

CITY OF LANGFORD
MINUTES OF THE MEETING OF COUNCIL
Monday, March 16th, 2020 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

A/Mayor L. Szpak; Councillors: D. Blackwell, M. Sahlstrom, N. Stewart, and R. Wade (remote by telephone).

ATTENDING

Director of Finance, M. Dillabaugh (remote by telephone); Director of Planning, M. Baldwin; Director of Engineering, M. Mahovich; Director of Corporate Services, B. Hutchins; Manager of Information Technology, K. Dube; and System Administrator, B. Agland.

ABSENT

Mayor S. Young; and Councillor L. Seaton.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1884

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

The Acting Mayor opened the Public Hearing for Bylaw No. 1884 at 5:32 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Nicholas Frappell has applied on behalf of 1199599 BC Ltd. to amend the zoning designation of 2716 and 2720 Strathmore Road from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium-Density Apartment A) Zone.

This is being proposed in order to allow for the development of residential building consisting of approximately 32 units within the City of Langford's designated City Centre.

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

In support of this application, the applicant has agreed to provide the following as a bonus for increased density, per unit prior to issuance of a building permit:

- i. \$750 per unit towards the General Amenity Reserve Fund; and
- ii. \$2,850 per unit towards the Affordable Housing Fund;

both of these amenities are subject to a 50% reduction for those units on the 5th and 6th storeys, in accordance with the Affordable Housing and Amenity Contribution Policy.

The applicant has provided the following, in accordance with Council's resolution and to the satisfaction of the Director of Engineering prior to this Public Hearing:

- i. A technical memo from an engineer that verifies storm water can be adequately managed on-site;
- ii. A Traffic Impact Assessment (TIA) completed by a professional engineer;
- iii. A frontage drawing to confirm road dedication and frontage improvements;

Prior to bylaw adoption, the applicant has agreed to:

- Register a road dedication plan, if required, which accommodates the required frontage improvements, to the satisfaction of the Director of Engineering;
- Provide a Sec. 219 covenant, registered in priority over all other charges on title and that requires:
 - i. That the developer install 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 plans 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 be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
 - v. That the required parking stalls for this development are allocated for each residential unit, as required by Zoning Bylaw No. 300, and that parking is not offered separately for compensation;

- vi. That the developer submits a Fire Underwriters Survey (FUS) 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.

Council has authorized the Director of Planning to issue the following variances within any form and character Development Permit for the subject property:

- a. to reduce the required building setback to a rear property line from 7.5m to 3m;
- b. to reduce the required building setback from a front lot line from 7.5m to 0.48m.

all subject to the applicant registering 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.

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

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Szpak called a second time for presentations.

None presented.

Acting Mayor Szpak called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1884 closed at 5:37 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – March 2nd, 2020

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the regular meeting of Council held on March 2nd, 2020.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – February 13th, 2020

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the minutes of the West Shore Parks and Recreation Board, held on February 13th, 2020.

CARRIED.

6. PUBLIC PARTICIPATION

None.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – March 9th, 2020

1. Minutes of the Planning, Zoning & Affordable Housing Committee – March 9th, 2020

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee held on March 9th, 2020.

CARRIED.

2. 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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 m² 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.

b) Transportation and Public Works Committee – March 10th, 2020

1. Minutes of the Transportation and Public Works Committee – March 10th, 2020

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR STEWART

That Council receive the minutes of the Transportation and Public Works Committee held on March 10th, 2020.

CARRIED.

2. Walfred Road Streetlight Request and Survey

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR STEWART

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.

3. Consideration of Flashing Pedestrian Crossing Lights Setchfield Avenue at Lakewood School

MOVED BY: COUNCILLOR STEWART

SECONDED: COUNCILLOR SAHLSTROM

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.

8. REPORTS

a) Tendering of Two Capital Projects

- Staff Report (Engineering)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

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

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.

CARRIED.

**b) Goldstream Farmers Market Society Renewal Agreement
- Staff Report (Administration)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Goldstream Farmers Market Agreement 2020 – 2022, including the tasting and sales of alcohol.

CARRIED.

9. BYLAWS

**a) BYLAW NO. 1701
"Procedure Bylaw, 2020"
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council reduce the number of Council meetings to one per month, starting in April 2020;

That Council temporarily suspend all committee meetings; AND

That Council give 1st, 2nd and 3rd reading to the "Council Procedure Bylaw, Amendment No. 2, Bylaw No. 1701".

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw 1873.

CARRIED.

c) **BYLAW NO. 1884**

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

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR STEWART

That Council give Bylaw 1884 second and third readings.

CARRIED.

10. **IN-CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR STEWART

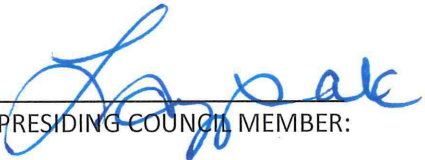
THAT Council close the meeting to the public pursuant to section 90 (1) e of the *Community Charter* to consider:

- 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.

CARRIED.

11. **ADJOURNMENT**

Acting Mayor Szpak adjourned the meeting at 5:54 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer