CITY OF LANGFORD

MEETING OF COUNCIL

Monday, June 1st, 2020 @ 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:** 820-3564-9879

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

AGENDA

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e) Application for a Development Variance Permit to Allow for a Reduction in Parking and Side Lot Setbacks at 1109 Donna Avenue and 1106 and 1112 Goldstream Avenue AND Road Closure and Disposition of Portions of Leigh Road, Donna Avenue, and Remainder of Lot 6 **51**
- **Staff Report (Planning)**

8. BYLAWS

a) BYLAW NO. 1862 **61**
"Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".
(SECOND AND THIRD READINGS)

b) BYLAW NO. 1869 **69**
"Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd), Bylaw No. 1869, 2020".
(ADOPTION)

c) BYLAW NO. 1870 **77**
"Langford Zoning Bylaw, Amendment No. 576, (894 Walfred Rd), Bylaw No. 1870, 2020".
(ADOPTION)

d) BYLAW NO. 1872 **82**
"Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No. 1872, 2020".
(ADOPTION)

e) BYLAW NO. 1878 **87**
"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".
(ADOPTION)

f) BYLAW NO. 1887 **93**
"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".
(SECOND AND THIRD READINGS)

g) BYLAW NO. 1888 **95**
"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".
(SECOND AND THIRD READINGS)

h) BYLAW NO. 1889 **97**
"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".
(SECOND AND THIRD READINGS)

i) BYLAW NO. 1890 **99**
"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".
(SECOND AND THIRD READINGS)

j) BYLAW NO. 1893 **101**
"Langford Zoning Bylaw, Amendment No. 586, (721, 749, 755, 759, 767, 769 Meaford Ave), Bylaw No. 1893, 2020".
(SECOND AND THIRD READINGS)

k) BYLAW NO. 1906 **129**
"McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020".
(FIRST, SECOND AND THIRD READINGS)

l) BYLAW NO. 1911 **137**
"Langford Zoning Bylaw, Amendment No. 591, (812, 816 & 820 Orono Ave), Bylaw No. 1911, 2020".
(SECOND AND THIRD READINGS)

m) BYLAW NO. 1916 **163**
"Road Closure Bylaw No. 1916, 2020 (portion of 1109 Donna Ave and Leigh Road)".
(FIRST, SECOND AND THIRD READINGS)

9. <u>IN-CAMERA RESOLUTION</u>

THAT Council close the meeting to the public pursuant to section 90 (1) a, e and i and section 90 (2) b of the *Community Charter* to consider:

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **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;**
- **the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;**
- **the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.**

10. ADJOURNMENT

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) l 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 VCMMC 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

CITY OF LANGFORD

MINUTES OF THE SPECIAL MEETING OF COUNCIL

Thursday, May 21st, 2020 @ 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:** 880-5857-6260

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

ATTENDING

In Person: Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Director of Planning, M. Baldwin; Manager of Business Development and Events, D. Petrie; Manager of Legislative Services, A. Proton; Manager of IT, Kevin Dube; and Fire Chief, C. Aubrey.

Remote: Director of Finance, M. Dillabaugh; Deputy Director of Finance, A. Kryklywyj; and Manager of Community Safety and Municipal Enforcement, L. Fletcher.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:41 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC PARTICIPATION

None.

4. REPORTS

a) Supporting Businesses in this Challenging Time – Sidewalk Use Bylaw
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council receive the "Supporting Businesses in this Challenging Time – Sidewalk Use Bylaw" report.

CARRIED.

5. BYLAWS

a) BYLAW NO. 1917
"Sidewalk Use Bylaw No. 1917"
(FIRST, SECOND, THIRD READINGS AND ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1917 first, second and third readings, and further that Council adopt Bylaw 1917.

CARRIED.

6. ADJOURNMENT

Mayor Young adjourned the meeting at 5:51 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, April 9th, 2020 in the WSPR Boardroom / Teleconference

PRESENT: Directors Joe Martignago (Chair, Loranne Hilton, Darren Kiedyk, Robert Earl

ABSENT: Director Kim Anema

STAFF PRESENT:

Grant Brown, Administrator and Manager of Finance
Wade Davies, Manager of Operations
Geoff Welham, Manager of Recreation
April Luchinski, Human Resources Advisor
Chantelle Bremner, Recorder

PUBLIC PRESENT:

Lenora Lee, KPMG Audit Partner
Sarah Burden, KPMG Audit Partner

ADOPTED MAY 14TH, 2020

CALL TO ORDER

1. The Chair called the meeting to order at 1:47pm.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS KIEDYK AND EARL THAT THE MINUTES OF THE REGULAR MEETING HELD MARCH 12TH, 2020 BE PRESENTED.*
   NO ERRORS, NO OMMISIONS
   CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. N/A

STANDING COMMITTEES

6. **a) Finance Committee**
   Administrator and Manager of Finance, Grant Brown provided the following update:

i. Auditors from KPMG attended the Finance Committee meeting and presented on the WSPRS 2019 Financial Statements. The Finance Committee recommends that the WSPRS Board of Directors approve the WSPRS Financial Statements for the 2019 Fiscal Year.

MOVED/SECONDED *BY DIRECTORS EARL AND KIEDYK THAT THE FINANCIAL STATEMENTS FOR THE YEAR ENDING IN 2019 BE APPROVED AS PRESENTED.*
CARRIED

OLD BUSINESS

7. N/A

NEW BUSINESS

8. N/A

FOR INFORMATION

9. **a) Administrator's Report**
Administrator and Manager of Finance, Grant Brown highlighted the following:

Administration/Human Resources

All indoor facilities were closed to the public on March 18th and all outdoor facilities were closed to the public on March 23rd. All courses and rentals with dates up until and including April 30th have been cancelled and refunded. Staff meet every Tuesday to discuss updates and next steps.

Human Resources has developed a Working from Home Policy that we have implemented as part of our COVID-19 response. Staff submit work plans and update supervisors daily on their progress. We currently have up to 14 staff working from home on any given day.

The 2019 Audit by KPMG is complete and went smoothly.

The successful applicant for the Recreation Program Assistant position is Laura McGrath. Laura comes to us from the Burnside Gorge Community Association where she was the Out of School Manager and has worked with WSPRS since 2017 in a variety of auxiliary roles. Nick Wade was the successful applicant for the Seasonal Parks Worker. Nick has been working with WSPRS as an auxiliary summer parks attendant since 2015.

All other competitions, including the Manager of Finance and maternity leave replacements for both the Youth and Fitness Programmer positions, have been put on hold for the time being.

Operations

With the facility closure, operations staff have removed the ice from both arenas and are working on overdue items that are difficult to do while the facilities are in use. These include vent cleaning in the weight room, repairs to wall damage and painting.

A Hydro grant submission was completed that requests 50% of costs for the installation of the Pool Air Handling Unit as well as some of the heat recovery work that is part of the JDF arena floor project.

ADOPTED MAY 14TH, 2020

If successful, staff will apply to the province to use the freed up grant funding towards insulation work on the JDF arena exterior that will further improve energy efficiency.

Programs

Staff have postponed the release of the Spring/Summer Activity Guide. Instead have released an online Summer Camp Guide with registration to begin May 7th. This delayed release is to help families not incur costs at this time but still plan for their summer schedules and care. Registration will be open online and over the phone. In-person registration will be available if facilities are open.

Program staff have released an online community engagement project ***Stay@Home Family ADVENTurous Calendar***

The Calendar Includes:

- Daily interactive activities that staff develop will be shared through social media channels and on our website for the month of April.
- Activities are geared towards families with children however could possibly apply to anyone.
- Activities will be engaging and could include a component of either learning, playing, building or making something new each day.
- The daily activity will be released on Social Media each morning at 9am and will include instructions, equipment/materials required (we try to use activities where most materials are already around the house/yard to keep people at home).
- Participants will be encouraged to share their experiences and fun through pictures on social media as they go.
- Participants will have the ability to track their participation and win prizes.

The Food & Beverage department is preparing 480 meals per week for community groups in need. Meals will be prepared and packages to be picked up outside the Fieldhouse. The three recipient groups are:

- Out if the Rain Shelter run through Beacon Community Services
- Island Metis Society
- Hulitan Family & Community Services Society

FOR INFORMATION ONLY

ARPIL LUCHINSKI JOINED THE MEETING AT 1:56PM.

There was a board of directors' discussion around WSPRS' current response to COVID-19 and its effect on facility operations.

ADOPTED MAY 14TH, 2020

IN CAMERA

10. ***MOVED/SECONDED*** *BY DIRECTORS EARL AND HILTON THAT THE MEETING MOVE IN CAMERA AND THAT THE WPSRS STAFF STAY.*
CARRIED

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 1.(2)(b) negotiations between West Shore Parks & Recreation and a third party and section 1.(1)(c). labour relations or other employee relations.

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS EARL AND HILTON THAT THE MEETING BE ADJOURNED AT 2:48PM.*
CARRIED

ADOPTED MAY 14TH, 2020

CITY OF LANGFORD

MINUTES OF THE PUBLIC HEARING

Monday, May 25th, 2020 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillor D. Blackwell.

ATTENDING

Director of Planning, M. Baldwin.

1. CALL TO ORDER

Councillor Blackwell called the meeting to order at 5:30 pm.

2. PUBLIC HEARINGS

a) BYLAW NO. 1862
"Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".

Councillor Blackwell opened the Public Hearing for Bylaw No. 1862 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. 1862 is to amend the City of Langford's Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Advertisements have been placed as required by the *Local Government Act*.

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1862 closed at 5:32 p.m.

b) BYLAW NOs 1887 and 1888
"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".
"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

Councillor Blackwell opened the Public Hearing for Bylaw Nos 1887 and 1888 at 5:33pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Niall Paltiel has applied on behalf of Urban Pro Developments Ltd. to rezone 4342 West Shore Parkway from the RS4 (Residential Small Lot 4) Zone, and on behalf of Norma Wright, Mark Stewart and Sandra Stewart to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone, to the to the BP2A (Business Park - Sooke Road West). The proposal also includes an amendment to the policy designation of the both properties within Langford's Official Community Plan (OCP) from the Hillside Shoreline to the Business and Light Industrial designation.

This policy designation is required to allow for light industrial and commercial uses on the subject properties

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

In accordance with Council resolution, the applicant has provided a technical stormwater management memo, that has been approved by the Director of Engineering.

Also in accordance with Council's resolution, and in order to proceed with Adoption of the subject Bylaws, the developer must to provide a Section 219 covenant that includes the following conditions:

- That, for the property located at 1324 Langshire Road, the developer agrees to build out the road to its full extent as well as install frontage improvements including the installation of road edge paved parking and streetlights, and to improve and build out the road to its full extent, prior to subdivision approval or the issuance of a building permit, whichever is first;

- That the applicant will submit frontage drawings, within 1 months of formal written request from the City of Langford;

- That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, and that until road dedication is registered no subdivision approval or building permits will be issued for the subject properties;

- That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development;

- That the developer will submit a formal storm water management plan prior to issuance of a building permit or subdivision approval, whichever is first;

- That a construction parking and traffic management plan will be provided prior to the issuance of a building permit;

- 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;

- That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties, however rock extraction and rock crushing on the subject properties will only be permitted for a span of two years and will only be permitted between specified times to the discretion of the Director of Engineering.

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw Nos 1887 and 1888 closed at 5:34 p.m.

CARRIED**.**

c) BYLAW NOs 1889 and 1890
"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".
"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

Councillor Blackwell opened the Public Hearing for Bylaw Nos 1889 and 1890 at 5:35pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Rachael Sansom have applied on behalf of 1109572 Ltd. to amend the Official Community Plan designation of 1336 Langshire Road from Hillside or Shoreline to the Business or Light Industrial designation to] and to amend the zoning of the property from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone.

This is being proposed in order to allow for the development of commercial and light industrial uses typical of a business park on the property.

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

To fulfill the Prior to Public Hearing requirements, the applicant has provided:

- A technical memo from an engineer that verifies stormwater can be adequately managed on site for the proposed development, to the satisfaction of the Director of Engineering;

- A memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;

Further to this, the applicant will be required to provide the following prior to the Adoption of the Bylaws to amend the OCP and Zoning of the property:

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 all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights;
ii. That the developer agrees to construct the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac;
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;
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;
vii. That a formal storm water management plan is submitted and implemented; as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
viii. That a construction parking and traffic management plan 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;
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 at the discretion of the Director of Engineering

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

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw Nos 1889 and 1890 closed at 5:37 p.m.

3. **ADJOURNMENT**

Councillor Blackwell adjourned the meeting at 5:37 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP20-0002 - #101 - 977 Langford Pkwy

That Temporary Use Permit No. TUP20-0002 be issued by the Council for the City of Langford to Flight Cannabis Co. (1163038 BC Ltd) to operate a cannabis retail store at #101 – 977 Langford Pkwy 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 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.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 1 June 2020. This meeting is being held electronically and not in-person.

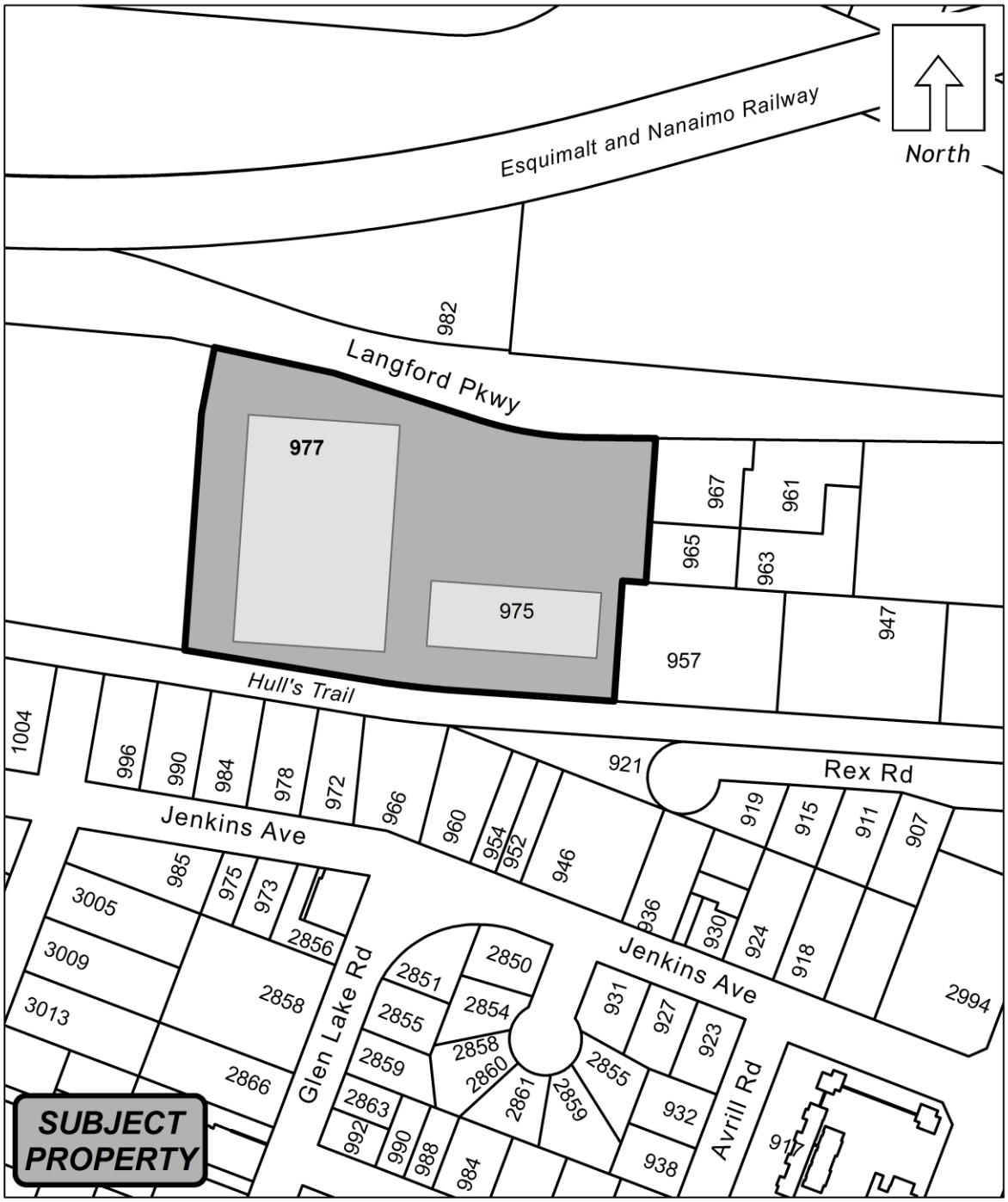
File	Temporary Use Permit No. TUP20-0002
Applicant	Flight Cannabis Co. (1163038 BC Ltd)
Location	The lands that are the subject of Temporary Use Permit No. TUP20-0002 are Unit 101 – 977 Langford Parkway.
Purpose	The purpose of the proposed Temporary Use Permit is to allow the operation of a Cannabis Retail Store.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. We request that any written submissions be submitted by Wednesday, 27 May 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 1 June 2020 during the Public Participation Section at the beginning of the meeting. **PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.langford.ca**

COPIES of the complete Notice and other material that the Council may consider in relation to the temporary use permit may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Kory Elliott in the Planning Department at 250-478-7882 or by email at kelliott@langford.ca with any questions on this temporary use permit**.**

Braden Hutchins
Director of Corporate Services

TEMPORARY USE PERMIT
(TUP20-0002)
977 Langford Pkwy



Document Name: TUP20-0002_Site_Map

Scale: N.T.S.

Last Revised: 3/3/2020

Double lung transplant recipient knows importance of precautions

Local barber shop reopens with extra safety measures

Aaron Guillen
News Staff

Seventeen years before the world adjusted to 'the new normal' of pandemic health, Mike Gravelle was already taking precautions in his everyday life to not get sick.

Before every shift at the West Shore Barber Shop, he'd make sure to wash his hands so thoroughly they became dry and raw.

Between customers, he'd do his best to avoid touching his face. Since 2003, he's made every effort to stay healthy because he is immunocompromised.

"I don't live in fear because I know I take care of myself," said Gravelle, co-owner of the Langford barbershop. "If you ask my family, maybe that's a different story."

The 47-year-old was diagnosed with cystic fibrosis when he was just 18 months old. In the '70s, the average life expectancy for someone with CF was 30 years.

By the time he received a double lung transplant at 30, he was rapidly closing in on his last breath.

"When I got on the operating table I was down to 118 pounds and my lung function was at 18 per cent," he said.

Although he must stick to a daily regimen of three prescriptions twice a day for the rest of his life, Gravelle said it's a "small price to pay."

Now, they're back to their shaving and snipping duties, but with a revised set of pandemic guidelines.

On their first day of re-opening, Gravelle was met by eight customers waiting outside for a trim.

"I'm glad they opened 'cause I couldn't rock a mullet," quipped Kenny Baker, a regular customer for the past 15 years. "It doesn't matter whether I would have to lineup outside because these guys are the ones that cut my hair. I won't let [just] anyone touch it."

Going forward, Gravelle said he and Le Gras are considering an online booking service for appointments instead of strictly walk-ins.

Although he misses watching Netflix with his wife and counting how many times a character touches their face, he's glad to be back in the community again, seeing regulars and meeting new faces.

"Let's just say I've seen a lot of people out there that need a haircut," he added.



Mike Gravelle is returning to work at the West Shore Barber Shop in Langford. As a double lung transplant recipient, he's used to the 'new normal' of pandemic health. (Aaron Guillen/News Staff)

City of Langford
www.cityoflangford.ca

NOTICE OF INTENTION TO CONSIDER ISSUANCE OF A TEMPORARY USE PERMIT

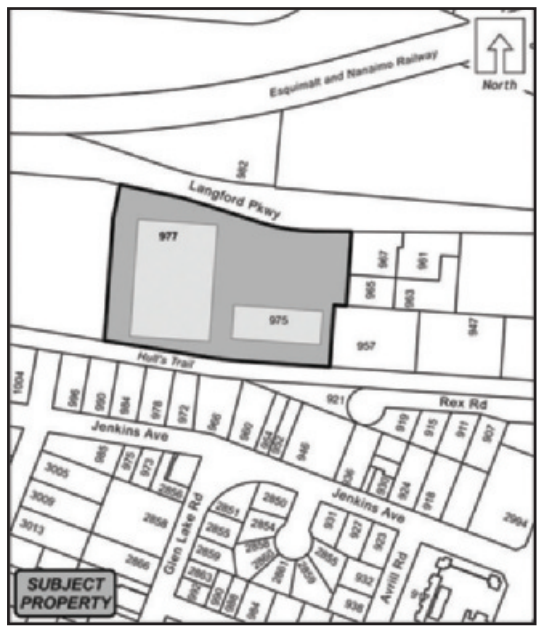
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 1 June 2020. This meeting is being held electronically and not in-person.

File	Temporary Use Permit No. TUP20-0002
Purpose	The purpose of the proposed Temporary Use Permit is to allow for the operation of a Cannabis Retail store.
Applicant	Flight Cannabis Co. (1163038 BC Ltd)
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0002 is #101 – 977 Langford Pkwy.

COPIES of the complete Notice and other material that the Council may consider in relation to the temporary use permit may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Kory Elliott in the Planning Department at 250-478-7882 or by email at kelliott@langford.ca with any questions on this temporary use permit.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.langford.ca

Braden Hutchins
Director of Corporate Services



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NOTICE OF PUBLIC HEARING

NOTICE is hereby given that pursuant to Section 464(2) of the Local Government Act, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1911 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Proposal: **The purpose of Bylaw No. 1911 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the property located at 812, 816 and 820 Orono Avenue from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company (PCLC)**

Location: **The land that is the subject of Bylaw No. 1911 is located at 812, 816 and 820 Orono Avenue.**

Council will be considering Bylaw No. 1911 at the following meeting:

Date: **Monday, 1 June 2020**

Time: **5:30 pm**

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.cityoflangford.ca/, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Julia Buckingham in the Planning Department at 250-478-7882 or by email at jbuckingham@langford.ca with any questions on this Bylaw.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.cityoflangford.ca

Braden Hutchins
Director of Corporate Services



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 1, 2020

Department: **Engineering**

Subject: Award of Peatt at Brock Roundabout Construction Contract

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Background

The City tendered the reconstruction of the Peatt at Brock roundabout on May 5, 2020 on the publicly accessible BC Bid website.

The purpose of this report is to obtain Council approval to award this construction project.

Commentary

The City retained McElhanney Consulting to undertake the detailed design and tender of the Peatt at Brock roundabout reconstruction.

The reconstruction will be staged. This first part of the reconstruction will include:

- Three legs of the roundabout, north and southbound on Peatt road and westbound on Brock Road;
- Two improved pedestrian crossings (on Peatt north of Brock; on Brock west of Peatt), both with flashing pedestrian lights and pedestrian refuge islands;
- Improved movements for fire trucks and emergency response vehicles. Fire staff have been part of the drawing reviews for this project; and
- Support from ICBC for the safety improvements

The remaining Larkhall leg of the roundabout will be done at a future date when Larkhall will be expanded to include traffic in both directions. The timing of this stage is not known at this time.

A rendering of the current construction is provided as Figure 1.

Figure 1: Peatt at Brock Roundabout Construction Drawing 2020



This project was originally slated to tender in the Fall of 2020, for construction in the Spring of 2021. However with the current COVID-19 situation, tendering and awarding this project sooner than expected will aid in continuing the positive economic development in Langford.

Financial Implications

The Peatt at Brock roundabout construction project is part of the City of Langford Development Cost Charge Bylaw No. 1700, 2017 and is Project #12 in Schedule B of the bylaw. The project is funded by the City through the DCC program.

McElhanney reviewed the bids for the project. A summary is provided below:

Contractor	Bid	Any Comments
CopCan Civil Ltd	$447,675	none
Scansa Construction Ltd.	$484,877	none
Don Mann Excavating	$565,625	Corrected price based on minor error in bid; did not affect the overall tender price ranking of the received tenders
Draycor Construction	$575,658	none
G&E Contracting LP	$594,815	none

McElhanney is recommending that the contract to construct the Peatt at Brock roundabout be awarded to CopCan Civil Ltd. for the amount of $447,675 excluding GST.

Legal Implications

All of the works will take place within City owned road rights of way. The driveway for the home at 808 Brock Road has to be moved west to provide for a safer access/egress. Staff have worked with that homeowner to determine the most amenable plan for that work.

Options

That Council:

1. Award the construction of the Peatt at Brock roundabout to CopCan Civil Ltd. for the amount of $447,675 excluding GST and fund the project from the City's Development Cost Charge program;
   OR
2. Not award the construction of the Peatt at Brock roundabout at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Adriana Proton, Manager of Legislative Services – email approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – email approval
Concurrence:	Chris Aubrey, Fire Chief – email approval
Concurrence:	Ivan Leung, P.Eng., Manager of Engineering Construction – email approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – email approval
Concurrence:	Braden Hutchins, Director of Corporate Services – email approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – email approval

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City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 1, 2020

Department: **Engineering**

Subject: Pre Award of Florence Lake Road Improvement Road DCC Project

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Background

The City will be tendering the Florence Lake Road Improvement Road DCC Project in the next few weeks. We anticipate closing the bid in mid to late June.

The purpose of this report is to obtain Council pre approval to award this construction project.

Commentary

The City retained On Point Project Engineers to undertake the detailed design and tender of the Florence Lake Road Improvement Project.

The Florence Lake Road Improvement project will include:

- Construction of a 3m paved multi use trail along the south side of Florence Lake Road (the lake side). There will be minimum disturbance to existing vegetation and just one tree will require removal to accommodate the trail
- Reconstruction of over 800 m of the road. Florence Lake Road was inherited by the City at the time of incorporation. In many areas the road base is inadequate and/or the road is failing. This improvement will include constructing the proper road base where it is needed and recontouring the road for drainage as necessary

This project was originally slated to tender in the Fall of 2020, for construction in the Spring of 2021. However, with the current COVID-19 situation, tendering and awarding this project sooner than expected will aid in continuing the positive economic development in Langford.

Financial Implications

The Florence Lake Road Improvement construction project is part of the City of Langford Development Cost Charge Bylaw No. 1700, 2017 and is Project #8 in Schedule B of the bylaw. The project is funded by the City through the DCC program. The budget for this project was approved in the 2020 Capital budget.

Legal Implications

All of the works will take place within City owned road rights of way.

Options

That Council:

1. Direct staff to award the construction of Florence Lake Road Improvement Project to the lowest compliant bidder and fund the project from the City's Development Cost Charge program;
   OR
2. Not award the construction of Florence Lake Road Improvement Project at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Adriana Proton, Manager of Legislative Services – email approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – email approval
Concurrence:	Chris Aubrey, Fire Chief – email approval
Concurrence:	Cory Manton, Manager of Parks and Recreation – email approval
Concurrence:	Ivan Leung, P.Eng., Manager of Engineering Construction – email approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – email approval
Concurrence:	Braden Hutchins, Director of Corporate Services – email approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – email approval

:mm

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **June 1, 2020**

Department: **Planning**

Subject: **Delegated Public Hearings held May 25th, 2020**

Background
Council, at its regular meeting of April 6th, 2020, delegated the authority to convene Public Hearings to Councillor Denise Blackwell, for all applications for rezoning that were not consistent with the Official Community Plan, and thereby could not be waived by Council.

On Monday, May 25th at 5:30pm, Public Hearings were convened for the following applications:

- **"Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020";**
- **"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020";**
- **"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020";**
- **"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".**
- **"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".**

Commentary
All three public hearings were convened by the Chair, and the specifics of each application was introduced by the City Planner in a manner similar to all other Public Hearings held in Langford.

The Chair called three times for input from the public, and as no one stepped forward to speak, each Public Hearing was duly closed.

Financial Implications
Rezoning applications include a Public Hearing fee which represents cost recovery.

Legal Implications
The City is obligated under Sec. 464 (1) to conduct a Public Hearing with respect to a bylaw amending either the Official Community Plan or Zoning Bylaw (where the bylaw is not consistent with the OCP).

Options

1. That Council receive the report of its Delegate with respect to the Public Hearings for Bylaws 1862, 1887, 1888, 1889 and 1890;

2. That Council not receive the report of its Delegate with respect to Public Hearings, and direct staff to convene a second Public Hearing for Bylaws 1862, 1887, 1888, 1889 and 1890;

Respectfully submitted,

Submitted by:	Councillor Denise Blackwell, Council Delegate for Public Hearings – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

:mgsb

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Staff Report

to

Council

Date: **June 1, 2020**

Department: **Planning**

Subject: **Council Policies With Respect to Public Hearings under COVID-19 Restrictions.**

Background

At the regular meeting of April 6th, 2020, Council passed the following resolution with respect to Public Hearings:

> *That Council direct staff to waive all Public Hearings for any zoning bylaws which receive 1st reading on, or before, the World Health Organization rescinds the COVID-19 pandemic;*
>
> *That Council pass the following resolution:*
>
> *"Whereas Section 154(1)(a) and 155(2)(a1) of the Community Charter (SBC 2003) permits Council as a whole to delegate its authority with respect to council hearings that are required by law or authorized by enactment; and*
>
> *Whereas a Public Hearing under Sec. 464 of the Local Government Act does not constitute a power or duty established by an enactment that council hear an appeal or reconsider an action, decision or other matter;*
>
> *a) That Council delegate its authority to conduct a Public Hearing to Councillor Denise Blackwell in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment; and*
>
> *b) That Council delegate its authority to conduct a Public Hearing to Councillor Roger Wade in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment and only when Councillor Denise Blackwell is unable to exercise her delegated authority;*

c) *That this resolution be in effect until the World Health Organization rescinds the COVID-19 pandemic.*

On May 1, 2020, the Minister of Public Safety and Solicitor General for the Province of BC signed Ministerial Order M139 (see appendix "A" to this report). This order allows municipalities to conduct Public Hearings buy means of electronic or other communication facilities.

Commentary

The fact that the Solicitor General's initial order with respect to Local Government Meetings and Bylaw Process under COVID-19 (MO 83/2020) did not specifically encompass Public Hearings propelled the City to consider the policy which Council enacted on April 6th, 2020.

Now that the new ministerial order (which includes the repeal of MO 83/2020) specifically allows Council to conduct Public Hearings by electronic means, Council may wish to reconsider their policy of April 6th, 2020. Council could rescind the entire policy of April 6th, 2020 and conduct Public Hearings with the usual notification in the same online/phone-in format as was used for the May 4th, 2020 Council meeting.

Council could elect to retain the practice of waiving Public Hearings and only elect to hold Public Hearing in those instances where a Public Hearing is required under the *Local Government Act.* Although waiving a Public Hearing and holding electronic Council meetings affords the public additional opportunity to address Council on the topic of a Public Hearing, the practice of waiving Public Hearings is sufficiently novel to the Public that it is the cause for some concern. Recent press suggests that the public expects that they will have an opportunity to be heard at a specific Public Hearing. In this instance, it may be prudent to give the public this opportunity..

Financial Implications

Applicants are charged a fee for public hearings which represent cost recovery for notices, advertising and signage. There are no financial implications associated with either holding or not holding a Public Hearing.

Legal Implications

As long as an application for rezoning either meets the requirements for having a Public Hearing waived, or is the subject of a Public Hearing, there are no legal implications to the various processes laid out herein.

Options

That Council:

1. Rescind its resolution of April 6th, 2020 with respect to waiving and delegating Public Hearings, and direct staff to include in all Public Hearing Notices, advertisements and signage that Public Hearings will be heard through electronic means until the Province's Chief Medical Health Officer indicates that it is safe to conduct public gatherings with more than 50 people;

2. Take no action at this time with respect to Council's policies in regards to Public Hearings;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning - Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Chris Aubrey, Fire Chief – Email Approval
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement – Email Approval
Concurrence:	Cory Manton, Manager of Parks and Recreation – Email Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

:mgsb

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF PUBLIC SAFETY AND SOLICITOR GENERAL

Emergency Program Act

Ministerial Order No. M139

WHEREAS a declaration of a state of emergency throughout the whole of the Province of British Columbia was declared on March 18, 2020;

AND WHEREAS local governments, including the City of Vancouver, and related bodies must be able to conduct their business in accordance with public health advisories to reduce the threat of COVID-19 to the health and safety of members and employees of local government and related bodies and members of the public;

AND WHEREAS it is recognized that public participation in local governance is an essential part of a free and democratic society and is important to local governments' purpose of providing good government to communities;

AND WHEREAS the threat of COVID-19 to the health and safety of people has resulted in the requirement that local governments and related bodies implement necessary limitations on this public participation;

AND WHEREAS section 10 (1) of the *Emergency Program Act* provides that I may do all acts and implement all procedures that I consider necessary to prevent, respond to or alleviate the effects of any emergency or disaster;

I, Mike Farnworth, Minister of Public Safety and Solicitor General, order that

(a) the Local Government Meetings and Bylaw Process (COVID-19) Order made by MO 83/2020 is repealed, and

(b) the attached Local Government Meetings and Bylaw Process (COVID-19) Order No. 2 is made.

May 01, 2020
Date

Minister of Public Safety and Solicitor General

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Emergency Program Act*, R.S.B.C. 1996, c. 111, s. 10

Other: MO 73/2020; MO 83/2020; OIC 207/2020

LOCAL GOVERNMENT MEETINGS AND BYLAW PROCESS (COVID-19) ORDER NO. 2

Division 1 – General

Definitions

1 In this order:

"board" has the same meaning as in the Schedule of the *Local Government Act*;

"council" has the same meaning as in the Schedule of the *Community Charter*;

"improvement district" has the same meaning as in the Schedule of the *Local Government Act*;

"local trust committee" has the same meaning as in section 1 of the *Islands Trust Act*;

"municipality" has the same meaning as in the Schedule of the *Community Charter*;

"municipality procedure bylaw" has the same meaning as "procedure bylaw" in the Schedule of the *Community Charter*;

"regional district" has the same meaning as in the Schedule of the *Local Government Act*;

"regional district procedure bylaw" means a procedure bylaw under section 225 of the *Local Government Act*;

"trust body" means

(a) the trust council,

(b) the executive committee,

(c) a local trust committee, or

(d) the Islands Trust Conservancy,

as defined in the *Islands Trust Act*;

"Vancouver council" has the same meaning as "Council" in section 2 of the *Vancouver Charter*;

"Vancouver procedure bylaw" means a bylaw under section 165 *[by-laws respecting Council proceedings and other administrative matters]* of the *Vancouver Charter*.

Application

2 (1) This order only applies during the period that the declaration of a state of emergency made March 18, 2020 under section 9 (1) of the *Emergency Program Act* and any extension of the duration of that declaration is in effect.

(2) This order replaces the Local Government Meetings and Bylaw Process (COVID-19) Order made by MO 83/2020.

Division 2 – Open Meetings

Open meetings – municipalities

3 (1) A council, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter*, is not required to allow members of the public to attend an open meeting of the council or body.

(2) For the purposes of Division 3 *[Open Meetings]* of Part 4 *[Public Participation and Council Accountability]* of the *Community Charter*, if a council or a body does not allow members of the public to attend an open meeting under subsection (1) of this section, the open meeting is not to be considered closed to the public.

(3) This section applies despite

(a) Division 3 *[Open Meetings]* of Part 4 *[Public Participation and Council Accountability]* of the *Community Charter*, and

(b) any applicable requirements in a municipality procedure bylaw of a council.

Open meetings – regional districts

4 (1) A board, a board committee established under section 218 *[appointment of select and standing committees]* of the *Local Government Act*, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter* as that section applies under section 226 *[board proceedings: application of Community Charter]* of the *Local Government Act*, is not required to allow members of the public to attend an open meeting of the board, committee or body.

(2) For the purposes of Division 3 *[Open Meetings]* of Part 4 *[Public Participation and Council Accountability]* of the *Community Charter* as that Division applies to a regional district under section 226 of the *Local Government Act*, if a board, a board committee or a body does not allow members of the public to attend an open meeting under subsection (1) of this section, the open meeting is not to be considered closed to the public.

(3) This section applies despite

(a) Division 3 *[Open Meetings]* of Part 4 *[Public Participation and Council Accountability]* of the *Community Charter*,

(b) section 226 *[board proceedings: application of Community Charter]* of the *Local Government Act*, and

(c) any applicable requirements in a regional district procedure bylaw of a board.

Open meetings – Vancouver

5 (1) The Vancouver council, or a body referred to in section 165.7 *[application to other city bodies]* of the *Vancouver Charter*, is not required to allow members of the public to attend an open meeting of the council or body.

(2) For the purposes of section 165.1 *[general rule that meetings must be open to the public]* of the *Vancouver Charter*, if the Vancouver council or a body does not allow members of the public to attend an open meeting under subsection (1) of this section, the open meeting is not to be considered closed to the public.

(3) This section applies despite

(a) section 165.1 of the *Vancouver Charter*, and

(b) any applicable provision in the Vancouver procedure bylaw.

Open meetings – trust bodies

6 (1) A trust body, or a board of variance established by a local trust committee under section 29 (1) *[land use and subdivision regulation]* of the *Islands Trust Act*, is not required to allow members of the public to attend an open meeting of the trust body or board of variance.

(2) For the purposes of section 11 *[procedures to be followed by local trust committees]* of the *Islands Trust Act*, if a trust body or board of variance does not allow members of the public to attend an open meeting under subsection (1) of this section, the open meeting is not to be considered closed to the public.

(3) This section applies despite

(a) section 11 *[application of Community Charter and Local Government Act to trust bodies]* of the Islands Trust Regulation, B.C. Reg. 119/90, and

(b) any applicable requirements in a procedure bylaw of a trust body.

Division 3 – Electronic Meetings

Electronic meetings – municipalities

7 (1) A council, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter*, may conduct all or part of a meeting of the council or body by means of electronic or other communication facilities.

(2) A member of a council or body who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) Section 128 (2) (c) and (d) *[electronic meetings and participation by members]* of the *Community Charter* does not apply in respect of a meeting conducted by means of electronic or other communication facilities under this section.

(4) This section applies despite

(a) section 128 of the *Community Charter*, and

(b) any applicable requirements in a municipality procedure bylaw of a council.

Electronic meetings – regional districts

8 (1) A board, a board committee established under section 218 *[appointment of select and standing committees]* of the *Local Government Act*, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter* as that section applies under section 226 *[board proceedings: application of Community Charter]* of the *Local Government Act*, may conduct all or part of a meeting of the board or committee by means of electronic or other communication facilities.

(2) A member of a board, board committee or body who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) Section 2 (2) (d) and (e) *[electronic meetings authorized]* of the Regional District Electronic Meetings Regulation, B.C. Reg. 271/2005, does not apply in respect

(a) section 165.1 of the *Vancouver Charter*, and

(b) any applicable provision in the Vancouver procedure bylaw.

Open meetings – trust bodies

6 (1) A trust body, or a board of variance established by a local trust committee under section 29 (1) *[land use and subdivision regulation]* of the *Islands Trust Act*, is not required to allow members of the public to attend an open meeting of the trust body or board of variance.

(2) For the purposes of section 11 *[procedures to be followed by local trust committees]* of the *Islands Trust Act*, if a trust body or board of variance does not allow members of the public to attend an open meeting under subsection (1) of this section, the open meeting is not to be considered closed to the public.

(3) This section applies despite

(a) section 11 *[application of Community Charter and Local Government Act to trust bodies]* of the Islands Trust Regulation, B.C. Reg. 119/90, and

(b) any applicable requirements in a procedure bylaw of a trust body.

Division 3 – Electronic Meetings

Electronic meetings – municipalities

7 (1) A council, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter*, may conduct all or part of a meeting of the council or body by means of electronic or other communication facilities.

(2) A member of a council or body who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) Section 128 (2) (c) and (d) *[electronic meetings and participation by members]* of the *Community Charter* does not apply in respect of a meeting conducted by means of electronic or other communication facilities under this section.

(4) This section applies despite

(a) section 128 of the *Community Charter*, and

(b) any applicable requirements in a municipality procedure bylaw of a council.

Electronic meetings – regional districts

8 (1) A board, a board committee established under section 218 *[appointment of select and standing committees]* of the *Local Government Act*, or a body referred to in section 93 *[application of rule to other bodies]* of the *Community Charter* as that section applies under section 226 *[board proceedings: application of Community Charter]* of the *Local Government Act*, may conduct all or part of a meeting of the board or committee by means of electronic or other communication facilities.

(2) A member of a board, board committee or body who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) Section 2 (2) (d) and (e) *[electronic meetings authorized]* of the Regional District Electronic Meetings Regulation, B.C. Reg. 271/2005, does not apply in respect

of a meeting conducted by means of electronic or other communication facilities under this section.

(4) This section applies despite

(a) section 221 *[electronic meetings and participation by members]* of the *Local Government Act*,

(b) the Regional District Electronic Meetings Regulation, B.C. Reg. 271/2005, and

(c) any applicable requirements in a regional district procedure bylaw of a board.

Electronic meetings – Vancouver

9 (1) The Vancouver council, or a body referred to in section 165.7 *[application to other city bodies]* of the *Vancouver Charter*, may conduct all or part of a meeting of the council or body by means of electronic or other communication facilities.

(2) A member of the Vancouver council or other body who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) Section 2 (2) (c) and (d) *[electronic meetings authorized]* of the City of Vancouver Council Electronic Meetings Regulation does not apply in respect of a meeting conducted by means of electronic or other communication facilities under this section.

(4) This section applies despite

(a) section 164.1 *[meeting procedures]* of the *Vancouver Charter*,

(b) the City of Vancouver Council Electronic Meetings Regulation, B.C. Reg. 42/2012, and

(c) any applicable provision in the Vancouver procedure bylaw.

Electronic meetings – improvement districts

10 (1) An improvement district board, or a committee of an improvement district board appointed or established under section 689 *[appointment of select and standing committees]* of the *Local Government Act*, may conduct all or part of a meeting of the improvement district board or committee, other than an annual general meeting, by means of electronic or other communication facilities.

(2) A member of an improvement district board or committee of an improvement district board who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) This section applies despite

(a) section 686 *[meeting procedure – improvement district board]* of the *Local Government Act*, and

(b) any applicable requirements in a procedure bylaw of an improvement district board.

Electronic meetings – trust bodies

11 (1) A trust body, or a board of variance established by a local trust committee under section 29 (1) *[land use and subdivision regulation]* of the *Islands Trust Act*, may conduct all or part of a meeting of trust body or board of variance by means of electronic or other communication facilities.

(2) A member of a trust body or board of variance who participates in a meeting by means of electronic or other communication facilities under this section is deemed to be present at the meeting.

(3) This section applies despite

(a) section 2 *[electronic meetings authorized]* of the Islands Trust Electronic Meetings Regulation, B.C. Reg. 283/2009, and

(b) any applicable requirements in a procedure bylaw of a trust body or applicable to a board of variance.

Division 4 – Timing Requirements

Timing requirement for bylaw passage – municipalities

12 Despite section 135 (3) *[requirements for passing bylaws]* of the *Community Charter*, a council may adopt a bylaw on the same day that a bylaw has been given third reading.

Timing requirement for bylaw passage – regional districts

13 Despite section 228 *[bylaw adoption at same meeting as third reading]* of the *Local Government Act*, a board may adopt a bylaw described in that section at the same meeting at which the bylaw passes third reading if the motion for adoption receives the majority of the votes cast.

Timing requirement for bylaw passage – trust bodies

14 Despite section 11 *[application of Community Charter and Local Government Act to trust bodies]* of the Islands Trust Regulation, B.C. Reg. 119/90, a trust body may adopt a bylaw on the same day that a bylaw has been given third reading.

Division 5 – Public Hearings

Public hearings – *Local Government Act*

15 (1) A public hearing under Part 14 *[Planning and Land Use Management]* or 15 *[Heritage Conservation]* of the *Local Government Act*, including a public hearing under section 29 (1) (b) *[land use and subdivision regulation]* of the *Islands Trust Act*, may be conducted by means of electronic or other communication facilities.

(2) For the purposes of providing notice of a public hearing to be conducted under subsection (1),

(a) any notice of the public hearing must include instructions for how to participate in the public hearing by means of electronic or other communication facilities,

(b) any material that is to be made available for public inspection for the purposes of the public hearing may be made available online or otherwise by means of electronic or other communication facilities, and

(c) a reference to the place of a public hearing includes a public hearing that is conducted by means of electronic or other communication facilities.

(3) This section applies to delegated public hearings.

(4) This section applies despite the following provisions:

(a) section 124 *[procedure bylaws]* of the *Community Charter*;

(b) section 225 *[procedure bylaws]* of the *Local Government Act*;

(c) section 11 *[application of Community Charter and Local Government Act to trust bodies]* of the Islands Trust Regulation, B.C. Reg. 119/90;

(d) section 2 *[electronic meetings authorized]* of the Islands Trust Electronic Meetings Regulation, B.C. Reg. 283/2009;

(e) any applicable requirements in a procedure bylaw made under the *Community Charter*, the *Local Government Act* or the *Islands Trust Act*.

Public hearings – *Vancouver Charter*

16 (1) A public hearing under Division 2 *[Planning and Development]* of Part 27 *[Planning and Development]* of the *Vancouver Charter* may be conducted by means of electronic or other communication facilities.

(2) For the purposes of providing notice of a public hearing to be conducted under subsection (1),

(a) any notice of the public hearing must include instructions for how to participate in the public hearing by means of electronic or other communication facilities,

(b) any material that is to be made available for public inspection for the purposes of the public hearing may be made available online or otherwise by means of electronic or other communication facilities, and

(c) a reference to the place of a public hearing includes a public hearing that is conducted by means of electronic or other communication facilities.

(3) This section applies despite

(a) section 566 *[amendment or repeal of zoning by-law]* of the *Vancouver Charter*, and

(b) any applicable provision in the Vancouver procedure bylaw.

Division 6 – Deferral of Annual Requirements

Annual general meeting and requirements – improvement districts

17 (1) An improvement district may defer an annual general meeting that is required under section 690 *[annual general meeting – improvement districts]* of the *Local Government Act* to a date not later than December 31, 2020.

(2) An improvement district may defer the preparation of financial statements required under section 691 *[annual financial statements]* of the *Local Government Act* to a date not later than December 31, 2020.

(3) Despite the date referred to in section 691 (5) of the *Local Government Act*, an improvement district may submit to the inspector the audited financial statements of the improvement district for the preceding year and any other financial

information required by the inspector at the time of the annual general meeting of the improvement district.

(4) If an annual general meeting of an improvement district is deferred under subsection (1) of this section and the term of an improvement district trustee would be expiring and the vacancy filled at that meeting, the term of the improvement district trustee is extended until the annual general meeting is held.

(5) This section applies despite

(a) Division 3 *[Governance and Organization]* of Part 17 *[Improvement Districts]* of the *Local Government Act*, and

(b) any applicable provisions in a letters patent for an improvement district.

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Staff Report to Council

Date:	**June 1, 2020**
Department:	**Planning**
Application No.:	**DVP20-0004**
Subject:	**Application for a Development Variance Permit to Allow for a Reduction in Parking and Side Lot Setbacks at 1109 Donna Avenue and 1106 and 1112 Goldstream Avenue AND Road Closure and Disposition of Portions of Leigh Road, Donna Avenue, and Remainder of Lot 6**

PURPOSE

Keycorp Developments Ltd wishes to construct a 2-storey commercial building with approximately 1,791 m^2 (19,280 ft^2) of Gross Floor Area on the subject properties. A conceptual drawing of the proposed building is shown in Figure 1 below:

Figure 1 – Conceptual rendering

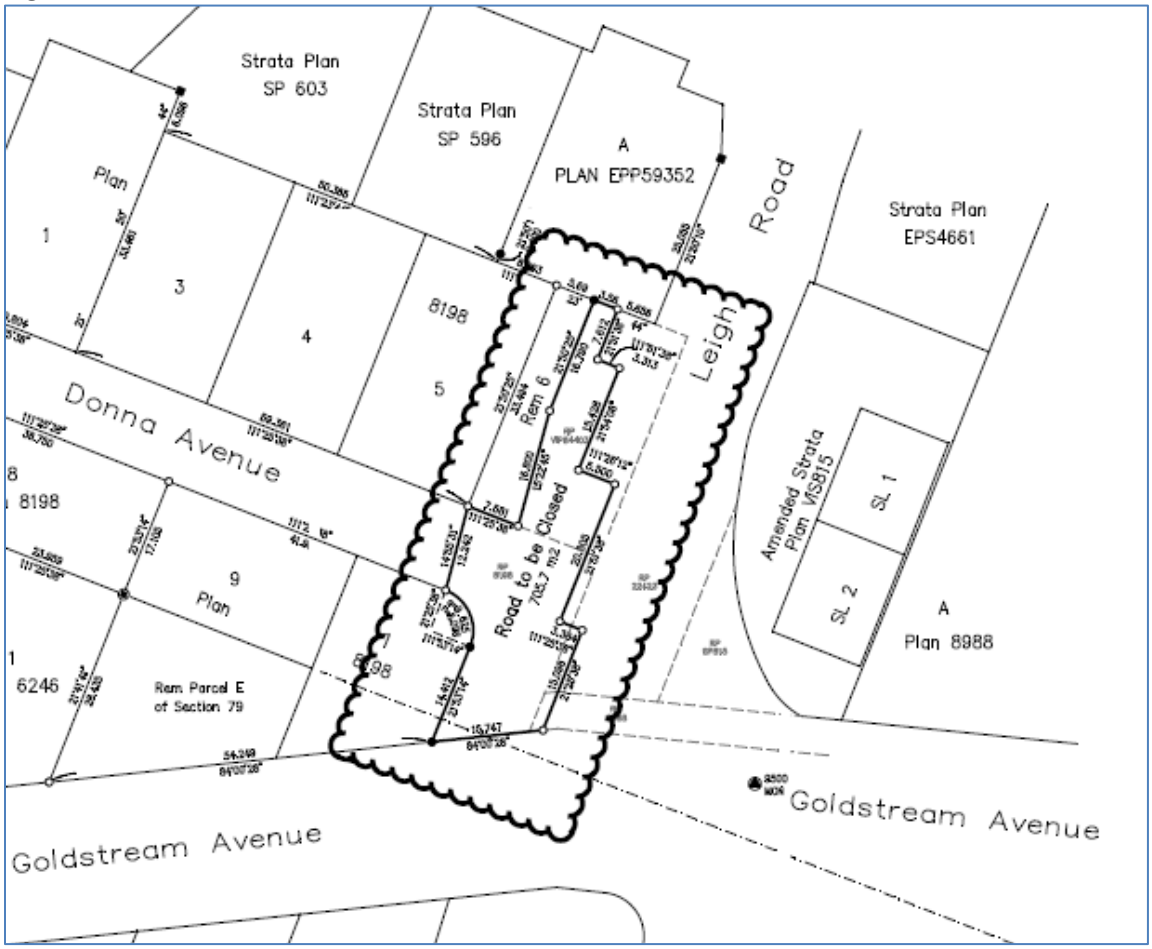


The building is substantially compliant with the Commercial Design Guidelines contained in Appendix G of Zoning Bylaw No. 300. However, before the Director of Planning is able to proceed with issuance of the Development Permit, two items must be determined by Council: first, a Development Variance Permit is required to reduce the required setbacks to the front, rear and exterior side lot lines, and to reduce the off-street parking requirements; and second, a road closure and disposition of adjoining City property is proposed to consolidate additional land into the subject property.

As such, Keycorp Developments Ltd has applied on behalf of Samuel and Samson Mow for a Development Variance Permit to reduce the front (Donna Ave), rear (Goldstream Ave) and exterior side (Leigh Rd) lot line setbacks to 0.0m and to establish a site-specific parking ratio requirement on the property located at 1109 Donna Avenue and 1106 and 1112 Goldstream Avenue.

The applicant has also requested that the City close and dispose of portions of unused road right-of-way on Leigh Road and Donna Avenue as well as some adjacent City owned land (Remainder Lot 6, Section 99, Esquimalt District, Plan 8198, except Part in Plan VIP84403) as shown on the Figure 2.0 below and the attached road closure plan EPP100734. These lands, if acquired, are proposed to be consolidated into the subject properties and used as parking for this site during business hours and public parking after hours.

Figure 2 - Road Closure Area and Rem Lot 6



BACKGROUND

PREVIOUS APPLICATIONS

- DVP20-0004 is part of DP19-0052, which was previously applied for and ongoing. DP19-0052 is a form and character development permit application for 1791m^2 of commercial use.

Table 1: Site Data

Applicant	Rohan Rupf
Owner	Samuel and Samson Mow
Civic Address	1109 Donna Avenue and 1106 and 1112 Goldstream Avenue
Legal Description	(1112 Goldstream Avenue) PARCEL E (DD 67028I) OF SECTION 79 ESQUIMALT DISTRICT EXCEPT THAT PART IN PLAN 8198 PARCEL E (DD 67028I) OF SECTION 79 ESQUIMALT DISTRICT EXCEPT THAT PART IN PLAN 8198; (1106 Goldstream Avenue) LOT 9 SECTIONS 79 AND 99 ESQUIMALT DISTRICT PLAN 8198 LOT 9 SECTIONS 79 AND 99 ESQUIMALT DISTRICT PLAN 8198; and (1109 Donna Avenue) LOT 9 SECTIONS 79 AND 99 ESQUIMALT DISTRICT PLAN 8198 LOT 9 SECTIONS 79 AND 99 ESQUIMALT DISTRICT PLAN 8198
Size of Property	1987m^2 (.49 acre)
DP Areas	No Environmental/Hazardous DP Areas associated with these properties. DP required for commercial form and character (DP19-0052)
Zoning Designation	District Commercial (C3)
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

The site is located in the Neighbourhood OCP designation; however, this particular location borders the City Centre and Mixed-Use Employment Centre OCP designations. This site has highways on three of four sides and is immediately adjacent to two residential buildings to the west.

Table 2: Surrounding Land Uses

Direction	***Zoning***	***Use***
North	R2 (one and two family residential)	1114 Donna Ave – SFD Residential
	R2 (one and two family residential)	1110 Donna Ave – SFD Residential
	R2 (one and two family residential)	1106 Donna Ave – SFD Residential
	BT1 (Business and Technology Park)	1102 Donna Ave – Open Space
East	CS3 (Commercial Industrial)	1096 Goldstream Ave – Commercial
	MU1A (Mixed Use Residential Commercial)	1085 Goldstream Ave – Multi-Family Residential
	CS3 (Commercial Industrial)	1103 Goldstream Ave - Commercial

South	CS3 (Commercial Industrial)	1107 Goldstream Ave – Commercial Retail
	CS3 (Commercial Industrial)	1111 Goldstream Ave – Industrial
	CS3 (Commercial Industrial)	1115 Goldstream Ave – Industrial
West	R2 (one and two family residential)	1118 Goldstream Ave – SFD Residential
	R2 (one and two family residential)	1115 Donna Ave – SFD Residential

The City acquired Lot 6 as part of the Leigh Road Interchange project. Now that the road is constructed and the project is complete the remaining portion of Lot 6 can be considered as surplus land.

COMMENTS

Off-street Parking

The Development Permit application associated with this Development Variance Permit application is for a commercial building with 1791m^2 (19,280 ft^2) of gross floor area (GFA). As the subject properties are not located within the City Centre OCP designation area, off-street parking for the proposed building would be determined based on actual use of floor space as office, retail, restaurant or any other use permitted in the Zone. As such, the actual parking requirement for the building is unclear at this time. However, it is noted that properties in the City Centre OCP designation area, which is directly adjacent to the subject properties, are allocated a flat rate parking ratio of 1 space per 35 m2 of GFA for all commercial uses. Due to the close proximity of the City Centre, Council may feel that this ratio is an appropriate benchmark for this proposed building.

As per the site plan provided with the application, the parking provided within the existing properties and within the adjacent proposed road closure and disposition areas (discussed in more detail below), equate to one space per 39m^2 GFA (or 46 spaces), resulting in a 5-space parking variance to the City Centre ratio. However, it is important to note that as part of the frontage improvements along Donna Avenue, there will be an additional five on-street parking spaces provided for use of the public, including patrons of this building. If Council is satisfied that the amount of parking proposed will be sufficient for the building, they may wish to proceed with consideration of setting a flat parking ratio of one space per 39m2 of GFA, with the condition of establishing the additional five on-street parking spaces, such that the City Centre parking ratio is satisfied.

Setbacks

This Development Variance Permit includes a request to reduce the front (Donna Ave) and exterior side (Leigh Rd) and rear (Goldstream Ave) lot line setbacks required by the C3 Zone to nil. The building itself is proposed quite close to the front and rear lot lines, with design elements such as overhangs and footings extending to the property line. There is an approximate 4.6m setback between the building and exterior side lot line; however, there is an outdoor patio proposed in this area which will likely include design elements extending to the property line.

Sidewalks will allow for distancing from the adjoining roads as well as promoting pedestrian flow and commercial access, similar to the City Centre OCP area bordering this property.

ROAD AND PROPERTY DISPOSITION

The applicant has offered to pay the City $31.50 per square foot for the area of road closure and Remainder Lot 6 minus the cost to construct the new public access to Donna Avenue and the parking spaces that will be used for parking. As part of the Land exchange agreement a statutory right of way for public access over the drive aisle allowing vehicle right-in movements from Leigh Road to Donna Ave and for public parking after daytime business hours would be registered on title.

The applicant will also register a Section 219 Covenant that requires them to maintain the access and parking spaces in perpetuity. The value of $31.50 per square foot for the land proposed by the applicant is the approximate equivalent value that the applicant paid for the three parcels that are being developed at this location. As value of the improvements is equivalent to the value of the land that will be used for parking (the drive aisle is excluded as it will be open at all times to the general pubic), the applicant will not be required to pay any cash amount to the City as part of this agreement, if this proposal is accepted by Council.

OPTIONS

Option 1

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for a commercial building at 1109 Donna Avenue and 1106 and 1112 Goldstream Avenue:

a) That Section 6.41.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the setback between a building and a front or exterior side lot line from 7.5m to 0m;
b) That Section 6.41.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the setback between a building and a rear lot line from 3m to 0m; and
c) That Section 4.01.01 Table 1 of Zoning Bylaw No. 300 be varied from the requirement applicable to individual commercial uses to 1 space per 39m^2 of commercial GFA;

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That a minimum of 5 on-street parking spaces are created on Donna Ave;

AND

2. Enter into a Purchase and Sale Agreement with the applicant to sell the portions of closed road shown in road Closure Plan EPP100736 and Rem Lot 6, Section 99, Esquimalt District, Plan 8198, except Part in Plan VIP84403. The Applicant is required to pay $31.50 per square foot minus the cost to construct the new public access and parking within the transfer area;

a) Register a Statutory Right of Way over the land to allow public access and after hours parking within the transfer area, along with a Section 219 Covenant requiring the applicant to maintain

the access and parking spaces in perpetuity; and

b) Post a public notice as prescribed in the *Local Government Act* for a road closure (posting in a local newspaper for two consecutive weeks);

AND

3. Proceed with consideration of 1st, 2nd and 3rd readings for Road Closure Bylaw No. 1916, 2020 (portion of Donna Avenue and Leigh Road).

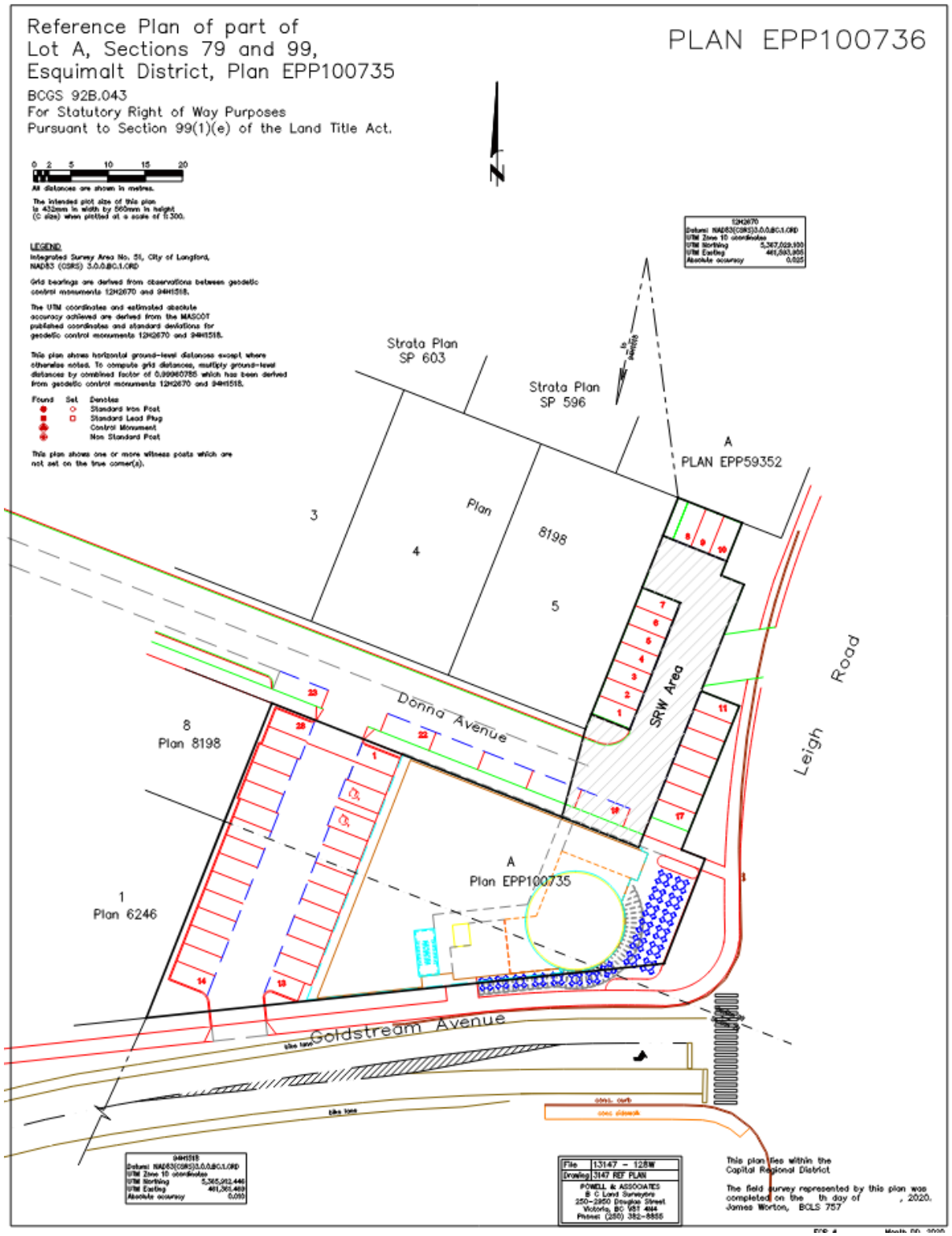
OR Option 2

4. Reject this application for development variance permit, road closure and land disposition.

Submitted by:	Wolfgang Schoenefuhs, Planning Technician – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Chris Aubrey, Fire Chief – Email Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – BH Approval

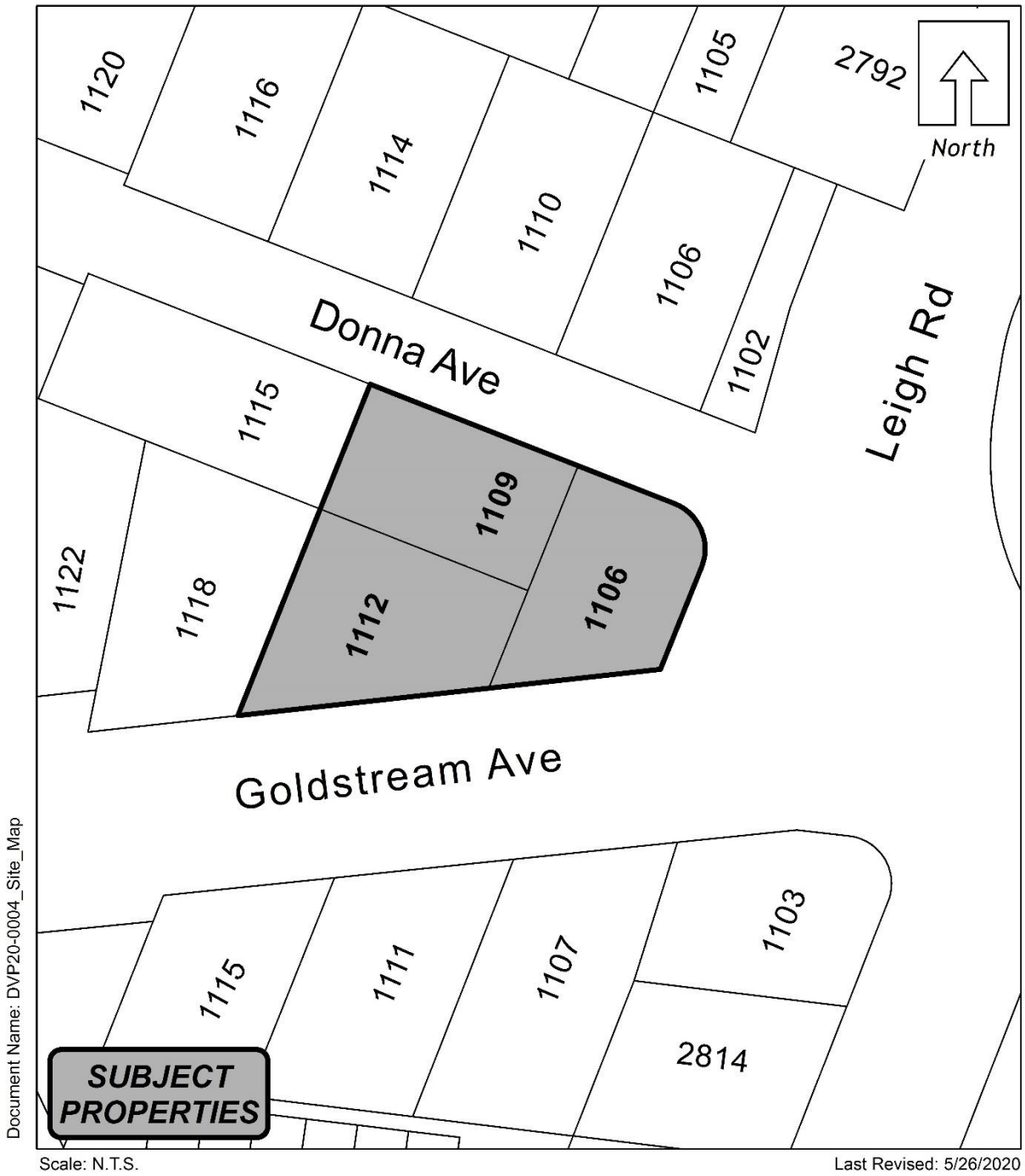
:wcs

Appendix A


Reference Plan of part of
Lot A, Sections 79 and 99,
Esquimalt District, Plan EPP100735
BCGS 92B.043
For Statutory Right of Way Purposes
Pursuant to Section 99(1)(e) of the Land Title Act.
PLAN EPP100736
Strata Plan
SP 603
Strata Plan
SP 596
A
PLAN EPP59352
3
4
Plan
8198
5
8
Plan 8198
1
Plan 6246
A
Plan EPP100735
SRW Area
Donna Avenue
Goldstream Avenue
Leigh Road
bike lane
bike lane
This plan lies within the
Capital Regional District
The field survey represented by this plan was
completed on the th day of , 2020.
James Worton, BCLS 757

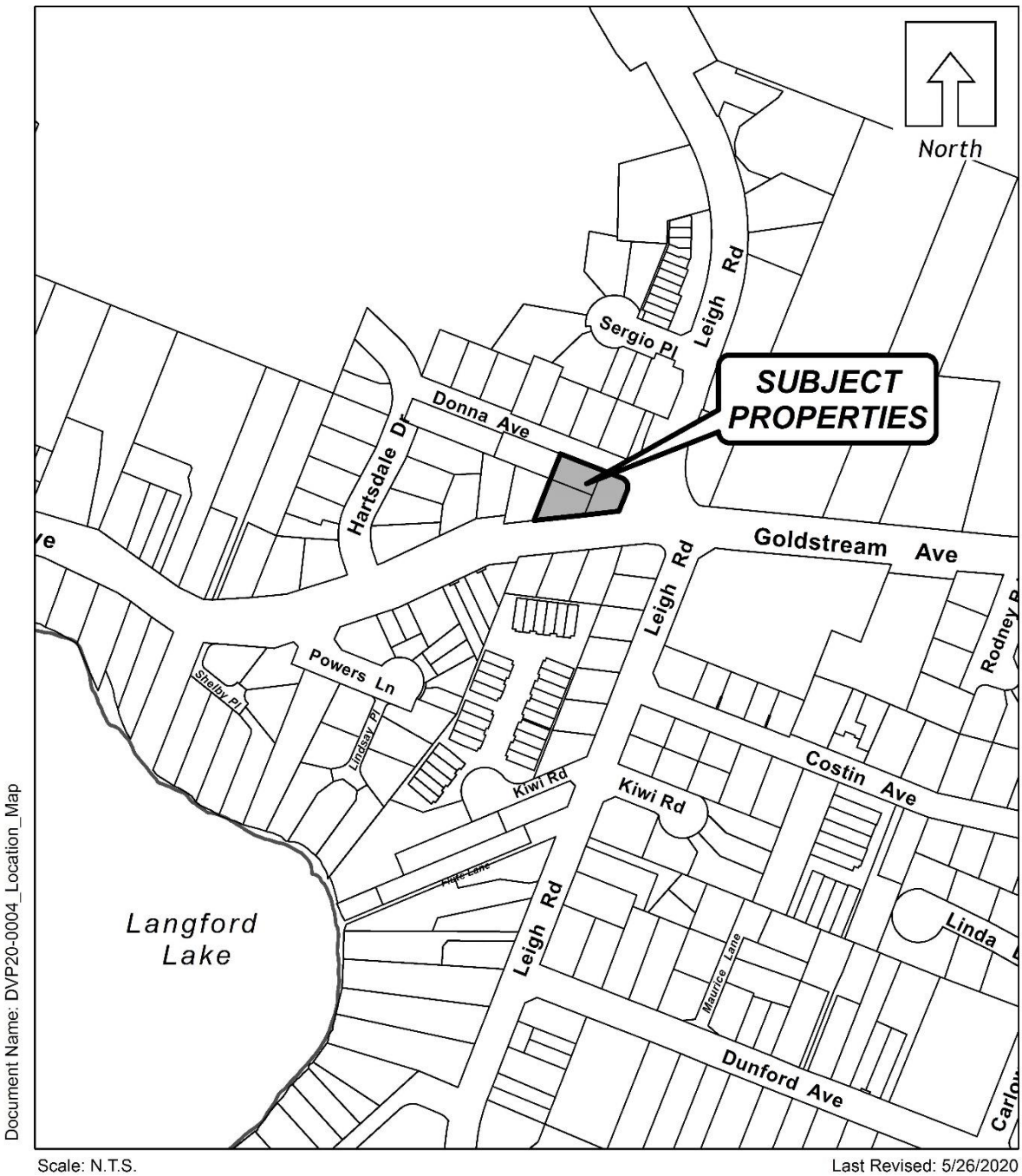
Appendix B

DEVELOPMENT VARIANCE PERMIT
(DVP20-0004)
1106, 1112 Goldstream Ave & 1109 Donna Ave



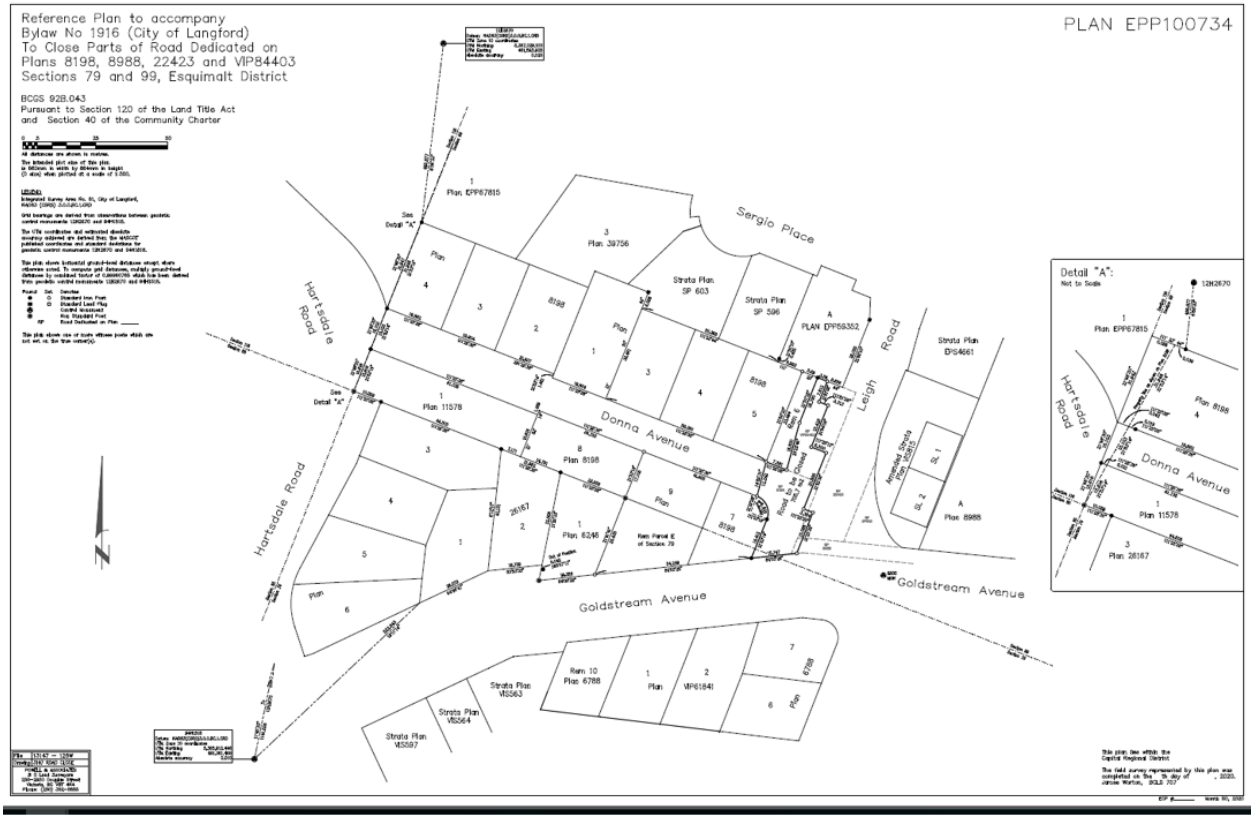
Appendix C

DEVELOPMENT VARIANCE PERMIT
(DVP20-0004)
1106, 1112 Goldstream Ave & 1109 Donna Ave



Appendix D

Road Closure Plan:



CITY OF LANGFORD
BYLAW NO. 1862

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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 the section titled "Why are we planning" in Part 1 in its entirety; and

   2. Replacing Section 13 in its entirety with the text found in Schedule "A" to this bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".

READ A FIRST TIME this 20th day of January, 2020.

PUBLIC HEARING this 25th DAY of May, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

"13.0 Regional and Inter-jurisdictional Cooperation

Langford's imperative for this OCP is to harness development forces to contribute to sustainable and positive change.

As with many communities, the City of Langford exists as part of a community of communities. Most directly, this wider community is the fourteen municipalities and electoral areas that constitute the Capital Regional District (CRD) and which encompass the southern end of Vancouver Island. The City of Langford is also inextricably linked with the Province of British Columbia, Canada as a nation and the world, not only through a myriad of agreements and treaties, but also through our shared humanity and common objective of sustaining life on this fragile planet.

The City's long-term prosperity is largely influenced by the relationships it maintains with other governments and jurisdictions. The City has a record of successful collaborations with other organizations, municipalities, first nations and senior levels of government, and intends to enhance existing relationships and forge new ones as required.

→ Inter-Municipal Cooperation

Objective 13.1 **Develop strategies for the efficient co-delivery of services and programs.**

Policy 13.1.1 As may be practical, seek opportunities to efficiently deliver programs and services with neighbouring municipalities. Specific areas may include, but are not limited to:

i. Park acquisition and development;
ii. Recreation programming;
iii. Servicing (e.g. efficient, connected sewers, roads, energy systems or others);
iv. Ongoing community planning;
v. Greenhouse gas emissions reduction strategies, climate protection and/or climate adaptation;
vi. Sharing and/or providing administrative support services;
vii. Environmental initiatives such as creek and/or watershed enhancement;
viii. Local economic development initiatives;

Objective 13.2 **Implement regional-scale systems and programs.**

Policy 13.2.1 The City recognizes the need for inter-municipal planning in areas such as transportation routes, settlement patterns and economic development. Inter-municipal co-operation and regional liaison on transportation issues such as public transit, road upgrades and the rapid-bus transit link between

major centres and the metropolitan core is vital to the design and planning process and should be retained on an ongoing basis.

Policy 13.2.2 Work with adjacent municipalities and other agencies to plan and develop a network of greenspace, trails and sidewalk connections between the urban areas of Colwood & Langford. This may include parks, natural areas, environmentally sensitive areas, trails as well as protected private open spaces and agricultural lands that have value as undeveloped open spaces.

→ Inter-Agency Cooperation

Objective 13.3 Broaden Involvement or Service Agencies in Community Planning.

Policy 13.3.1 Include other governments and/or non-governmental organizations in community development initiatives.

→ Regional Context Statement

"The purpose of the Regional Growth Strategy is to help realize the region's vision, through the commitment of the Capital Regional District, the Juan de Fuca Electoral Area and local municipalities to guide growth and change toward common objectives.

Objectives:

- ***Significantly reduce community-based greenhouse gas emissions;***
- ***Keep urban settlement compact;***
- ***Protect the integrity of rural communities;***
- ***Protect, conserve and manage ecosystem health;***
- ***Deliver services consistent with RGS objectives;***
- ***Create safe and complete communities;***
- ***Improve housing affordability;***
- ***Increase transportation choice;***
- ***Strengthen the regional economy; and,***
- ***Foster a resilient food and agriculture system."***

(CRD Regional Growth Strategy, 2018)

The City of Langford was incorporated in 1992 and has been experiencing rapid growth and development since this time. This growth trajectory, while remarkable, is consistent with the CRD's Regional Growth Strategy (RGS) and Langford's municipal boundary has always been coincident with the Regional Urban Containment and Servicing Policy Area of the former RGS and the Urban Containment and Supply Area of the current RGS.

The Capital Regional District adopted its first regional growth strategy in 2003 and the City's first Regional Context Statement formed part of this Official Community Plan when this plan was written and adopted.

The current RGS was approved by the Board for the Capital Region in March 2018. A regional context statement identifies and defines the policy links that exist between an Official Community Plan and a Regional Growth Strategy as local planning and land use policies are expected to link with and work towards the goals and objectives established in the RGS.

Langford's Growth Management and Land Use Strategy (Map 2 of this OCP) is consistent with the Growth Management Concept Plan (Map 3A of the RGS) and the Settlement Concept – Detail (map 3B of the RGS). Within these three maps, one will find the hierarchy of settlement patterns with explain the place which Langford has at the heart of the West Shore and how the growth node centered on the City's City Centre designation is now and is expected to remain as a nucleus for development in the West Shore.

Population, Dwelling and Employment Projections

	2018			**2038**		
	Population	Dwellings	Employment	Population	Dwellings	Employment
Langford	38,300	20,700	13,300	65,800	29,400	20,200
CRD	392,100	172,300	211,100	478,500	218,200	261,100

Population Change 2018-2038

	Total Increase	% Change
Langford	27,500	71.8
CRD	86,400	22.0

Source: 2018 CRD Regional Growth Strategy

The population in the Capital Regional District (CRD) is anticipated to grow from 392,100 (2018 estimate) to 478,500 in 2038. As a key growth area in the region, the RGS anticipates that the City of Langford will accommodate 27,500 additional people in approximately 8,700 new dwellings in the same period. This translates to a population of over 65,800 by 2038.

In 2008, the Official Community Plan stated that some 22,000 new units, or 200% of long-term housing forecasts, were in various stages of approval (rezoned, development permits) or planning (OCP) and that the capacity for new housing still remained in abundance throughout the community. Since that time, growth and development have whittled away at this supply of zoned and developable land, as well as the capacity to absorb new growth. Within a few years, the City will likely reach the geographical extent of its growth and further growth will be then concentrated, as it has for the past decade, on in-fill or replacement development

A continued strong demand for traditional detached housing, proximity to new schools, and the availability of nearby parks and open spaces, will continue to draw new residents to Langford and the West Shore. It is possible, therefore, that population growth will exceed these projections.

The policy directions contained within this Official Community Plan align with the objectives of the RGS in the following specific ways:

Managing and Balancing Growth

13.4.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

The Growth Management & Land Use Strategy Map of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of centres as land use designations (City Centre, Village Centres & Neighbourhood Centres). Centres are defined by the 5- or 10-minute walkshed that will accommodate a wide range of uses, including residential, commercial, industrial, institutional and park/open space. Other intended growth areas include Mixed-use Employment Centres, where creative infill or redevelopment of housing is encouraged and Business or Light Industrial Centres where business uses are encouraged. The City Centre and the Mixed-use Employment Centre that includes Westshore Town Centre constitute a 'sub-regional node" in the RGS Map 3b (Settlement Concept - Detail) in Langford. Other identified nodes include Westhills and Olympic View. The RGS does not preclude the further development of service nodes in Langford.

Section 3.0 (Our Sustainable City) of this OCP includes detailed policies for each land use designation that focuses on supporting a nodal pattern of development, transit supportive development and infill development.

Langford will assist the CRD in meeting the 2038 target in the RGS, with respect to managing and balancing growth, as all new development in Langford will be within the Urban Containment Policy Area.

13.4.2 Protect the Integrity of Rural Communities

Council will consider development in rural parts of the City if it is in the community interest subject to detailed policies that take into account local values, rural and agricultural viability and the need for housing and parkland when making decisions. Rural/Rural policies of the RGS do not apply to the City of Langford as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

Areas in the City with the designation of Capital Green Lands Policy Area are park and recreation space.

Areas in the City with the designation of Renewable Resource Lands are within the Provincial Agriculture Land Reserve.

Section 4.0 (Our Natural Setting, Parks & Open Spaces) of this OCP seeks to reinforce and enhance the recreational and environmental value of treed areas, lakes, streams and open space systems, which is consistent with Policy 1.2 of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated rural/rural residential in the RGS that occur within other municipalities within the region.

Environment and Infrastructure

13.4.3 Protect, Conserve and Manage Ecosystem Health

The City's environmental development permit guidelines are in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, steep sloping terrain and natural heritage features.

The City recognizes the Regional Trail network and all regionally managed parks as having regional significance. City Centre Park, Centennial Park and Veterans Memorial Park should also be considered regionally significant.

Langford will assist the CRD in meeting the 2038 target in the RGS, with respect to a Regional Trail Network by acquiring, where possible, key properties for this initiative.

13.4.4 Manage Regional Infrastructure Services Sustainably

The City recognizes the value of the RGS goals of cooperative initiatives in the areas of regional air quality, energy efficiency, waste management and reduction, and watershed management.

Future development without sanitary sewer is discouraged, and the City seeks to promote settlement patterns which are able to use existing infrastructure or are cost-effective and efficient to serve.

The City has adopted a Storm Water Management Plan which takes into account development areas as proposed in the Plan, population projections, stream capacity and receiving water quality.

There is a recycling facility in the City, assisting in the reduction of solid waste disposal from the City.

There is a septage processing plant in the City serving the whole region and southern Vancouver Island.

Policies in Section 12 (Our Community Infrastructure) of this OCP align with the policies in Sec. 2.2 of the RGS.

Housing and Community

13.4.5 Create Safe and Complete Communities

The City's emphasis on the creation of compact, walkable and mixed-use centres which provide convenient vehicular, transit and cycle / pedestrian access (Section 2.0, 5.0 & 7.0 of this OCP) is consistent with Policy 3 of the RGS.

The area identified as a Sub-regional Node on Map 3a of the RGS is the area of the City that has been developed as the pedestrian-oriented town centre, an auto-oriented commercial area and a business park/industrial area.

Going forward, maintaining a pedestrian focus will be a priority (Section 5.0 – Our Built Environment) and mixed-use infill in areas that are currently predominantly auto-oriented commercial will be encouraged. A mix of housing will be integral to the City Centre core area and is included in the pedestrian-oriented town centre in the form of apartments, condominiums and ground-oriented multi-family developments. Mixed use developments containing commercial and residential uses in one building/development are encouraged in the City Centre.

13.4.6 Improve housing affordability

Policies in Section 7.0 (Our Housing) of this OCP support the development of a range of housing choices along the housing continuum to accommodate the needs of all incomes and ages in all parts of the community, including affordable housing.

In addition to the types of homes available, secondary suites will be permitted in all parts of the community thus increasing the stock of affordable housing options in the City.

Options for the location of secondary suites, including within the primary dwelling, within a single-storey backyard garden suite or within a two-storey carriage suite above a detached garage, will provide flexible choices for homeowners wishing to establish a mortgage helper or accommodate inter-generational living on one property, as well as aging in place.

Langford's polices align with the CRD's 2038 targets in the RGS and will work towards an overall increase in the supply of affordable housing.

Transportation

13.4.7 Increase transportation choice

The City will endeavor to reduce outbound commuting by encouraging an increased supply of housing and work opportunities in identified nodes, allowing people to live, work, and play locally.

The OCP, particularly Section 8 (Our Multi-Modal Transportation System), identifies a rich multi-modal transportation network that will guide choices about street design that is integrated with regional transportation systems. The multi-modal network includes infrastructure for public transit, accommodating a bus rapid transit connection to downtown Victoria, planning long term for rail-based commuter rail service along the E & N Rail corridor, as well as encouraging the creation of pedestrian and bicycle linkages throughout the community.

This network will link centres, extend into surrounding neighbourhoods and connect to and through the E&N rail corridor and the Galloping Goose Regional Trail. Centres are based on 5- or 10-minute walksheds (400 & 800m) as a means to focus uses and the intensity of development in such a way that it encourages greater walkability.

A long-term plan for a more finely-grained City Centre road network is also indicated in Section 8.0 of this OCP.

Improvements in pedestrian and cycling infrastructure as well as more intensive infill development in Langford's core will help the CRD meet the 2038 target in the RGS with respect to the percentage of trips being made by walking, cycling or transit.

Economic Development

13.4.8 Realize the Region's Economic Potential

The RGS goal of strengthening the regional economy is supported by Section 10 (Our Local Economy and Jobs) of this OCP. The OCP is supportive of development which provides for a variety of economic uses that add to the interesting and dynamic fabric of the community. A diverse range of economic advancement opportunities are present in the City, from home-based businesses to large scale retail, wholesale commercial and business park/industrial areas.

An important objective of this OCP is to provide suitable land areas for commercial and business activities to provide local job opportunities and strengthen the City's tax base. This Section contains further Policies regarding establishing Langford and the West Shore as a regional recreation and sport tourism destination.

Policies in Langford's OCP will help meet the 2038 RGS target of a 0.36 jobs/population ratio in the West Shore.

Food Systems

13.4.9 Foster a Resilient Food and Agriculture System

Policies in Sec. 11 of this OCP (Our Food System) align with the policies and objectives of the RGS, and by encouraging the active farming of agricultural lands Langford will help the CRD meet the 2038 targets with respect to food systems.

Climate Action

13.4.10 Significantly Reduce Community Based Greenhouse Gas Emissions

Policies in Sec. 2 of this OCP (Our Sustainability Goals) align with the policies and objectives of the RGS.

Section 3.0 (Our Sustainable City) of this OCP includes detailed policies for each land use designation that focuses on supporting a nodal pattern of development, transit supportive development and infill development.

Langford will continue to work closely with its regional partners in an effort to meet the 2038 targets within the RGS"

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 1, 2020**
Department:	**Planning**
Application No.:	**Z19-0021**
Subject:	**Bylaw No. 1869 application to rezone 2865 Carlow Road from the R2 (One and Two Family Residential) to the RT1 (Residential Townhouse) Zone to allow for the construction of 9 townhouses**

At their Regular Meeting of 15 October 2019, Council gave First Reading to Bylaw No. 1869 and passed the following resolution with respect to the property at 2865 Carlow Road:

1. Direct Staff to prepare a bylaw to amend the text within the RT1 (Residential Townhouse) Zone to increase the allowable FAR to a maximum of 1.2 if the owner of the property proposed to be developed:

    a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit.

2. Direct Staff to prepare a bylaw to rezone the property at 2865 Carlow Road from the R2 (One- and Two-Family Residential Zone) to the RT1 (Residential Townhouse) Zone 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. $3,800 per unit towards the General Amenity Reserve Fund; albeit reducing the total contribution amount by $30,530, the estimated cost associated with the installation of a sidewalk 25 m past the subject property's Carlow Road frontage;

        ii. $1,000 per unit towards the Affordable Housing Fund;

b. That **prior to First Reading** the applicant provides a cost estimate associated with the installation of a sidewalk beyond the Carlow Road frontage of the subject property, to the satisfaction of the Director of Engineering; **COMPLETED**

c. 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; **COMPLETED**

   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 including boulevard landscaping, sidewalks and street lighting (if applicable); **COMPLETED**

d. That **prior to Bylaw Adoption**, the applicant dedicates, if necessary, road frontage necessary to accommodate required frontage improvements; **COMPLETED**

e. 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 an extension of the sidewalk, to Bylaw No. 1000 standards, beyond the Carlow Road frontage of the subject property to the north boundary of the property at 2861 Carlow to the satisfaction of the Director of Engineering, prior to issuance of a building permit, deducting from the general amenity funds;
   ii. 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, bike lanes, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
   iii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
   iv. 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;
   v. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
   vi. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided for in exchange for compensation separate than that of the residential unit;
   vii. That the developer submit 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;

COMPLETED

3. That Council authorize the Director of Planning to include a variance to reduce the required building setback from a front lot line from 3 m to 2.5 m within a form and character Development Pemit, subject to the following condition:

    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 to the required building setback from the front property line;

COMMENTS

The applicant has satisfied all requirements conditional to the subsequent readings of the Bylaw as per Council's resolution. The applicant has provided a letter of undertaking to register a Section 219 Covenant against the title of the subject property that agrees to items i-vii in Condition 2. e. of in Council's resolution of October 15th, 2019.

Bylaw No.1869 was signed by the Minister of Transportation on January 8th, 2020.

OPTIONS

That Council:

1. Adopt Bylaw No. 1869;

2. Take no action at this time with respect to Bylaw No. 1869;

Respectfully Submitted,

Submitted by:	Lauren Mattiussi, MCIP, RPP Planner 2 – Email Approved
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – Email Approved
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approved
Concurrence:	Chris Aubrey, Fire Chief – Email Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation – Email Approved
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approved
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approved

:lhm

CITY OF LANGFORD
BYLAW NO. 1869

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 subsection 6.28.03(2) and replacing it with the following:

"(2) Notwithstanding Subsection 6.28.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum floor area ratio may be increased to 1.2 if owner of the land proposed to be developed:

a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit."

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RT1 (Residential Townhome) Zone the property legally described as LOT 2, SECTION 79, ESQUIMALT DISTRICT, PLAN 10124, PID No. 005-455-481 (2865 Carlow Rd) 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	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1869	LOT 2, SECTION 79, ESQUIMALT DISTRICT, PLAN 10124, PID No. 005-455-481 (2865 Carlow Rd)	a) $3800 per unit towards the General Amenity Reserve Fund, however, $30,530 will be reduced from the total contribution amount for the costs associated with the installation of an additional 25 m of sidewalk; b) $1000 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd), Bylaw No. 1869, 2020".

READ A FIRST TIME this 18th day of November, 2019.

PUBLIC HEARING held this 6th day of January, 2020.

READ A SECOND TIME this 6th day of January, 2020.

READ A THIRD TIME this 6th day of January, 2020.

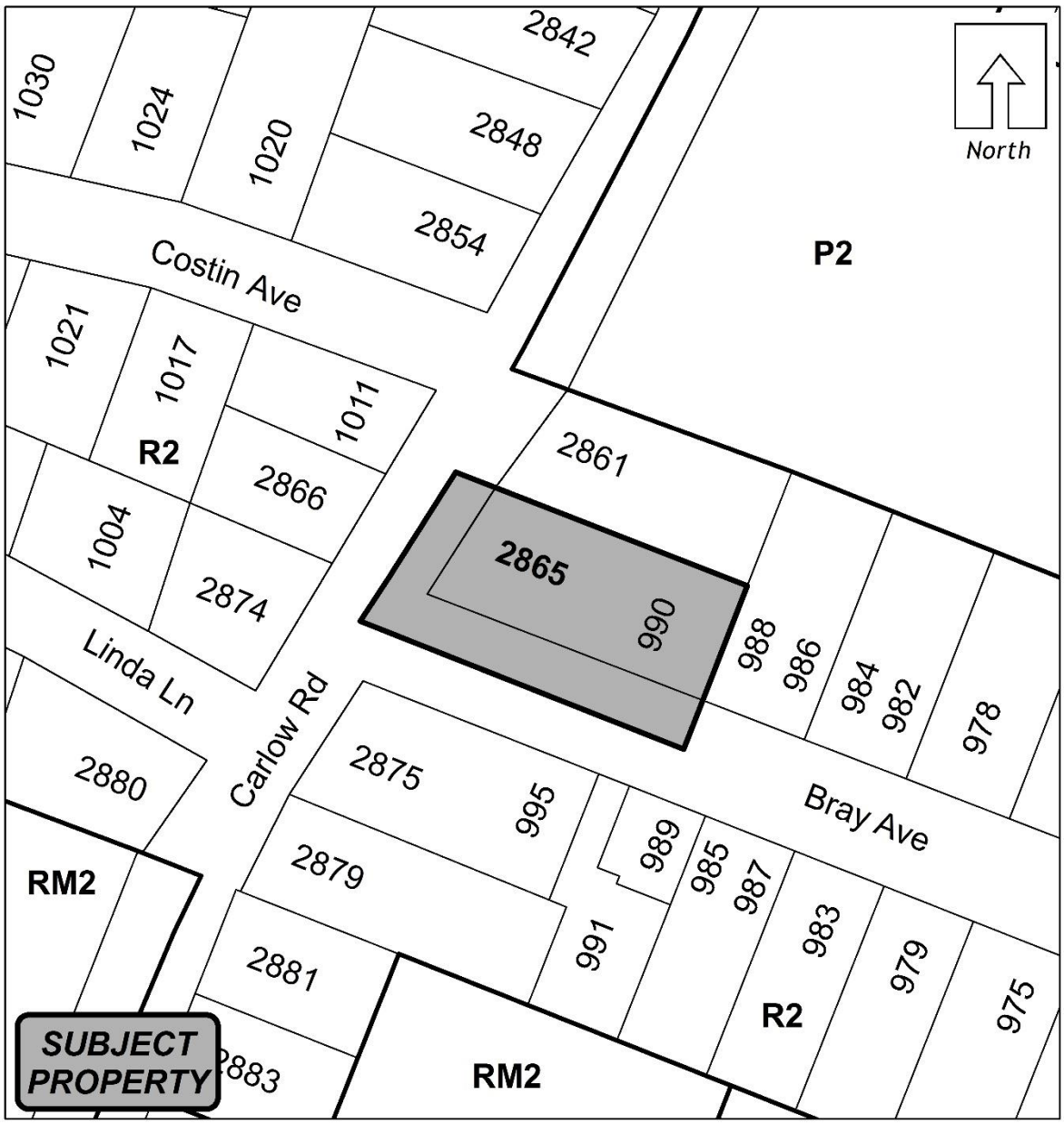
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 8th day of January, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1869

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1869

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/11/2019

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 1, 2020**
Department:	**Planning**
Application No.:	**Z19-0006**
Subject:	**Bylaw No. 1870 - Application to Rezone 894 Walfred Road from One-Family Residential (R1) Zone to Residential Small Lot 4 (RS4) Zone to Allow 14 New Lots to be Created**

At their Regular Meeting of October 21st, 2019 Council passed the following resolution with respect to the property at 894 Walfred Road:

> *That Council give 1st Reading to the attached Bylaw No. 1870 to amend the zoning designation of the property located at 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4), subject to the following terms and conditions:*
>
> *a) That the the applicant provides, **as a bonus for increased density**, the following contributions per new lot, prior to subdivision approval:*
>
> *i. $660 towards the Affordable Housing Fund; and*
> *ii. $3,960 towards the General Amenity Reserve Fund.*
>
> *b) That the applicant provides, **prior to Public Hearing**, a storm water management plan prepared by a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering; **COMPLETE***
>
> *c) That the applicant, **prior to Bylaw Adoption**, signs a release of the covenant that was previously registered under CA1382349, and provides a new Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
>
> *i. That a 3.0m wide road dedication along the length of the subject property adjoining Walfred Road is provided prior to subdivision approval;*
> *ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to subdivision approval;*

iii. That the improvements in the required storm water management plan be implemented to the satisfaction of the Director of Engineering prior to subdivision approval;
iv. That all tree protection measures and requirements listed in the tree retention plan prepared by Michael Barnabe, dated March 25th, 2009 be adhered to; and
v. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering be registered prior to subdivision approval.

COMPLETE

And that Council authorize the Director of Planning to provide the following variances within the Form and Character Development Permit:

i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

COMMENTS

The applicant has registered a section 219 covenant against the title of the subject property that agrees to items i. – v. of section c) in Council's resolution of October 21st, 2019.

Bylaw No. 1870 was signed by the Minister of Transportation on December 4th, 2019.

OPTIONS

That Council:

1. Adopt Bylaw No. 1870.

OR

2. Take no action at this time with respect to Bylaw No. 1870.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement – Email Approval
Concurrence:	Cory Manton, Manager of Parks and Recreation – Email Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

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CITY OF LANGFORD
BYLAW NO. 1870

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 from the R1 (One-Family Residential) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1870	LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 576, (894 Walfred Rd), Bylaw No. 1870, 2020".

READ A FIRST TIME this 21st day of October, 2019.

PUBLIC HEARING held this 2nd day of December, 2019.

READ A SECOND TIME this 2nd day of December, 2019.

READ A THIRD TIME this 2nd day of December, 2019.

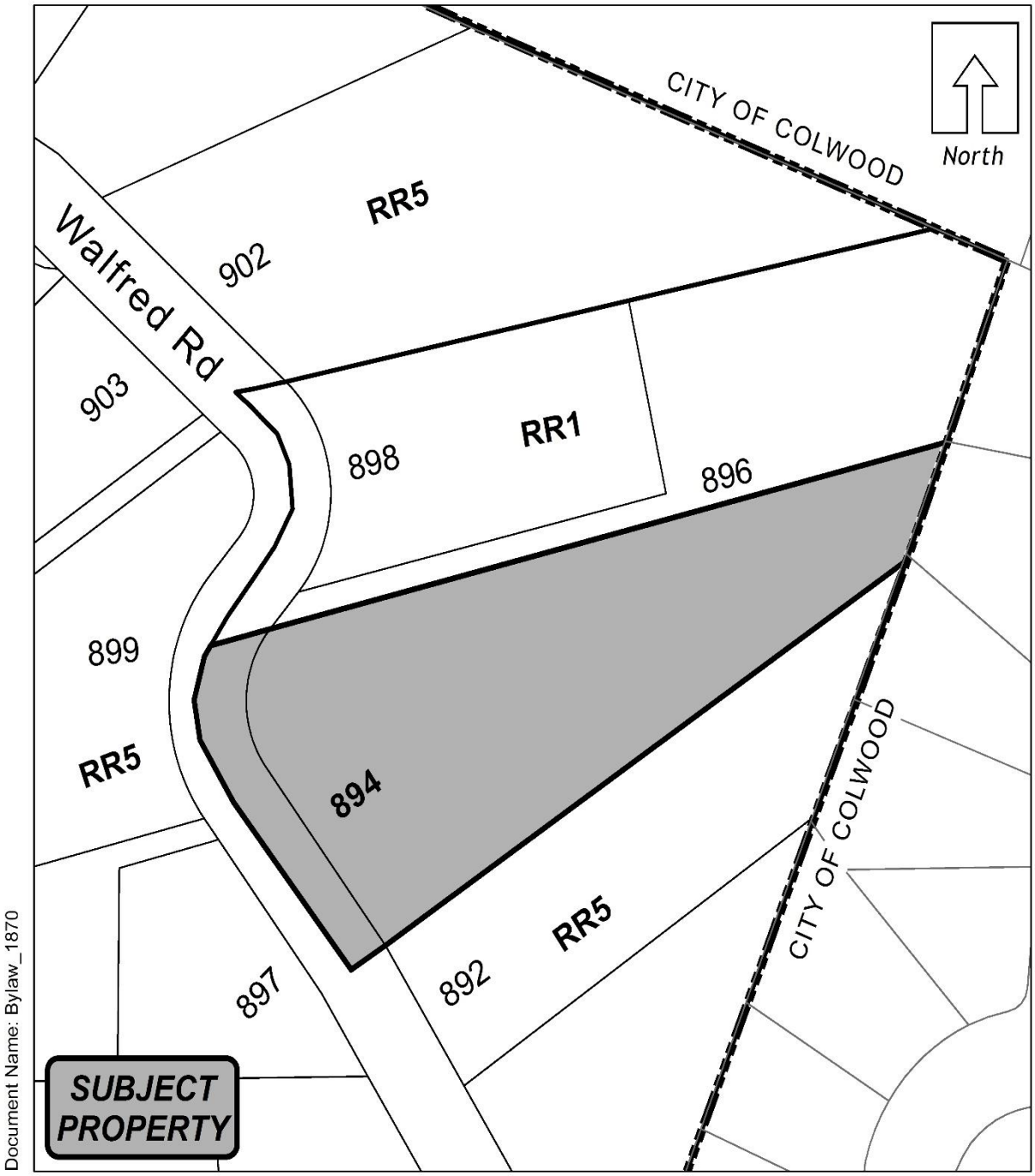
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 4th day of December, 2019.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1870

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1870

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/1/2019

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 1, 2020**
Department:	**Planning**
Application No.:	**Z19-0020**
Subject:	**Bylaw No. 1872 - Application to Rezone 595 Hansen Avenue from One- and Two-Family Residential (R2) Zone to Residential Small Lot 4 (RS4) Zone and Attached Housing (RM2A) to Allow for Seven New Townhouses while the Existing Dwelling Remains in Place with a Suite on a Small Lot**

At their Regular Meeting of January 6, 2020 Council passed the following resolution with respect to the property at 595 Hansen Avenue:

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 595 Hansen Avenue from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4) and RM2A (Attached Housing), subject to the following terms and conditions:

    a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:

        i. $3,660 towards the General Amenity Reserve Fund; and
        ii. $610 towards the Affordable Housing Reserve Fund.

    b) That the applicant provides, **prior to Public Hearing**, the following:

        i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering. **COMPLETE**

    c) That the applicant provides, **prior to Bylaw Adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;

ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;

iii. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

COMPLETE

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 595 Hansen Avenue:

i. That Section 6.31A.06(1) be varied to reduce the minimum front yard setback from the required 5.5m (18 ft) to 3.0m (10 ft);

COMMENTS

The applicant has registered a section 219 covenant against the title of the subject property that agrees to items i. through iii. in Section c) in Council's resolution of January 6, 2020.

Bylaw No. 1872 was signed by the Minister of Transportation on May 7, 2020.

OPTIONS

That Council:

1. Adopt Bylaw No. 1872.

OR

2. Take no action at this time with respect to Bylaw No. 1872.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP, Land Development Planner – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Chris Aubrey, Fire Chief – Email Approval
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement – Email Approval
Concurrence:	Cory Manton, Manager of Parks and Recreation – Email Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

:rd

CITY OF LANGFORD
BYLAW NO. 1872

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 from the R2 (One- and Two-Family Residential) Zone and adding to RM2A (Attached Housing) Zone and RS4 (Residential Small Lot 4) Zone the property legally described as LOT A, SECTIONS 109 AND 111, ESQUIMALT DISTRICT, PLAN 17302, PID No. 001-514-229 (595 Hansen Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM2A & RS4	1872	LOT A, SECTIONS 109 AND 111, ESQUIMALT DISTRICT, PLAN 17302, PID No. 001-514-229 (595 Hansen Ave)	a) $3,660 per new unit created towards the General Amenity Reserve Fund; b) $610 per new unit created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No. 1872, 2020".

READ A FIRST TIME this 20th day of January, 2020.

PUBLIC HEARING WAIVED BY RESOLUTION OF COUNCIL this 6th day of April. 2020.

READ A SECOND TIME this 4th day of May, 2020.

READ A THIRD TIME this 4th day of May, 2020.

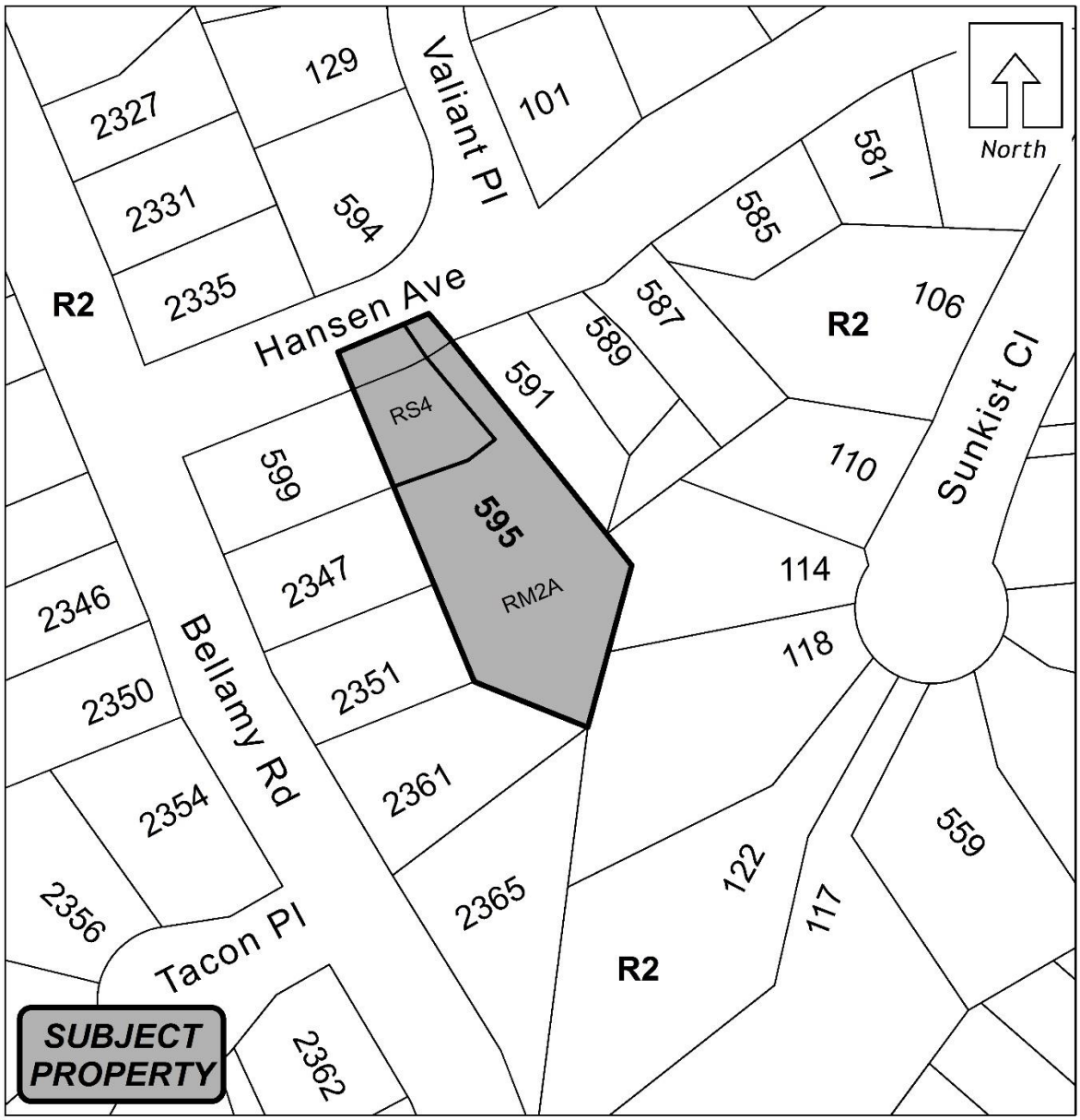
APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of May, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1872

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1872

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/30/2019

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**June 1, 2020**
Department:	**Planning**
Application No.:	**Z19-0024**
Subject:	**Bylaw No. 1878 – Bylaw to amend the zoning designation for a portion of the property at 991 Loch Glen from R2 (One-and Two Family Residential) to RS4 (Residential Small Lot 4) and to amend the subdivision requirements of the R2 zone to remove the requirements to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision.**

At the Regular Meeting of Council on January 6, 2020 Council gave the Bylaw First Reading with the following resolution with respect to the property at 991 Loch Glen:

That Council:

1. Proceed with consideration of first reading of Bylaw No. 1887 to amend the zoning designation for a portion of the property at 991 Loch Glen from R2 (One-and Two Family Residential) to RS4 (Residential Small Lot 4) and to amend the subdivision requirements of the R2 zone to remove the requirements to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size, to facilitate a two-lot subdivision, 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; COMPLETED

    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. provide all required frontage improvements as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;

ii. 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.

iii. Implement the approved stormwater 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;

iv. Any necessary above and underground infrastructure servicing upgrades, extensions, or other required servicing requirements are to be fulfilled at the covenantors' expense; and

v. Provide a construction parking and traffic management plan prior to building permit to the satisfaction of the Direction of Engineering. COMPLETED

COMMENTS

The developer has completed the conditions of Council's resolution that were required prior to 2nd and 3rd reading of Bylaws No 1878. Now that the applicant has undertaken to register a Section 219 Covenant, securing items i through v. above, and in accordance with Council's resolution passed on March 2nd, 2020, Council may wish to proceed with 4th and final reading of Bylaw No. 1878. However, if Council wishes to include additional conditions prior to giving 4th reading to the Bylaw they may wish to do so now.

Bylaw No. 1878 and was signed by the Minister of Transportation on March 6, 2020.

OPTIONS

That Council:

1. Adopt Bylaw No 1878.

2. Take no action at this time with respect to Bylaw No. 1878.

Respectfully Submitted,

Submitted by:	David Sametz, Land Development Planner – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement – Email Approval
Concurrence:	Cory Manton, Manager of Parks and Recreation – Email Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approval
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approval
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

:ds

CITY OF LANGFORD
BYLAW NO. 1878

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 amending the text of the R2 (One- and Two-Family Residential) Zone for the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting from the R2 (ONE- AND TWO-FAMILY RESIDENTIAL) ZONE and adding to RS4 (RESIDENTIAL SMALL LOT 4) ZONE the property legally described as LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370, PID No. 006-162-100 (991 Loch Glen Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw; and

3. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions/Lot	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
R2, RS4	1878	LOT 3, SECTIONS 81 AND 82, ESQUIMALT DISTRICT, PLAN 3438 EXCEPT PART IN PLAN 27370 PID No. 006-162-100 (991 Loch Glen Pl)	a) $6,000 General Amenity Reserve Fund; and b) $1,000 Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl), Bylaw No. 1878, 2020".

READ A FIRST TIME this 6th day of January, 2020.

PUBLIC HEARING held this 2nd day of March, 2020.

READ A SECOND TIME this 2nd day of March, 2020.

READ A THIRD TIME this 2nd day of March, 2020.

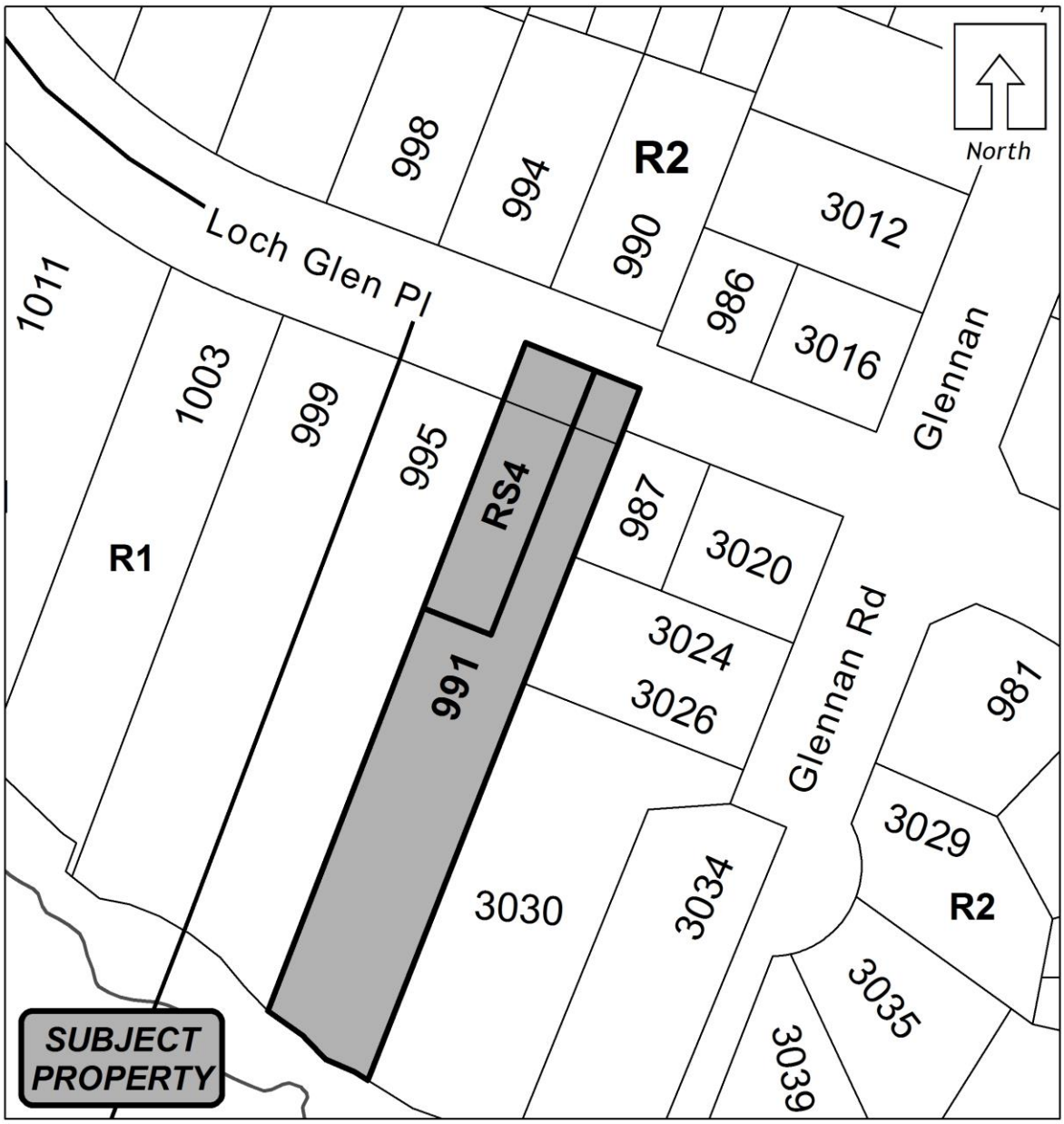
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 6TH day of March, 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1878

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/24/2019

CITY OF LANGFORD
BYLAW NO. 1887

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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 Hillsdie or Shoreline designation and adding to the Business or Light Industrial Centre designation the property legally described as Lot 3 SECTION 87 Metchosin District Plan In Part EPP74393, PID 001-138-146 (1324 Langshire Road) and Lot 1 Section 87 Metchosin District Plan EPP74393, PID 030-643-236 (4342 West Shore Parkway) 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. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this 27th day of April, 2020.

READ A SECOND TIME this day of , 2020.

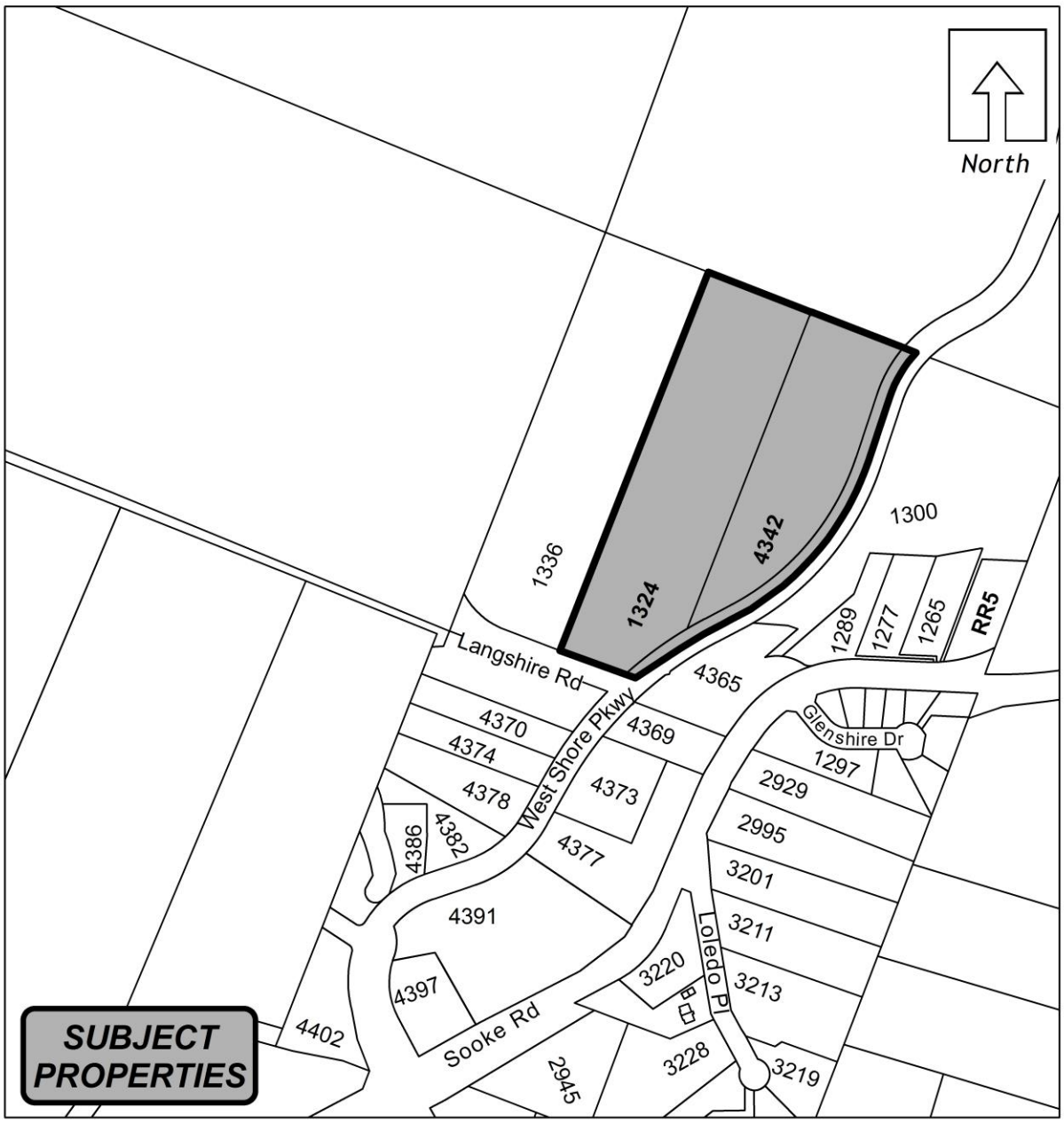
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1887

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1887

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

CITY OF LANGFORD
BYLAW NO. 1888

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 following text within Subsection 6.63A.01:

   "(18) Gravel and aggregate processing and sale;"

2. By deleting from the RS4 (Residential Small Lot 4) Zone and adding to the BP2A (Business Park 2A) Zone the property legally described as Lot 1, Section 87, Metchosin District Plan EPP77125, PID No. 030-643-236 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

3. By deleting from the RR4 (Rural Residential 4) Zone and adding to the BP2A (Business Park 2A) Zone, the property legally described as LOT 3 Section 87 Metchosin District Plan EPP74393, PID No. 001-138-146 (1324 Langshire Road)

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this 27th day of April, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

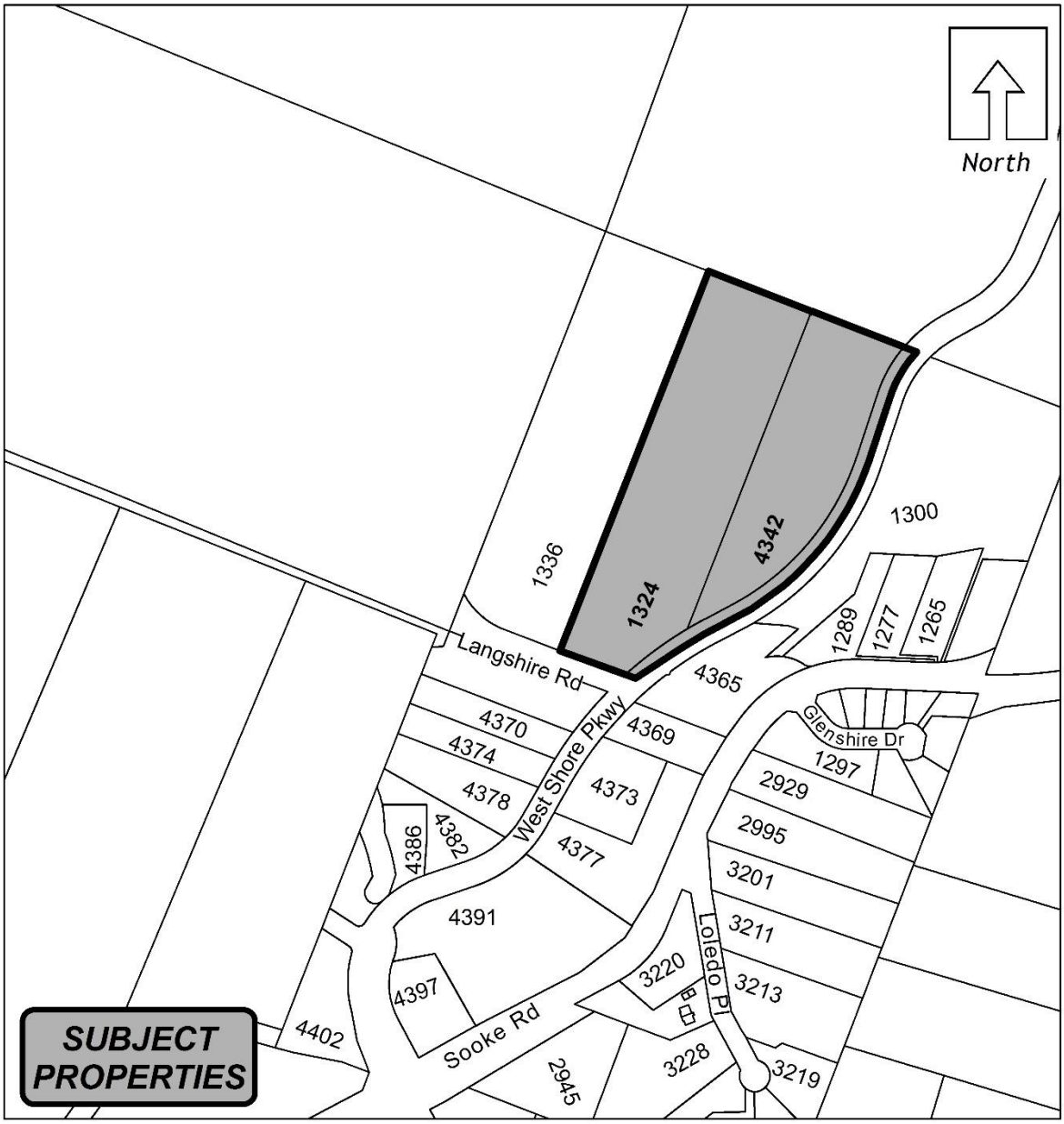
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1888

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1888

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

CITY OF LANGFORD
BYLAW NO. 1889

A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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 property legally described as LOT 4 SECTION 87 METCHOSIN DISTRICT PLAN 31715 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. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this 27th day of April, 2020.

READ A SECOND TIME this day of , 2020.

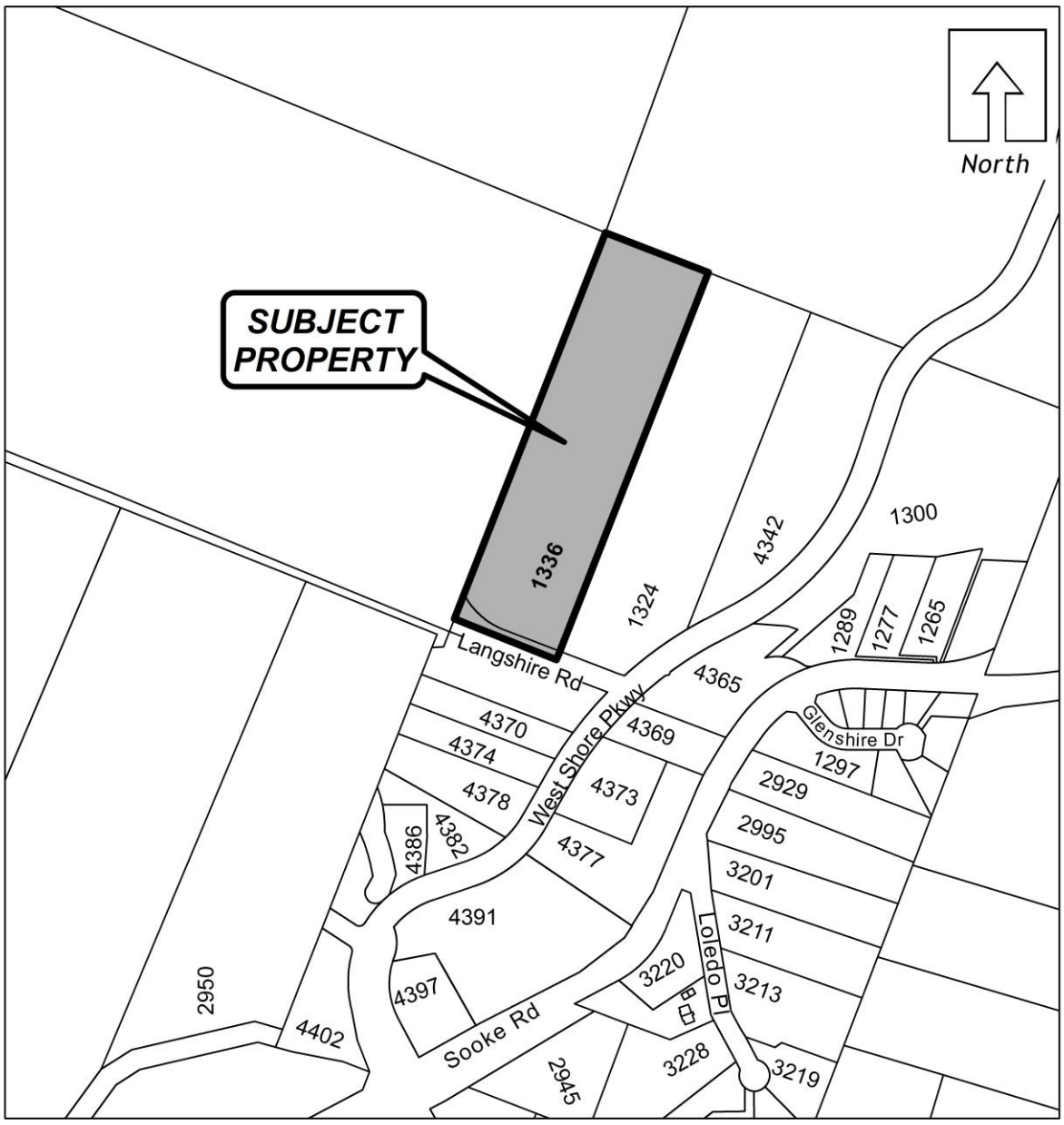
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1889

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1889

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

CITY OF LANGFORD
BYLAW NO. 1890

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 following text within Subsection 6.63A.01:

   "(18) Gravel and aggregate processing and sale;"

2. By deleting from the RR4 (RURAL RESIDENTIAL 4) Zone and adding to BP2A (BUISNESS PARK 2 A) Zone the property legally described as Lot 4, Section 87 Metchosin District Plan 31715, PID No. 001-138-154 (1336 Langshire Rd) in the portions as 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 Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this 27th day of April, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

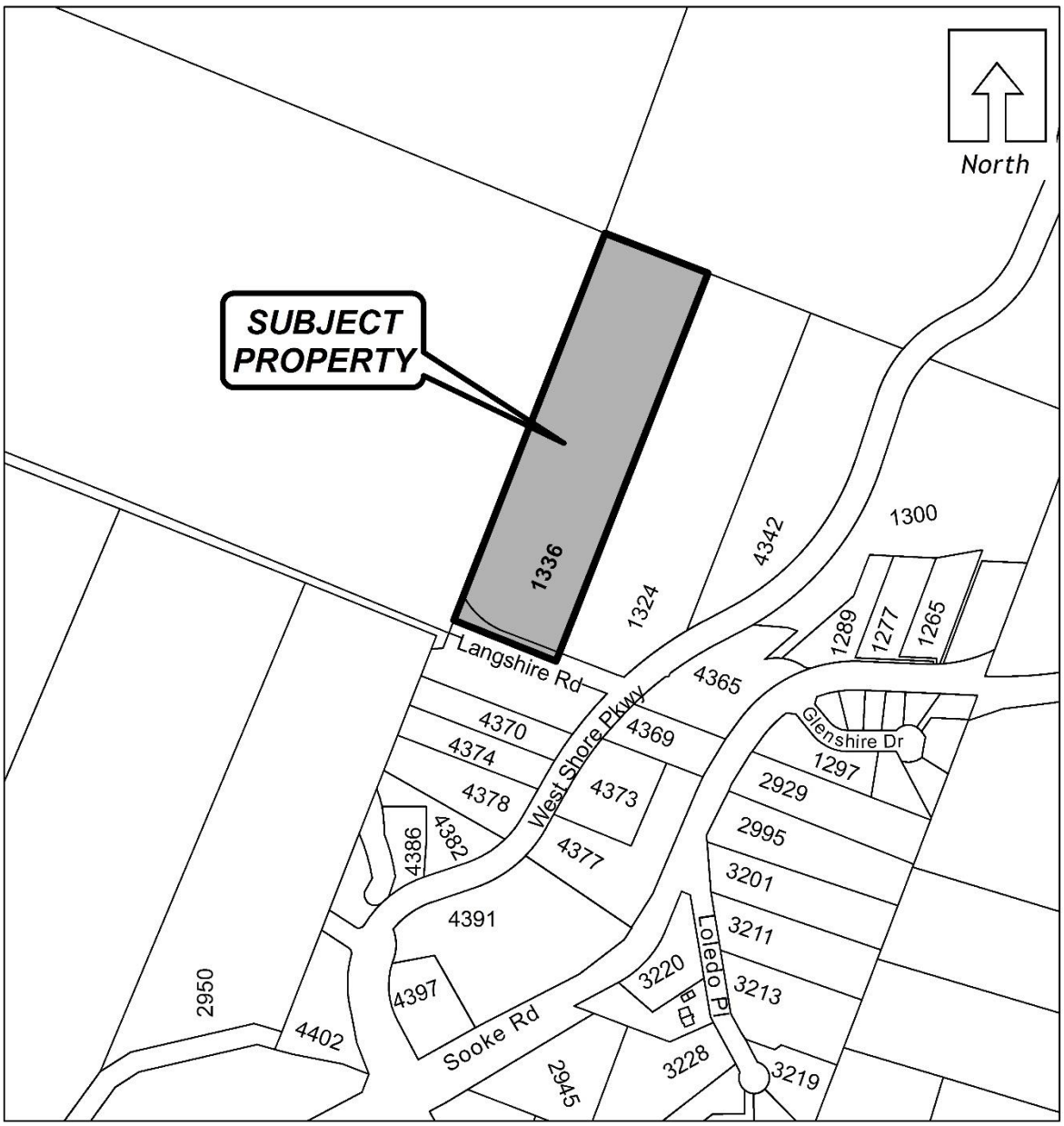
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1890

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1890

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 1, 2020

Department: **Planning**

Subject: Bylaw No. 1893 – Application to rezone 721, 749, 755, 759, 767 and 769 Meaford Ave to MUE4 (Mixed-Use Employment 4) Zone to Allow for Residential, Multi-Family and/or Commercial Development.

Background

Council gave Bylaw No. 1893 first reading at their Regular Meeting held May 4, 2020. This Bylaw is also captured by the resolution passed at Council's April 6th 2020 Regular Meeting to waive public hearings for all zoning amendment bylaws that are compliant with the OCP designation while the COVID-19 pandemic is ongoing.

Commentary

Staff confirm all Notices and Advertisements have been placed in accordance with Section 467 of the *Local Government Act*.

All correspondence received with regards to this bylaw is attached to this report for Council's information.

Options

That Council:

1. Give second and third readings to Bylaw No. 1893;

Or

2. Take no action at this time with respect to Bylaw No. 1893.

Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

CITY OF LANGFORD
BYLAW NO. 1893

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 adding as Section 6.53D that text attached as Schedule B;

2. By replacing Section 6(f) of Appendix G with the text attached as Schedule C;

3. By replacing Section 10(e) of Appendix H with the text attached as Schedule C;

4. By adding to Section 1.4.1 of Appendix A that text attached as Schedule D;

5. By deleting from the R1 (One-Family Residential) Zone and adding to a new MUE4 (Mixed-Use Employment 4) Zone the properties legally described as LOT 2, SECTION 73, ESQUIMALT DISTRICT, PLAN 10003, EXCEPT PART IN PLAN VIP71899, PID No. 004-359-771 (721 Meaford Ave); LOT 1, SECTION 73, ESQUIMALT DISTRICT, PLAN 10003, PID No. 000-074-764 (749 Meaford Ave); AMENDED LOT 4 (DD 206444I) SECTION 73, ESQUIMALT DISTRICT, PLAN 7010, EXCEPT THAT PART THEREOF INCLUDED WITHIN THE BOUNDARIES OF PLAN 19191, PID No. 004-357-884 (755 Meaford Ave); AMENDED LOT 3 (DD 206443I), SECTION 73, ESQUIMALT DISTRICT, PLAN 7010, PID No. 005-799-571 (759 Meaford Ave); LOT 2, SECTION 73, ESQUIMALT DISTRICT, PLAN 7010, PID No. 004-862-091 (767 Meaford Ave); LOT 1, SECTION 73, ESQUIMALT DISTRICT, PLAN 19191, PID No. 003-679-489 (769 Meaford Ave) in the portions as 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 Zoning Bylaw, Amendment No. 586, (721, 749, 755, 759, 767, 769 Meaford Ave), Bylaw No. 1893, 2020".

PUBLIC HEARING WAIVED BY RESOLUTION OF COUNCIL this 6th day of April, 2020.

READ A FIRST TIME this 4th day of May, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

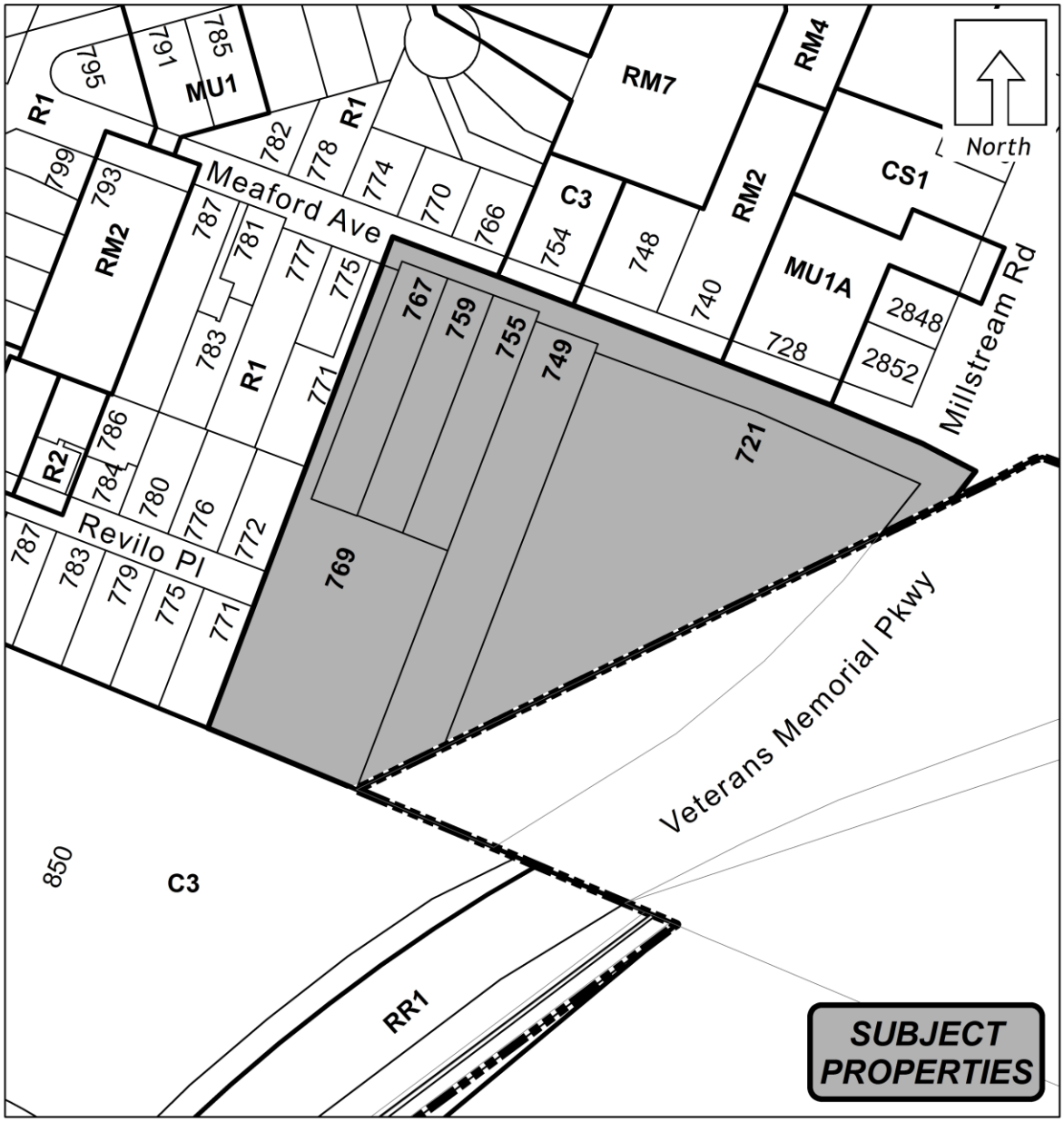
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1893

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1893

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/11/2020

Schedule B

Section 6.53D – Mixed-Use Employment 4 (MUE4) Zone

(Bylaw 1893)

6.53D.01 Permitted Uses

(1) The following uses and no others are permitted in the Mixed Use Employment 4 (MUE4) Zone:

Commercial Uses

(a) **Animal hospital** in enclosed buildings;

(b) **Automobile dealership**;

(c) **Business support service**;

(d) **Equipment sales, service, repair and rental, minor**

(e) **Film production studio**;

(f) **Financial institution**;

(g) **Catering**;

(h) **Fitness centre**;

(i) **Household equipment and appliance service and repair;**

(j) **Hotel**;

(k) **Licensed premises**;

(l) **Liquor store**;

(m) Medical clinic;

(n) **Office**;

(o) **Personal service establishment**;

(p) **Pet daycare**;

(q) **Restaurants**, **excluding drive-through**;

(r) **Retail store**;

General Uses

(s) **Accessory** buildings and uses;

(t) **Accessory unenclosed storage**;

(u) Uses permitted by Section 3.01 of this Bylaw;

Business and Technology Uses

(v) **Electronics sales, service and manufacturing**;

(w) **Research and development facility**

(x) **Educational, Cultural and Recreational Uses**

(y) **Community care facility**;

(z) **Group daycare** subject to Section 3.26.02;

(aa) **School**;

Residential Uses

(bb) **Apartment**;

(cc) **Assisted living**;

(dd) **Caretaker dwelling unit**;

(ee) **Home occupation** subject to Section 3.09; and

(ff) **Townhouse**; and

6.53D.02 Height of Principal Use Buildings

No **townhouse** may exceed a **height** of three storeys.

6.53D.03 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 2.0m (6.5 ft) of any **lot line** that adjoins a **highway**;

(b) Within 4.0m (13.1 ft) of any **lot line** that adjoins a **lot** in a Residential or Multiple Residential Zone;

(2) Despite article 6.53D.03(1), no **townhouse** may be located:

(a) Within 3.0m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18.0 ft) of a **front lot line**;

(b) Within 5.5m (18 ft) of any **rear lot line**;

(c) Within 1.5m (5.0 ft) of an **interior side lot line**;

(d) Within 3.5m (11.5 ft) of any **exterior side lot line**.

6.53D.04 Density of Development

(1) There may not be any development on any parcel of land that does not have access to a **highway**, and where a parcel of land has access to a **highway** there may not be more than one residential **dwelling unit** or more than 150m2 of non-residential **gross floor area** in the MUE4 Zone;

(2) Despite article 6.53D.04(1), there may be more than one residential **dwelling unit**, and more than 150m2 of non-residential **gross floor area** in the MUE4 Zone, if the owner of the land proposed to be built upon pays to the City of Langford:

(a) $250,000 by December 1, 2020, or prior to the issuance of the first Residential Building Permit, whichever is first; and

(b) $250,000 by June 1, 2021, or 180 days from the issuance of the first Residential Building Permit, whichever is first; and

(c) $250,000 by December 1, 2021, or 365 days from the issuance of the first Residential Building Permit, whichever is first; and

(d) $250,000 by June 1, 2022, or 545 days from the issuance of the first Residential Building Permit, whichever is first; and

(e) $712.50 per dwelling unit in excess of 515 units in the MUE4 Zone towards the General Amenity Reserve Fund; and

(f) $10.75 per m^2 ($1.00 per ft^2) of gross floor area per commercial and/or business development towards the General Amenity Reserve Fund; and

(g) $750 per dwelling unit on the 1^{st} to 4^{th} storeys of the building towards the Affordable Housing Reserve Fund; and

(h) $375 per dwelling unit on the 5^{th} and 6^{th} storeys of the building towards the Affordable Housing Reserve Fund; and

(i) $187.50 per dwelling unit on the 7^{th} storey or higher of the building towards the Affordable Housing Reserve Fund;

(3) Under no circumstances may the density of development within the MUE4 zone exceed a **floor area ratio** of 6.0:1;

6.53D.05 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule C

For those lands located within the Mixed-Use Employment 2 (MUE2) Zone, the Mixed-Use Employment 3 (MUE3) Zone, and the Mixed-Use Employment 4 (MUE4) Zone the following additional landscaping provisions shall apply:

I. A continuous landscape and screening area not less than 2.0 m wide shall be provided along the developed portion of each lot which abuts a highway. The landscaping shall have a height of not less than 1.5 m and may include a decorative fence.

II. A continuous landscape and screening area not less than 2.5 m wide containing a decorative fence not less than 1.8 m in height together with decorative planting must be provided along the developed portion of each lot which abuts a property in a Residential or Multiple Residential Zone, except where the boundary between the two lots is separated by a highway. This landscape and screening area may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.

Schedule D

For areas designated within the City Centre Development Permit Area or the Sooke Road Commercial Revitalization Development Permit Area, a Development Permit exemption may be issued for land alteration or preparation, provided that a grading and site preparation plan is prepared by a qualified professional, to be approved by the City, and if the lands are not located within any environmental development area.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING BEING WAIVED

NOTICE is hereby given that pursuant to Section 464(2) of the *Local Government Act*, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1893 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Meeting Date:	**Monday, 1 June 2020**
Meeting Time:	**5:30 pm**
Subject Property:	**721, 749, 755, 759, 767 and 769 Meaford Ave**
Proposal:	**The purpose of Bylaw No. 1893 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the properties located at 721, 749, 755, 759, 767, and 769 Meaford Avenue from R1 (One-Family Residential) Zone to a new MUE4 (Mixed-Use Employment 4) to allow for a future development of multi-family residential and/or commercial uses.**
Applicant:	**Niall Paltiel, Keycorp Planning Ltd**
Location:	**The land that is the subject of Bylaw No. 1893 is located at 721, 749, 755, 759, 767 and 769 Meaford Ave as shown shaded on the plan.**

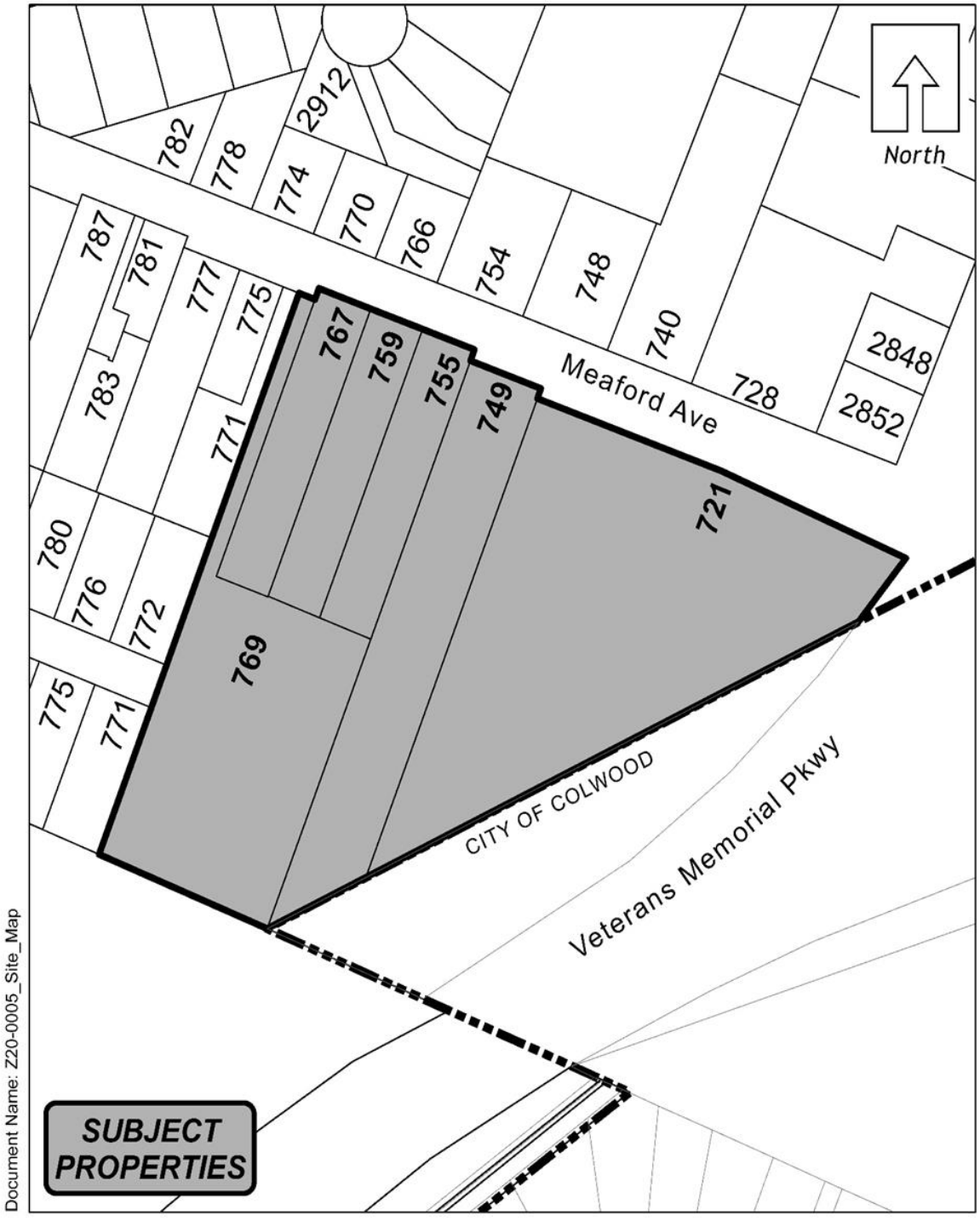
COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Robert Dykstra in **PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.langford.ca**

the Planning Department at 250-478-7882 or email at rdykstra@langford.ca with any questions on this Bylaw**.**

The City welcomes input into this zoning bylaw amendment, and encourages you to write to Mayor and Council either online, at planning@langford.ca, or at the aforementioned address. You may also speak with Robert Dykstra at the Planning Department, Monday – Friday from 8:30am-4:30pm at **250 478 7882**. Please reference file number: **Z20-0005**

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT
(Z20-0005)
721,749,755,759,767 & 769 Meaford



Document Name: Z20-0005_Site_Map

Scale: N.T.S.

Last Revised: 3/11/2020

Parking returns to Colwood parks, beaches

Shalu Mehta
News Staff

Colwood residents will be able to park at beaches and parks in the city again.

Based on provincial health officer directions and the Restart B.C. plan, the City of Colwood has begun to open parking at areas where it was previously closed to encourage physical distancing during the COVID-19 pandemic.

The City asks residents to continue to safely distance from others and limit gatherings when enjoying Colwood parks and natural areas.

Parking areas at Herm Williams Park on Kelly Road, Latoria Creek Park on Latoria Road, the Royal Roads Forest entrance on Metchosin and Painter roads and Brittany Park on Brittany Drive are now open.

Playgrounds and picnic tables remain closed, according to the City, because there is no procedure in place to effectively clean the structures between each use.

Lagoon Beach parking along Ocean Boulevard will be expanded for the May long weekend and vehicle access will be from Lagoon Road only. The gate on Ocean Boulevard near Lagoon Road will be opened to give vehicles access to parking areas along half of the beach. A temporary barrier and turn-around will be set up for vehicles.

A portion of the road will be closed to vehicle traffic with the gate near Fort Rodd Hill on Ocean Boulevard remaining closed.

The City said the gradual opening will continue to limit large influxes of people and large gatherings, and allow pedestrians and cyclists to enjoy unlimited access to a portion of the road.

Closures will be monitored regularly and reviewed on a weekly basis as the COVID-19 situation and public health guidance evolve.

With the temporary closure of Ocean Boulevard in response to the pandemic, the City said it has received a "significant amount" of feedback about re-opening the road to vehicles as well as keeping all or some of it closed to vehicle traffic for use as a park.

To open the conversation to the broader community and to gather input to give council, Colwood launched an online survey for residents at letstalkcolwood.ca/oceanboulevard.

View Royal extends deadline for property tax payments

View Royal property owners who are struggling to make ends meet during the pandemic will be able to delay their municipal tax payments until Oct. 1, 2020.

On May 5, Council approved the extension of the 2020 property tax penalty date from July 3 until Oct. 1, an extra 90 days.

This extension covers all owners of residential, business, industrial, farm and utility properties.

"This measure, in addition to relief efforts provided so far by other levels of government, is another way to help ease the financial hardship of COVID-19 to our community," said Mayor David Screech.

This comes after View Royal decided to reduce their tax increase from 2.9 per cent to 1.5 per cent. The penalty of an extra 10 per cent will now be effective on Oct. 1, 2020.

CSNN VANCOUVER ISLAND BRANCHES
NANAIMO AND VICTORIA WILL BE HOSTING AN
INFORMATIONAL OPEN HOUSE

Experience being a Natural Nutrition student. CSNN Instructors will present 2 short classroom sessions and then an introduction and Q&A of our Natural Nutrition Diploma and Culinary Certificate Programs.

Visit our Website to register for the free event at csnn.ca/vancouverisland

Open House #1: May 23 - 1-4pm

Open House #2: June 4 - 5:30-8:30pm



Since 1994
Canadian School of Natural Nutrition
TEACHING THE MEDICINE OF THE FUTURE™

Open Houses will be conducted via the Zoom platform.
If you have any questions please contact v.i@csnn.ca (Nanaimo) or victoria@csnn.ca (Victoria).

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING BEING WAIVED

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Purpose	The purpose of Bylaw No. 1893 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the properties located at 721, 749, 755, 759, 767, and 769 Meaford Avenue from R1 (One-Family Residential) Zone to a new MUE4 (Mixed-Use Employment 4) to allow for a future development of multi-family residential and/or commercial uses.
Applicant	Niall Paltiel, Keycorp Planning Ltd
Location	The land that is the subject of Bylaw No. 1893 is located at 721, 749, 755, 759, 767 and 769 Meaford Ave.

Council will be considering Bylaw No. 1893 at the following meeting:

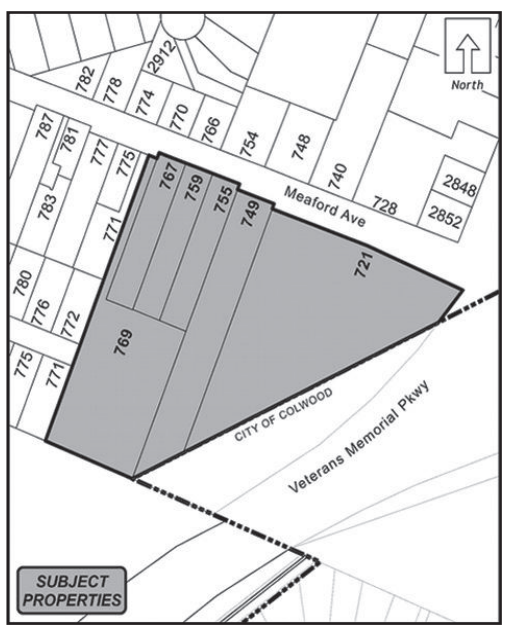
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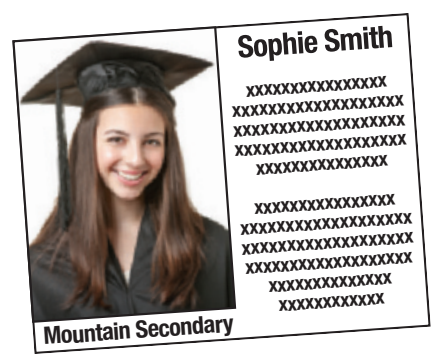
Braden Hutchins
Director of Corporate Services





in the Goldstream Gazette on June 10, 2020

The Goldstream Gazette will be honouring our 2020 Graduates in a special way. With the social distancing in place, we wanted to bring our graduates together in one place but at a distance.



Reserve your spot today for only $49.99

Call your Local Newspaper Rep

GOLDSTREAM GAZETTE .COM

Deadline for submissions is May 29, 2020

SD62 will allow graduating students to cross the stage

Aaron Guillen
News Staff

Grade 12 students in the Sooke School District can cross the stage in June.

Superintendent Scott Stinson confirmed in a video posted to Facebook that students can wear their cap, gown and formal attire for a graduation ceremony thanks to Dr. Bonnie Henry, B.C.'s provincial health officer, who has allowed the event to go forward.

"We will organize [the event] in small groups so students will be able to participate in crossing the stage," said Stinson, noting that each school will determine the size of the small groups.

The events will take place in Royal Bay, Edward Milne, and Belmont Secondary auditoriums. No family members will be allowed to attend, but Stinson said there will be a professional photographer at each event to capture the moment, free of charge.

"We're glad we're able to add to what was going to be a just and fitting tribute to our grads this year by allowing you that ceremonial crossing of the stage and to recognize many years of hard work to yourself get to this point," said Stinson. "Thank you for your hard work for advocacy, and tremendous accomplishments."

Notably, a graduate tribute video will still be streamed live and encouraged to share with family and friends. A date has yet to be set for the live event where the video will be screened.

The video compilation will feature speeches from dignitaries, valedictorians and historians at each school and will show images of each student through grad photos and grad statements. The school district is working with a professional video company, Stinson said.

– with files from Shalu Mehta
aaron.guillen@goldstreamgazette.com



Brianna Gruber, a grade 12 student at Belmont Secondary, started a petition to have an in-person graduation ceremony rather than a virtual one. (Shalu Mehta/News Staff)

Landscaping work will impact Metchosin Road traffic

Watch for construction crews if you're heading along Metchosin Road to the Royal Bay area from May until mid July.

New trees and landscaping work are underway 7 a.m. to 5 p.m. Two lane traffic is expected to remain the same, but the bike lane will be closed for five to seven weeks.

Traffic control will be on site to remind drivers to slow down and use extra caution as work takes place on the west side of Metchosin Road. The project is expected to be completed before or by July 13.

Recently, Royal Bay developer GableCraft Homes installed a new sidewalk, bike lane and pedestrian lighting along the west side of Metchosin Road from Latoria Boulevard all the way up the hill to Cotlow Road.

Notably, this project doesn't include the installation of a traffic light at Metchosin Road and Latoria Boulevard, but it's planned in the area as development continues.

aaron.guillen@goldstreamgazette.com


New trees and landscaping is expected to impact traffic along Metchosin Rd until July. (Aaron Guillen/News Staff)

City of Langford
www.cityoflangford.ca

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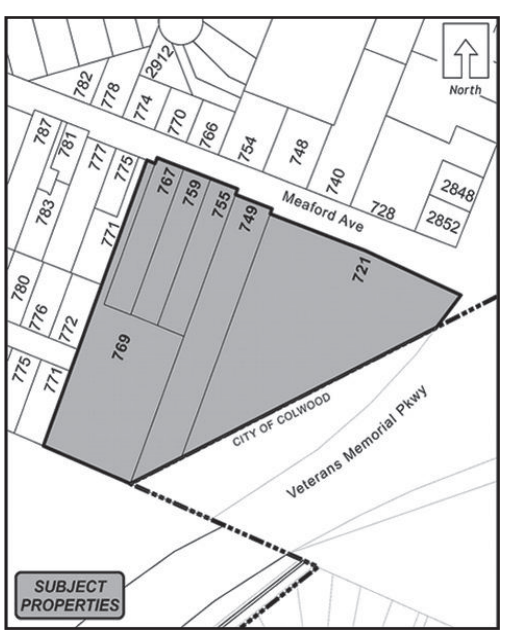
Date: Monday, 1 June 2020

Time: 5:30 pm

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Braden Hutchins
Director of Corporate Services



City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
NOTICE OF DISPOSITION

Pursuant to section 26 of the *Community Charter*, the City of Langford gives notice of its intention to lease to Pacific Sports FC Inc. the upper floor, measuring approximately 3,000 square feet, of a building located at civic address 3022 and 3024 Glen Lake Road on the land legally described as PID: 028-682-718; Parcel 1 (Being a Consolidation of Lots C and E, See FB437476) Sections 80, 81, 86 and 87 Esquimalt District Plan VIP78546. The lease shall be for a term of 3 years. As consideration for the lease, the City shall receive $23 per square foot annually.

Braden Hutchins, Corporate Officer

opt out of the notification process for the Structural Change application for the existing Liquor Primary License for the Bear Mountain Golf Club located at 1999 Country Club Way.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council direct staff to waive all Public Hearings for any zoning bylaws which receive 1st reading on, or before, the World Health Organization rescinds the COVID-19 pandemic;

That Council pass the following resolution:

"Whereas Section 154(1)(a) and 155(2)(a1) of the *Community Charter (SBC 2003)* permits Council as a whole to delegate its authority with respect to council hearings that are required by law or authorized by enactment; and

Whereas a Public Hearing under Sec. 464 of the *Local Government Act* does not constitute a power or duty established by an enactment that council hear an appeal or reconsider an action, decision or other matter;

a) That Council delegate its authority to conduct a Public Hearing to Councillor Denise Blackwell in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment; and

b) That Council delegate its authority to conduct a Public Hearing to Councillor Roger Wade in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment and only when Councillor Denise Blackwell is unable to exercise her delegated authority;

c) That this resolution be in effect until the World Health Organization rescinds the COVID-19 pandemic.

CARRIED.

c) Update on City of Langford COVID-19 Initiatives
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council receive the update on the City of Langford COVID-19 Initiatives report

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 m^2 ($1.00 per ft^2) 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 370m^2 (4,000 ft^2) 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 1,000m^2 (10,800ft^2) 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;

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".

City of Langford
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Staff Report to Council

Date: **May 4, 2020**

Department: **Planning**

Application No.: **Z20-0005**

Subject: **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**

PURPOSE

Niall Paltiel of Keycorp Planning Ltd. has applied on behalf of C.R.M. Properties Ltd. to rezone 721-769 Meaford Avenue from R1 (One-Family Residential) to a new MUE4 (Mixed-Used Employment) zone to allow for a future development of multi-family residential and/or commercial uses.

BACKGROUND

PREVIOUS APPLICATIONS

One of the subject properties (767 Meaford) received a Temporary Use Permit (TUP18-0001) for the storage of materials and a laydown yard, which was associated with the construction of a multi-family residential building across the road at 728 Meaford Avenue.

Table 1: Site Data

Applicant	Niall Paltiel, Keycorp Planning Ltd.	
Owner	C.R.M. Properties Ltd	
Civic Addresses	721-769 Meaford Avenue	
Size of Properties	3.2 hectares (7.8 acres)	
DP Areas	Riparian	
Zoning Designation	Existing: R1 (One-Family Residential)	Proposed: MUE4 (Mixed-Use Employment 4)
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The properties are vacant and situated between Meaford Avenue to the north, Veterans Memorial Parkway to the east, Lowe's to the south, and single-family homes to the west. Sparse vegetation exists on the property, which consists of scrub type bushes and younger conifers. A portion of the eastern property contains larger stands of trees and thick ground cover, but this is located in the City of Colwood and is located with their Riparian DP area due to its proximity to Colwood Creek.

Figure 1 – Subject Properties



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R1 (One-Family Residential) RM2 (Attached Housing) MU1A (Mixed Use Residential Commercial A) C3 (District Commercial) CS1 (Service Commercial)	Residential Multi-Family Residential Multi-Family Residential Residential Residential
East	A1 (Rural 1) – City of Colwood	Vacant
South	C3 (District Commercial)	Commercial
West	R1 (One-Family Residential)	Residential

COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'City Centre', which is defined by the following text:

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

DEVELOPMENT PERMIT AREAS

There is one small portion of the site located within an environmental Development Permit (DP) area, that being the Riparian DP area. This area is located in the southeastern corner and is due to the proximity to Colwood Creek. A DP would need to be issued in this regard and is anticipated to correspond with the DP that would be needed on Colwood's side of the property.

Additionally, as these properties are located within the 'City Centre' OCP designation, DP's for Form and Character would be needed for all proposed buildings. The design of future buildings as well as an overall site plan would need to be submitted and comply with Langford's Design Guidelines as well as the City Centre objectives.

A Development Permit would also be needed prior to land alteration as the City Centre DP area is designated as a commercial revitalization area. Currently there are no exemptions for land alterations with this DP area, except for removal of hazardous trees. Council may wish to consider providing an exemption to allow land alterations within a commercial revitalization area if the land is not located within an environmental development permit area.

DEVELOPMENT PROPOSAL

Details of any future build out or specific uses are not fully known, but are anticipated to include multi-family residential and an automobile dealership. The proposed new zone will allow for a variety of uses that include retail/commercial (automobile dealership, hotel, office, restaurant), business/technology (electronic sales and manufacturing, educational and recreational uses), and/or multi-family residential.

Details of how any proposed building would look will need to be worked through at the Development Permit stage. Council may wish to require the details of where buildings will be located and what uses they contain be worked out through an overall master plan DP to ensure it complies with City bylaws, policies, and objectives.

Table 3: Proposed Data

	Permitted by R1 (Current Zoning)	**Permitted by MUE4 (Proposed Zoning)**
Permitted Uses	• One-Family Dwelling • Group Daycare	• Townhomes • Apartments • Hotels • Restaurants • Retail Stores • Automotive Dealership • Recreational Facility • Offices
Density	550m² lots	6.0 FAR
Height	9m (30 ft)	N/A
Site Coverage	35%	N/A
Front Yard Setback	7.5m (25 ft)	5.5m (townhouse) 2.0m (commercial/multi-family)
Interior Side Yard Setback	1.5m (5 ft)	1.5m (townhouse) 4.0m (commercial next to residential)
Exterior Side Yard Setback	(4.5m (15 Ft)	3.5m (townhouse) 2.0m (commercial/multi-family)
Rear Yard Setback	7.5m (25 ft)	5.5m (townhouse) 2.0m (commercial/multi-family)
Parking Requirement	2 per dwelling	As per Part 4 of Bylaw 300

NEW MUE4 ZONE SPECIFICATIONS

A proposed new MUE4 Zone has been drafted, based on the MUE1 (Mixed-Use Employment) zone, which applies to the large parcel of land located southwest of the Leigh Road interchange. The main difference between these two zones would be the allowable density and amenity contributions as outlined in the proposed zone specifications attached as Appendix C.

This new MUE4 zone would allow for a range of uses and a density ratio that has the potential to create a mixed-use area that includes commercial/retail and residential. However, given the range of potential uses but no final commitments with respect to a site plan at this point, Council may wish to establish some baseline requirements to ensure the future build out is in a shape and form that compliments the City Centre. Council may wish to require the following standards for this site:

- That any residential building proposed along Meaford Avenue provide commercial/retail space within all of the ground floor units that face Meaford Avenue, with a minimum 370m² (4,000 ft²) of commercial space provided.
- That the northeast corner at Meaford Avenue and Veterans Memorial Parkway be the location for a building that has a minimum footprint of 1,000m² (10,800 ft²) and be at least 2-storeys in height at the corner, or at least be designed to resemble 2-storeys at the corner.
- That the minimum floor area ratio for the overall site be 2.0.
- That a master plan for the entire site be accepted by the Director of Planning prior to issuance of a Development Permit for Form and Character.
- That plazas / open space areas are planned for within the master plan.
- That a vehicle connection through the site that allows the general public to pass be provided from Revilo Place to Meaford Avenue.

FRONTAGE IMPROVEMENTS

The subject properties front Meaford Avenue, the end of Revilo Place, and a small portion of Veterans Memorial Parkway.

Veterans Memorial Parkway (VMP)

Road improvements along VMP are considered completed, but any additional requirements would come from the Ministry of Transportation and largely coordinated with the City of Colwood, as the majority of VMP associated with this development is within Colwood.

Revilo Place

Revilo Place will connect to the site, and possibly for emergency access purposes only. If this extension through the site is dedicated as municipal road, it would need to be built to Bylaw 1000 standards to the satisfaction of the Director of Engineering.

Meaford Place

Road dedication and improvements will be required along Meaford Avenue. The improvements would be designed to the R1 cross-section of Bylaw 1000 and include the following:

- Red brick paver sidewalk;
- Road edge parking;
- Landscaped boulevard;
- Street lights.

SEWERS

Sewer mains exist within Revilo Place and Meaford Avenue. 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 applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

As the site develops over time, an engineer of record would need to submit a detailed stormwater management plan, to the satisfaction of the Director of Engineering outlining how stormwater will be managed onsite. However, as a condition of rezoning, Council may wish to request the applicant to provide a preliminary technical memo in this regard from a qualified engineer, to the satisfaction of the Director of Engineering.

VEHICLE ACCESS AND ROAD NETWORK

The applicant is requesting that the City rezone these properties before a detailed development plan or a road network plan is finalized. Council may wish to request the applicant provide a Transportation Impact Assessment (TIA) prior to 2nd reading. From the TIA, any recommended road network improvements necessary to accommodate the increased density would then be secured in a covenant and implemented prior to issuance of a building permit. Any density proposed in the future beyond what this TIA assessed, would require that an additional TIA Terms of Reference be developed in concert with the Ministry of Transportation and Infrastructure as per their request.

Details of any internal roads onsite also need to be presented prior to issuance of a master plan development permit in order to plan appropriately for future traffic flows through the site and to/from access points. This would be secured in the same covenant as noted above.

AMENITY CONTRIBUTIONS

Given the size of this site and the potential density that could be achieved, it's possible that amenity contributions generated by this development could be around $3,000,000. This is based on Council's current policy and compared to the residential development that has recently completed on the north side of Meaford Avenue (728 Meaford Avenue), which has a FAR of 4.0. However, without knowing how this site will develop, Council may wish to require some amenity contributions as a lump sum upfront, similar to how amenity contributions were requested on the Belmont Market site.

It is anticipated that this site would not be entirely residential, but would also include an automobile dealership. There would also be land used for roads, plazas/open space and parking throughout the site, so an upfront lump sum General Amenity Contribution of $1,000,000 may be reasonable. Additional General Amenity Contributions would be collected on a per unit basis once the lump sum contribution rate equals the number of units created. The Affordable Housing Amenity Fund would be collected on a per unit basis throughout the build out. The lump sum contribution could be collected over four minimum payments of $250,000 every 6-months beginning in December of 2020 if commencement of any residential building has not started yet.

FINANCIAL IMPLICATIONS

Rezoning the subject property to permit a higher density of development will increase the assessed value of lands and increase municipal revenue due to the number of units created. As the developer must complete all frontage improvements, 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.

FINANCIAL CONTRIBUTIONS

Council's Amenity Contribution Policy
The amenity contributions similar to Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.

Table 4 – Amenity Contributions

Amenity Item	**Contribution Rate**
General Amenity Reserve Fund	$1,000,000 in four lump payments of $250,000 + $712.50 per unit after 515 units have been created
Affordable Housing Reserve Fund	$750* per unit

**** The applicant is entitled to a 50% or 75% reduction depending on the use and height, for units above the 4th storey.***

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit / area contribution**	**Total**
Roads	$3,188 (multi-family) $55.78 (commercial m²)	TBD
Park Improvement	$1,890 (multi-family)	TBD
Park Acquisition	$1,100 (multi-family)	TBD
Incremental Storage Improvement Fees	$331.65 (multi-family) $140/1000ft² (commercial)	TBD
Integrated Survey Area	$35 per lot	TBD
Subtotal (DCCs paid to City of Langford)		TBD
CRD Water	$2,557 (multi-family) $10.74/m² (commercial)	TBD
School Site Acquisition	$600 (multi-family)	TBD
TOTAL (estimate) DCCs		**TBD**

OPTIONS

Option 1

That Council:

1. 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.

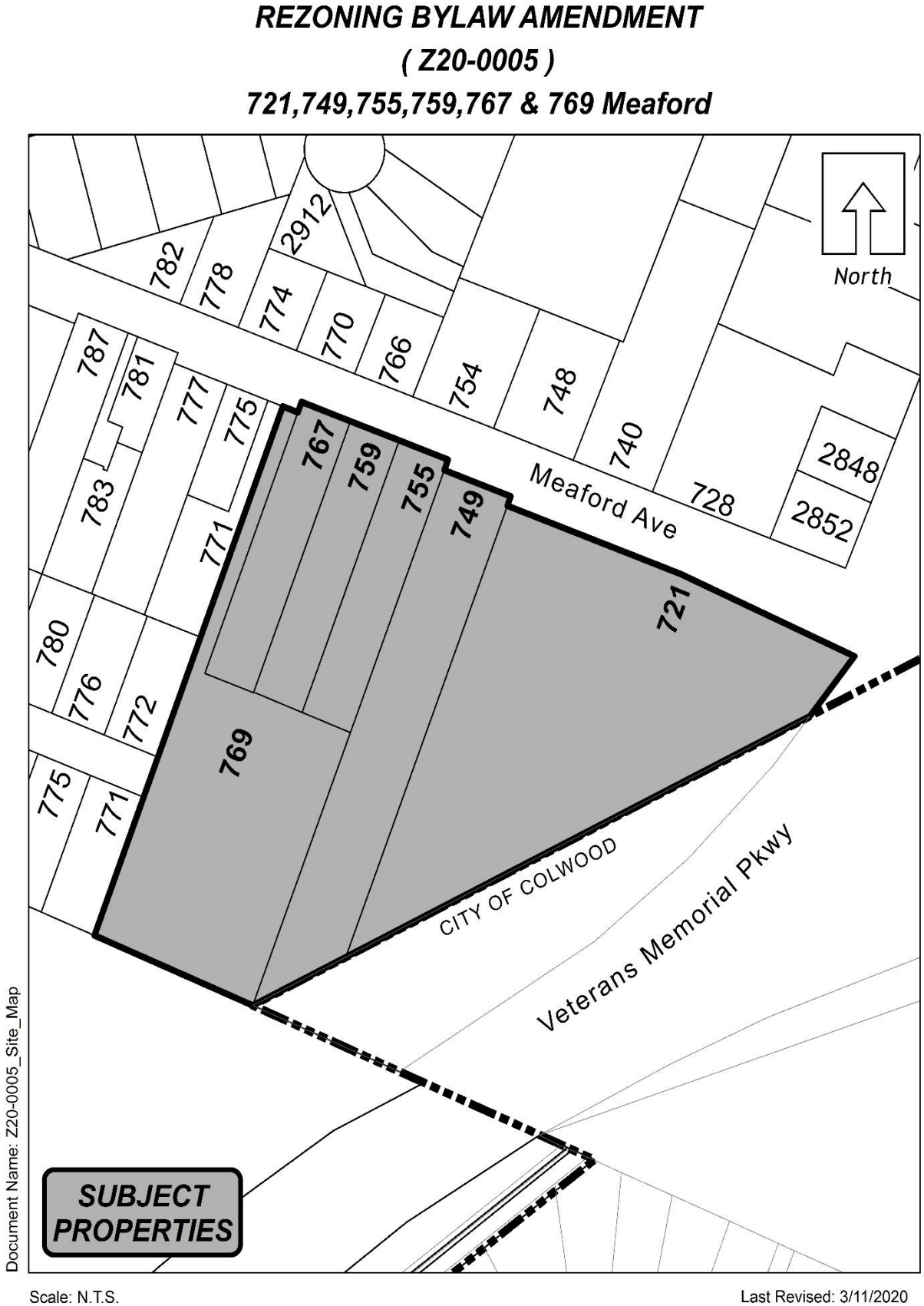
OR Option 2

2. Take no action at this time with respect to Bylaw No. 1893.

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner-Email Approved
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning-Email Approved
Concurrence:	Adriana Proton, Manager of Legislative Services-Email Approved
Concurrence:	Chris Aubrey, Fire Chief-Email Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement-Email Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation-Email Approved
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering-Email Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning-Email Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance-Email Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer-Email Approved

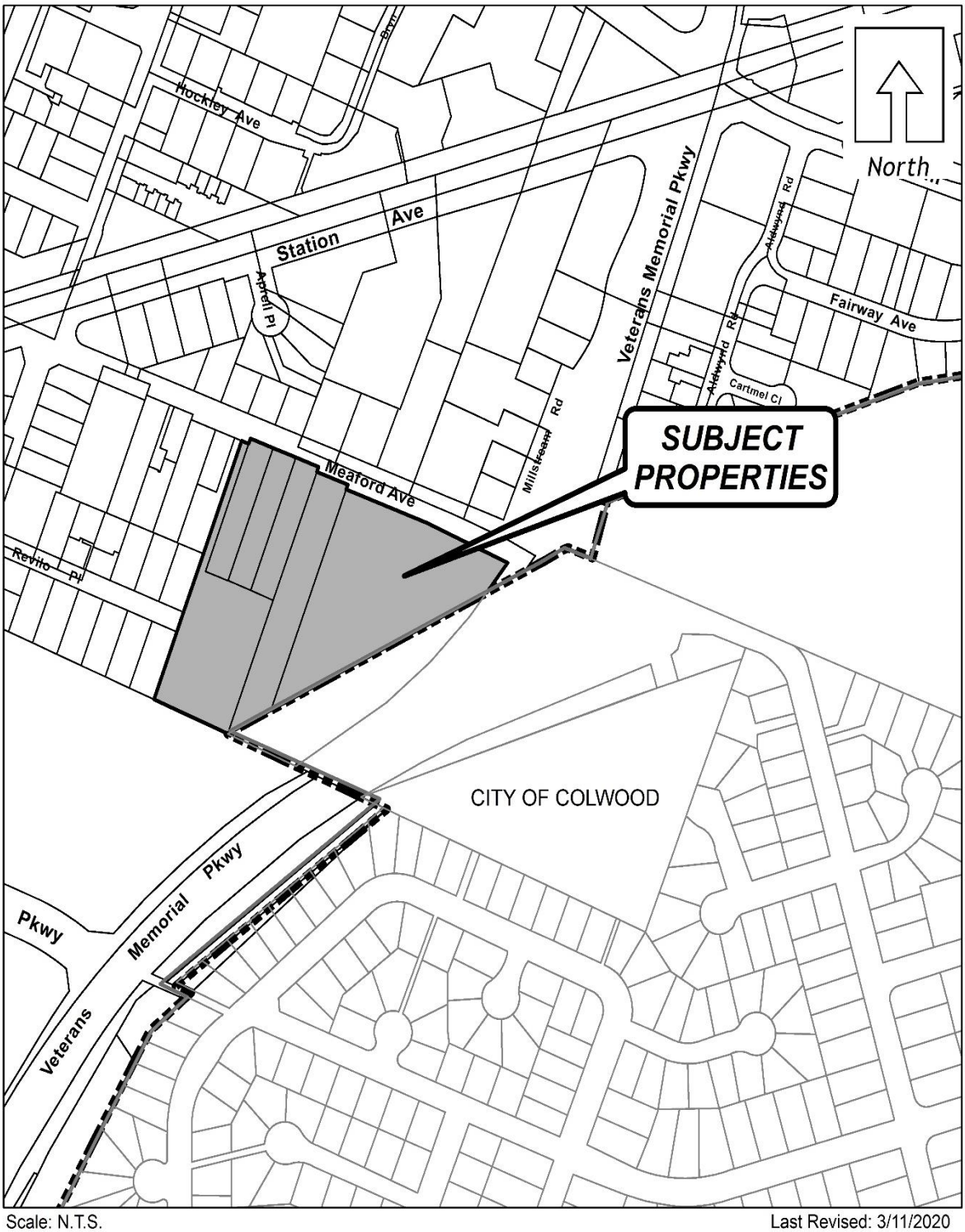
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Appendix A
SUBJECT PROPERTY



Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z20-0005)
721,749,755,759,767 & 769 Meaford



Document Name: Z20-0005_Location_Map

Scale: N.T.S.

Last Revised: 3/11/2020

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 1, 2020

Department: **Engineering**

Subject: McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020

Background

The City of Langford has a Development Cost Charge (DCC) Bylaw No. 1700 that outlines regionally benefitting projects in Roads, Stormwater and Parks categories as well as associated DCC rates for different types of land uses. As development proceeds Development Cost Charges are paid to the City and/or the Developer constructs one or more of the projects. The City also has a corresponding Policy POL-0003-ENG that allows for Developers to obtain credits for work completed as part of any Development Cost Charge project.

The purpose of this report is to inform Council of a development site specific bylaw for recovery of Road DCCs.

Commentary

The City has several development sites that are larger tracts of land that get subdivided and sold to others to develop, other than the original Developer who rezoned the subject lands. Alternatively in larger scale or multi development sites the overall property gets developed over several years, however the Road Development Cost Charge project, typically a road improvement project, is triggered by conditions of rezoning to be constructed at the onset of site development.

This means that Developers who are the parent Developer of the property that must construct the (Road) Development Cost Charge project are often paying for that project up front, but not realizing the DCC credits toward building permits on the subject site because they have sold the other development areas or are constructing the remaining development in stages after the DCC project is constructed.

The City obtained a legal option that by making a stand alone bylaw with accompanying agreement, this would allow the parent Developer of these larger or phased development sites to recover the DCC payments for any properties within the parent Development site over time, to a maximum of 5 years after substantial completion of the DCC project, the 15 years being started on December 31 of the year the project completes.

The City anticipates a few of these options arising and has been advised by our legal counsel that a site specific bylaw is required for each example.

Financial Implications

None noted.

Legal Implications

Staff obtained a legal opinion and had the associated Bylaw No. 1906 with corresponding agreement prepared by our legal counsel.

Options

That Council:

1. Give first three readings to McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020;
   OR
2. Do nothing at this time with respect to McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Adriana Proton, Manager of Legislative Services – email approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – email approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – email approval
Concurrence:	Braden Hutchins, Director of Corporate Services – email approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – email approval

:mm

Attachment: McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020 with corresponding agreement

CITY OF LANGFORD

BYLAW NO. 1906

A bylaw to authorize the McCallum Road DCC Agreement for Project Number 6

The City of Langford in open meeting hereby enacts as follows:

Citation

1. This bylaw may be cited for all purposes as "McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020".

Agreement and DCC payment Approval

2. The City is authorized to enter the agreement attached as Schedule "A" of this bylaw and to pay out of the City's development cost charge reserve fund established for road purposes all payments required by the City to be made under that agreement.

READ a first time this ____ day of _____, 2020

READ a second time this ____ day of _____, 2020

READ a third time this ____ day of _____, 2020

ADOPTED this ____ day of _____, 2020

Mayor

Corporate Officer

Schedule A of Bylaw No. 1906

MCCALLUM ROAD DCC AGREEMENT (PROJECT NUMBER 6)

THIS AGREEMENT is

BETWEEN:

1054105 B.C. Ltd. (Inc. No. BC1054105)
303 – 1788 West 5th Avenue
Vancouver, B.C. V6J IP2

(the "**Owner"**)

AND:

CITY OF LANGFORD
2ND floor, 877 Goldstream Avenue
Langford, B.C. V9B 2X8

(the "**City**")

WHEREAS:

A. The Owner is the registered owner in fee simple of the lands legally described as:

PID: 030-760-691
Lot A Sections 112 and 112A Esquimalt District Plan EPP88774

PID: 030-760-704
Lot B Sections 112 and 112A Esquimalt District Plan EPP 88774

PID: 030-760-712
Lot C Sections 112A Esquimalt District Plan EPP 88774

PID: 030-760-747
Lot F Section 112A Esquimalt District Plan EPP88774

PID: 030-760-755
Lot G Sections 112 and 112A Esquimalt District Plan EPP88774

PID: 030-760-763
Lot H Sections 112 and 112A Esquimalt District Plan EPP88774

(the "Lands");

B. On February 18, 2018, the City amended its official community plan by bylaw number 1461 and its zoning bylaw by bylaw number 1749 to facilitate development of the Lands and as a

condition of adoption of the amendment bylaws the Owner granted the City a covenant which was registered against the Lands under section 219 of the *Land Title Act* under number CA6644295;

C. Covenant number CA6644295 restricted the use or development of the Lands until the Owner constructed specified works and services, including the road project defined below as the "McCallum Road DCC Project";

D. Covenant number CA6644295 has since been discharged from the Lands and replaced by Covenant number CA7459516, which restricts the use or development of the Lands until the Owner has either constructed specified works and services, including the McCallum Road DCC Project, or entered a servicing agreement with the City to do so; and

E. The City wishes to make this agreement regarding development cost charge offsets and payments in order to provide incentive to the Owner to complete the McCallum Road DCC Project as soon as possible;

NOW THEREFORE, in consideration of the terms and conditions set out below and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

Interpretation

1. In this Agreement,
   (a) "Associated Lands" means the lands legally described as PID 030-760-721 Lot D Section 112A Esquimalt District Plan EPP88774 and the lands legally described as PID 030-760-739 Lot E Section 112A Esquimalt District Plan EPP88774;

   (b) "Cost Recovery Limit" means $6,945,934, which is equal to the portion of the cost of the McCallum Road DCC Project that is included in the calculations used to determine development cost charges imposed by the City for roads;

   (c) "DCC Credit Policy" means the City's road and storm drainage DCC credit policy adopted by resolution as Amendment No. 2 June 2016;

   (d) "DCC Payment" means a payment made to the Owner in respect of the McCallum Road DCC Project under section 4;

   (e) "McCallum Road DCC Project" means all work necessary to complete the project referred to as McCallum Project Number 6 (Millstream to Citation) in Schedule "C" of City of Langford Development Cost Charge Bylaw No. 1700, 2017;

   (f) "Owner's DCC Credit" means the offset that will be available to, or that has been provided to, the Owner in respect of the McCallum Road DCC Project under subsection 565 (1) or (2) of the *Local Government Act*;

(g) "Professional Engineer of Record" means a member in good standing of the Association of Professional Engineers & Geoscientists of British Columbia who has provided to the City a letter of engagement confirming that they have been engaged by the Owner or its agent for the McCallum Road DCC Project; and

(h) "Transferred DCC Credit" means an Owner's DCC Credit that has been transferred to another person in accordance with section 8 or 9 of the DCC Credit Policy.

Condition

2. The City's obligation to make payments under this Agreement arises only after the McCallum Road DCC Project is substantially completed by the Owner and only if the McCallum Road DCC Project is substantially completed by the Owner within the term of the Agreement. For the purpose of this Agreement, the McCallum Road DCC Project is substantially completed when the City issues a certificate of substantial completion for the project to the Owner.

Term

3. This Agreement commences on the date it is fully executed and ends on the earlier of
   (a) the date that is fifteen years after the date on which it is fully executed, and

   (b) the date the total of

      (i) all Owner's DCC Credits that have been used by the Owner to offset development cost charge payments, plus

      (ii) all Transferred DCC Credits,

      (iii) all payments made by the City to the Owner under section 4, plus

      (iv) all payments made to a person to whom the Owner has assigned its right to payments under section 4

      reaches the Cost Recovery Limit.

Payments to the Owner

4. Subject to section 5, on or before December 31 of the year in which the McCallum Road DCC Project is substantially completed by the Owner, and on or before December 31 of each subsequent year of the term of this Agreement, including December 31, 2035, the City shall pay to the Owner all development cost charges for roads received by the City in connection with the subdivision or development of the Lands, the Associated Lands or other lands in the City of Langford owned by the Owner or an affiliate (as that term in defined in the *Business Corporations Act* (British Columbia)) of the Owner during the portion of the term of this Agreement preceding that December 31, less the amount previously paid to the Owner under

this section. The obligation to make the final payment required by this section survives the termination of the Agreement.

5. The City is not required to make any payment under section 4 that would cause the total of all amounts referred to in section 3 (b) to exceed the Cost Recovery Limit.

Reduction of Owner's DCC Credits

6. The Owner's DCC Credits are reduced by the amount of any Transferred DCC Credits and any payments made to the Owner or to a person to whom the Owner has assigned its right to payments under this Agreement.

Interest

7. No interest is payable by the City in respect of road development cost charges collected by the City and payable to the Owner under section 4, including for the period from the time they are collected by the City until the time they are paid to the Owner under section 4.

City's Obligation Limited to Collected Amounts

8. The City's obligation to make payments under section 4 is limited to amounts actually received by the City from owners of the Lands and the Associated Lands and the City has the sole discretion, without liability to the Owner, to determine the amounts of development cost charges payable to the City by owners of the Lands and Associated Lands, including by determining whether any reductions or exemptions are applicable in any case.

Assignment of Right to Payments Under Section 4

9. The Owner may assign the Owner's right to payments under section 4 to another person or persons by giving written notice to the City in accordance with section 36 of the *Law and Equity Act* that it is assigning absolutely to that person or persons its right to payments under section 4. A person to whom an assignment is made under this section takes the assignment subject to all conditions and restrictions that would have been applicable to the Owner's right to such payments under this Agreement in the absence of the assignment.

Notices

10. Any notice to be given under this Agreement shall be in writing and may be delivered personally or sent by prepaid registered mail. The addresses of the parties for the purpose of notice shall be the addresses set out in this Agreement. A party may at any time give notice in writing to the other party of any change of address for the purpose of this Agreement.

Amendment or Waiver

11. No amendment to or waiver of any part of this Agreement is valid unless in writing and executed by the parties.

Entire Agreement

12. This Agreement is the entire agreement among the parties respecting development cost charges in relation to the McCallum Road DCC Project and the Owner agrees that the City has not made any other representations or warranties respecting any entitlement to development cost charge credits or payments in relation to that project.

City's Powers Preserved

13. Nothing in this Agreement fetters the legislative powers of the City.

Applicable Law

14. The laws of British Columbia govern the interpretation and enforcement of this Agreement and the parties accept the jurisdiction of the courts of British Columbia in relation to such matters.

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year written below.

1054105 B.C. Ltd. by its authorized

Signatories: Name:

_____ _____

Date: _____

City of Langford by its authorized

Signatories: Mayor:

_____ _____

Corporate Officer:

_____

Date: _____

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: June 1, 2020

Department: **Planning**

Subject: Bylaw No. 1911 – an 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.

Background

Council gave Bylaw No. 1911 first reading at their Regular Meeting held May 4, 2020. This Bylaw is also captured by the resolution passed at Council's April 6th 2020 Regular Meeting to waive public hearings for all zoning amendment bylaws that are compliant with the OCP designation while the COVID-19 pandemic is ongoing.

Commentary

Staff confirm all Notices and Advertisements have been placed in accordance with Section 467 of the *Local Government Act*.

All correspondence received with regards to this bylaw is attached to this report for Council's information.

Options

That Council:

1. Give second and third readings to Bylaw No. 1911;

Or

2. Take no action at this time with respect to Bylaw No. 1911.

Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approval
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approval
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning – Email Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approval

CITY OF LANGFORD
BYLAW NO. 1911

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 from the R1 (One-Family Residential) Zone and adding to MU2 (Mixed-Use 2)Zone the property legally described as LOT 13, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-618 (812 Orono Ave); LOT 12, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-588 (816 Orono Ave); LOT 11, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-784-839 (820 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions
MU2	1911	LOT 13, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-618 (812 Orono Ave); And LOT 12, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-588 (816 Orono Ave); And LOT 11, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-784-839 (820 Orono Ave)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 591, (812, 816 & 820 Orono Ave), Bylaw No. 1911, 2020".

PUBLIC HEARING WAIVED BY RESOLUTION OF COUNCIL this 6th day of April, 2020.

READ A FIRST TIME this 4th day of May, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

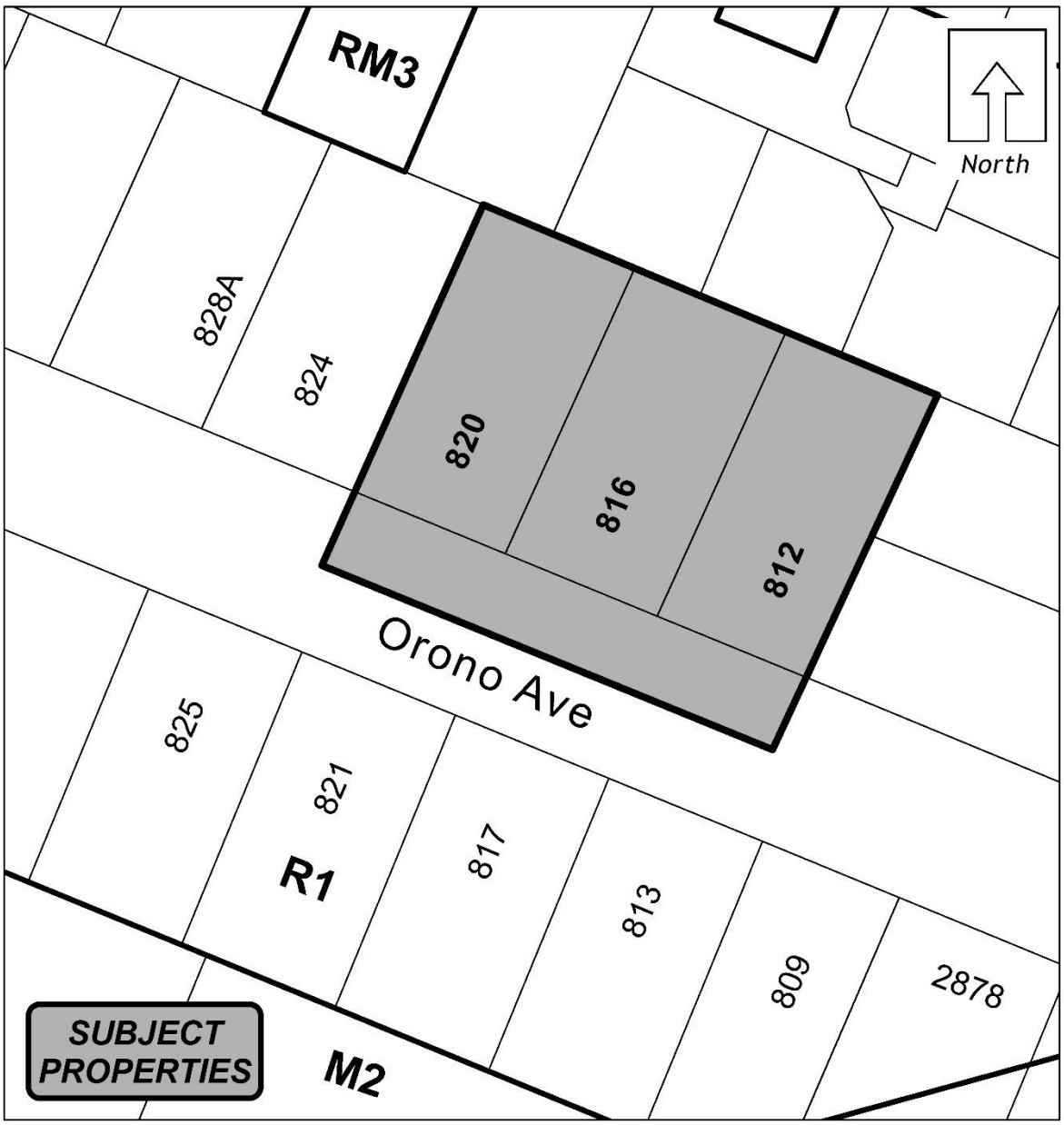
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1911

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1911

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/17/2020

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING BEING WAIVED

NOTICE is hereby given that pursuant to Section 464(2) of the *Local Government Act*, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1911 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Meeting Date:	**Monday, 1 June 2020**
Meeting Time:	**5:30 pm**
Subject Property:	**812, 816 and 820 Orono Avenue**
Proposal:	**The purpose of Bylaw No. 1911 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the property located at 812, 816 and 820 Orono Avenue from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.**
Applicant:	**Ben Gulbrandsen, Pacific Coast Land Company (PCLC)**
Location:	**The land that is the subject of Bylaw No. 1911 is located at 812, 816 and 820 Orono Avenue as shown shaded on the plan.**

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Julia Buckingham in the Planning Department at 250-478-7882 or email at jbuckingham@langford.ca with any questions on this Bylaw**. NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.langford.ca**

The City welcomes input into this zoning bylaw amendment, and encourages you to write to Mayor and Council either online, at planning@langford.ca, or at the aforementioned address. You may also speak with Julia Buckingham at the Planning Department, Monday – Friday from 8:30am-4:30pm at **250 478 7882**. Please reference file number: **Z20-0003**

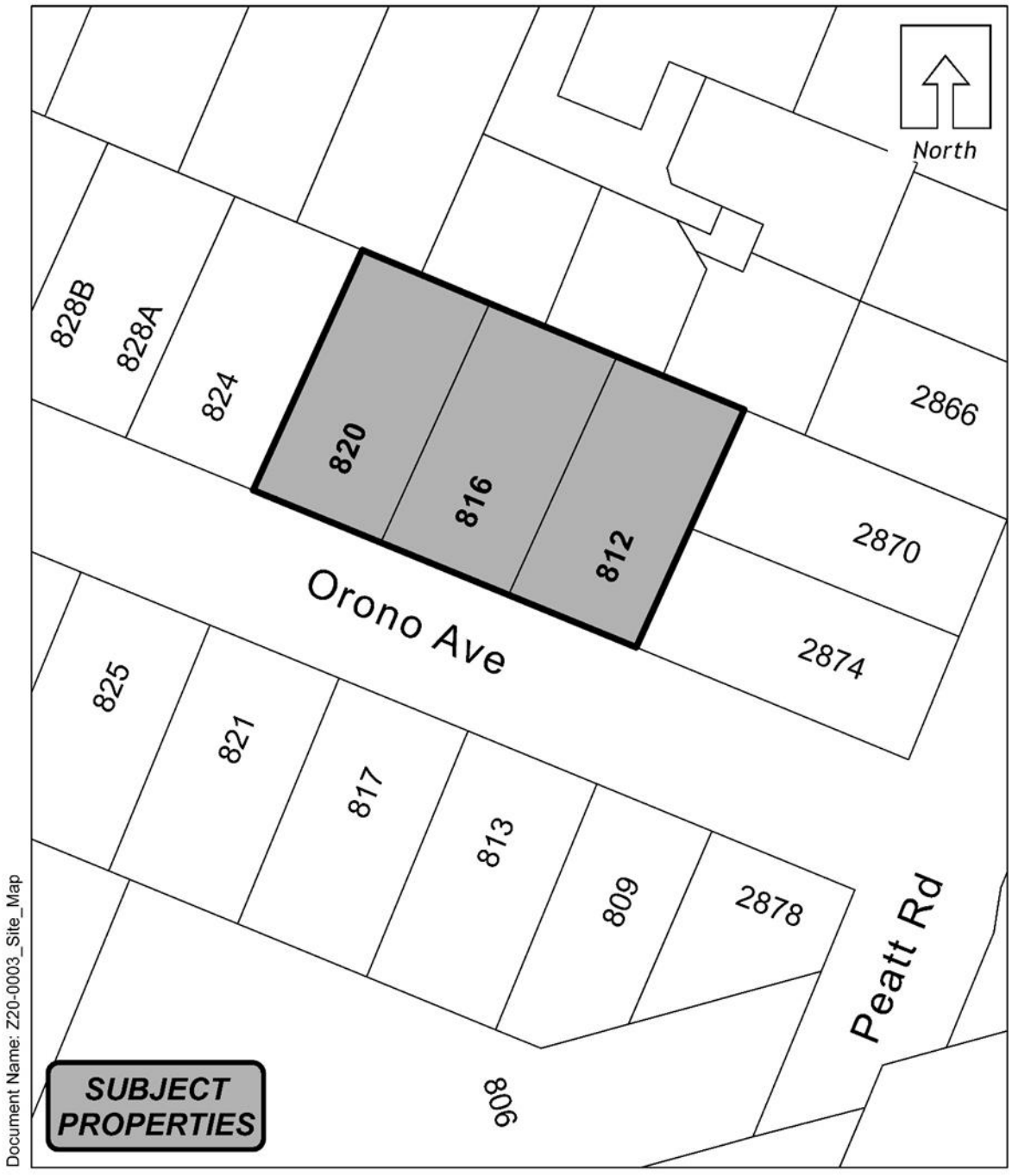


Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z20-0003)

812, 816, 820 Orono Ave



Document Name: Z20-0003_Site_Map

Scale: N.T.S.

Last Revised: 2/7/2020

Facing changes together: Your community, your journalists

The COVID-19 pandemic has changed the world in ways that would have been almost unimaginable a few short months ago.

With more rapid change inevitable and the time frame for a return to a new, predictable normal still unknown, a trusted, reliable and real-time source of information is more important than ever. The Goldstream Gazette is firmly committed to seeing you through the changes ahead, whatever they may be, but we need your help.

COVID-19 has wrought havoc on businesses across almost every sector and the Goldstream Gazette is no exception.

For 45 years the local reporting that the Goldstream Gazette delivers to your door and on your devices, has been supported by local businesses and organizations.

But while they navigate this seachange towards their new normal, we're asking you, our readers, to recognize the value of local journalism to our community by making a one-time or ongoing donation to support local journalism.

The Goldstream Gazette covers the stories that matter to you and to our community.

While COVID-19 is top-of-mind right now, we've spent years helping shape the West Shore into the great place it is to live and work by highlighting local government decisions, supporting charitable groups, covering local sports and shining a light on those who might impinge on our quality of life.

We're asking you to lock arms with us, as we look to better days ahead, doing what we do with dedication and pride.

By making a one-time or ongoing donation to the Goldstream Gazette you can help ensure that our community continues to enjoy the benefits that come with a local community newspaper.

This is not a silver bullet to save local media but for those who care about our community and local journalism on the West Shore, a donation offers the chance to show your support and ensure the West Shore continues to reap the benefits that local journalism delivers.

To support the Goldstream Gazette please call 250-478-9552 ext. 222 or email publisher@goldstreamgazette.com or support us online at local.blackpress.ca/GNG.

Thank you for your contribution.
Sincerely,
Michelle Cabana, Publisher
Goldstream Gazette



Sober driver hits drunk pedestrian in Colwood

Aaron Guillen
News Staff

A drunk pedestrian is expected to recover after being hit by a driver in Colwood on May 8. Officers responded to a call around 9:30 p.m. of a driver who had hit a pedestrian near the 1700-block of Old Island Highway.

According to a witness, the man had entered the roadway in front of moving vehicles and the driver didn't have time to stop. Officers confirmed that the driver was sober, while the "very intoxicated" man received minor injuries to his legs. The pedestrian was taken to hospital and is expected to make a full recovery. West Shore RCMP said the collision was caused by the pedestrian crossing the road where there wasn't a crosswalk or any street lights at night.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that pursuant to Section 464(2) of the Local Government Act, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1911 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Proposal: **The purpose of Bylaw No. 1911 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the property located at 812, 816 and 820 Orono Avenue from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company (PCLC)**

Location: **The land that is the subject of Bylaw No. 1911 is located at 812, 816 and 820 Orono Avenue.**

Council will be considering Bylaw No. 1911 at the following meeting:

Date: **Monday, 1 June 2020**

Time: **5:30 pm**

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.cityoflangford.ca/, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Julia Buckingham in the Planning Department at 250-478-7882 or by email at jbuckingham@langford.ca with any questions on this Bylaw.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.cityoflangford.ca



Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1889 and 1890. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on May 25, 2020 at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1889 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1889 from the Hillside or Shoreline designation to the Business or Light Industrial designation to allow commercial and light industrial uses to be developed on the property.**

The purpose of Bylaw No. 1890 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1890 from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the property.

Applicant: **Rachael Sansom**

Location: **The land that is the subject of Bylaw Nos. 1889 and 1890 is 1336 Langshire Rd as shown shaded on the plan.**

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or at lmattiussi@langford.ca with any questions on these Bylaws.



Braden Hutchins
Director of Corporate Services

Double lung transplant recipient knows importance of precautions

Local barber shop reopens with extra safety measures

Aaron Guillen
News Staff

Seventeen years before the world adjusted to 'the new normal' of pandemic health, Mike Gravelle was already taking precautions in his everyday life to not get sick.

Before every shift at the West Shore Barber Shop, he'd make sure to wash his hands so thoroughly they became dry and raw.

Between customers, he'd do his best to avoid touching his face. Since 2003, he's made every effort to stay healthy because he is immunocompromised.

"I don't live in fear because I know I take care of myself," said Gravelle, co-owner of the Langford barbershop. "If you ask my family, maybe that's a different story."

The 47-year-old was diagnosed with cystic fibrosis when he was just 18 months old. In the '70s, the average life expectancy for someone with CF was 30 years.

By the time he received a double lung transplant at 30, he was rapidly closing in on his last breath.

"When I got on the operating table I was down to 118 pounds and my lung function was at 18 per cent," he said.

Although he must stick to a daily regimen of three prescriptions twice a day for the rest of his life, Gravelle said it's a "small price to pay."

Now, they're back to their shaving and snipping duties, but with a revised set of pandemic guidelines.

On their first day of re-opening, Gravelle was met by eight customers waiting outside for a trim.

"I'm glad they opened 'cause I couldn't rock a mullet," quipped Kenny Baker, a regular customer for the past 15 years. "It doesn't matter whether I would have to lineup outside because these guys are the ones that cut my hair. I won't let [just] anyone touch it."

Going forward, Gravelle said he and Le Gras are considering an online booking service for appointments instead of strictly walk-ins.

Although he misses watching Netflix with his wife and counting how many times a character touches their face, he's glad to be back in the community again, seeing regulars and meeting new faces.

"Let's just say I've seen a lot of people out there that need a haircut," he added.



Mike Gravelle is returning to work at the West Shore Barber Shop in Langford. As a double lung transplant recipient, he's used to the 'new normal' of pandemic health. (Aaron Guillen/News Staff)

City of Langford
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NOTICE OF INTENTION TO CONSIDER ISSUANCE OF A TEMPORARY USE PERMIT

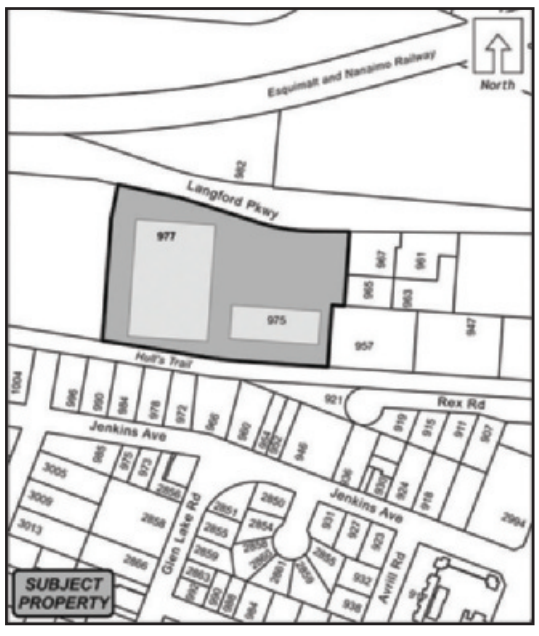
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 1 June 2020. This meeting is being held electronically and not in-person.

File	Temporary Use Permit No. TUP20-0002
Purpose	The purpose of the proposed Temporary Use Permit is to allow for the operation of a Cannabis Retail store.
Applicant	Flight Cannabis Co. (1163038 BC Ltd)
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0002 is #101 – 977 Langford Pkwy.

COPIES of the complete Notice and other material that the Council may consider in relation to the temporary use permit may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Kory Elliott in the Planning Department at 250-478-7882 or by email at kelliott@langford.ca with any questions on this temporary use permit.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.langford.ca

Braden Hutchins
Director of Corporate Services



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that pursuant to Section 464(2) of the Local Government Act, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1911 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Proposal: **The purpose of Bylaw No. 1911 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the property located at 812, 816 and 820 Orono Avenue from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company (PCLC)**

Location: **The land that is the subject of Bylaw No. 1911 is located at 812, 816 and 820 Orono Avenue.**

Council will be considering Bylaw No. 1911 at the following meeting:

Date: **Monday, 1 June 2020**

Time: **5:30 pm**

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.cityoflangford.ca/, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Julia Buckingham in the Planning Department at 250-478-7882 or by email at jbuckingham@langford.ca with any questions on this Bylaw.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.cityoflangford.ca

Braden Hutchins
Director of Corporate Services



opt out of the notification process for the Structural Change application for the existing Liquor Primary License for the Bear Mountain Golf Club located at 1999 Country Club Way.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council direct staff to waive all Public Hearings for any zoning bylaws which receive 1st reading on, or before, the World Health Organization rescinds the COVID-19 pandemic;

That Council pass the following resolution:

"Whereas Section 154(1)(a) and 155(2)(a1) of the *Community Charter (SBC 2003)* permits Council as a whole to delegate its authority with respect to council hearings that are required by law or authorized by enactment; and

Whereas a Public Hearing under Sec. 464 of the *Local Government Act* does not constitute a power or duty established by an enactment that council hear an appeal or reconsider an action, decision or other matter;

a) That Council delegate its authority to conduct a Public Hearing to Councillor Denise Blackwell in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment; and

b) That Council delegate its authority to conduct a Public Hearing to Councillor Roger Wade in those instances where a zoning amendment is to be considered in conjunction with an Official Community Plan amendment and only when Councillor Denise Blackwell is unable to exercise her delegated authority;

c) That this resolution be in effect until the World Health Organization rescinds the COVID-19 pandemic.

CARRIED.

c) Update on City of Langford COVID-19 Initiatives
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council receive the update on the City of Langford COVID-19 Initiatives report

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.

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

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **May 4, 2020**

Department: **Planning**

Application No.: **Z20-0003**

Subject: **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**

PURPOSE

Ben Gulbrandsen of Pacific Coast Land Company (PCLC) has applied on behalf of Daniel M Richardson to rezone 812, 816, and 820 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.

BACKGROUND

PREVIOUS APPLICATIONS

The subject properties, along with all other properties within the Sewer Specified Area No. 1, were rezoned from a One- and Two-Family Zone to a One-Family Zone in 1995 (Z95-0008) as part of a large scale amendment to encourage greater densification of the City Centre area.

Table 1: Site Data

Applicant	Ben Gulbrandsen of Pacific Coast Land Company
Owner	Daniel M Richardson (812 Orono) and Pacific Coast Land Company (816 and 820 Orono)
Civic Address	812, 816, and 820 Orono Avenue
Legal Description	LOT 11, LOT 12, and LOT 13, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186
Size of Property	2241.85 m^2 (all 3 lots combined)
DP Areas	Multi-Family Form and Character, City Centre
Zoning Designation	R1 (One-Family Residential)
OCP Designation	City Centre

SITE AND SURROUNDING AREA

The subject properties are located at the east end of Orono Avenue, near the intersection with Peatt Road. Some redevelopment to multi-storey mixed use and multi-family residential has occurred in the surrounding area and within this block of Orono Avenue, most recently across the street at 813 and 817 Orono which was rezoned to MU2 (Mixed-Use Residential Commercial) in January of 2020. One- and Two-Family residential uses also occur in the vicinity, as well as some industrial lands to the south.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R1 (One-Family Residential)	Single Family Dwelling
East	R1 (One-Family Residential)	Single Family Dwelling
South	R1 (One-Family Residential)	Single Family Dwelling
West	R1 (One-Family Residential)	Single Family Dwelling

Figure 1 – Aerial Map



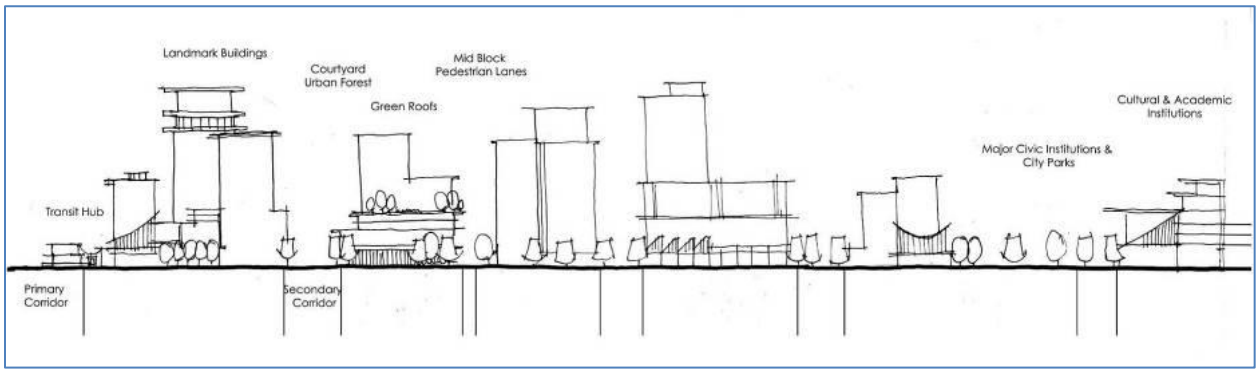
COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as "City Centre", which is defined by the following text:

- A major regional growth centre that support 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

A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within any environmentally sensitive or hazardous Development Permit areas. However, a Development Permit in accordance with the City's Multi-Family and City Centre Design Guidelines will be required.

DEVELOPMENT PROPOSAL

The applicant wishes to consolidate three existing properties in order to construct a 6 storey, 46 unit apartment building. As proposed, the building contains one walk-up unit, lobby, common room, parking, and landscaped areas at grade, with an additional 5 storeys of residential units above. This type of lot consolidation and activation of the front façade is encouraged by the new City Centre Design Guidelines recently adopted by Council. The subject properties are located within the *City Hall* neighbourhood defined by the new Guidelines, which encourage the inclusion of a range of uses including medium to high density residential.

The applicant has provided the draft plans for staff and Council review as part of this application. A front elevation and perspective drawing are included as Figures 2 and 3 below. The proposal will be further assessed at the Development Permit stage.

Figure 2 - Front elevation



Figure 3 – Perspective model



Table 3: Proposal Data

	Permitted by MU2 Zone	**Proposed by Rezoning Application**
Density (FAR and/or min. lot size)	5.0 FAR	2.23 FAR
Height	Minimum 2 storeys, Maximum 11 storeys	6 storeys
Site Coverage	90%	47.48%
Front Yard Setback	1.2 m	1.8 m
Interior Side Yard Setback	6 m where adjoining *Neighbourhood* designation in OCP	4.22 m 7.9 m
Exterior Side Yard Setback	1.2 m	n/a
Rear Yard Setback	7.5 m where adjoining *Neighbourhood* designation in OCP	12.22 m
Parking Requirement	1.25 spaces per unit, of which 0.25 is designated to visitors 46 units x 1.25 = 57.5 spaces	58 spaces

The proposed plans do not trigger any variances to the MU2 zone or to the required off-street parking. As the applicants are intending to construct this building as a condo, Council may wish to require the applicant to assign one parking space to each unit, included in the sale price, to avoid the scenario of residents forgoing the extra cost and choosing to park on the street instead. This has been applied to many similar rezoning applications recently to help prevent parking problems that have arisen when residents do not wish to pay extra on top of the sale price for a parking space.

Planning Staff have been working on an amendment to the Zoning Bylaw in regards to electric vehicle charging. The proposed amendment would require developers to install some of the electrical infrastructure to support electric vehicle charging stations for all multi-family residential parking stalls, excluding visitor parking. In speaking to the applicant, they have informed staff that they have a corporate green strategy which includes electric vehicle charging stations, conduits for expanded charging station capacity, and the installation of solar panel systems on the roof. Given this, Council may wish to secure the electric vehicle charging capacity in a Section 219 Covenant.

Planning Staff were notified that there may be an active eagle's nest in one of the trees situated at the rear of the property at 820 Orono Avenue. Given this, Council may wish to ask that the applicant provide a memo from a registered professional biologist prior to second reading to address this concern and provide feedback on how to move forward.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that as part of frontage improvements, a sidewalk, streetlight, boulevard landscaping, and on street parking will need to be constructed as part of the Orono Avenue cross section. Council may wish that the applicant provide frontage drawings to the satisfaction of the Director of Engineering prior to Public Hearing to ensure they can accommodate all frontage improvements without road dedication. If road dedication is necessary to complete the work, Council may wish that the applicant provide the road dedication prior to Bylaw Adoption.

INFRASTRUCTURE

Sewer and water mains exist on Orono Ave 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 applicant's expense. The applicant 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.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. Such a system will be designed through the civil engineering process that appropriately addresses the 2- and 10-year storm events. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site through infiltration and provide a technical memo from a qualified engineer in this regard to the satisfaction of the Director of Engineering, prior to public hearing.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

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, 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 Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 46 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total (for 46 units)
Affordable Housing Reserve Fund	$750 per unit (1st through 4th storeys)	@ 28 units = $21,000
	$375 per unit (5th and 6th storeys)	@ 18 units = $6,750
	187.50 (7th storey and above)	n/a
General Amenity Reserve Fund	$2,850 per unit (1st through 4th storeys)	@ 28 units = $79,800

	$1,425 (5th and 6th storeys)	@ 18 units = $25,650
	$712.50 (7th storey and above)	n/a
TOTAL POLICY CONTRIBUTIONS		**$133,200**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (for 46 units)**
Roads	$3,188 per unit (residential)	$146,648
Park Improvement	$1,890 per unit (residential)	$86,940
Park Acquisition	$1,100 per unit (residential)	$50,600
Incremental Storage Improvement Fees	$331.65 per unit (residential)	$15,255.90
Integrated Survey Area	$35 per lot	n/a
Subtotal (DCCs paid to City of Langford)		**$299,443.90**
CRD Water	$1,644 per unit (residential)	$75,624
School Site Acquisition	$600 per unit (residential)	$27,600
TOTAL (estimate) DCCs		**$402,667.90**

OPTIONS

Option 1

That Council:

1. 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.

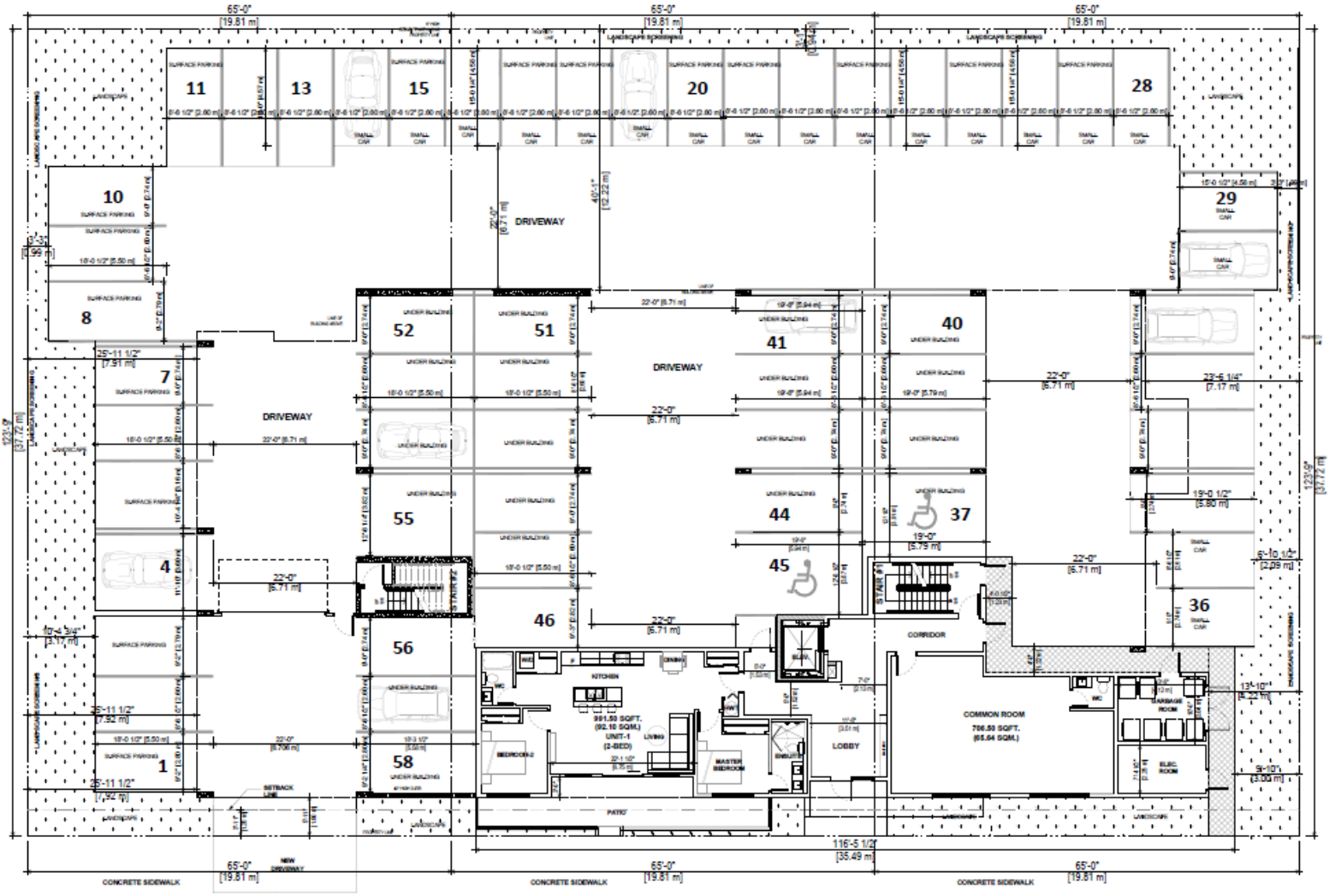
OR Option 2

2. Take no action at this time in regards to Bylaw No. 1911 for the rezoning of 812, 816, and 820 Orono Avenue.

Submitted by:	Julia Buckingham, Planner I – Email Approved
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning – Email Approved
Concurrence:	Adriana Proton, Manager of Legislative Services – Email Approved
Concurrence:	Chris Aubrey, Fire Chief – Email Approved
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering – Email Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning – Email Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – Email Approved
Concurrence:	Braden Hutchins, Director of Corporate Services – Email Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer – Email Approved

:jb

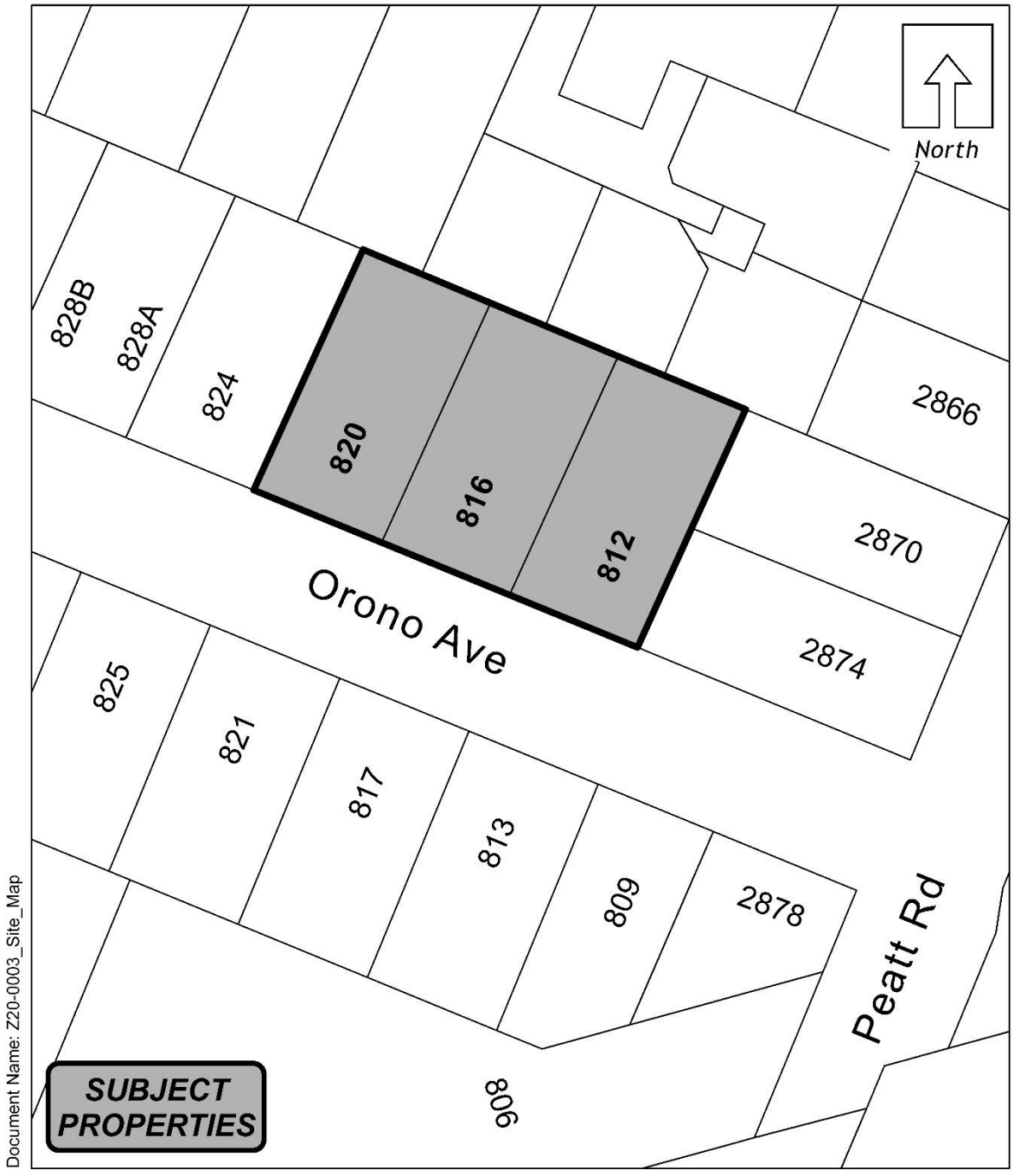
Appendix A



1 / A2.1 GROUND FLOOR PLAN
SCALE: 1:100

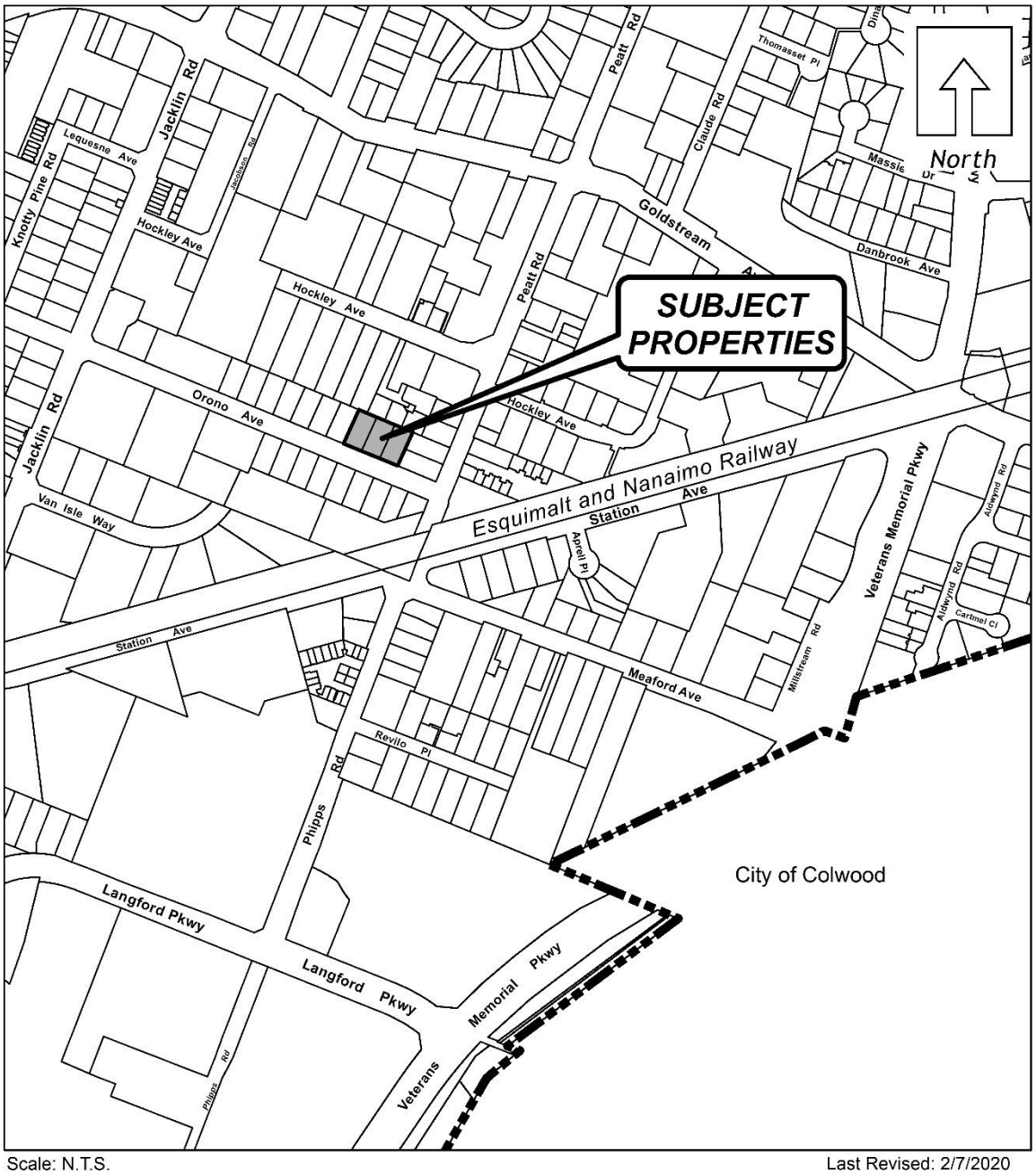
Appendix B

REZONING BYLAW AMENDMENT
(Z20-0003)
812, 816, 820 Orono Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z20-0003)
812, 816, 820 Orono Ave



Document Name: Z20-0003_Location_Map

Scale: N.T.S.

Last Revised: 2/7/2020

From:	Matthew Baldwin on behalf of Langford Planning General Mailbox
To:	Suzette Chapman
Cc:	Julia Buckingham
Subject:	FW: Concerns for bylaw no.1911 - rezoning of 812 Orono Ave reference file Z20-0003 812
Date:	Tuesday, May 26, 2020 1:20:50 PM
Attachments:	image001.png

Receive and File. Standard reply letter.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision

2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

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From: [redacted]
Sent: Tuesday, May 26, 2020 12:51 PM
To: Langford Planning General Mailbox <planning@langford.ca>
Cc: Julia Buckingham <jbuckingham@langford.ca>
Subject: Concerns for bylaw no.1911 - rezoning of 812 Orono Ave reference file Z20-0003 812

To Mayor and council,

My name is [redacted] and I am the owner of [redacted], I am raising concern for the second time about the big trees being removed from the back corner of 812 lot and for 2 reasons:

1. I purchased my home because of the privacy I have in my backyard and this privacy will be become completely non-existent if the trees are removed. Even though a 6 foot fence is being installed, the condo is a 6 storey building and I will no longer have the privacy I purchased the home for.

2. There is very few big trees left in my area due to all the other construction that has been taking place along Orono Ave and Hockley Ave.These trees are one of the few environments left for the abundance of birds, (eagles, hawks, sparrows, etc) squirrels and other animals. Every other construction and condo site along these 2 streets have removed all big trees, which is having a big impact on these animals and birds.

I hope, that not only for the environment but as well for the privacy of my home, you will seriously consider leaving these trees in place.

Kind regards,

[redacted]

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1916, 2020 (portion of Donna Avenue and Leigh Road)

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 705.7m^2 (7596.1ft^2), which was dedicated as highway by Plans 8198, 8988, 22423 and VIP84403 Sections 79 and 99, Esquimalt District, shown outlined in a bold black line on the reference plan EPP100734 prepared by Powell & Associates, BCLS, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 0.07 hectares of highway, which was dedicated as highway by Plans 8198, 8988, 22423 and VIP84403 Sections 79 and 99, Esquimalt District, labelled "Road to be Closed" on the Road Closure Plan.

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 1916, 2020 (portion of Donna Avenue and Leigh Road).”

READ A FIRST TIME this ___ day of June, 2020.

READ A SECOND TIME this ___ day of June, 2020.

READ A THIRD TIME this ___ day of June, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this ___ day of June, 2020.

ADOPTED this ___ of June, 2020.

_____	_____
MAYOR	(Certified Correct) CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

