

CITY OF LANGFORD
MINUTES OF THE SPECIAL MEETING OF COUNCIL
Monday, November 25th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

- a) **BYLAW NO. 1760**
"Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019".

The Mayor opened the Public Hearing for Bylaw No. 1760 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Adam Weir, of Langdon Weir Construction Ltd. has applied on behalf of Ridley Bros. Development Ltd. to amend the zoning of the property at 804 Latoria Road and 950 Worrall Drive from the RR2 (Rural Residential 2) Zone to the RS4, Residential Small Lot 4, Zone and to add to that zone the following uses for this property only:

- Schools
- Group Day Cares
- Townhouses, not to exceed a total of 80 units;
- Small lot single family dwellings, not to exceed a total of 30 units;

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

It was Council's resolution that the applicant provide both a technical stormwater management assessment and a traffic impact assessment with respect to subject property prior to this Public Hearing and to the satisfaction of the Director of Engineering. These have been provided.

In support of this application, the applicant has agreed to provide the following as a bonus to the City for increased density in accordance with Council Policy:

- \$6000 per one family dwelling towards the General Amenity Reserve Fund;
- \$3960 per small lot, one family dwelling towards the General Amenity Reserve Fund;
- \$3660 per townhouse unit towards the General Amenity Reserve Fund;
- \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
- \$660 per small lot, one family dwelling towards the Affordable Housing Reserve Fund;
- \$610 per townhouse unit towards the Affordable Housing Reserve Fund;

Prior to bylaw adoption, the applicant will provide a Section 219 Covenant registered in priority over all other charges on title that ensures that:

- A stormwater management plan is provided and implemented to the satisfaction of the Director of Engineering prior to development;
- A frontage drawing for Latoria Road is provided to the satisfaction of the Director of Engineering, and that any road dedication and all required frontage improvements in the Latoria Road corridor are provided prior to development and in accordance with the Latoria Road Master Plan and Bylaw 1000;
- That temporary emergency access is provided for with each phase of subdivision, and that water flow necessary to comply with Fire Underwriters Survey requirements are provided with each proposed phase of development;
- That any necessary above or underground infrastructure or servicing upgrades, extensions or other servicing requirements are provided to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering and that costs incurred will be the sole responsibility of the applicant;
- That the applicant will construct full frontage improvements at their sole cost in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering for all internal roads;
- That the applicant will implement the recommendations of the Traffic Impact Assessment, to the satisfaction of the Director of Engineering;
- That the applicant will provide a construction parking management plan to the satisfaction of the Director of Engineering prior to issuance of any building permit;

A separate Section 219 covenant is to be registered prior to any subdivision or alteration of the land, and within this covenant the applicant will agree to provide a Development Concept Plan that secures the layout of the development, and in particular identifies the following:

- The amount and location of trail connections, dedicated open spaces and park spaces;
- The amount and location of streamside protection and enhancement areas in accordance with the Province's Riparian Areas Regulation and prepared by a Registered Professional Biologist;
- The amount and location of covenanted non-disturbance open space outside of the Stream Protection and Enhancement Area (SPEA);
- The location of the community and recreational amenities; and
- The location of the school site; as well as
- An estimate of the costs associated with constructing trails and installing park and trail infrastructure;

The applicant further agrees, by way of covenant, that there shall be no disturbance or structures within any of the areas that are designated as non-disturbance areas and that a split-rail fence or stone wall will be used to delineate these areas from development areas. In the event that any areas designated as non-disturbance areas, outside of the SPEA, are inadvertently impacted during development the applicant has agreed to remediate and replant these areas to a natural state in accordance with a planting plan prepared by a registered professional biologist. SPEA areas will be protected and monitored on site by the project biologist during construction and site preparation.

With respect to the Riparian areas on with the subject property, the applicant's proposal for dedicated open space and covenanted open space encompasses all of the SPEA area required by the Province's Riparian Areas regulation. The actual setback of buildings to the stream will be determined at a later date in the Development Permit process.

The applicant will also, by way of a covenant, agree to include 10m² of storage space, exclusive of closet space, in any single family dwelling on a lot that is less than 400m².

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation, and in particular meets Policy 3.11.1 with respect to the retention of public and/or private open space in Hillside or Shoreline Areas.

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

Table 1: Site Data

<i>Applicant</i>	Adam Weir
<i>Owner</i>	Ridley Bros. Development Ltd
<i>Civic Address</i>	804 Latoria Road and 950 Worrall Drive
<i>Legal Description</i>	Lot 4, Section 70, Metchosin District, Plan 1957, PID 005-035-511 (804 Latoria Road) Lot A, Section 71, AND Section 77, Metchosin District, Plan VIP59646, PID 018-911-790, (950 Worrall Drive)
<i>Size of Property</i>	29.642 ha

<i>DP Areas</i>	Biodiversity and Sensitive Eco System Environmental DP area Riparian Area Environmental Development Permit Area High Fire Risk Hazard Development Permit Area Steep Slopes Hazard Development Permit Area
<i>Zoning Designation</i>	RR2, Rural Residential 2, Zone
<i>OCP Designation</i>	Hillside Shoreline

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North (Various 700 Blk of Walfred Road and 900 Blk of Worrall Drive)</i>	RR5, Rural Residential 5, Zone	One Family Dwellings, Large Lot Subdivision
<i>East (1067 Braeburn – undergoing subdivision)</i>	CD15, Comprehensive Development 15 – McCormick Meadows, Zone	One Family Dwellings, Small Lot Subdivision
<i>South (1000 Blk of Golden Spire Crescent)</i>	RR6A, Rural Residential 6A, Zone	One Family Dwellings
<i>South (840 and 854 Latoria Road)</i>	RR2, Rural Residential 2, Zone	One Family Dwellings and Farm Use
<i>South (940 – 866 Latoria Road)</i>	AG1, Agriculture 1, Zone	One Family Dwellings and Farm use
<i>West (Various along Wendey Dr, Monica Terrace, Columbus Place and Sunheights Drive)</i>	R2, One and Two Family Residential, Zone	One Family Dwellings

The Mayor called a first time for presentations.

Representative for the applicant, Dale Douglas – McElhanney, Senior Project Manager – Dale Douglas gave a history of the project, back to May 2017, and described the final layout and impact on the community:

- The final layout has 266-318 homes on 73 acres, with 40% open space, an elementary school site, 2 playgrounds, and a community facility that will include childcare spaces
- This project will provide new services and utilities to the surrounding community
- The applicant will mitigate the impact on the community during and following construction, including traffic and transportation impact, and construction parking.

Representative for the applicant, Jessica Harvey – Corvidae Environmental, Professional Biologist - Jessica Harvey gave an overview of the environmental review for the site:

- All snake habitat, existing garry oak and locations of wildlife sightings are in the 40% open space
- Invasive species will be removed and the areas restored with native species
- There will be measures in place to protect the environment during work

Applicant Adam Weir – Langdon Weir Construction – Adam Weir stated that Langdon Weir is committed to building and contributing to the community, and that the final layout has 26 acres of open space, and approximately 4-5 homes per acre.

Resident on Wendy Drive – Conditionally approves of this development, if there is a covenant to protect the green space. They stated that they are a representative for Citizens of South Langford for Sustainable Development, and represent 282 citizen members of that organization. Requested that portions of the green space be preserved as parkland. Appreciates the increase in green space, but without a covenant, there is no guarantee it will be preserved.

Neighbourhood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that there is not enough parkland in South Langford. Requested information on how the Park, Trail and Open Space review will protect open spaces, and whether the review will affect this development.

Director of Planning Matthew Baldwin responded that the Park review will not be complete in time to affect this development.

Resident on Whimfield Terrace – Pleased that the school is going ahead, and that there will be 40% green space. Believes that developers have listened to concerns. Expressed concern that bike lanes and sidewalks on Latoria Avenue are intermittent and treacherous.

Neighbourhood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that a connecting road from Worrall Drive should be for fire access only.

Resident on Hockley Avenue – Is in favour of this development. Taxes are being reinvested in Langford. Construction workers are getting work here. Expressed concern that 40% green space in developments might make projects unaffordable.

Resident on Pebble Place – Supports application, and is pleased with the 40% of green space.

Resident on Ambrosia Crescent – Believes this is a great project, and that the developers have addressed community concerns. Stated that Langford needs more developments like this.

South Langford resident – Has worked as a building in Langford for 25 years. Expressed hope that the development will be approved, and that it will have a corner store.

Resident on Commander Court – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that they are happy with development, and is hoping that there will be community commercial space. Happy with City services, amenities and low taxes.

Resident on Columbus Place – Conditionally approves of this development, if there is a covenant to protect the green space. Buying parkland here would be a unique opportunity and an investment. Requested more information on whether the development permit for this property would be considered before the Parks review is complete, and whether there is public input on issuance of development permits.

Director of Planning Matthew Baldwin stated that the development permit process is delegated to staff, and that the opportunity for public input on the development is at the public hearing.

Mayor Young called a second time for presentations.

Resident on Worrall Road – Requested information about how this development would affect sewer connections on Worrall Road.

Director of Engineering Michelle Mahovich stated that there is a conceptual design for sewer, with detailed design to follow rezoning, but that the development project will likely allow for residents on Worrall to access the sanitary sewer.

Shawnigan Lake resident – Has worked with developers in Langford. Stated that projects like this are great for training women in trades.

Metchosin resident – Has been on the West Shore for 15 years. Great growth, and vibrancy in Langford. Stated that Langdon Weir are good builders, and selective about their projects.

Langford resident – Has been a part of other rezoning applicants, and stated that this is a good development group and a good project. Is amazed that 40% green space was feasible, since 25-30% has been a struggle in other developments.

Resident on Gala Court – Fully supports this development. Moved to Langford in 2014, and before moving, conducted research on future development in the area. Stated that this development is more dense, affordable and green than many other projects. The school is especially needed, since current schools don't have the space to accommodate all of the south Langford students.

Saanich resident – Stated that they are a local business owner, and supports projects like these that provide work to residents.

Saanich resident – Stated that they work in Langford. Thanked Council and the developer for listening to the community and increasing the green space. Stated that Langford is a good community for families.

Resident on Deerview Place – Supports this application. Stated that there is a housing crisis, and this will reduce the pressure on prices by adding to the housing supply.

Resident on Andre Road – Supports this planned community and the planned trails. Stated that they are the manager for a local contractor, and affordable projects like this keep their employees living in the City and not having to commute.

Langford resident – Supports development.

Resident on Ronald Road – Stated that this is a win-win for Langford, and that the area needs schools.

Colwood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Requested information on the balance in the parkland acquisition fund, and what the planned expenditures are from that fund for the next two years.

Director of Finance, Michael Dillabaugh – Stated that there is approximately \$2 million in the fund.

Mayor Young stated that parkland acquisition expenditures are recommended to Council by the Parks, Recreation, Beautification and Culture committee.

Resident on Goldstream Avenue – Commented that the new sound system is working well. Is part of the West Shore Developers Association, and earlier this year encouraged Langdon Weir to address the community's concerns, which the developer has now done. Stated that it is good to see a school onsite.

Colwood resident – Opposes this rezoning. Resident stated that they believe in climate change, and believe that human activity is destroying ecosystems and causing climate change. Stated that their partner owns a construction company, and understands that there must be a balance, but opposes this project.

Resident on Ashbury Avenue – Supports the development. Resident stated that they have young grandchildren, and support the school. Langford neighbourhoods need resources like schools, daycare, green spaces close by. Resident lives in a home built by Langdon Weir, and believes that they build conscientiously.

Mill Bay resident – Is a carpenter and works in Langford. Stated that they support this development, and are pro-development in this community, since it is good for business.

Resident on Jacklin Road – Strongly supports this development, and the inclusion of a school site. 40% green space is beyond what can be expected.

Resident on Goldstream Avenue – Fully supports this development as presented. The developer gave a thorough presentation. The plan is well suited for the property, and 40% green space is unprecedented. Resident encouraged Council not to spend money on purchasing parkland in the development from the parkland acquisition fund. The Official Community Plan asks for 25% open space, and this is 40%. The school site is necessary.

Resident on Latoria Road – Owns property near Latoria Rise subdivision, and has found it positive dealing with Langdon Weir. 40% green space is unprecedented. Resident challenged the West Shore Developers Association to continue including 40% green space in their developments. Supports proposal, and stated that residents are becoming unhappy with the type of development that has happened in Langford in the past. This is what they want, more undisturbed green space.

Mayor Young – Stated that the green space will be managed by the City Parks department. Pre-1992 developments didn't always dedicate parkland or build sidewalks. The City tries to be as fair as possible to all citizens when establishing new parks. Climate change and parks are on Council's agenda.

Langford resident – Walks a lot, and is amazed by how livable and affordable the community is. Lots are becoming smaller and more affordable, and people understand that acreages are no longer an affordable option. Safety for children is an important factor in development, and we need to build sidewalks and schools. Resident supports the project and hopes that development continues.

Langford resident – Supports project.

Mayor Young called a third and final time for speakers. There being none, the Mayor declared the Public Hearing for Bylaw No. 1760 closed at 6:47 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – November 18th, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Regular Meeting of Council held on November 18th, 2019.

5. PUBLIC PARTICIPATION

None.

6. REPORTS

**a) Award of Contract for Recreation, Park, Trail and Open Space Review
Request for Proposal (RFP)
- Staff Report (Parks & Recreation)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council award the contract for the Recreation, Park, Trail and Open Space Review to C+S Planning Group inclusive of the development of an updated Park DCC Bylaw and corresponding consultation, in the amount of \$76,530.00 plus GST.

CARRIED.

7. BYLAWS

**a) BYLAW NO. 1760
“Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950
Worrall Dr), Bylaw No. 1760, 2019”.
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1760 second and third readings.

CARRIED.

b) BYLAW NO. 1876

"City of Langford Development Procedures, Amendment Bylaw No. 20, Bylaw No. 1876, 2019".

(ADOPTION)

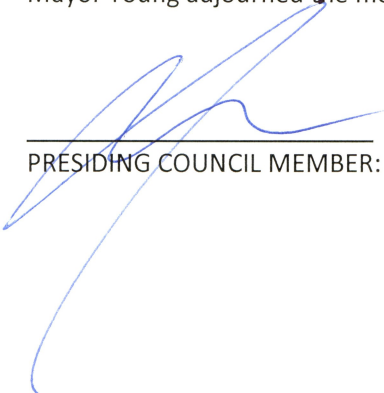
MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

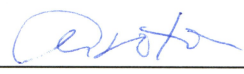
That Council adopt Bylaw No. 1876.

CARRIED.

8. ADJOURNMENT

Mayor Young adjourned the meeting at 6:49 pm.



PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer