

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

PRESENT

Acting Mayor, L. Seaton, Councillors: D. Blackwell, M. Sahlstrom, 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. Mahovlich.

ABSENT

Mayor Young.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council remove agenda item 9d, renumber the items accordingly, and approve the agenda as amended.

CARRIED.

3. BYLAWS

- 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)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council rescind second and third readings of Bylaw No. 1839.

CARRIED.

4. **PUBLIC HEARINGS**

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), Bylaw No. 1839, 2019".

The Acting Mayor opened the Public Hearing for Bylaw No. 1839 at 5:32 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Matthew McKay of DB Services has applied on behalf of 1082116 BC Ltd. to amend the zoning of 801 Goldstream Ave; 2816, 2822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave from the C3 (District Commercial) and R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) Zone.

This is being proposed in order to allow a future multi-storey commercial and residential development.

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

This proposal is consistent with the Official Community Plan City Centre designation.

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

The Acting Mayor called a first time for presentations.

- Resident on Rowils Crescent spoke in support of increasing density in the City core, and asked questions regarding wood construction, a new location for the displaced business, and whether the City would consider reducing parking requirements to encourage alternative transportation
- Business Owner on Goldstream Avenue requested information about business access during construction
- Business Representative on Peatt Road expressed concern that parking access be maintained during construction
- Resident on Goldstream Avenue shared concerns about pedestrian safety at the proposed roundabout at Peatt and Hockley
- Resident on Goldstream Avenue spoke regarding vibrations, increased traffic and limited parking during construction
- Resident on Goldstream Avenue expressed concern about the proposed height of the building
- Resident on Hockley Avenue estimated that construction could last 4.5- 6 years, and raised concerns about the associated impact on traffic, parking, and neighbourhood businesses
- Resident on Peatt Road echoed concerns about lengthy construction period required and proposed building height
- Resident on Hockley Avenue raised concerns about the increased traffic once the building(s) are built, and safety of nearby intersections

- Resident on Goldstream Avenue expressed support for wood construction, DB Services, and the increased densification and height of buildings as long as concerns are addressed
- Resident on Hockley Avenue expressed a desire to see the plan for buildout of the site before the project is approved
- Matthew McKay of DB Services provided the following information:
 - Timber construction is innovative and speeds construction
 - Parking will be created onsite
 - The traffic impact is expected to be negligible
 - Existing storefronts will be accessible during construction
 - Construction noise will be mitigated where possible
 - DB Services will work with Langford Engineering on road closures
- A resident requested information about visibility at the proposed roundabout for pedestrians
- Business Owner on Peatt Road requested clarification on the location of the proposed roundabout
- Director of Engineering Michelle Mahovich confirmed that roundabouts will be installed both at the intersections of Peatt and Hockley, and Goldstream and Peatt
- A resident requested further information about the number of units per tower, expected number of residents, planned number of parking spots, and the traffic study
- A resident stated that a roundabout is not an effective solution to existing traffic issues
- Resident on Rowils Crescent stated that reducing parking encourages other modes of transportation, and that roundabouts increase safety
- Business Owner on Goldstream Avenue requested confirmation that business access will be maintained during construction

Acting Mayor Seaton called a second time for presentations.

None presented.

Acting Mayor Seaton called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1839 closed at 6:15 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – June 17th, 2019

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Regular Meeting of Council held on June 17th, 2019.

CARRIED.

6. OTHER BOARD AND COMMISSION MINUTES

a) Minutes of the West Shore Parks and Recreation – June 14th, 2018

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the West Shore Parks and Recreation Board of June 14th, 2018.

CARRIED.

7. PUBLIC PARTICIPATION

Residents addressed Council regarding items on the agenda:

- Resident on Goldstream Avenue spoke in support of the increase in school site DCCs, due to the need for new schools
- Residents on Trans-Canada Highway shared concerns about the proposed Temporary Use Permit (TUP) at 3680 Trans-Canada Highway:
 - That the proposed TUP is a precursor to rezoning properties on the Trans-Canada Highway
 - The TUP process is not sufficiently transparent
 - Concerns about the proposed new uses, ability to fight fires at the property, and increased traffic

8. COMMITTEE RESOLUTIONS

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

1. Application to Exclude 3582 Kathy Lane from the Agricultural Land Reserve

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council not support the application to exclude the property at 3582 Kathy Lane from the Agricultural Land Reserve, and to not authorize the application to proceed to the ALC.

CARRIED.

b) Planning, Zoning and Affordable Housing Committee – June 24th, 2019

**1. Minutes of the Planning, Zoning and Affordable Housing Committee
– June 24th, 2019**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on June 24th, 2019.

CARRIED.

2. 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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.

4. 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

9. REPORTS

- a) **TUP19-0007 – Application for a Temporary Use Permit at 3680 Trans-Canada Hwy to allow for a range of Eco-Tourism and Recreation uses**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

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:

1. 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.
2. 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;
3. 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;

4. That, despite, Section 6.13.05, lot coverage of all buildings and structures may not exceed 30%;
5. That, despite, Section 6.13.06(1), no building or structure may exceed a height of three storeys;

AND that Council direct staff to meet with neighbours to address any concerns.

CARRIED.

b) School District No. 62 School Site Acquisition Charge Rate Increase Proposal
- Staff Report (Planning)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council 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.

CARRIED.

c) Rent-to-Own Affordable Home Ownership Partnering Agreement
- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council authorize staff to enter into the Rent-to-Own Affordable Home Ownership Partnering Agreement, as presented in Appendix A;

AND that Council direct 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.

CARRIED.

d) Pre-Award of Humpback Irwin Road Multi-Use Trail Connector
- Staff Report (Engineering)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council direct staff to award the Humpback Irwin Multi-Use Trail Connector construction project to the lowest compliant bidder.

CARRIED.

10. CORRESPONDENCE

- a) **West Shore Parks and Recreation**
- **RE: Centennial Centre Lease**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve a five-year extension to the West Shore Parks and Recreation Society lease at Centennial Park, and further grant West Shore Parks and Recreation Society the option to extend the lease for a further five years.

CARRIED.

11. BYLAWS

- a) **BYLAW NO. 1722**
"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give first reading to Bylaw No. 1722.

CARRIED.

- b) **BYLAW NO. 1810**
"Langford Zoning Bylaw, Amendment No. 550, (887 Klahanie Dr), Bylaw No. 1810, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1810.

CARRIED.

- c) **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".
(GIVE NEW SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

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

AND that the applicant be required to provide a construction parking management plan prior to issuance of a building permit.

CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK

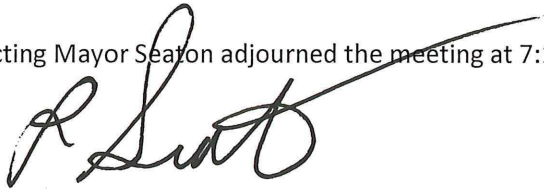
SECONDED: COUNCILLOR BLACKWELL

- 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.

CARRIED.

13. ADJOURNMENT

Acting Mayor Seaton adjourned the meeting at 7:15 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer