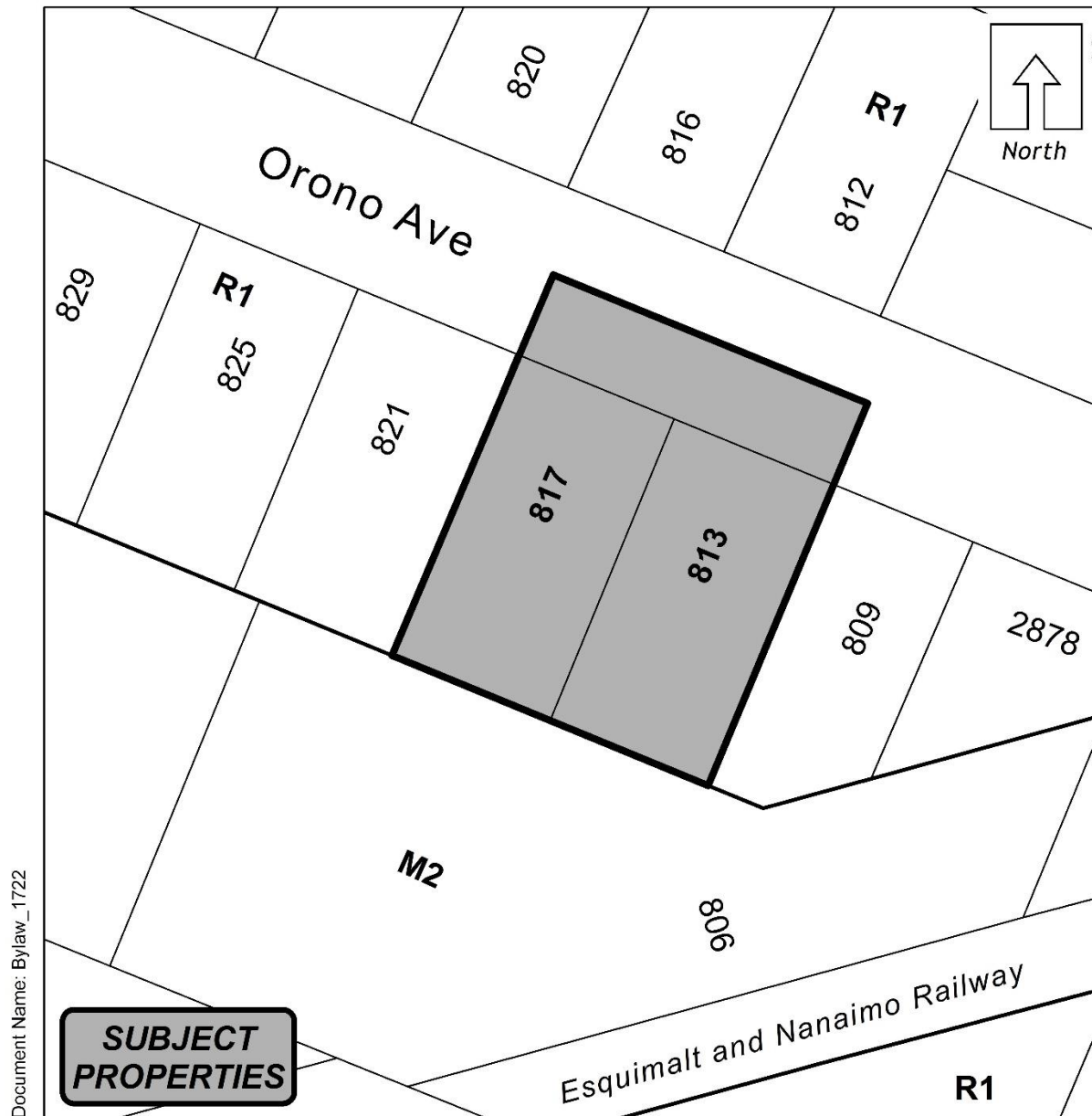
READ A THIRD TIME this day of, 2019.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1722

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017



Staff Report to Council

Date: July 15, 2019
Department: Planning
Application No.: Z18-0002
Subject: Bylaw No. 1810 - Application to Rezone 887 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to Allow an Eight Lot Subdivision

At their Regular Meeting of January 21st 2019 Council passed the following resolution with respect to the property at 887 Klahanie Drive:

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:*
 - a) *That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:*
 - i. *\$6,000 towards the General Amenity Reserve Fund; and*
 - ii. *\$1,000 towards the Affordable Housing Reserve Fund.*
 - b) *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.*
 - 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 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.*

and

That Council

- 2. *Add the following item to the covenant that is to be registered prior to adoption of the rezoning application for 887 Klahanie Drive:*
 - a) *That lands to the south of 887 Klahanie Drive have the legal ability to access the first portion of the strata road being proposed on this development site in order to provide access for future developments to the south.*

COMMENTS

The applicant has registered a section 219 covenant against the title of the subject property that agrees to items 1.c) and 2.a) in Council's resolution of January 21st, 2019.

Bylaw No. 1810 is not required to be signed by the Minister of Transportation as this property is not within 800m of a Ministry owned highway.

OPTIONS

That Council:

- 1. Adopt Bylaw No. 1810;

OR

- 2. Take no action at this time with respect to Bylaw No. 1810;

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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**CITY OF LANGFORD
BYLAW NO. 1810**

**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 RR2 (Rural Residential 2) Zone and adding to RR7 (Rural Residential 7) Zone the property legally described as LOT 22 SECTIONS 69 AND 70 METCHOSIN DISTRICT PLAN 23855, PID No. 003-154-262 (887 Klahanie Dr) 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)
RR7	1810	LOT 22 SECTIONS 69 AND 70 METCHOSIN DISTRICT PLAN 23855, PID No. 003-154-262 (887 Klahanie Dr)	a) \$6,000 per new lot created towards the General Amenity Reserve Fund; and b) \$1,000 per new lot created towards the Affordable Housing Reserve Fund;	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 550, (887 Klahanie Dr), Bylaw No. 1810, 2019".

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

PUBLIC HEARING held this 21st day of January, 2019.

READ A SECOND TIME this 21st day of January, 2019.

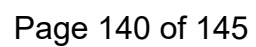
READ A THIRD TIME this 21st day of January, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1810



CITY OF LANGFORD

BYLAW NO. 1839

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 the text of Section 6.56.06(1) and replacing it with, "No building or structure may have a height less than two storeys or exceed a height of twelve storeys."
2. By deleting Section 6.56.06(2).
3. By deleting from the R1 (One-Family Residential) and C3 (District Commercial) Zones and adding to MU2 (Mixed Use Residential Commercial 2) Zone the property legally described as LOT 2, SECTION 5, ESQUIAMLT DISTRICT, PLAN 6064, PID No. 005921937 (801 Goldstream Ave); AMENDED PARCEL A (DD 202622I) OF LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 6064, PID No. 005921961 (2816 Peatt Rd); PARCEL B (DD 202291-I) OF LOT 3, SECTION 55, ESQUIMALT DISTRICT, PLAN 6064, PID No. 001981251 (2822 Peatt Rd); THE SOUTHERLY 100 FEET OF AMENDED LOT 1 (DD 72133I) OF SECTION 5 ESQUIMALT DISTRICT PLAN 1776, PID No. 006854095 (2826 Peatt Rd); STRATA LOTS 1 & 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2475 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 017946531 & 017946522 (2832 2834 Peatt Rd); LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 18265, PID No. 003879143 (2838 Peatt Rd); PARCEL A (DD 219466I) OF LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 1776, PID No. 006855172 (2844 Peatt Rd); STRATA LOTS 1 & 2 SECTION 5 ESQUIMALT DISTRICT STRATA PLAN VIS4986 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 024809233 & 024809241 (818 & 816 Hockley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
4. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1839	LOT 2, SECTION 5, ESQUIAMLT DISTRICT, PLAN 6064, PID No. 005921937 (801 Goldstream Ave);	a) \$2,850 per new unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and	No

	AMENDED PARCEL A (DD 202622I) OF LOT 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 6064, PID No. 005921961 (2816 Peatt Rd); PARCEL B (DD 202291-I) OF LOT 3, SECTION 55, ESQUIMALT DISTRICT, PLAN 6064, PID No. 001981251 (2822 Peatt Rd); THE SOUTHERLY 100 FEET OF AMENDED LOT 1 (DD 72133I) OF SECTION 5 ESQUIMALT DISTRICT PLAN 1776, PID No. 006854095 (2826 Peatt Rd); STRATA LOTS 1 & 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2475 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 017946531 & 017946522 (2832 & 2834 Peatt Rd); LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 18265, PID No. 003879143 (2838 Peatt Rd); PARCEL A (DD 219466I) OF LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 1776, PID No. 006855172 (2844 Peatt Rd); STRATA LOTS 1 & 2 SECTION 5 ESQUIMALT DISTRICT STRATA PLAN VIS4986 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PID No. 024809233 & 024809241 (818 & 816 Hockley Rd)	b) \$1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) \$750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) \$187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) \$10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund.	
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- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 1822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), Bylaw No. 1839, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

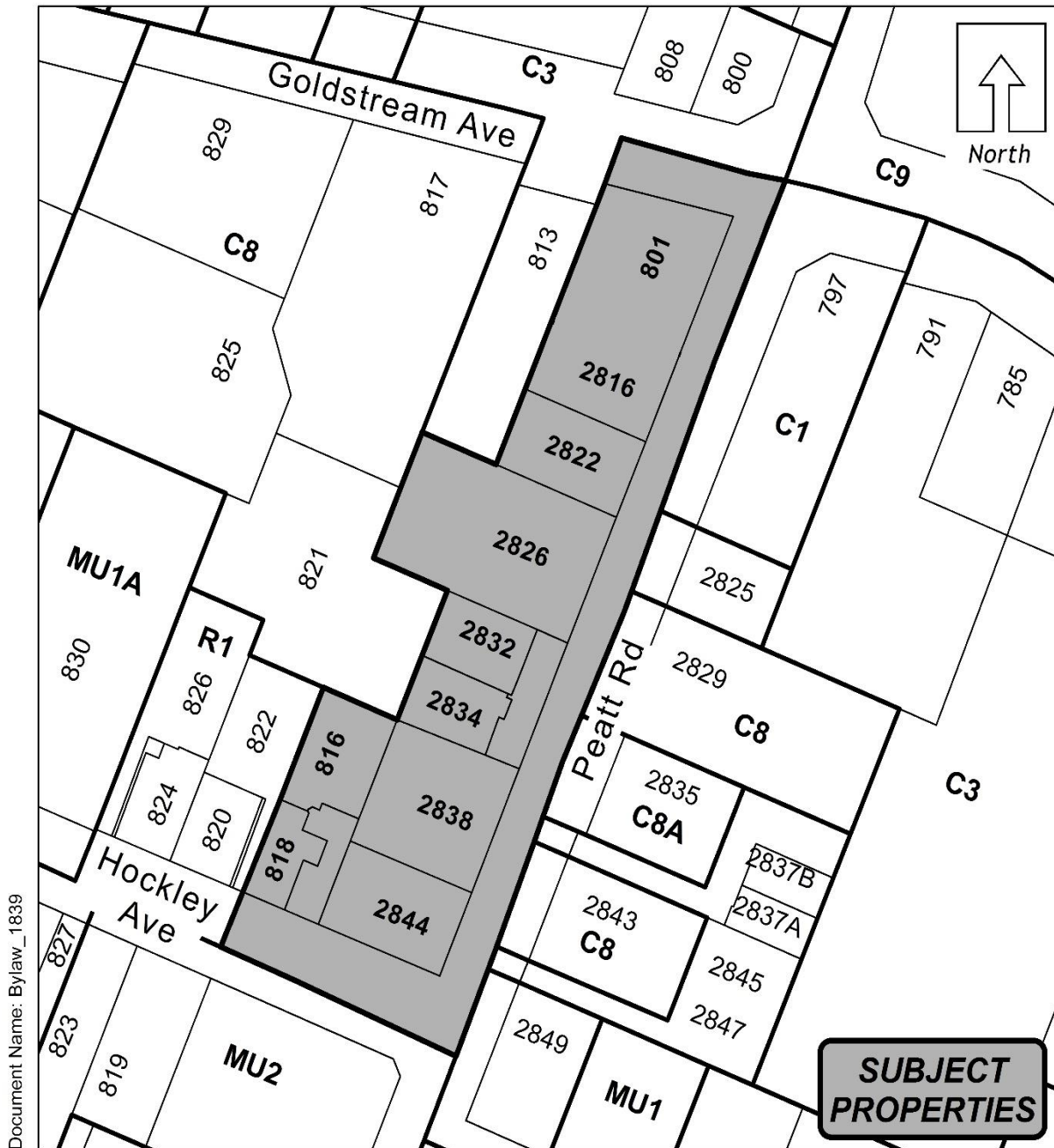
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of, 2019.

ADOPTED this of, 2019.

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. 1839

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/4/2019



City of Langford

www.cityoflangford.ca

July 15, 2019

In Camera Resolution

- a) That it is the opinion of Council that the public interest require that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding:
 - The acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality under *Community Charter* section 90 (1) (e)
 - The receipt of advice that is subject to solicitor-client privilege under *Community Charter* section 90 (1) (i)
- b) That Council continue the meeting in closed session.