

**CITY OF LANGFORD**  
**MEETING OF COUNCIL**  
**Monday, March 16<sup>th</sup>, 2020 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**AGENDA**

|                                                                                                                                                                                                                 | <b>Page</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>1. <u>CALL TO ORDER</u></b>                                                                                                                                                                                  |             |
| <b>2. <u>APPROVAL OF THE AGENDA</u></b>                                                                                                                                                                         |             |
| <b>3. <u>PUBLIC HEARINGS</u></b>                                                                                                                                                                                |             |
| a) <b>BYLAW NO. 1884</b><br>"Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road),<br>Bylaw 1884, 2020".                                                                                   | <b>3</b>    |
| <b>4. <u>ADOPTION OF COUNCIL MINUTES</u></b>                                                                                                                                                                    |             |
| a) <b>Minutes of the Regular Meeting of Council – March 2<sup>nd</sup>, 2020</b>                                                                                                                                | <b>36</b>   |
| <b>5. <u>OTHER BOARD AND COMMISSION MINUTES</u></b>                                                                                                                                                             |             |
| a) <b>West Shore Parks and Recreation – February 13<sup>th</sup>, 2020</b>                                                                                                                                      | <b>48</b>   |
| <b>6. <u>PUBLIC PARTICIPATION</u></b>                                                                                                                                                                           |             |
| <b>7. <u>COMMITTEE RESOLUTIONS</u></b>                                                                                                                                                                          |             |
| a) <b>Planning, Zoning and Affordable Housing Committee – March 9<sup>th</sup>, 2020</b>                                                                                                                        |             |
| 1. <b>Minutes of the Planning, Zoning &amp; Affordable Housing Committee –<br/>            March 9<sup>th</sup>, 2020</b>                                                                                       | <b>52</b>   |
| 2. <b>Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational<br/>            vehicle storage compound at 4373 West Shore Parkway by means of a Temporary<br/>            Use Permit</b> | <b>54</b>   |
| b) <b>Transportation and Public Works Committee – March 10<sup>th</sup>, 2020</b>                                                                                                                               |             |
| 1. <b>Minutes of the Transportation and Public Works Committee – March 10<sup>th</sup>, 2020</b>                                                                                                                | <b>59</b>   |
| 2. <b>Walfred Road Streetlight Request and Survey</b>                                                                                                                                                           | <b>61</b>   |
| 3. <b>Consideration of Flashing Pedestrian Crossing Lights Setchfield Avenue at<br/>            Lakewood School</b>                                                                                             | <b>66</b>   |

8. **REPORTS**

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|--------------------------------------------------------|----|
| a) Tendering of Two Capital Projects                   | 70 |
| - Staff Report (Engineering)                           |    |
| b) Goldstream Farmers Market Society Renewal Agreement | 73 |
| - Staff Report (Administration)                        |    |

9. **BYLAWS**

- |                                                                                                                                     |    |
|-------------------------------------------------------------------------------------------------------------------------------------|----|
| a) BYLAW NO. 1701                                                                                                                   |    |
| "Procedure Bylaw 1701, 2020"                                                                                                        |    |
| (FIRST, SECOND AND THIRD READINGS)                                                                                                  |    |
| (Will be distributed separately)                                                                                                    |    |
| b) BYLAW NO. 1873                                                                                                                   | 82 |
| "Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020". |    |
| (ADOPTION)                                                                                                                          |    |
| c) BYLAW NO. 1884                                                                                                                   | 87 |
| "Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road), Bylaw 1884, 2020".                                      |    |
| (SECOND AND THIRD READINGS)                                                                                                         |    |

10. **IN-CAMERA RESOLUTION**

THAT Council close the meeting to the public pursuant to section 90 (1) e of the *Community Charter* to consider:

- 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.

11. **ADJOURNMENT**

**PUBLIC HEARING**  
**Monday, 16 March 2020**

**Bylaw No. 1884**  
**File No. Z19-0026**

*A Bylaw to Rezone 2716 and 2720 Strathmore Rd 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 units.*

**CITY OF LANGFORD  
BYLAW NO. 1884**

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

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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 maps shown in Schedule A1 and replacing them with the maps attached to this Bylaw as Appendix A;
2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RM7A (Medium Density Apartment A) Zone the property legally described as Lots 5 and 6, Section 5, Esquimalt District, Plan 16167, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road) and in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
3. By adding the following to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                                                                         | Amenity Contributions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------|-----------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RM7A | 1884      | Lots 5 and 6, Section 5, Esquimalt District, Plan 5, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road) | <ol style="list-style-type: none"><li>a) \$750 per new unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and</li><li>b) \$375 per new unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and</li><li>c) \$2,850 per new unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li><li>d) \$1,425 per new unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li></ol> |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road), Bylaw 1884, 2020".

READ A FIRST TIME this 18<sup>th</sup> day of February, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2020.

ADOPTED this of, 2020.

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MAYOR

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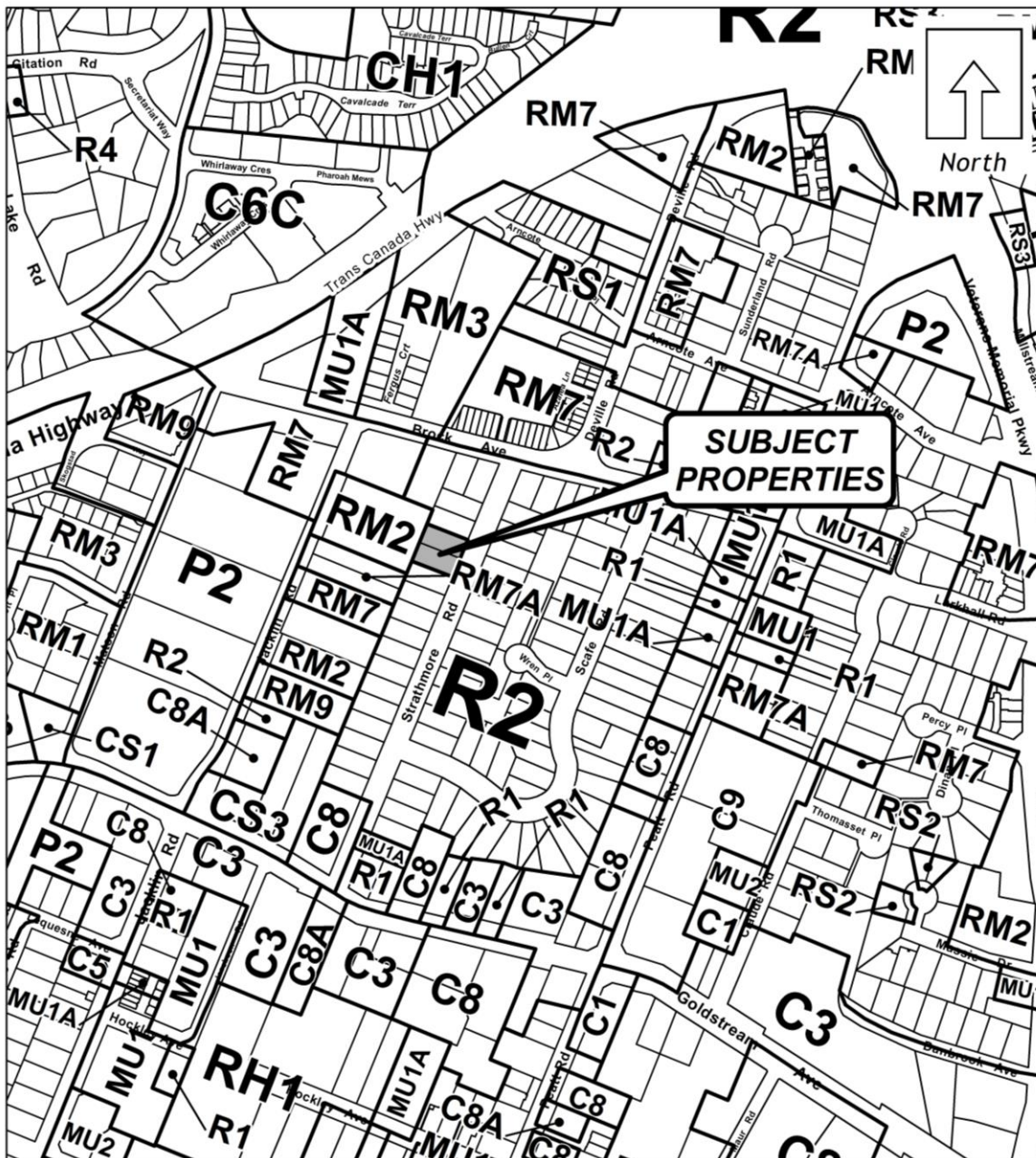
(Certified Correct)  
CORPORATE OFFICER

## Appendix 1

## SCHEDULE A TO DEED NO. 500



**2716 & 2720 Strathmore Rd**





# City of Langford

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## NOTICE OF PUBLIC HEARING

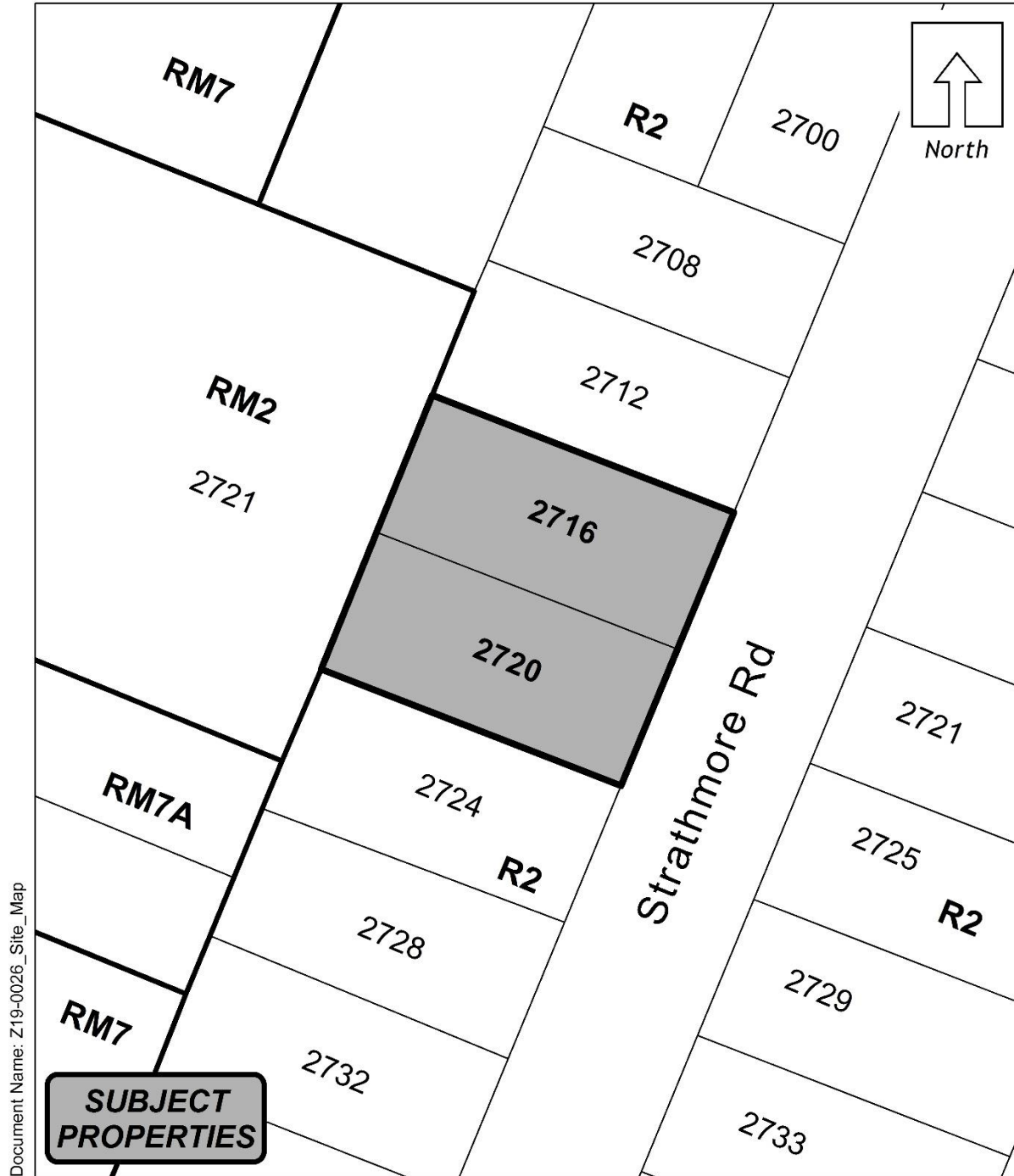
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1884. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 16 March 2020                                                                                    |                                             |
| Meeting Time            | 5:30 pm                                                                                                  |                                             |
| Meeting Place           | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue                                           |                                             |
| Subject Property        | 2716 & 2720 Strathmore Rd                                                                                |                                             |
| File                    | Z19-0026                                                                                                 | Bylaw Number: 1884                          |
| Official Community Plan | Current: City Centre                                                                                     | Proposed: No Change                         |
| Zoning                  | Current: R2 (One- and Two-Family Residential)                                                            | Proposed: RM7A (Medium-Density Apartment A) |
| Proposal                | To allow for the development of a six (6) storey residential building made up of approximately 32 units. |                                             |

**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 Monday, 2 March 2020 to Monday, 16 March 2020, inclusive, at Langford City Hall, 2<sup>nd</sup> Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins  
Director of Corporate Services

**REZONING BYLAW AMENDMENT  
( Z19-0026 )  
2716 & 2720 Strathmore Rd**



Scale: N.T.S.

Last Revised: 10/25/2019

# Donation boosts Hospitals Foundation campaign

Kendra Crighton  
News Staff

The Victoria Hospitals Foundation is celebrating a significant donation to their Big Picture Campaign, which was able to purchase a new 3 Tesla (3T) MRI machine for the Royal Jubilee Hospital.

Townline, a real estate developer in Victoria and Vancouver, has donated \$600,000.

Rick Ilich, president of Townline, says the donation is in line with the builder's philosophy of enriching cities and communities.

Townline was responsible for the completion of The Hudson in 2010 and has since added 400 rental homes in Hudson Mews, Hudson Walk One and Hudson Walk Two projects. Through its subsidiary, TL Housing Solutions, the company has consulted and built 395 affordable rental homes in Victoria and Langford for the non-market sector.

"Because of Townline's remarkable gift, our community has successfully met our goal in

funding the 3T MRI through the Big Picture campaign," said Avery Brohman, acting executive director of the Victoria Hospitals Foundation. "This equipment supports not only our patients in Victoria but those throughout Vancouver Island and the Gulf Islands who are referred here for advanced care."

The Big Picture Campaign, launched last November, is the Victoria Hospitals Foundation's largest and most ambitious campaign to date, aiming to raise \$4 million for priority medical imaging equipment for the Royal Jubilee and Victoria General hospitals. More than \$2.7 million has been raised through community initiatives, which was assisted by Townline's donation.

The first 3T MRI was installed in 2019 at the Royal Jubilee, helping to improve diagnostic accuracy and reliability for a number of indications including epilepsy, prostate cancer, breast cancer, along with neurological, cerebrovascular, musculoskeletal and cardiac conditions.

The total project cost \$6 million, with funds

coming from the Ministry of Health, Capital Regional Hospital District, Victoria Hospitals Foundation, Island Health, generous donations and contributions from multiple organizations.

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Shannon Low, MRI supervisor at the Royal Jubilee Hospital, demonstrates how the critical imaging equipment works. (Kendra Crighton/News Staff)

## CITY OF LANGFORD NOTICE OF PARCEL TAX ASSESSMENT ROLL FOR 2020 FOR BEAR MOUNTAIN PARKWAY EXTENSION LOCAL AREA SERVICE

**TAKE NOTICE** that the parcel tax assessment roll for Bear Mountain Parkway Extension Local Area Service, pursuant to Section 203 of the Community Charter is available for inspection at Langford City Hall, 877 Goldstream Avenue, 2<sup>nd</sup> Floor, Langford, BC, Monday through Friday, between the hours of 8:30 am and 4:30 pm.

- Pursuant to Section 205 of the Community Charter, a person may make a complaint to the parcel tax roll review panel on one or more of the following grounds:
- a) There is an error or omission respecting a name or address on the assessment roll;
  - b) There is an error or omission respecting the inclusion of a parcel;
  - c) There is an error or omission respecting the taxable area of a parcel; and
  - d) An exemption has been improperly allowed or disallowed;

To be considered for the current year, a request to amend the roll must be made in writing to the collector by Tuesday March 31, 2020 at 9am.

Michael Dillabaugh, CPA, CA  
Collector



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. 1884. 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, 16 March 2020, 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. 1884 is to amend the zoning designation of the land that is the subject of Bylaw No. 1884 from 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 units.

**Applicant:** Nicholas Frappell, Keycorp Planning Incorporated

**Location:** The land that is the subject of Bylaw No. 1884 is 2716 and 2720 Strathmore Rd 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 Monday, 2 March 2020 to Monday, 16 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins  
Director of Corporate Services

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# RCMP arrests man after citizen blocks the suspect , snaps photo

Man rammed into the citizen’s vehicle, then fled the scene on foot

Shalu Mehta  
News Staff

West Shore RCMP arrested a suspect in a stolen vehicle in Metchosin last week after a citizen blocked the suspect’s vehicle with their own and snapped a photo of them.

Police said they received a call of a man in a Dodge Ram pickup truck dumping items on a dirt road near the 1500-block of Neild Rd. in Metchosin on Feb. 27.

The complainant called West Shore RCMP and used their own vehicle to block the road and prevent the truck from leaving.

Police said the suspect began reloading items back into the truck and rammed the complainant’s vehicle as he tried to get away. When that didn’t work, police said the suspect got out and ran on foot before police arrived.

West Shore RCMP officers and the K-9 unit couldn’t find the suspect. Police said the pickup truck was reported stolen out of Colwood on Feb. 19.

Const. Nancy Saggar of West Shore RCMP said the complainant managed to snap a photo

of the suspect which helped police identify him.

According to Saggar, a West Shore RCMP traffic services officer was out patrolling on March 4 and saw the suspect walking near the intersection of Goldspur Road and Latoria Road in Langford.

A 37-year-old man was arrested.

“We want to thank the complainant for calling the police and snapping a photo of the suspect,” a West Shore RCMP news release said.

“The complainant was fortunately uninjured in this case but their vehicle did sustain damage from the ramming. As these situations are unpredictable and can become dangerous, we do not recommend blocking in suspects.”

shalu.mehta@blackpress.ca

CROSSWORD ANSWERS

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GOLDSTREAM NEWS GAZETTE

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NOTICE OF PUBLIC HEARING

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**Proposal:** The purpose of Bylaw No. 1884 is to amend the zoning designation of the land that is the subject of Bylaw No. 1884 from 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 units.

**Applicant:** Nicholas Frappell, Keycorp Planning Incorporated

**Location:** The land that is the subject of Bylaw No. 1884 is 2716 and 2720 Strathmore Rd 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 Monday, 2 March 2020 to Monday, 16 March 2020, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins

Director of Corporate Services



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- 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.

- b) **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**
- **Staff Report (Planning)**

MOVED BY: D. HORNER  
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
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 5<sup>th</sup> and 6<sup>th</sup> 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.

Member K. Sheldrake left the meeting at 6:50pm due to a potential conflict of interest with the project at 2924 Amy Rd, since a company he is affiliated with may be part of the eventual construction of the project. He did not return. The committee no longer had quorum after his departure, so the remainder of the meeting was held for information only and no recommendations were made.

- c) Application for Development Variance Permit to allow an increase to the maximum allowable height at 2924 Amy Rd
  - Staff Report (Planning)

The Planning, Zoning and Affordable Housing Committee members in attendance reviewed the report on the application for Development Variance Permit at 2924 Amy Rd.

- d) Draft Five Year Financial Plan for 2020/2024
  - Staff Report (Planning)

The Planning, Zoning and Affordable Housing Committee members in attendance reviewed the report on the draft five-year planning Financial Plan for 2020-2024.

## 5. ADJOURNMENT

The Chair adjourned the meeting at 7:20 p.m.



CHAIR



CERTIFIED CORRECT  
(Corporate Officer)

- 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 5<sup>th</sup> and 6<sup>th</sup> 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:

**8. BYLAWS**

**a) BYLAW NO. 1678**

**"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw 1678 first reading.

CARRIED.

**b) BYLAW NO. 1662**

**"Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various  
Amendments), Bylaw No. 1662, 2020".  
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1662.

CARRIED.

**c) BYLAW NO. 1883**

**"Langford Zoning Bylaw, Amendment No. 581, (2627 Millstream Rd), Bylaw No. 1883,  
2020".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1883 first reading.

CARRIED.

**d) BYLAW NO. 1884**

**"Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road),  
Bylaw 1884, 2020".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1884 first reading.

CARRIED.

**e) BYLAW NO. 1885**

**"Langford Zoning Bylaw, Amendment No. 583, (1100 McCallum Rd and 2780  
Spencer Rd), Bylaw No. 1885, 2020".**

**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw 1885 first reading.

CARRIED.

**9. ADJOURNMENT**

Mayor Young adjourned the meeting at 5:55 pm.

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PRESIDING COUNCIL MEMBER:

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CERTIFIED CORRECT  
Corporate Officer



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

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

**Date:** January 27, 2020

**Department:** Planning

**Application No.:** Z19-0026

**Subject:** 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.

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### **PURPOSE**

Nicholas Frappell, with Keycorp Planning Incorporated has applied on behalf of Rick Genovese and Robert Klein of 1199599 BC Ltd. to rezone 2716 and 2720 Strathmore Road from the R2, One and Two Family Residential, Zone to the RM7A, Medium-Density Apartment A, Zone in order to allow the development of a six (6) storey residential building comprised of approximately 32 units within the City of Langford's designated City Centre policy area.

### **BACKGROUND**

#### **PREVIOUS APPLICATIONS**

There have been no records of previous development applications for the subject properties

**Table 1: Site Data**

|                           |                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Applicant</i>          | Nicholas Frappell, Keycorp Planning Incorporated                                                                                                  |
| <i>Owner</i>              | Rick Genovese and Robert Klein, 1199599 BC Ltd.                                                                                                   |
| <i>Civic Address</i>      | 2716 and 2720 Strathmore Road                                                                                                                     |
| <i>Legal Description</i>  | LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167 (2716 Strathmore Road) & LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167 (2720 Strathmore Road) |
| <i>Size of Property</i>   | 1381 m <sup>2</sup>                                                                                                                               |
| <i>DP Areas</i>           | City Centre DP Area, Multi-Family Residential DP Area                                                                                             |
| <i>Zoning Designation</i> | R2, One and Two Family Residential, Zone                                                                                                          |
| <i>OCP Designation</i>    | City Centre                                                                                                                                       |

**SITE AND SURROUNDING AREA**

Both properties are located at the north end of Strathmore Road, a connector road providing direct access to the downtown via Goldstream Avenue, as well as close access to the highway via Brock Avenue and Peatt Road to Veterans Memorial Parkway.

Combined, the subject properties have a frontage of approximately 36 m, a depth of 38 m and are approximately 1400 m<sup>2</sup>, or 15,000 ft<sup>2</sup>, in area. The homes on the properties are typical of the area, that being single storey split level family homes with ample yard space setback approximately 6 m from the road. The rear yards of both properties are nominally landscaped with ornamental trees and sod.

Due to its proximity to the City Centre and the connection to Trans-Canada Highway, Strathmore Road has seen moderate redevelopment to accommodate higher density residential and commercial buildings. A mixed-use building, comprised of one floor of ground floor commercial uses and 5 storeys of residential above, was constructed on the corner of Strathmore Road and Goldstream Avenue in 2005. At the opposite corner of Strathmore Road and Goldstream Avenue, a four-storey residential building was constructed in 2017. The remainder of Strathmore Road hasn't experienced redevelopment on the same scale as those properties on the corner of Goldstream Avenue and Strathmore Road and have remained single and split-level family dwellings.

Being in the designated City Centre of Langford's OCP, the immediate area will continue to see redevelopment into higher density developments, both commercial and residential. The area as a whole has seen mid to high density redevelopment with several townhouse complexes as well as higher density, 4 and 6 storey multi-residential developments.

**Table 2: Surrounding Land Uses**

|       | Address                          | Zoning                                   | Use                 |
|-------|----------------------------------|------------------------------------------|---------------------|
| West  | 2719, 2723 and 2721 Jacklin Road | RM2, Attached Housing, Zone              | Townhouses          |
| East  | 2717, 2721, 2725 Strathmore Road | R2, One and Two Family Residential, Zone | One Family Dwelling |
| South | 2724 Strathmore Road             | R2                                       | One Family Dwelling |
| North | 2712 Strathmore Road             | R2                                       | One Family Dwelling |

**Figure 1: Orthophoto (2017) Showing Surrounding Properties and Zones**

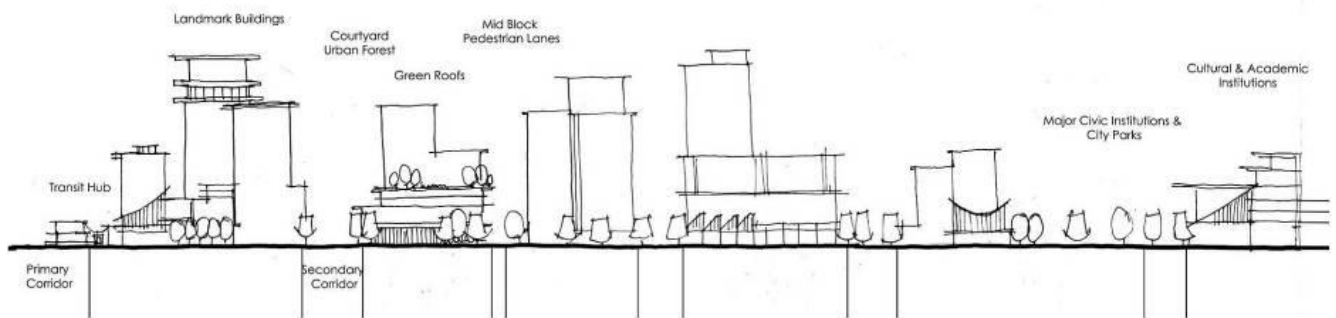
## **COMMENTS**

### OFFICIAL COMMUNITY PLAN

The subject property is within the City Centre designation of Langford's OCP, Map 2 of Bylaw No. 1200. The proposed multi-family residential building would result in an increase in density that is appropriate given its proximity to the City Centre, an area where growth should be concentrated to take advantage of nearby established services and access to major transportation corridors.

## **City Centre**

- A major regional growth centre that supports 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



### ZONING, BYLAW NO.300

The developer has requested to amend their current zone of R2, One- and Two-Family Dwelling, to the MU1A, Mixed Use Residential Commercial, Zone to accommodate a multi-family residential development. Despite the developer's intention to zone the property to MU1A, Staff would like Council to consider that the Mixed-Use zones, MU1, MU1A and MU2, be applied exclusively to developments proposing a mix of residential and commercial uses. Historically the MU1A Zone has been requested by developers due to its generous setbacks, FAR and allowable lot coverage modifiers that can accommodate high density proposals regardless of whether they contain a mix of commercial and residential uses indicative of the zone's name and purpose statement. Therefore, staff feels that future developments, including the subject proposal, should be zoned to the RM7A, Medium Density Apartment A, Zone, where the use being proposed is strictly residential.

Council should be aware that Staff are preparing a new zone that will be applied to properties exclusively within the downtown core so the application of the RM7A zone and the Mixed-Use Zones will only be used for proposals outside of the City Centre. Despite its City Centre location, the subject proposal should proceed with a zoning amendment to the RM7A zone in order to give Staff time to properly prepare the new City Centre Zone regulations.

## DESIGN GUIDELINES, APPENDIX J: GENERAL DESIGN GUIDELINES FOR LANGFORD CITY CENTRE

**5.1 Apartment Buildings**

*Intent: To have apartment buildings contribute to the housing density and visual appearance of the City Centre.*

Guidelines:

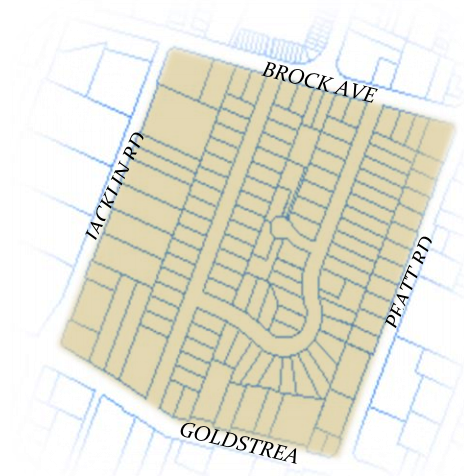
- a) Large apartment buildings shall have a ground level that engages the pedestrian environment, animates the street and provides individuality from adjacent buildings;
- b) Large façades are expected to be broken up by using a variety of materials and architectural features;
- c) Balconies and patios should be a feature of every unit;
  - i. Balcony and patio screening shall be an opaque glass; and
  - ii. Area must be a functional area, not solely an architectural feature.
- d) Visual characteristics of adjacent buildings should be incorporated into new development; and
- e) Adjacent developments should promote sense of community through incorporating adjoining green or open space.

**N2 Strathmore**

The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west.

This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types. Development along Peatt Road and Goldstream Avenue, including the southern end of Jacklin Rd. shall contain commercial and heavily pedestrian oriented ground floors.

A development emphasis should be on creating an animated street level for the public.



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#### DEVELOPMENT PERMIT AREAS

The subject property is not within any areas identified as having significant environmentally sensitive or high-risk hazard attributes, and therefore will not require any professional review of these aspects to accompany a subsequent development permit.

The proposal will require a development permit to review the form and character of the proposed building for spatial layout and aesthetics that conform to the Design Guidelines for Langford's Downtown (Appendix J of the Zoning Bylaw No. 300, see above). The development permit will also review the building as a multi-family residential development, a use that requires a review for form and character as well.

#### PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As mentioned, the location of the subject properties benefits from access to the highway and to existing services and establishments, thus concentrating the density in this location is appropriate and encouraged.

Strathmore Road is connected to Veteran's Memorial Parkway, a major roadway, via Goldstream Avenue at its south end and Brock Avenue at its north end. Veteran's Memorial Parkway connects north Langford to South Langford and Sooke Road. Veterans Memorial Parkway also provides a connection to Trans Canada Highway One.

With its proximity to these major streets, Strathmore Road is within walking distance to the services and businesses along Goldstream Avenue. Bus routes along Goldstream Avenue provide service to riders to Victoria as well as to other West Shore Communities, including the District of Sooke.

Bike lanes have been installed along the east side of Strathmore, including within the subject properties' frontage. This provides cyclists with a connection along Brock Avenue as well as Goldstream Avenue to other connected roads where cycling infrastructure exists to provide connections within Langford and beyond. The developer will be required to install sidewalks along the shared frontage with Strathmore Road as part of their required frontage improvements. Sidewalks will be built in accordance with Bylaw No.1000 standards for this area within the Langford City Centre.

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**INFRASTRUCTURE**

Frontage improvements shall be the responsibility of the developer and installed in accordance with Bylaw No. 1000. Frontage improvements will include road edge parking, 3 m drive lanes, sidewalks, boulevard landscaping, and possibly street lighting. If required to contain these improvements, road dedication will be required along the Strathmore Road frontage. To determine if this is necessary, the developer will be required to submit a frontage drawing to the satisfaction of the Director of Engineering prior to Public Hearing.

Sewer and water mains exist on Strathmore Road 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 developer's expense. The developer 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. The developer will be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, a provision that Council may wish to include within a Section 219 Covenant registered with the property.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to the scheduling of a Public Hearing for the Bylaw associated with the rezoning of the property. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of a building permit to develop the site. This provision should be included within a Section 219 covenant registered on the property.

The subject property is in an area deemed to be of a low fire risk in accordance with Map 19: Interface Fire Hazard Areas, of Langford's OCP, Bylaw No. 1200. In order to ensure the control of an urban fire in this location, the fire department has requested that the developer install a fire hydrant, if required in accordance with Bylaw No.1000.

## DEVELOPMENT PROPOSAL

**Figure 2: Site Plan, Showing Parking Layout, for Proposed Multi-Family Residential Building**



The design of the building design will significantly comply with the Design Guidelines for the City Centre, and specifically, for an apartment use within the Strathmore (N2) designated policy area. The emphasis of these guidelines is to articulate the at-grade level of the building to enhance the pedestrian experience of the downtown. This has been done through the use of ample fenestration for the lobby face, that will break up the building façade and invite interaction between pedestrians and the interior of the building. As well, the building is proposed to include surface parking, so screening will be used to mask the view of the parking lot and will articulate the building façade along the street side of the building.

The building's façade will incorporate elements to enhance the visual appeal of the neighbourhood. Elements such as large windows that bridge two facades at the corner of the building, exaggerated roof overhangs and glass balconies that will complement the amount of glass used throughout the design on the building.

**Figure 3: Architectural rendering of the proposed six (6) storey apartment building**



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A variance to reduce the required building setback distance from the front property from 7.5 m to 0.48 m is being requested in order to accommodate building articulation including roof overhang and lobby. Furthermore, a variance to reduce the required building setback distance to the rear property line from 7.5 m to 3 m is being requested to accommodate living space on the second floor of the building. The developer does not need variances to either side setbacks, however the parking lot extends to both lot lines, only leaving about 0.50 m of space left for landscaping along the building's side perimeter. This does not comply with the Landscaping regulations of the RM7A Zone or with the General Regulations (Section 3.21) in the Zoning Bylaw, that require a 1 m landscaping strip along each side setback.

Reduced setbacks will allow the developer to achieve the density that the Langford OCP encourages in the City Centre, however, other aspects of the development such as landscaping and meaningful articulation may be sacrificed by doing so. If Council is supportive of reducing the required building setbacks they may wish to authorize the Director of Planning to grant these variances through the subsequent form and character development permit for an apartment building developed in the City Centre.

Council should note that acquiring additional properties, as part of a land assembly, may allow for increased density that does not sacrifice design or landscaping. The provision for greater setbacks provided by acquiring more land to develop will also avoid potential encroachments onto City property because of the reduced setbacks. Council may wish to note that staff is working on developing City Centre zoning regulations that will include minimum property sizes for properties wishing to redevelop. Larger minimum lot sizes will ensure higher density proposals still uphold key elements of the downtown design guidelines such as façade articulation and landscaping.

The applicant has requested an increase to the allowable lot coverage within the the RM7A zone from 50% to 65%, as well as an increased Floor Area Ratio (FAR) from the maximum 1.25 to 3. Typically, this would require a text amendment to the zone, however, Schedule AI of Zoning Bylaw No. 300 allows properties within the RM7A zone to realize a FAR maximum of 3. If Council is supportive of allowing the increased density, a text amendment to the Schedule AI map will be required to include the subject properties. Similarly, Schedule AE allows properties within its subject shaded area to have their lot coverage increased to 85%, the properties are already within the shaded area shown in Schedule and therefore, will not require any amendments to accommodate this requested additional density. The developer will have to comply with Zoning regulations for increasing the allowable density on a property that includes contributions to Council's Affordable Housing Reserve Fund and General Amenity Reserve Fund in accordance with Council's Policies.

Council should note that, as previously mentioned, the developer's initial request was to have the property rezoned to MU1A, a zone that has a much higher FAR maximum at 4.0 and a lot coverage allowance of 90%. Setbacks for the MU1A zone are also more generous, but still require 2 m building setback to the front property line and 7.5 m required setback to the rear property line. Interior side property lines in the MU1A zone do not require building setbacks but may be governed by building code regulations.

**Table 3: Proposal Data**

|                                           | <b>Allowed in R2, One and Two Family Residential (Current Zoning)</b>                 | <b>Allowed in RM7A, Medium Density Apartment (Proposed Zoning)</b> | <b>Proposed Development</b>                        |
|-------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------|
| <i>Density (FAR and/or min. lot size)</i> | Minimum Lot Size; 550 m <sup>2</sup>                                                  | FAR: 1.0 to a maximum of 1.25                                      | FAR: 2.65*                                         |
| <i>Height</i>                             | 9 m                                                                                   | 6 storeys                                                          | 6 storeys                                          |
| <i>Site Coverage</i>                      | 35%, on lots less than 550 m <sup>2</sup> ; 50% on lots 550 m <sup>2</sup> or greater | 35%, 50% when density bonusing provisions are met                  | Lot Coverage: 64%*                                 |
| <i>Front Yard Setback</i>                 | 6 m (20 ft)                                                                           | 7.5 m (25 ft)                                                      | 0.48 m*                                            |
| <i>Interior Side Yard Setback</i>         | 1.5 m (5 ft)                                                                          | 3 m (10 ft)                                                        | 4.95 m (south side p/l)<br>4.95 m (north side p/l) |
| <i>Exterior Side Yard Setback</i>         | NA                                                                                    |                                                                    |                                                    |
| <i>Rear Yard Setback</i>                  | 6 m (20 ft)                                                                           | 7.5 m (25 ft)                                                      | 3.1 m*                                             |
| <i>Parking Requirement</i>                | 2 stalls per dwelling, an additional stall for a secondary suite (if applicable)      | 1.25 stalls per dwelling,                                          | 1.25 stalls per dwelling<br>(32 units = 40 stalls) |

\*Variance or text amendment to the Zone required

## **FINANCIAL CONTRIBUTIONS**

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, servicing connections and upgrades necessary to service the site, 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 AFFORDABLE HOUSING, AND GENERAL AMENITY CONTRIBUTION POLICY**

**Table 4 – Amenity Contributions per Council Policy**

| <b>Amenity Item</b>                            | <b>Per unit contribution</b> | <b>Total @ 32 units</b> | <b>Possible Reduction (per unit)</b>                                                 |
|------------------------------------------------|------------------------------|-------------------------|--------------------------------------------------------------------------------------|
| <i>Affordable Housing Policy</i>               | \$750*                       | \$24,000                | <i>(50% reduction for any units on the 5<sup>th</sup> and 6<sup>th</sup> storey)</i> |
| <i>General Amenity Reserve Fund</i>            | \$2850*                      | \$91,200                | <i>(50% reduction for any units on the 5<sup>th</sup> and 6<sup>th</sup> storey)</i> |
| <b>TOTAL Amenity Contributions<sup>1</sup></b> | <b>\$3600*</b>               | <b>\$115,200</b>        |                                                                                      |

**\* 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 4<sup>th</sup> storey.**

### **DEVELOPMENT COST CHARGES**

**Table 5 – Development Cost Charges**

| <b>Development Cost Charge</b>                  | <b>Per unit</b>   | <b>Total @32 units</b> |
|-------------------------------------------------|-------------------|------------------------|
| <i>Roads</i>                                    | \$3,188           | \$102,016              |
| <i>Park Improvement</i>                         | \$1,890           | \$60,480               |
| <i>Park Acquisition</i>                         | \$1,100           | \$35,200               |
| <i>Incremental Storage Improvement Fees</i>     | \$331.65          | \$10,612.80            |
| <i>Integrated Survey Area</i>                   | NA                | NA                     |
| <b>Subtotal (DCCs paid to City of Langford)</b> | <b>\$6,509.65</b> | <b>\$208,308.8</b>     |
| <i>CRD Water</i>                                | \$1,493.63        | \$47,796.16            |
| <i>School Site Acquisition</i>                  | \$488             | \$15,616               |
| <b>TOTAL (estimate) DCCs</b>                    | <b>\$8,491.28</b> | <b>\$271,720</b>       |

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## **OPTIONS**

### **Option 1**

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

1. 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 5<sup>th</sup> and 6<sup>th</sup> 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 Traffic Impact Assessment (TIA) briefing prepared by a professional engineer, and approved by the Director of Engineering;
    - iii. 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.
2. 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;

**OR**

**Option 2**

1. Take no action at this time with respect to rezoning the property at 2716 and 2720 Strathmore Road;

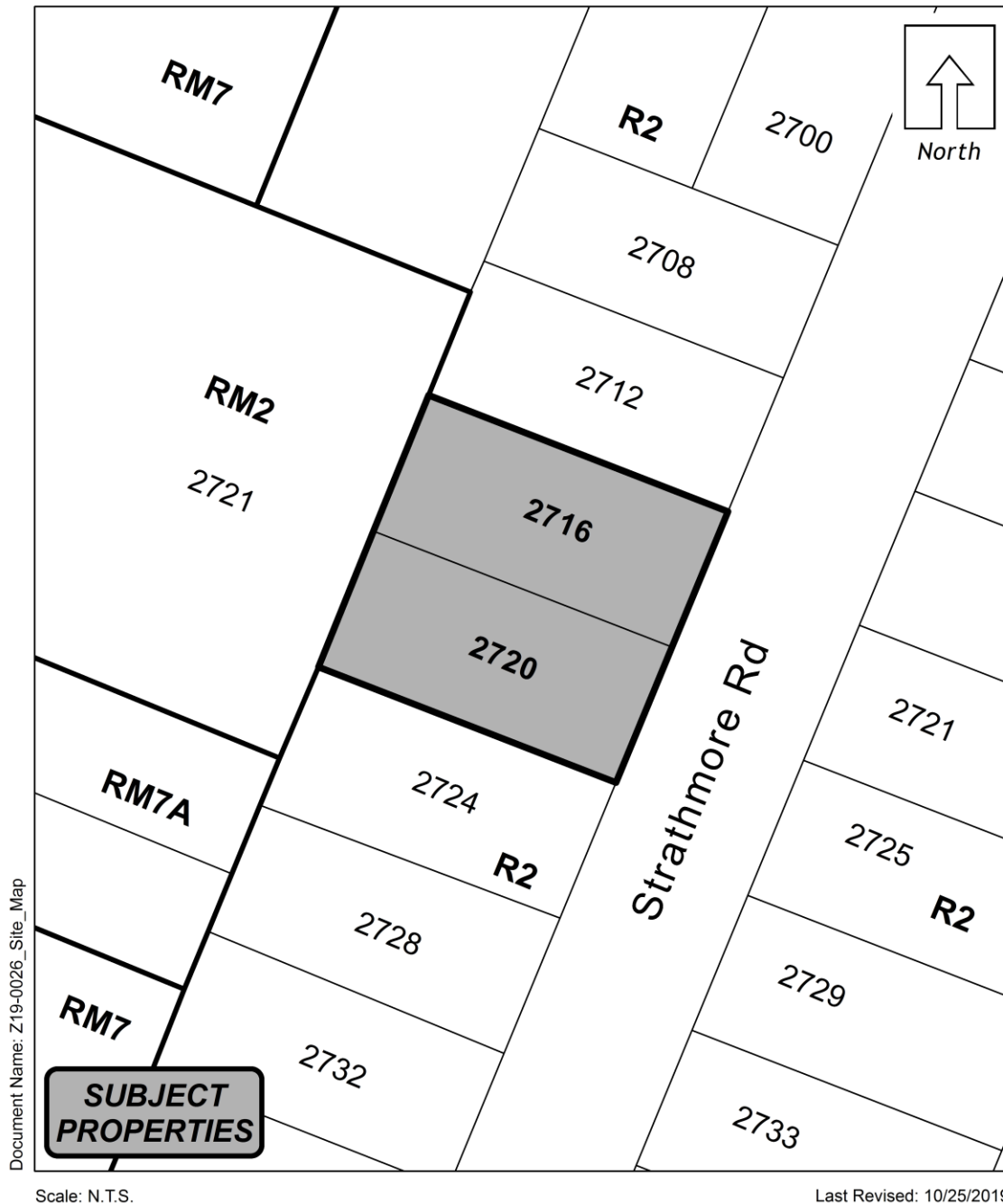
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|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Lauren Morhart, MCIP, RPP, Planner 2                      |
| Concurrence:  | Matthew Baldwin, MCIP, RPP, Director of Planning          |
| Concurrence:  | Adriana Proton, Manager of Legislative Services           |
| 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               |

:lhm

Appendix A  
Site Map

**REZONING BYLAW AMENDMENT  
( Z19-0026 )  
2716 & 2720 Strathmore Rd**

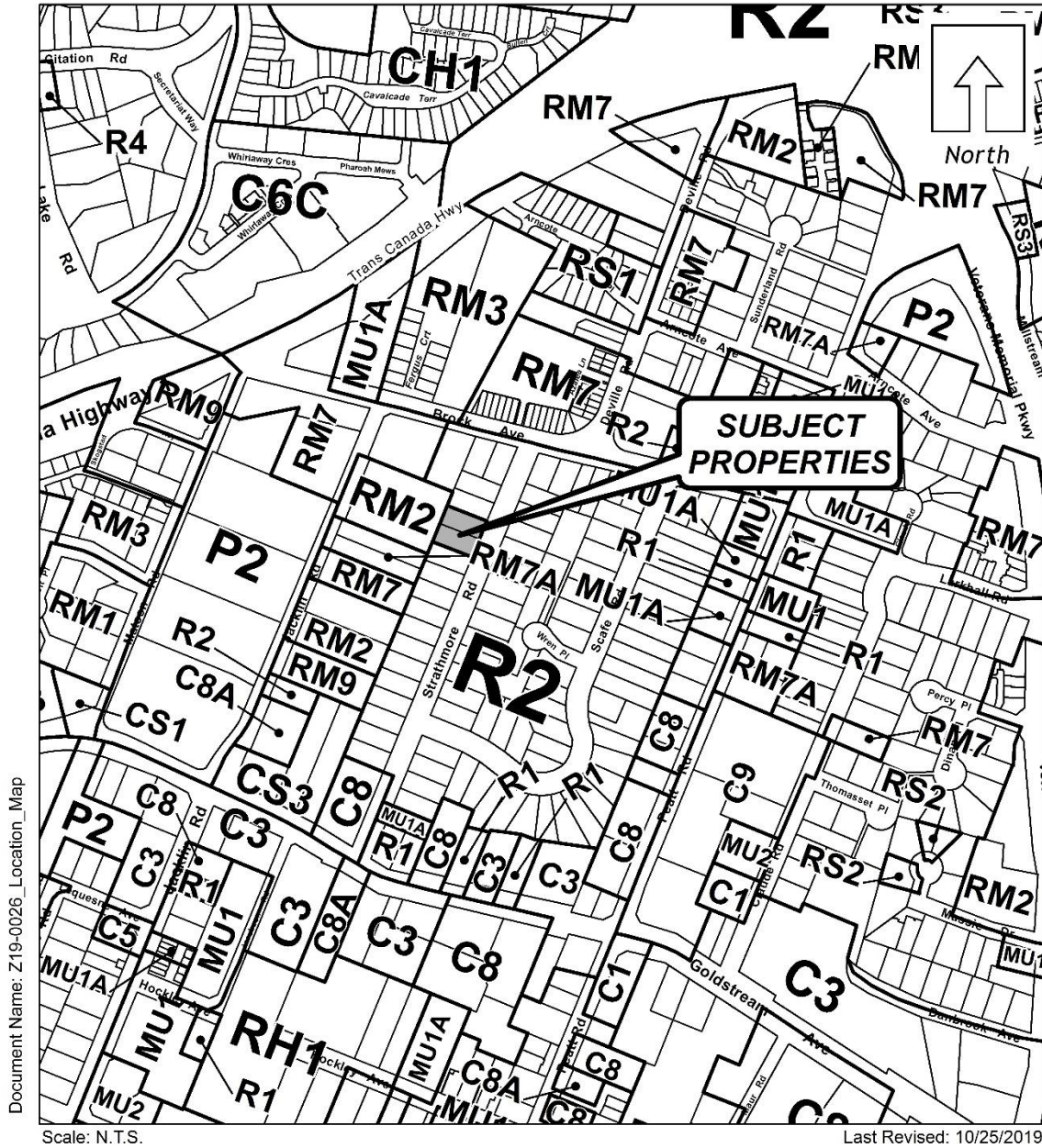


Appendix B  
Location Map

**REZONING BYLAW AMENDMENT**

**( Z19-0026 )**

**2716 & 2720 Strathmore Rd**



**CITY OF LANGFORD**  
**MINUTES OF THE MEETING OF COUNCIL**  
**Monday, March 2<sup>nd</sup>, 2020 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

---

**PRESENT**

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

**ATTENDING**

Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovich; and Director of Corporate Services, B. Hutchins.

**ABSENT**

Councillors: L. Seaton and R. Wade.

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council approve the agenda by moving 10c) Bylaw No. 1878 to 10b) and renumbering accordingly.

CARRIED.

**Councillor Stewart left the meeting at 5:30pm after declaring a conflict of interest as she owns a property in the vicinity of 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl.**

**3. PUBLIC HEARINGS**

**a) BYLAW NO. 1873**

**"Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".**

The Mayor opened the Public Hearing for Bylaw No. 1873 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that the purpose of the public hearing for Bylaw No. 1873 is to amend the OCP designation of 2929 & 2995 Sooke Road, as well as 3201 & 3211 Loledo Place from 'Hillside or Shoreline' to 'Business or Light Industrial' to allow for onsite works to start, that being site clearing and blasting.

The applicant has also applied to rezone the lands, but prior to commencing that process the applicant wishes to amend to OCP in order to start the onsite works.

In support of the OCP Amendment, the applicant has agreed to:

- Register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may only occur on weekdays from 8:30am to 4:30pm, may not occur beyond 2 years from the commencement of these works, and that blasting and rock crushing may not occur beyond 1 year from the commencement of blasting and rock crushing.

Council may wish to direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines.

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. 1873 closed at 5:31 p.m.

**Councillor Stewart re-entered the meeting at 5:32 pm.**

**b) BYLAW NO. 1878**

**"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".**

The Mayor opened the Public Hearing for Bylaw No. 1878 at 5:32 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that John Story and Jozica Kolarich have applied to amend the zoning of a portion of 991 Loch Glen Pl from the R2 (One- and Two-Family Residential) Zone to the RS4 (Residential Small Lot) Zone and to amend the text within the R2 zone to remove the requirement to exclude the SPEA non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.

This is being proposed in order to allow for the development of a two-lot subdivision.

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

In support of these/this application, the applicant has agreed to provide the following:

- a) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
  - i. \$6,000 per lot towards the General Amenity Reserve Fund; and
  - ii. \$1,000 per lot towards the Affordable Housing Reserve Fund.
- b) That the applicant provides, prior to Bylaw Adoption, a section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
  - iii. That the applicant agrees to install all frontage improvements to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
  - iv. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;
  - v. 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;
  - vi. 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; and
  - vii. That the applicant provides a construction management plan to the satisfaction of the Director of Engineering.

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

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. 1878 closed at 5:32 p.m.

#### **4. ADOPTION OF COUNCIL MINUTES**

##### **a) Minutes of the Regular Meeting of Council – February 18<sup>th</sup>, 2020**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the regular meeting of Council held on February 18<sup>th</sup>, 2020.

CARRIED.

**b) Minutes of the Special Meeting of Council – February 25<sup>th</sup>, 2020**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the special meeting of Council held on February 25<sup>th</sup>, 2020.

CARRIED.

**5. OTHER BOARD AND COMMISSION MINUTES**

**a) West Shore Parks and Recreation – January 16<sup>th</sup>, 2020**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the minutes of the West Shore Parks and Recreation Board, held on January 16<sup>th</sup>, 2020.

CARRIED.

**6. PUBLIC PARTICIPATION**

None.

**7. COMMITTEE RESOLUTIONS**

**5:34 pm Councillor Stewart left the meeting after declaring a conflict of interest as the properties discussed in 7a) and 7b) are in proximity to her own property.**

**a) Planning, Zoning and Affordable Housing Committee – February 24<sup>th</sup>, 2020**  
**1. Minutes of the Planning, Zoning & Affordable Housing Committee – February 24<sup>th</sup>, 2020**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee held on February 24<sup>th</sup>, 2020.

CARRIED.

**2. Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford’s OCP in order to allow a for commercial and light industrial uses to be developed on the property.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford’s OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road;

Include within Bylaw No. 1890 a clause to remove “Gravel and Aggregate Processing and sale”, as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

- a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;
- b) 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 along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
  - ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac in a location to be determined and as approved by the Director of Engineering;
  - iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
  - iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. 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;
- ix. 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

**3. Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Rd.**

**Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West

Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

- a. 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;
- b. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:
  - i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
  - ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent along the subject property's frontage, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
  - iii. That the applicant will submit frontage drawings, within 1 month of a formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
  - iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
  - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
  - vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
  - vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
  - viii. 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;
  - ix. 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;
  - x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
  - xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

- xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

**Councillor Stewart re-entered the meeting at 5:35 pm.**

**8. TEMPORARY USE PERMIT**

**a) TUP19-0004 – 2317 Millstream Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Temporary Use Permit No. TUP19-0004 be issued by the Council for the City of Langford to Honeycomb Cannabis Inc. (formerly known as Planet Cannabis 1188770 BC Ltd.) to operate a cannabis retail store at 2317 Millstream Road by means of a Temporary Use Permit subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with the site plan attached (Appendix A).

**2. Conditions**

- a) The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
- b) On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
- c) The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
- d) The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
- e) The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
- f) The City received and reviewed over 30 proposals in response to the Request for Proposals, and identified Honeycomb Cannabis Inc. proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
- g) Honeycomb Cannabis Inc. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products, subject to an occupancy permit for the purpose built addition to 2317 Millstream Road being issued by the City, Council hereby resolves to issue Temporary Use Permit TUP19-0004 to Honeycomb Cannabis Inc. for it to operate

a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. For clarity, this resolution becomes effective and Temporary Use Permit TUP19-0004 is issued at the time that the City issues an occupancy permit for the purpose-built addition to 2317 Millstream Road.

CARRIED.

**9. REPORTS**

**a) CON19-0026 Renewal of the Victoria Fire Dispatch Co-Location Agreement**  
**- Staff Report (Fire)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council authorize Mayor and CAO to execute CON19-0026, the renewal agreement between the City of Langford and the City of Victoria Fire Dispatch Centres to co-locate.

CARRIED.

**b) CON20-0014 Aid Agreement with Victoria Fire Department**  
**- Staff Report (Fire)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council authorize the Mayor and CAO to execute CON20-0014, the aid agreement for aerial apparatus or water tender between the City of Langford and the City of Victoria.

CARRIED.

**c) 2020-2024 Five Year Financial Plan Approval**  
**- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council approve the 2020 – 2024 Five Year Financial Plan and direct staff to bring forward the Five Year Financial Plan Bylaw, 2020 and the 2020 Tax Rate Bylaw.

CARRIED.

**d) Expropriation – 709 and 789 McCallum Road and 2430 Millstream Road**  
**- Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council approve each of the three expropriations at 709 and 789 McCallum Road and 2430 Millstream Road, as described in the attached expropriation notices, by adopting the attached draft resolutions.

CARRIED.

**10. BYLAWS**

**a) BYLAW NO. 1858**

**"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2020".**

**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SAHSTROM

That Council adopt Bylaw 1858.

CARRIED.

**b) BYLAW NO. 1878**

**"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".**

**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1878 second and third readings.

CARRIED.

**Councillor Stewart left the meeting at 5:40 pm after declaring a conflict of interest as she owns a property in the vicinity of 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl, and did not return.**

**c) BYLAW NO. 1873**

**"Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020".**

**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1873 second and third readings.

CARRIED.

**d) BYLAW NO. 1887**

**"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".**

**(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1887 first reading.

CARRIED.

**e) BYLAW NO. 1888**

**"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".**

**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1888 first reading.

CARRIED.

**f) BYLAW NO. 1889**

**"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".**

**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1889 first reading.

CARRIED.

**g) BYLAW NO. 1890**

**"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".**

**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1890 first reading.

CARRIED.

**11. IN-CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

**THAT Council close the meeting to the public pursuant to section 90 (1) k of the *Community Charter* to consider:**

- **Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.**

CARRIED.

**12. ADJOURNMENT**

Mayor Young adjourned the meeting at 6:45 pm.

---

PRESIDING COUNCIL MEMBER:

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CERTIFIED CORRECT  
Corporate Officer

**Minutes of the West Shore Parks and Recreation Society  
Board of Directors Meeting  
Thursday, February 13<sup>th</sup>, 2020 in the WSPR Fieldhouse**

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**PRESENT:** Directors Joe Martignago (Chair), Kim Anema, Lorraine Hilton, Braden Hutchins, Selina Williams

**ABSENT:** Darren Kiedyk, Robert Earl

**STAFF PRESENT:**

Grant Brown, Administrator and Manager of Finance  
Wade Davies, Manager of Operations  
Chantelle Bremner, Recorder  
Bobbi Neal, Community Development  
Rob Wilson, Arena and Events Coordinator

**PUBLIC PRESENT:**

N/A

**CALL TO ORDER**

1. The Chair called the meeting to order at 3:03pm.

**APPROVAL OF AGENDA**

2. ***MOVED/SECONDED BY DIRECTORS HILTON AND HUTCHINS THAT THE AGENDA BE APPROVED AS PRESENTED.***  
***CARRIED***

**APPROVAL OF MINUTES**

3. ***MOVED/SECONDED BY DIRECTORS ANEMA AND WILLIAMS THAT THE MINUTES OF THE REGULAR MEETING HELD JANUARY 16<sup>TH</sup>, 2020 BE PRESENTED.***  
***NO ERRORS, NO OMMISIONS***  
***CARRIED***

**PUBLIC PARTICIPATION**

4. N/A

**CHAIR'S REMARKS**

5. The Chair welcomed Grant Brown as the new Administrator for WSPRS.

**STANDING COMMITTEES**

6. a) **Finance Committee**

*Administrator and Manager of Finance, Gant Brown highlighted the following:*

- The Town of View Royal, District of Metchosin and the City of Langford have provided letters approving the 2020 WSPRS budget. Presentations are being completed at the City of Colwood and the District of Highlands next week.

**b) Skatepark Report**

*Bobbi Neal, WSPR Community Development Programmer highlighted the following:*

- WSPRS, along with the Westshore Skatepark Coalition have made project presentations to all of the municipalities and have had positive feedback from all. It has been proposed that the skatepark project be added to the 2021 WSPRS capital budget.

**MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE SKATEPARK PROJECT BE ADDED TO THE 2021 WSPRS CAPITAL BUDGET.**

**CARRIED**

**OLD BUSINESS**

7. N/A

**NEW BUSINESS**

**8. a) Future Meeting Planning**

- **CAO Advisory Meetings**
- **Mayors Meetings**

WSPRS staff were directed to coordinate individual meetings with the owners and with the CAOs on a quarterly basis.

**b) Active Transportation Network Plan Grant Application**

*Manager of Operations, Wade Davies highlighted the following:*

- WSPRS patrons have requested a covered bike shelter. WSPRS staff have sourced out an Active Transportation Network Plan Grant that will cover 50% of the cost. The remaining 50% of the cost would be allocated from the Parks department operating budget. WSPRS staff would like the support of the Board of Directors to submit an application.

**MOVED/SECONDED BY DIRECTORS HUTCHINS AND WILLIAMS THAT WSPRS STAFF ARE TO SUBMIT AN APPLICATION FOR THE BC ACTIVE TRANSPORTATION NETWORKS PLAN FOR 50% FUNDING OF THE COVERED BIKE SHELTER PROJECT AND THAT THE REMAINING 50% OF THE PROJECT COST IS TO BE ALLOCATED FROM THE PARKS DEPARTMENT OPERATING BUDGET.**

**CARRIED**

**FOR INFORMATION**

**9. a) Administrator's Report**

*Administrator and Manager of Finance, Grant Brown highlighted the following:*

**Administration/Human Resources**

Staff Day was held on Wednesday January 27<sup>th</sup> and was attended by approximately 50 regular staff.

The theme of the day was “The Future looks Bright”. Various staff teams prepared a look at the past decades from the 1960s and onward and the evolution of the physical spaces and programs and services that have occurred on our site. The day included a motivational keynote speaker who spoke on change, with Sandy concluding with an overview of all the positive upgrades and additions coming to WSPR in the next 2 years. Other updates given were on the Board, progress on the governance agreements and the status of the 2020 budget.

The finance team has closed 2019 and has begun preparing the 2019 financial statements. The next few weeks will be a very busy time with the auditors onsite the week of March 8<sup>th</sup>.

Recruitment for the Manager of Finance position is underway. The posting is currently on a number of websites and closes on February 18<sup>th</sup> at noon. The recruitment for the Recreation Program Assistant closes on February 5<sup>th</sup> and postings for summer camp staff will be available shortly.

### **Operations**

The maintenance team had been monitoring a heating issue in the pool since its re-opening after the annual closure. The Operations Manager and Maintenance Supervisor investigated the seams of the new liner with the aid of scuba equipment and were able to locate a faulty seam, which was causing water loss. The installer was contacted and a technician was flown out the next day to repair the seam. The work was carried out without affect to operations, resulting in no more water loss and water temperatures being maintained. The technician will be onsite during the annual pool shutdown in December to fully weld the seam.

### **Programs**

After a very successful Grand Opening held on Friday, February 7<sup>th</sup>, the Indoor Sports Complex is now officially open! The initial feedback from all of the turf and sport court users has been great! Request for usage continues to come in daily as well staff are preparing the letter of use request for April through June. Basketball hoops and other sports equipment have been ordered and are expected to arrive later in the month. Currently there is 82.5 hours of weekly use between rentals and programs.

In December, WSPR submitted a grant for gender equity in recreational sport through CPRA’s Community Grants Initiative 2019. The Girls Got Game program will address the issues facing girls such as inactivity, drop out and lack of confidence in sport and physical activity. We have been successful in receiving this grant from CPRA and have successfully secured \$5,443.48 in funding. The Girls Got Game! program will consist of two parts. The first part will be a 12 week program, each week focusing on a different sport. Guest coaches will teach the hard skills of that sport, while WSPR female staff will touch on some soft skills that they learn while playing that sport. The second part of the grant funding will be for a week of sport camps for girls only where again a new sport will be taught each day with the help of community coaches.

WSPR staff and the Westshore Skatepark Coalition have now presented a funding request to all municipal councils. These have been very successful and currently confirmed or in-principal contributions are totalling \$220,240. The Coalition and WSPR staff also met with the new Westshore Kiwanis group and a fundraising commitment of \$106,000 was agreed upon for the build. Along with the WSC/WSPR fundraising efforts to date (in the account) the overall total is \$329,753.

Staff have identified that the Pottery Studio will be moved from the Q Centre to the Centennial Centre for Arts Culture and Community at the end of 2020. Upgrades to the sewer, electrical and building will be completed before the pottery equipment is moved. This move will both increase capacity for the continual development of pottery, and arts and culture in Centennial Centre as well as create new opportunity for use within the Q Centre.

***MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE ADMINISTRATOR'S REPORT BE RECEIVED AS PRESENTED.***

***CARRIED***

***FOR INFORMATION ONLY***

#### **IN CAMERA**

10.

***MOVED/SECONDED BY DIRECTORS HUTCHINS AND ANEMA THAT THE MEETING MOVE IN CAMERA AND THAT THE STAFF STAY.***

THAT there is a need to have a meeting closed to the public and persons other than the West Shore Parks & Recreation Board of Directors, and staff and those identified under section 3.(2) of the Board policy shall be excluded on the basis of section 1.(2)(b) negotiations between West Shore Parks & Recreation and a third party and section 1.(1)(k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages.

***CARRIED***

#### **ADJOURNMENT**

11. ***MOVED/SECONDED BY DIRECTORS ANEMA AND WILLIAMS THAT THE MEETING BE ADJOURNED AT 5:05PM.***

***CARRIED***

**CITY OF LANGFORD**

**MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE**

**Monday, March 9<sup>th</sup>, 2020 @ 5:30 pm**

**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

**PRESENT**

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: C. Brown, M. Hall, D. Horner, and J. Raappana

**ATTENDING**

M. Baldwin, Director of Planning and Subdivision; and M. Mahovich, Director of Engineering.

**ABSENT**

Members: A. Creuzot, S. Harvey, 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: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the agenda as presented.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee Meeting – February 24<sup>th</sup>, 2020**

MOVED BY: D. HORNER  
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on February 24<sup>th</sup>, 2020.

CARRIED.

#### **4. REPORTS**

- a) Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational vehicle storage compound at 4373 West Shore Parkway by means of a Temporary Use Permit**  
**- Staff Report (Planning)**

MOVED BY: D. HORNER  
SECONDED: C. BROWN

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

Proceed with the consideration of Temporary Use Permit TUP20-0001 to allow the land to be used for receiving, preparing and storage of recreational vehicles for sale at the applicant's neighboring RV Dealership (4377 West Shore Parkway) without building a structure that meets the 10% minimum lot coverage for lots with an area less than 1,000 m<sup>2</sup> subject to the following conditions:

- a. No razor wire fencing;
- b. At least one 10lb dry chemical fire extinguisher must be available on site at all times;
- c. Address for the site to be posted as per City of Langford bylaw; and
- d. Maintain an access lane on site for fire suppression for the duration.

CARRIED.

#### **5. ADJOURNMENT**

The Chair adjourned the meeting at 5:34 p.m.

---

CHAIR

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CERTIFIED CORRECT  
(Corporate Officer)



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

**Date:** March 9, 2020

**Department:** Planning

**Application No.:** TUP20-0001

**Subject:** Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational vehicle storage compound at 4373 West Shore Parkway by means of a Temporary Use Permit.

---

### **PURPOSE**

Ken Demontigny of Galaxy Motors (0698721 BC Ltd.) has applied for a Temporary Use Permit (TUP) to allow a recreational vehicle storage compound at 4373 West Shore Parkway. The current zoning requires a minimum of 10% site coverage. The applicant is asking to use the land as an open compound without building a structure that meets the 10% site coverage requirement. The site will be used for receiving and processing new recreational vehicles and storing overstock. This space will be used in conjunction with the new Galaxy RV dealership currently under construction on the neighboring lot. The applicant plans to build on this lot after he completes and recoups financially from the development he is undertaking on his other two lots to the south.

### **BACKGROUND**

#### PREVIOUS APPLICATIONS

In 2013 the area was rezoned to Business Park 2A (BP2A) and was subsequently subdivided into 12 lots. An environmental Development Permit was issued in 2013 (DP13-0008) and it was amended in 2013 (DP14-0008 & DP13-0027) A Development Permit for Form & Character was issued in 2019 for the development of a building on lot 1 (4391 West Shore Pkwy.) to facilitate motor vehicle sales and a building on lot 2 (4377 West Shore Pkwy.) to facilitate recreational vehicle sales. This DP also permitted lot 3, the subject property, (4373 West Shore Pkwy.) to be used as a temporary staging and sales center for RV sales until occupancy is granted for the RV sales building currently under construction at 4377 West Shore Pkwy.

**Table 1: Site Data**

|                  |                |
|------------------|----------------|
| <i>Applicant</i> | Galaxy Motors  |
| <i>Owner</i>     | Ken Demontigny |

|                          |                                                                          |                                           |
|--------------------------|--------------------------------------------------------------------------|-------------------------------------------|
| <i>Civic Address</i>     | 4373 West Shore Parkway                                                  |                                           |
| <i>Legal Description</i> | Lot 3, Section 88, Metchosin District, Plan EPP88662, PID 030-701-121    |                                           |
| <i>Size of Property</i>  | 6278 m2                                                                  |                                           |
| <i>DP Areas</i>          | Interface Fire Hazard, Habitat and Biodiversity Development Permit Areas |                                           |
| <i>Zoning</i>            | Existing:<br>Business Park 2A (BP2A)                                     | Proposed:<br>Business Park 2A (BP2A)      |
| <i>OCP Designation</i>   | Existing:<br>Business or Light Industrial                                | Proposed:<br>Business or Light Industrial |



Figure 1: Map

## SITE AND SURROUNDING AREA

The existing site has been cleared and prepped for development. It is mostly flat and finished with blast rock and granular fill. The east and south sides are retained with engineered rock walls. The site is currently fenced with black chain link and is temporarily being used for RV Sales as previously mentioned. The two properties to the south are owned by the same owner and currently have buildings being constructed on them. The property to the north is vacant. On the west side the land is being developed for a roofing company with a warehouse under construction.

**Table 2: Surrounding Land Uses**

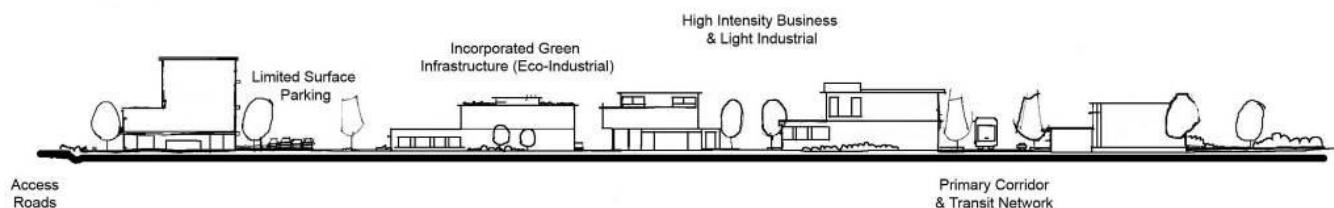
|              | <b>Zoning</b>           | <b>Use</b>                                           |
|--------------|-------------------------|------------------------------------------------------|
| <i>North</i> | Business Park 2A (BP2A) | vacant                                               |
| <i>East</i>  | Business Park 2A (BP2A) | RV sales dealership                                  |
| <i>South</i> | Business Park 2A (BP2A) | RV sales dealership                                  |
| <i>West</i>  | Business Park 2A (BP2A) | Vacant lots & Light Industrial Storage and Warehouse |

## OFFICIAL COMMUNITY PLAN

The OCP designates this property as *Business or Light Industrial*. The Business or Light Industrial is defined as:

- *Predominately business and light industrial precinct that supports a range of business uses.*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve the users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate.*

**Figure 1: Business or Light Industrial Centre Concept**



The Business or Light Industrial Centre designation contemplates a range of business uses. The proposed temporary use of this land would satisfy the objectives within the OCP.

#### DEVELOPMENT PERMIT AREAS

The parcel lies within the Habitat and Biodiversity Development Permit Area. As noted previously, an environmental development permit was issued for the area. The proposed temporary use would not adversely effect the environment as the land has been completely cleared of any vegetation.

The subject property also falls within the Extreme Fire Hazard Development Permit Area and therefore it is recommended that the civic address be posted as per the City bylaw and that at least one 10 pound fire extinguisher be available on site at all times.

#### PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is accessed via West Shore Parkway which connects to the Trans-Canada Highway (Highway 1) and to Sooke Road (Highway 14).

Frontage improvements along the West Shore Parkway were completed through the original rezoning.

Onsite parking for the proposed use would not be required as the intended use of the land would be for receiving new inventory and prepping said inventory for sale at the neighbouring recreational vehicle sales site. If any parking would be required it must comply with Section 4.01.01 of the Zoning Bylaw.

#### INFRASTRUCTURE

Sewer runs along West Shore Parkway although this will not be functional until a pump station and associated works are completed along Finney Rd.

#### **COMMENTS**

##### DEVELOPMENT PROPOSAL

The current zone permits retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, small industrial equipment such as skid steer loaders and heavy industrial equipment (e.g.: loaders, excavators) and heavy trucks (i.e.: greater than 2700 kg GVW) and parts and accessories thereof;

The applicant's wish is to not immediately develop the property under the current zoning designation which would cause them to build a building that met the 10% site coverage requirement but rather use the land for receiving and preparing recreation vehicles to be sold on their neighbouring lot. It is the applicant's intent to build on the property in the future therefore a temporary use permit would allow them to facilitate the sales operations on their lots to the south in the interim until such a time as they can proceed with the planning and construction of a building on the subject property.

## **OPTIONS**

### **Option 1**

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

1. Proceed with the consideration of Temporary Use Permit TUP20-0001 to allow the land to be used for receiving, preparing and storage of recreational vehicles for sale at the applicant's neighboring RV Dealership (4377 West Shore Parkway) without building a structure that meets the 10% minimum lot coverage for lots with an area less than 1,000 m<sup>2</sup> subject to the following conditions;
  - a. No razor wire fencing;
  - b. At least one 10lb dry chemical fire extinguisher must be available on site at all times;
  - c. Address for the site to be posted as per City of Langford bylaw.
  - d. Maintain an access lane on site for fire suppression for the duration.

### **OR Option 2**

2. Reject this application for a temporary use permit.

Respectfully submitted,

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Submitted by: | Kory Elliott, Planning and Land Development Technician                |
| Concurrence:  | Matthew Baldwin, MCIP, RPP, Director of Planning                      |
| Concurrence:  | Adriana Proton, Manager of Legislative Services                       |
| Concurrence:  | Cory Manton, Manager of Parks and Recreation                          |
| Concurrence:  | Chris Aubrey, Fire Chief Accepted via email                           |
| Concurrence:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| 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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**CITY OF LANGFORD**

**MINUTES OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE**

**Tuesday, March 10<sup>th</sup>, 2020 @ 5:30 pm**

**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

**PRESENT**

Councillors R. Wade (Chair), N. Stewart (Vice Chair); Members: L. Bjola, N. Johal, and C. Lervold.

**ATTENDING**

Deputy Director of Engineering and Public Works, G. Henshall.

**ABSENT**

Member: B. Sifert.

**1. CALL TO ORDER**

The Chair called the meeting to order at 5:36 pm.

**2. PUBLIC PARTICIPATION**

Resident on Merlin Road – Addressed the committee regarding speed on their street. They would like to see it reduced due to safety and parking concerns.

**3. APPROVAL OF THE AGENDA**

MOVED BY: L. BJOLA

SECONDED: COUNCILLOR STEWART

That the Transportation and Public Works Committee approve the agenda as presented.

CARRIED.

**4. ADOPTION OF THE MINUTES**

**a) Transportation and Public Works Committee Meeting – January 28<sup>th</sup>, 2020**

MOVED BY: L. BJOLA

SECONDED: C. LERVOLD

That the Transportation and Public Works Committee approve the minutes of the meeting held on January 28<sup>th</sup>, 2020.

CARRIED.

## 5. REPORTS

### a) **Walfred Road Streetlight Request and Survey** - **Staff Report (Engineering)**

MOVED BY: L. BJOLA  
SECONDED: C. LERVOLD

That the Transportation and Public Works Committee recommend to Council:  
That Council:

Direct staff to do nothing at this time with respect to installing new streetlights on Walfred Road between Cuaulta Crescent and the end of the road.

CARRIED.

### b) **Consideration of Flashing Pedestrian Crossing Lights Setchfield Road at Lakewood School** - **Staff Report (Engineering)**

MOVED BY: L. BJOLA  
SECONDED: N. JOHAL

That the Transportation and Public Works Committee recommend to Council:  
That Council:

Direct staff to do nothing at this time with respect to installing a new pedestrian activated crosswalk flasher at the crosswalk fronting Lakewood Elementary School.

CARRIED.

## 5. ADJOURNMENT

The Chair adjourned the meeting at 6:07 pm.

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PRESIDING COUNCIL MEMBER

---

CERTIFIED CORRECT  
Corporate Officer



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## **Staff Report to Transportation and Public Works Committee**

**Date:** March 10, 2020  
**Department:** Engineering  
**Subject:** Walfred Road Streetlight Request and Survey

---

### **Background**

The City received requests for additional streetlights on Walfred Road, in the section beyond Cuaulta Crescent (map attached). The purpose of this report is to determine whether additional streetlights should be installed on this section of Walfred Road.

### **Commentary**

Walfred Road, between Cuaulta Crescent and the end, is a long cul-de-sac with only two small roads off of it: Mountain Top Road and Worrall Drive. Home to approximately 60 properties this area is original to Langford's inception many years ago and has not seen any development. The only streetlights along this route are the power pole-mounted lights that the City leases from BC Hydro.

For lighting requests staff refer to the City's Street Lighting Policy (POL-104-ENG, attached). As there are already lights at each intersection and one in the cul-de-sac staff are considering these requests as additional lights along the straight sections and corners of the road.

Walfred Road features a wide right-of-way (20m) and the power poles that any new streetlights would be attached to are not near the paved road that they are intended to illuminate (see attached map for locations). The longest davit arm available from BC Hydro is 4.8m which places the light between 3 to 6 meters away from the paved road: the light would effectively be illuminating the vegetated roadside. Although there would be some light spillage onto the traveled surface, staff do not believe that it would be significant enough to serve the intended purpose.

Unlike older Municipalities like Saanich and Victoria BC Hydro does not allow Langford to install our own infrastructure on their poles so that is not an option. To install City-owned streetlights in any of these locations would be cost prohibitive as this would require a separate Hydro power service and service panel at each light.

Staff decided to petition the local area for their thoughts on the idea of additional streetlights along Walfred Road and to respond with either for or against. Of the fifty-one letters sent only nine responses were received: 5 for and 4 against. This even distribution of responses coupled with the low response rate may indicate a general lack of interest in the matter either way.

Additionally, vehicle and pedestrian traffic is limited to the local area residents because there are no through access to other properties or roads. The vast majority of all users that frequent this road are familiar with the 'challenges' that may be present: in this case the perceived lack of streetlighting.

**Legal Implication**

None.

**Financial Implications**

The cost of new BC Hydro streetlights varies considerably: from free to approx. \$1500 per light. There is no reason provided by BC Hydro, the City receives a cost letter and proceeds accordingly. Furthermore the on-going lease cost is approx. \$17 per month per light: this is funded through the Engineering Dept.'s annual BC Hydro service budget.

To install new City-owned streetlights would cost approximately \$10,000 each, which includes new concrete bases, service base and panel, BC Hydro service connection, pole, arm and light fixture. This would be funded through the Engineering Departments' annual Streetlight Maintenance budget.

## Options

That the Transportation and Public Works Committee recommend that Council:

1. Direct staff to do nothing at this time with respect to installing new streetlights on Walfred Road between Cuaulta Crescent and the end of the road;

OR

2. Direct staff to install BC Hydro streetlights on power poles at the following locations: 891; 873; 863; 836; 786; 758; 753 Walfred Road and at an approximate cost of \$12,000 and to be funded through the City's annual BC Hydro streetlighting budget.

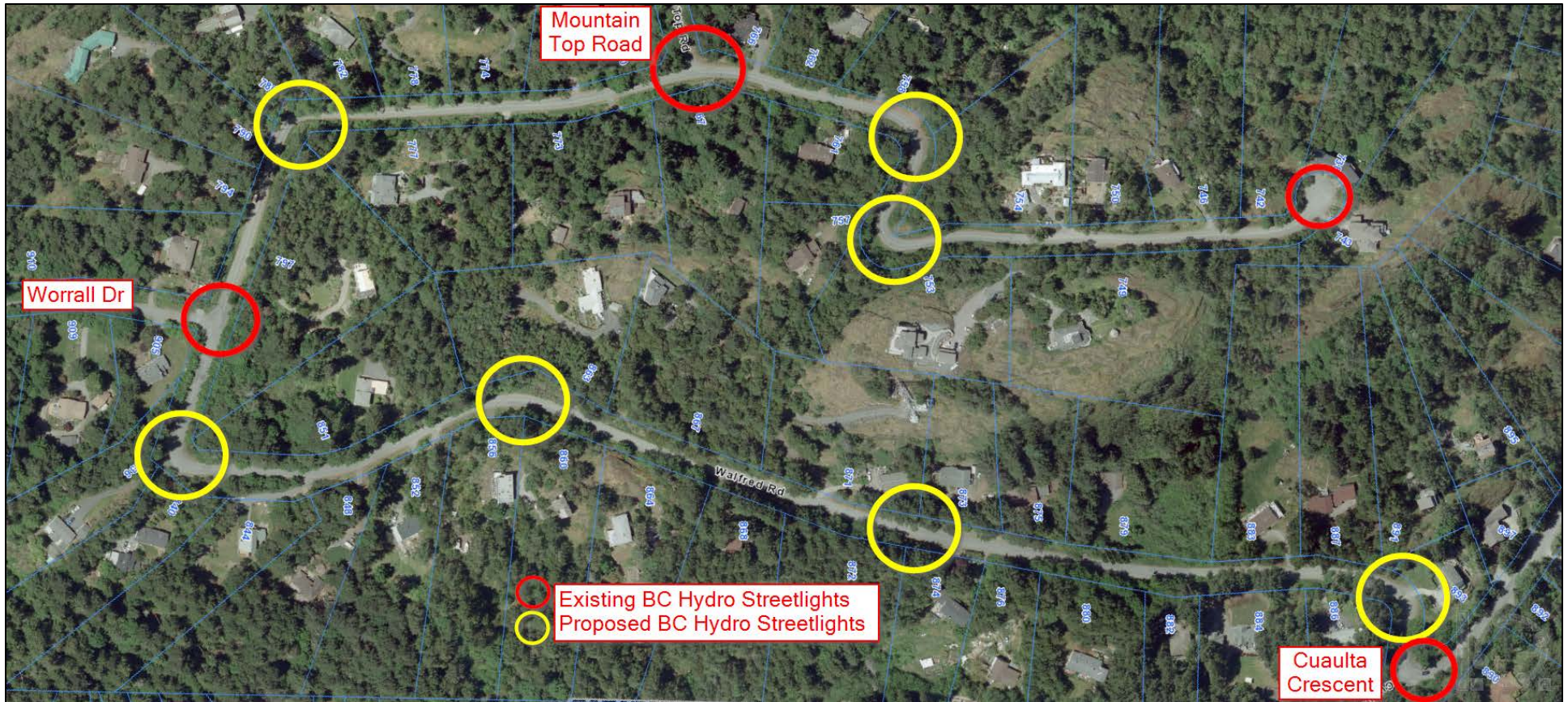
Respectfully submitted,

|               |                                                                      |
|---------------|----------------------------------------------------------------------|
| Submitted by: | David Lenton, ASCT, Senior Engineering Technologist                  |
| Concurrence:  | Michelle Mahovich, P.Eng, P.Geo, Director of Engineering             |
| Concurrence:  | George Henshall, ASCT, Deputy Director of Engineering & Public Works |
| Concurrence:  | Matthew Baldwin, MCIP, RPP, Director of Planning                     |
| Concurrence:  | Adriana Proton, Manager of Legislative Services                      |
| Concurrence:  | Michael Dillabaugh, CPA, CA, Director of Finance                     |
| Concurrence:  | Braden Hutchins, Director of Corporate Services                      |
| Concurrence:  | Darren Kiedyk, Chief Administrative Officer                          |

:dl

Attachments: Walfred Road Map  
POL-104-ENG Street Lighting Policy

Map 1 - Walfred Road with Existing and Proposed BC Hydro Streetlight Locations





# City of Langford

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**Policy Name:** Street Lighting Policy

**DEPARTMENT:** Engineering

☐ New ☒ Amendment

SP Governance/Corporate Policy and Planning/Policies and Procedures

**POLICY NO:** POL-0104-ENG

## Amendment No. 1, 2016

### **PURPOSE**

The purpose of this policy is to guide staff and inform the public of the reasons for, and the location of, BC Hydro streetlights that are to be installed in existing neighbourhoods in the City of Langford that have not yet seen recent development.

### **POLICY**

Street Lighting Policy for Existing Neighbourhoods

That it be Council policy that BC Hydro streetlights be installed in the City of Langford in the following locations:

- a) At no more than 100 meter spacing along collector roads. Spacing may be restricted based on the location(s) of existing BC Hydro pole(s);
- b) At each municipal road intersection, crosswalks and major accesses;
- c) At the end of each no through road wherever more than 50% of the affected people on the cul-de-sac sign a petition asking for the streetlight;
- d) A second streetlight shall be added at intersections, sharp corners and locations where road curvature reduces visibility and the existing streetlight does not give adequate coverage.

Amends: POL-0104-ENG, 1999

Adopted by Council  
Meeting Date: April 18<sup>th</sup>, 2016

CERTIFIED CORRECT

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date:



**Staff Report**  
**to**  
**Transportation and Public Works Committee**

**Date:** March 10, 2020

**Department:** Engineering

**Subject:** Consideration of Flashing Pedestrian Crossing Lights Setchfield Avenue at Lakewood School

---

**Background**

The Engineering Department has received a request to install a pedestrian activated crossing flasher at the crosswalk on the Setchfield Avenue frontage of Lakewood Elementary School. The purpose of this report is to review the investigation into this request.

**Commentary**

Lakewood Elementary School is in north Langford at the base of Bear Mountain and largely serves the northwest Langford catchment. It is bound by Treanor Avenue on one side and Setchfield Avenue on the other. The school is well known for having significant traffic congestion during standard drop-off and pick-up times, particularly on Setchfield as that is the main entrance (see pics attached). This congestion leads to a lack of formality in how the road operates: with vehicles driving by at a slow pace and parents with children crossing the road at all areas whenever there is a clear moment in the passing traffic.

Over the past several years the City has paid a good deal of attention and provided substantial infrastructure to this road and school, including: the installation of bike lanes from Florence Lake Road to Treanor Avenue; red-painted school zone boxes at each entrance to the school zone; additional parking on the west side of Setchfield Avenue; a marked and signed crosswalk at the schools' frontage on Setchfield Road; and plastic bollards on Setchfield Road to both visually narrow the approach to the schools' access when driving down Setchfield and limit parking in those sections.

When the City receives requests of this type staff run a warrant process that has been standardized by the *Transportation Association of Canada's Pedestrian Crossing Control Guide*. This provides guidance on whether a crossing is required and, if so, what infrastructure is required to define it. Although the drop-off/ pick-up times creates considerable congestion at all other times Setchfield Ave sees minimal volume. As well pedestrian volume at this crossing is equally low due to little infrastructure on either side of the road for people to cross over to with any great frequency. As a result there is little reason for system connectivity and, therefore, no reason for additional infrastructure to highlight this crossing location.

**Legal Implication**

None.

**Financial Implications**

The purchase and installation of a new pedestrian activated crosswalk flasher is estimated at \$20,000 and is normally funded through the Engineering Dept.'s annual Traffic Signal Upgrade capital budget. However, this does not account for any contingency due to the existing utilities that staff believe would impede on the ideal installation location for the flashers' concrete bases and posts. It is likely that this cost would increase an unknown amount due to this existing infrastructure.

**Options**

That the Transportation and Public Works Committee recommend that Council:

1. Direct staff to do nothing at this time with respect to installing a new pedestrian activated crosswalk flasher at the crosswalk fronting Lakewood Elementary School;

OR

2. Direct staff to install a new pedestrian activated crosswalk flasher at an estimated cost of \$20,000 and funded through the Engineering Dept.'s annual Traffic Signal Upgrade capital budget.

Respectfully submitted,

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Submitted by: | David Lenton, ASCT, Senior Engineering Technologist                   |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering             |
| Concurrence:  | George Henshall, ASCT, Deputy Director of Engineering & Public Works  |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning                       |
| Concurrence:  | Adriana Proton, Manager of Legislative Services                       |
| Concurrence:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| 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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**Photo 1 - Setchfield Avenue at Drop-Off Time**



**Photo 2 – Setchfield Avenue at Pick-Up Time**



Map 1 – Lakewood Elementary School on Setchfield Avenue





## Staff Report to Council

**Date:** March 16, 2020  
**Department:** Engineering  
**Subject:** Tendering of Two Capital Projects

---

### Background

At the Transportation and Public Works Committee meeting held on January 28<sup>th</sup>, 2020 the 2020-2025 Engineering Budget report was brought forward. In that report contained two key capital projects:

- **Peatt Road at Brock Road Roundabout Road DCC Project** – The small existing roundabout on Peatt Road at Brock is slated to be replaced with a properly sized roundabout. Staff would like to design it in 2020, tender it in the Fall of 2020 and construct it in 2021. Staff are of the opinion that tendering in the Fall for construction the following year could give better pricing. McElhanney has almost fully designed this roundabout as part of the construction of the Ironclad apartment building on the northeast corner at this location and the construction of the one-way westbound lane of Larkhall. The roundabout construction could include constructing the remaining lane of Larkhall. McElhanney has provided a cost estimate to complete the design and take the project to tender.
- **Florence Lake Road Improvements Road DCC Project** – Staff would like to design road and pedestrian/cycling improvements on Florence Lake Road from Setchfield to McCallum Road. This work is proposed to be designed in 2020, tendered in the Fall of 2020 and constructed in 2021. This would allow the McCallum Road improvements to be constructed in 2020 first, before any work on Florence Lake Road to avoid traffic conflicts. Preliminary designs for this work were done by On Point Project Engineers several years ago and staff are suggesting carrying that work forward. On Point has provided a cost estimate for the design completion and tendering of the project.

**Financial Implications**

The Engineering Budget has been forwarded to the Director of Finance for consideration as part of the overall City of Langford budget.

**Legal Implications**

None noted.

**Options**

1. That Council award the detailed design and tendering of the Peatt at Brock Road roundabout to McElhanney, and fund the works from the Road DCC program; and
2. That Council award the detailed design and tendering of the Florence Lake Road improvement project to On Point Project Managers, and fund the works from the Road DCC program.

Respectfully submitted,

|               |                                                 |
|---------------|-------------------------------------------------|
| Submitted by: | Michelle Mahovich, Director of Engineering      |
| Concurrence:  | Braden Hutchins, Director of Corporate Services |
| Concurrence:  | Braden Hutchins, A/Chief Administrative Officer |

: MM



## Staff Report to Council

**Date:** March 16, 2020

**Department:** Parks & Recreation

**Subject:** Goldstream Farmers Market Society– 2020-2022 Agreement

---

### Background

The Goldstream Farmers Market Society (previously known as the Luxton Station Market Society), has been operating in Langford since 2010. The Market started out on Bryn Maur Avenue and relocated to Veterans Memorial Park in 2014. The current agreement expired in October of 2019 and the recently elected board has expressed their wish to continue their association with the City of Langford. A new agreement taking into account last year's amendment to the agreement to allow for the tasting of beer and spirits at the Market would form a part of the agreement.

### Commentary

At a regularly scheduled Council meeting on December 15, 2016, Council approved the 2017 -2019 Goldstream Farmers Market Agreement. In this agreement, Council approved, the sale of alcoholic beverages with the following restrictions: 1) the sale of two bottles per vendor; 2) two liquor vendors per Market opening providing tasting and sales services; 3) sales of alcohol would be limited to wine, cider or mead. At a regular scheduled Council meeting on April 4, 2019, Council approved an amendment to the 2017 – 2019 agreement to allow for the tasting and sales of local beers and sprits in addition to the already permitted wine, cider and mead. The Market wishes to enter into a new three year agreement under the same terms as are currently contained in the amended 2017 – 2019 agreement regarding the tasting and sale of alcohol. Staff have not received any complaints regarding the tasting and sale of alcohol at the Market.

### Financial Implications

None.

### Legal Implications

None.

**Options**

That Council:

1. Approve the Goldstream Farmers Market Agreement 2020 – 2022, including the tasting and sales of alcohol.

Or,

2. Direct staff to develop a new agreement for the 2020-2022 seasons that does not include the sales of alcohol as requested.

Or,

3. Decline to grant a new agreement at this time.

Attachment: Draft Goldstream Farmers Market Agreement 2020 – 2022.

Respectfully Submitted,

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Submitted by: | Cory Manton, Manager of Parks and Recreation                          |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning                       |
| Concurrence:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence:  | Michelle Mahovich, P. Eng, P. Geo, Director of Engineering            |
| Concurrence:  | Michael Dillabaugh, CPA, CA, Director of Finance                      |
| Concurrence:  | Braden Hutchins, Director of Corporate Services                       |
| Concurrence:  | Braden Hutchins, A/ Chief administrative Officer                      |

CM



**City of Langford**  
*www.cityoflangford.ca*

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**LICENCE AGREEMENT**

**GOLDSTREAM FARMERS MARKET SOCIETY OUTDOOR MARKET**

**THIS AGREEMENT** made as of the 16th day of March, 2020.

BETWEEN:

**THE CITY OF LANGFORD**

2<sup>nd</sup> Floor, 877 Goldstream Avenue  
Victoria, B.C. V9B 2X8

(the "City")

AND:

**GOLDSTREAM FARMERS MARKET SOCIETY**

PO Box 28007  
Westshore PO  
Victoria, B.C. V9B 6K8  
(Registration No. S-52053)

(the "GFMS")

**WHEREAS:**

- A. The GFMS wishes to occasionally use a portion of Veterans Memorial Park for operating an outdoor public market on Saturdays, from May to October each of the years from 2020 to 2022, ending Oct 31, 2022.
- B. The City is of the opinion that the operation of an outdoor public market will benefit the community culturally, artistically, and commercially.

**NOW THIS AGREEMENT WITNESSES** that in consideration of the promises exchanged herein and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

**1.0 DEFINITIONS**

1.1. In this Agreement,

"Land" means that portion of parkland at 697 Goldstream Ave and 2818 Aldwynn including the washrooms located at 2830 Aldwynn as identified on the attached **Schedule 'A'**.

"Market" means the outdoor public market authorized under section 2.0. of this agreement.

**"Special Event"** means an event authorized by permit or licence requiring the temporary closure of the Land or the Market, including without limitation, an assembly, parade, demonstration, or the filming of a moving picture or television production.

**"Vendors"** means individuals who are authorized by GFMS to use or occupy a space, table, or booth outdoors on the Land for the sole purpose of selling either locally grown or locally prepared produce and foodstuffs such as fruit, beverages – including alcohol limited to beer, spirits, wine, cider or mead - vegetables, meat, baked goods and preserves from locally owned and/or operated farms, food prepared for consumption during market hours, arts, crafts and wares that are produced in the vendor's home, or services to the public as per the vendor description and rules within the GFMS Vendor Regulations Document. Vendors are not permitted to display information or hand out pamphlets or flyers that are of a nature that may be considered political or socially offensive, nor are vendors permitted to solicit information or support from the public in the form of petitions or letters of support.

## **2.0 GRANT OF LICENCE**

- 2.1. The City grants a non-exclusive licence to the Goldstream Farmers Market Society to use the Land for the purpose of operating an outdoor public market in accordance with this Agreement.
- 2.2. GFMS has no claim to the Land or any interest in it other than as permitted under this Agreement.
- 2.3. For the purpose of operating the Market, GFMS may allow Vendors to:
  - (a) erect temporary outdoor stands, coverings, screens, and other related equipment; and
  - (b) sell services or tangible personal property.
- 2.4. In the event that the GFMS changes its' name, the City is to be notified so that this agreement may be redrafted accordingly.

## **3.0 HOURS OF OPERATION**

- 3.1. Subject to the City's right to terminate this Agreement under section 9.2, GFMS may allow the operation of the Market between 10:00 a.m. and 2:00 p.m. on Saturdays, beginning in the month of May and ending in the month of October during the years 2020-2022.
- 3.2. In accordance with section 5.5, the Land will be closed to vehicular traffic between 8:00 am and 3:00 pm to allow for the setup and removal of vendor stands.

## **4.0 LICENCE AND RENTAL FEES**

- 4.1. GFMS will not be required to pay the City a licence fee associated with the operation of the Market for the years 2020, 2021 and 2022.

## **5.0 LICENCE REQUIREMENTS**

- 
- 5.1. GFMS will obtain and exhibit health, fire, and liquor license authorities' approvals at each of the Market's vending stalls for which those approvals are required.
  - 5.2. When the Market is operating, GFMS will maintain the Land in a clean and sanitary condition, free of litter.
  - 5.3. GFMS will ensure that all Vendors have obtained proof of registration with sales tax authorities if that registration is required by law.
  - 5.4. When the Market is operating, GFMS will maintain pedestrian walkways and access for emergency vehicles on the Land.
  - 5.5. Should there be a need request for a road closure, GFMS will not implement the provisions on their own, but will utilize the services of Victoria Contracting and Municipal Maintenance Corporation (VCMCMC), who will erect barriers no earlier than one (1) hour before the Market operation is to begin, and one (1) hour after the Market closes.
  - 5.6. GFMS will ensure that on each day that the Market operates, all tables, display stands, coverings, screens, and other equipment used for the Market are:
    - (a) not erected until two (2) hours before the Market operation is to begin; and
    - (b) removed from the Land within one (1) hour after the Market ends.
  - 5.7. On each day that the Market ends, GFMS will leave the Land in the same condition that it was before the structures and equipment for the Market were erected.
  - 5.8. If GFMS fails to comply with section 5.7 and the City does any of the work described in those clauses, GFMS will pay to the City the costs of the work undertaken by the City.
  - 5.9. When requested, GFMS will provide to the City, a full report related to the following matters:
    - (a) the percentage of commercial vendors, local produce and beverage vendors, local craft vendors, and local artists who participate in the Market.
  - 5.10. The sale of alcoholic beverages are limited to the following:
    - a) The sale of two (2) bottles per vendor;
    - b) That there will be only two (2) alcohol vendors per Market opening providing tasting and sales services;
    - c) Sales are limited to beer, spirits, wine, cider or mead only.

## **6.0 INSURANCE AND INDEMNITY**

- 6.1. GFMS will maintain public liability insurance in an amount of at least \$5 million per occurrence in respect of personal injury (including death resulting there from) or property damage which may arise from the use of the Land by GFMS for operating the Market and will include the City as an additional insured in respect of that policy of insurance. GFMS will provide the City with proof of that insurance upon reasonable request.
- 6.2. GFMS will indemnify and save harmless the City from all actions, claims, damages, losses, and expenses that the City may incur because of anything done or omitted to be done by GFMS or the Vendors in relation to the use of the Land by GFMS or the Vendors for operating the Market.

## **7.0 ASSIGNMENT**

- 7.1. GFMS will ensure that it and the Vendors do not transfer or assign the licence granted under section 2.0 without first obtaining the City's written consent.

## **8.0 NOTICE**

- 8.1. For the purposes of this Agreement, notice is sufficiently given by one party to the other if the notice is written, is personally delivered or mailed with prepaid postage and is addressed to:
- (a) Goldstream Farmers Market Society at PO Box 28007, Westshore PO, Victoria B.C., V9B 6K8; and
  - (b) the City at 2<sup>nd</sup> Floor, 877 Goldstream Avenue, Victoria B.C., V9B 2X8 #.

## **9.0 SUSPENSION AND TERMINATION**

- 9.1. Where the Land is required for a Special Event, the City may upon thirty (30) days' written notice to GFMS, provide that the rights of GFMS to operate the Market are suspended for such period of time as the City indicates is necessary to accommodate the Special Event. In the event of a suspension under this section, the City shall not be responsible for any loss, costs, or damages incurred by GFMS or the Vendors as a result of such suspension. However, the City shall request that the third party which has applied to the City for permission to use the Land for the Special Event, negotiate with GFMS and the Vendors such compensation for the suspension of their rights under this Agreement as the third party, GFMS and the Vendors may determine is fair and reasonable. Nothing in this section shall oblige the City to take any steps to assist GFMS and the Vendors with such negotiations, or to take any steps to enforce the terms of any arrangement that is reached between GFMS, the Vendors, and the third party respecting such compensation, permission or to withhold the granting of its permission in respect of the Special Event if GFMS, the Vendors, and the third party have not agreed to the terms of any compensation to be paid to GFMS and the Vendors.
- 9.2. The City may at any time suspend this Agreement without any compensation to GFMS or the Vendors if, in the opinion of the Director of Engineering, the City requires access to the Land for the purpose of constructing, maintaining or repairing any road, sidewalks, pavement, utility, conduits, sanitary sewer, manholes, water mains, or other municipal infrastructure. The City will use reasonable efforts to provide GFMS with advance written notice of such suspension, but in the event of an emergency that renders the provision of notice impractical, the City may suspend the Agreement without notice.
- 9.3. Either party may terminate this Agreement at any time by giving sixty (60) days' written notice to the other party.
- 9.4. The City may terminate this Agreement by giving ten (10) days' written notice to GFMS if it fails to comply with a provision of this Agreement. GFMS may terminate this agreement by giving ten (10) days' written notice to the City, if the operator has a medical emergency.
- 9.5. The City may terminate this Agreement by giving two (2) days' written notice to GFMS if the GFMS rents or allows an individual, group, or the like to occupy a booth, stand, or space who does not meet the definition of a Vendor.

- 9.6. The City may terminate this Agreement by giving two (2) days' written notice to GFMS if the GFMS rents or allows an individual, group, or the like to occupy a booth, stand, or space who does meet the definition of a Vendor, but is also conducting acts prohibited under the definition of a Vendor.
- 9.7. The GFMS may prevent the termination of this Agreement pursuant to sections 9.5 and 9.6 if the GFMS terminates its' contract with the offending Vendor upon receiving the termination notice from the City.
- 9.8. In the event of termination of this Agreement by the City pursuant to sections 9.3 through 9.9, the City shall not be liable for any loss, costs, damages, or expenses incurred or suffered by GFMS or the Vendors as a result of that termination.
- 9.9. The City may terminate this Agreement after the end of November in any calendar year if that is recommended by City staff and approved by Council.

**IN WITNESS WHEREOF** the parties hereto have executed this agreement by their authorized signatories.

**GOLDSTREAM FARMERS MARKET SOCIETY** by )  
its authorized signatories: )

Signature: \_\_\_\_\_ )  
Print Name: \_\_\_\_\_ )

Signature: \_\_\_\_\_ )  
Print Name: \_\_\_\_\_ )

**THE CITY OF LANGFORD** by its authorized )  
signatories: )

\_\_\_\_\_  
Mayor: Stewart Young )

\_\_\_\_\_  
Chief Administrative Officer: Darren Kiedyk )

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**SCHEDULE A**

**(INSERT MARKED ORTHO MAP)**



## Staff Report to Council

**Date:** March 16, 2020  
**Department:** Planning  
**Application No.:** OCP19-0004  
**Subject:** Bylaw No. 1873 - Application to Amend the OCP Designation of 2929 & 2995 Sooke Road and 3201 & 3211 Loledo Place from 'Hillside or Shoreline' to 'Business or Light Industrial' to Allow for Land Clearing and Blasting

---

At their Regular Meeting of 20 January 2020, Council passed the following resolution with respect to the properties at 2929 & 2995 Sooke Road and 3201 & 3211 Loledo Place:

*That Council:*

1. *Give First Reading to Bylaw No. 1873; and*
2. *Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and*
3. *Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may only occur on weekdays from 8:30 am to 4:30 pm, may not occur beyond 2 years from the commencement of these works, and that blasting and rock crushing may not occur beyond 1 year from the commencement of blasting and rock crushing.*

### COMMENTS

The limits regarding land clearing and blasting will be secured within the Environmental Development Permit for these properties, which must be issued and registered on title prior to any works occurring.

**OPTIONS**

That Council:

1. Adopt Bylaw No. 1873.

**OR**

2. Take no action at this time with respect to Bylaw No. 1873.

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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:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence:  | Cory Manton, Manager of Parks and Recreation                          |
| Concurrence:  | George Henshall, Acting/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:  | Braden Hutchins, Actin/Chief Administrative Officer                   |

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**CITY OF LANGFORD  
BYLAW NO. 1873**

**A BYLAW TO AMEND BYLAW NO. 1200,  
“LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”**

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the properties legally described as LOT 1, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2929 Sooke Rd); LOT 2, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (2995 Sooke Rd); LOT 3, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3201 Loledo Pl); LOT 4, SECTION 88, METCHOSIN DISTRICT, PLAN 22830 (3211 Loledo Pl) and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020”.

READ A FIRST TIME this 20<sup>th</sup> day of January, 2020.

PUBLIC HEARING held this 2<sup>nd</sup> day of March, 2020.

READ A SECOND TIME this 2<sup>nd</sup> day of March, 2020.

READ A THIRD TIME this 2<sup>nd</sup> day of March, 2020.

ADOPTED this 16<sup>th</sup> day of March, 2020.

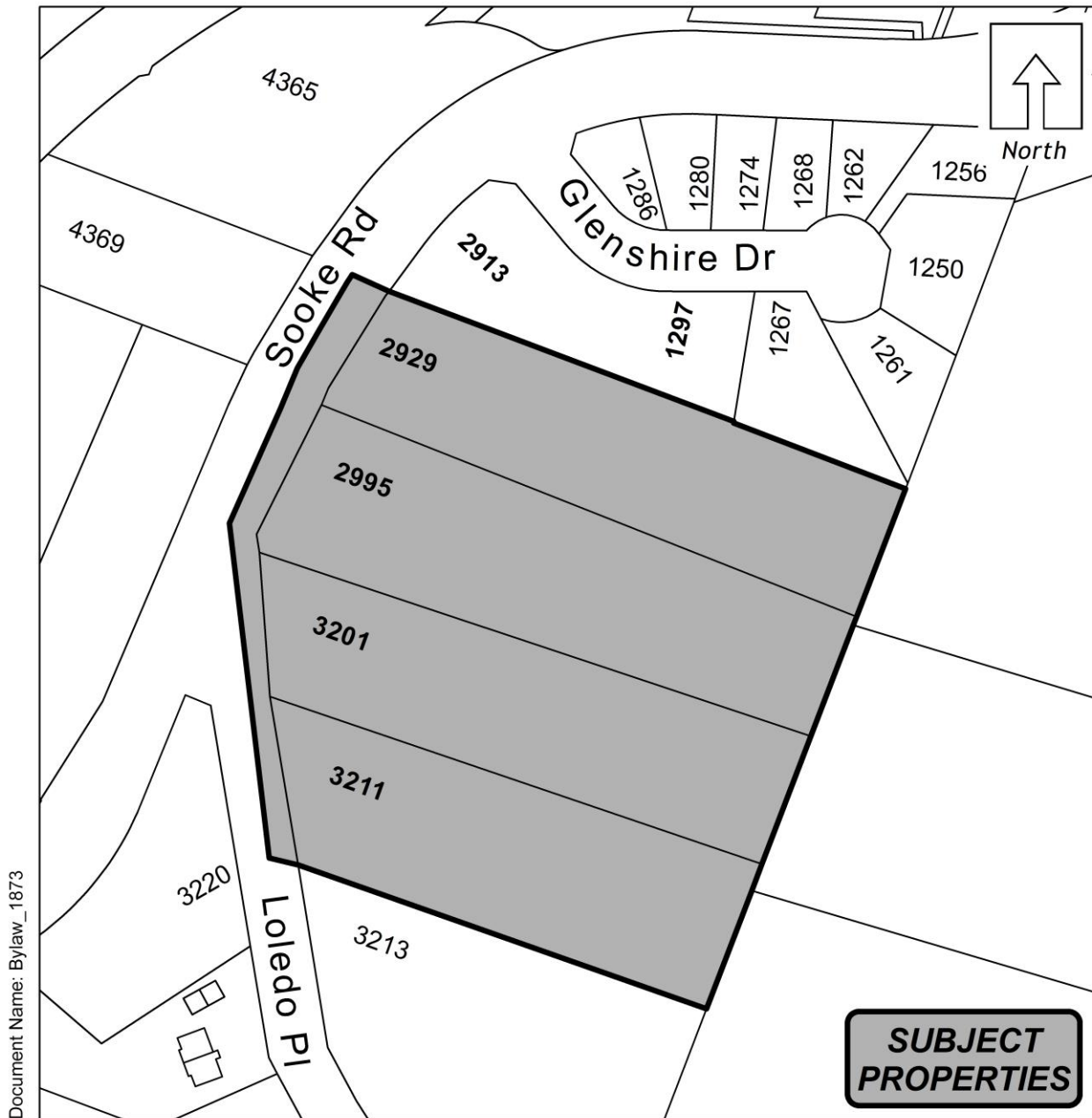
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MAYOR

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(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. 1873

ADOPTION: March 16, 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/28/2019

**CITY OF LANGFORD  
BYLAW NO. 1884**

**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 maps shown in Schedule A1 and replacing them with the maps attached to this Bylaw as Appendix A;
2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RM7A (Medium Density Apartment A) Zone the property legally described as Lots 5 and 6, Section 5, Esquimalt District, Plan 16167, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road) and in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
3. By adding the following to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                                                                         | Amenity Contributions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------|-----------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RM7A | 1884      | Lots 5 and 6, Section 5, Esquimalt District, Plan 5, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road) | <ol style="list-style-type: none"><li>a) \$750 per new unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and</li><li>b) \$375 per new unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and</li><li>c) \$2,850 per new unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li><li>d) \$1,425 per new unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li></ol> |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road), Bylaw 1884, 2020".

READ A FIRST TIME this 18<sup>th</sup> day of February, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2020.

ADOPTED this of, 2020.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER

## Appendix 1

## SCHEDULE A TO DEED NO. 500



**2716 & 2720 Strathmore Rd**

