

CITY OF LANGFORD
MINUTES OF THE SPECIAL MEETING OF COUNCIL

Monday, June 8th, 2020 @ 5:30 p.m.

Council Chambers Closed due to COVID-19
Meeting by Teleconference

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; Manager of Legislative Services, A. Proton; System Administrator, B. Agland; and IT Support Specialist, C. Lowe.

Remote: Director of Engineering, M. Mahovlich; Director of Finance, M. Dillabaugh; and Deputy Director of Planning, L. Stohmann.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:34 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda by removing item 5c) Application for Development Variance Permit to allow a reduction in the rear yard setbacks from the required 6.0 m to 3.0 m for proposed lots 13 – 22 at the properties located at 1950 Bear Mountain Parkway, and renumbering accordingly.

CARRIED.

3. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – June 1, 2020

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the regular meeting of Council held on June 1, 2020.

CARRIED.

4. PUBLIC PARTICIPATION

Resident on Kingswood Rd – In regards to 494 Goldstream (item 5a), there was no notification to residents on Kristina Place and Kingswood Road for the Goldstream proposal. No one in the neighbourhood is in favour.

L. Stohmann, Deputy Director of Planning – Notification happens before the public hearing, so the report on the Council agenda is an initial introduction and public notification will take place later in the process.

Second resident on Kingswood Rd – 494 Goldstream Avenue property has some very large trees, and is home to many animals. Traffic on Goldstream and neighbouring streets will increase. Suggest that a smaller building would be more appropriate for the neighbourhood – 2 to 3 stories instead of 5 to 6.

Representative for owner of 494 Goldstream – Owner would like to keep it freehold, not strata due to cost of strata conversion.

Third resident on Kingswood Rd – The 494 Goldstream project will cause parking concerns and safety issues for neighbourhood children.

L. Stohmann, Deputy Director of Planning – There is no variance requested for parking; the project is currently proposing to include all required parking on site.

5. REPORTS

- a) **Application to Rezone 494 Goldstream Avenue from One- and Two-Family Residential (R2) Zone to City Centre (CC1) to Allow for a 6-Storey Mixed-Use Building**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to bring forward an additional report outlining the extent of the requested variances and a bylaw to amend the zoning designation of the property located at 494 Goldstream Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) subject to the following terms and conditions:

- a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:

- i. \$610 towards the Affordable Housing Fund;
- ii. \$2,850 toward the General Amenity Fund; and

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

- iii. \$10.75 per m2 of commercial Gross Floor Area.

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

- i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering.
- c) That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements along Goldstream Avenue and Kristina Place are provided as per Bylaw 1000, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
 - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.
 - v. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer.

Amend Appendix J to Bylaw No. 300 to authorize the Director of Planning to issue variances to the minimum lot coverage within the Form and Character Development Permit for properties located within the City Centre, provided the design meets the design objectives of the guidelines contained in Appendix J.

In Favour: Mayor Young
Councillor Blackwell
Councillor Sahlstrom
Councillor Stewart
Councillor Szpak
Councillor Wade

Opposed: Councillor Seaton

CARRIED.

- b) Bylaw No. 1915 - Application to rezone 979 Walfred Road from One-and Two Family Residential (R2) to Residential Small Lot 1 (RS1) to allow for a small lot subdivision consisting of 3 lots.**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council proceed with consideration of 1st reading of Bylaw No. 1915 to amend the zoning designation of the property located at 979 Walfred Road from R2 (One and Two-Family Residential) to RS1 (Residential Small Lot 1) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions, prior to subdivision approval:
 - i. \$660 per lot towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 per lot towards the General Amenity Reserve Fund.
- b. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm whether road dedication is required to complete all required frontage improvements.
- 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 prior to issuance of a building permit or subdivision approval, whichever is first;
 - 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;
- d. That the applicant registers a road dedication plan, **prior to Bylaw Adoption**, to the satisfaction of the Director of Engineering;

CARRIED.

c) Approval of 2019 Statement of Financial Information
- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2019 Statement of Financial Information as presented.

CARRIED.

**d) Rugby Canada Lease of Office Building Located at 3024 Glen Lake Road
- Staff Report (Parks and Recreation)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council:

- a. Approve the termination of the lease with Rugby Canada for the office space located at 3024 Glen Lake Road; and
- b. Approve the Chief Administrative Officer (CAO) to negotiate a three-year lease agreement with Pacific FC at the current market rate of 23 sq. ft. for the office space located at 3024 Glen Lake Road and authorize the Mayor and CAO to execute the lease agreement; and
- c. Approve the CAO to negotiate a two-year lease agreement with Rugby Canada at the current market rate, for six storage lockers located on the lower floor of the office building located at 3024 Glen Lake Road and authorize the Mayor and CAO to execute the lease agreement.

CARRIED.

6. BYLAWS

a) BYLAW NO. 1862

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw 1862.

CARRIED.

Councillors Stewart and Wade left the meeting at 5:56 pm due to conflicts of interest. A member of Councillor Stewart's family owns the property at 1324 Langshire Road, and Councillor Wade works for the owner of 1336 Langshire Road.

b) BYLAW NO. 1887

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw 1887.

CARRIED.

BYLAW NO. 1888

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

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw 1888.

CARRIED.

Councillors Stewart and Wade returned to the meeting at 5:57 pm.

c) BYLAW NO. 1891

"Road Closure Bylaw No. 1891 (2895 West Shore Parkway), 2020".

(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1891 first, second and third readings.

CARRIED.

d) BYLAW NO. 1900

"City of Langford Development Procedures, Amendment Bylaw No. 19, 2020, Bylaw No. 1900".

(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1900 first, second and third readings.

CARRIED.

BYLAW NO. 1901

"Subdivision and Development Servicing Bylaw, Amendment No. 20 (Fee Schedule), Bylaw No. 1901".

(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1901 first, second and third readings.

CARRIED.

BYLAW NO. 1902

**"Langford Building Bylaw No.1160, Amendment No 13, 2020, Bylaw No. 1850".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1902 first, second and third readings.

CARRIED.

e) BYLAW NO. 1906

**"McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw 1906.

CARRIED.

f) BYLAW NO. 1915

**"Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1915 first reading.

CARRIED.

7. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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

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

CARRIED.

Council returned to the open meeting at 6:52 pm.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council amend Council Salary Policy POL-0040-FIN by:

- a. Deleting the current section 5d)
 - b. Adding the following as sections 11 and 12 under the heading of "Council Remuneration" and renumbering accordingly:
11. Council members may individually choose to receive any amount up to the maximum remuneration for their position.
 12. If a Council member chooses not to receive the maximum remuneration for their position, the difference between the full remuneration and the amount that the Council member has chosen to receive will be transferred into a reserve account, to be distributed as charitable donations within Langford at the discretion of the Langford Economic Development Committee.

CARRIED.

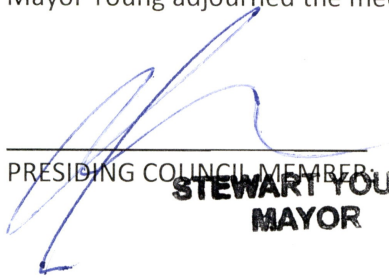
MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council allocate \$33 000 from the 2020 Council contingency budget to the Economic Development Committee to distribute as charitable donations within Langford.

CARRIED.

8. ADJOURNMENT

Mayor Young adjourned the meeting at 7:06 pm.



PRESIDING COUNCIL MEMBER
STEWART YOUNG
MAYOR



CERTIFIED CORRECT
Corporate Officer