

CITY OF LANGFORD
MINUTES OF THE MEETING OF COUNCIL

Monday, May 4th, 2020 @ 5:30 p.m.

In camera meeting to take place at 5:00 p.m., public portion of the meeting to begin at 5:30 p.m.

Due to COVID-19 Council Chambers is Closed

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 **Conference ID:** 851-2749-5581

To Participate: During the public participation period, press *9 to "raise your hand". Participants will be unmuted one by one when it is their turn to speak.

Public Dial-In Details are also posted at www.langford.ca

PRESENT

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

ATTENDING

In Person: Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Manager of Legislative Services, A. Proton; Fire Chief, C. Aubrey; Manager of IT, K. Dube; C. Lowe, IT Support Specialist.

Remote by telephone: Director of Finance, M. Dillabaugh; Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin; Deputy Director of Finance, A. Kryklywyj; Manager of Parks and Recreation, C. Manton; and Manager of Community Safety and Municipal Enforcement, L. Fletcher.

ABSENT

Councillor R. Wade.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:06 pm.

2. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

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

- Discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]

CARRIED.

Mayor Young recalled the regular meeting of Council to order at 5:32 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR STEWART

That Council approve the agenda with the removal of item 9k) BYLAW No. 1906 McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020, and renumber accordingly.

CARRIED.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – April 6, 2020

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the regular meeting of Council held on April 6th, 2020.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – March 12th, 2020

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SEATON

That Council receive the minutes of the West Shore Parks and Recreation held on March 12th, 2020.

CARRIED.

6. PUBLIC PARTICIPATION

Representative from West Shore Voice News – Asked who would be replacing CAO Darren Kiedyk on the West Shore Parks and Recreation Board. CAO Darren Kiedyk noted that a new member would be appointed for Langford at the WSPR annual general meeting in June.

Requested more information about the 3-month extension to the VCMC Parks and Trails Maintenance contract. CAO Darren Kiedyk stated that the 3-month extension to the existing contract will allow staff to complete negotiations.

Asked about city cash flow with the proposed delay to the tax penalty dates. Mayor Young responded that the City is prioritizing support for residents and businesses, and will also ensure that there are no cash flow issues.

7. REPORTS

a) Extension of VCMMC Parks and Boulevards & Trails Maintenance Agreements
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council extend the Parks and Boulevard Maintenance Contract and the Trails Maintenance Contract with VCMMC until July 31, 2020, or until a new agreement is approved by Council, and that Council authorize Mayor and Corporate Officer to execute the extension agreement.

CARRIED.

b) Bear Mountain Boulevard and Park Landscape Maintenance Contract
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council award the contract for Bear Mountain Landscape and Park Maintenance to Ecoasis Resort & Golf LLP, for the term of May 1, 2020 – April 30, 2024 for an annual price of \$384,380.31; and that Council authorize Mayor and CAO to execute the agreement.

CARRIED.

c) 2020 Alternative Municipal Tax Collection Scheme
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve, for the 2020 Taxation Year only, an Alternate Tax Collection Scheme Bylaw that maintains the tax due date as July 2, 2020 and that the penalty will be applied as follows:

- a. Class 1, 2, 3 and Class 9: 5% on August 1, 2020 and an additional 5% on October 1, 2020.
- b. Class 4, 5, 6, 7 and 8: 5% on October 1, 2020 and an additional 5% on December 1, 2020

AND that Council proceed with consideration of Alternative Municipal Tax Collection Scheme Bylaw No. 1914, 2020 first, second, third readings and final adoption.

CARRIED.

d) Draft 2019 Consolidated Financial Statements

- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council approve the 2019 Audited Consolidated Financial Statements.

CARRIED.

e) 2020-2024 Five-Year Financial Plan Bylaw No. 1894 and 2020 Tax Rates Bylaw No. 1895

- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council:

- a. Approve the reduction of the tax increase from 3.49% to 1.90%, and
- b. Proceed with consideration of City of Langford 2020-2024 Financial Plan Bylaw No. 1894, 2020 first, second, third readings and final adoption, and
- c. That commercial class multiples in 2020 be set at 2.80, and
- d. Proceed with consideration of City of Langford Tax Rates Bylaw No. 1895, 2020 first, second, third readings and final adoption.

CARRIED.

f) TUP20-0002; Application to allow Flight Cannabis Co. (1163038 BC Ltd.) to operate a Cannabis Retail Store at #101 977 Langford Parkway by means of a Temporary Use Permit

- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

Whereas:

- 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 Flight Cannabis Co. (1163038 BC Ltd.) proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and
- G. Flight Cannabis Co. (1163038 BC Ltd.) 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 tenant improvement to #101 977 Langford Parkway being issued by the City.

That Council proceed with consideration of issuing a Temporary Use Permit TUP20-0002 to Flight Cannabis Co. (1163038 BC Ltd.) to operate a Cannabis Retail Store at #101 977 Langford Parkway, subject to the terms and conditions in the Temporary Use Permit. Commencement of the TUP would be subject to an occupancy permit for the tenant improvement to #101 977 Langford Parkway being issued by the City of Langford.

CARRIED.

- g) **Application to Rezone 721 - 769 Meaford Avenue from R1 (One-Family Residential) to MUE4 (Mixed-Use Employment 4) to Allow for Multi-Family Residential and/or Commercial Development**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of 1st reading of Bylaw No. 1893 to amend the zoning designation of the properties located at 721, 749, 755, 759, 767, and 769 Meaford Avenue from R1 (One-Family Residential) to a new MUE4 (Mixed-Use Employment 4) Zone subject to the following terms and conditions:

- a) That the applicant provides, **as a bonus for increased density**, the following contribution prior to issuance of a building permit:
 - i. \$250,000 by December 1, 2020, or prior to the issuance of the first Residential Building Permit, whichever is first; and
 - ii. \$250,000 by June 1, 2021, or 180 days from the issuance of the first Residential Building Permit, whichever is first; and
 - iii. \$250,000 by December 1, 2021, or 365 days from the issuance of the first Residential Building Permit, whichever is first; and
 - iv. \$250,000 by June 1, 2022, or 545 days from the issuance of the first Residential Building Permit, whichever is first; and

- v. \$712.50 per unit after 515 units have been created towards the General Amenity Reserve Fund; and
- vi. \$10.75 per m² (\$1.00 per ft²) of gross floor area per commercial and/or business development towards the General Amenity Reserve Fund; and
- vii. \$750* per unit towards the Affordable Housing Reserve Fund.

*subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- b) That the applicant provides, **prior to 2nd reading**, the following:
 - i. A technical memo from a qualified engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering; and
 - ii. A Transportation Impact Assessment, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure.
- c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That an overall mixed-use master plan implementing the objectives of the City Centre OCP designation be provided to the satisfaction of the Director of Planning prior to issuance of a Form and Character Development Permit for the site; and
 - ii. That plazas / open space areas are included in the master plan; and
 - iii. That any residential building proposed along Meaford Avenue provides a minimum 370m² (4,000 ft²) of commercial/retail space within all the ground floor units facing Meaford Avenue; and
 - iv. That the northeast corner at Meaford Avenue and Veterans Memorial Parkway be the location of a building that has a minimum footprint of 1,000m² (10,800ft²) and be 2-storeys in height at the corner, or at least be designed to resemble 2-storeys at the corner; and
 - v. That the minimum floor area ratio for the overall site be 2.0; and
 - vi. That a no-build covenant be registered on all the subject properties, which can be released upon the consolidation of the subject properties and when at least 4.0m (13 ft) along the frontage of 755, 759, and 767 Meaford Avenue is dedicated as road; and
 - vii. That all road dedication of new roads and/or widening of existing roads is provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering and Approving Officer; and
 - viii. That an access route through the site be provided from Revilo Place to Meaford Avenue, which could be for emergency access purposes only; and
 - ix. That the recommendations from the Traffic Impact Assessment be completed prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure; and
 - x. That an additional Traffic Impact Assessment be completed and works implemented for any additional density proposed beyond what the original TIA assessed; and
 - xi. That all frontage improvements to Bylaw 1000 standards are provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering;

- xii. That a storm water management plan be provided 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; and
- xiii. That a construction parking and traffic management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering; and
- xiv. That the required residential parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually.

CARRIED.

h) Bylaw No. 1864 – Omnibus Amendment to Zoning Bylaw No. 300 to Combine Various Residential Zones

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of Bylaw No. 1864 as drafted.

CARRIED.

i) 1904 - Omnibus No. 51–City Centre Zones

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of Bylaw No. 1904 as drafted; and

Direct staff to engage with select members of the West Shore Economic Development and West Shore Developers Association by way of electronic correspondence on the regulations of the new downtown zones that make up Bylaw No.1904, prior to consideration of 2nd reading.

CARRIED.

j) Bylaw No. 1911 - Application to Rezone 812, 816, and 820 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow for a 46 unit Apartment

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council consider proceeding with first reading of Bylaw No. 1911 to amend the zoning designation of the properties located at 812, 816, and 820 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to the issuance of a building permit:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund.

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- b. That the applicant provides, **prior to Second Reading**, 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; and
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and
 - iii. A memo from a registered professional biologist to address the potential eagle's nest on site and to provide feedback on how to move forward.
- c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- d. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
 - iv. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not sold or rented out individually; and
 - v. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - 3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

CARRIED.

8. CORRESPONDENCE

- a) **Greater Victoria Public Library**
RE: 2020 Budget and Five-Year Financial Plan

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council receive and approve the 2020 Budget and Five-Year Financial Plan from the Greater Victoria Public Library, and request that Councillor Sahlstrom report back about any further budget discussions or changes that may be occurring as a result of the COVID-19 pandemic.

CARRIED.

9. BYLAWS

- a) **BYLAW NO. 1678**
"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1678 second and third readings.

CARRIED.

- b) **BYLAW NO. 1864**
"Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1864 first reading.

CARRIED.

- c) **BYLAW NO. 1872**
"Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No. 1872, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1872 second and third readings.

CARRIED.

d) BYLAW NO. 1882

"Langford Zoning Bylaw, Amendment No. 580, (936 Jenkins Avenue), Bylaw No. 1882, 2020".

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1882 second and third readings.

CARRIED.

e) BYLAW NO. 1885

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

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1885 second and third readings.

CARRIED.

f) BYLAW NO. 1893

"Langford Zoning Bylaw, Amendment No. 586, (721, 749, 755, 759, 767, 769 Meaford Ave), Bylaw No. 1893, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1893 first reading.

CARRIED.

g) BYLAW NO. 1894

"City of Langford 2020-2024 Financial Plan Bylaw No. 1894, 2020".

(FIRST, SECOND, THIRD READINGS AND ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1894 first, second and third readings, and further that Council adopt Bylaw 1894.

CARRIED.

h) BYLAW NO. 1895

"City of Langford Tax Rates Bylaw No. 1895, 2020."

(FIRST, SECOND, THIRD READINGS AND ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1895 first, second and third readings, and further that Council adopt Bylaw 1895.

CARRIED.

i) BYLAW NO. 1898

"City of Langford Housing Agreement (948 Starling Pl) Bylaw No. 1898, 2020".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw 1898.

CARRIED.

j) BYLAW NO. 1904

**"Langford Zoning Bylaw, Amendment No. 589, (Omnibus No. 51–City Centre Zones),
Bylaw No. 1904, 2020".**

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1904 first reading.

CARRIED.

k) BYLAW NO. 1910

**"Revenue Anticipation Borrowing Bylaw No. 1910, 2020
(FIRST, SECOND, THIRD READINGS AND ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1910 first, second and third readings, and further that Council adopt Bylaw 1910.

CARRIED.

l) BYLAW NO. 1911

**"Langford Zoning Bylaw, Amendment No. 591, (812, 816 & 820 Orono Ave), Bylaw No. 1911, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1911 first reading.

CARRIED.

m) BYLAW NO. 1914

**"City of Langford Alternative Municipal Tax Collection Scheme Bylaw, No. 1914, 2020".
(FIRST, SECOND, THIRD READINGS AND ADOPTION)**

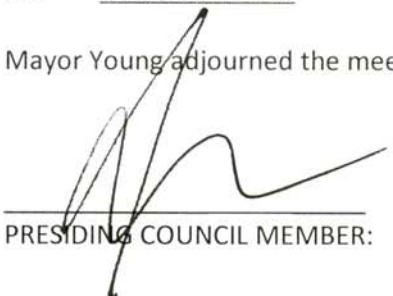
MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1914 first, second and third readings, and further that Council adopt Bylaw 1914.

CARRIED.

10. ADJOURNMENT

Mayor Young adjourned the meeting at 5:58 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer

Adriana Proton
Deputy Corporate Officer