

CITY OF LANGFORD
MINUTES OF THE MEETING OF COUNCIL
Monday, February 3rd, 2020 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young; Councillors: D. Blackwell, Seaton, N. Stewart, 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.

ABSENT

Councillors: M. Sahlstrom and L. Szpak.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council approve the agenda, with the removal of item 10b) Bike Lane Grant Application, and renumbering accordingly.

CARRIED.

3. PUBLIC HEARINGS

- a) **BYLAW NO. 1662**
Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various Amendments), Bylaw No. 1662, 2020

The Mayor opened the Public Hearing for Bylaw No. 1662 at 5:32 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that the City of Langford has applied to amend Schedule A of the Zoning Bylaw No. 300 to fulfill previous Council resolutions and address issues that have been brought to staff's attention.

This application is in order to increase Zoning Bylaw No. 300 functionality, and the proposed updates address the following:

- Bylaw terminology and definition updates;
- Metric and Imperial Conversions, Formatting, Cross-Referencing and Clerical updates;
- The addition of permitted uses for all zones listed in section 3;
- The addition of prohibited uses across all zones listed in section 3;
- Additional Section 3 updates related to building, projections, lot layout and additional Care-taker dwelling parking regulations; and
- The removal of unused property zones from section 6;

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 recent updates to both the Official Community Plan and the Zoning Bylaw No. 300 to preserve the relevancy and guidance of these documents.

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1662 closed at 5:33 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – January 20th, 2020

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the regular meeting of Council held on January 20, 2020.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – December 12th, 2019

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council receive the minutes of the West Shore Parks and Recreation Board, held on December 12th, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

None.

7. COMMITTEE RESOLUTIONS

a) Parks, Recreation, Culture and Beautification Committee – January 23rd, 2020

- 1. Minutes of the Parks, Recreation, Culture and Beautification Committee – January 23rd, 2020**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Parks, Recreation, Culture and Beautification Committee held on January 23, 2020.

CARRIED.

b) Planning, Zoning and Affordable Housing Committee – January 27th, 2020

- 1. Minutes of the Planning, Zoning & Affordable Housing Committee – January 27th, 2020**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee held on January 27, 2020.

CARRIED.

- 2. Bylaw No. 1883 - Application to Rezone 2627 Sooke Road from One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) to Allow a 90-unit Apartment Building with one Commercial Unit along Sooke Road**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council proceed with consideration of Bylaw No. 1883 to amend the zoning designation of the property located at 2627 Sooke Road from R2 (One- and Two-Family Residential) to C9 (Community Town Centre Pedestrian 9) 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. \$2,074 toward the General Amenity 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.

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 along Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided prior to the 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;
- iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
- iv. That an SRW for emergency use is registered on title prior to the issuance of a Building Permit;
- v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

- i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

CARRIED.

3. **Application to Rezone 2716 and 2720 Strathmore from the R2, One- and Two-Family Residential Zone to the RM7A, Medium-Density Apartment A, Zone to Allow for the development of a six (6) storey residential building made up of approximately 32 dwelling units**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct Staff to prepare a bylaw to rezone the properties at 2716 and 2720 Strathmore Road from the R2, One and Two Family Residential, Zone to the RM7A, Medium – Density Apartment A, Zone and to add the subject properties to Schedule A1, of Zoning Bylaw No.300. subject to the following terms and conditions:

- a. That the applicant provides, as a bonus for increased density, the following contributions, per unit, prior to the issuance of a building permit to develop the property:
 - i. \$750 per unit towards the General Amenity Reserve Fund;
 - ii. \$2850 per unit towards the Affordable Housing Fund;
 - iii. And subject to a 50% reduction to the total amount of contribution fees for units on the 5th and 6th storey, 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 whether road dedication is required to complete all required frontage improvements, including boulevard landscaping, sidewalks, road edge parking and street lighting (if applicable).
- c. That the applicant registers, **prior to Bylaw Adoption**, if necessary, the road frontage to accommodate required frontage improvements 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, sidewalks, boulevard landscaping and possibly streetlights, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
- ii. That the developer will connect and be responsible for any upgrades and/or installation of services and utilities required to support the proposed development;
- iii. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- iv. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- v. That the required parking stalls for this development are allocated for each residential unit and visitors, as required by Zoning Bylaw No. 300, and that parking is not offered separately from individual residential and visitor units for compensation;
- vi. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;
- vii. That the developer agrees to install any infrastructure, including fire hydrants, required to fight an urban fire, as prescribed in Bylaw No. 1000.

That Council authorize the Director of Planning to authorize the following variances within a Development Permit that addresses the form and character of the development:

- a. A variance to reduce the required building setback to a rear property line from 7.5m to 3m;
- b. A variance to reduce the required building setback from a front lot line from 7.5m to 0.48m subject to the following:
 - i. That the applicant registers a Section 219 Covenant on the property acknowledging that they will not require an encroachment agreement onto City property as a result of receiving a variance from the required building setback to the front property line.

CARRIED.

4. Application for Development Variance Permit to allow an increase to the maximum allowable height at 2924 Amy Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2924 Amy Rd:

- a) That Section 6.65.04 of Zoning Bylaw No. 300 be varied from 2 storeys to 3 storeys for the proposed building;

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

c) Protective Services Committee – January 28th, 2020

- 1. Minutes of the Protective Services Committee Meeting – January 28, 2020**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Protective Services Committee held on January 28, 2020.

CARRIED.

d) Transportation and Public Works Committee – January 28th, 2020

- 1. Minutes of the Transportation and Public Works Committee – January 28th, 2020**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council receive the minutes of the Transportation and Public Works Committee held on January 28, 2020.

CARRIED.

2. Installation of 4-Way Stop Alouette and Langford Lake Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council direct staff to install two additional “stop” signs and stop bars on Langford Lake Road at the intersection of Alouette Drive/Freshwater Crescent at a cost of approximately \$4,000 and fund this from the Small Road Improvement budget.

CARRIED.

8. NOTICES OF INTENT

- a) TUP16-0006 - 2619 Sooke Rd Temporary Use Permit Renewal**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Temporary Use Permit No. TUP16-0006-Renewal be issued by the Council for the City of Langford to Marianne Whitaker on behalf of Normand Waiter to extend a group daycare for 28 children located at 2619 Sooke Road until March 7th, 2021 and to permit the business to operate without the proprietors living on site subject to the following terms and conditions:

1. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) That TUP16-0006 expires 7th March 2021 thirteen months (1 year and 1 month) after the issuance date, with no option for renewal.

CARRIED.

9. CORRESPONDENCE

a) West Shore RCMP

RE: Potential Deployment of Police Resources in Relation to the Enforcement Order which is Associated to the Coastal Gaslink Pipeline in Northern BC

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council receive the letters from the West Shore RCMP department in regards to potential deployment of Police Resources in relation to the enforcement order associated to the Coastal Gaslink Pipeline in Northern BC.

CARRIED.

b) Mayor David Screech, Town of View Royal

RE: Capital Regional District (CRD) Regional Parks Land Acquisition Fund

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter from Mayor David Screech regarding the Capital Regional District Regional Parks Land Acquisition Fund and direct staff to send a similar letter to the Capital Regional District requesting that the vision, values and principles of the Regional Parks Land Acquisition Fund be maintained.

CARRIED.

Councillor Seaton declared a conflict of interest and left the meeting at 5:42 pm, as his family member is being considered for appointment to the Greater Victoria Library Board under item 10a.

10. REPORTS

- a) Library Board Appointment**
- **Staff report (Administration)**

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR WADE

That Council appoint Dianna Seaton to the Greater Victoria Library Board as the City of Langford's citizen representative, for a 2-year term, ending December 2021.

CARRIED.

Councillor Seaton returned to the meeting at 5:43 pm.

- b) Proposed Changes to YMCA-YWCA Services Agreement**
- **Staff report (Administration)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council approve the proposed changes to Schedule B of the Vancouver Island YMCA-YWCA Services Agreement with the City of Langford;

THAT Council approve the addition of the proposed clause 3.4, which allows the agreement to be reviewed every five years;

AND THAT Council authorize the Mayor and Chief Administrative Officer to execute the amended agreement.

CARRIED.

11. BYLAWS

- a) BYLAW NO. 1662**
"Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various Amendments), Bylaw No. 1662, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1662 second and third readings.

CARRIED.

b) BYLAW NO. 1760

"Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2020".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1760.

CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

THAT Council close the meeting to the public pursuant to section 90 (1) a, c, e, k and l of the *Community Charter* to consider:

- Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- Labour relations or other employee relations;
- The acquisition, disposition or expropriation of land or improvements;
- Negotiations and related discussions respecting the proposed provision of a municipal service; and
- Discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report.

CARRIED.

13. RISE and REPORT

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council appoint Jenn Raappana to the Planning, Zoning and Affordable Housing Committee for a term ending November 2022,

AND THAT Council release the appointment to the public.

CARRIED.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

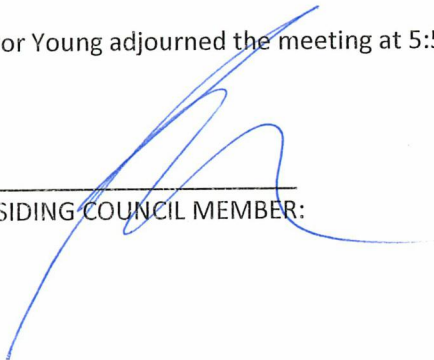
That Council direct staff to apply to the Active Transportation Grants Program for the Bellamy Road Project from Treanor Avenue to Bellamy Link at an estimated total cost of \$350,000,

AND THAT Council release this resolution to the public.

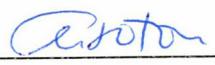
CARRIED.

14. **ADJOURNMENT**

Mayor Young adjourned the meeting at 5:56 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer