CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, October 5th, 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:** 899 4580 9291

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

We may experience a delay in opening the meeting due to technical difficulties. In the event that the meeting does not start as scheduled please be patient and stay on the line, we will get started as quickly as possible. **Public Dial-In Details are also posted at www.langford.ca**

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PRESENTATION**	
	a) Michael Dillabaugh on behalf of LGMA RE: Executive Service Award for Darren Kiedyk, CAO, for his term as the Vancouver Island Chapter Director for the LGMA Board of Directors	
4.	**PUBLIC HEARING**	
	a) BYLAW NO. 1905 "Langford Zoning Bylaw, Amendment No. 590, (494 Goldstream Ave), Bylaw No. 1905, 2020".	**5**
5.	**ADOPTION OF COUNCIL MINUTES**	
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6.	**OTHER BOARD AND COMMISSION MINUTES**	
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7.	**COMMITTEE RESOLUTIONS**	
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Meeting – September 14, 2020
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b) Parks, Recreation, Culture and Beautification Committee – September 24, 2020
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8. PUBLIC PARTICIPATION

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- Staff Report (Planning)

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11. CORRESPONDENCE

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(FIRST READING)

b) BYLAW NO. 1882 **156**
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c) BYLAW NO. 1905 **161**
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(SECOND AND THIRD READINGS)

d) BYLAW NO. 1913 **164**
"City of Langford Tax Exemption Public Athletic and Library Facility Bylaw No. 1588, 2015 Amendment No. 1, Bylaw No. 1913, 2020".
(ADOPTION)

e) BYLAW NO. 1925 **166**
"City of Langford Freedom of Information Bylaw No. 1925, 2020".
(ADOPTION)

f) BYLAW NO. 1930 **169**
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(FIRST, SECOND AND THIRD READINGS)

g) BYLAW NO. 1931 **176**
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BYLAW NO. 1935
"Bylaw No. 1935, to Repeal Bylaw No. 1704, 2020"
(FIRST, SECOND AND THIRD READINGS)

13. IN-CAMERA RESOLUTION

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.**

14. ADJOURNMENT

PUBLIC HEARING
Monday, 5 October 2020

Bylaw No. 1905
File No. Z20-0007

A Bylaw to Rezone 494 Goldstream Ave from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone in order to allow for the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.

CITY OF LANGFORD
BYLAW NO. 1905

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- Two-Family Residential) Zone and adding to CC1 (City Centre 1) Zone the property legally described as LOT 2, SECTION 1, ESQUIMALT DISTRICT, PLAN 18082, EXCEPT THAT PART IN PLAN 34267 AND PLAN 44327, PID No. 003-866-131 (494 Goldstream 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)
CC1	1905	LOT 2, SECTION 1, ESQUIMALT DISTRICT, PLAN 18082, EXCEPT THAT PART IN PLAN 34267 AND PLAN 44327, PID No. 003-866-131 (494 Goldstream Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and	No

			f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of new commercial space in the building towards the General Amenity Reserve Fund.	

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 590, (494 Goldstream Ave), Bylaw No. 1905, 2020".

READ A FIRST TIME this 17th day of August, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

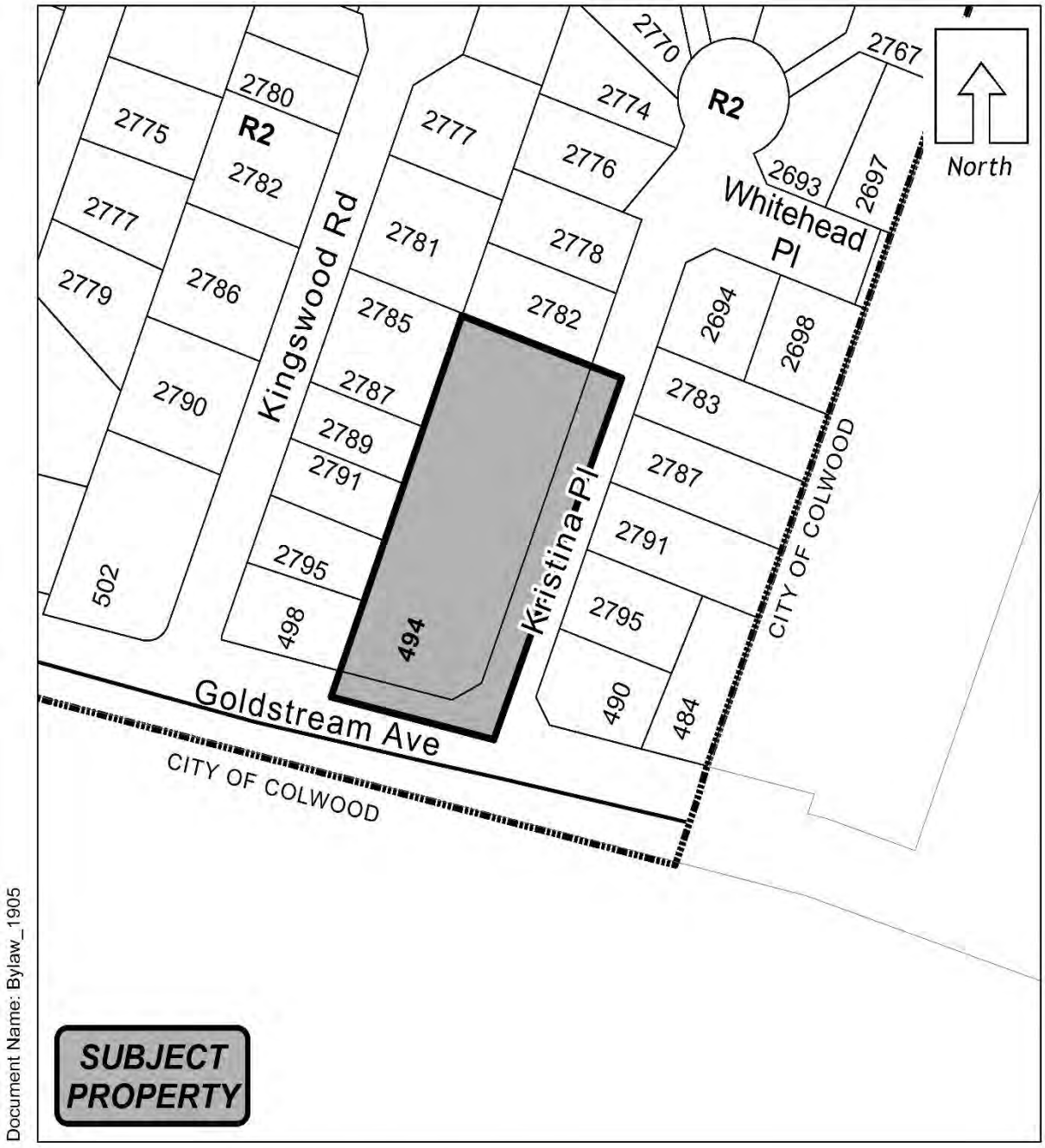
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1905

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1905

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/17/2020

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

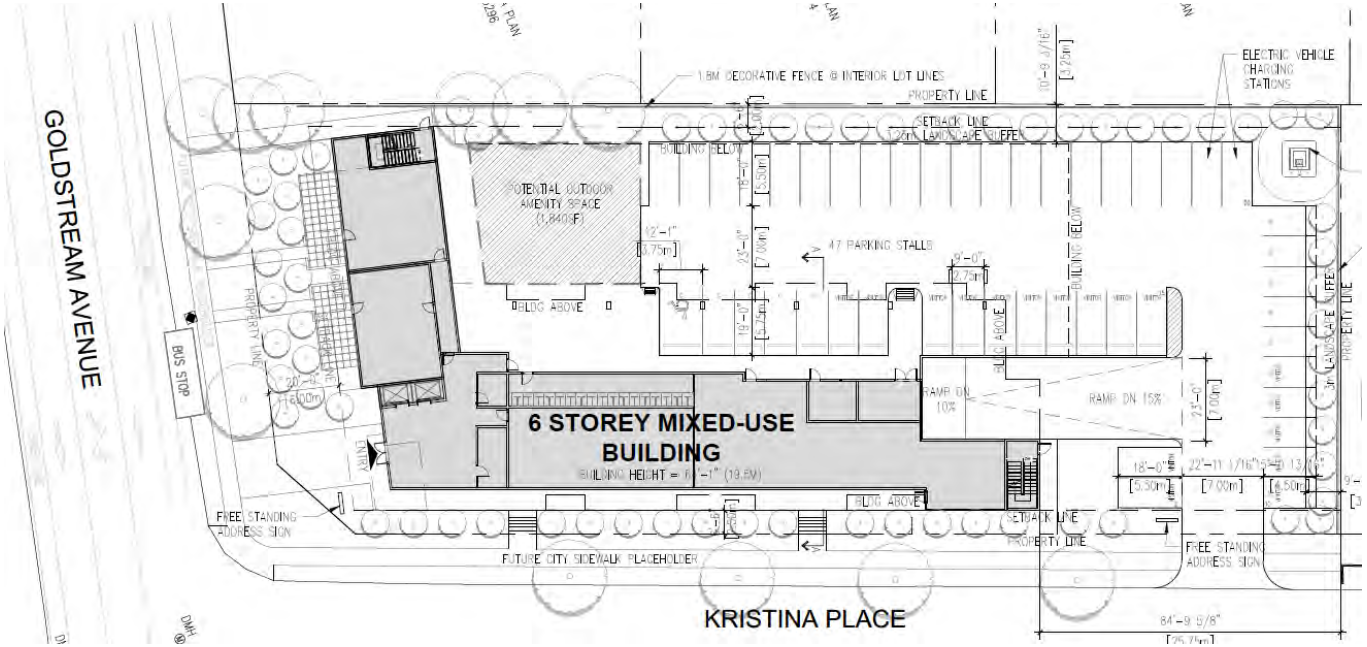
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 5 October 2020, at 5:30 pm**. Please be advised that no representations may be received by Council 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.

Meeting Date	Monday, 5 October 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	494 Goldstream Ave	
File	Z20-0007	Bylaw Number: 1905
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: CC1 (City Centre 1)
Proposal	To permit the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.	

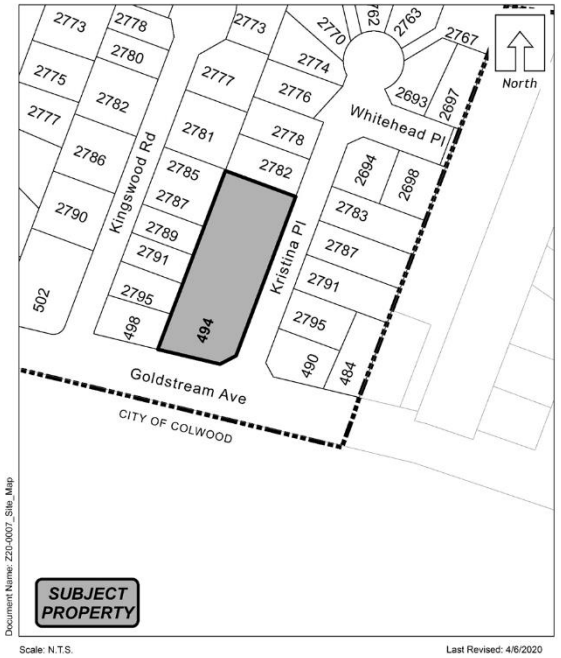
PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.cityoflangford.ca

COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be 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 the Planning Department at 250-478-7882 or by email at rdykstra@langford.ca with any questions on this bylaw.

Braden Hutchins
Director of Corporate Services



REZONING BYLAW AMENDMENT
(Z20-0007)
494 Goldstream Ave



Redefining the state of aging

Cont. from A10

Residents are entering nursing homes with more complex social and medical needs which have raised the level of care required at these facilities – even compared to just a decade ago. The highly critical peer-reviewed report commissioned by the Royal Society of Canada found in response to these challenges, hands-on care is now almost entirely given by unregulated workers including care aides and personal support workers. These employees receive the lowest wages in the health care sector, minimal formal training and are rarely part of the decision-making process.

The main issues Mackenzie sees are also in regards to staffing, including the number of hours a client receives, experience, training, cultural sensitivity and engagement. And those issues aren't all fixed by having an adequate number of staff on site.

Who is providing care?

The LTC sector increasingly relies on unpaid care by family members and friends of residents. These caregivers are disproportionally women, who provide many different care activities. However, the report found society gives little attention to respite for these caregivers or to the negative effects of their caregiving burdens. Exacerbating this problem, by 2050, approximately 30 per cent fewer close family members (spouses and adult children) will be available to give this unpaid care. Relying on these caregivers leaves the LTC sector especially vulnerable in a crisis, such as COVID-19.

Reports from Europe and now Canada found many preventable deaths occurred during the early waves of the pandemic and some were even from a lack of timely access to care, water, food or basic hygiene, not from COVID-19 itself.

"It epitomizes our failure … this was more than a communicable disease crisis," the report states. "Canada has systematically failed to deal with the consequences of population trends in aging, dementia prevalence and fewer family caregivers for older adults."

Mackenzie echoed the sentiment of the report's authors, "COVID didn't break the system, COVID exposed the system."

While B.C. fared much better than other provinces – Ontario especially – she said B.C. is far from perfect.

How do we fix it?

The Office of the Minister of Seniors noted the federal government has been assisting provinces and territories to address these gaps to keep residents safe.

"Despite the improvements in many of the hardest-hit homes, significant work remains to address the challenges the virus poses to long-term care. The government of Canada is continuing to work with the provinces and territories to help address these issues."

But if nothing else is done immediately, staffing levels also need to be addressed. Authors of the report are urging the federal government to develop national standards for staffing and training.

"Canada's reality is that, without federal financial support, provincial and territorial governments are unlikely to have resources for the high standards that our frail elderly deserve," they stated.

Along with staffing, Mackenzie noted the key to addressing shortfalls in the system is getting services into the community.

"We need to look at the supports leading up to long-term care," she said. "We don't have very much subsidized assisted living."

Listening to seniors who want to stay in their communities, she said it's clear these supports are needed. While she believes the proximity of these services will only improve, Mackenzie noted there's speculation COVID-19 will reverse this current trend.

But as the report stated, "We have a duty, a responsibility, and the ability to fix this – not just fix the current communicable disease crisis, but fix the sector that helped that crisis wreak such avoidable and tragic havoc. We can restore trust."

- with files from Don Descoteau

katie.e@blackpress.ca

NOTICE TO WAIVE PUBLIC HEARING

Zoning Amendment Bylaw No. 1839 - 255 Caspian Drive

"Colwood Land Use Bylaw No. 151, 1989, Amendment No. 176 (RBCD5 Zone Amendment), Bylaw No. 1839, 2020"

NOTICE is hereby given, pursuant to Section 464(2) of the *Local Government Act*, that Council of the City of Colwood has elected to waive the holding of the Public Hearing in relation to proposed Bylaw No. 1839, an amendment to the City of Colwood's Land Use Bylaw No 151 1989 ection 464(2) allows for the waiving of a public hearing in relation to zoning bylaws that are consistent with a municipality's Official Community Plan.

SUBJECT LANDS: 255 Caspian Drive more specifically these lands are described as Lot 57, Section 38, Esquimalt Land District, Plan EPP93482.

PURPOSE: The general purpose of proposed Bylaw No. 1839 is to amend the RBCD5 Zone to permit more than one Two family Dwelling on one strata lot.



This bylaw would only apply to the land legally described as:

- Lot 57, Section 38, Esquimalt Land District, Plan EPP93482

Council will consider giving third reading to the proposed Bylaw at its regular meeting of Council commencing at 6:30PM on Monday, September 28, 2020.

INSPECTION OF MATERIALS: The proposed bylaw and other related materials may be viewed online or in person from SEPTEMBER 16, 2020 through to SEPTEMBER 28, 2020 as follows:

- online at https://www.colwood.ca/city hall/public notices
- in person by appointment only at City Hall, 3300 Wishart Road, Colwood between the hours of 8:00am and 4:30pm, Monday through Friday, excluding statutory holidays. Call Pat Taylor (250)294 8145 to schedule an appointment

Need more information? Call Development Services at 250 294 8145 or *publichearing@colwood.ca*

www.colwood.ca

Colwood

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 5 October 2020, at 5:30 pm.** Please be advised that no representations may be received by Council 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. 1905 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. 1905 from R2 (One- and Two-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow for the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.**

Applicant: **David McGrath, WA Architects**

Location: **The land that is the subject of Bylaw No. 1905 is 494 Goldstream Ave as shown shaded on the plan.**

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

COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be 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 the Planning Department at 250-478-7882 or by email at rdykstra@langford.ca with any questions on this bylaw.



Braden Hutchins
Director of Corporate Services

Second calf this month confirmed among orca pod



J Pod's newest calf, born Sept. 24, surfaces next to its mother J41. (Talia Goodyear/Orca Spirit Adventures/Pacific Whale Watch Association)

Researchers plan to observe calf to evaluate its health

Ashley Wadhwani
Black Press Media

Talia Goodyear and Lea Vanderwiel were aboard the Orca Spirit Adventures earlier this week when they suspect a pregnant Southern Resident killer whale was nearby and giving birth to her newborn calf.

"It was an emotional time as we processed what was happening in front of us," Vanderwiel said in a statement Friday (Sept. 25).

"It took a few minutes to realize what was actually happening, but then it was pure excitement realizing that it was a birth and the baby was very alive and boisterous."

Upon receiving photographs from the Pacific Whale Watch Association on Thursday, the Center for Whale Research has since confirmed the calf's mother is J41.

One of the center's field staffers, Mark Malleson, was able to see the whales – known as J Pod – near Sheringham Point off Vancouver Island later on Thursday evening as they foraged for fish, but was unable to spot the calf himself.

In a statement, the research center said they will eagerly await to observe the calf in order to evaluate its health and hopefully determine its sex.

"We will reserve its alpha-numeric designation until it proves to be healthy when the pod returns to Salish Sea waters," the center said, adding that about 40 per cent of newborn calves do not survive their neonatal first few weeks.

This marks the second calf to be born this month. In recent years, the number of Southern Resident killer whales have dwindled to just less than 80, sparking ample concern from coastal researchers on both sides of the border.

Sometimes, it can take biologists and experts quite some time to confirm the sex of a calf, because they have to be able to see the underbelly of the whale.

Just earlier this week, the center was able to confirm another calf, now named J57, was a male. It was born on Sept. 4, is the viable second male calf born to J35, or Tahlequah.

This newest calf – which hasn't yet been named – is the second calf birthed by J41, following the birth of J51 in 2010. J41 is believed to be roughly 15 years old.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 5 October 2020, at 5:30 pm.** Please be advised that no representations may be received by Council 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.

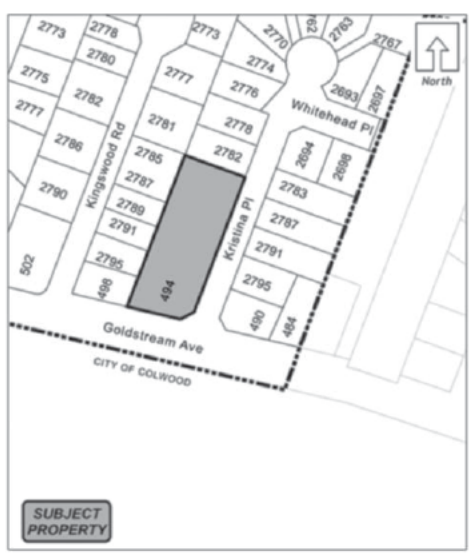
Proposal: **The purpose of Bylaw No. 1905 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1905 from R2 (One- and Two-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow for the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.**

Applicant: **David McGrath, WA Architects**

Location: **The land that is the subject of Bylaw No. 1905 is 494 Goldstream Ave as shown shaded on the plan.**

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

COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be 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 the Planning Department at 250-478-7882 or by email at rdykstra@langford.ca with any questions on this bylaw.



Braden Hutchins
Director of Corporate Services

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, 5 October 2020. **This meeting is being held electronically and not in-person.**

File	Temporary Use Permit No. TUP20-0003
Purpose	The purpose of the proposed Temporary Use Permit is to allow an after-school computer coding program for children.
Applicant	Jesse Bowness, Code Ninjas Westshore
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0003 is 890 Goldstream Avenue.

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, 30 September 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 5 October 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 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

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864

That Council proceed with the consideration of Temporary Use Permit TUP20-0003 at 890 Goldstream Avenue to allow a computer programing school for children for the period of three years, subject to the following terms and conditions:

a) That addressing for the three units be clarified and revised as required to the satisfaction of the Fire Chief prior to issuance of a business licence;

b) That the applicant will retain an Architect to supply the appropriate code analysis for the building change of use and to ensure code compliant fire separations and B.C. Building Code 2018 code requirements are met for the unit prior to a business licence being issued, to the satisfaction of the Chief Building Inspector;

c) That the Temporary Use Permit be issued only to Jesse Bowness, doing business as Code Ninjas Westshore and not be transferred to any subsequent business or business owner should Jesse Bowness, Code Ninjas Westshore cease to operate.

CARRIED.

b) Variances Associated with Rezoning of 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 give 1st reading to Bylaw 1905 to amend the zoning designation of the property located at 494 Goldstream Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre); and

Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 494 Goldstream Avenue:

a. That Section 6.57.06(2)(a) be varied to reduce the minimum exterior side yard setback from the required 4.0m to 2.0.m.

b. That Section 6.57.06(2)(b) be varied to reduce the minimum interior side yard setback from the required 3.0m to 2.0m.

c. That Section 6.57.08(1) be varied to reduce the minimum distance of an unenclosed surface parking space to a lot line abutting a highway from the required 3.0m to 2.0m.

d. That Section 6.57.08(3) be varied to reduce the minimum landscaped area between surface parking stalls and rear lot line from the required 3.0m to 2.0m.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1855.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1893.

CARRIED.

e) **BYLAW NO. 1904**
"Langford Zoning Bylaw, Amendment No. 589, (Omnibus No. 51 – City Centre 1 Zone), Bylaw No. 1904, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1904 second and third readings.

CARRIED.

f) **BYLAW NO. 1905**
"Langford Zoning Bylaw, Amendment No. 590, (494 Goldstream Ave), Bylaw No. 1905, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1905 first reading.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: June 8, 2020

Department: Planning

Application No.: Z20-0007

Subject: 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

PURPOSE

Colin Harper of WA Architects has applied on behalf of Le Gers Properties Inc. to rezone 494 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre (CC1) Zone in order to allow for the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject property.

Table 1: Site Data

Applicant	WA Architects, Colin Harper	
Owner	Le Gers Properties Inc.	
Civic Address	494 Goldstream Avenue	
Legal Description	Lot 2, Section 1, Esquimalt District, Plan 18082, Except That Part in Plan 34267 and Plan 44327	
Size of Property	3,425m² (0.8 acres)	
DP Areas	City Centre	
Zoning Designation	Existing: One- and Two-Family Residential (R2)	Proposed: City Centre (CC1)
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The site contains an existing dwelling and several accessory buildings. There are a number of trees and large bushes scattered throughout the property. This site, as well as the surrounding lands, are virtually flat. The surrounding neighbourhood consists of single-family homes, with the exception of the Royal Colwood Golf Club on the south side of Goldstream Ave, within the City of Colwood.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single-Family Residential
East	R2 (One- and Two-Family Residential)	Single-Family Residential
South	AG1 (Agricultural 1) (City of Colwood)	Golf Course
West	R2 (One- and Two-Family Residential)	Single-Family Residential

Figure 1 - Subject Property



COUNCIL POLICY

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.

CONCEPT FOR THE CITY CENTRE

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other similar hubs in the Capital Region.

The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.

DEVELOPMENT PERMIT AREAS

This property is not located within any Environmental or Hazardous Development Permit Area, but will need to build in accordance with the 'City Centre' Development Permit Area guidelines. These guidelines have been established partial due to the fact that, *'the City Centre plays a special role in both the residents' and visitors' impression of the City, therefore high-quality planning, design and execution is essential for the City Centre. These Design Guidelines provide a comprehensive framework that incorporates design flexibility to create a unique and identifiable character while ensuring design diversity amongst developments within the City Centre'*.

Within the 'City Centre' Guidelines, the subject project is located within a neighbourhood that is identified as 'S6 Goldstream East', and states that, '*Development shall focus on medium and high density residential buildings located towards the Goldstream Avenue and Veterans Memorial Parkway intersection*.'

COMMENTS

DEVELOPMENT PROPOSAL

The proposal is to rezone the subject property to CC1 (City Centre), which would allow for the construction of an apartment building with approximately 71 residential units and 175m² (1,900 ft²) of commercial space, as illustrated in Appendix A. The commercial space is proposed to be on the ground floor of the portion of the building along Kristina Place, but this may change through the Form and Character DP. Currently, ground floor oriented units are proposed for that portion of the building along Goldstream Avenue, but this may be better suited for commercial space.

The proposed number of parking stalls is three more than required by Part 4 of Zoning Bylaw No. 300 and includes two electric car charging stations. Vehicle access to and from the site would be off Kristina Place, and the entryway would be at the northern portion of the site, as far from the intersection with Goldstream Avenue as possible.

Since the 1997 recession, Langford has seen a concentration of rental apartments among those multi-family residential units that have been developed. In an effort to provide options for future home ownership and ensure flexibility of housing types for all residents, Council may wish to require that developers strata title multi-family residential buildings at the time of construction so that individual units may be offered for sale if market conditions change at some later date.

Taking this step at the time of construction does not impede the use of the building as a rental, but ensures that a building is appropriately constructed and will not require potentially costly upgrades if strata title conversion is sought in the future. Council may wish to have the developer register a building strata plan as a condition of rezoning prior to issuance of an occupancy permit and have this provision secured within a Section 219 registered on title.

Table 3: Proposal Data

	Permitted by R2 (Current Zone)	**Permitted by CC1 (Proposed Zone)**
Permitted Uses	• One or Two-Family Dwelling • Group Day Care • Home Occupation	• Apartment • Hotel • Office • Retail Store
Density	n/a	3.0 FAR
Height	9m (30 ft)	12 storeys
Site Coverage	35% max	**35% min ***
Front Yard Setback	6.0 m (20 ft)	2.0 (6.5 ft)
Interior Side Yard Setback	1.5m (5.0 ft)	2.0 (6.5 ft)
Exterior Side Yard Setback	4.5m (15 ft)	3.0 (10 ft)
Rear Yard Setback	6.0m (20 ft)	5.0 (25 ft)
Parking	2 per unit 1 per suite	1.25 per 0-2 bedrooms 2.25 per 3 + bedrooms **37% underground ***

*** Variance Required**

VARIANCES

The applicant's proposal includes site coverage that is less than the minimum 60% noted in the zone. The applicant is also proposing to reduce the amount of underground or enclosed parking. Both of these are able to be varied as they do not affect the density.

Even though the applicant is proposing to reduce the minimum site coverage and underground parking, varying this would not be noticed from the street as the building will be constructed along both edges of the frontages, leaving the open area hidden behind the building. The overall design would still meet the intent of the zone with 80% of the building along the frontages, which included pedestrian interactions.

From a visual perspective, there would be only 25m of the total 125m of frontage not used for the building, and of this 25m only 7m would be paved for the driveway while the rest would be landscaped. Council may wish to request that a solid 1.8m privacy fence and landscaping is installed around the edges that abut private properties to ensure additionally privacy is maintained with neighbours.

If Council is supportive of these requested variances given the above rational, they may wish to direct staff to continue working through the details of the CC1 (City Centre 1) Zone to determine how such variances may be mitigated and to bring back a bylaw for 1st reading along with a report that outlines the extent of the variances needed for this development.

FRONTAGE IMPROVEMENTS

Goldstream Avenue

The applicant will be required to provide full frontage improvements along Goldstream Avenue in accordance with Bylaw 1000 and City Centre Guidelines. These road improvements would include the following:

- A 2.2m wide red brick paver sidewalk
- A landscaped boulevard that includes trees and irrigation
- Alternating overhead and pedestrian street lights, burgundy in colour

Road dedication is not anticipated to be required here, and improvements would incorporate the existing transit stop platform and shelter.

Kristina Place

The applicant will be required to provide full frontage improvements along Kristina Place in accordance with Bylaw 1000 and City Centre Guidelines. These road improvements would include the following:

- A 1.8m wide sidewalk
- A landscaped boulevard that includes trees and irrigation
- Street lighting, burgundy in colour

SEWERS

A sewer main does not exist within Goldstream Avenue fronting this site. The developer will be required extend the main down Goldstream, and then connect to it. Currently, the end of the sewer main is located in front of 550 Goldstream (M'akola Housing). Therefore, the extension of the sewer to Kristina Place

would be approximately 345m (1,130 ft). Any sewer works within dedicated road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

As a condition of building permit, Bylaw No 1000 allows storm water to be managed through detention or infiltration, depending on what a qualified professional determines for the site. As a condition of rezoning, Council may wish to require the applicant to provide a technical memo prior to public hearing from a qualified professional regarding storm water management, to the satisfaction of the Director of Engineering.

FINANCIAL IMPLICATIONS

Rezoning the subject property 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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total (approx.)
Affordable Housing Reserve Fund	$610 per unit (residential) on the 1st - 4th Floors	$26,840
	$305 per unit (residential) on the 5th - 6th Floors	$8,235
General Amenity Reserve Fund	$2,850 per unit (residential) on the 1st – 4th Floors	$125,400
	$1,425 per unit (residential) on the 5th - 6th Floors	$38,475
General Amenity Reserve Fund	$10.75 per m2 of commercial Gross Floor Area	$1,898

**** The applicant will be charged for new units created at the time of building permit issuance, and 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 Contribution	Total (approx.)
Roads	$3,188 per unit (residential)	$226,348
	$55.78 per m² (commercial)	$9,873
Park Improvement	$1,890 per unit (residential)	$134,190

Park Acquisition	$1,100 per unit (residential)	$78,100
ISIF Fees	$331.65 per unit (residential)	$23,547
	$140 per 1,000ft² (commercial)	$266
Subtotal (DCCs to Langford)		**$472,324**
CRD Water	$1,644 per unit (residential)	$116,724
	$10.74 per m² (commercial)	$1,895
School Site Acquisition	$600 per unit (residential)	$42,600
TOTAL DCCs		**$633,543**

OPTIONS

Option 1

That Council:

1. 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.

2. 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.

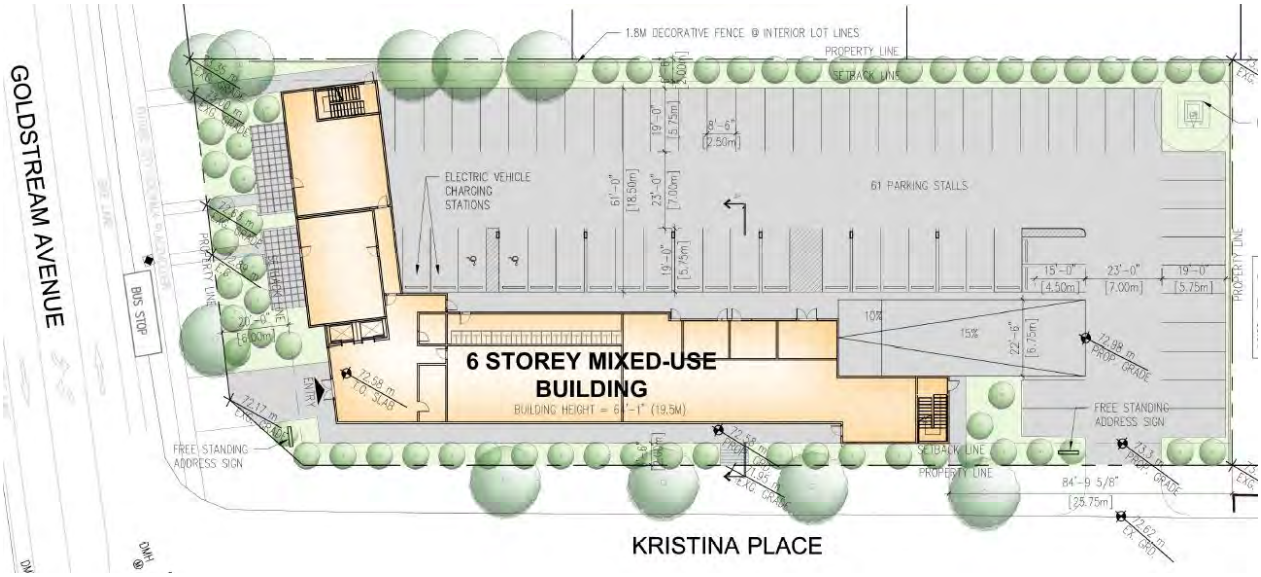
OR Option 2

3. Take no action at this time with respect to Bylaw No. 1905.

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

:rd

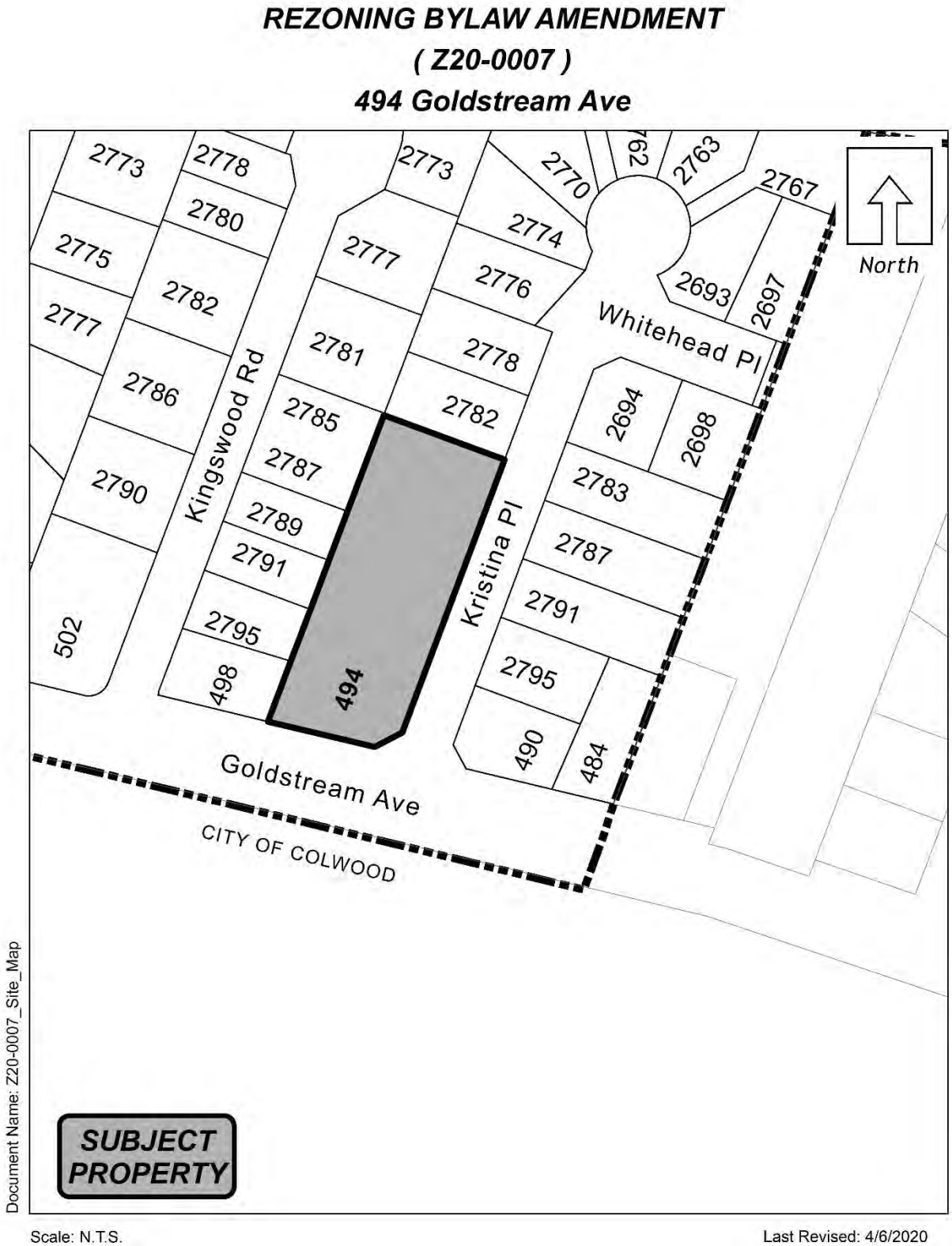
Appendix A
SITE PLAN



RENDERING

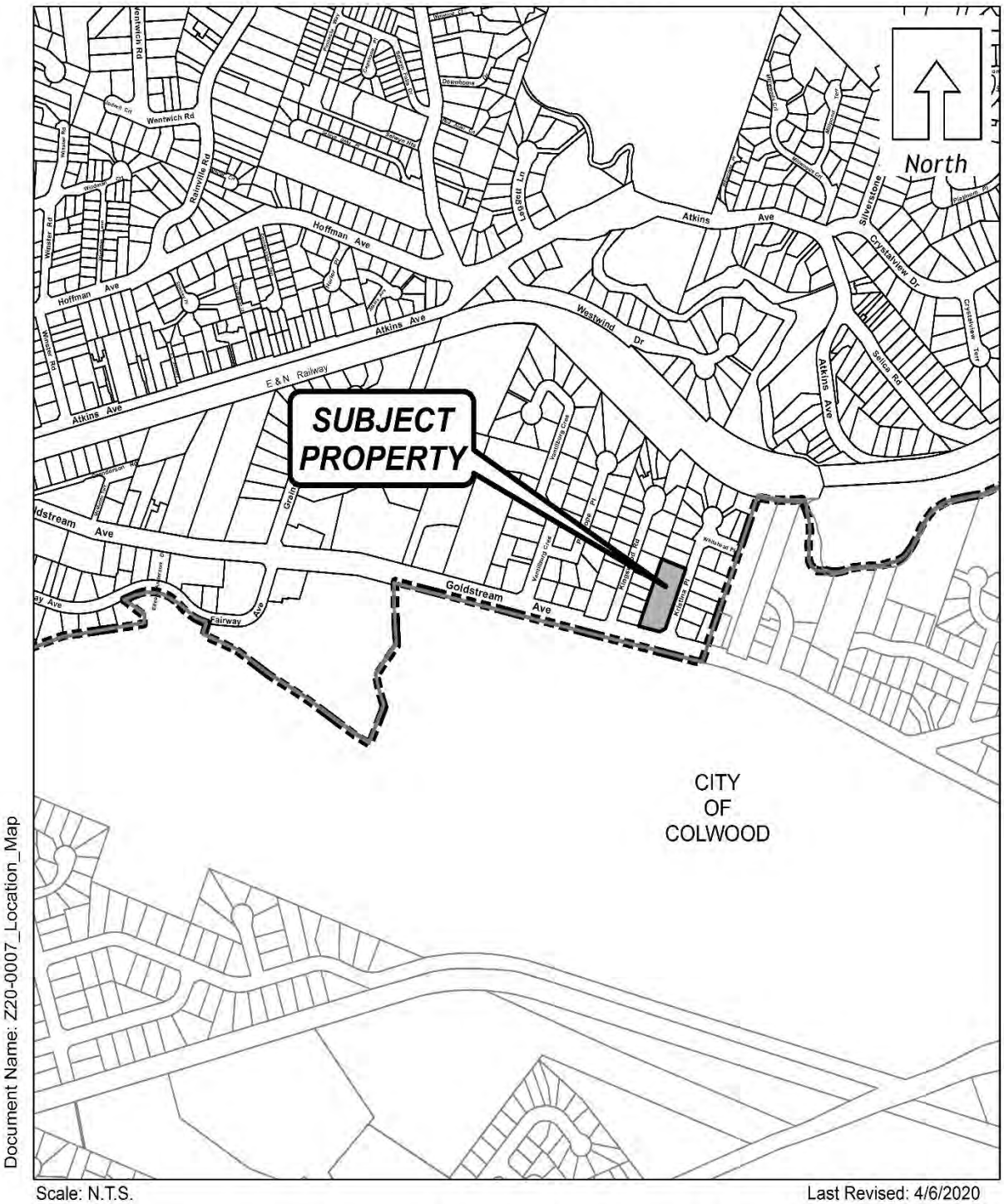


Appendix B


REZONING BYLAW AMENDMENT
(Z20-0007)
494 Goldstream Ave
North
Kingswood Rd
Kristina Pl
Whitehead Pl
Goldstream Ave
CITY OF COLWOOD
494
SUBJECT PROPERTY
2773
2778
2780
2775
2782
2777
2786
2790
502
498
2795
2791
2789
2787
2785
2781
2777
2773
2782
2778
2776
2774
2770
2763
2767
2693
2697
2694
2698
2783
2787
2791
2795
490
484
Document Name: Z20-0007_Site_Map
Scale: N.T.S.
Last Revised: 4/6/2020

Appendix C

REZONING BYLAW AMENDMENT
(Z20-0007)
494 Goldstream Ave



From: Robert Dykstra
To: Suzette Chapman
Subject: FW: File Z20-0007 Bylaw#1905 [redacted]
Date: Tuesday, September 29, 2020 2:58:58 PM

Hi Suzette,
Below is an email we've received in relation to the proposed rezoning at 494 Goldstream (Z20-0007).
Thanks,
-Rob

Robert Dykstra, MCIP, RPP
Planner II
Deputy Approving Officer
250.478.7882

From: [redacted]
Sent: September 29, 2020 9:35 AM
To: Robert Dykstra <rdykstra@langford.ca>
Subject: File Z20-0007 Bylaw#1905 [redacted]

Good Morning Robert

I would like the following response read into the record on the City of Langford Council meeting date October 5, 2020.

File Z20-0007 Bylaw#1905
Current : R2 Proposed : CC1

We recently purchased this house on Kristina place as it was a quiet kid-friendly neighborhood with a dead end street. What is being proposed is not in keeping with the overall design and character of our neighbourhood.

As residents of the Westshore, we are being overdeveloped on Goldstream avenue. Just down the street in Colwood, 468 and 476 Goldstream Ave, has planned to develop a one (5) story, one (6) story and one (8) story building that would bring an additional 200 residents to the area. These Developments will bring more traffic to Goldstream ave where, at most times, it is already at a constant flow and unbearable. Fast forward to when these projects are completed and the addition of the above noted units has been added to the flow of goldstream ave., what does the traffic and population density look like then? A traffic study should be performed prior to the rezoning of 494 Goldstream in order to ensure the infrastructure would be able to handle the impact of building another 6 story multi-unit building.

We personally chose to move to Kristina Place because the street has low traffic volume and it is a nice area to raise a family. Putting a 6 story building featuring 71 residential suites, business offices and parking for 47 parking stalls

on a parcel of land less than 1 acre would depreciate the area, the houses surrounding this development, as well as make exiting the street unbearable, the cul-de-sac increasingly busy and not what anyone in this area is looking to add.

We don't not support this proposal as this is a residential area not fit for a high density building.

I appreciate your time and consideration

Regards,

[redacted]

From: [redacted]
To: Langford Planning General Mailbox
Cc: Robert Dykstra
Subject: File Z20-0007 Bylaw#1905 [redacted]
Date: Wednesday, September 23, 2020 4:42:11 PM

Good afternoon,

I would like the following response read into the record on the City of Langford Council meeting date October 5, 2020.

File Z20-0007 Bylaw#1905
Current : R2 Proposed : CC1

As a 19 year resident of [redacted] – [redacted] do not support this proposed Bylaw change.

We are owners of a residential home as are the rest of the neighbours on Kristina Place.
What is being proposed is not in keeping with the overall design and character of our neighbourhood.

As residents of the Westshore, we are being overdeveloped on Goldstream avenue. Just down the street on 468 and 476 Goldstream Ave,
there is a plan to develop these lots into high density apartments featuring one (5) story, one (6) story and one (8) story building. 200 residents?

Needless to say the traffic, pre-pandemic was unbearable then. Fast forward to when these projects are completed, what does traffic and population density look like then?

There are young families on Kristina Place who play in the cul-de-sac because the street has low traffic volume.

The Langford municipality did say we had a nice street when they agreed to close off Whitehead Ave and Kristina Place to future development as a through road.

How is it possible to put on a 6 story building featuring 71 residential suites plus parking for 47 parking stalls all on a package less than 1 acre?

There are no sewers.

I could go on, but we do not support this. If there was a proposal for 4-6 houses – we could get behind that. Not this.

Regards,



From: Agendas
To: Suzette Chapman
Subject: FW: Bylaws, Council/Committee Meetings and Agendas
Date: Wednesday, September 23, 2020 8:07:23 AM

Hi Suzette - Can I leave this with you.

-----Original Message-----
From: langford@atomic-crayon.com <langford@atomic-crayon.com> On Behalf Of [redacted]
Sent: September 22, 2020 9:18 AM
To: Agendas <agendas@langford.ca>
Subject: Bylaws, Council/Committee Meetings and Agendas

You have received an email from [redacted] via the Langford website contact us form

Name: [redacted]
Email: [redacted]
Phone: [redacted]

Message:
Re Notice of Public Hearing, regarding proposed construction of 6-story building at 494 Goldstream Ave. Your file, Z20-0007.
I am requesting copies of the complete bylaw and any other material that is pertinent to this application. Specifically the drawings of the Architects rendering of the proposed building and land.

From: [redacted]
To: Langford Planning General Mailbox
Subject: file##Z20-0007 Proposal for rezoning of 494 Goldstream
Date: Wednesday, September 30, 2020 1:47:35 PM

To Mayor Young , and Council Members of Langford

Regarding the proposal to rezone the property at 494 Goldstream from R-2 to CC1 (6 storey apartment building) - My wife and I [redacted] are opposed to the proposal to rezone the property and ask the Mayor and Council to act on behalf of the residences of Kristina Place - Kingswood Road -Penelope and Vantilburg Roads .and reject this proposal .

This is an area of Langford which is strictly single family homes with some duplex single family homes . There are no apartment/condo buildings within 3 blocks of us . It is NOT in the center of Langford but on the eastern edge of Langford . We fear that a rezoning will create a drop in our property values - will increase PARKING problems - increase traffic onto Goldstream (which is already difficult to access onto from our street) . We have safety concerns with a proposed huge increase in population to our area , break-ins to homes , thefts from cars .We have heard of one of the newer condo buildings in Langford having a noise problem from pet owners' dogs barking all day. Our neighbourhood is very quiet and we would like to keep it this way.

I have seen the impact of a six storey building to Preston Road with construction of an apartment building on Spencer Road It dwarfs the single family homes and will create the same concerns we have . The mayor and council should drive by our streets and Preston Road to see what damage can be done to a currently R-2 zoned area . The only reason I can see for this rezoning application is that the profit driven developer has found out about the cost of bringing the sewer to Kristina Place and must offset those costs by having a six storey building . Perhaps the property could be used for small lot single family homes - duplex homes or perhaps three storey townhomes which do not require sewer connection but have septic fields as we all do in this lovely single family home neighborhood . The developer cares NOTHING for destruction he would cause us

Again we strongly oppose this rezoning application and request that the mayor and council reject this application .

[redacted]

Planning Dept. Sept 24/2020

In response to your notification by letter to the proposed Bylaw #1905 I would like to have it noted that we are totally opposed to this complex being built in our nice, quiet neighbourhood. We are retired and cannot go out on Goldstream Ave now on weekends due to traffic issues. Please put some consideration to our traffic, property values and tranquility. Enough with the condo's in Langford.

Thank you for listening (if u did)

RECEIVED
SEP 30 2020
PLANNING DEPARTMENT
CITY OF LANGFORD

[redacted]

P.S.
It would certainly be appreciated to have some single level homes built in Lang if you are going to continue to crowd us out of our neighbourhood.

From: Matthew Baldwin on behalf of Langford Planning General Mailbox
To: Suzette Chapman
Subject: FW: Proposed Rezoning of 494 Goldstream
Date: Thursday, October 1, 2020 8:29:28 AM

For the public hearing package.

Matthew Baldwin, MCIP, RPP
Director of Planning and Subdivision
250.391.3404

From: [redacted]
Sent: Wednesday, September 30, 2020 9:42 PM
To: Robert Dykstra <rdykstra@langford.ca>
Cc: Langford Planning General Mailbox <planning@langford.ca>
Subject: Proposed Rezoning of 494 Goldstream

Hello

We wish to have our letter read into the record on the City of Langford Council meeting to be held on October 5th, 2020.

File Z20-0007 Bylaw#1905
Current: R2 to Proposed: CC1

We are [redacted] homeowners and residents of [redacted] in Langford for 23 years. For the record we do not support this proposed Bylaw change.
We, as well as our neighbors take pride in our family oriented neighborhood.
There are several problems that will arise if the lot at the end of our street is rezoned to CC1 allowing for a high density apartment with offices and businesses on the main level.
1. The lot size will not be able to accommodate the number of vehicles of both residents and visitors that will be associated with development.
2. Population density between this development and the proposed development on 468 and 476 Golstream will be excessive.
3. Safety of the children that now play on Kristina Place will be jeopardized with an increase of traffic.
4. Higher population density creates higher risk for on street parking which will create difficulty for emergency vehicles to access residential addresses on Kristina Place.
5. There are no sewers to support a proposed building of this description.
6. 47 parking stalls will not be adequate to house enough vehicles. Currently there are numerous vehicles, motorhomes and campers parked all along Goldstream that embark on the bus route.
Perhaps the developer can be approved to build a couple of family townhouses or up to 4 single family dwellings on the lot at 494 Goldstream, in keeping with our quiet, well kept family neighborhood.
As far as the CC1 rezoning we do not support this decision.

Regards

[redacted]
Victoria, BC [redacted]

From: [redacted]
To: Langford Planning General Mailbox
Subject: Bylaw 1905
Date: Thursday, October 1, 2020 11:06:25 AM

October 1, 2020

To: The Mayor and Council, City of Langford

Re: File Z20-0007 Bylaw Number 1905

Ladies and Gentlemen;

Approving this Bylaw change would be the first step in block-busting an established, well-maintained and mature community of approximately 85 homes -- most owner-occupied -- filled with seniors and teens and small children; working families and retirees -- the full range of a mature and positive neighbourhood.

When we first came here in 1976, this neighbourhood was referred to as the 'Uplands of Langford". It has kept its charm. It's the kind of neighbourhood where people came to raise a family, then grand-children, then a retirement to the garden. (I've been working on ours for more than 15 years.)

The impacts of this rezoning would range from those on immediate neighbours; such as the six homes adjacent to the rear of this 60 foot high building who'll lose their morning light and every bit of backyard privacy; or homes across the adjacent street who'd now face -- not treetops and sky -- but powerful afternoon glare from apartment windows. Then there's the destruction of a perfectly good neighbourhood; the result as developers march through street-by-street. Traffic access to Goldstream Avenue – where all these dead-end roads empty -- is already difficult. Adding 70 or 80 more cars to the dozen or so currently exiting Kristina Place will be a nightmare.

We implore Council members to consider the human side of this decision. These apartments could be built in many other corners of Langford without destroying this lovely neighbourhood and disrupting dozens of lives – all for a developer's profits and some amenity income. Townhouses would be a more appropriate use, if it must be rezoned.

This rezoning is a terrible idea, and my wife and I couldn't be more vehemently opposed.

When Council follows through on their earlier assurances to the developer, however, we'll be deeply disappointed, but we won't be surprised.

[redacted]



October 1, 2020

City of Langford
Robert Dykstra MCIP, RPP
Land Development Planner

Re: Notice of Public Hearing – 5 October 2020
Subject Property – 494 Goldstream Ave.
File Z20-0007 Bylaw Number 1905

Dear Sir:

With reference to an application to amend Zoning Bylaw No . 300 by means of proposed Bylaw No. 1905 I wish to submit the following.

As a long time homeowner at [redacted], the property [redacted] of the proposed development site at 494 Goldstream Avenue, I wish to state that I believe this development would cause numerous issues and disruptions – as outlined below – for the residents of this quiet family neighbourhood where I have lived for the past 33 years.

- An increase of at least 71 vehicles trying to access Goldstream Avenue from Kristina Place on a regular daily basis would become a major problem as currently there are already long waits to access Goldstream Avenue.

- An increase in noise levels as well as vehicle pollution could become problematic.

- Would the site be allocating parking spaces for commercial or office staff during business hours and where would the public/customers park?

Regarding Variances Associated with the Rezoning of the above property as outlined in the Staff Report Planning of August 17th, 2020 – (d) that Section 6.57.08(3)be varied to reduce the minimum landscaped area between surface parking stall and rear lot line from the required 3.0m to 2.0m. The Council gave 1st reading. I strongly object to this reduction of 1.0m as it brings the parked vehicles right [redacted].

In closing, I trust these concerns will be taken into consideration, thank you.

Sincerely,

[redacted]

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, September 8th, 2020 @ 5:30 p.m.

Council Chambers Closed due to COVID-19
Meeting by Teleconference

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Corporate Services, B. Hutchins; Director of Engineering, M. Mahovlich; Director of Planning and Subdivision, M. Baldwin; Director of Finance, M. Dillabaugh; Manager of Legislative Services, M. Watmough; and Manager of IT, K. Dube.

ABSENT

Councillor L. Szpak.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:31 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council approve the agenda as presented.

CARRIED.

3. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – August 17, 2020

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the special meetings of Council held on August 17, 2020.

CARRIED.

4. PUBLIC PARTICIPATION

Resident of Bear Mountain called regarding the sale of the North Langford Recreation Centre and what it means to the public. There are rumours that it is going to be turned into a golf club.

Corporate Officer Braden Hutchins advised of the provisions in the contract which require the facility to be used as a recreation centre for twenty-five years. He further advised of the requirement to provide an additional swimming pool.

The resident then asked where the pool would be.
Answer: The new owner of the recreation centre also owns the lands behind the recreation centre where the pool can be placed.

The resident then asked what date it could be expected to open.
Answer: Sometime in the New Year, pending changes due to Covid.

5. NOTICE OF INTENT

a) TUP20-0003 – 890 Goldstream Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Temporary Use Permit No. TUP20-0003 be issued by the Council for the City of Langford to Jesse Bowness of Code Ninjas Westshore on behalf of David Baird to allow an after-school computer coding program for children on the lower floor of the front unit of 890 Goldstream Ave 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

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

a) That addressing for the three units be clarified and revised as required to the satisfaction of the Fire Chief prior to issuance of a business licence;

b) That the applicant will retain an Architect to supply the appropriate code analysis for the building change of use and to ensure code compliant fire separations and B.C. Building Code 2018 code requirements are met for the unit prior to a business licence being issued, to the satisfaction of the Chief Building Inspector;

c) That the Temporary Use Permit be issued only to Jesse Bowness, doing business as Code Ninjas Westshore and not be transferred to any subsequent business or business owner should Jesse Bowness, Code Ninjas Westshore cease to operate.

CARRIED.

6. REPORTS

a) Disposition of the North Langford Recreation Centre

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the disposition of the North Langford Recreation Centre located at 1997 Country Club Way as per the attached and executed purchase and sale agreement.

CARRIED.

b) Approval to Award design of Millstream Road Roundabout 21

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council award the Consulting Engineering Services for the design of the Millstream Road at Bear Mountain Parkway roundabout to McElhanney for the estimated cost of $86,668 plus GST and fund this from the City's Road Development Cost Charge program.

CARRIED.

c) Approval to reduce the number of Council meetings to one per month, effective September 8, 2020, for the remainder of 2020 with the meetings to be held on the first Monday of each month.

- **Staff Report (Legislative Services)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council reduce the number of Council meetings to one per month, effective September 8, 2020, for the remainder of 2020 with the meetings to be held on the first Monday of each month.

CARRIED.

7. CORRESPONDENC

a) Goldstream Farmers Market Society
RE: Extension of Contract to November 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council extend the contract between the City and the Goldstream Farmers Market Society to November 30, 2020.

CARRIED.

8. BYLAWS

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1884.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1904.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1920.

CARRIED.

d) BYLAW NO. 1925
"City of Langford Freedom of Information Bylaw No. 1925, 2020.
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1925 first, second and third readings.

CARRIED.

9. IN-CAMERA RESOLUTION

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

- **labour relations or other employee relations;**
- **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.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding 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; litigation or potential litigation affecting the municipality; and law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; under Section 90 (1) (e) (f) and (g) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

9.1 RISE AND REPORT

a) Licence Agreement Victoria Bowmen Association Archery Club
- **Staff Report (Parks)**
- **Presentation by Al Wills and Bruce Summers**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the Licence Agreement and directs staff to continue to investigate the suitability of an Archery Range in Willing Park; AND

THAT Council release this information to the public.

CARRIED.

b) Extending the Summer Bike Patrol
- **Staff Report (Bylaw)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council:

1. Resolve to allocate approximately $20,000 to extend the five (5) seasonal staff positions from September 30 to October 31 in anticipation of providing a continued patrol presence within Parks, Trails and the town core areas to ensure a strong response to address any need for persistent COVID-19 safety measures, and continue to deliver enhanced service levels in education and enforcement; AND

2. In expectation of providing a continued patrol presence within Parks, Trails and town core areas, all in anticipation of ensuring persistent COVID-19 safety intervention measures, and to continue to deliver enhanced service levels in education and enforcement, Council resolve to extend beyond October 31 and up to May 1 of 2021 two (2) seasonal staff positions at an anticipated cost of $52,000; AND

3. That staff make application with the Provincial Emergency Operations Centre for financial assistance in support of Langford's COVID-19 public safety initiative; AND

4. That staff present an update to Council in order that Council can reassess the effects of the increased staffing levels; AND

5. That Council release this information to the public.

CARRIED.

10. ADJOURNMENT

Mayor Young adjourned the meeting at 6:13 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, July 23rd, 2020 in the WSPR Fieldhouse

PRESENT: Directors Kyara Kahakauwila (chair), Stewart Parkinson, Leslie Anderson, Roger Wade

ABSENT: Director Damian Kowalewich

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: N/A

Adopted September 10th, 2020

CALL TO ORDER

1. The Chair called the meeting to order at 3:09pm.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS ANDERSON AND WADE THAT THE AGENDA BE APPROVED WITH THE ADDITION OF LIBRARY MAINTENANCE AS 8.B) UNDER NEW BUSINESS.*
   CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND ANDERSON THAT THE MINUTES OF THE REGULAR MEETING HELD JUNE 18TH, 2020 BE PRESENTED.*
   NO ERRORS, NO OMMISIONS
   CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. Board Chair, Kyara Kahakauwila thanked the WSPR staff for providing the tour and orientation and is looking forward to working together.

STANDING COMMITTEES

6 N/A

OLD BUSINESS

7. N/A

NEW BUSINESS

8. **a) Q Centre Allocation Policy** – amendment due to JDF Arena closure

Administrator, Grant Brown commented that under normal circumstances, the Q Centre space is allocated in the following order:

i. Major Lease Holders
ii. Minor Sport
iii. Adult Users
iv. Special Events
v. Single Bookings
vi. Commercial Groups

Due to the fact that the JDF Arena is scheduled for immediate repair, leaving only one rentable ice surface, staff propose that the Q Centre space is allocated in the following order until the JDF Arena ice is available for use:

i. Major Lease Holders
ii. Minor Sport
iii. Adult Users
iv. Single Bookings

The re-ordering of the space allocation will help give minor sports groups more ice time that they will be losing due to the repairs of the JDF Arena.

The RFP for consulting services for the JDF Arena Improvement project has gone to tender.

MOVED/SECONDED *BY DIRECTORS PARKINSON AND WADE THAT THE Q CENTRE ALLOCATION POLICY BE AMENDED TO INCLUDE THE TEMPORARY RE-ORDERING AS SUGGESTED BY WSPRS STAFF UNTIL THE REPAIRS TO THE JDF ARENA ARE COMPLETED AND THE SPACE IS AVAILABLE FOR USE.*
CARRIED

b) Library Maintenance

Manager of Operations, Wade Davies asked the board of directors for approval to spend the funds given to the library from municipal councils for needed repairs that include the replacement of two air handling units and the repair of the leaking skylights.

MOVED/SECONDED *BY DIRECTORS WADE AND PARKINSON THAT APPROVAL BE GIVEN TO WSPRS STAFF TO COMMISSION REPAIRS TO THE JDF LIBRARY THAT INCLUDE THE REPLACEMENT OF TWO AIR HANDLING UNITS AND THE REPAIR OF THE LEAKING SKYLIGHTS.*
CARRIED

<u>It was suggested by the board of directors that a small administration fee be added for staff time on the repairs.</u>

Adopted September 10th, 2020

FOR INFORMATION

9. N/A

IN CAMERA

10. N/A

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND PARKINSON THAT THE MEETING BE ADJOURNED AT 3:23PM.*
CARRIED

Adopted September 10th, 2020

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 14th, 2020 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: C. Brown, D. Horner, A. Creuzot, and J. Raappana

ATTENDING

M. Baldwin, Director of Planning and Subdivision; and M. Mahovlich, Director of Engineering.

ABSENT

Members: M. Hall, S. Harvey, and K Sheldrake.

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: A. CREUZOT
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

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

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

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

CARRIED.

4. REPORTS

a) Application to Rezone 2120 Millstream Road from RR4 (Rural Residential 4) Zone to the RS1, Residential Small Lot 1, Zone to allow for a 37-lot subdivision for one family dwellings, and 47 townhouses on the property

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Give First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;

2. Give First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following terms and conditions:

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

      i. $3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;
      ii. $660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
      iii. $3660 per townhouse unit towards the General Amenity Reserve Fund; and
      iv. $610 per townhouse unit towards the Affordable Housing Reserve Fund;

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

      i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;
      ii. A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;

   c) That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000;

   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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;
      ii. That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to:

the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;

iii. That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;

iv. The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;

v. That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;

vi. The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;

vii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;

viii. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;

ix. That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site;

x. That the developer covenants the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan as a condition of subdivision;

CARRIED.

b) Application to Rezone 630 Strandlund Ave from One-and Two Family Residential (R2) to Residential Townhouse 1 (RT1), to allow for a 10-unit townhouse development

- **Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: C. BROWN

That Council:

1. Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 630 Strandlund Avenue from R2 (One-and Two Family Residential) to RT1 (Residential Townhouse 1), subject to the following terms and conditions:

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

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

b. That the applicant provide, **prior to Public Hearing**, the following:

    i. A technical memo from a qualified engineer that verifies stormwater can be managed on site, to the satisfaction of the Director of Engineering;

c. 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:

    i. That the developer agrees to install, or bond for, all frontage improvements to Bylaw 1000 standards, and to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
    ii. That the Oak trees within the City boulevard are to be preserved, and delineated with tree protection fencing to the satisfaction of the Parks Manager, prior to commencement of works;
    iii. That a stormwater management plan be provided and implemented, to the satisfaction of the Director of Engineering;
    iv. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
    v. That the developer will connect and be responsible for any upgrades required to the services and utilities required to the development;
    vi. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to issuance of a development permit, and acknowledges that the calculations may determine different setbacks than what is prescribed in the zone or authorized through variance, and dictate building material or the requirement for additional fire protection measures including sprinkler protection or fire walls;
    vii. That the enclosed parking garages for each unit are designated for parking of vehicles only and not replaced with storage or hobby space;

d. That Council authorize of the Director of Planning to issue the following variance within the Form and Character Development Permit for the subject property:

    i. That section 6.28.07(1)(a) be varied to reduce the front lot line setback from the required 3.0 m to 2.13 m;
    ii. That section 6.28.07(1)(d) be varied to reduce the rear lot line setback from the required 5.5 m to 3.29 m;

CARRIED.

c) Application for Development Variance Permit to reduce the rear yard setback from the required 6.0 m to 3.0 m for the property located at 628 Kestrel Ridge

- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit:

a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m;

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 the applicant constructs the deck in accordance with the recommendations of the report provided by Strathcona Consulting, dated June 2020 attached to this report as Appendix D;

CARRIED.

d) Application to allow temporary parking at 3160 and 3150 Aggregate Court
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

That Council reject this application for temporary use permit.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:32 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning, and Affordable Housing Committee

Date:	**September 14, 2020**
Department:	**Planning**
Application No.:	**Z17-0049**
Subject:	**Application to Rezone 2120 Millstream Road from RR4 (Rural Residential 4) Zone to the RS1, Residential Small Lot 1, Zone to allow for a 37-lot subdivision for one family dwellings, and 47 townhouses on the property.**

PURPOSE

Mike Wignall has applied on behalf of 448708 BC Ltd, and Grand Eagle Investment Ltd. to rezone 2120 Millstream Road from RR4 (Rural Residential 4) Zone to the RS1, Residential Small Lot 1, Zone to allow for a 37 lot subdivision for one family dwellings, of which 23 are to be 400 m^2 or less, and 47 townhouse units on the property.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous development applications for the subject property.

In 2014 Council adopted Bylaw No. 1468 and rezoned the property at 2150 Millstream from RR4 (Rural Residential 4) to R2A (One and Two Family Residential) zone in order to allow the development of a one family subdivision.

In 2018 the property at 2148 Millstream Road, and a portion of the property at 2150 Millstream Road was rezoned from the R2A (One and Two Family Residential 2A) and the RR4 (Rural Residential 4) Zone to the RT1 (Residential Townhouse 1) Zone, to allow for the construction of approximately 47 townhouse units.

Table 1: Site Data

Applicant	Mike Wignall
Owner	448708 BC Ltd. and Grand Eagle Investment Ltd
Civic Address	2120 Millstream Road
Legal Description	Lot 1, Section 3, Range 3 West, Highland District, Plan 9548 Except That Part In Plan 14368
Size of Property	38,450 m^2 or 9.63 acres
DP Areas	Environmentally Sensitive and Biodiversity Development Permit Area Woodland Environmental Development Permit Area Steep Slopes Potential Risk Hazard Development Permit Area Extreme Fire Potential Risk Hazard Development Permit Area
Zoning Designation	RR4, Rural Residential 4, Zone
OCP Designation	Neighbourhood Area

SITE AND SURROUNDING AREA

The property is located to the east of Millstream Road, and south of the border shared with the District of Highlands. The largely undeveloped site is heavily vegetated and made up of rocky terrain that has an elevation differential of 55 m from the frontage of the property along Millstream Road and the western property line. The site does not have any home sites but does have a remnant parking area that was used by the property at 2148 Millstream Road.

The properties surrounding the subject site have been developed into townhouses and one family dwellings on a variety of lot sizes. An established recreational auto race track and arena, Western Speedway, is located across Millstream Road, and may cause a noise nuisance to residents. If Council is supportive a condition within a Section 219 covenant should be registered on each individual property that makes future owners aware of this potential issue.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North *2100 blk of Greenhill Rise* *2000-2100 blk of Longspur Drive*	CD9, Comprehensive Development 9, Zone – Baker Heights	Townhouses and one family houses on small lots
West *2171-2140 Stone Gate* *2120 Harrow Gate*	CD6, Comprehensive Development 6, Zone – Bear Mountain	Townhouses and one family Homes
South *2148 Millstream Road*	RT1, Residential Townhouse 1	Currently being developed into townhouses
South *2166 Longspur Drive*	RT1, Residential Townhouse 1	Currently being developed into townhouses
West *2207 Millstream Road*	CR1, Community Recreation 1, Zone	Recreational Facility (Western Speedway)

COMMENTS

ZONING

Currently the property is zoned RR4 and does not allow for the subdivision of properties less than 0.4 hectares or 1 acre in area. In order to develop approximately 84 residential units, 37 lots for one family dwellings, and 47 townhouses the property must be rezoned.

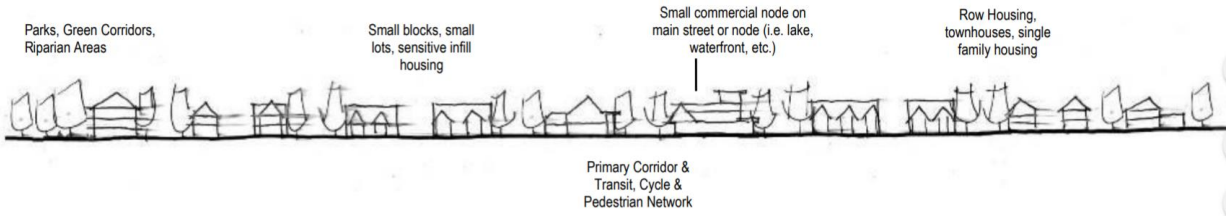
A zoning amendment to the RS1, Residential Small Lot, Zone would accommodate the developer's request for lot sizes with a minimum lot size of 200 m^2. Townhouse would have to be added as an allowable use in the RS1 Zone, exclusive to the subject property. Council may wish to review the plans and limit the number of townhouse units that can be developed to 47, the number of units being proposed by the developer. Additional text would need to be written into the zone so that townhouses would be regulated under Langford's townhouse zone, the RT1, Residential Townhouse 1, Zone and not the regulations of the RS1 zone.

OFFICIAL COMMUNITY PLAN
Neighbourhood Designation

Existing settled areas throughout the community predominantly located on the valley floor.

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Home-based businesses, live-work housing is encouraged
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections.

A Concept for Neighbourhood Areas



The Neighbourhood Designation within the Official Community Plan (OCP) contains policy that contemplates an overall density objective of 40 units per hectare (16 units per acre) for infill development. The subject rezoning application proposes 84 dwelling units on a 3.8 ha parcel, a density that is well under what is considered appropriate under the OCP designation. Amending the zoning of the subject property from RR4 to the RS1 Zone, with the added use of townhouses, will align with the neighbourhood policy designation by increasing the density of the property and by providing a variety of low-density housing options.

DEVELOPMENT PERMIT AREAS

As the development proposal includes more than 3 one family dwellings on lots less than 550 m^2, as well as townhouses, a Development Permit is required to review the form and character of the proposal for compliance with Langford's Design Guidelines, specifically the guidelines for Intensive Residential development and Multi-Family Residential developments. Beyond a review for Form and Character, the subject property is within Development Permit Areas identified for Environmental Protection and Potentially High - Risk Hazardous areas including: Sensitive Ecosystem and Potential Habitat and Biodiversity Development Permit Area, the Woodland Environmental Development Permit Area, Steep Slopes Hazard Development Permit Area, and the Extreme Fire Hazard Development Permit Area. These Development Permit Areas can be addressed under one Development Permit application required prior to any construction to develop the property.

A draft report was prepared by a Registered Professional Biologist and submitted with the application to rezone that addresses the Sensitive Ecosystem and Potential Habitat Development Permit Area. The report identifies a western portion of the property as having significant environmentally sensitive attributes and recommends that this area be protected as natural, non-disturbed area (Figure 1). This natural area will be addressed in more detail through the Development Permit.

While the site is not within Langford's Riparian Development Permit Area, a Riparian Area Report (RAR) was also submitted to account for a ditch that runs alongside Millstream Road. The RAR identifies a streamside protection and enhancement area (SPEA) that runs along the eastern portion of the property (Figure 1) as a non-disturbance area.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property has a frontage along Millstream Road but historically never had access to the road itself. The subject property was accessed via a statutory right of way off of 2148 Millstream Road, the property to the south, and as it never contained a home site, this provided access to a parking area on the property.

Bike lanes exist along Millstream Road from Veterans Memorial Parkway to Bear Mountain Parkway and access to them can easily be obtained through the proposed development's connection to Longspur Drive.

BC Transit runs route 52, from a stop at Millstream Road and Hordon Road, the entrance to the Western Speedway parking lot. This route operates service east and west along Millstream Road to the Colwood Bus Exchange on Old Island Highway. The bus stop is approximately 500 m, about ten-minute walk, from most of the properties within the proposed development.

FRONTAGE IMPROVEMENTS

Frontage improvements will include the installation of boulevard landscaping along all roads, including along the Millstream Road frontage. The developer will also be required to install sidewalks on one side of Longspur Drive, Kingbird Drive and on Millstream Road to connect with existing sidewalks. On-street parking for the proposed development will be as per Bylaw No.1000 standards and may need to fit within the road frontages.

A frontage drawing is required prior to Public Hearing to determine if required frontage improvements can be accommodated within the boulevard frontages. If any road dedication is required to accommodate the improvements, it will be required for all public roads prior to the adoption of the Bylaw to rezone the subject property, and captured within a Section 219 covenant registered with the property.

The installation of frontage improvements will be the responsibility of the developer and will be required as per the Subdivision and Servicing Bylaw No.1000 and to the approval of the Director of Engineering. A Section 219 covenant should be registered on the property with a condition that advises the developer of this responsibility to ensure future owners of the development are aware of their obligations of developing it.

INFRASTRUCTURE

The property is within the CRD Water Network, and water services are available to the property at several locations, including along Millstream Road. Sewer services, provided by West Shore Environmental are also available to the property along Millstream Road. The developer will have to connect to and/or upgrade utilities and infrastructure as required to service the site to its proposed capacity. Council may wish to have this secured within a Section 219 registered on the property, so as the developer and future owners are aware of this responsibility.

As there is no stormwater containment infrastructure in this area, the developer will be required to submit a technical stormwater management memo, prior to Public Hearing, approved by the Director of Engineering, that shows how stormwater will be contained and managed on site. A formal stormwater management plan, will be required prior to any subdivision approval of the subject property, a provision that should be secured as a condition within the Section 219 Covenant registered on the property.

As a condition of this approval, a section 219 covenant must be registered with the property that ensures that on-site infrastructure to manage the drainage will be maintained and updated as needed to comply with the Plan. Any changes to the proposed development that may dictate an update to this Plan must be reviewed by the Director of Engineering prior to the approval of a subdivision or building permit on the property

As mentioned, the subject property is in an area deemed to be of an Extreme Fire Risk in accordance with Map 19: Interface Fire Hazard Development Permit Area, of Langford's OCP. This will require the developer to obtain a Development Permit to address this DP area. In addition, the Langford Fire Department has the following recommendations tied to the installation of infrastructure to support the development including, the installation of fire hydrants, in accordance with the Subdivision and Servicing Bylaw No. 1000, removing all abandoned structures and ensuring that land clearing and blasting follows the *Wildfire Act* regulations.

The developer will be required to submit fire underwriters survey (FUS) calculations to determine the water flow at the site and whether the building setbacks proposed are adequate to achieve the desired water flow necessary to combat a fire. FUS calculations shall be submitted prior to a development permit being issued, a provision that should be secured within a Section 219 covenant registered on the property.

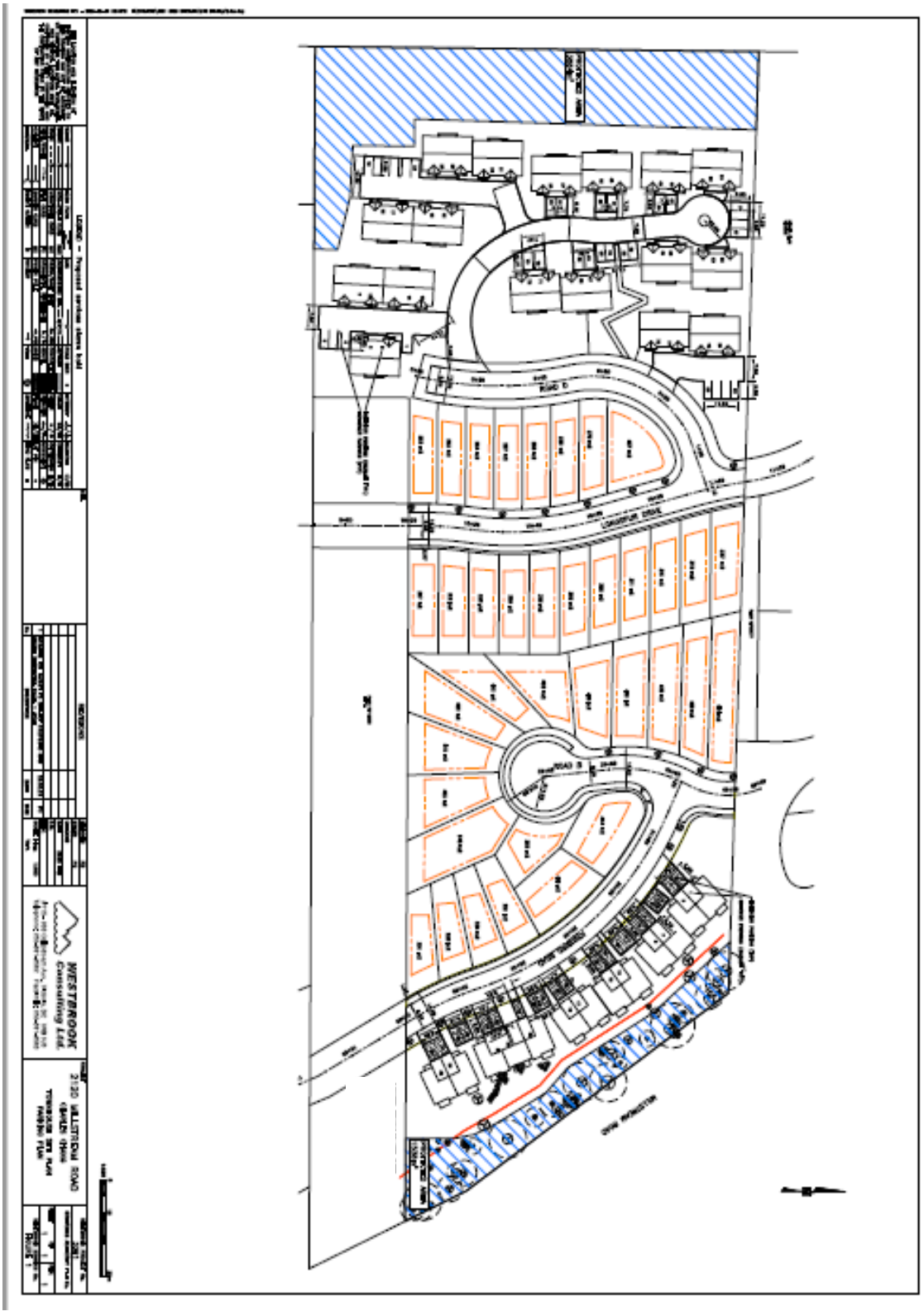
COMMENTS

DEVELOPMENT PROPOSAL

The developer is proposing to construct two blocks of townhouse units on either side of the property, indicated on figure 1 as "Lower Townhouses Site" and "Upper Townhouse Site", and lots for one family dwellings in the centre of the property. The developer has proposed to construct 13 townhouse units in the Lower Townhouse Site, along the west portion of the property, that will be accessed off of Kingbird Drive. The units in this portion of the site will have rear yards adjacent to an identified riparian area and alongside Millstream Road. The Upper Townhouse Site, on the eastern portion of the property, is proposed to hold 34 townhouse units, accessed from "Road D", as labeled in Figure 1 plans, off Longspur Drive. The Upper Townhouse Site contains a steep gradient that limits the options for development and subsequent parking as the depth of the lots are somewhat limited due to the site's topography. As driveways for some of the units could not be accommodated given the grade of the site, the developer has proposed parking in areas separate from the townhouse units, but still within close proximity. The developer has also proposed a private walking path to facilitate pedestrian connections from the Upper Townhouse Site to the rest of the development.

In the centre of the development approximately 37 lots for one family dwellings are proposed, 14 which will be 400 m^2 or larger and may be able to accommodate Secondary Suites in accordance with the regulations of the RS1, Residential Small Lot 1, Zone (Section 6.02 of the Zoning Bylaw). Of the one family dwellings proposed, those with frontages facing Longspur Drive, will be accessed off Longspur Drive while those with rear yards facing that road will be accessed off a private road. The remaining units will be accessible from Kingbird Drive and "Road B", as labeled on the plan shown as Figure 1. As the developer has not provided the lot dimensions for the one family dwellings, the number of one family lots proposed, 37, is an approximation, until accurate lot sizes can be determined considering the limitations of the site's topography in relation to the regulations of the RS1 zone.

Figure 1: Conceptual Subdivision Design and Layout

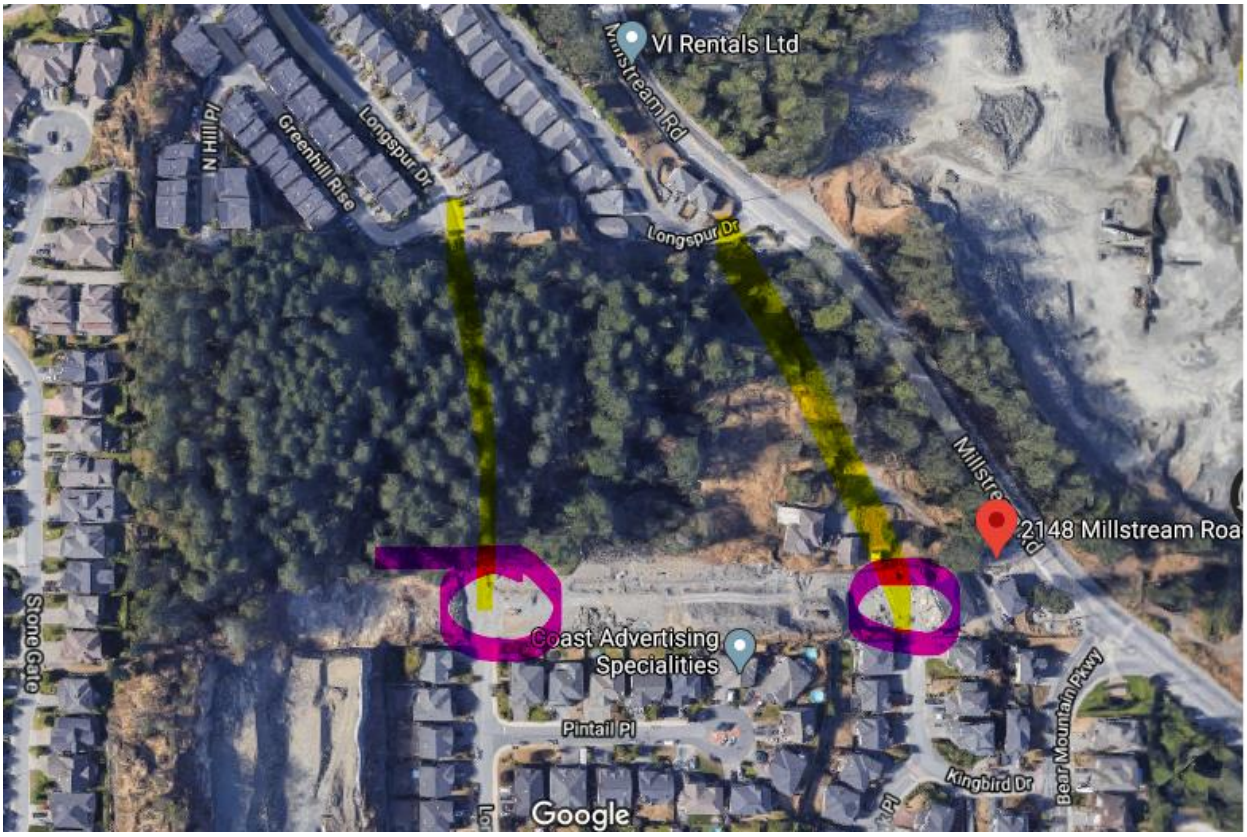


On -site parking for the proposed development will include two on site parking spaces per dwelling with additional parking required for secondary suite and visitor parking, where applicable. For the townhouse units proposed, parking is to be within garages and driveways, however, several of the units will have their parking provided in spaces not attached to the units themselves, but assigned to the units they are required to serve as per the plans shown in Figure 1. This parking configuration is being proposed to accommodate the topography of the site that is quite steep and includes several grade changes that make conventional site layout difficult. Also, a consideration in the parking location was the provision of more rear yard space as private amenity space for the townhouses in exchange for parking provided within driveways.

The location of the property, with no direct access to Millstream Road, will rely on road connections to the north and south to facilitate access in and out of the development. Kingbird Drive will be brought up through the subject property from where it will be built as part of the development of 2148 Millstream Road and connect to the existing portion of Longspur Drive, at the mouth of its connection with Millstream Road. The other portion of Longspur Drive will also connect to 2148 Millstream Road, through the subject property and connected with Longspur Drive to the north (see Figure 2). Both these roads, in addition to the Road labelled as Road D will be dedicated to the City as public roads and constructed to the public road standards in accordance with Bylaw No.1000 and to the approval of the Director of Engineering. If Council is supportive, dedication of these roads should be registered prior to the Adoption of the Bylaw to rezone the subject property.

Both Kingbird Drive and Longspur Drive will require a temporary two way around if these connections through 2148 Millstream are not constructed prior to the development of the subject proposal. A Section 219 covenant should be registered on the subject property with the condition that if, at time of subdivision of the subject property, a connection to these roads has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed, prior to subdivision approval, where these roads meet the property at 2148 Millstream.

Figure 2: Showing proposed road connections of Public Roads, Longspur Drive and Kingbird Drive, highlighted in yellow and temporary turnarounds circled in pink



Internal roads planned for the development include two separate cul-de-sac bulbs. One of the cul-de-sacs will connect to Kingbird Drive and will serve the one family dwellings proposed on that side of the development. The other cul-de-sac bulb will be extended off Public "Road D" (Appendix C) at the end of a private road to access the townhouse block of 34 units. The private road will be able to accommodate a fire truck turnaround as the cul-de-sac at the end of this road is not wide enough to support the emergency vehicles.

Approximately 14% of the property, 5422 m^2, will be set aside as non-disturbance area in accordance with the Environmental Impact Assessment report and the Riparian Area Report prepared by Swell Environmental Consulting. As mentioned, a SPEA non-disturbance area runs along side Millstream Road where a Sensitive Ecosystem non-disturbance area is located on the western portion of the property. The sensitive ecosystem non-disturbance area identified in the report aligns with the non-disturbance area already set aside by the property directly south, providing a habitat corridor between the two properties.

The developer did not submit detailed design drawings or plans that would make a review for compliance with Langford's Design Guidelines possible with the application to rezone.

Table 3: Proposal Data

	Under the RR4, Rural Residential 4, Zone (Current Zoning)	**RS1, Residential Small Lot 1, Zone (proposed zone)**	**Proposed by Rezoning Application**
Allowable Uses	One- or two-family dwellings Secondary suites (on lots >550 m^2)	• One family dwelling • Secondary suites (lots > 400 m^2)	• One family dwellings* • Townhomes (RT1 Zone)
Minimum Lot Size:	0.40 ha or 1 acre	• One family dwelling: 200 m^2 • Townhouses: 100 m^2	As per Zone
Height	10.5 m	• One family dwelling : • 9 m • Townhouses: 10 m	As per Zone
Site Coverage	30%	• One family dwelling: 50% • Townhomes: 60%	As per Zone
Front Yard Setback	7.5 m	• One family dwelling: 3 m, 6 m for a driveway • Townhouse: 3 m, 5.5 m for a driveway	As per Zone
Interior Side Yard Setback	3 m	• One family dwelling: 1.2 m • Townhouses: 1.5 m	As per Zone
Exterior Side Yard Setback	3 m, 5.5 m for any garage or car port	• All types of dwellings: 3.5 m, 5.5 m for a driveway	As per Zone
Rear Yard Setback	10 m	All types of dwellings: 5.5 m	As per Zone

On-site Parking Requirement	As Per Parking Regulations, Table 4.01.01, however: • One family dwelling: 2 spaces* 1 for additional for secondary suite, if applicable • Townhouses Upper Townhouse Site 34 units: 68 residents and 5 visitors required. Lower Townhouse Site 13 units: 26 residents and 3 visitors required.	As per Table 4.01.01, however: • One family dwelling: * 2 per dwelling • Townhouses Upper Townhouse Site 34 units: 68 residents and 17 visitor spaces proposed. Lower Townhouse Site 13 units: 26 residents and 16 visitor spaces proposed.

**secondary suites may be proposed with development permit*

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Charges required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below. It should be noted that the developer has not yet submitted plans so the number of one family dwellings with secondary suites is not yet determined, the calculations for DCCs in Table 5 are an estimation and actual values will be determined at time of subdivision for one family dwellings and at time of building permit for townhouses.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution One Family Small Lot (< than 550 m^2)**	**Per unit contribution Townhomes**	**Total**
General Amenity Reserve Fund	$3,960 @ 37 units $146,520	$3,660 @ 47 units $172,020	$318,540
Affordable Housing Reserve Fund	$660 @ 37 units $24,420	$610 @ 47 units $28,670	$53,090
TOTAL POLICY CONTRIBUTIONS	**$170,940**	**$200,690**	**$371,630**

DEVELOPMENT COST CHARGES

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit / lot contribution** **One Family Dwelling on Small Lots**	**Per unit / lot contribution** **Townhouses**	**Total**
Roads	$3,985 @ 11 lots < 300 m^2 $43,835 $6,056 @ 26 units > 300 m^2 $157,456	$3,985 @ 47 units $187,295	**$388,586**
Park Improvement	$1,890 @ 37 units $69,930	$1,890 @ 47 units $88,830	**$158,760**
Park Acquisition	$1,100 @ 37 units $40,700	$1,100 @ 47 units $51,700	**$92,400**
Incremental Storage Improvement Fees	$371.25 @ 37 units $13,736.25	$371.25 @ 47 units $17,448.75	**$31,185**
Integrated Survey Area	$35 @ 37 lots $1,295	$35 @ 2 lots $70	**$1,365**
Subtotal (DCCs paid to City of Langford)	**$326,952.25**	**$345,343.75**	**$672,296**
CRD Water	$2,922 @ 37 units $108,114	$2,557 @ 47 units $120,179	**$228,293**
School Site Acquisition	$1,000 @ 37 units $37,000	$800 @ 47 units $37,600	**$74,600**
TOTAL (estimate) DCCs	**$472,066.25**	**$503,122.75**	**$975,189**

OPTIONS

Option 1

That Council:

1. Give First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;

2. Give First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following terms and conditions:

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

        i. $3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;
        ii. $660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
        iii. $3660 per townhouse unit towards the General Amenity Reserve Fund; and
        iv. $610 per townhouse unit towards the Affordable Housing Reserve Fund;

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

        i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;

        ii. A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;

    c) That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000.

    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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;

ii. That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to: the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;

iii. That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;

iv. The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;

v. That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;

vi. The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;

vii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;

viii. That the developer agrees to implement the recommendations and findings of the Traffic Impact Assessment, and assumes responsibility for any costs incurred from doing so. Necessary road works shall be constructed prior to subdivision approval, or building permit issuance, whichever is first;

ix. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;

x. That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site;

OR Option 2

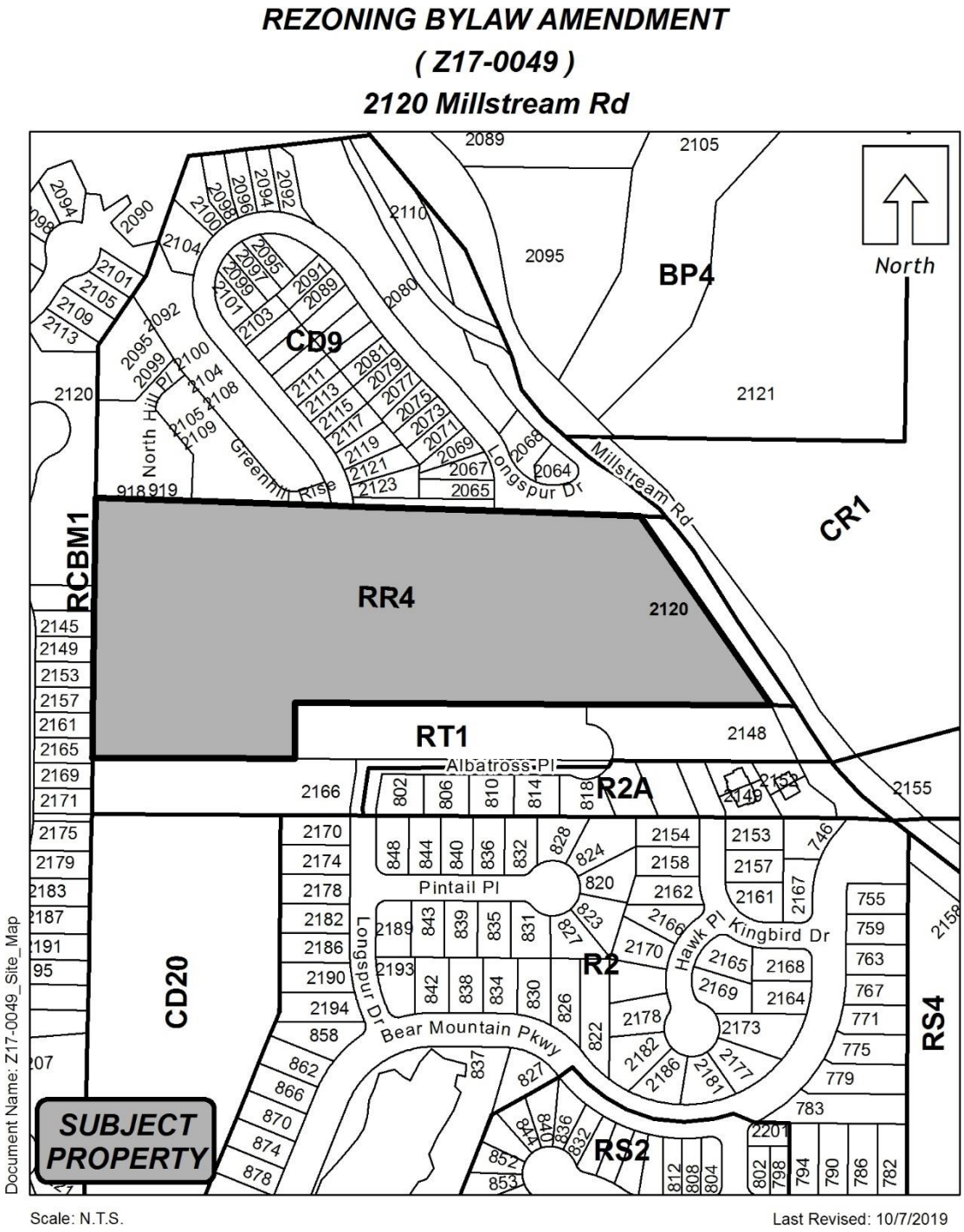
3. Take no action at this time with respect to Bylaw No. 1761.

Respectfully submitted,

Submitted by:	Lauren Morhart, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Marie Watmough, Manager of Legislative Services
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

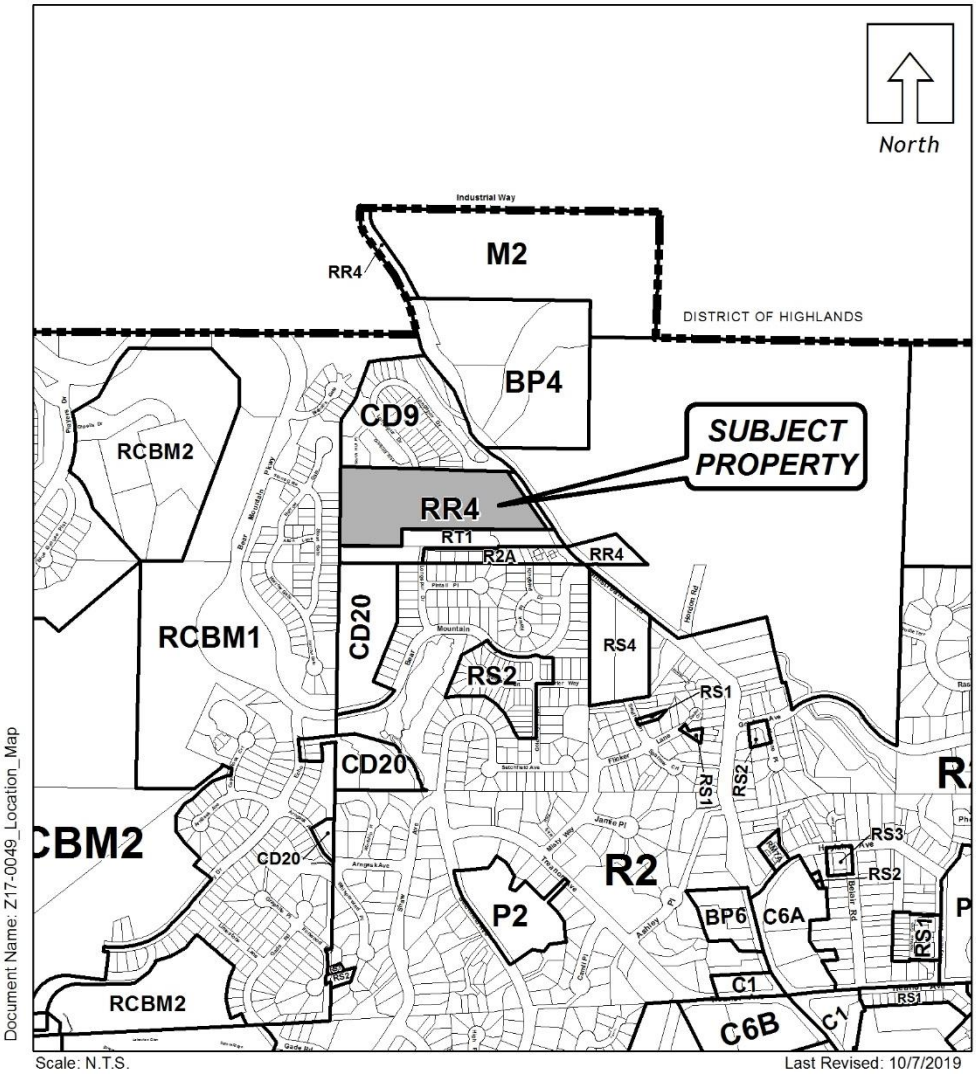
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Appendix A
Site Plan



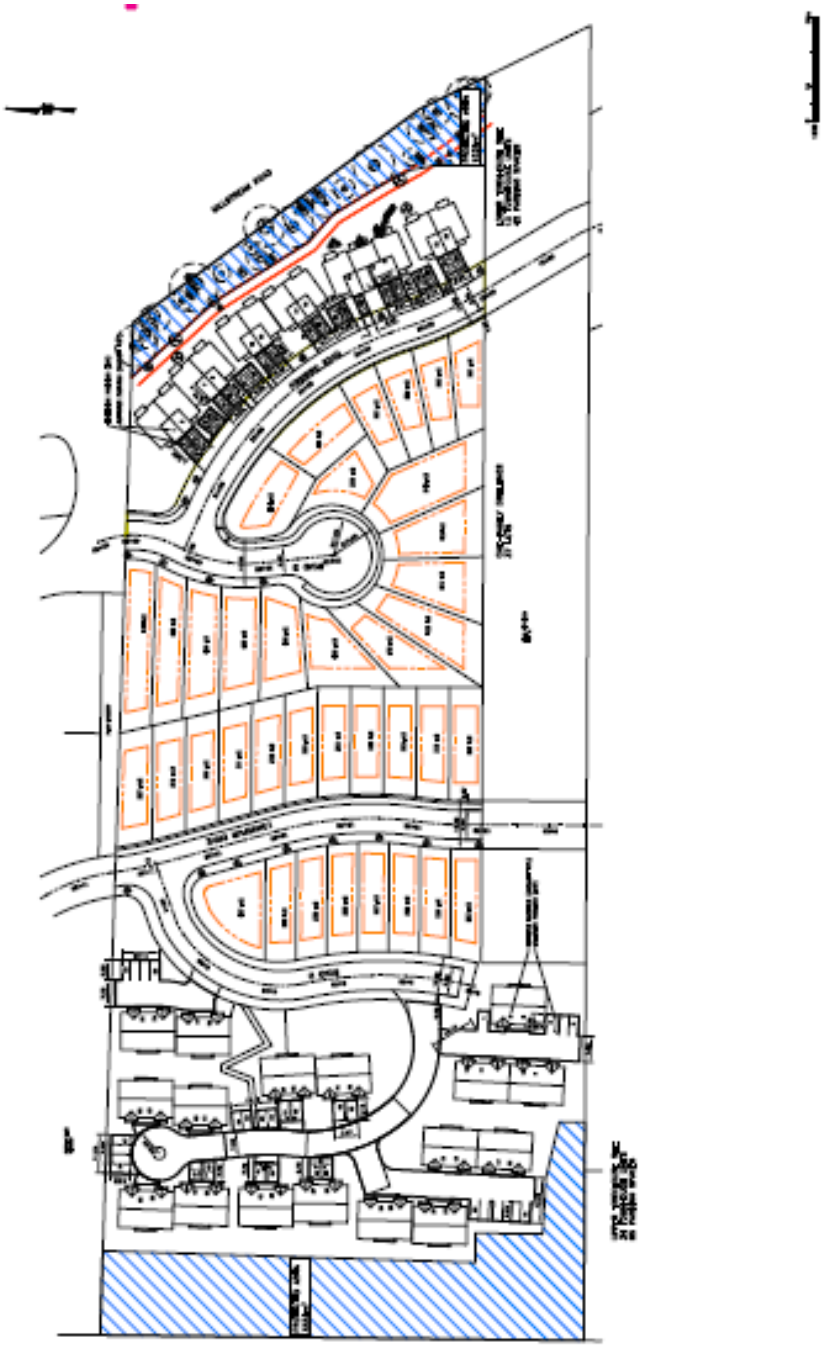
Appendix B
Site Location

REZONING BYLAW AMENDMENT
(Z17-0049)
2120 Millstream Rd



Appedix C

Proposed Site Plan



City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 14, 2020**

Department: **Planning**

Application No.: **Z20-0012**

Subject: **Application to Rezone 630 Strandlund Ave from One-and Two Family Residential (R2) to Residential Townhouse 1 (RT1), to allow for a 10-unit townhouse development.**

PURPOSE

Mohammed Mehdi Khataw has applied on behalf of Ladkeen Canada Ltd. to rezone 630 Strandlund Avenue from One-and Two Family Residential (R2) to Residential Townhouse 1 (RT1), to allow for a 10-unit townhouse development.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous planning applications for the subject property.

Table 1: Site Data

Applicant	Mohammed Mehdi Khataw	
Owner	Ladkeen Canada Ltd.	
Civic Address	630 Strandlund Ave	
Legal Description	Lot 9, Section 109, Esquimalt District, Plan 10723	
Size of Property	1,583 m2 (0.39 acres)	
DP Areas	N/A	
Zoning Designation	One-and Two Family Residential (R2)	Proposed: Residential Townhouse 1 (RT1)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is currently occupied by a single-family dwelling in an area comprised of mostly single-family homes on lots greater than or equal to 550 m2, with some duplex and townhouse lots situated along Strandlund Avenue.

The lot to the east contains a newer single-family home on a 634 m2 lot, and the lot to the west contains an older (circa 1959) bungalow, on a 1,102 m2 lot. Directly across the street are larger single family lots ranging in size from 700 m2 to 1,500 m2. Parking for Knights Hall, Jehovah's Witness, borders the northern property line, followed by the Trans Canada Highway.

Topographically, the site rises from grade at Strandlund Ave to approximately 5 m at the rear of the property. Elevated rock outcrop/cut rock is located at the front of the property.

Several mature Oak trees are located along the front of the property, within City Boulevard. The trees would be required to be saved as a condition of this development proposal.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	Neighbourhood Institutional (P1)	Institutional
East	One-and Two Family Residential (R2)	Single Family Dwelling
South	One-and Two Family Residential (R2)	Single Family Dwelling
West	One-and Two Family Residential (R2)	Single Family Dwelling

Figure 1: Location of Subject Property (ortho captured in 2019)



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

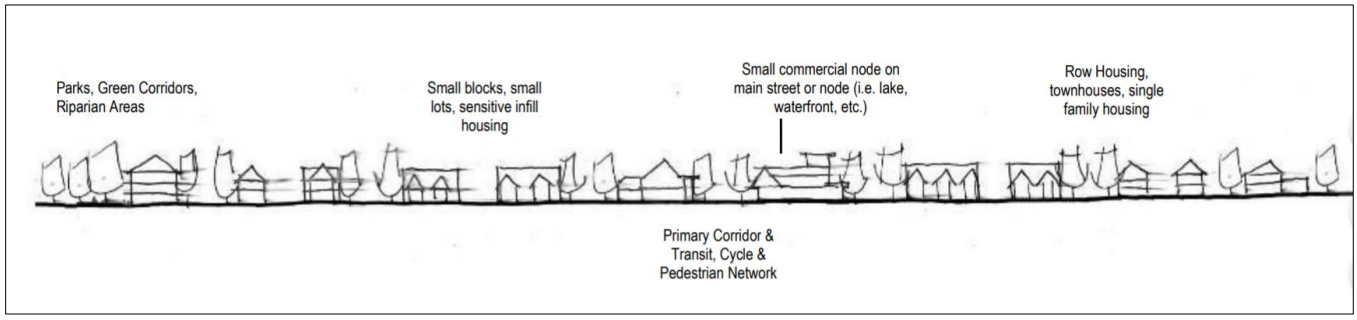
Existing settled areas throughout the community predominantly located on the valley floor.

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Home-based businesses, live-work housing is encouraged
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections.

Amending the zoning designation of the subject property from R2 to RT1 to allow for a townhouse development would align with current OCP policy that envisions small blocks, small lots and sensitive infill developments, including rowhouse, townhouse and small lot single family housing.

The density of the development (10 units/0.39 acres) is greater than the overall density objective of the Neighbourhood OCP designation for infill sites, which contemplates a density objective of 16 units/acre. However, this objective is intended to be used to guide choices about density in Neighbourhood areas, rather than be applied as a strict density limit.

Figure 1: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

The subject property is not located within any hazardous or environmental development permit areas, however a development permit to evaluate form and character will be will be required prior to building permit issuance.

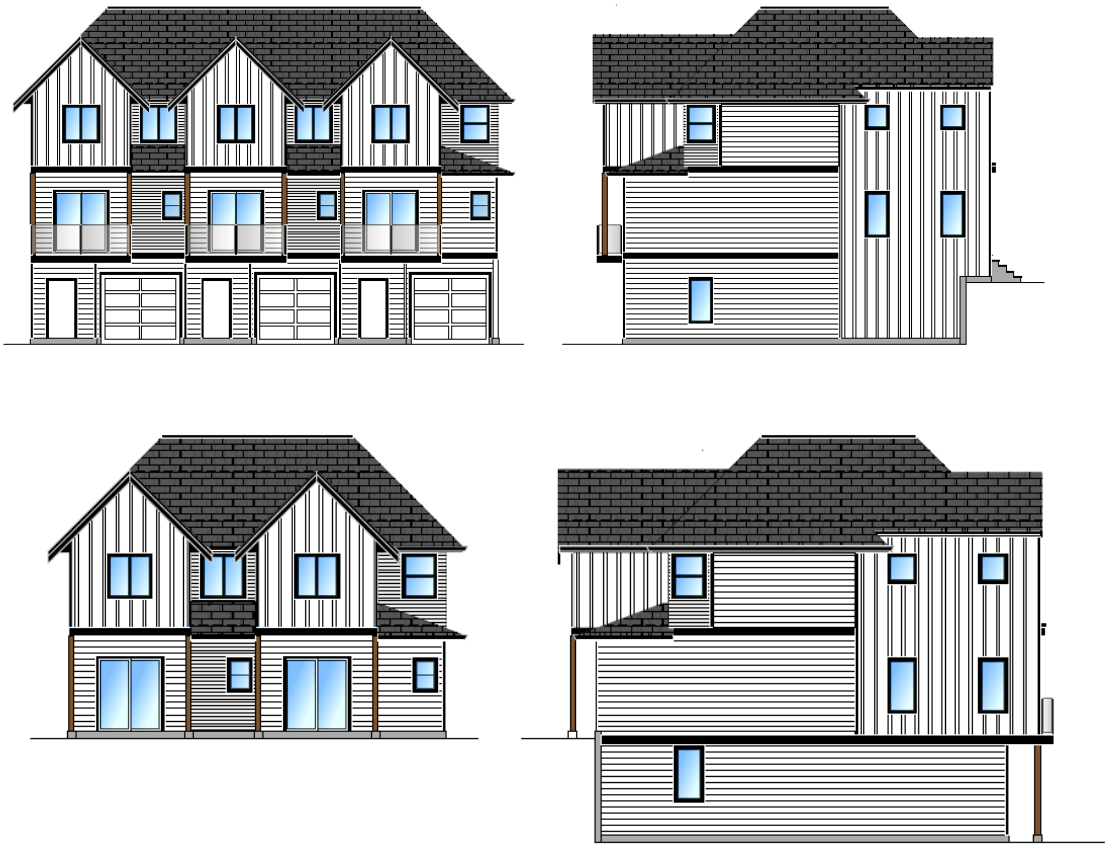
DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the property to allow for the construction of 10 townhouse units within four separate townhouse blocks. Each townhouse block is proposed to be three storeys in height with peaked roofs, black trim boards, vertical board and batten siding, walk-out patios, and balconies.

The proposal generally meets the guidelines for multi-family residential development; however a more thorough review of the design and layout of the units will be completed during the Form and Character Development Permit review process, and additional changes may be required. Staff have noted that the balconies of the townhouse units may overlook portions of the yards of adjacent single-family lots, which may trigger additional landscape screening or grade differentiation to mitigate the visual impact on the neighbouring properties. Typically, as per the multi-family development permit guidelines, driveways shall be set back a minimum of 1.0 m (3.3 ft.) from any interior side lot line. The developer is proposing a 0.67 m driveway setback from the interior property line. In addition, the developer is requesting a variance to the front and rear lot lines. However, due to the expansive boulevard, the presence of mature Oak trees in the frontage of the property, and additional landscape screening, there may be an impression of a larger setback from the road than what is proposed. Furthermore, as the rear property line adjoins the parking lot for Knight's Hall, the rear setback reduction should not have a significant impact.

If Council supports the building setback variances, they may wish to authorize the Director of Planning to issue the above noted variance within the Form and Character Development Permit.

Figure 2: example elevation renderings of proposed townhomes



Access to the site will be along the east property boundary with parking at the rear of the units fronting Strandlund, providing a "walk-up" street presence.

Resident parking will be provided in accordance with Section 4.01 of Zoning Bylaw 300 with 2 stalls for each unit, of which one is proposed to be enclosed. No on-street parking is required.

Staff have noted that the proposed parking arrangement, which includes a single car driveway leading into a single car garage, has historically resulted in an increase in on-street parking due to residents using the enclosed parking area as storage or hobby space. Once residents start using the space for storage, the parking garage becomes much less functional. As a result, Council may wish to require the developer register a section 219 covenant requiring the garage to be used for the primary purpose of parking.

Table 3: Proposal Data

	Permitted in R2 Zone (Current Zone)	**Permitted by RT1 Zone**	**Proposed**
Density	N/A	1.2 FAR	1.17 FAR
Height	9.0 m	10.0 m	9.27 m
Site Coverage	35%	60%	47.01%
Front Yard Setback	6.0 m	3.0 m	***2.13 m**
Interior Side Yard Setback	1.5 m	1.2 m	8.33 m (block 1) 1.80 m (block 2) 1.65 m (block 3) 1.83 m (block 4)
Rear Yard Setback	6.0 m	5.5 m	***3.29 m**
Parking Requirement	2 per dwelling	2 per dwelling (resident) 2 per 10 units or less (visitor)	As per zone

**** Variance required***

FRONTAGE IMPROVEMENTS

PARKS AND BOULEVARD

No planting of boulevard trees or construction of municipal irrigation is required; however, the Parks Department has requested the protection and retention of the existing Oak trees at the frontage of the property. Tree protection fencing is required to be installed prior to construction and maintained until completion/final approvals.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The applicant will be required to install a bike lane and extend the sidewalk fronting the property in accordance with Bylaw 1000 and to the satisfaction of the Director of Engineering. Streetlights may also be required.

Two bus routes are located within a five-minute walk of the subject property, including: #53 – Colwood Exchange/ Langford via Atkins; and #65 – Sooke/Downtown via Westhills.

SEWERS

A sewer main exists within Strandlund Ave along the frontage of the development. Sewer connections, extensions and/or upgrades to existing infrastructure and the installation of new infrastructure will be the responsibility of the developer.

DRAINAGE AND STORMWATER MANAGEMENT

Bylaw 1000 allows for stormwater to be managed through detention or infiltration, depending on what a qualified professional determines appropriate for the site. As a condition of rezoning, Council may wish to require a stormwater technical memo prior to Public Hearing from a qualified professional, to the satisfaction of the Director of Engineering. A formal stormwater management plan will be required prior to issuance of a building permit. The requirement for a stormwater management plan prior to building permit should be secured through a section 219 covenant.

WATER REQUIREMENTS

The developer will be required to meet the water supply requirements as per the Fire Underwriters Survey prior to issuance of the development permit. The Fire Underwriters Survey (FUS) calculations may determine different setbacks than was is prescribed in the zone or authorized through variance, and may dictate building materials or the requirement for additional fire protection measures.

FINANCIAL CONTRIBUTIONS

Rezoning the subject properties to permit higher densities will increase the assessed value of the lands and eventually increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, 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 AFFORDABLE HOUSING AND GENERAL AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and General Amenity Contribution policy are summarized in Table 4 below, based on the submitted plans proposing 10 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per townhouse unit**	**Total@ 10 units**
Affordable Housing Reserve Fund	$610	$6,100
General Amenity Reserve Fund	$3,660	$36,600
TOTAL POLICY CONTRIBUTIONS		**$42,700**

DEVELOPMENT COST CHARGES

Table 6 – Development Cost Charges

Development Cost Charge	**Per unit**	**Total @ 10 units**
Roads	$3,985	$39,850

Development Cost Charge	**Per unit**	**Total @ 10 units**
Park Improvement	$1,890	$18,900
Park Acquisition	$1,100	$11,000
Incremental Storage Improvement Fees	$371.25	$3,712.50
Integrated Survey Area	$35 (Total)	$35
Subtotal (DCCs paid to City of Langford)		**73,497.50**
CRD Water	$1,644	$16,440
School Site Acquisition	$628	$6,280
TOTAL (estimate) DCCs		**$96,217.50**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 630 Strandlund Avenue from R2 (One-and Two Family Residential) to RT1 (Residential Townhouse 1), subject to the following terms and conditions:

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

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

    b. That the applicant provide, **prior to Public Hearing**, the following:

        i. A technical memo from a qualified engineer that verifies stormwater can be managed on site, to the satisfaction of the Director of Engineering;

    c. 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:

        i. That the developer agrees to install, or bond for, all frontage improvements to Bylaw 1000 standards, and to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

        ii. That the Oak trees within the City boulevard are to be preserved, and delineated with tree protection fencing to the satisfaction of the Parks Manager, prior to commencement of works;

iii. That a stormwater management plan be provided and implemented, to the satisfaction of the Director of Engineering;

iv. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

v. That the developer will connect and be responsible for any upgrades required to the services and utilities required to the development;

vi. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to issuance of a development permit, and acknowledges that the calculations may determine different setbacks than what is prescribed in the zone or authorized through variance, and dictate building material or the requirement for additional fire protection measures including sprinkler protection or fire walls;

vii. That the enclosed parking garages for each unit are designated for parking of vehicles only and not replaced with storage or hobby space;

d. That Council authorize of the Director of Planning to issue the following variance within the Form and Character Development Permit for the subject property:

i. That section 6.28.07(1)(a) be varied to reduce the front lot line setback from the required 3.0 m to 2.13 m;

ii. That section 6.28.07(1)(d) be varied to reduce the rear lot line setback from the required 5.5 m to 3.29 m;

OR Option 2

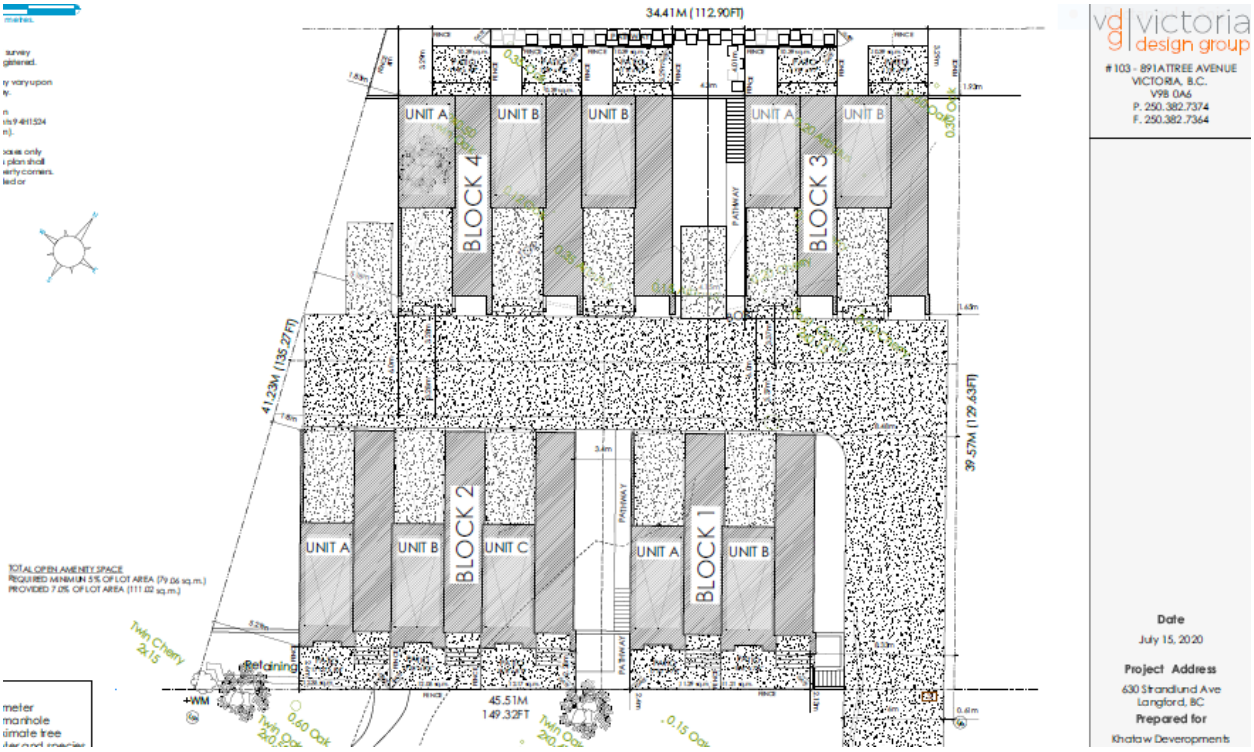
2. Take no action at this time with respect to rezoning the property.

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

:ds

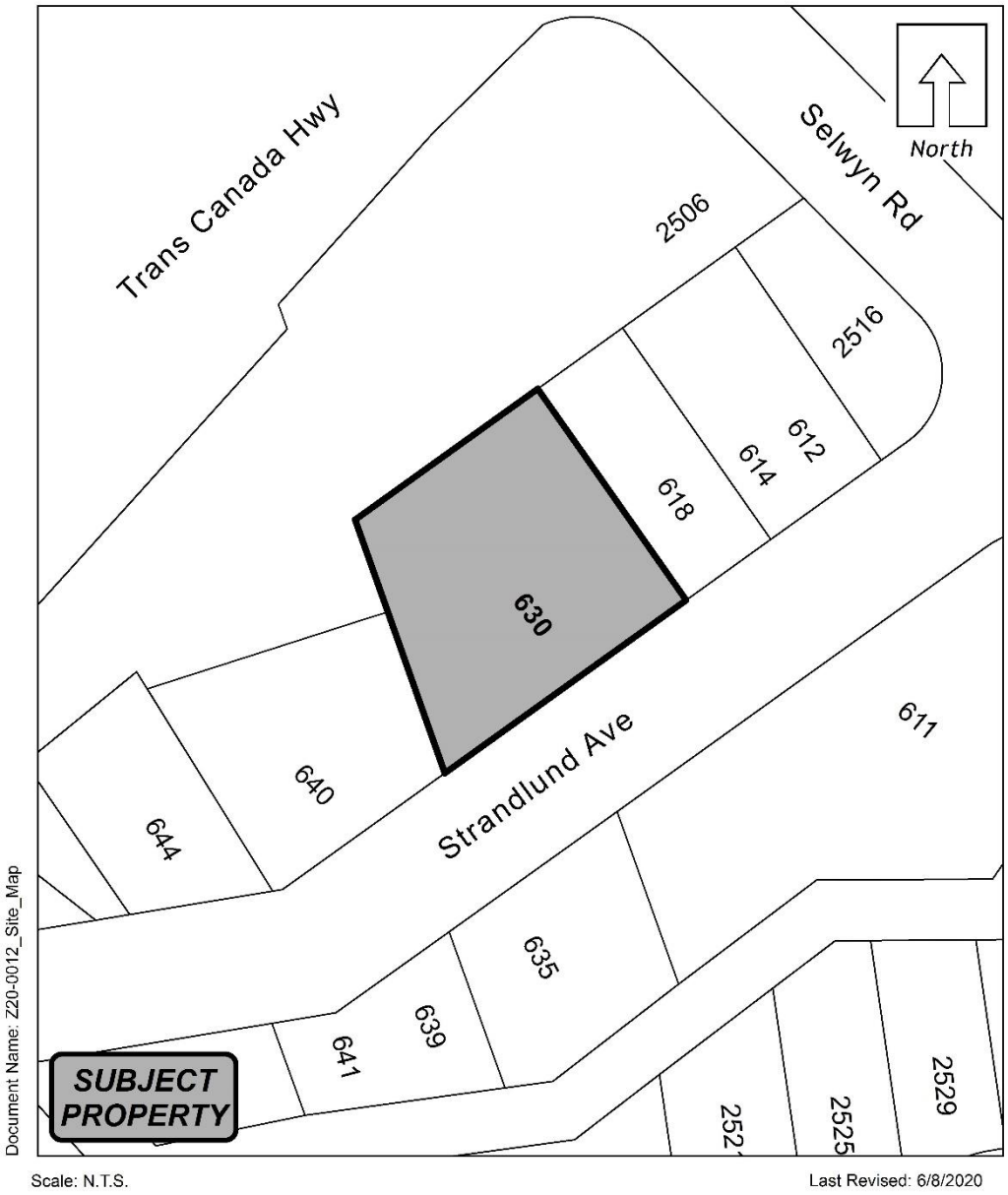
Appendix A

Site Plan



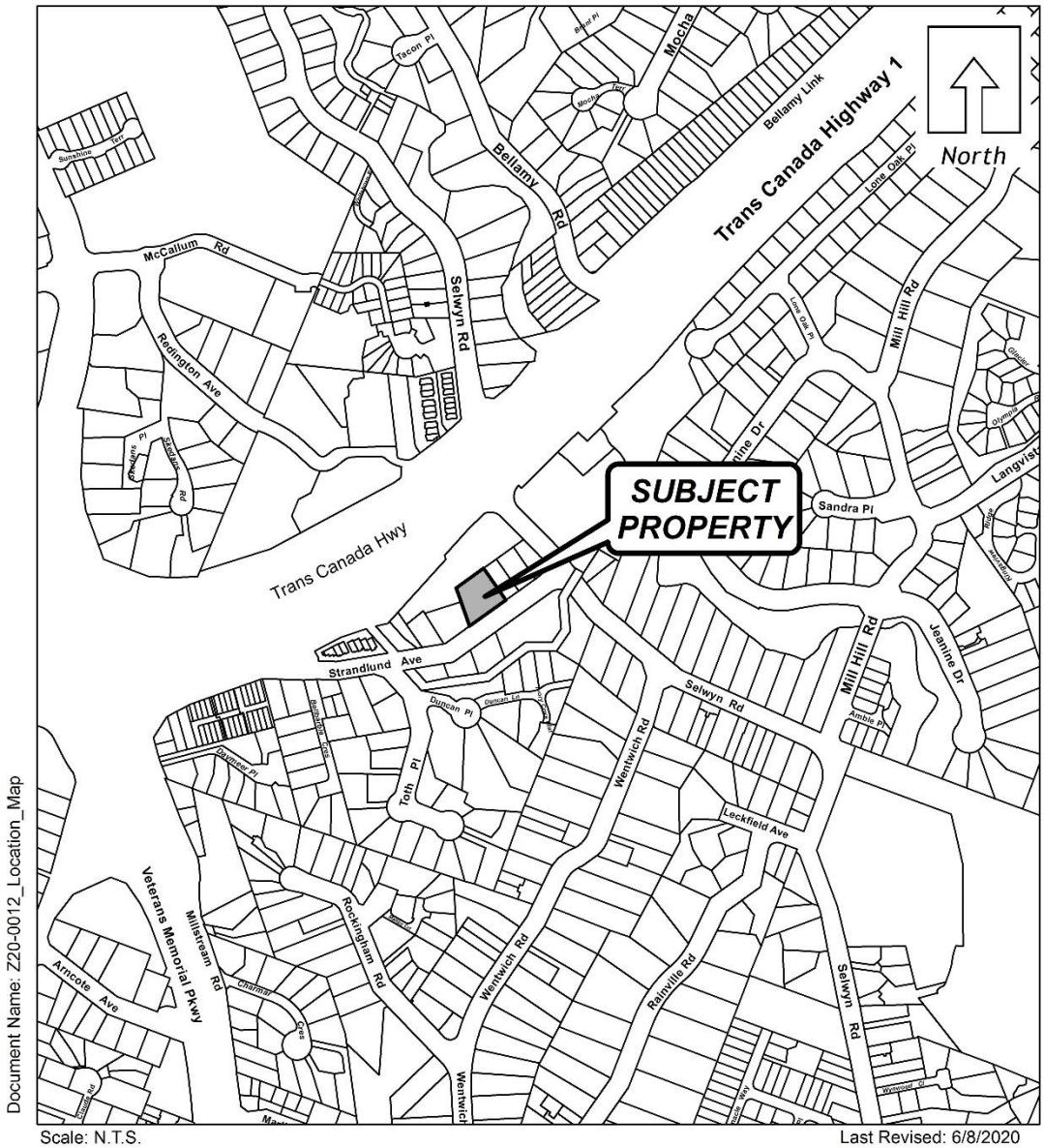
Appendix B

REZONING BYLAW AMENDMENT
(Z20-0012)
630 Strandlund Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z20-0012)
630 Strandlund Ave



City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 14, 2020**

Department: **Planning**

Application No.: **DVP20-0005**

Subject: **Application for Development Variance Permit to reduce the rear yard setback from the required 6.0 m to 3.0 m for the property located at 628 Kestrel Ridge.**

PURPOSE

Chris McFarland has applied for a development variance permit to reduce the rear yard setback from the required 6.0 m to 3.0 m in order to facilitate the construction of a deck attached to an existing single-family dwelling.

BACKGROUND

PREVIOUS APPLICATIONS

In 2003, an Interface Fire Hazard Development Permit was issued for the construction of six single-family dwellings on the parent parcel of the subject property—formerly 637 Peacock Place—now 628, 640, 647 651, 655 and 659 Kestrel Ridge.

Table 1: Site Data

Applicant	Chris McFarland
Owner	Same as above
Civic Address	628 Kestel Ridge
Legal Description	STRATA LOT 6, SECTION 2, RANGE 2, WEST HIGHLAND DISTRICT, STRATA PLAN VIS5494, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 025-880-331
Size of Property	654 m2 (0.161 Acres)
DP Areas	Interface Fire Hazard
Zoning Designation	One-and Two Family Residential (R2)
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

The 654 m2 property is currently occupied by a single-family dwelling within a bare land strata consisting of six lots ranging in size from 587 m2 to 914 m2. Access to the site is by means of common property access. The topography of the site rises up approximately 6 m from the front property line to the rear property line. The area between the existing dwelling and the north property line is virtually clear of vegetation. Thetis Lake Regional Park is located approximately 25 m north of the subject property.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	One-and Two Family Residential (R2)	Single Family Dwelling
East	One-and Two Family Residential (R2)	Single Family Dwelling
South	One-and Two Family Residential (R2)	Single Family Dwelling
West	One-and Two Family Residential (R2)	Single Family Dwelling

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to construct a 351.5 ft2 (32.5 m2) deck attached to the rear of the 160 m2 (1,712 aq. ft.) dwelling. The resulting lot coverage is below the maximum allowable lot coverage of 35%, as stipulated in the R2 Zone.

As a requirement of the Wildfire Interface Fire Hazard Guidelines, the applicant has submitted an interface fire hazard report from a professional forester, providing measures to mitigate the risk of wildfire and to verify the proposal can be safely implemented. According to the fire hazard report (Strathcona Consulting, 2020), the deck is required to be constructed of fire-rated non-combustible materials such as fiber cement board and metal screening.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Proposed by DVP Application**
Rear Yard Setback	6.0 m	3.0 m

Photos 1 – Location of proposed deck



OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit:

    a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m;

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 the applicant constructs the deck in accordance with the recommendations of the report provided by Strathcona Consulting, dated June 2020 attached to this report as Appendix D;

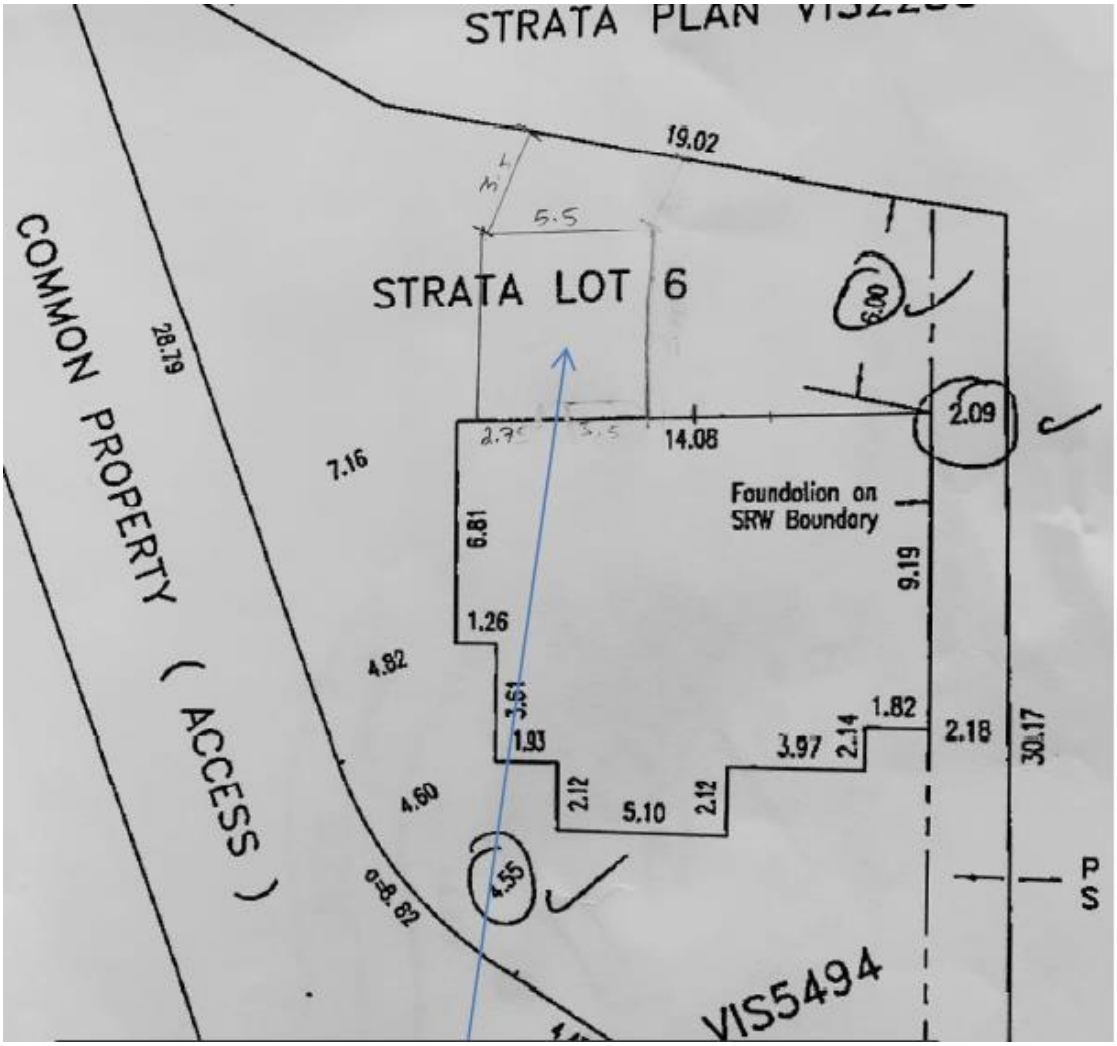
OR Option 2

2. Reject this application for development variance permit.

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

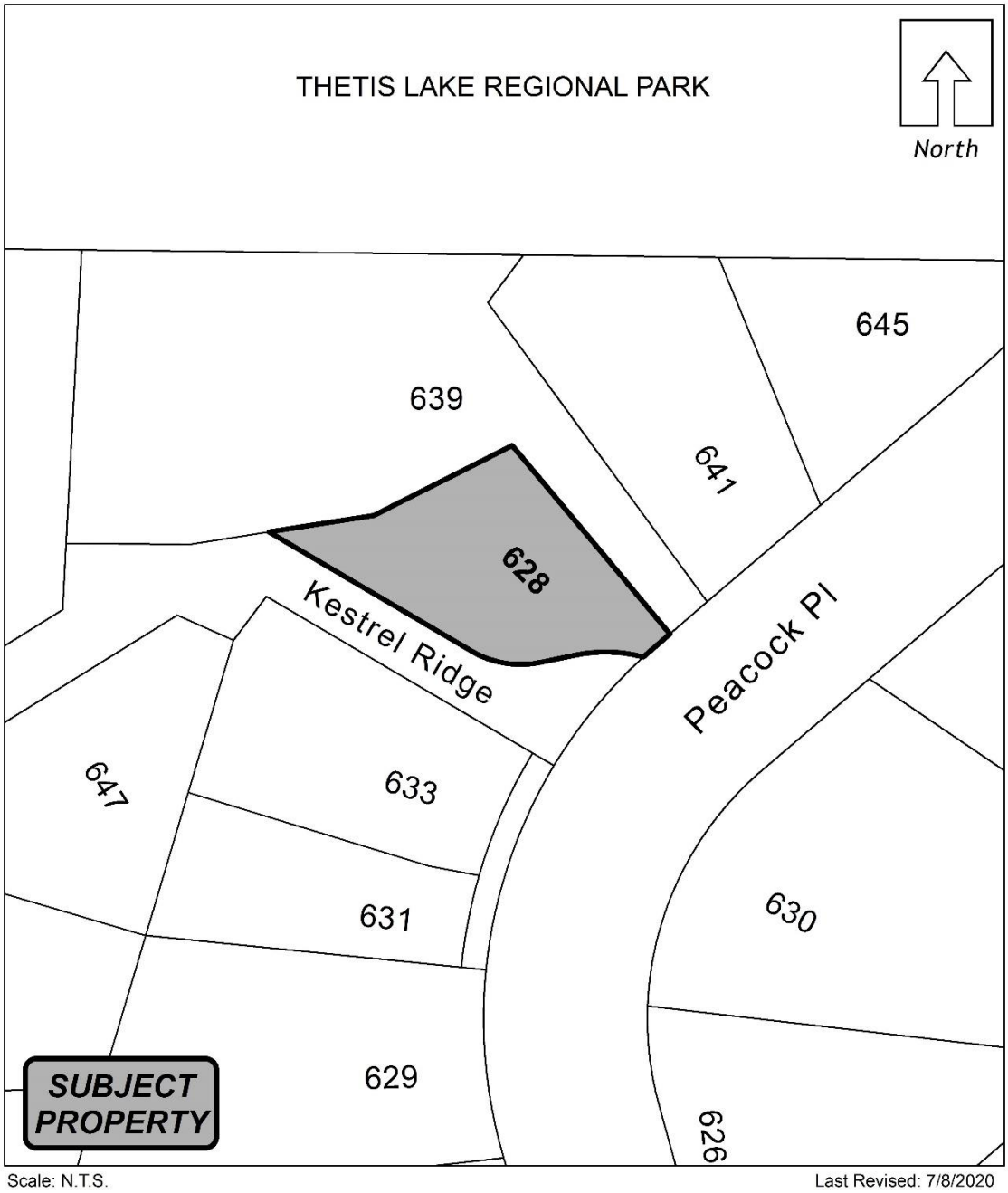
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Appendix A


STRATA PLAN
19.02
5.5
STRATA LOT 6
6.00
2.09
14.08
COMMON PROPERTY (ACCESS)
28.79
7.16
6.81
Foundation on SRW Boundary
9.19
1.26
4.82
3.61
1.93
1.82
2.18
3.97
2.14
30.17
4.60
2.12
5.10
2.12
4.55
VIS5494

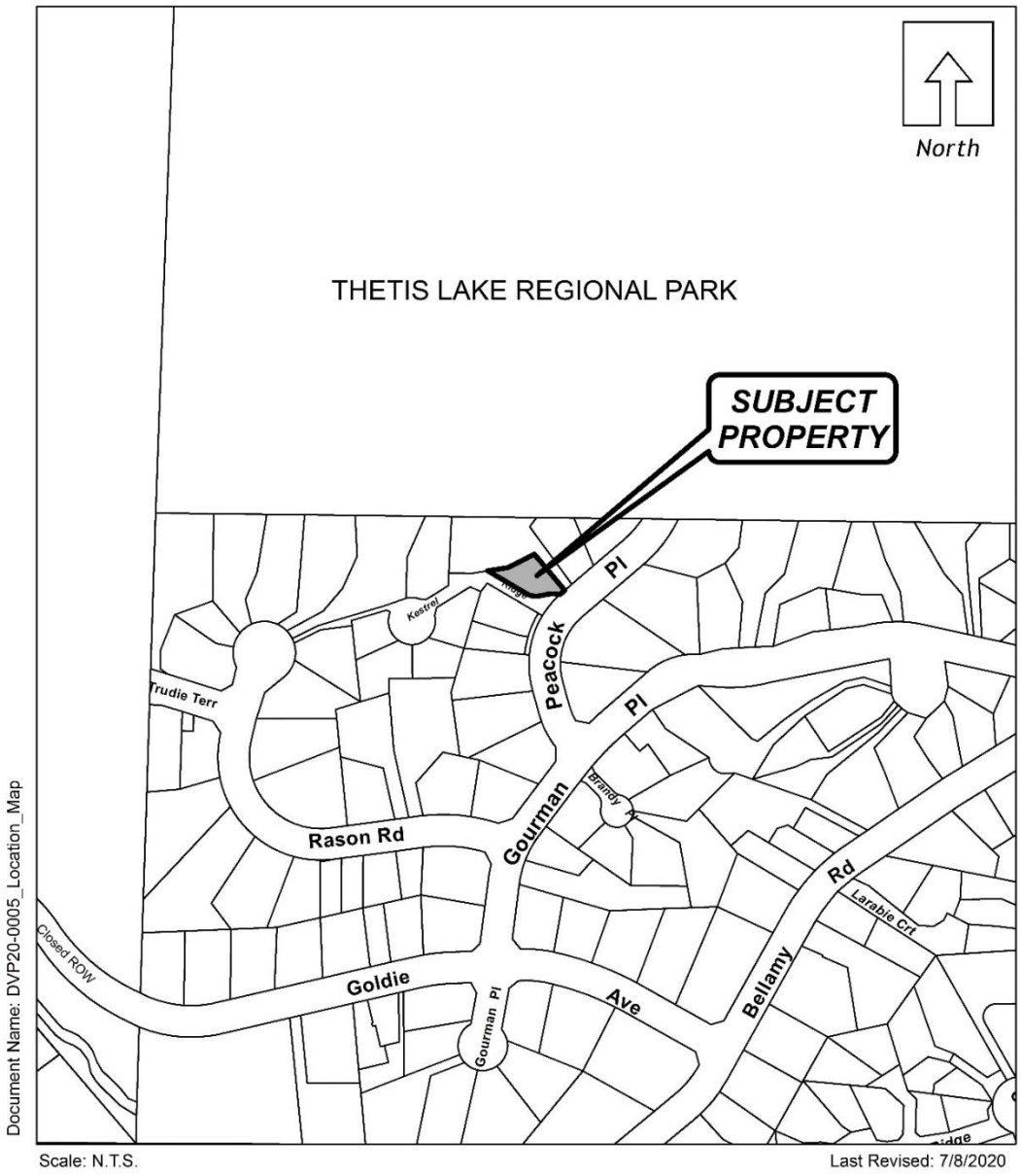
Appendix B

DEVELOPMENT VARIANCE PERMIT
(DVP20-0005)
628 Kestrel Ridge



Appendix C

DEVELOPMENT VARIANCE PERMIT
(DVP20-0005)
628 Kestrel Ridge



Margaret Symon, RPF PCP
Strathcona Forestry Consulting
PO Box 387 Stn. Mn.
Duncan BC V9L 3X5
strathcona.fc@shaw.ca
250 715-6983 (c/text)

July 18, 2020

To: Mr. David Sametz
City of Langford
Planning Department
2nd Floor – 877 Goldstream Avenue
Victoria BC V9B 2X8

cc: **Mr. Chris McFarland** cdnmcfarland@gmail.com
628 Kestrel Ridge

Re: DP for Wildfire - Amendment: 628 Kestrel Ridge

Introduction: On behalf of Mr. Chris McFarland, property owner, 628 Kestrel Ridge, this letter is a request for an amendment to the Development Permit for Wildfire. The subject property is designated in a Development Permit Area for Wildfire, where a 6 m rear setback is specified. Mr. McFarland is planning to construct a deck which would reduce the rear setback. The property is located near (not at) the boundary with Thetis Lake Regional Park.

Description of Proposal: The property owner requests approval to construct a deck extending upslope from the west side of the home, and, which, due to topographical constraints, would result in a 3 metre setback. (see site plan, photos, pgs. 3 to 5).

Site Visit: The site visit took place on July 14, 2020. Mr. McFarland was present.

Assessment Comments: Mr. McFarland is planning to have a 18.5 ft. x 19 ft. deck constructed on the upper side of his home in order to extend the usable portion of his property. At present, the land uphill of the house has a sloping gradient impractical for lawn or garden space. The upslope of his property adjoins a neighbouring property to the west, and is bordered by a wooden fence, which is virtually clear

of vegetation. In preparation for the renovation, Mr. McFarland has reduced fuel loading by removing coniferous shrubs (mainly spreading junipers) and pruned several mature Douglas-fir and arbutus trees upslope of the residence. Landscape rock, a concrete pathway, and bare soil occupy the area where the proposed deck would be built. Mr. McFarland has removed stored materials next to the home (beneath the location of the proposed deck), and plans to minimize storage of materials under the deck once it is built. The home exterior features a fire resistant roof (rated asphalt shingles) and siding (stucco). Infrastructure planning utilizes piped water for firefighting. The nearest fire hydrant is located across from the front of the house.

Recommendations: As discussed with Mr. McFarland, actions taken to date to reduce the fire hazard are commendable, and should be continued to include:

- Prune the lower branches of the arbutus tree located upper back yard
- Continue to remove the row of juniper shrubs along the perimeter
- Select fire rated composite decking material for the deck, and sheath the underside of the deck with non-combustible sheathing, such as fibre cement board or metal screening.
- Deck maintenance is important to maintain fire-resistance
- Ensure combustible debris and vegetation are kept clear on, around, and beneath the deck

Compliance with the above recommendations is essential to reducing vulnerability to ignition during a wildfire.

Disclaimer: The subject property lies within the service area of Langford Fire Rescue, a composite career / volunteer department. Response times can vary between the day and evening hours dependent on staffing levels and job responsibilities. A response study is currently being undertaken by Langford Fire Rescue.

Summary. In accordance with the City of Langford's Wildfire Development Permit guidelines, a DP amendment is requested to permit construction of a deck at the home located on 628 Kestrel Ridge that would result in a 3 m setback upslope. Providing the property owner continues to comply with FireSmart strategies to minimize the risk of wildfire at the home and property, the proposed construction will be safe for its intended use.

Yours sincerely,

Margaret Symon

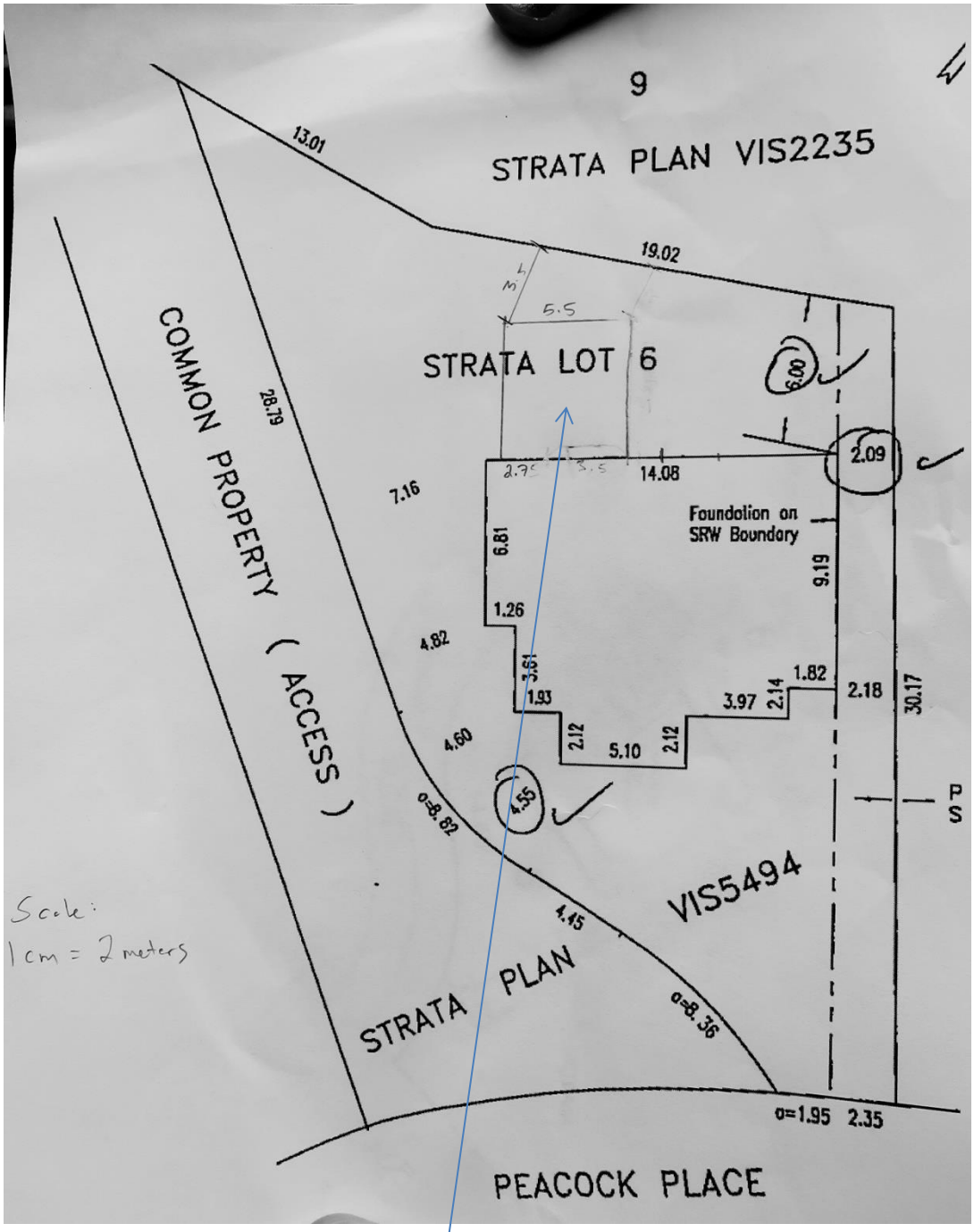
Margaret Symon RPF PCP

Location Map



Google Earth Map: Location

Site Plan



The proposed deck would extend west upslope (plan provided by client).

Photos







The proposed deck would extend upslope to a 3 m setback from the neighbouring property line.
Mr. McFarland has reduced fuel loading in the area.
Top left: Deck would extend from “side” of home.
Top right: Deck would extend upslope. Note: Low fuel loading on slope.
Bottom: Deck would extend upslope from left.

Limitations

This report provides an assessment of WUI hazard and risk. Evaluation is based on professional judgment. The investigation involved a field observation. Recommended treatment pertains only to the particular site as disclosed at the time of inspection. The report was prepared considering site-specific circumstances and conditions. It is intended only for use by the client for the purpose for which it was commissioned and for use by local government regulating the activities to which it pertains.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 14, 2020**

Department: **Planning**

Application No.: **TUP20-0005**

Subject: **Application to allow temporary parking at 3160 and 3150 Aggregate Court.**

PURPOSE

Breanne Jack of Ironclad Developments Inc. has applied on behalf of Oakcrest Park Estates Ltd. to allow the applicant to temporarily use two undeveloped lots for 124 parking stalls for the residents of phase 1 of the multi-family building under construction at at 3149, 3151, and 3147 Aggregate Crt. as well as for 8 trades/staff parking stalls, a construction site office, and 7 customer parking stalls with a leasing office at 3160 & 3150 Aggregate Court.

BACKGROUND

PREVIOUS APPLICATIONS

The subject properties were created as part of an 8-lot subdivision in 2018 (SUB18-0054), following Council approval of an application (Z18-0027) to consolidate and rezone 10 parent parcels from Service Commercial (CS1) to Community Town Centre Pedestrian 9 (C9), to allow for a comprehensively planned mixed-use development.

Table 1: Site Data

Applicant	Breanne Jack of Ironclad Developments Inc.
Owner	Oakcrest Park Estates Ltd.
Civic Address	3160 & 3150 Aggregate Court
Legal Description	Lot C Section 83 Esquimalt District Plan EPP89463 PID 030-746-612 and Lot D Section 83 Esquimalt District Plan EPP89463 PID 030-746-621
Size of Property	1880 m^2 and 3743 m^2 for a total of 5623 m^2
DP Areas	Sooke Road Commercial Revitalization Development Permit Area

Zoning	Existing: Community Town Centre Pedestrian 9 (C9)	Proposed: Community Town Centre Pedestrian 9 (C9)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The two subject properties are located north of Sooke Road, and are currently vacant undeveloped land. The properties are flanked on the east side by a future private access road to three multi-family apartment buildings currently under construction on the adjoining property to the north and by the future realignment of the Glen Lake Road and Happy Valley Road intersection on the west side. Firehall Station #2, a vacant lot, as well as various service commercial businesses are located on the opposite side of Sooke Road.

Figure 1: Subject Properties



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	Community Town Centre Pedestrian 9 (C9)	Multi family
East	Community Town Centre Pedestrian 9 (C9)	Road access and a Commercial Business (lift truck service and repair)
South	Service Commercial (CS1)	Firehall, vacant land and commercial business (tire repair)
West	Service Commercial (CS1)	Road dedication and commercial business (feed and tack retail)

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the two properties as 'Neighbourhood' which is defined by the following text:

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Home-based businesses, live-work housing is encouraged
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections.
- Transit stops are located where appropriate

DEVELOPMENT PERMIT AREAS

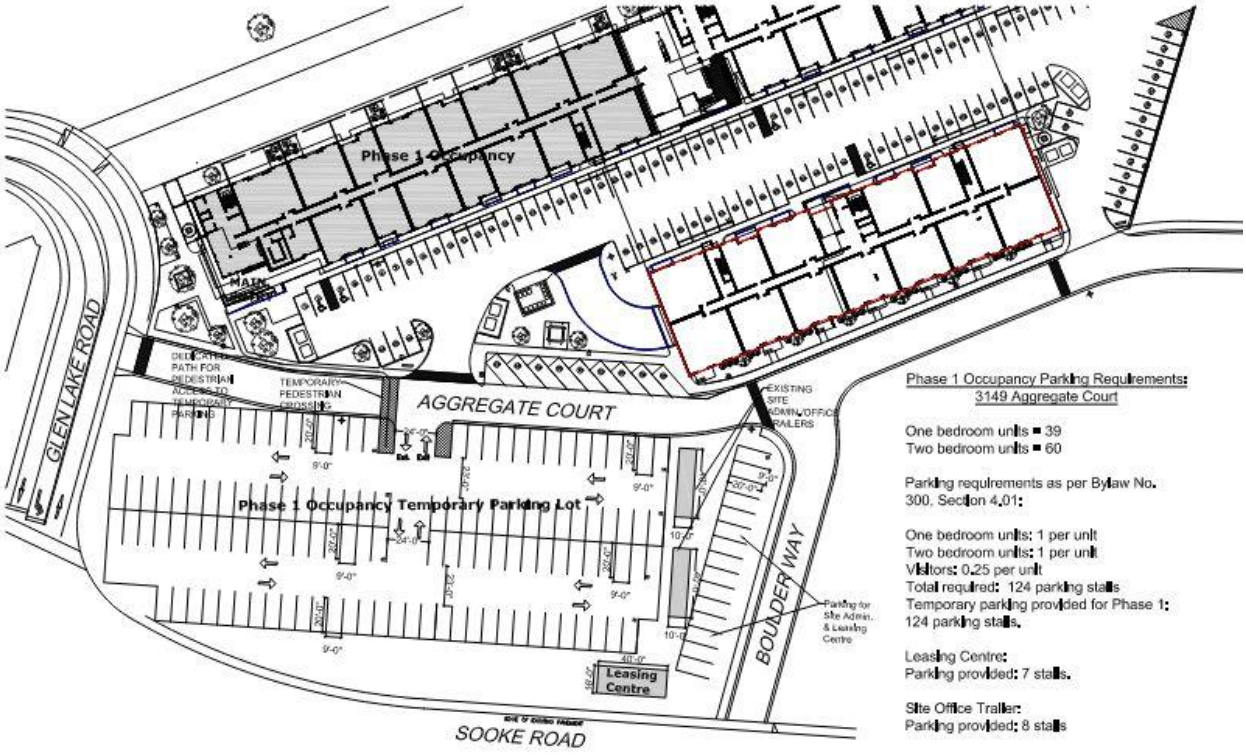
These properties are located within the Sooke Road Commercial Revitalization Development Permit Area and require Development Permit for Form and Character in this regard. As the proposed use is temporary and the buildings proposed are temporary trades and leasing offices no form and character DP would be required at this time.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has proposed to use the two subject properties for surface parking for the residents of phase one of a three phase apartment building development under construction by Ironclad Development Inc on the adjoining property. The proposal also includes the trade's construction trailer and a leasing office with parking for both. The applicant is requesting the resident parking use until the underground parking structure is complete, at which time the parking will be moved into the parking structure. The applicant anticipates the parking structure will be complete by January 31st 2021, while the Phase 1 apartment building should be ready for Occupancy this fall. The applicant has indicated that their Project Management Team will provide an updated Parking Management Plan upon issuance of the TUP. Access to the surface parking will be off Boulder Way and Aggregate Court and not directly off Sooke Road. The site will be leveled for positive drainage and a layer of gravel will be applied to the surface. Total parking for phase one is 124 stalls and all are proposed to be provided on the subject site. Seven more stalls will be provided for the leasing center and a further 8 stalls account for the site construction office trades and staff parking for a total of 139 surface stalls.

Figure 2: Parking Design



OPTIONS

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

Option 1

1. Reject this application for temporary use permit.

OR Option 2

2. Proceed with the consideration of Temporary Use Permit TUP20-0005 to allow the land to be used for required off-street residential parking for Phase One of the multi-family development located at 3149,3151, and 3147 Aggregate Crt., as well as for a trades/construction office, a leasing/sales office and associated parking for the same development, subject to the following conditions:

    a) Receipt of an updated Parking Management Plan prior to issuance of the TUP; and
    b) No access to the parking directly off Sooke Road.

AND

3. That the term of the TUP with respect to the required off-street residential parking for Phase One of the multi-family development located at 3149,3151, and 3147 Aggregate Crt. expire upon issuance of an Occupancy Permit for the portion of the underground parkade containing the required parking for the building.

AND

4. That the term of the TUP with respect to the trades/construction office, leasing/sales office and associated parking for the multi-family development located at 3149,3151, and 3147 Aggregate Crt expire in three years, or the duration of construction, whichever is less.

Respectfully submitted,

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

:kle

September 23, 2020

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Re: Temporary Use Permit along Aggregate Court (TUP20-0005)

Dear Councilor Blackwell,

I am writing to you today regarding a Temporary Use Permit application made by Ironclad Developments for temporary parking at 3160 & 3150 Aggregate Court.

At the Planning, Zoning and Affordable Housing Committee meeting on September 14, 2020, the committee recommended rejection of the Temporary Use Permit. We have been informed that the Planning Department expects that Council will receive the committee's recommendation at the next regular meeting on October 5, 2020. The intent of this letter is to explain why the temporary parking is required and how Ironclad will ensure resident and visitor safety when walking between the building and the temporary parking lot. I would ask that you consider amending the PZAH recommendation to allow Council to pass the requested permit.

The intent of the Temporary Use Permit is to allow residents to temporarily park on the property adjacent to Ironclad Development's Glen Lake Town Centre development at 3147, 3149 and 3151 Aggregate Court for the first phase of Occupancy slated for 3149 Aggregate Court. The residential development is being constructed in three phases, the first of which will be ready for occupancy November 1, 2020. The underground parkade is currently under construction and is due to be complete in December 2020. The temporary use permit is required for only a few months until the underground parkade receives an Occupancy Permit. Construction of the parkade will be completed as quickly as possible, however the large parkade under all three buildings requires all underground work for Phase II (3147 Aggregate Court) and Phase III (3151 Aggregate Court) buildings to be complete before the parkade can be used by residents. By temporarily relocating resident and visitor vehicles to the adjacent property, the construction work required in the parkade can be complete for all three buildings without interfering with resident parking in the future.

A surface parking lot will be located on the property in the centre of the three buildings. However, this parking lot cannot be used for Phase I of occupancy as it is within proximity of the continued construction activities required for the other two buildings. For the protection of residents and visitors, a large part of the surface parking lot will be fenced off until construction on site is complete.

To provide parking to residents while the parkade construction is completed, Ironclad applied for a Temporary Use Permit. This permit would allow a temporary parking lot to be created, including 124

parking spaces. These parking spaces would only be for residents and visitors, industrial/trades parking would not be permitted to park in the temporary parking lot. The minimum number of parking spaces required for the 99 units in phase I is 124 spaces, 1 space per unit plus 0.25 spaces per unit for visitors. Ironclad meets the minimum required number of parking spaces required.

There are currently office trailers and a leasing centre on the property. If approved, the office trailers will be relocated to the east side of the site, near Boulder Way, making room for the parking lot, and a driveway access will be created off Aggregate Court. To ensure resident's safety when crossing the road, an at grade pedestrian cross walk will link the parking lot to the residential building. If needed, a temporary traffic light could be installed to further increase pedestrian safety.

The site plan that was submitted with the Temporary Use Permit application allocated space for 15 parking spaces along Boulder Way to be used by the leasing centre and office staff. However, to protect Boulder Way's curb, this parking will be eliminated. The only temporary uses at 3160 & 3150 Aggregate Court would be residential parking. See revised site plan below for your consideration (Appendix A).

To ensure safety of residents and visitors, all construction activities for the remaining two buildings will be fenced off. Residents and visitors will have a clear path to the entrances of the Phase I building and will not encounter construction when walking from their vehicle in the temporary parking lot to the building entrance or vice versa. The parking lot will be gravel with markings to differentiate resident spaces and visitor spaces.

Ironclad Developments hopes that Council will consider approving the Temporary Use Permit for Glen Lake Town Centre's temporary residential parking lot. Approval of the temporary parking lot will allow occupancy of the Phase I building prior to the underground parkade being complete and ensure that residents have access to safe and reliable parking.

If you have any questions or concerns, please do not hesitate to contact me directly.

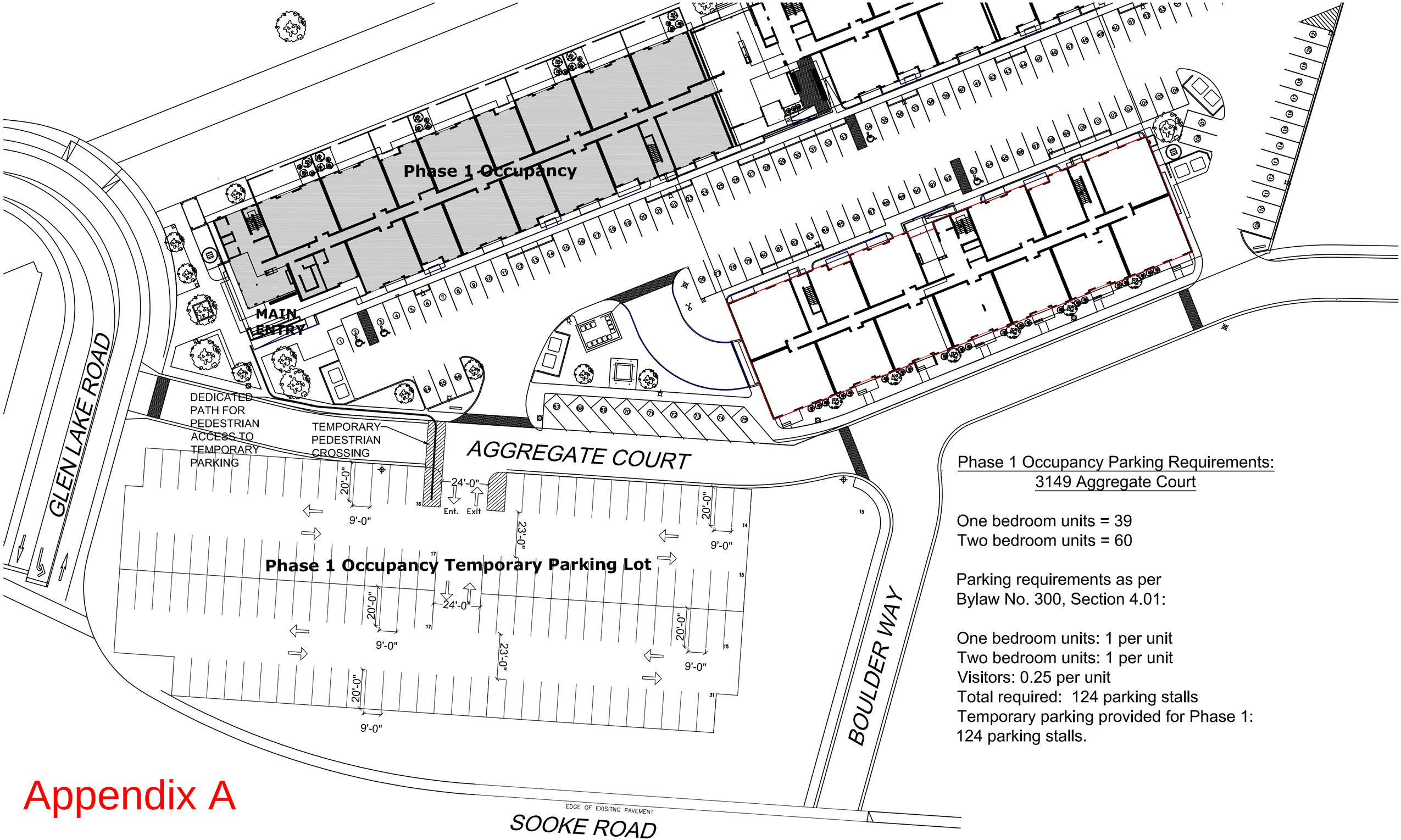
Thank you for your consideration on this matter.

Sincerely,

Pascal Toupin-Selinger

Director of Development

204-296-0783



Phase 1 Occupancy Parking Requirements:
3149 Aggregate Court

One bedroom units = 39
Two bedroom units = 60

Parking requirements as per
Bylaw No. 300, Section 4.01:

One bedroom units: 1 per unit
Two bedroom units: 1 per unit
Visitors: 0.25 per unit
Total required: 124 parking stalls
Temporary parking provided for Phase 1:
124 parking stalls.

Appendix A

CITY OF LANGFORD

MINUTES OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Thursday, September 24th, 2020 @ 5:00 pm

Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference

PRESENT

Councilors: L. Seaton (Chair) and R. Wade (Vice-Chair), Members: G. Harrison, R. Prettie, K. Reece, M. Stearns, A. Sturgeon, and J. Whitehouse.

ATTENDING

Manager of Parks and Recreation, C. Manton, Director of Planning and Subdivision, M. Baldwin and Administrative Clerk, M. Treleaven.

ABSENT

Member: N. Arden

1. CALL TO ORDER

The Chair called the meeting to order at 5:04 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: R. WADE
SECONDED: A. STURGEON

That the Parks, Recreation, Culture and Beautification Committee approve the agenda as presented.

CARRIED.

3. PRESENTATION

a) Rob Thomas, President, South Island Disc Golf Society
RE: South Island Disc Golf Society

Rob Thomas, President of the South Island Disc Golf Society provided a PowerPoint presentation on the growing popularity and benefits of disc golf. The game is scored the same as golf and is an activity that can be enjoyed by people of a variety of ages and physical abilities. Currently there is a pay-to-play course in Metchosin and a 9-hole course at Layritz Park in Saanich. Unsanctioned courses are full and they are looking to build a new course on underutilized land or in existing parks. High quality courses

can also generate tourism by hosting events and tournaments. Total cost of creating a new course is relatively low, approximately $15 thousand dollars. They have identified potential locations in Langford that would be ideal, and they would be happy to share after the meeting. T they have some access to funding but are looking for financial support and they would cover the labour and maintenance. The distance between the baskets would be anywhere from 150 to 300 feet depending on the landscape.

b) Chris Bhopalsingh, President, West Shore Arts Council
RE: West Shore Arts Council: The Year in Review and New Projects

Chris Bhopalsingh, President of the West Shore Arts Council provided a PowerPoint presentation on past and upcoming projects. They changed their mission statement this year to highlight that they are a hub where local artists can showcase their endeavors. Successful past events included "Light up the Hills" at Westhills last September and the Mother's Day Paint-In. Their newsletter is now quarterly instead of monthly. COVID-19 has affected their events, however they are planning some online performances and a Concert Series at a care facility on Goldstream where they will play in the courtyard so seniors can listen from their windows. They are seeking a treasurer and secretary but are not looking for rent as they will be a virtual organization until COVID-19 ends. Stefan from the West Shore Arts Council mentioned that they are looking to support The Rising, a local circus group, who are looking for space for an outdoor performance in October, and if there was any contacts at the stadium to talk to. Cory Manton, Manager of Parks and Recreation will be in touch to help to facilitate with the operators of the stadium.

c) Cory Manton, Manager of Parks and Recreation
RE: Proposal for Archery Range at Willing Park

Cory Manton, Manager of Parks and Recreation provided a PowerPoint presentation on the proposal for the Archery Range at Willing Park. The City of Langford has identified Willing Park as a potential location as it has a large flat, underutilized space. They would have to construct burms, fence in the site, add a small gravel parking lot and re-locate one section of trail. Council gave the direction for community consultation; an Open House will be held September 30th with nearby residents of the park. Archery is a safe sport and the Victoria Bowman Association has strict guidelines for shooting. Community feedback will be compiled and presented to Council following the Open House. Member R. Prettie inquired about the direction they will be facing and if it will cause sun to be in their eyes. Cory Manton said the sun will be behind them during the day. Member M. Stearns wondered what the main objections are from neighbours. Cory Manton said parking and safety, both of which will be addressed at Open House.

4. ADOPTION OF THE MINUTES

a) Parks, Recreation, Culture & Beautification Committee Meeting – July 23rd, 2020

MOVED BY: R. PRETTIE
SECONDED: M. STEARNS

That the Parks, Recreation, Culture and Beautification Committee approve the minutes of the meeting held on July 23, 2020.

CARRIED.

5. VERBAL UPDATES

a) Parks and Recreation Projects Underway

- **Verbal Update (Cory Manton, Manager of Parks and Recreation)**

Jordie Lunn Bike Park

Cory Manton, Manager of Parks and Recreation provided a verbal update on the Jordie Lunn Bike Park. Renderings were shared of the design of the proposed Jordie Lunn Clubhouse. Last Council meeting it was approved to apply for the Canada Infrastructure Program grant to help fund the Clubhouse, the grant is due October 1. The Bike Park assets are nearing completion with final landscaping, signage and railings being installed. Potential opening date of late October or early November.

Parks, Recreation, Trails and Open Space Needs Assessment

Cory Manton, Manager of Parks and Recreation provided a verbal update on the status of the Parks, Recreation, Trails and Open Space Needs assessment. Consultation has been done and they are considering what land do we need as the City grows. They are hoping to bring to Council in December or January to feed into the 2021-2026 Capital budget.

Southpoint Park

Cory Manton, Manager of Parks and Recreation provided a verbal update on the new Southpoint Park. The developer has installed a new natural wood playground and there is a new walking trail out to a lookout. A new micro bike park is being developed with a skills area for young riders.

Boardwalks

Cory Manton, Manager of Parks and Recreation shared that they will be releasing an RFP for improving and/or replacing a number of boardwalks.

3680 Trans-Canada Highway

Cory Manton, Manager of Parks and Recreation shared an update on the property at 3680 Trans-Canada Highway. They are doing a geotechnical assessment with rock scaling and de-vegetation. The long-term plan is to increase safety of the area.

Boxing BC

Cory Manton, Manager of Parks and Recreation shared an update on the Boxing BC building. They are looking to return to Council with a revised budget and timeline.

6. ADJOURNMENT

The Chair adjourned the meeting at 5:59 p.m.

_____
CHAIR

_____
CERTIFIED CORRECT
(Corporate Officer)

CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP20-0003 – 890 Goldstream Ave

That Temporary Use Permit No. TUP20-0003 be issued by the Council for the City of Langford to Jesse Bowness of Code Ninjas Westshore on behalf of David Baird to allow an after-school computer coding program for children on the lower floor of the front unit of 890 Goldstream Ave 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

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

a) That addressing for the three units be clarified and revised as required to the satisfaction of the Fire Chief prior to issuance of a business licence;

b) That the applicant will retain an Architect to supply the appropriate code analysis for the building change of use and to ensure code compliant fire separations and B.C. Building Code 2018 code requirements are met for the unit prior to a business licence being issued, to the satisfaction of the Chief Building Inspector;

c) That the Temporary Use Permit be issued only to Jesse Bowness, doing business as Code Ninjas Westshore and not be transferred to any subsequent business or business owner should Jesse Bowness, Code Ninjas Westshore cease to operate.

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, 5 October 2020, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

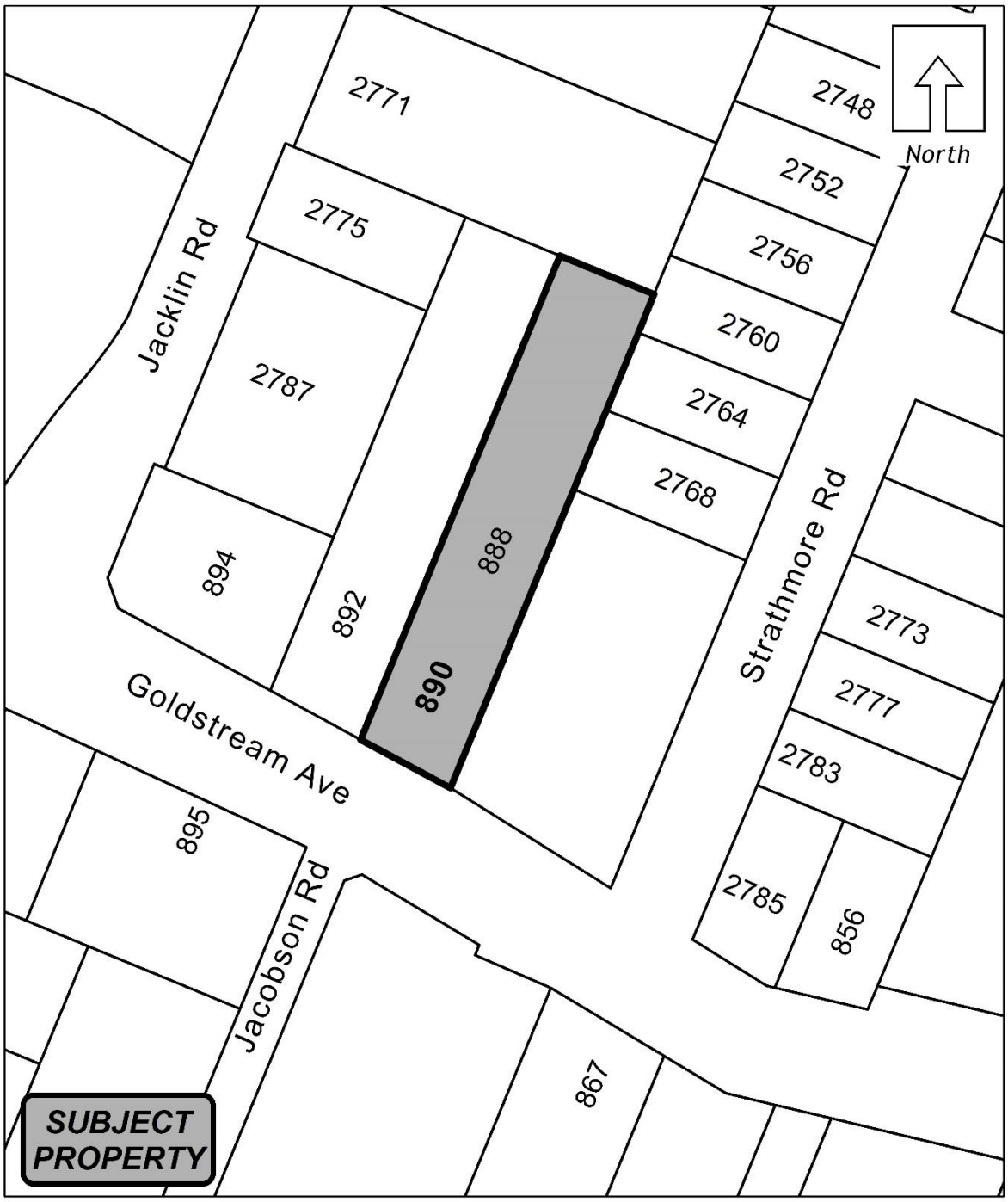
File	Temporary Use Permit No. TUP20-0003
Applicant	Jesse Bowness, Code Ninjas Westshore
Location	The lands that are the subject of Temporary Use Permit No. TUP20-0003 are 890 Goldstream Avenue.
Purpose	The purpose of the proposed Temporary Use Permit is to allow an after-school computer coding program for children.

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, 30 September 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 5 October 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 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
(TUP20-0003)
890 Goldstream Ave



Document Name: TUP20-0003_Site_Map

Scale: N.T.S.

Last Revised: 6/18/2020

Second calf this month confirmed among orca pod



J Pod's newest calf, born Sept. 24, surfaces next to its mother J41. (Talia Goodyear/Orca Spirit Adventures/Pacific Whale Watch Association)

Researchers plan to observe calf to evaluate its health

Ashley Wadhwani
Black Press Media

Talia Goodyear and Lea Vanderwiel were aboard the Orca Spirit Adventures earlier this week when they suspect a pregnant Southern Resident killer whale was nearby and giving birth to her newborn calf.

"It was an emotional time as we processed what was happening in front of us," Vanderwiel said in a statement Friday (Sept. 25).

"It took a few minutes to realize what was actually happening, but then it was pure excitement realizing that it was a birth and the baby was very alive and boisterous."

Upon receiving photographs from the Pacific Whale Watch Association on Thursday, the Center for Whale Research has since confirmed the calf's mother is J41.

One of the center's field staffers, Mark Malleson, was able to see the whales – known as J Pod – near Sheringham Point off Vancouver Island later on Thursday evening as they foraged for fish, but was unable to spot the calf himself.

In a statement, the research center said they will eagerly await to observe the calf in order to evaluate its health and hopefully determine its sex.

"We will reserve its alpha-numeric designation until it proves to be healthy when the pod returns to Salish Sea waters," the center said, adding that about 40 per cent of newborn calves do not survive their neonatal first few weeks.

This marks the second calf to be born this month. In recent years, the number of Southern Resident killer whales have dwindled to just less than 80, sparking ample concern from coastal researchers on both sides of the border.

Sometimes, it can take biologists and experts quite some time to confirm the sex of a calf, because they have to be able to see the underbelly of the whale.

Just earlier this week, the center was able to confirm another calf, now named J57, was a male. It was born on Sept. 4, is the viable second male calf born to J35, or Tahlequah.

This newest calf – which hasn't yet been named – is the second calf birthed by J41, following the birth of J51 in 2010. J41 is believed to be roughly 15 years old.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 5 October 2020, at 5:30 pm.** Please be advised that no representations may be received by Council 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.

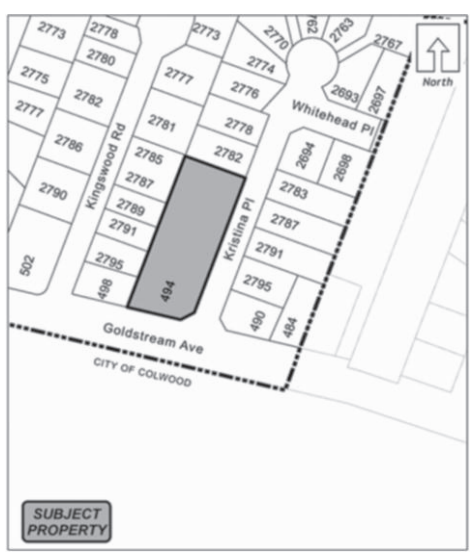
Proposal: **The purpose of Bylaw No. 1905 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1905 from R2 (One- and Two-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow for the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² (1,900 ft²) of office space on the ground floor.**

Applicant: **David McGrath, WA Architects**

Location: **The land that is the subject of Bylaw No. 1905 is 494 Goldstream Ave as shown shaded on the plan.**

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

COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be 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 the Planning Department at 250-478-7882 or by email at rdykstra@langford.ca with any questions on this bylaw.



Braden Hutchins
Director of Corporate Services

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, 5 October 2020. **This meeting is being held electronically and not in-person.**

File	Temporary Use Permit No. TUP20-0003
Purpose	The purpose of the proposed Temporary Use Permit is to allow an after-school computer coding program for children.
Applicant	Jesse Bowness, Code Ninjas Westshore
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0003 is 890 Goldstream Avenue.

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, 30 September 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 5 October 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 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

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP20-0002 - 2029, 2033, 2037, 2041, 2045, 2049, 2053, 2054, 2057 and 2061 Pinehurst Terr

That Development Variance Permit No. DVP20-0002 be issued by the Council for the City of Langford to Ryan Mogensen, Ecoasis Development LLP on behalf of Bear Mountain to permit a reduction in the rear yard setback of the proposed lots 13-22 (location properties listed above) from the required 6.0 m to 3.0 m at (2029, 2033, 2037, 2041, 2045, 2049, 2053, 2054, 2057 and 2061 Pinehurst Terr) subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

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

a) That Section 6.95A.08(1)(b) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m for lots 13 to 22 only.

3. Conditions

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

i) That the setback variance applies to lots 13 – 22 only;

ii) That the applicant provides prior to Development Variance Permit issuance**,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

a) That residential fire sprinklers be installed to the NFPA standard as a condition of building permit for lots 15 - 22 or an acceptable alternate solution as approved by the forestry consultant and Fire Chief; and

b) The area between the 2.0 m non-disturbance area and 3.0 m required setback be replanted with native vegetation prior to issuance of an Occupancy Permit;

iii) That the applicant provides environmental monitoring reports verifying all conditions of the Development Permit DP18-0008 have been satisfied prior to issuance of the Development Variance Permit;

iv) That the applicant conduct selective vegetation management (thinning, pruning) of the BC Hydro Right-of-way behind Lot 14 to reduce surface and ladder fuels;

v) That the applicant remove broom along the perimeter boundary interface, under the direction of a project biologist and to the satisfaction of the Director of Planning.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 5 October 2020, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP20-0002
Applicant	Ryan Mogensen, Ecoasis Development LLP
Location	2029, 2033, 2037, 2041, 2045, 2049, 2053, 2054, 2057 and 2061 Pinehurst Terr
Proposal	That Section 6.95A.08(1)(b) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m for lots 13 to 22 only.
Purpose	To permit a reduction in the rear yard setback of the proposed lots 13-22 (location properties listed above) from the required 6.0 m to 3.0 m.

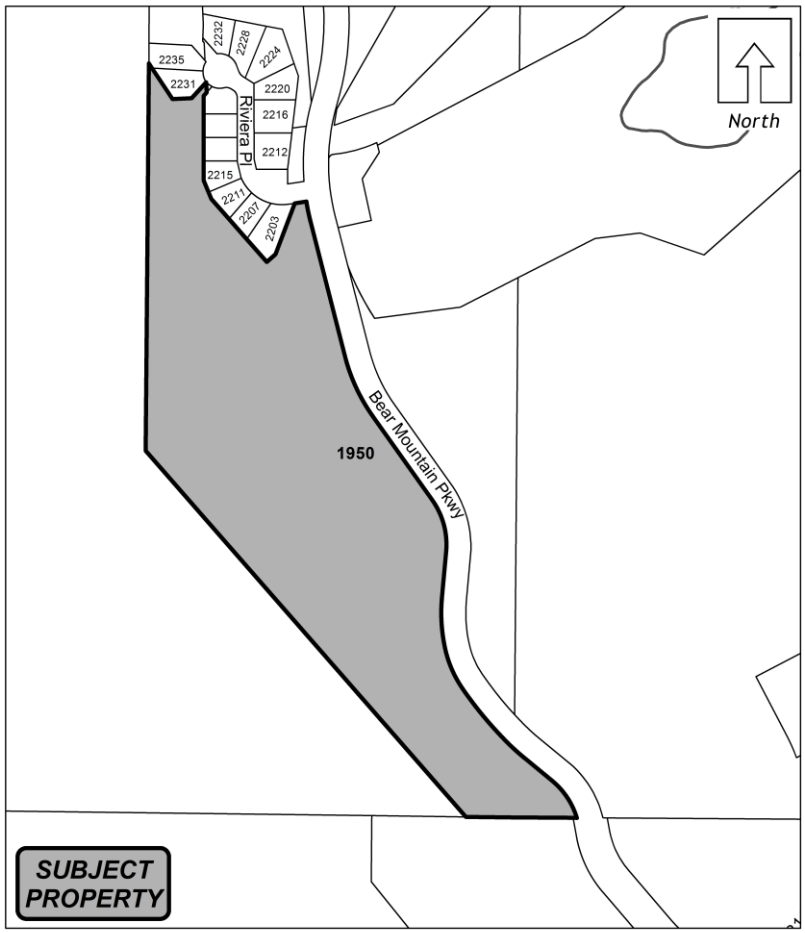
The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 30 September 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 5 October 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.cityoflangford.ca

COPIES of the complete Notice and other material that the Council may consider in relation to the development variance permit may be 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 David Sametz in the Planning Department at 250-478-7882 or by email at dsametz@langford.ca with any questions on this development variance permit**.**

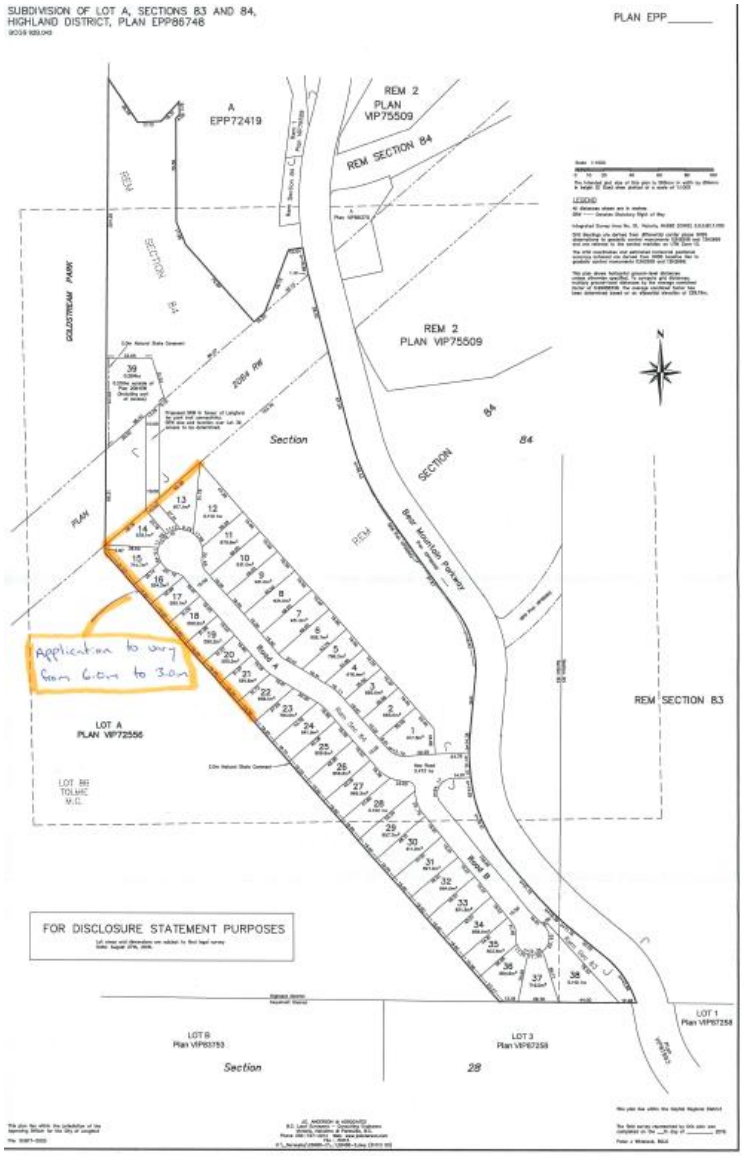
Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP20-0002)
1950 Bear Mountain Pkwy



Scale: N.T.S.

Last Revised: 5/5/2020



Document Name: DVP20-0002_Site_Map

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**October 5, 2020**
Department:	**Planning**
Application No.:	**Z17-0049**
Subject:	**Application to Rezone 2120 Millstream Road from RR4 (Rural Residential 4) Zone to the RS1, Residential Small Lot 1, Zone to allow for a 37-lot subdivision for one family dwellings, and 47 townhouses on the property.**

At the Regular Meeting of the Planning, Zoning and Affordable Housing Committee on **September 14, 2020**, the Committee made the following recommendation to Council with respect to the property at **2120 Millstream Road**:

That the Planning, Zoning and Affordable Housing committee recommend that Council:

1. *Give First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;*

2. *Give First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following terms and conditions:*

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

        i. *$3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;*
        ii. *$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;*
        iii. *$3660 per townhouse unit towards the General Amenity Reserve Fund; and*
        iv. *$610 per townhouse unit towards the Affordable Housing Reserve Fund;*

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

        i. *A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;*

ii. *A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;*

c) *That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000;*

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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;*

ii. *That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to: the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;*

iii. *That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;*

iv. *The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;*

v. *That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;*

vi. *The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;*

vii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;*

viii. *That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;*

ix. That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site; and

x. That the developer covenants the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan as a condition of subdivision.

COMMENTS

At the September 14th Committee meeting, the lack of dedicated park space for playgrounds and tot lots in the area emerged in discussions between the Committee and community members who participated. It was acknowledged that the closest playground area to the subject property is Goldie Park (649 Goldie Avenue), a 4-minute drive and 30-minute walk and Rockhampton playground (1268 Rockhampton Close), a 6-minute drive and 36-minute walk.

Due to this, staff has undertaken additional discussions with the applicant to explore the possibility of incorporating parkland within the development. Pursuant to Section 510 of the *Local Government Act*, a municipality may require the developer to provide dedicated park space of up to 5% of the lands, or the equivalent as cash-in-lieu, as a condition of subdivision approval where more than 3 lots under 2 ha in area are created.

If Council wishes for the applicant to incorporate dedicated park space into the proposed development, they may wish to add additional conditions to their resolution, such that a revised plan incorporating park space to the satisfaction of the Parks Manager is provided prior to Public Hearing, and that the park space is dedicated to the City at the time of subdivision. This has been incorporated into Option 1 below; whereas the Committee's original recommendation is laid out in Option 2 for Council's consideration.

OPTIONS

Option 1:

That Council:

1. *Proceed with consideration of First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;*

2. *Proceed with consideration of First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following terms and conditions:*

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

      i. $3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;
      ii. $660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
      iii. $3660 per townhouse unit towards the General Amenity Reserve Fund; and

iv. $610 per townhouse unit towards the Affordable Housing Reserve Fund;

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

i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;
ii. A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;
iii. A site plan that identifies the portion of the subject property that will be dedicated as park space to the City, to the satisfaction of the Parks Manager and Director of Planning. Dedicated park space shall be flat and on a contiguous area of land equivalent to 5% of the total area of the subject property;

*c) That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000;*

*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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;

ii. That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to: the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;

iii. That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;

iv. The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;

v. That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;

vi. *The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;*

vii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;*

viii. *That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;*

ix. *That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site; and*

x. *That the developer covenants the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan as a condition of subdivision.*

xi. *That the applicant dedicates approximately 5% of the subject property as park at the time of subdivision, as approved by the Manager of Parks and the Director of Planning prior to Public Hearing;*

Or Option 2

That Council

3. *Proceed with consideration of First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;*

4. *Proceed with consideration of First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following terms and conditions:*

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

      i. *$3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;*
      ii. *$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;*
      iii. *$3660 per townhouse unit towards the General Amenity Reserve Fund; and*
      iv. *$610 per townhouse unit towards the Affordable Housing Reserve Fund;*

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

i. *A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;*
ii. *A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;*

c) *That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000;*

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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;*

ii. *That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to: the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;*

iii. *That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;*

iv. *The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;*

v. *That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;*

vi. *The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;*

vii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;*

viii. *That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;*

ix. *That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site; and*

x. *That the developer covenants the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan as a condition of subdivision.*

Or Option 3:

5. Take no action at this time with respect to Bylaw No. 1761.

Respectfully Submitted,

Submitted by:	Lauren Mattiussi, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	Chris Aubrey, Fire Chief - Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement - Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation - Approved
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering - Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:lhm

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: October 5, 2020

Department: Planning

Application No.: Z20-0016

Subject: Bylaw No. 1931 - Application to Rezone 2885 West Shore Parkway and 1365 Goldstream Avenue to Allow a Hotel, Restaurant and Approximately 30 Townhouse Residential Units

PURPOSE

The City of Langford has entered into a purchase and sale agreement with Canwest Hotels Ltd. with respect to 2885 West Shore Parkway and 1365 Goldstream Avenue for the development of a hotel with a freestanding restaurant and approximately 30 townhouse residential units facing Goldstream Avenue. As part of this agreement, a portion of the subject property could be rezoned from the AM (Amenity) Zone to the CT1 (Tourist Commercial) zone, and a portion could be rezoned to the RT2 (Residential Townhouse 2) zone, with various amendments to both zones.

BACKGROUND

PREVIOUS APPLICATIONS

The City of Langford acquired part of the subject property as an amenity when the CD1 (Goldstream Meadows Comprehensive Development Zone) was created. The smaller portion of the subject property (1365 Goldstream Avenue) was purchased by the City.

Table 1: Site Data

Applicant	City of Langford
Owner	City of Langford
Civic Address	2885 West Shore Parkway and 1365 Goldstream Avenue
Legal Description	Lot 1, Section 1, Goldstream Avenue, Plan VIP69106; Lot 2, Plan 12264, Except Part in Plan EPP60296
Size of Property	2.774 ha (6.85 acres)
DP Areas	Riparian, Habitat and Biodiversity

Zoning Designation	AM (Amenity)
OCP Designation	Mixed Use Employment

SITE AND SURROUNDING AREA

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RR4 (Rural Residential 4)	Quarry
East	RSL1 (Residential Lake Shore 1) and R1 (One-Family Residential)	Residential
South	CD1 (Goldstream Meadows Comprehensive Development Zone)	Park
West	CD1 (Goldstream Meadows Comprehensive Development Zone)	Shell Gas Station and Sysco Warehouse

COMMENTS

OFFICIAL COMMUNITY PLAN

The OCP designation of the subject property is "Mixed Use Employment". The proposed zoning is consistent with this designation.

DEVELOPMENT PERMIT AREAS

The Riparian Area will be retained by the City under the Amenity zoning. This riparian area relates to the drainage course that connects Langford Lake to the Goldstream River.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is well served by the adjacent Trans-Canada Highway and West Shore Parkway.

There is a pedestrian trail that transects the property from east to west. As part of the purchase and sale agreement, the purchaser has agreed to relocate the trail along the riparian area to maintain the connectivity or provide internal pedestrian routes through the subject property. This should ensure that anyone now using this trail to connect from Goldstream Avenue to the west side of the West Shore Parkway will not be displaced.

INFRASTRUCTURE

Municipal sewer and CRD Water are available to the subject property. The purchaser will be responsible for any infrastructure upgrades, if required, at the time of building permit.

COMMENTS

DEVELOPMENT PROPOSAL

The City has agreed to sell a portion of Lot 1 (that part lying east of West Shore Parkway, addressed as 2885 West Shore Parkway) along with 1365 Goldstream Avenue to Canwest Hotels Ltd. The property is to be divided into three separate lots as shown on the plan attached to this report as Appendix A.

Proposed Lot A would be approximately 1.62 ha (4.7 acres). This lot would have a hotel and stand-alone restaurant on it. Access would be only via the West Shore Parkway. The proposed zoning for this lot would be CT1 (Tourist Commercial – Motel) with the addition of "Restaurant" as a permitted stand alone use and with an amendment to the zone so that a hotel does not necessarily have to have a restaurant on the same lot. It is assumed that the hotel and restaurant will be located on the same lot, but it is not necessary that they are.

Proposed Lot B would be approximately 0.24 ha (0.6 acres). This lot would have 30 townhouses, which would have access to both Goldstream Avenue and West Shore Parkway. The proposed zoning for this lot would be RT2 (Residential Townhouse) with an amendment to the zone which would allow 1 dwelling unit per 80m2 of lot area. Presently, the RT2 zone allows a density of 1 dwelling unit per 100m2 of lot area.

The remainder of the lands are Streamside Protection and Enhancement Area and will remain with the City, and zoned AM (Amenity).

Both the proposed Hotel and Restaurant, as well as the townhouses would be subject to subsequent form and character Development Permit applications.

FINANCIAL CONTRIBUTIONS

The terms of the purchase and sale agreement included that Council would consider rezoning for these proposed purposes, and that the purchaser could abandon the deal if Council determined that it was not in the best interests of the City to rezone the property. The agreement stipulates that the purchaser will pay all required Development Cost Charges and amenity contributions per Council policy.

Table 3 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution Townhomes**	**Total**
General Amenity Reserve Fund	$3,660 @ 30 units	$109,800
Affordable Housing Reserve Fund	$610 @ 30 units	$18,300
TOTAL POLICY CONTRIBUTIONS		**$128,100**

DEVELOPMENT COST CHARGES

This development will be paying Development Cost Charges in accordance with the Bylaw Requirements at the time of building permit. The final estimate of the DCCs are dependent on the size of the development, a detail which is not known at this time.

OPTIONS

Option 1

That Council:

1. Give First Reading of Bylaw No. 1931, a Bylaw to amend the zoning designation of the property located at 2885 West Shore Parkway and 1365 Goldstream Avenue from the AM (Amenity) Zone to the CT1 (Tourist Commercial 1) Zone and the RT2 (Residential Townhouse) Zone, subject to the following terms and conditions:

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

        i. $3660 per townhouse unit towards the General Amenity Reserve Fund; and
        ii. $610 per townhouse unit towards the Affordable Housing Reserve Fund;

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

        i. A technical Stormwater Management Memo 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 the developer agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, 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 at the developer's expense;

        ii. That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to: the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;

        iii. The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;

iv. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;

v. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;

vi. That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site;

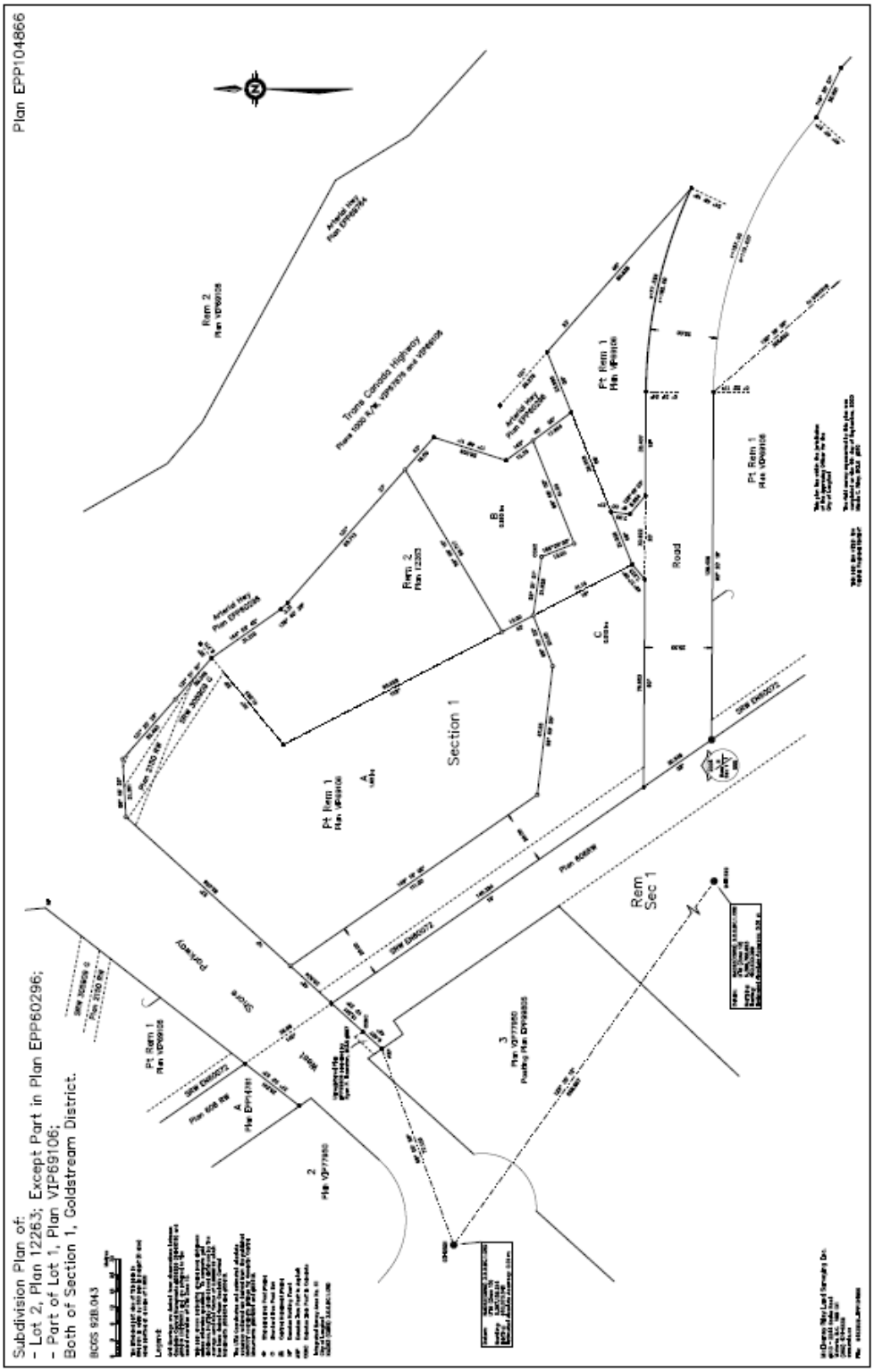
OR Option 2

2. Take no action at this time with respect to Bylaw No. 1931.

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

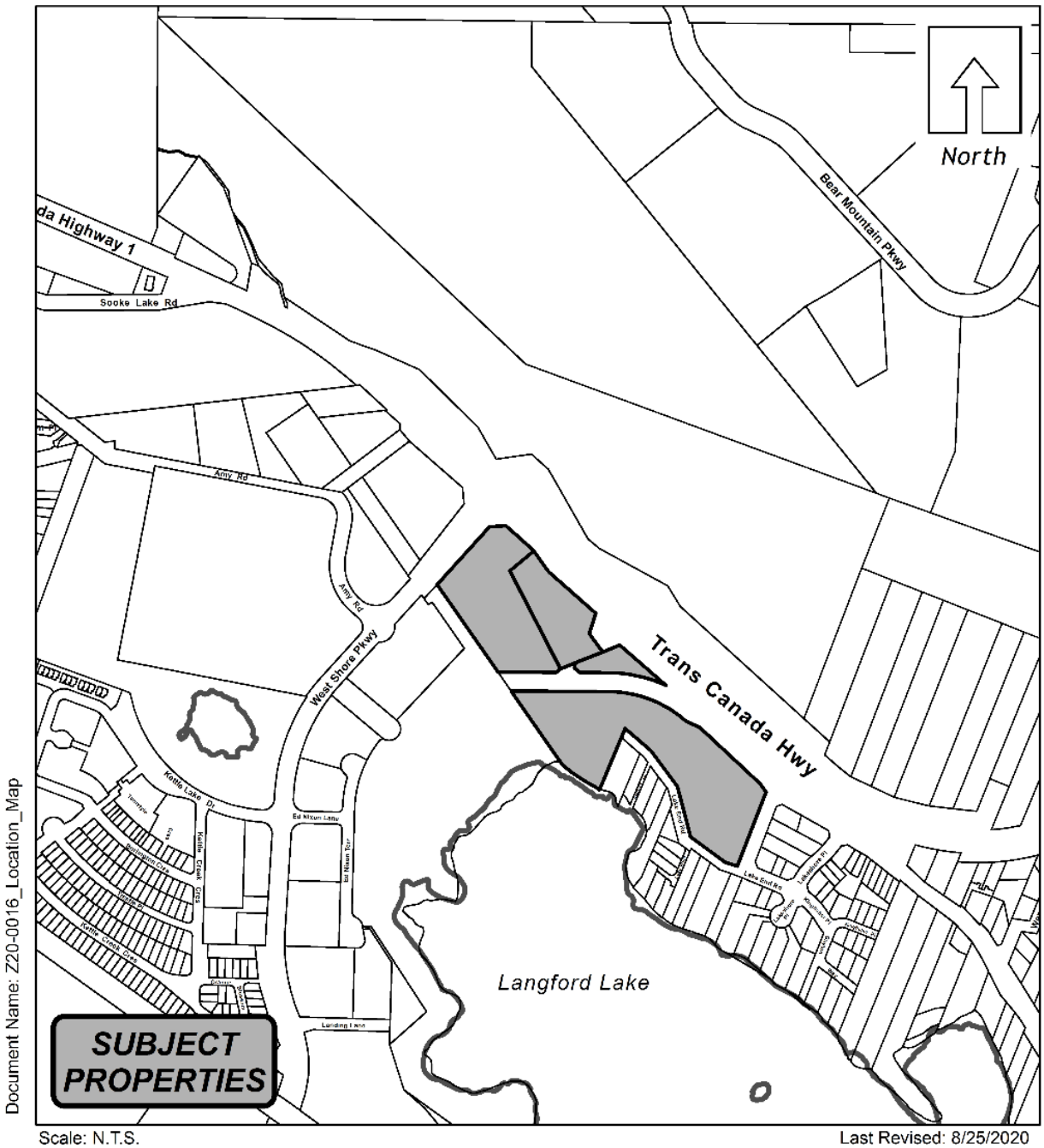
:mgsb

Appendix A


Plan EPP104866
Subdivision Plan of:
- Lot 2, Plan 12263; Except Part in Plan EPP60296;
- Part of Lot 1, Plan VIP69106;
Both of Section 1, Goldstream District.
Rem 2
Plan VIP69106
Trans Canada Highway
Plan 5590 N.W. VIP69106 and VIP69106
Arterial Hwy
Plan EPP60296
Rem 2
Plan 12263
Pt Rem 1
Plan VIP69106
Section 1
Road
Rem
Sec 1
Plan 40809
SRW EM60072
Plan 2760 RW
SRW 30960 G
Plan 2760 RW
Plan 658 RW
Plan EPP4181
Plan VIP77980
Plan VIP77980
Pt Rem 1
Plan VIP69106
Goldstream
Avenue
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
A
4.1ha
B
2.8ha
C
2.0ha
2
Plan VIP77980
3
Plan VIP77980
Partially Plan EPP60296
4
Plan EPP4181
Plan 658 RW
SRW EM60072
SRW EM60072
SRW EM60072
SRW 30960 G
Plan 2760 RW
Plan 2760 RW
Plan 658 RW
Plan EPP4181
Plan VIP77980
Plan VIP77980
Pt Rem 1
Plan VIP69106
Goldstream
Avenue
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
A
4.1ha
B
2.8ha
C
2.0ha
2
Plan VIP77980
3
Plan VIP77980
Partially Plan EPP60296
4
Plan EPP4181
Plan 658 RW
SRW EM60072
SRW EM60072
SRW EM60072
SRW 30960 G
Plan 2760 RW
Plan 2760 RW
Plan 658 RW
Plan EPP4181
Plan VIP77980
Plan VIP77980
Pt Rem 1
Plan VIP69106
Goldstream
Avenue
Pt Rem 1
Plan VIP69106
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Pt Rem 1
Plan VIP69106
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
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4.1ha
B
2.8ha
C
2.0ha
2
Plan VIP77980
3
Plan VIP77980
Partially Plan EPP60296
4
Plan EPP4181
Plan 658 RW
SRW EM60072
SRW EM60072
SRW EM60072
SRW 30960 G
Plan 2760 RW
Plan 2760 RW
Plan 658 RW
Plan EPP4181
Plan VIP77980
Plan VIP77980
Pt Rem 1
Plan VIP69106
Goldstream
Avenue
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Pt Rem 1
Plan VIP69106
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
Arterial Hwy
Plan EPP60296
A
4.1ha
B
2.8ha
C
2.0ha
2
Plan VIP77980
3
Plan VIP77980
Partially Plan EPP60296
4
Plan EPP4181
Plan 658 RW
SRW EM60072
SRW EM60072
SRW EM60072
SRW 30960 G
Plan 2760 RW
Plan 2760 RW
Plan 658 RW
Plan EPP4181
Plan VIP77980
Plan VIP77980

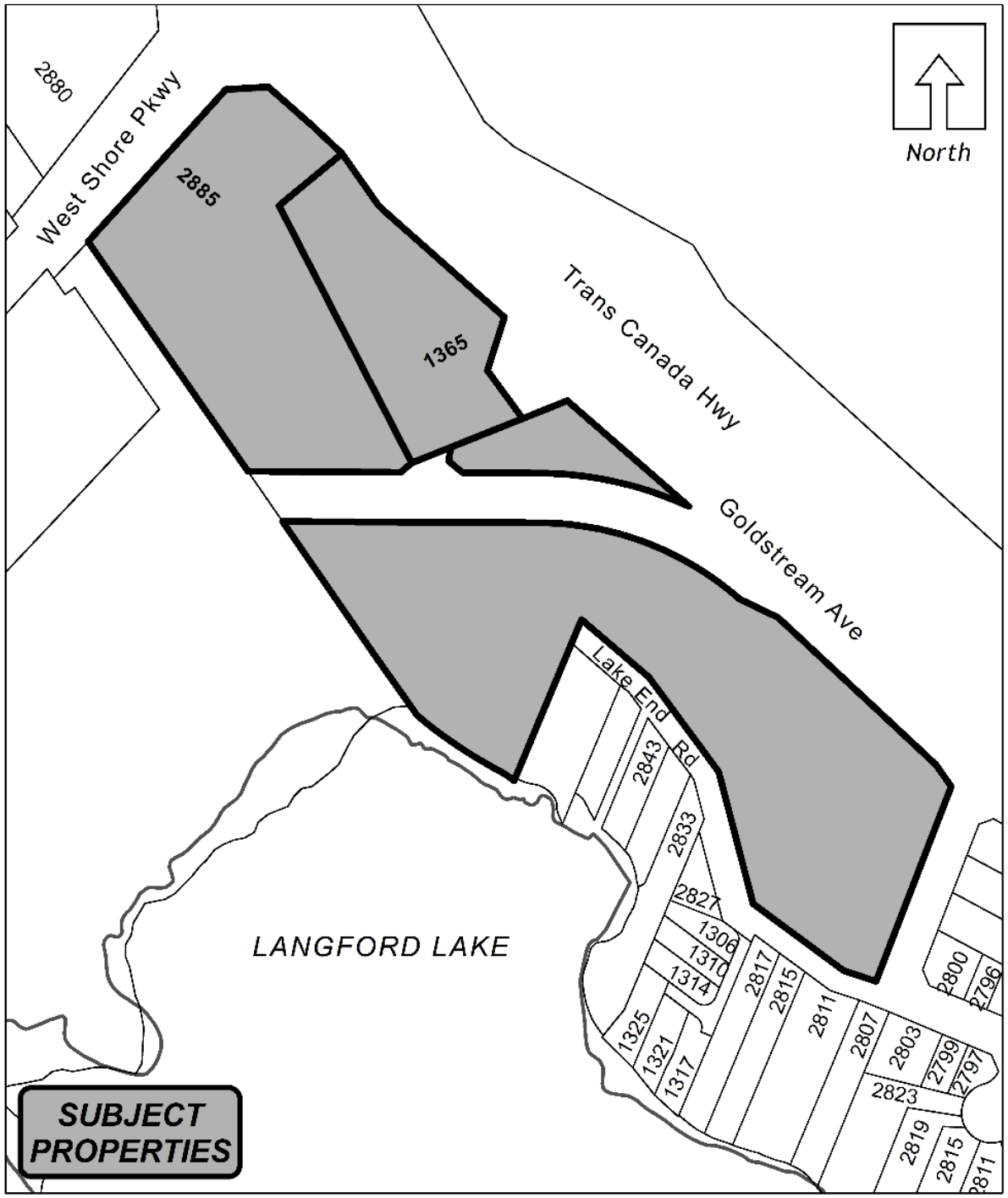
Appendix B

REZONING BYLAW AMENDMENT
(Z20-0016)
2885 West Shore Pkwy & 1365 Goldstream Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z20-0016)
2885 West Shore Pkwy & 1365 Goldstream Ave



Scale: N.T.S.

Last Revised: 8/25/2020

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **October 5, 2020**

Department: **Planning**

Application No.: **TUP20-0006**

Subject: **Application to Allow for the additional parking at 988 McCallum Rd.**

PURPOSE

Graham Harrison of Victoria Contracting & Municipal Maintenance Corporation (VCMMC) has applied on behalf of the property owner, Derek Harrison, to allow parking as a temporary use, under a Temporary Use Permit at 988 McCallum Rd.

BACKGROUND

Due to an influx of summer labour and a need for additional employee parking, VCMMC has already converted a grass field in the front setback of the 988 McCallum Rd into a gravel parking lot. This area was used intermittently as residential parking for 988 McCallum and the conversion work was completed without benefit of permits or zoning due to a misunderstanding in regards to whether additional a parking within the R2 zone would be permissible. A parking facility is not a permitted use in the R2 zone, and requires either a temporary use permit or rezoning is to legalize what has already taken place.

The site is within both the 200 year Floodplain as well the Riparian and Wetland DP areas. The conversion of the grass area into a gravel parking area has made no change to the elevation or drainage characteristics of the site.

Council may, pursuant to Sec. 3.27 of Zoning Bylaw No. 300, issue a Temporary Use Permit for any use on any property within the City.

Table 1: Site Data

Applicant	Graham Harrison
Owner	Derek Harrison
Civic Address	988 McCallum Rd.
Legal Description	LOT B SECTION 112A ESQUIMALT DISTRICT PLAN VIP68496
Size of Property	1.45 Acres (5866 m^2)
DP Areas	200 Year Flood Plain, Riparian, Wetland

Zoning	Existing: R2	Proposed: R2
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The site currently hosts a single-family dwelling covering roughly 150m^2 and is situated on a partially cleared lot with ample amounts of level grass landscaping. This site is bordered by forested green space on the North and Eastern boundaries that Strachan Trail runs through. The green space, due to its dense vegetation screens uses from neighbouring residential properties located on the Eastern side of Florence Lake Rd. All of the surrounding land uses are consistent with the R2 (One-and Two-Family Residential) Zoning.

Figure 1: Subject Property



OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) designates this property as 'Neighbourhood' which is described as:

- Predominantly residential precinct that supports a range of low and medium-density housing, including secondary suites;
- This area allows for residential and mixed-use commercial intensification of street that connect centres and/or are serviced by transit;
- Schools, community facilities and other institutional uses are permitted throughout the area;
- Home-based businesses, live-work housing is encouraged;
- Parks, open spaces and recreational facilities are integrated throughout the area;
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections; and
- Transit stops are located where appropriate.

DEVELOPMENT PERMIT AREAS

The proposed temporary use occurs in three development permit areas as identified by the City of Langford; 200 Year Flood Plain, Riparian, and Wetland. As a requirement of these environmentally sensitive development permit areas, the applicant was required to consult with a Registered Professional Biologist (RPBio) regarding the property's environmental characteristics and to ensure that there are no adverse effects to the floodplain due to the placement of loose gravel in the parking area. The RPBio, Craig Barlow, concluded that the crushed gravel material used to construct the parking pad will allow for rainfall to permeate directly to the ground material below mitigating drainage related issues. Additionally, it is recommended to ensure the long-term health and functionality of the riparian and floodplain areas that:

- The parking pad be maintained and not expanded without supplemental environmental advice;
- Avoid removal, alteration, pruning or otherwise damaging the adjacent riparian community along the Strachan Trail corridor without approval and acceptance from the property owner and/or the City, including plants that may overhang the property line;
- Ensure that all users of this parking pad area (no large construction vehicles) are aware of the environmental sensitivities of this site as it relates to the Florence Lake Riparian and Floodplain DPAs. In this regard, require all staff users to ensure their vehicles are free of leaks of any petrochemicals;
- In the event of an accidental spill of petrochemical products (oil, fuel etc.), VCMMC must remediate the spill quickly as reasonably possible to ensure those toxic materials are contained and do not ultimately drain to the adjacent aquatic environment;
- Provide a trash receptacle for staff use; and
- Once the use of this site for parking is no longer required, remove the parking pad crush material and restore the area to the pre-existing condition and elevations.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The Strachan Trail runs along the Eastern boundary of the property, connecting pedestrians and cyclists from McCallum road to the trail running adjacent Florence Lake Rd. The proposed parking area will use the existing driveway resulting in no additional intersections with McCallum Rd. There should be no adverse impacts on the pedestrian, cycling or motorist networks.

INFRASTRUCTURE

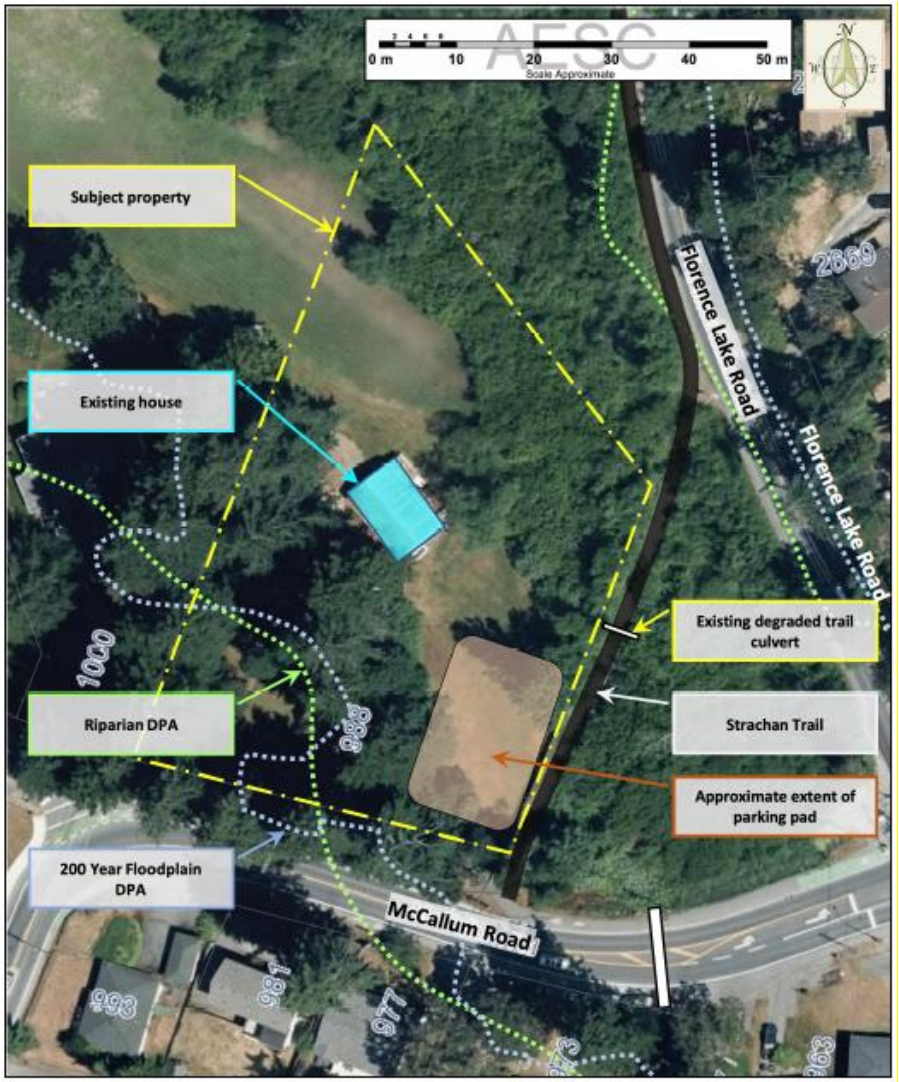
There will be no infrastructure as per the proposal. In addition, the RPBio concluded that there would be no adverse drainage implications by the use of crushed gravel for the parking pad.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing that 988 McCallum Rd. be used for additional employee parking of which are working on nearby site. The proposed use of this property includes the creation of a gravel parking pad, further explained previously. The additional parking intended to mitigate the day-time stress on nearby streets and local parking lots. The Lot will not be used for large automobiles related to the nearby work site, rather it will be solely used for personal vehicles. Due to the permeable nature of the gravel surface, as per the RPBio report, it is recommended that vehicles utilizing this lot are to be monitored for leaks of petrochemicals in order to mitigate impact on the sensitive environment.

Figure 2: Scope of Site Work



Council is being asked to consider the temporary use of a R2 residential zone property for additional parking. This use is not permitted under the R2 zoning, however, as the prior sections of this report will indicate, the proposed use does not negatively impact the adjacent properties or environmentally sensitive areas. The use of this property for employee parking will alleviate the usage of local street and business parking for the time being.

OPTIONS

Option 1

That Council:

1. Proceed with consideration of issuing a Temporary Use Permit for a period of 3 years at 988 McCallum Road for additional employee parking, subject to the following terms and conditions:

    a) That the applicant must, **prior to TUP issuance**, complete the following:
        i. Provide to the City, a landscape plan for the replanting and site remediation completed by Qualified Environmental Professional (QEP).
        ii. Provide to the City, landscape bonding in the amount of the estimated works to be completed as per the landscape plan completed by the QEP.
    b) That only the portion of the property indicated in Figure 2 may be utilized for the employee parking; and
    c) That all recommendations of the Environmental Professional Opinion Memorandum prepared by Craig Barlow, RPBio, are implemented and adhered to throughout the term of use for employee parking;

OR Option 2

2. Take no action at this time with respect to this application for a Temporary Use Permit at 988 McCallum Road.

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

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: October 5, 2020

Department: **Fire Rescue**

Subject: Suspension of the Fall Burn Period

Background

The City of Langford's Bylaw 1532 to Regulate Burning, Prevent and Suppress Fires and Regulate People at Fires in the City of Langford allows for a fall burning period from November 1 to November 30 annually. In the Spring of 2020, there was a significant increase in the number of complaints by residents regarding burning due to COVID, resulting in Council suspending the Spring burn period at the March 19, 2020 meeting. Open burning was then later suspended by the Province as it was determined that the smoke from open fires posed a challenge for residents with respiratory issues and COVID recovery.

Commentary

The current policy was initiated in 2014 with the purpose to improve air quality in the community. The changes were effective in reducing the amount of smoke on "burn weekends" by spreading open fires over a month period, as well as limiting permits to a half acre lot or greater. This reduced the amount of complaints we receive from residents about open burning.

As we are in unprecedented territory with the COVID-19 pandemic, overall health and well being are on the minds of all residents. Many sources, including Island Health and the BC Center for Disease Control advise that smoke can create complications with those who have respiratory issues, including COVID-19. It can be expected that similar complaints regarding open burning that prompted the suspension of burning in the Spring will be received in the Fall as we are entering the second wave of COVID-19 and residents will want to avoid exposure to smoke.

There is also a concern on the staff time for both Bylaw and Fire Department staff to manage the open burning process, to deal with complaints and manage the permitting system. With managing the daily requirements of the pandemic (emergency response, workplace safety inspections, educating safe COVID practices) time is better spent on responding to the pandemic rather than maintaining the open burning process and the complaints resulting from it.

In May 2020, Fire Prevention staff and volunteers coordinated a Community Cleanup Day as a FireSmart initiative to provide residents of properties greater than 0.5 acre an opportunity to drop off their yard waste free of charge as they were not permitted to burn in the Spring. The event was very successful with over 40 yards of yard waste collected and over 25 residents participating which helped reduce the amount of fuel on the ground before wildfire season in an environmentally friendly way. Another Community Cleanup Day could be arranged for the Fall to provide an alternative to burning should the Fall burn period be suspended.

Starting September 25, BC Wildfire is again allowing Category 2 and 3 Open Burning to resume in the province. Their decision was primarily based on the fact that the wildfire situation has improved with recent rainfall. It is not known at this time if the Province will reinstitute the open burning ban due to the health effects related to smoke and COVID-19 as we enter the second wave of the pandemic.

Financial Implications

Should Council wish to purse another Community Cleanup Day, the approximate cost will be $1500 based on the costs of the event in the Spring.

Legal Implications

There are no legal implications.

Options

That Council:

1. Suspend the open burning policy for the Fall burn period, but continue to allow campfires and host a Community Cleanup Day as an alternative to burning for 0.5 acre lots or greater;

OR

2. Suspend the open burning policy for the Fall burn period, continue to allow campfires, but do not host a Community Cleanup Day;

OR

3. Make no changes to the open burning policy at this time and allow the Fall burn period to occur.

Respectfully submitted,

Submitted by:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Donna Petrie, Manager of Business Development and Events
Concurrence:	Marie Watmough, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:'CA'

Christina Bell

From: Julie Coneybeer
Sent: September 11, 2020 2:34 PM
To: Agendas
Subject: FW: For addition to the next council meeting
Attachments: 2020 Operating Income - Amended (JDF Arena and Capital CF).pdf; 2020 Summary - Amended (JDF Arena and Capital CF).pdf; Amended 2020 Budget - September 2020.pdf

Importance: High

For next council agenda

Julie Coneybeer
Executive Assistant
250.478.7882

From: Chantelle Bremner
Sent: September 11, 2020 2:31 PM
To: Braden Hutchins <bhutchins@langford.ca>; Christina Bell <cbell@langford.ca>; Deb Hopkins <dhopkins@highlands.ca>; Elena Bolster - Town of View Royal (ebolster@viewroyal.ca) <ebolster@viewroyal.ca>; Julie Coneybeer <jconeybeer@langford.ca>; Nora Brooks <nbrooks@colwood.ca>; Sonia Santarossa <SSantarossa@highlands.ca>; Tammie Van Swieten <tvanswieten@metchosin.ca>; Tina Hansen <thansen@metchosin.ca>
Cc: Grant Brown <gbrown@westshorerecreation.ca>; Ben Currie <bcurrie@westshorerecreation.ca>; Kyara Kahakauwila <kyara@metchosin.ca>; Damian Kowalewich <dkowalewich@viewroyal.ca>; Leslie Anderson <leslie.corvidconsulting@gmail.com>; Stewart Parkinson (stewartparkinson@colwood.ca) <stewartparkinson@colwood.ca>; Roger Wade <rwade@langford.ca>
Subject: For addition to the next council meeting
Importance: High

Good Afternoon,

At yesterday's WSPRS Board of Directors' meeting, the following motion was passed.

MOVED/SECONDED *BY DIRECTORS PARKINSON AND WADE THAT THE AMENDED 2020 BUDGET BE APPROVED BY COUNCILS FROM THE FIVE OWNER MUNICPALITIES.*
CARRIED

Could you please add the Amendment of the WSPRS 2020 Budget to the next council meeting in your municipality?

Supporting documentation is attached for your use.

Once council approves the amended WSPRS 2020 budget, please provide an emailed letter with a copy of the passed resolution.

Cheers,

Chantelle Bremner
Administrative Assistant

DIRECT **250-474-8610**
FAX **250-474-8624**

OFFICE
Juan de Fuca Recreation Centre
1767 Island Highway Victoria BC V9B 1J1



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BOARD OF DIRECTORS

1767 Island Highway Victoria BC V9B 1J1 PH: 250 478-8384 FX: 250 474-8650 www.jdfrecreation.com

STAFF REPORT

TO:	West Shore Parks & Recreation Finance Committee
FROM:	Grant Brown, Administrator
DATE:	September 1, 2020
SUBJECT:	Amended 2020 Budget

BACKGROUND:
The 2020 budget was approved by the board of directors at the November 14, 2019 board meeting.

The capital section included improvements to the JDF Arena which were scheduled to take place in 2021 and is funded by $700,000 in designated reserve funds and a $1,298,271 Federal Infrastructure Improvement grant. In late spring of this year, it was determined that the JDF Arena could not have ice safely re-installed and that the improvement project was to be moved up and begin in fall 2020.

Furthermore, two capital projects that were slated for completion in 2019 were incomplete at year end and the approved funds remain in reserve to cover project costs incurred in 2020. The replacement of the pool air handling unit $375,000 and the sewer connection at Centennial Centre $70,000. The air handling unit replacement is nearing completion and the sewer connection was completed earlier this year.

To accommodate the capital work in 2020 and update the financial plan, the 2020 budget requires amendment.

DISCUSSION:
Areas to consider are:

- Full JDF Arena capital project costs will be covered by designated reserve funds and a grant totalling $1,998,271.
- Full capital costs for the pool air handling unit replacement and sewer connection at Centennial Centre will be covered by 2019 funds carried forward to 2020 via reserves.
- As a result, there is no alteration to previously approved requisition levels and therefore no tax effect on the municipal owners.

BUDGET IMPLICATIONS:
All work related to the JDF Arena improvement project, pool air handling unit replacement and Centennial Centre sewer connection are fully funded via designated reserve funds and federal grant

funding awarded to West Shore Parks & Recreation Society and therefore the effect on the 2020 budget is null.

OPTIONS:

1. That the board of directors approve the amended WSPR 2020 budget as presented.
   or
2. That the board of directors do not approve the amended WSPR 2020 budget as presented.

RECOMMENDATION:

That the board of directors approve the amended WSPR 2020 budget as presented.



Grant Brown
Administrator

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
OPERATIONS										
Administration										
	Expenditures	402,982	428,068	25,086	6.22%	421,168	18,186	4.51%	(6,899)	-1.61%
	Net	402,982	428,068	25,086	6.22%	421,168	18,186	4.51%	(6,899)	-1.61%
Finance										
	Revenues	(115,811)	(118,411)	(2,600)	2.24%	(116,083)	(272)	0.23%	2,328	-1.97%
	Expenditures	711,950	729,412	17,462	2.45%	798,995	87,045	12.23%	69,584	9.54%
	Net	596,139	611,001	14,862	2.49%	682,913	86,774	14.56%	71,912	11.77%
Human Resources										
	Expenditures	172,123	144,800	(27,323)	-15.87%	141,714	(30,409)	-17.67%	(3,086)	-2.13%
	Net	172,123	144,800	(27,323)	-15.87%	141,714	(30,409)	-17.67%	(3,086)	-2.13%
Reception										
	Revenues	(32,809)	(38,979)	(6,170)	18.81%	(37,861)	(5,052)	15.40%	1,118	-2.87%
	Expenditures	631,315	622,169	(9,146)	-1.45%	628,159	(3,156)	-0.50%	5,990	0.96%
	Net	598,506	583,190	(15,316)	-2.56%	590,298	(8,208)	-1.37%	7,108	1.22%
Marketing										
	Revenues	(14,264)	(16,027)	(1,763)	12.36%	(16,027)	(1,763)	12.36%	0	0.00%
	Expenditures	76,000	70,263	(5,737)	-7.55%	76,500	500	0.66%	6,237	8.88%
	Net	61,736	54,236	(7,500)	-12.15%	60,473	(1,263)	-2.05%	6,237	11.50%
NET ADMINISTRATION		**1,831,486**	**1,821,295**	**(10,191)**	**-0.56%**	**1,896,566**	**65,080**	**3.55%**	**75,271**	**4.13%**

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Maintenance - General										
	Revenues	(960)	(7,000)	(6,040)	629.17%	(4,000)	(3,040)	316.67%	3,000	-42.86%
	Expenditures	604,804	817,089	212,285	35.10%	713,792	108,988	18.02%	(103,297)	-12.64%
	Net	603,844	810,089	206,245	34.16%	709,792	105,948	17.55%	(100,297)	-12.38%
Maintenance - JDF Arena										
	Expenditures	663,756	585,851	(77,905)	-11.74%	634,920	(28,836)	-4.34%	49,068	8.38%
	Net	663,756	585,851	(77,905)	-11.74%	634,920	(28,836)	-4.34%	49,068	8.38%
Maintenance - Curling/Dry Floor										
	Expenditures	129,475	116,520	(12,955)	-10.01%	86,532	(42,943)	-33.17%	(29,988)	-25.74%
	Net	129,475	116,520	(12,955)	-10.01%	86,532	(42,943)	-33.17%	(29,988)	-25.74%
Maintenance - Pool										
	Expenditures	562,309	581,355	19,046	3.39%	620,471	58,162	10.34%	39,116	6.73%
	Net	562,309	581,355	19,046	3.39%	620,471	58,162	10.34%	39,116	6.73%
Maintenance - Seniors										
	Revenues	(129,982)	(131,000)	(1,018)	0.78%	(132,500)	(2,518)	1.94%	(1,500)	1.15%
	Expenditures	242,750	229,013	(13,737)	-5.66%	255,400	12,650	5.21%	26,387	11.52%
	Net	112,768	98,013	(14,755)	-13.08%	122,900	10,132	8.99%	24,887	25.39%
Maintenance - Library										
	Revenues	(73,010)	(76,720)	(3,710)	5.08%	(81,441)	(8,431)	11.55%	(4,721)	6.15%
	Expenditures	73,010	76,720	3,710	5.08%	81,441	8,431	11.55%	4,721	6.15%
	Net	0	0	0	0.00%	0	0	0.00%	(0)	#DIV/0!
Maintenance - Centennial Centre										
	Expenditures	88,021	81,144	(6,876)	-7.81%	86,748	(1,273)	-1.45%	5,604	6.91%
	Net	88,021	81,144	(6,876)	-7.81%	86,748	(1,273)	-1.45%	5,604	6.91%

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Maintenance - Q Centre										
	Revenues	(417)	(13,690)	(13,273)	3182.97%	0	417	-100.00%	13,690	-100.00%
	Expenditures	779,693	725,536	(54,157)	-6.95%	764,349	(15,344)	-1.97%	38,813	5.35%
	Net	779,276	711,846	(67,430)	-8.65%	764,349	(14,927)	-1.92%	52,503	7.38%
Maintenance - Fleet										
	Expenditures	52,370	51,207	(1,163)	-2.22%	52,700	330	0.63%	1,493	2.92%
	Net	52,370	51,207	(1,163)	-2.22%	52,700	330	0.63%	1,493	2.92%
NET MAINTENANCE		**2,991,819**	**3,036,026**	**44,207**	**1.48%**	**3,078,411**	**86,592**	**2.89%**	**42,385**	**1.40%**
Parks - Parks										
	Revenues	(54,537)	(60,479)	(5,942)	10.90%	(52,479)	2,058	-3.77%	8,000	-13.23%
	Expenditures	796,078	775,035	(21,044)	-2.64%	796,079	0	0.00%	21,044	2.72%
	Net	741,541	714,556	(26,986)	-3.64%	743,600	2,058	0.28%	29,044	4.06%
Parks - Golf										
	Expenditures	177,810	169,267	(8,543)	-4.80%	169,689	(8,121)	-4.57%	422	0.25%
	Net	177,810	169,267	(8,543)	-4.80%	169,689	(8,121)	-4.57%	422	0.25%
Parks - Lawn Bowl										
	Expenditures	55,901	32,759	(23,141)	-41.40%	51,866	(4,035)	-7.22%	19,107	58.32%
	Net	55,901	32,759	(23,141)	-41.40%	51,866	(4,035)	-7.22%	19,107	58.32%
Parks - Velodrome										
	Expenditures	6,761	5,255	(1,506)	-22.27%	5,255	(1,506)	-22.27%	0	0.00%
	Net	6,761	5,255	(1,506)	-22.27%	5,255	(1,506)	-22.27%	0	0.00%
NET PARKS		**982,013**	**921,837**	**(60,176)**	**-6.13%**	**970,410**	**(11,603)**	**-1.18%**	**48,573**	**5.27%**

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Food & Beverage - Administration										
	Expenditures	73,578	72,475	(1,103)	-1.50%	85,161	11,583	15.74%	12,686	17.50%
	Net	73,578	72,475	(1,103)	-1.50%	85,161	11,583	15.74%	12,686	17.50%
Food & Beverage - Q Centre										
	Revenues	(319,835)	(377,180)	(57,345)	17.93%	(337,663)	(17,828)	5.57%	39,517	-10.48%
	Expenditures	201,475	251,714	50,239	24.94%	209,071	7,596	3.77%	(42,643)	-16.94%
	Net	(118,360)	(125,466)	(7,106)	6.00%	(128,592)	(10,232)	8.64%	(3,126)	2.49%
Food & Beverage - Catering										
	Revenues	(205,960)	(190,487)	15,473	-7.51%	(211,441)	(5,481)	2.66%	(20,954)	11.00%
	Expenditures	151,392	147,055	(4,337)	-2.86%	159,162	7,770	5.13%	12,106	8.23%
	Net	(54,568)	(43,432)	11,136	-20.41%	(52,279)	2,289	-4.19%	(8,847)	20.37%
Food & Beverage - Café										
	Revenues	(132,274)	(132,197)	77	-0.06%	(134,700)	(2,426)	1.83%	(2,503)	1.89%
	Expenditures	129,533	141,282	11,749	9.07%	131,102	1,569	1.21%	(10,180)	-7.21%
	Net	(2,741)	9,085	11,826	-431.45%	(3,599)	(858)	31.29%	(12,684)	-139.61%
Food & Beverage - Lounge										
	Revenues	(44,300)	(18,097)	26,203	-59.15%	0	44,300	-100.00%	18,097	-100.00%
	Expenditures	28,681	14,081	(14,600)	-50.91%	0	(28,681)	-100.00%	(14,081)	-100.00%
	Net	(15,619)	(4,016)	11,603	-74.29%	0	15,619	-100.00%	4,016	-100.00%
NET FOOD & BEVERAGE		**(117,710)**	**(91,353)**	**26,357**	**-22.39%**	**(99,308)**	**18,402**	**-15.63%**	**(7,955)**	**8.71%**

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Program Administration										
	Expenditures	209,600	206,138	(3,462)	-1.65%	218,887	9,287	4.43%	12,749	6.08%
	Net	209,600	206,138	(3,462)	-1.65%	218,887	9,287	4.43%	12,749	6.08%
Programs - JDF Arena										
	Revenues	(502,525)	(542,002)	(39,477)	7.86%	(555,319)	(52,794)	10.51%	(13,317)	2.46%
	Expenditures	216,237	244,523	28,286	13.08%	245,658	29,421	13.61%	1,135	0.46%
	Net	(286,288)	(297,479)	(11,191)	3.91%	(309,661)	(23,373)	8.16%	(12,182)	4.09%
Programs - Q Centre										
	Revenues	(623,324)	(598,310)	25,014	-4.01%	(604,309)	19,015	-3.05%	(5,999)	1.00%
	Expenditures	402,495	419,222	16,727	4.16%	429,161	26,666	6.63%	9,939	2.37%
	Net	(220,829)	(179,088)	41,741	-18.90%	(175,148)	45,681	-20.69%	3,940	-2.20%
Programs - Curling/Dry Floor										
	Revenues	(107,678)	(117,297)	(9,619)	8.93%	(130,234)	(22,556)	20.95%	(12,937)	11.03%
	Expenditures	100	0	(100)	-100.00%	35,000	34,900	34900.00%	35,000	0.00%
	Net	(107,578)	(117,297)	(9,719)	9.03%	(95,234)	12,344	-11.47%	22,063	-18.81%
Programs - Pool										
	Revenues	(892,812)	(890,647)	2,165	-0.24%	(959,462)	(66,650)	7.47%	(68,815)	7.73%
	Expenditures	666,726	678,539	11,813	1.77%	734,615	67,889	10.18%	56,076	8.26%
	Net	(226,086)	(212,108)	13,978	-6.18%	(224,847)	1,239	-0.55%	(12,740)	6.01%
Programs - Weights, Rehab, Fitness & Wellness										
	Revenues	(715,508)	(752,622)	(37,114)	5.19%	(756,721)	(41,213)	5.76%	(4,099)	0.54%
	Expenditures	562,107	584,915	22,808	4.06%	588,952	26,845	4.78%	4,036	0.69%
	Net	(153,401)	(167,707)	(14,306)	9.33%	(167,770)	(14,369)	9.37%	(63)	0.04%

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Programs - Sports										
	Revenues	(398,123)	(398,000)	123	-14.28%	(405,590)	(7,467)	-6.81%	(7,590)	7.71%
	Expenditures	164,558	167,688	3,130	-12.01%	178,363	13,805	15.11%	10,675	30.77%
	Net	(233,565)	(230,312)	3,253	-33.62%	(227,227)	6,338	-49.64%	3,085	-21.98%
Programs - Golf										
	Revenues	(304,031)	(314,289)	(10,258)	3.37%	(324,289)	(20,258)	6.66%	(10,000)	3.18%
	Expenditures	111,887	101,040	(10,847)	-9.69%	113,420	1,533	1.37%	12,380	12.25%
	Net	(192,144)	(213,249)	(21,105)	10.98%	(210,869)	(18,725)	9.75%	2,380	-1.12%
Programs - Community Recreation Admininstration										
	Revenues	(14,635)	(21,155)	(6,520)	44.55%	(18,518)	(3,883)	26.53%	2,637	-12.46%
	Expenditures	144,603	129,189	(15,414)	-10.66%	152,371	7,768	5.37%	23,182	17.94%
	Net	129,968	108,034	(21,934)	-16.88%	133,853	3,885	2.99%	25,819	23.90%
Programs - Arts & Culture										
	Revenues	(254,210)	(247,434)	6,776	-2.67%	(248,164)	6,046	-2.38%	1,769	-0.72%
	Expenditures	263,155	261,176	(1,979)	-0.75%	257,587	(5,568)	-2.12%	(3,589)	-1.37%
	Net	8,945	13,743	4,798	53.63%	9,422	477	5.34%	(1,820)	-13.24%
Programs - Licensed Care										
	Revenues	(671,627)	(765,345)	(93,718)	13.95%	(797,978)	(126,351)	18.81%	(32,634)	4.26%
	Expenditures	531,304	571,463	40,159	7.56%	623,445	92,141	17.34%	51,982	9.10%
	Net	(140,323)	(193,881)	(53,558)	38.17%	(174,533)	(34,210)	24.38%	19,348	-9.98%
Programs - Preschool to Youth										
	Revenues	(333,775)	(377,538)	(43,763)	13.11%	(378,200)	(44,425)	13.31%	(662)	0.18%
	Expenditures	351,140	354,600	3,460	0.99%	366,587	15,447	4.40%	11,987	3.38%
	Net	17,365	(22,938)	(40,303)	-232.09%	(11,613)	(28,978)	-166.87%	11,326	-49.37%

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

	2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Programs - Community Development									
Revenues	(52,512)	(44,555)	7,957	-15.15%	(45,805)	6,707	-12.77%	(1,250)	2.81%
Expenditures	159,575	147,296	(12,279)	-7.69%	158,297	(1,278)	-0.80%	11,001	7.47%
Net	107,063	102,741	(4,322)	-4.04%	112,492	5,429	5.07%	9,751	9.49%
NET PROGRAMS	**(1,087,273)**	**(1,203,403)**	**(116,130)**	**10.68%**	**(1,122,246)**	**(34,973)**	**3.22%**	**83,658**	**-6.95%**
REVENUE	(5,994,919)	(6,249,459)	(254,540)	4.25%	(6,348,783)	(353,863)	5.90%	(99,324)	1.59%
EXPENSE	10,595,254	10,733,860	138,605	1.31%	11,072,615	477,361	4.51%	338,756	3.16%
NET OPERATIONS	**4,600,335**	**4,484,401**	**(115,934)**	**-2.52%**	**4,723,835**	**123,500**	**2.68%**	**239,434**	**5.34%**

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
CAPITAL PROJECTS										
Fund Transfers										
	Fitness Equipment Reserve	(92,000)	(92,000)	0	0.00%	(94,794)	(2,794)	3.04%	(2,794)	3.04%
	Jdf Arena Floor Reserve	0	0	0	0.00%	(700,000)	(700,000)	0.00%	(700,000)	0.00%
	Bus Replacement Reserve	0	0	0	0.00%	(100,000)	(100,000)	0.00%	(100,000)	0.00%
	Pool Liner Reserve (CRD)	(188,000)	(188,000)	0	0.00%	0	188,000	-100.00%	188,000	-100.00%
	Electronic Sign Reserve	0	0	0	0.00%	0	0	0.00%	0	0.00%
	Federal Infrastructure Improvement Grant	0	0	0	0	(1,298,271)	(1,298,271)	0	(1,298,271)	0
	Childcare BC New Spaces Grant	0	0	0	0.00%	(2,799,465)	(2,799,465)	0.00%	(2,799,465)	0.00%
	UBCM Childcare Spaces Grant	0	0	0	0.00%	(1,000,000)	(1,000,000)	0.00%	(1,000,000)	0.00%
	Equipment & Maintenance Reserve	(854,794)	(854,794)	0	0.00%	(1,488,094)	(633,300)	74.09%	(633,300)	74.09%
		(1,134,794)	(1,134,794)	0	0.00%	(7,480,624)	(6,345,830)	559.21%	(6,345,830)	559.21%
Projects										
	Small Equipment	80,000	60,905	(19,095)	-23.87%	0	(80,000)	-100.00%	(60,905)	-100.00%
	Fitness Equipment	92,000	92,000	0	0.00%	94,794	2,794	3.04%	2,794	3.04%
	Vehicle Replacement - Purchases	142,000	142,000	0	0.00%	240,300	98,300	69.23%	98,300	69.23%
	Vehicle Replacement - Disposals	0	0	0	0.00%	0	0	0.00%	0	0.00%
	Large Projects and Purchases	0	0	0	0.00%	105,000	105,000	0.00%	105,000	0.00%
	Major Site Maintenance	1,055,000	621,037	(433,963)	-41.13%	7,162,736	6,107,736	578.93%	6,541,699	1053.35%
	Major Parks Maintenance	113,000	102,150	(10,850)	-9.60%	225,000	112,000	99.12%	122,850	120.26%
Total Capital Projects		1,482,000	1,018,092	(463,908)	-31.30%	7,827,830	6,345,830	428.19%	6,809,738	668.87%
NET CAPITAL PROJECTS		**347,206**	**(116,702)**	**(463,908)**	**-133.61%**	**347,206**	**0**	**0.00%**	**463,908**	**-397.51%**
Overall (Surplus)/Deficit			**(579,843)**							

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Summary

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
REQUISITIONS										
	Operating	(4,600,335)	(4,600,335)	(0)	0.00%	(4,723,835)	(123,500)	2.68%	(123,500)	2.68%
	Capital	(347,206)	(347,206)	0	0.00%	(347,206)	0	0.00%	0	0.00%
TOTAL REQUISITIONS		**(4,947,541)**	**(4,947,541)**	**(0)**	**0.00%**	**(5,071,041)**	**(123,500)**	**2.50%**	**(123,500)**	**2.50%**
REQUISITION REQUEST										
01-10-18-100-0180	Requisitions - Colwood	(1,075,035)	(1,075,035)	0	0.00%	(1,082,239)	(7,204)	0.67%	(7,204)	0.67%
01-10-18-100-0181	Requisitions - Highlands	(180,577)	(180,577)	0	0.00%	(178,581)	1,996	-1.11%	1,996	-1.11%
01-10-18-100-0182	Requisitions - Langford	(2,576,401)	(2,576,401)	0	0.00%	(2,668,592)	(92,191)	3.58%	(92,191)	3.58%
01-10-18-100-0183	Requisitions - Metchosin	(389,075)	(389,075)	0	0.00%	(387,753)	1,322	-0.34%	1,322	-0.34%
01-10-18-100-0184	Requisitions - View Royal	(726,451)	(726,451)	0	0.00%	(753,874)	(27,423)	3.77%	(27,423)	3.77%
		(4,947,539)	**(4,947,539)**	**0**	**0.00%**	**(5,071,039)**	**(123,500)**	**2.50%**	**(123,500)**	**2.50%**

West Shore Parks & Recreation Society
2020 Operating & Capital Budget
Operating Income

		2019 Budget	2019 Projection	$ Variance	% of Budget	2020 Budget	$ Inc 2019 Budget	% Inc 2019 Budget	$ Inc 2019 Projection	% Inc 2019 Projection
Revenue										
	Requisitions	4,947,541	4,947,541	0	0.00%	5,071,041	123,500	2.50%	123,500	2.50%
	Sale of Service	5,994,919	6,249,459	254,540	4.25%	6,348,783	353,863	5.90%	96,824	1.55%
Total Revenues		10,942,460	11,197,000	254,540	2.33%	11,419,823	477,363	4.36%	220,323	1.97%
Operating Expenses										
	Administration	402,982	428,068	25,086	6.22%	421,168	18,186	4.51%	(6,899)	-1.61%
	Finance	711,950	729,412	17,462	2.45%	798,995	87,045	12.23%	69,584	9.54%
	Food & Beverage	584,659	626,607	41,948	7.17%	584,496	(163)	-0.03%	(42,112)	-6.72%
	Human Resources	172,123	144,800	(27,323)	-15.87%	141,714	(30,409)	-17.67%	(3,086)	-2.13%
	Maintenance	3,196,188	3,264,436	68,248	2.14%	3,296,352	100,164	3.13%	31,916	0.98%
	Marketing	76,000	70,263	(5,737)	-7.55%	76,500	500	0.66%	6,237	8.88%
	Parks	1,036,550	982,316	(54,234)	-5.23%	1,022,889	(13,661)	-1.32%	40,573	4.13%
	Programs	3,783,487	3,865,789	82,302	2.18%	4,102,342	318,855	8.43%	236,553	6.12%
	Reception	631,315	622,169	(9,146)	-1.45%	628,159	(3,156)	-0.50%	5,990	0.96%
Total Operating Expenses		10,595,254	10,733,860	138,605	1.31%	11,072,615	477,361	4.51%	338,756	3.16%
Net Operating Income		347,206	463,140	115,934	33.39%	347,206	0	0.00%	(115,934)	-25.03%
Transfers to Reserve		(347,206)	(463,140)	(115,934)	33.39%	(347,206)	0	0.00%	115,934	-25.03%
Capital Expenditures		1,482,000	1,018,092	(463,908)	-31.30%	7,827,830	6,345,830	428.19%	6,809,738	668.87%
Transfers from Reserve		(1,482,000)	(1,018,092)	463,908	-31.30%	(7,827,830)	(6,345,830)	428.19%	(6,809,738)	668.87%
Budget Surplus (Deficit)		0	0	0	0.00%	0	0	0.00%	0	0.00%

West Shore Parks & Recreation Society
2020 Projected Reserve Accounts Summary

	December 31, 2018 Audited	Transfers In 2019	Transfers Out 2019	December 31, 2019 Projected	Transfer In 2020	Transfers Out 2020	December 31, 2020 Projected
Equipment Replacement Reserve	195,520	92,500	(92,000)	196,020	125,000	(194,794)	126,226
Pool Liner Reserve	188,000	0	(188,000)	0	0	0	0
Major Repair Reserve	2,049,638	998,605	(854,794)	2,193,449	101,556	(2,188,094)	106,911
Total Reserve Available	2,433,158	1,091,105	(1,134,794)	2,389,469	226,556	(2,382,888)	233,137
Unfunded Members' TCA	585,393						

CITY OF LANGFORD
BYLAW NO. 1761

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 **RR4 Rural Residential 4)** Zone and adding to the **RS1 (Residential Small Lot) Zone** the property legally described as LOT 1, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 9548 EXCEPT THAT PART IN PLAN 14368; PID No.: 005-349-893 (2120 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following as subsection 6.23.01 and renumbering the section as required:

   "townhouses, not to exceed 47 units, on the property legally described as LOT 1, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 9548 EXCEPT THAT PART IN PLAN 14368; PID No.: 005-349-893 (2120 Millstream Rd)."

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS1	1761	LOT 1, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 9548 EXCEPT THAT PART IN PLAN 14368 (2120 Millstream Rd)	a) $3,960 per small lot towards the General Amenity Reserve Fund; b) $3,660 per townhouse unit towards the General Amenity Reserve Fund; c) $660 per small lot towards the Affordable Housing Reserve Fund; d) $610 per townhouse unit towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 523, (2120 Millstream Rd), Bylaw No. 1761, 2020".

READ A FIRST TIME this day of, 2020.

PUBLIC HEARING HELD this day of , 2020

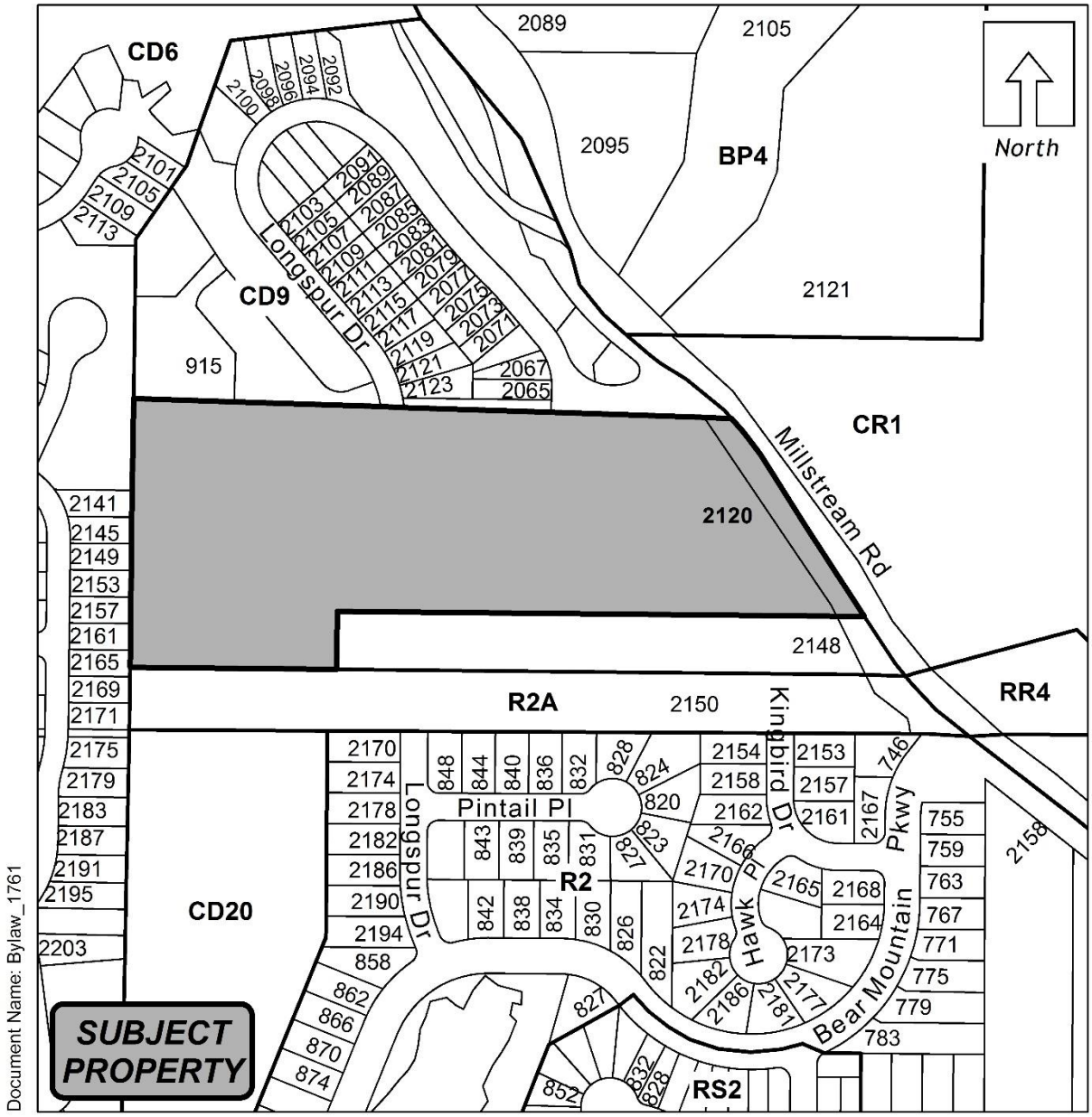
READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1761

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/25/2018

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**October 5, 2020**
Department:	**Planning**
Application No.:	**Z19-0017**
Subject:	**Bylaw No. 1882 – Application to Rezone 936 Jenkins and a portion of 919 Rex Road from R2 (One-and Two Family Residential) to RS3 (Residential Small Lot 3) to allow for a four lot subdivision**

At the Regular Meeting of Council on January 6, 2020 Council gave the Bylaw 1882 First Reading with the following Committee resolution with respect to the property at 936 Jenkins and a portion of 919 Rex Road:

That Council:

1. *Proceed with consideration of first reading of Bylaw No. 1882 to amend the zoning designation for the property at 936 Jenkins and a portion of 919 Rex Road from R2 (One-and Two Family Residential) to RS3 (Residential Small Lot 3) 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: (**COMPLETED)***

        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 or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense; and*

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

vi. *That the applicant submits calculations to determine the FUS required to provide adequate water flows to the site prior to the issuance of a Development Permit that approves building setbacks for the subject property.*

2. *That the applicant registers the boundary adjustment subdivision to add a portion of 919 Rex Road to 936 Jenkins, prior to Bylaw Adoption.*

COMMENTS

Council gave Bylaw No. 1882 second and third readings on May 4, 2020. The applicant has completed the conditions of Council's resolution that were required prior to Bylaw Adoption. The applicant's lawyer has deposited the section 219 covenant at the Land Title Office and provided a registration number (CA8300968). Now that the applicant has secured items (i) through (vi) above and registered the boundary adjustment, in accordance with Council's resolution passed May 4, 2020, Council may wish to proceed with fourth and final reading of Bylaw No. 1882. However, if Council wishes to include additional conditions prior to giving fourth reading to the Bylaw they may wish to do so now.

Bylaw No. 1882 was signed by the Minister of Transportation on May 7, 2020.

OPTIONS

That Council:

1. Adopt Bylaw No 1882.

2. Take no action at this time with respect to Bylaw No. 1882.

Respectfully Submitted,

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

:ds

CITY OF LANGFORD
BYLAW NO. 1882

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 RS3 (RESIDENTIAL SMALL LOT 3) ZONE the properties legally described as LOT 39, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-313 (936 Jenkins Avenue) and LOT 4, SECTION 80, ESQUIMALT DISTRICT, PLAN 21542, PID No. 003-421-295 (919 Rex 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)
RS3	1882	LOT 39, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No. 004-973-313 (936 Jenkins Avenue) and portion of LOT 4, SECTION 80, ESQUIMALT DISTRICT, PLAN 21542, PID No. 003-421-295 (919 Rex Rd)	a) $3,960 per lot towards the General Amenity Reserve Fund b) $660 per lot towards the Affordable Housing Reserve	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 580, (936 Jenkins Avenue), Bylaw No. 1882, 2020".

READ A FIRST TIME this 6th 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.

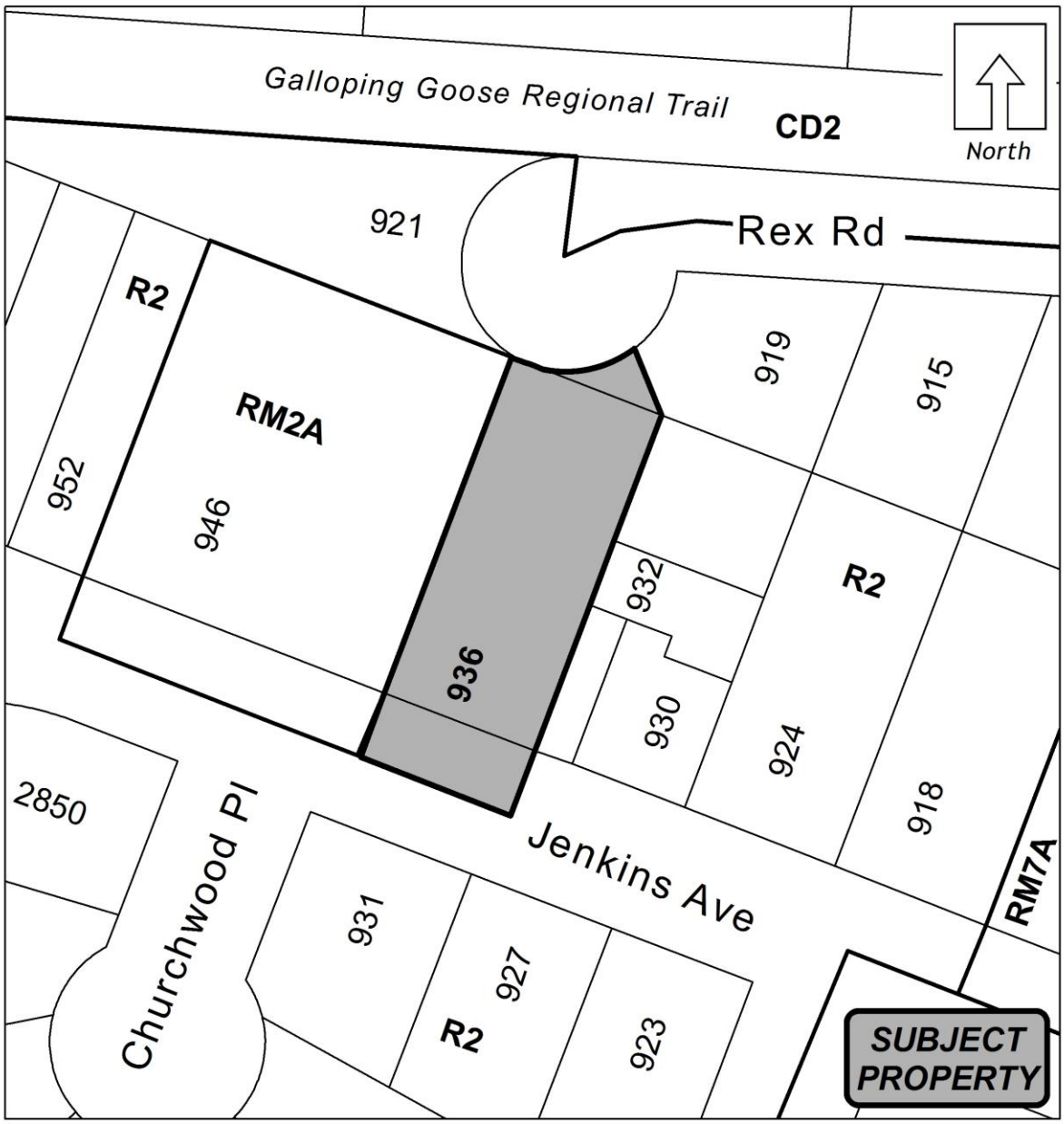
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 7th day of May, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1882

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1882

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/24/2019

CITY OF LANGFORD
BYLAW NO. 1905

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- Two-Family Residential) Zone and adding to CC1 (City Centre 1) Zone the property legally described as LOT 2, SECTION 1, ESQUIMALT DISTRICT, PLAN 18082, EXCEPT THAT PART IN PLAN 34267 AND PLAN 44327, PID No. 003-866-131 (494 Goldstream 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)
CC1	1905	LOT 2, SECTION 1, ESQUIMALT DISTRICT, PLAN 18082, EXCEPT THAT PART IN PLAN 34267 AND PLAN 44327, PID No. 003-866-131 (494 Goldstream Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and	No

			f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of new commercial space in the building towards the General Amenity Reserve Fund.	

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 590, (494 Goldstream Ave), Bylaw No. 1905, 2020".

READ A FIRST TIME this 17th day of August, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

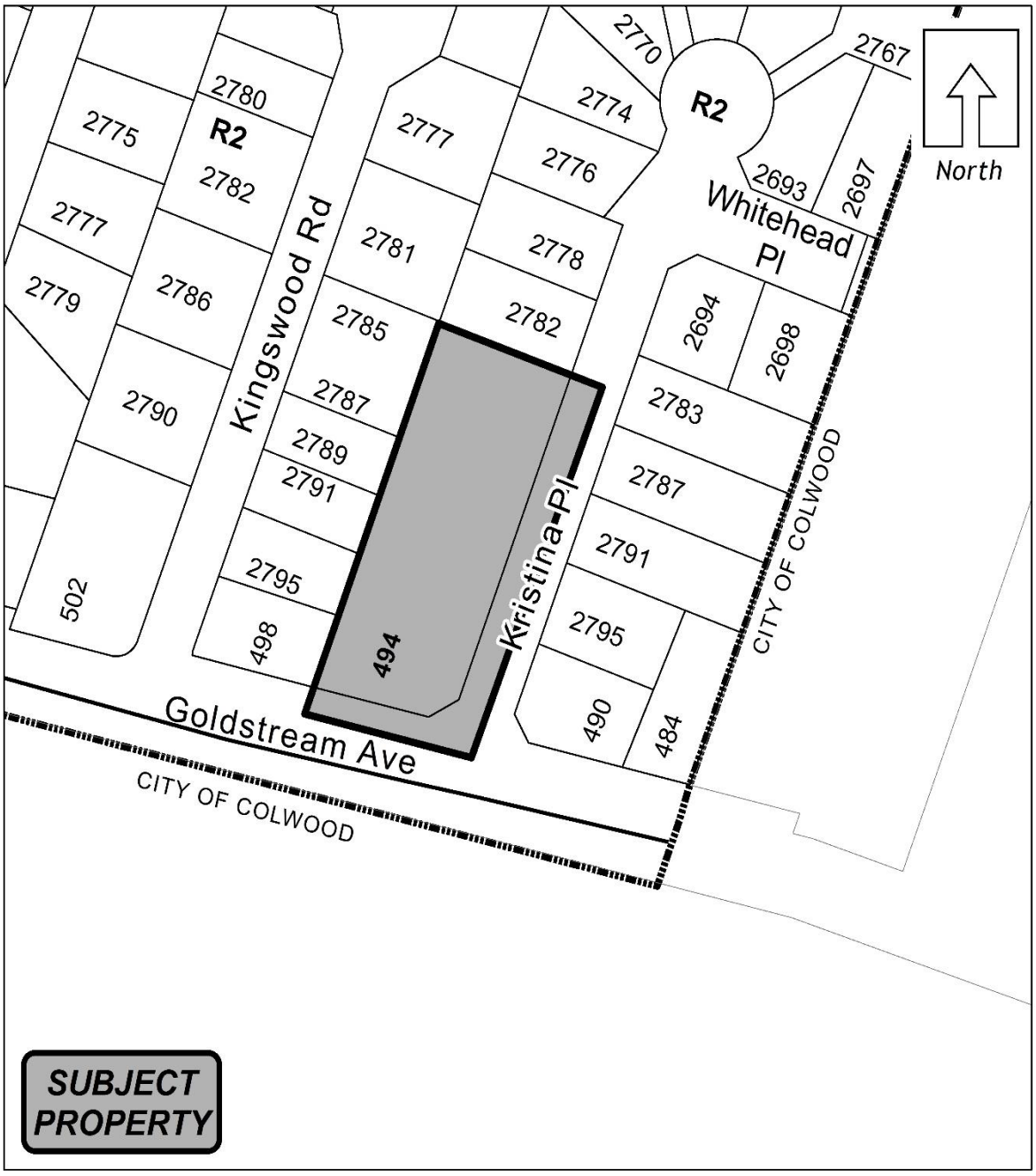
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1905

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1905

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/17/2020

CITY OF LANGFORD
BYLAW NO. 1913

A BYLAW TO AMEND BYLAW NO. 1588, CITY OF LANGFORD TAX EXEMPTION PUBLIC ATHLETIC AND LIBRARY FACILITY BYLAW, 2015

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

City of Langford Tax Exemption Public Athletic and Library Facility Bylaw No. 1588, 2015 is hereby amended as follows:

Delete:

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:
   Roll No. 01-62-327-06385.006
   Lot 1, Pl EPP38718, Section 86 and 87, Esquimalt District
   PID 029-290-139
   Westhills Land Corp

   Leased to:
   YMCA-YWCA of Greater Victoria (Public Athletic Facility and Ancillary Uses)
   1310 Dumont Avenue
   202-1314 Dumont Avenue
   1318 Dumont Avenue
   1319 Rosewell Avenue

   and
   The City of Langford (Public Library)
   102-1314 Dumont Avenue

Replacing it with:

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:
   Roll No. 01-62-327-06385.084
   Lot A, Pl EPP58443, Section 86 and 87, Esquimalt District
   PID 029-892-449

   Leased to:
   YMCA-YWCA of Greater Victoria (Public Athletic Facility and Ancillary Uses)
   1310 Lakepoint Way
   202-1314 Lakepoint Way

1318 Lakepoint Way
1319 Westhills Dr

And
The City of Langford (Public Library)
102-1314 Lakepoint Way

This Bylaw may be cited as "City of Langford Tax Exemption Public Athletic and Library Facility Bylaw No. 1588, 2015 Amendment No. 1, Bylaw No. 1913, 2020."

READ A FIRST TIME this 17th day of August, 2020.

READ A SECOND TIME this 17th day of August, 2020.

READ A THIRD TIME this 17th day of August, 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

"CITY OF LANGFORD FREEDOM OF INFORMATION BYLAW NO. 1925, 2020"

A BYLAW FOR THE ADMINISTRATION OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.

WHEREAS, the City enacted the "District of Langford Freedom of Information Bylaw No. 80, 1994" (the "1994 Bylaw");

WHEREAS the City wishes to repeal and replace the 1994 Bylaw with a new Freedom of Information and Protection of Privacy Bylaw;

NOW THEREFORE, the Council of the City of Langford, in open meeting assembled enacts as follows:

1.0 CITATION:

1.1 This Bylaw may be cited for all purposes as the "City of Langford Freedom of Information Bylaw No. 1925, 2020.

2.0 DEFINITIONS AND INTERPRETATION:

2.1 The definitions contained in Schedule 1 of the Act shall apply to this bylaw except where the context requires otherwise.

2.2 In this bylaw:

"Act" means the *Freedom of Information and Protection of Privacy Act,* RSBC 1996, chapter 165 as amended or replaced.

"Commercial Applicant" means a person who makes a request for access to a record to obtain information for the use in connection with a trade, business, profession or other venture for profit.

"Council" means the Council of the City of Langford.

"Head of Privacy" means the person or group of persons designated as the Head of the municipality pursuant to Section 3 of this Bylaw.

"City" means the City of Langford.

"Request" means a request under Section 5 of the Act.

3.0 ADMINISTRATION:

3.1 Pursuant to section 77 of the Act, Council appoints the persons occupying the following positions to be the Head of Privacy under the Act:

a) Director of Corporate Services; and
b) Manager of Legislative Services.

3.2 The Head of Privacy may delegate to any person any duty, power or function of the Head of Privacy provided that the delegation:

a) is in writing,
b) is subject to such restrictions or conditions as the Head of Privacy may deem appropriate;
c) does not include the authority to delegate under Section 66 of the Act;
d) is otherwise in compliance with the Act.

3.3 The Head of Privacy is also the head of privacy for all boards, committees, commissions, panels, agencies, or corporations created or owned by the City.

4.0 FEES:

4.1 An applicant making a request may be subject to fees for the purpose of:

a) locating, retrieving and producing the record;
b) preparing the record for disclosure;
c) shipping and handling the record; and
d) providing a copy of the record.

The charge for fees under this Bylaw shall be in accordance with the Schedule of Maximum Fees in the British Columbia Regulation 155/2012, as amended from time to time.

4.2 Where an applicant requests the City waive the fees in 4.1, the applicant must submit a written request to the City and must provide sufficient detail for the City to determine whether or not to waive the fees. Factors to be considered may include but are not limited to:

a) Volume of materials sought; and
b) Severe financial hardship and resulting impact on the applicant.

5.0 REPEALS

5.1 This Bylaw repeals and replaces "District of Langford Freedom of Information Bylaw No. 80, 1994".

6.0 SEVERABILITY

6.1 If any portion of this bylaw is found to be invalid, it shall be severed from the bylaw and the remaining provisions shall not be affected but shall remain in full force and effect as if the bylaw had been enacted without the invalid portion.

READ A FIRST TIME this 8th day of September, 2020.

READ A SECOND TIME this 8th day of September, 2020

READ A THIRD TIME this 8th day of September, 2020.

RECONSIDERED, FINALLY PASSED AND ADOPTED this ____ day of _____, 2020

CERTIFIED CORRECT

MAYOR (Corporate Officer)

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	**October 5, 2020**
Department:	**Land Development**
Application No.:	**DVP20-0009**
Subject:	**Development Variance Permit to Reduce the Number of Required Onsite Parking Stalls from 73 to 34 at 2780 Spencer Road** **AND** **Bylaw 1930 – Closure and Disposition of a Portion of Spencer Road**

Background

Keycorp Developments Ltd, in partnership with Tri-Way Development Ltd, wishes to construct a 58-unit multi-family residential building at 2780 Spencer Road. The building will be operated by the Capital Regional District Housing Corporation as affordable senior's rental housing and is substantially compliant with Zoning Bylaw No. 300. However, two items must be determined by Council. First, a Development Variance Permit is required to reduce the onsite parking requirements. Second, a road closure and disposition of adjoining City property is proposed to consolidate additional land into the subject property.

Commentary

Staff have received a memorandum by WATT Consulting Group that analysed expected parking demand for the site based on data from past parking studies in the region. This study looked at vehicle ownership data from nine similar buildings that are also run by the Capital Region Housing Corporation. The study found that vehicle ownership from those nine buildings ranged from 0.35 to 0.56 vehicles per unit with an overall average of 0.5 vehicles per unit. It also determined that a visitor parking rate of 0.1 space per unit is an appropriate ratio to use. Therefore, based on what the study found with comparable sites, the expected parking demand for the subject site is 35 parking spaces (29 residential and 6 visitors).

The City was approached by Keycorp Developments Ltd with an offer to purchase an unused portion of Spencer Road and consolidate it with the abutting lands in order to create 14 additional onsite parking spaces for the proposed development which would bring the total of onsite parking spaces to 34. The developer has proposed to exchange this land for an amenity valued at up to $11.37 per sq. ft, which is approximately 3x greater than road allowance the City sold for a comparable development on Spencer Road in 2018 and, in light of the DVP request, is sufficient to provide the City the funds necessary for an

additional vehicle in a potential car-share initiative for Langford. The area of road to be closed is shown below as **Figure 1 - Road Closure Reference Plan**.

The developer's engineer has confirmed that there are no services or third-party utilities within the portion of Spencer Road that is proposed to be closed.

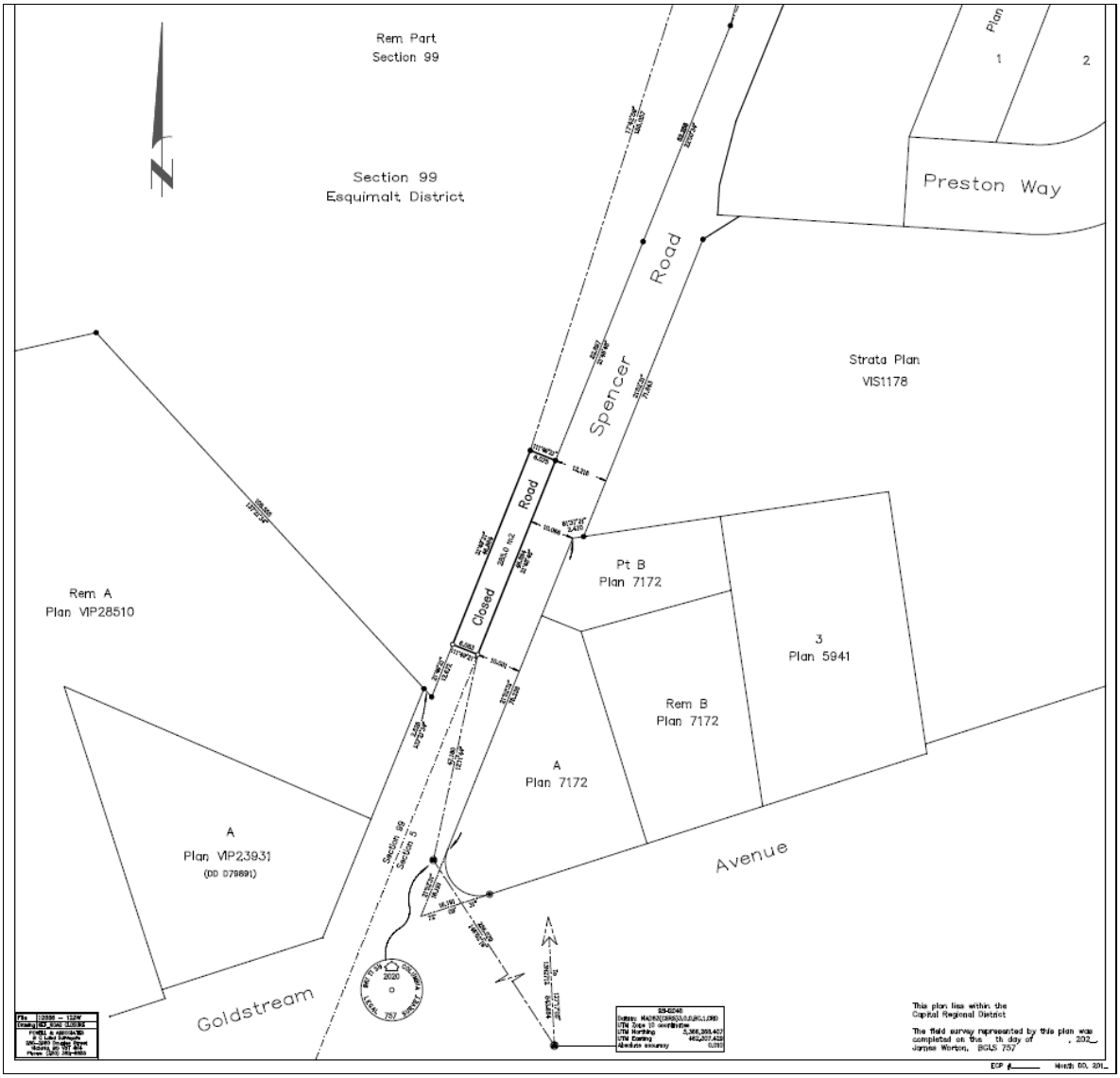


Figure 1 – Road Closure Reference Plan

Financial Implications

In addition to the financial compensation noted above, all costs associated with the closure and disposition of this portion of Spencer Road would be the responsibility of the developer.

Legal Implications

The road closure bylaw is subject to approval from The Ministry of Transportation and Infrastructure prior to adoption, and there are no known legal barriers to the proposed closure and disposition of this portion of Spencer Road. This portion of Spencer Road was gazetted in 1963, but never actually dedicated and no

infrastructure was ever built. This means that the typical road closure process must include registering a Form 12 that formally dedicates the road before it can be closed.

Prior to bylaw adoption, the road closure and sale will be advertised as per the Community Charter.

Options

That Council;

1. Give Spencer Road Closure Bylaw No. 1930 1st, 2nd, and 3rd readings.

   AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the subject site for a 58-unit affordable senior's rental apartment building, with the following variance:

   a. That Table 1 in Section 4.01 be varied to reduce the number of required onsite parking spaces from 1.25 per unit to 0.58 per unit.

OR

3. Give Spencer Road Closure Bylaw No. 1930 1st, 2nd, and 3rd readings.

   AND

4. Reject the application for development variance permit.

OR

5. Do nothing at this time with respect to Spencer Road Closure Bylaw No. 1930

   AND

6. Reject the application for development variance permit.

Respectfully Submitted,

Submitted by:	James Oliver, Senior Land Development Technologist
Concurrence:	Marie Watmough, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:jo

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1930, 2020
Road Closure Bylaw

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 285.0m² (3067 sf), which was dedicated as highway by Form 12 accompanied by Plan VIP55727 as per BC Gazette November 14, 1968 and as shown outlined in a bold black line on reference plan EPP105327 prepared by James Worton, BCLS 757, 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 285.0 square metres of highway, which was dedicated as highway by Form 12 accompanied by Plan VIP55727 as per BC Gazette November 14, 1968, and labelled "Closed Road" 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. 1930 (Spencer Road), 2020”.

READ A FIRST TIME this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

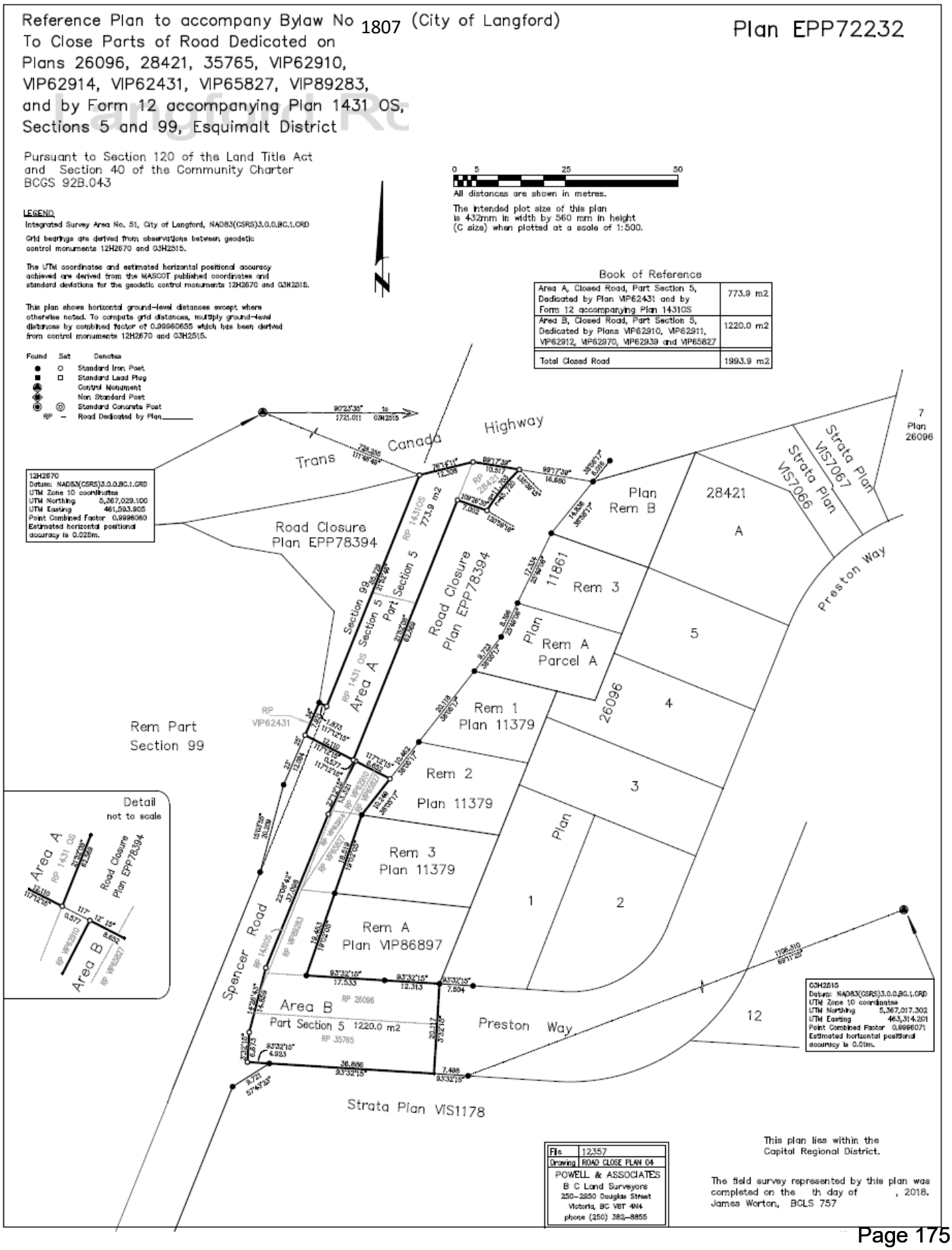
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS day of, 2020.

ADOPTED this day of, 2020.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1931

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 AM (Amenity) Zone and adding to the CT1 (Tourist Commercial 1) Zone and the RT2 (Residential Townhouse) Zone the properties legally described as Lot 1, Section 1, Goldstream District, Plan VIP69106, PID No. 024-550-451 and Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296, PID No. 004-452-544; and in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as subsection 6.47.01(6) and renumbering subsequent subsections accordingly: "**Hotel** without a restaurant on the same lot on land legally described as Lot 1, Section 1, Goldstream District, Plan VIP69106, PID No. 024-550-451 and Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296, PID No. 004-452-544";

3. By adding the following as subsection 6.47.01(9) and renumbering subsequent subsections accordingly: "**Restaurant** on land legally described as Lot 1, Section 1, Goldstream District, Plan VIP69106, PID No. 024-550-451 and Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296, PID No. 004-452-544";

4. By adding the following as subsection 6.28A.03(3): "Despite Article 6.28A.03(1) on land legally described as Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296, PID No. 004-452-544 the maximum density may be one **dwelling unit** per 80 m^2 (861 ft^2) of **lot area** if the owner of the land proposed to be developed pays to the City the amount specified in Column 4, or Table 1 of Schedule "AD" prior to issuance of a building permit;

5. By adding the following to Schedule "AD":
"

RT1	1931	Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296, PID No. 004-452-544 (1365 Goldstream Avenue)	a) $3660 per dwelling unit towards the General Amenity Reserve fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve Fund;	No

"

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 600, (2880 and 2885 West Shore Parkway, 1365 Goldstream Avenue), Bylaw No. 1931, 2020".

READ A FIRST TIME this day of, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

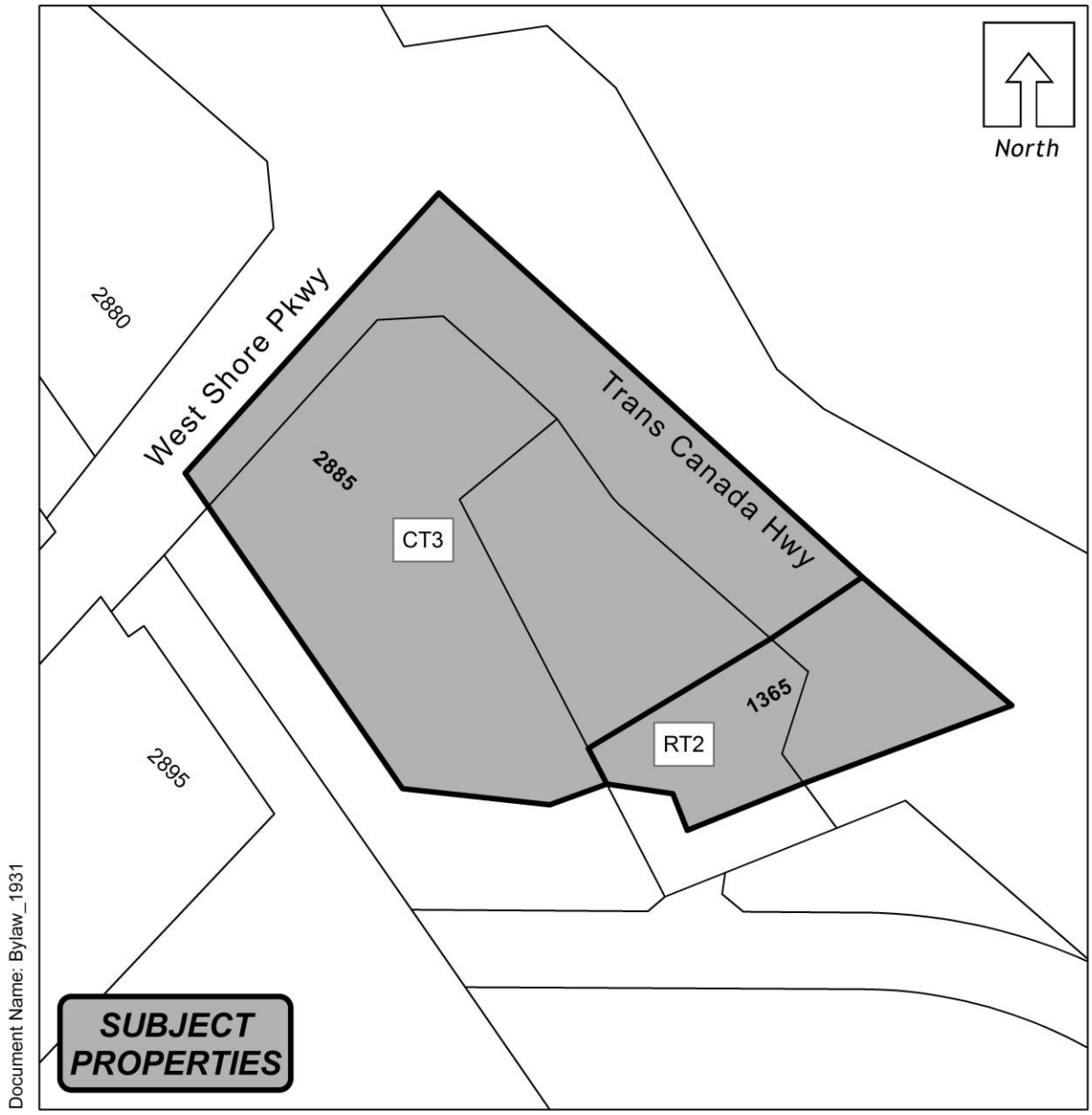
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1931

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1931

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/22/2020

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **October 5, 2020**

Department: **Legislative Services**

Subject: **Various Bylaw Housekeeping Matters**

Background

The intent of this report is to make housekeeping changes to address discrepancies found in past bylaws. Specifically, there is an inconsistency between the Sign Bylaw and the Election Bylaw. Further, a past road closure bylaw was adopted without simultaneously repealing an erroneous road closure bylaw.

The Sign Bylaw contains a provision which requires that political signs must be removed within seven days (7) following an election or referendum to which they pertain and a prohibition on placing signs on public property. In contrast, the Election Bylaw requires that political signs be removed within 72 hours following an election or referendum and no prohibition on placing signs on public property. The City's practice is to allow sign on public property provided it does not obstruct or interfere with traffic, either vehicular or pedestrian.

On June 8, 2017, Council adopted "Road Closure Bylaw No. 1704 (Spencer Road), 2017" (the Bylaw 1704"). After the 2017 Bylaw was adopted, it was determined that a portion of the road being closed was vested in the Province. Subsequently the plan was revised and a new bylaw, "Spencer Road Closure Bylaw No. 1807" (the "Bylaw 1807") was adopted on September 25, 2018, closing those portions of road vested in the City. Through inadvertence, Bylaw 1807 did not include a provision to repeal Bylaw 1704.

Commentary

Sign Bylaw

A Bylaw may only be amended by Bylaw. Currently there are conflicts between the political sign provisions in the Sign Bylaw and the Elections Bylaw. In order to ensure there is no uncertainty with respect to when political signs must be removed or where they may be placed, staff recommends removing the provision from Sign Bylaw respecting political signs.

This Bylaw is to ensure there is not a conflict between the two Bylaws.

Road Closure Bylaw

A Bylaw may only be repealed by bylaw. Bylaw 1704 purports to close portions of road not vested in the City of Langford, this was corrected by Bylaw 1807. The intention, as set out in the staff report regarding Bylaw 1807 was to repeal Bylaw 1704 at the time that Bylaw 1807 was enacted. For housekeeping purposes, Staff recommends repealing Bylaw 1704.

This Bylaw is to correct the City's records.

Financial Implications

None

Legal Implications

These changes will clean up the City's records.

Options:

1. *That Council give 1st, 2nd and 3rd readings to the* " CITY OF LANGFORD **SIGN** BYLAW **NO. 1250. AMENDMENT NO. 2,** BYLAW NO. 1934, 2020";

   AND

2. *That Council give 1st, 2nd and 3rd readings to the* "CITY OF LANGFORD BYLAW **NO. 1935, 2020,** TO REPEAL **'ROAD CLOSURE** BYLAW NO. **1704 (SPENCER ROAD), 2017'";**

   OR

3. *That Council do nothing at this time with respect to the* " CITY OF LANGFORD **SIGN** BYLAW NO. **1250. AMENDMENT NO. 2**, BYLAW NO. 1934, 2020".

   OR

4. *That Council do nothing at this time with respect to the* "CITY OF LANGFORD BYLAW **NO. 1935, 2020,** TO REPEAL **'ROAD CLOSURE** BYLAW NO. **1704 (SPENCER ROAD), 2017'";**

Respectfully Submitted,

Submitted by:	Marie Watmough
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Donna Petrie, Manager of Business Development and Events
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mw

CITY OF LANGFORD

BYLAW NO. 1934

Bylaw to Amend City of Langford Sign Bylaw No. 1250, 2009

The Council of the City of Langford, in open meeting assembled, enacts as follows:

1. City of Langford Sign Bylaw, 2009 is amended by:

   a) Deleting the following subsection 3(m): "Political signs shall: i) be removed within seven (7) days following the election or referendum to which they pertain: ii) not be erected on public property or so as to interfere with pedestrian or traffic safety;" and renumber the remaining subsections accordingly.

2. This Bylaw may be cited as the "City of Langford Sign Bylaw No. 1250, Amendment No. 2, Bylaw No. 1934, 2020".

READ A FIRST TIME this day of October, 2020.

READ A SECOND TIME this day of October, 2020.

READ A THIRD TIME this day of October, 2020.

ADOPTED this day of , 2020.

MAYOR

CERTIFIED CORRECT
(CORPORATE OFFICER)

CITY OF LANGFORD

BYLAW NO. 1935

Bylaw to Repeal "City of Langford Road Closure Bylaw No 1704 (Spencer Road), 2017", Bylaw No. 1935, 2020

The Council of the City of Langford, in open meeting assembled, enacts as follows:

1. City of Langford "Road Closure Bylaw No. 1704 (Spencer Road), 2017" is hereby repealed.
2. This Bylaw may be cited as "City of Langford Bylaw No. 1935, 2020, to Repeal Road Closure Bylaw No. 1704 (Spencer Road), 2017".

READ A FIRST TIME this day of October, 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)