

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, July 20th, 2020 @ 5:30 p.m.

Council Chambers Closed due to COVID-19
Meeting by Teleconference

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Manager of Legislative Services, M. Watmough; Deputy Director of Engineering and Public Works, G. Henshall; Deputy Director of Planning and Subdivision, L. Stohmann; RCMP Officer in Charge, T. Preston; Fire Chief, C. Aubrey; Planning and Land Development Technician, W. Schoenefuhs; Application Developer, T. Corpus; and Systems Administrator, B. Agland.

By Telephone: Deputy Director of Finance, A. Kryklywyj.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:46 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1864

**"Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining),
Bylaw No. 1864, 2020"**

The Mayor opened the Public Hearing for Bylaw No. 1864 at 5:49 pm, and read a statement to inform those present of the public hearing procedure.

Deputy Director of Planning Leah Stohmann advised that Bylaw No. 1864 proposes to amend Zoning Bylaw No. 300 by reducing all one- and two-family and small lot residential zones into just three types of zones: small lot, one- and two-family residential, and lakeshore residential.

Bylaw No. 1864 proposes the following broad changes to Zoning Bylaw No. 300:

- The consolidation of the Residential Small Lot 1 (RS1), Residential Small Lot 2 (RS2), and Residential Small Lot 3 (RS3) zones into a single Residential Small Lot 1 zone, where the principal permitted use is a one-family dwelling without a suite on lots as small as 200m², and a one-family dwelling with a suite on lots that are not less than 400m²;
- The consolidation of the One-Family Residential (R1), the One-and Two-Family Residential (R2), the One-and Two-Family Residential A (R2A), the One-to Five Family Residential (R3), the One-Family Residential 4 (R4) and Residential Small Lot 4 (RS4) zone into a single One- and Two-Family Residential (R2) zone where the minimum lot size for a single-family dwelling with a suite is 400m² and the minimum lot size for a two-family dwelling is 600m² (subject to certain conditions such as lot width);
- The creation of a new Residential Lakeshore 1 (RL1) zone which encompasses all residential lots that are directly adjacent to Florence, Langford and Glen Lake and holds them to their current zoning with respect to land use and density under either One-Family Residential (R1) zone or the One- and Two-Family Residential (R2) and the One-and Two-Family Residential A (R2A) zones;
- Various amendments to Parts 1, 2, 3 and 4 of Zoning Bylaw No. 300 in order to affect the changes listed above;
- Amending the minimum lot size for a two-family dwelling in the CD12 (South Skirt Mountain) zone to bring parity between that zone and the CD3 (Westhills) zone in regards to lot size for a two-family residential use;

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

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1864 closed at 5:51 p.m.

b) BYLAW NO. 1915

“Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020”

The Mayor opened the Public Hearing for Bylaw No. 1915 at 5:51 pm, and read a statement to inform those present of the public hearing procedure.

Deputy Director of Planning Leah Stohmann advised that Bruce Crawshaw of Westbrook Consulting Ltd. has applied on behalf of Joseph Antoine Jean Michel Julien to rezone 979 Walfred Road from One-and Two Family Residential to Residential Small Lot 1.

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

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

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

1. That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
 - a. \$3,960 per lot towards the General Amenity Reserve Fund;
 - b. \$660 per lot towards the Affordable Housing Reserve Fund;
2. That the applicant provides, prior to Bylaw Adoption, a section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - a. That the applicant agrees to install all frontage improvements are provided to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
 - b. That a stormwater management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all the satisfaction of the Director of Engineering
 - c. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering prior to issuance of a building permit.
3. That the applicant registers a road dedication plan, prior to Bylaw Adoption, to the satisfaction of the Director of Engineering.

This proposal is consistent with the Neighbourhood Official Community Plan designation.

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

The Mayor called a first time for presentations.

Resident on Walford Road - Is concerned about parking, is there any parking with the redevelopments?
There are 3 developments and only 1 parking area. On street parking, problem with the bike lanes

L. Stohmann, Deputy Director of Planning – Each lot will have off street parking – 2 spots. As well, the developer will have to construct sidewalks and on street parking

Mayor Young called a second time for presentations.

None presented.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1915 closed at 5:54 p.m.

4. ADOPTION OF COUNCIL MINUTES

- a) **Minutes of the Special Meeting of Council – June 29, 2020**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the special meetings of Council held on June 29, 2020.

CARRIED.

5. PUBLIC PARTICIPATION

Resident on Goldstream Avenue— re item 8(d) - Active frontage is newly defined, 80% of the frontage must be active. On a 37 m lot that would mean 7.4 m would be non-active, less 3 metres on each side would leave 1.4 metres – not enough to have access to the property. Parking - 37 metre frontage, take off 3 m on each side, leaves 31 metres for parking, the space that is needed is greater than what is available. Set backs 2 metres from front 3 m from side and rear. On two 18 by 40 lot 1440 m²- with setbacks the building site is reduced to 30by35 73% is building, 27% is landscaping.
Not sure if the numbers are clear.

Resident on Thomasset Place – re item 8(d) - Is concerned about the CC1 rezoning, may crunch in development of new buildings with side setbacks. By increasing side setbacks, you create unusable space on side lots that likely leads to the necessity to create underground parking podiums.

Resident on Goldstream Avenue – re item 8(d) - I am the President of the West Shore Developers Association, for the draft bylaws, we had 2 occasions to meet with staff and give input on concerns over 1 To 2 months, result is the bylaw. Appreciate to be heard. Am in support of the bylaw. West Shore Developers is happy to participate. We like many aspects, it is simplified. Like the idea of requiring consolidation of minimum 2 lots. The variance process is available. We are happy to participate if changes are needed.

Resident on Hockley Ave - re item 8(d) - Support simplifying zoning downtown, completely agree. This will reduce the variances coming to Council. Resident is concerned about active building frontage, 20-foot space between buildings, on the ground floor it should be development lot line to lot line. Try to keep roadways to a minimum before it becomes bylaw look at setbacks. This is a working community.

Set tower back 1 metre at 6th floor, some definition needed in face of building by why is this in the Bylaw instead of in development guideline.

Parking having to be screened by active use commercial or residential, makes it harder for users to find visitor and commercial stalls. We want to discourage people from parking on the street.

6. NOTICE OF INTENT

a) DVP20-0003 - 2486 Jeanine Dr

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP20-0003 be issued by the Council for the City of Langford to Randy Cuthbert to allow for a reduction in setbacks for the front and exterior lot lines of an existing house, to facilitate two lot subdivision at 2486 Jeanine Dr subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) to the Council report dated 29 June 2020.

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 4.5 m to 1.31 m for the north exterior property line of proposed Strata Lot A;
- b) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 5.5 m to 4.01m for the south exterior property line of proposed Strata Lot A; and
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from 4.5 m to 3.07 m for the front property line of proposed Strata Lot A.

3. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

- a) That the site is developed in accordance with the plan attached to this report as Appendix A; and
- b) That two parking spaces shall be constructed on proposed Strata Lot A prior to subdivision approval.

CARRIED.

7. REPORTS

- a) **2020 Victoria Contracting & Municipal Maintenance Corporation Parks, Boulevard & Trails Maintenance Contract Extension Agreement**
 - **Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council extend the Parks and Boulevard Maintenance Contract CON19-0033 and the Trails Maintenance Contract CON19-0034 with VCMCMC until December 31, 2020, or until a new agreement is approved by Council, and that Council authorize Mayor and Corporate Officer to execute the agreement.

CARRIED.

- b) **Community Wildfire Protection Plan Presentation**
 - **Staff Report (Fire Protection)**

Conor Corbett from Diamond Head Consulting was the lead contact for the project and presented the findings of the plan to Council at the July 20th Meeting. Some of the highlights of the CWPP are as follows:

- The previous work in 2002 to establish an interface Fire Hazard Planning Model in our developments has been effective in lowering the interface risk in Langford (pg. 13)
- The overall rating for the City is listed as High, however there is additional work can be done to lower the risk further (pg 51)
- There are 27 recommendations, many of which can receive additional funding from UBCM to implement that are now possible with the CWPP completed (pgs. i-iv)
- Recommendations include measures to manage forest fuel, provide community education, enhance wildfire response and integrate FireSmart planning further into developments.

In order to qualify for UBCM funding, the CWPP needs to adhere to strict guidelines. As a result, the CWPP does not specifically address private land which accounts for 49% of Langford. However, the recommendations of the CWPP for the other classes of properties can be used by City Staff to work with individual home owners or neighbourhoods to help mitigate the interface threat for private property.

In addition, the report recommends the City forming partnerships with surrounding land owners, specifically CRD Water and BC Parks to help further reduce the risk from wildfire and both agencies are receptive to working together on these initiatives.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council accept the Community Wildfire Protection Plan Report as information only.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1678

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1678.

CARRIED.

b) BYLAW NO. 1847

**"City of Langford Fees and Charges, Amendment No. 13, Bylaw No. 1847, 2020".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1847 first, second and third readings.

CARRIED.

c) BYLAW NO. 1864

"Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020".

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1864 second and third readings.

CARRIED.

d) BYLAW NO. 1904

"Langford Zoning Bylaw, Amendment No. 589, (Omnibus No. 51–City Centre 1 Zones), Bylaw No. 1904, 2020".

(RESCIND FIRST READING)

(GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council rescind first reading of Bylaw No. 1904 and give Bylaw No. 1904 a new first reading.

CARRIED.

e) BYLAW NO. 1915

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

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1915 second and third readings.

CARRIED.

f) BYLAW NO. 1920

"Langford Zoning Bylaw, Amendment No. 597, (Omnibus No. 53–Various Amendments), Bylaw No. 1920, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1920 first reading.

CARRIED.

g) BYLAW NO. 1921

**"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges
Bylaw 2004, Amendment No. 15, Bylaw No. 1921, 2020."
(ADOPTION)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1921.

CARRIED.

h) BYLAW NO. 1922

**"Peatt Road DCC Agreement (Project 13)".
(FIRST, SECOND, AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1922 first, second and third readings.

CARRIED.

i) BYLAW NO. 1923

**"Highway 14 (Sooke Road) DCC Agreement (Project 24)".
(FIRST, SECOND, AND THIRD READINGS)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1923 first, second and third readings.

CARRIED.

9. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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

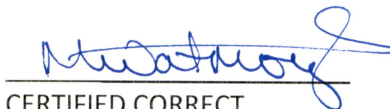
- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary 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.

10. ADJOURNMENT

Mayor Young adjourned the meeting at 7:36 pm.



PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

Marie Watmough
Deputy Corporate Officer