CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, December 7th, 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:** 838 0018 3838

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.
When called upon, you will have to press *6 to unmute the phone from your side as well.
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. PUBLIC INFORMATION SESSION

a) 3220-20
"Cell Tower for 3024 Glen Lake Road"

4. PUBLIC HEARING

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b) BYLAW NO. 1933 **35**
"Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw No. 1933, 2020".

c) BYLAW NO. 1937 **64**
"Langford Zoning Bylaw, Amendment No. 603, (2210 Bear Mountain Pkwy), Bylaw No. 1937, 2020".

d) BYLAW NO. 1938 **91**
"Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".

e) BYLAW NO. 1943 **117**
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3. No. 1903 - Application to Rezone 1020 Costin Ave and 2836, 2842, 2848 and 2854 Carlow Road from the R2 (One and Two Family Residential) Zone to the CC1 (City Centre) Zone to allow for the construction of two 11 storey multi-family residential buildings. 196
4. Bylaw No. 1886 - Application to Rezone 918 and 924 Jenkins Avenue from R2 (One-And two-Family Residential) to RM7A (Medium Density Apartment A) to Allow two 24-unit apartment buildings. 229
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- **Staff Report (Engineering)**

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(FIRST READING)

b) BYLAW NO. 1886 **401**
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(FIRST READING)

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(FIRST READING)

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(ADOPTION)

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f) **BYLAW NO. 1933** **418**
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g) **BYLAW NO. 1937** **420**
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(SECOND AND THIRD READINGS)

h) **BYLAW NO. 1938** **422**
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(SECOND AND THIRD READINGS)

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(FIRST READING)

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k) **BYLAW NO. 1943** **428**
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(FIRST READING)

13. IN-CAMERA RESOLUTION

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

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**
- **the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;**
- **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, 7 December 2020

Bylaw No. 1918
File No. Z20-0011

A Bylaw to Rezone 840, 844 and 848 Orono Ave from the R1 (One Family Residential) to CC1 (City Centre) to allow a 45-unit apartment building.

CITY OF LANGFORD
BYLAW NO. 1918

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R1 (One-Family Residential) Zone and adding to CC1 (City Centre Zone) Zone the property legally described as LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-499 (840 Orono Ave); LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID.: 004-981-464 (844 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 000-557-137 (848 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions
CC1	1918	LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-499 (840 Orono Ave); LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID.: 004-981-464 (844 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 000-557-137 (848 Orono Ave)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

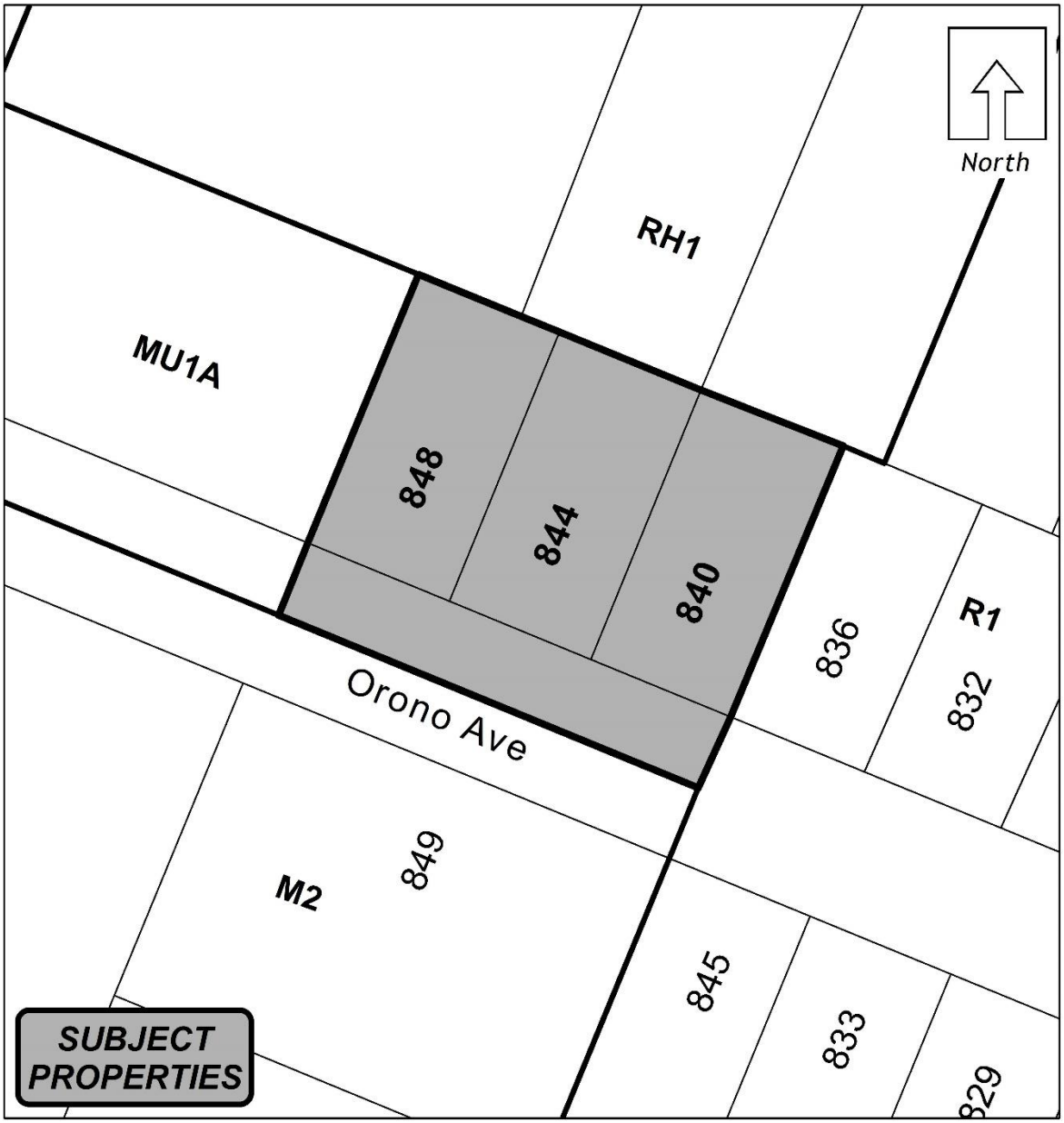
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1918

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1918

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/29/2020

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. 1918. 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, 7 December 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, 7 December 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	840, 844, 848 Orono Ave	
File	Z20-0011	Bylaw Number: 1918
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: CC1 (City Centre 1)
Proposal	To permit the construction of a 45-unit apartment building.	

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

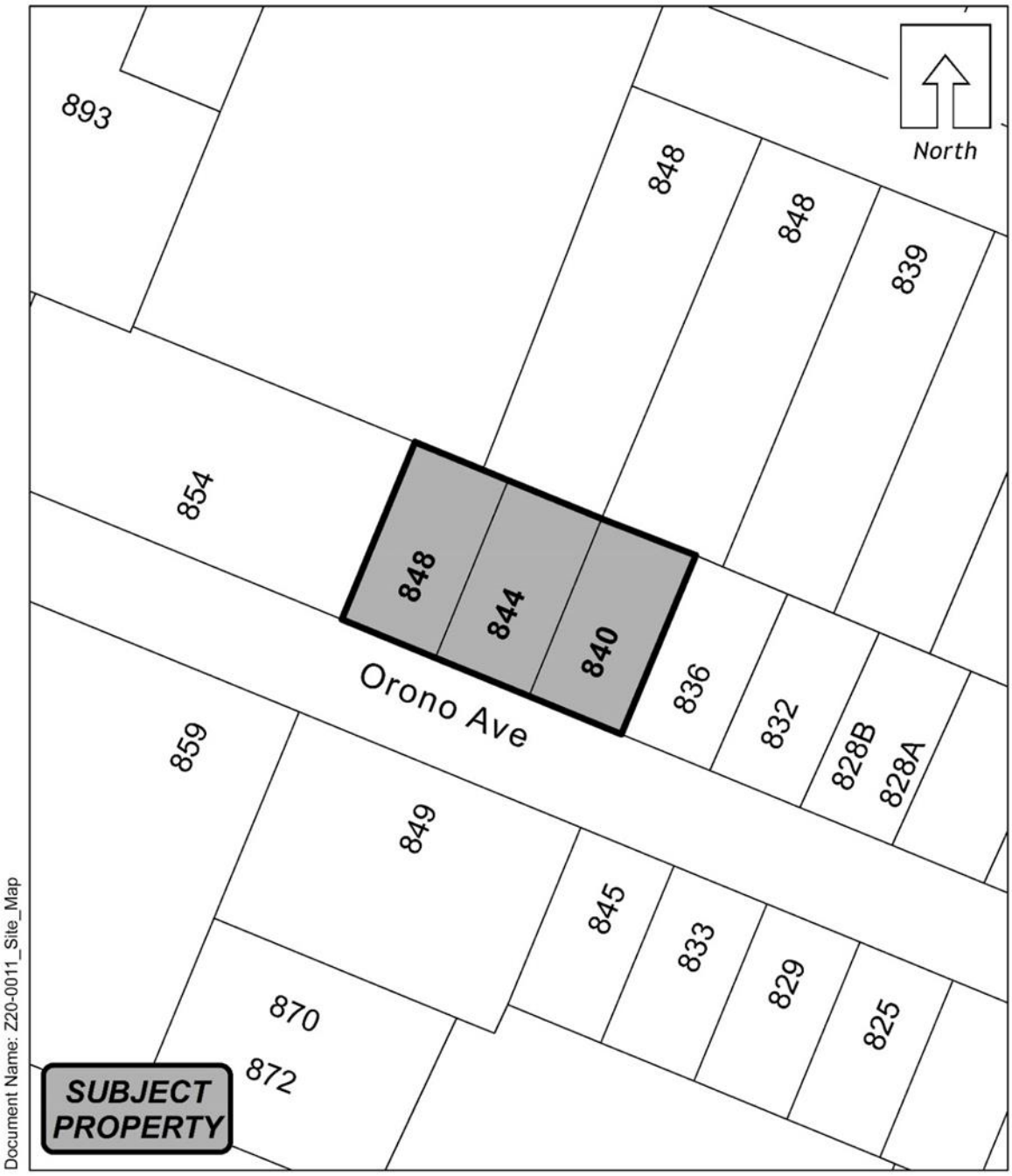
COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency.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

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z20-0011)

840, 844 & 848 Orono Ave



Document Name: Z20-0011_Site_Map

Scale: N.T.S.

Last Revised: 5/25/2020





Glue traps inhumane: animal rehab staff

Wild ARC treats mouse found stuck to glue trap

Nina Grossman
News Staff

Wild Animal Rehabilitation Centre is asking people to stop using glue traps after a house mouse was brought in for care.

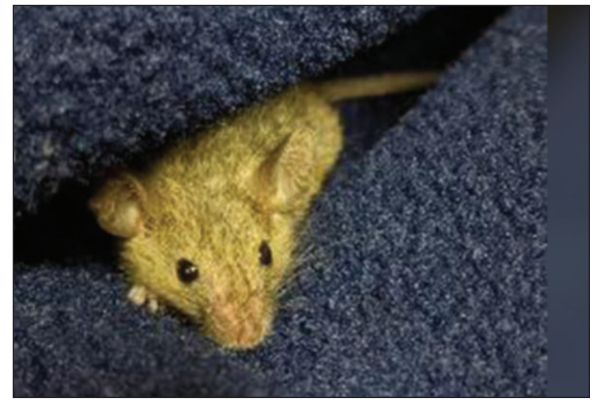
The BC SPCA's wild animal branch says the little mouse was admitted into its care after a concerned member of the public found the critter stuck in a glue trap. The tiny patient arrived with patches of oil on his back and neck and had sparse fur on his rump where he was stuck to the trap.

Over the days of his rehabilitation, the mouse showed improvement, gaining an appetite and becoming more alert and responsive. The mouse was given several baths until the oily patches were gone.

"Glue traps are an inhumane method of pest control," Wild ARC says. "Animals that are caught in traps can die a slow and painful death by starvation, dehydration and exposure."

With a few weeks in care, staff were able to prepare the mouse for release into the wild.

The BC SPCA offers tips online for co-existing with wildlife and ethical methods for pest control, such as a using a snap trap inside of a locked box or in a wall to avoid harm to other wildlife.



Wild ARC rehabilitated a house mouse found stuck to a glue trap. (Courtesy of Wild ARC)

Bald eagle recovering after squabble in the sky with another eagle

Aaron Guillen
News Staff

A bald eagle suffered extensive injuries after losing a territorial battle with another eagle in Greater Victoria.

BCSPCA's Wild Animal Rehabilitation Centre in Metchosin has been taking care of the female bird for the past week after a Greater Victoria resident spotted an eagle that crashed from the skies in early November.



A bald eagle in care at the BCSPCA's Wild Animal Rehabilitation Centre in Metchosin. (Facebook/Wild ARC)

"There's a lot of power when these birds collide," said Tara Thom, assistant manager at Wild ARC. "The injuries are so significant we can't confirm whether she'll make it."

Thom said their staff have been checking on the adult female eagle every day and have noticed that she has made small signs of improvements. As of Tuesday, she was able to stand on her own, a feat she couldn't do when staff brought her in a week ago.

While most eagles in their care only need a few days of peace and quiet before being released back into the wild, Thom pointed out that this certain eagle may be at the centre for a significantly longer time due to internal injuries.

The assistant manager said they are open to accepting donations for the eagle, as these birds are known to be expensive to take care of due to their diet and the amount of staff needed to take care of them.

Those interested in donating can head over to spca.bc.ca/donations/wild-arc/.

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Proposal: **The purpose of Bylaw No. 1918 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. 1918 from R1 (One-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow a 45 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company**

Location: **The land that is the subject of Bylaw No. 1918 is 840, 844 and 848 Orono 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 Julia Buckingham in the Planning Department at 250-478-7882 or by email at jbuckingham@langford.ca with any questions on this bylaw.



Braden Hutchins
Director of Corporate Services

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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1933. 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, 7 December 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. 1933 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1933 from R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.**

Applicant: **Rov Dosanjh**

Location: **The land that is the subject of Bylaw No. 1933 is 3235 Happy Valley Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

WING'S RESTAURANT
TAKE OUT
Combination Dinners for 1 to 8
Seafood and Deluxe Dishes
Licensed Premises
Open 11 am - 10 pm daily
90 Gorge Rd. West 250-385-5564

O'Sullivan's
BARBER SHOP
Haircuts $21
Military and First Responders haircuts $19
Seniors and under 12 $17
From every haircut $1 to be donated to the Goldstream Food Bank
756 Goldstream Ave, Victoria BC
250-478-9424
Hours
Closed on Sundays and All Statutory Holidays
Please call for updated COVID-19 Hours
Spots available for immunocompromised clients

Wild ARC voted West Shore's best non-profit

The rehabilitation centre treated nearly 3,000 animals in Metchosin last year

Known for rehabilitating raccoons, saving squirrels and mending mice, the B.C. SPCA's Wild Animal Rehabilitation Centre (Wild ARC) has been voted the West Shore's favourite non-profit for the second year in a row.

The rehabilitation centre is open 365 days of the year, and in 2019 it treated 2,869 animals from all over Vancouver Island.

"Wild ARC would not have achieved this recognition if it weren't for our incredible staff, volunteers, donors and the community support that helps us to do the work we do. This award is for all of you," said Tara Thom, assistant manager of Wild ARC.

Most recently, Wild ARC was in the news for treating a Metchosin mouse found stuck to a glue trap.

"Animals that are caught in traps can die a slow and painful death by starvation, dehydration and exposure," Wild ARC said.

Hosted by the WestShore Chamber of Commerce and the Goldstream Gazette, the Best of the WestShore Awards received over 34,000 votes across 44 categories this year. Due to the pandemic, the awards ceremony was presented online.

It can be viewed at youtu.be/Em2V0aocSW0.



BC SPCA Wild ARC which rehabilitates raccoon and many other animals and birds, was named the public's favourite non-profit organization in the 2020 Best of the WestShore awards, held online this year. (Photo Courtesy of Wild ARC)

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Proposal: **The purpose of Bylaw No. 1918 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. 1918 from R1 (One-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow a 45 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company**

Location: **The land that is the subject of Bylaw No. 1918 is 840, 844 and 848 Orono Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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Proposal: **The purpose of Bylaw No. 1933 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1933 from R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.**

Applicant: **Rov Dosanjh**

Location: **The land that is the subject of Bylaw No. 1933 is 3235 Happy Valley Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

i. That the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards along the Bray Avenue frontage including but not limited to the installation of sidewalks, road edge parking and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
ii. That the developer agrees to install and implement recommendations from the prepared Traffic Impact Assessment report to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
iii. That the developer acknowledges their obligation to cover any costs associated with upgrades, installation and/or connections to new and existing infrastructure needed to service the site for the proposed development;
iv. That the developer agrees to provide a detailed stormwater management plan and install all recommended infrastructure prior to issuance of a building permit, in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
v. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
vi. That the driveway access to the building will align with Knotty Pine Rd and Bray Ave intersection, and must be explicit on drawings submitted with the Development Permit application for form and character;
vii. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided in exchange for compensation separate than that of a residential unit;
viii. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the site, and acknowledges that these calculations may determine setbacks other than what is prescribed in the zone;
ix. That the developer agrees to submit a Fire Safety Plan, approved by the Langford Fire Chief, prior to the issuance of a building permit to construct on the site; and
x. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit; and
xi. That the five subject properties must be consolidated, prior to issuance of a Development Permit.

CARRIED.

c) Bylaw No. 1918 - Application to Rezone 840, 844, and 848 Orono Avenue from R1 (One Family Residential) to CC1 (City Centre) to Allow a 45-unit apartment building
- Staff Report (Planning)

MOVED BY: C. BROWN
SECONDED: COUNCILLOR WADE

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

Consider proceeding with first reading of Bylaw No. 1918 to amend the zoning designation of the properties located at 840, 844, and 848 Orono Avenue from R1 (One-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 the issuance of a building permit:

    i. $750 towards the Affordable Housing Reserve Fund; and
    ii. $2,850 towards the General Amenity Reserve Fund.

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

b. That the applicant provides, **prior to Second Reading**, the following:

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
    ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and

c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

    i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
    iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
    iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit;
    v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not sold or rented out individually; and
    vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

        1. Energized outlets shall be labelled for the use of electric vehicle charging;
        2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and

3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e. Authorize the Director of Planning to issue the following variances within the development permit:

i. Section 6.57.06(1)(a) be varied to permit ground floor patios within 0.32 m of the front lot line, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line;
ii. Section 6.57.06(2)(a) be varied to permit the building face within 2 m of the front lot line on the third storey or above, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line on the third storey or above;
iii. Section 6.57.08(1) be varied to permit the location of unenclosed parking spaces to be located within 1.7 m of the front lot line;
iv. Section 6.57.08(2) be varied to permit the location of parking stalls that are adjacent to a highway to be screened by fencing and landscaping; and
v. Section 6.57.08(3) be varied to permit the location of parking stalls adjacent to an interior side or rear lot line when the landscaping strip is as narrow as 0.94 m.

CARRIED.

d) Application to Rezone a portion of 738 and 742 Walfred Road from RR5 to R2 and to amend the text within the R2 Zone to reduce the minimum lot size of duplex lots to 500 m2 when the lots have a minimum width of 17 m, and to vary the conditions of subdivision in the RR5 Zone such that lots less than 40 hectares (98.8 acres) may be created by subdivision when not connected to the municipal sanitary sewer system

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: K. SHELDRAKE

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

Authorize staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 738 and 742 Walfred Road from Rural Residential 5 (RR5) to One-and Two Family Residential (R2) and to amend the text within the R2 Zone such that the minimum lot size for duplex lots is decreased to 500 m2 when the lot width is at least 17m on the subject properties only, subject to the following terms and conditions:

a) That the the applicant provides, **as a bonus for increased density**, the following contributions per one-family lot or ½ duplex unit, prior to subdivision approval:

i. $660 towards the Affordable Housing Fund; and
ii. $3,960 towards the General Amenity Reserve Fund.

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

iii. That the developer acknowledges their obligation to cover any costs associated with upgrades, installation and/or connections to new and existing infrastructure needed to service the site for the proposed development;
iv. That the developer agrees to provide a detailed stormwater management plan and install all recommended infrastructure prior to issuance of a building permit, in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
v. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
vi. That the driveway access to the building will align with Knotty Pine Rd and Bray Ave intersection, and must be explicit on drawings submitted with the Development Permit application for form and character;
vii. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided in exchange for compensation separate than that of a residential unit;
viii. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the site, and acknowledges that these calculations may determine setbacks other than what is prescribed in the zone;
ix. That the developer agrees to submit a Fire Safety Plan, approved by the Langford Fire Chief, prior to the issuance of a building permit to construct on the site; and
x. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit; and
xi. That the five subject properties must be consolidated, prior to issuance of a Development Permit.

CARRIED.

4. Bylaw No. 1918 - Application to Rezone 840, 844, and 848 Orono Avenue from R1 (One Family Residential) to CC1 (City Centre) to Allow a 45-unit apartment building

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council consider proceeding with first reading of Bylaw No. 1918 to amend the zoning designation of the properties located at 840, 844, and 848 Orono Avenue from R1 (One-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 the issuance of a building permit:

    i. $750 towards the Affordable Housing Reserve Fund; and
    ii. $2,850 towards the General Amenity Reserve Fund.

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

b. That the applicant provides, **prior to Second Reading**, the following:

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
    ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and

c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

    i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
    iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
    iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit;
    v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not sold or rented out individually; and
    vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

        1. Energized outlets shall be labelled for the use of electric vehicle charging;
        2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
        3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e. Authorize the Director of Planning to issue the following variances within the development permit:

    i. Section 6.57.06(1)(a) be varied to permit ground floor patios within 0.32 m of the front lot line, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line;
    ii. Section 6.57.06(2)(a) be varied to permit the building face within 2 m of the front lot line on the third storey or above, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line on the third storey or above;

iii. Section 6.57.08(1) be varied to permit the location of unenclosed parking spaces to be located within 1.7 m of the front lot line;
iv. Section 6.57.08(2) be varied to permit the location of parking stalls that are adjacent to a highway to be screened by fencing and landscaping; and
v. Section 6.57.08(3) be varied to permit the location of parking stalls adjacent to an interior side or rear lot line when the landscaping strip is as narrow as 0.94 m.

CARRIED.

5. Application to Rezone a portion of 738 and 742 Walfred Road from RR5 to R2 and to amend the text within the R2 Zone to reduce the minimum lot size of duplex lots to 500 m2 when the lots have a minimum width of 17 m, and to vary the conditions of subdivision in the RR5 Zone such that lots less than 40 hectares (98.8 acres) may be created by subdivision when not connected to the municipal sanitary sewer system

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLORSZPAK

That Council authorize staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 738 and 742 Walfred Road from Rural Residential 5 (RR5) to One-and Two Family Residential (R2) and to amend the text within the R2 Zone such that the minimum lot size for duplex lots is decreased to 500 m2 when the lot width is at least 17m on the subject properties only, subject to the following terms and conditions:

a) That the the applicant provides, **as a bonus for increased density**, the following contributions per one-family lot or ½ duplex unit, prior to subdivision approval:

   i. $660 towards the Affordable Housing Fund; and
   ii. $3,960 towards the General Amenity Reserve Fund.

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

   i. A technical storm water management memo from a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering.
   ii. An approved alternative to providing secondary access within 305 m of the development site for emergency vehicles, to the satisfaction of the Fire Chief,

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 a storm water management plan be provided and implemented to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
   ii. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering and Fire Chief be registered prior to subdivision approval;

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

CARRIED.

10. <u>BYLAWS</u>

a) BYLAW NO. 1883
"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1883 second and third readings.

CARRIED.

Pursuant to his previously declared conflict, Councillor Wade left the meeting at 7:32 p.m.

b) BYLAW NO. 1918
"Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1918 first reading.

CARRIED.

c) BYLAW NO. 1930
"Road Closure Bylaw No. 1930 (Spencer Road), 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1930; AND

Authorize the Mayor and Chief Administrative Officer to execute a Purchase and Sale Agreement with the applicant to sell the portions of closed road shown in road Closure Plan EPP105327 for a purchase price of $11.37 per square foot.

CARRIED.

d) BYLAW NO. 1931
"Langford Zoning Bylaw, Amendment No. 600, (2885 West Shore Parkway, 1365 Goldstream Avenue), Bylaw No. 1931, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1931 second and third readings.

CARRIED.

Councillor Wade returned to the meeting at 7:33 p.m.

e) BYLAW NO. 1889
"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1889.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning, and Affordable Housing Committee

Date: **October 26, 2020**

Department: **Planning**

Application No.: **Z20-0011**

Subject: **Bylaw No. 1918 - Application to Rezone 840, 844, and 848 Orono Avenue from R1 (One Family Residential) to CC1 (City Centre) to Allow a 45-unit apartment building**

PURPOSE

Ben Gulbrandsen of Pacific Coast Land Company has applied on behalf of Jacques Ouellet, Cecil Higgins, Jodi-lyn Benson, and Cheryl and Stewart Clark to rezone 840, 844, and 848 Orono Avenue from R1 (One-Family Residential) to CC1 (City Centre) to allow a 45 unit apartment building. The applicant intends to sell the units as condos, rather than operate it as a rental building.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

Applicant	Ben Gulbrandsen, Pacific Coast Land Company
Owner	Jacques Ouellet (840 Orono Ave) Cecil Higgins and Jodi-lyn Benson (844 Orono Ave) Cheryl and Stewart Clark (848 Orono Ave)
Civic Address	840, 844, and 848 Orono Avenue
Legal Description	LOT 4, LOT 5, and LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186
Size of Property	2247.9 m^2 (combined total)
DP Areas	Multi-Family Form and Character, City Centre
Zoning Designation	R1 - One-Family Residential

OCP Designation	City Centre

SITE AND SURROUNDING AREA

Each of the existing lots contain a single-family dwelling and are located at the middle of Orono Avenue, between Jacklin Road and Peatt Road. Some redevelopment to multi-storey mixed use and multi-family residential has occurred in the surrounding area and within this block of Orono Avenue, most recently towards Peatt Road at 812, 816, and 820 Orono Avenue and at 813 and 817 Orono Avenue. These projects were rezoned to MU2 (Mixed-Use Residential Commercial) in January of 2020 and June of 2020, respectively. Directly to the west is a 120-unit apartment that was rezoned to MU1A in 2018, and on the corner of Jacklin and Orono are two rental buildings with a combined total of 123 units zoned as MU2. The Hockley Mobile Home Park is located directly north of the subject properties and one- and two-family residential uses also occur in the vicinity. Additionally, there are some light industrial lands to the south.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RH1 (Mobile Home Park)	Mobile Home Park
East	R1 (One-Family Residential)	Single Family Dwellings
South	M2 (General Industrial)	ReStore, West Shore Environmental, amongst others
West	MU1A (Mixed Use Residential Commercial A)	120 unit apartment building

Figure 1 – Aerial Map (2019)



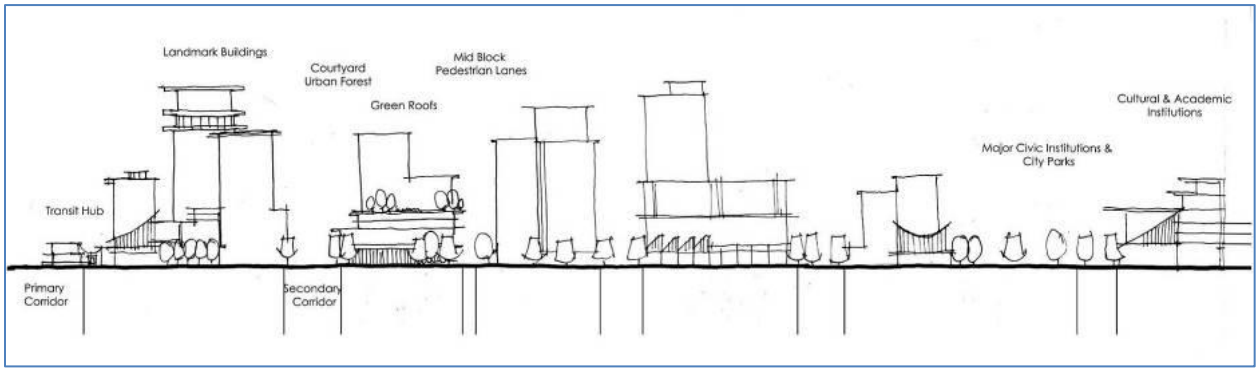
COMMENTS

OFFICIAL COMMUNITY PLAN

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

- A major regional growth centre that support a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

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

DEVELOPMENT PROPOSAL

The applicant wishes to consolidate three existing properties in order to construct a 6 storey, 45-unit apartment building. As proposed, the building contains one walk-up unit, lobby, common room, parking, and landscaped areas at grade, with an additional 5 storeys of residential units above. This type of lot consolidation and activation of the front façade is encouraged by the new City Centre Design Guidelines recently adopted by Council. The subject properties are located within the *City Hall* neighbourhood defined by the new Guidelines, which encourage the inclusion of a range of uses including medium to high density residential.

The applicant has provided the draft plans for staff and Council review as part of this application which can be seen below in Figure 2. The proposal is complimentary to the applicant's other project located at 812, 816, and 820 Orono Avenue as shown in Figure 3, but with the addition of a large 2nd floor common patio and defined 6th floor. For context, there are 4 single family lots separating the two developments, equating to approximately 80 meters of frontage.

Figure 2 – Front elevation for proposed apartment at 840, 844, and 848 Orono Ave



Figure 3 – 812, 816, and 820 Orono Ave (approved for rezoning in June of 2020)



Table 3: Proposal Data

	Permitted by CC1 Zone	**Proposed by Rezoning Application**
Density (FAR and/or min. lot size)	5.0 FAR	2.26 FAR
Height	No restriction	6 storeys
Site Coverage	80%	48.35%
Front Yard Setback	2 m (up to 2nd storey) 4 m (3rd storey and above)	0.32 m for ground floor patios 1.24 m for ornamental features
Interior Side Yard Setback	3 m	4.25 m 3.26 m
Exterior Side Yard Setback	3 m	n/a
Rear Yard Setback	2 m	12.03 m
Parking Requirement	1.25 spaces per unit, of which 0.25 is designated to visitors 45 units x 1.25 = 56.25 spaces	56 spaces

The applicant originally applied for this rezoning before the new CC1 (City Centre Residential) Zone was approved and implemented by Council. They had intended to zone the project to MU2 (Mixed Use Residential Commercial 2) Zone, as they had done with their two previous projects at 812, 816, and 820 Orono Ave, as well as at 813 and 815 Orono Ave. Due to the implementation of the CC1 zone, staff required the applicant to make various changes to their design to better conform with the new zoning which was created with the intent of being used on these kinds of multi-family developments within the City Centre. The design changes resulted in the loss of one unit, in favour of an increase in outdoor common amenity space, increased landscaping, among others. The applicant is seeking some minor variances to the new CC1 zone as their application was already in-stream when the regulations were adopted. Council may wish to authorize the Director of Planning to issue these variances within the Development Permit.

Front lot line setback variances

The new CC1 zone requires a front setback of 2 meters for the first two storeys of the building. The proposal meets this, with the exception of two small ground floor patios that are located 0.32 m from the front lot line, and the projection of the blue bump outs to 1.24 m. Council may wish to grant these variances to the front setback as ground floor patios help to activate the front façade of a building, and ornamental features like bump outs create more visual interest, both of which are objectives of the City Centre Design Guidelines. Staff have worked with the applicant to reduce the size of the patios to create a balance between the objectives of façade activation and the creation of sufficient landscaping areas, while minimizing the area requiring a setback variance. It should be noted that the majority of the building meets the 2 m setback for this portion of the building.

The CC1 zone also requires that any portion of the building that is 3 storeys and greater to have an increased front lot line setback of 4 m. The applicant is seeking a variance to allow the 3rd storey and above to be located 2 m from the front lot line, with the exception of additional blue bump outs to 1.24 m. As noted above, Council may wish to grant this variance as the building was designed prior to the CC1 zoning information being available, and the bump outs add greater visual interest to the building façade.

Parking location variances

The new CC1 zone has a number of new requirements pertaining to the location of on-site parking stalls, for which the applicant is requesting a variance. The first is that no unenclosed surface parking may be located within 3 m of a lot line abutting a highway. The applicant is showing one parking space located 1.7 m away from the front property line which abuts Orono Avenue. A site plan can be viewed on Appendix A.

The second is that all parking stalls located adjacent to a highway must be screened by a building containing an active use. The applicant does have some parking located on the western side of the property that is not screened by a building, but is proposed to be screened by a fence/landscaping structure that can be seen in the rendering shown previously in Figure 2.

Finally, the new CC1 zone requires that all surface parking stalls located adjacent to a rear or interior side lot line be screened by a 1.8 m fence and a by a landscaping strip of no less than 3 m in width. The applicant is proposing to install a 1.8 m fence as per the bylaw, but is unable to meet the requirement of a 3 m landscaping buffer for all portions of the parking. While some portions have a buffer up to 4.25 m, other portions are as narrow as 0.94 m.

Again, Council may wish to grant these variances as the project was already designed prior to the implementation of the CC1 zone and compliance with the above bylaw requirements would cause a loss in unit numbers. Alternatively, Council could ask the applicant to redesign the project to include underground parking.

The development proposal meets the bylaw required for off-street parking by providing 1.25 spaces per unit. As the applicants are intending to construct this building as a condo, Council may wish to require the applicant to assign one parking space to each unit, included in the sale price, to avoid the scenario of residents forgoing the extra cost and choosing to park on the street instead. This has been applied to many similar rezoning applications recently to help prevent parking problems that have occurred when residents do not wish to pay extra on top of the sale price for a parking space.

Planning Staff have been working on an amendment to the Zoning Bylaw regarding electric vehicle charging. The proposed amendment would require developers to install some of the electrical infrastructure to support electric vehicle charging stations for all multi-family residential parking stalls, excluding visitor parking. The applicant has informed staff that they have a corporate green strategy which includes electric vehicle charging stations, conduits for expanded charging station capacity, and the installation of solar panel systems on the roof. Given this, Council may wish to secure the electric vehicle charging capacity in a Section 219 Covenant as they did during the rezoning of 812, 816, and 820 Orono Avenue.

FRONTAGE IMPROVEMENTS

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

INFRASTRUCTURE

Sewer and water mains exist on Orono Ave fronting this site. Any improvements or modifications needed for the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense. The applicant will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. Any upgrades to the water system noted in the FUS report would need to be completed at the applicant's expense prior to the issuance of a building permit.

DRAINAGE AND STORMWATER MANAGEMENT

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

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 45 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total (for 45 units)
Affordable Housing Reserve Fund	$750 per unit (1st through 4th storeys)	@ 27 units = $20,250
	$375 per unit (5th and 6th storeys)	@ 18 units = $6,750
	187.50 (7th storey and above)	n/a
General Amenity Reserve Fund	$2,850 per unit (1st through 4th storeys)	@ 27 units = $76,950
	$1,425 (5th and 6th storeys)	@ 18 units = $25,650
	$712.50 (7th storey and above)	n/a
TOTAL POLICY CONTRIBUTIONS		**$129,600**

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total (for 45 units)
Roads	$3,188 per unit (residential)	$143,460
Park Improvement	$1,890 per unit (residential)	$85,050
Park Acquisition	$1,100 per unit (residential)	$49,500
Incremental Storage Improvement Fees	$331.65 per unit (residential)	$14,924.25
Integrated Survey Area	$35 per lot	n/a
Subtotal (DCCs paid to City of Langford)		**$292,934.25**
CRD Water	$1,644 per unit (residential)	$73,980
School Site Acquisition	$600 per unit (residential)	$27,000
TOTAL (estimate) DCCs		**$393,914.25**

OPTIONS

Option 1

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

1. Consider proceeding with first reading of Bylaw No. 1918 to amend the zoning designation of the properties located at 840, 844, and 848 Orono Avenue from R1 (One-Family Residential) to CC1 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:

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

i. $750 towards the Affordable Housing Reserve Fund; and
ii. $2,850 towards the General Amenity Reserve Fund.

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

b. That the applicant provides, **prior to Second Reading**, the following:

i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and

ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and

c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;

ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;

iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit;

v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not sold or rented out individually; and

vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

1. Energized outlets shall be labelled for the use of electric vehicle charging;

2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and

3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e. Authorize the Director of Planning to issue the following variances within the development permit:

   i. Section 6.57.06(1)(a) be varied to permit ground floor patios within 0.32 m of the front lot line, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line;

   ii. Section 6.57.06(2)(a) be varied to permit the building face within 2 m of the front lot line on the third storey or above, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line on the third storey or above;

   iii. Section 6.57.08(1) be varied to permit the location of unenclosed parking spaces to be located within 1.7 m of the front lot line;

   iv. Section 6.57.08(2) be varied to permit the location of parking stalls that are adjacent to a highway to be screened by fencing and landscaping; and

   v. Section 6.57.08(3) be varied to permit the location of parking stalls adjacent to an interior side or rear lot line when the landscaping strip is as narrow as 0.94 m.

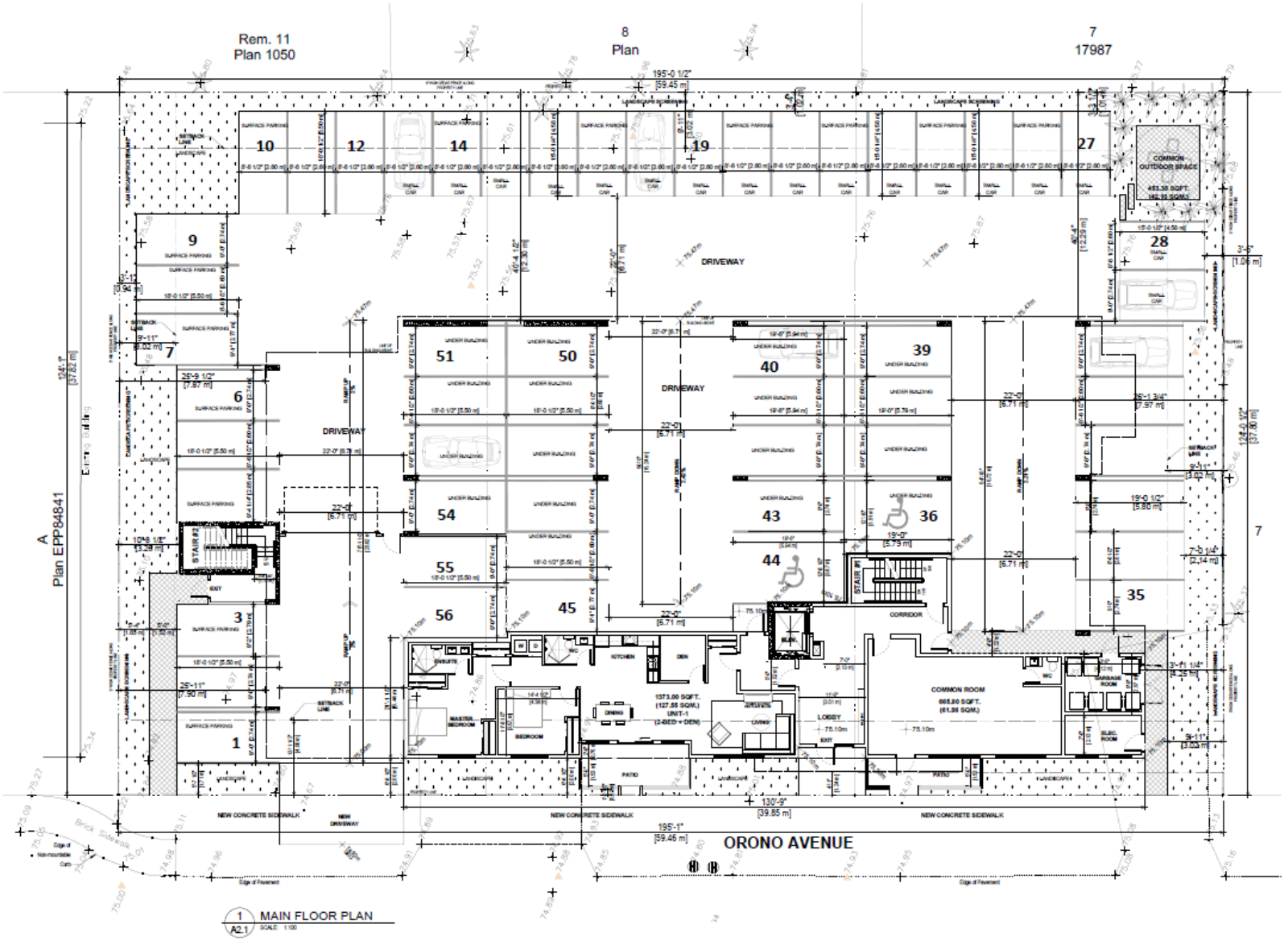
OR Option 2

2. Take no action at this time in regards to Bylaw No. 1918 for the rezoning of 840, 844, and 848 Orono Avenue.

Submitted by:	Julia Buckingham, Planner I - 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:	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

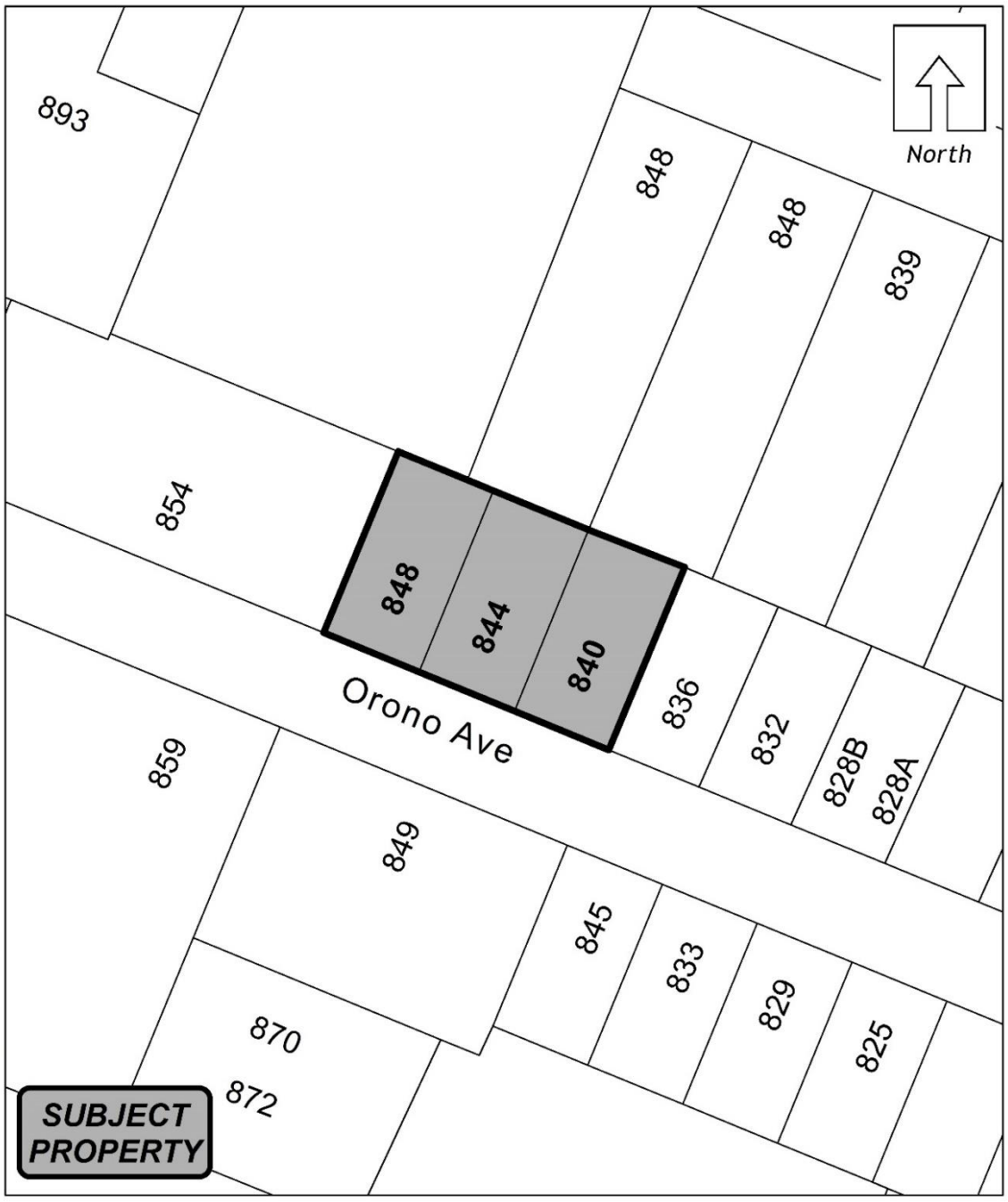
:jb

Appendix A


Rem. 11
Plan 1050
8
Plan
7
17987
A
Plan EPP84841
DRIVEWAY
DRIVEWAY
DRIVEWAY
COMMON OUTDOOR SPACE
COMMON ROOM
ORONO AVENUE
NEW CONCRETE SIDEWALK
NEW CONCRETE SIDEWALK
NEW CONCRETE SIDEWALK
1 MAIN FLOOR PLAN
A2.1

Appendix B

REZONING BYLAW AMENDMENT
(Z20-0011)
840, 844 & 848 Orono Ave



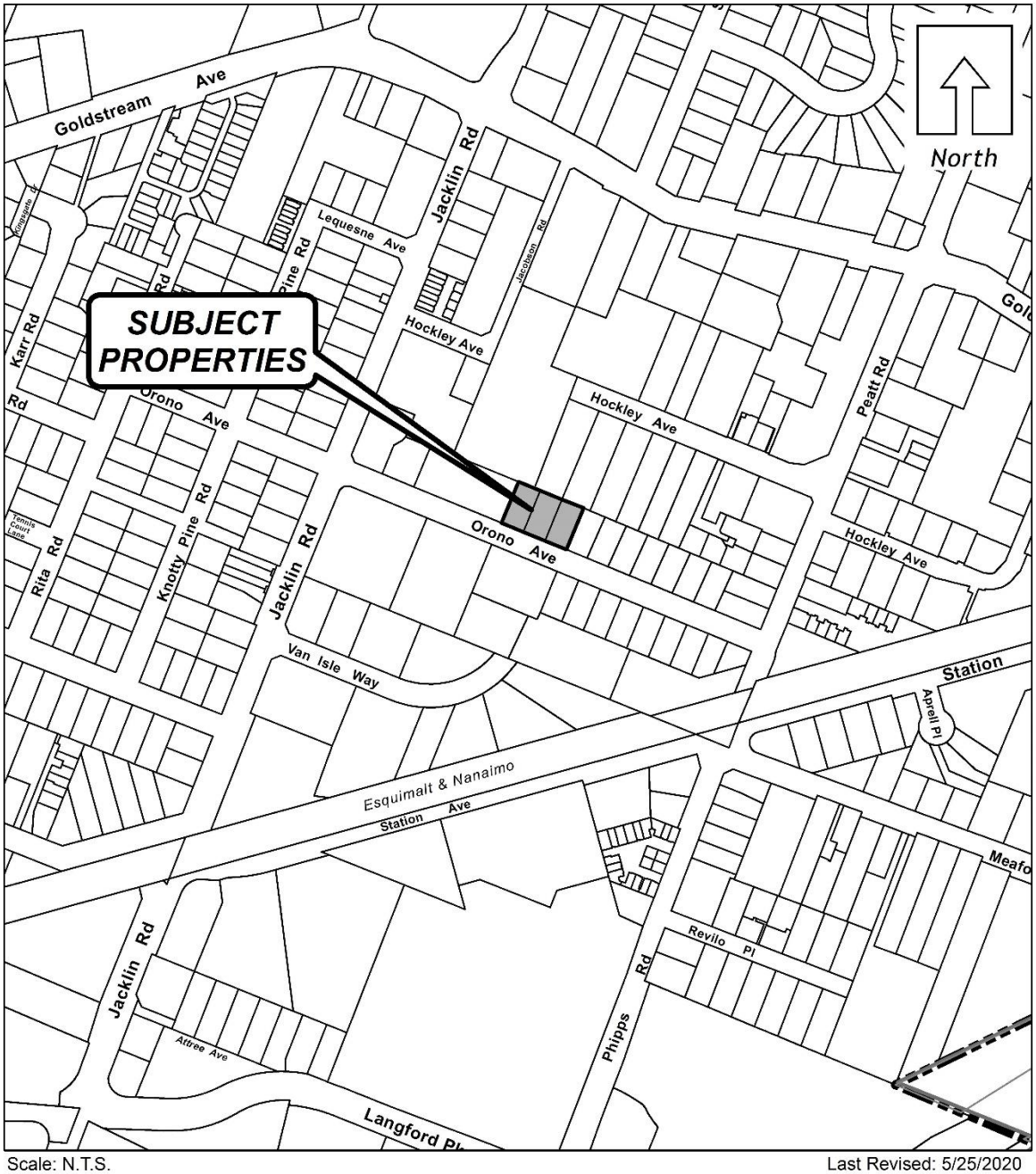
Document Name: Z20-0011_Site_Map

Scale: N.T.S.

Last Revised: 5/25/2020

Appendix C

REZONING BYLAW AMENDMENT
(Z20-0011)
840, 844 & 848 Orono Ave



Document Name: Z20-0011_Location_Map

Scale: N.T.S.

Last Revised: 5/25/2020

PUBLIC HEARING
Monday, 7 December 2020

Bylaw No. 1933
File No. Z20-0020

A Bylaw to rezone a portion of the property located at 3235 Happy Valley from the R2 (Residential One and Two Family) Zone to the RS1 (Residential Small Lot 1) Zone to allow for a three-lot subdivision.

CITY OF LANGFORD
BYLAW NO. 1933

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 RS1 (Residential Small Lot 1) Zone a portion of the property legally described as LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027, PID No. 003-290-549 (3235 Happy Valley 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)
RS1	1933	LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027, PID No. 003-290-549 (3235 Happy Valley Rd)	a) $3960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw No. 1933, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

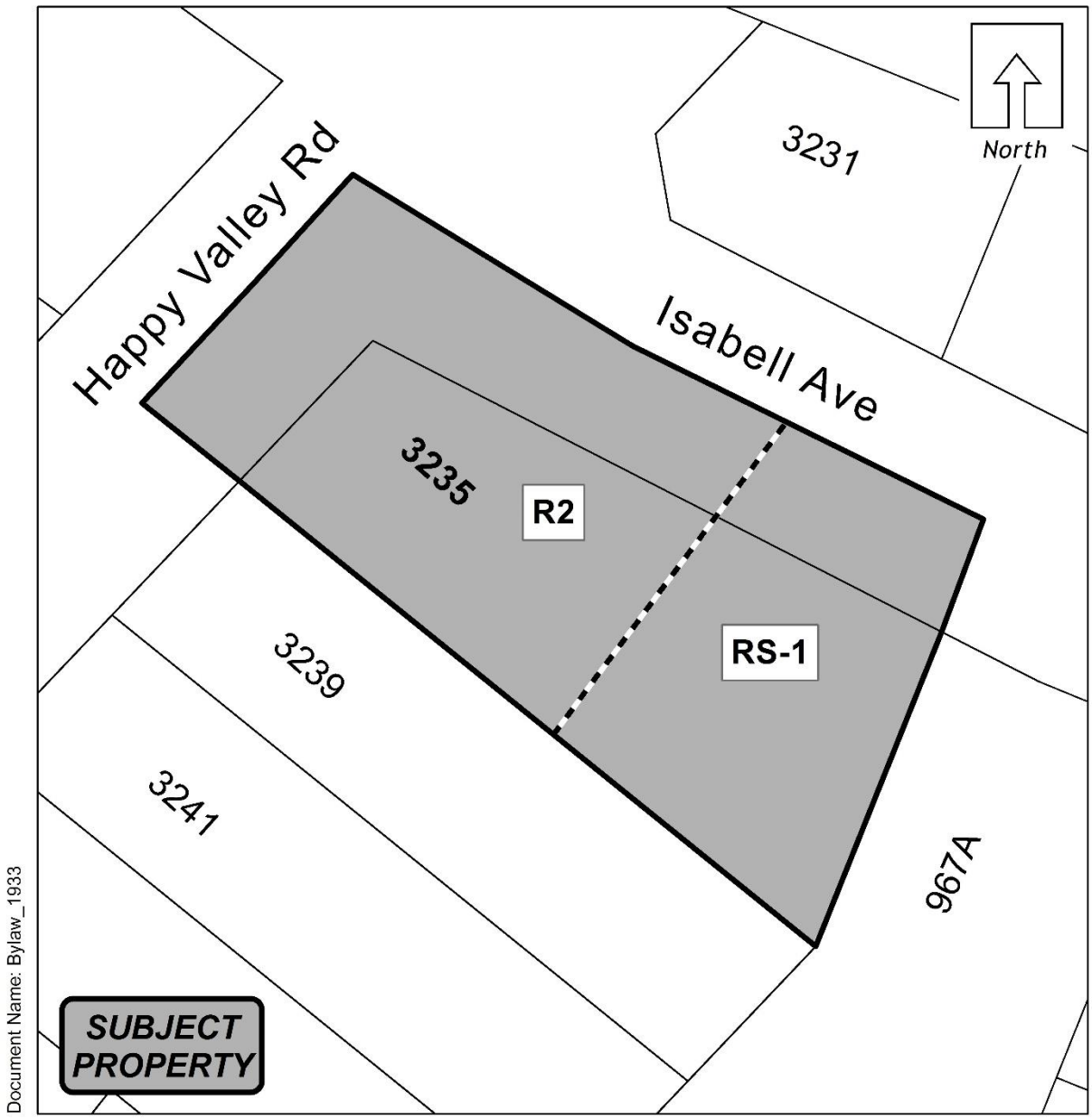
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1933

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1933

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/23/2020

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. 1933. 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, 7 December 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, 7 December 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3235 Happy Valley Rd	
File	Z20-0020	Bylaw Number: 1933
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: Portion of Property to RS1 (Residential Small Lot 1)
Proposal	To allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.	

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

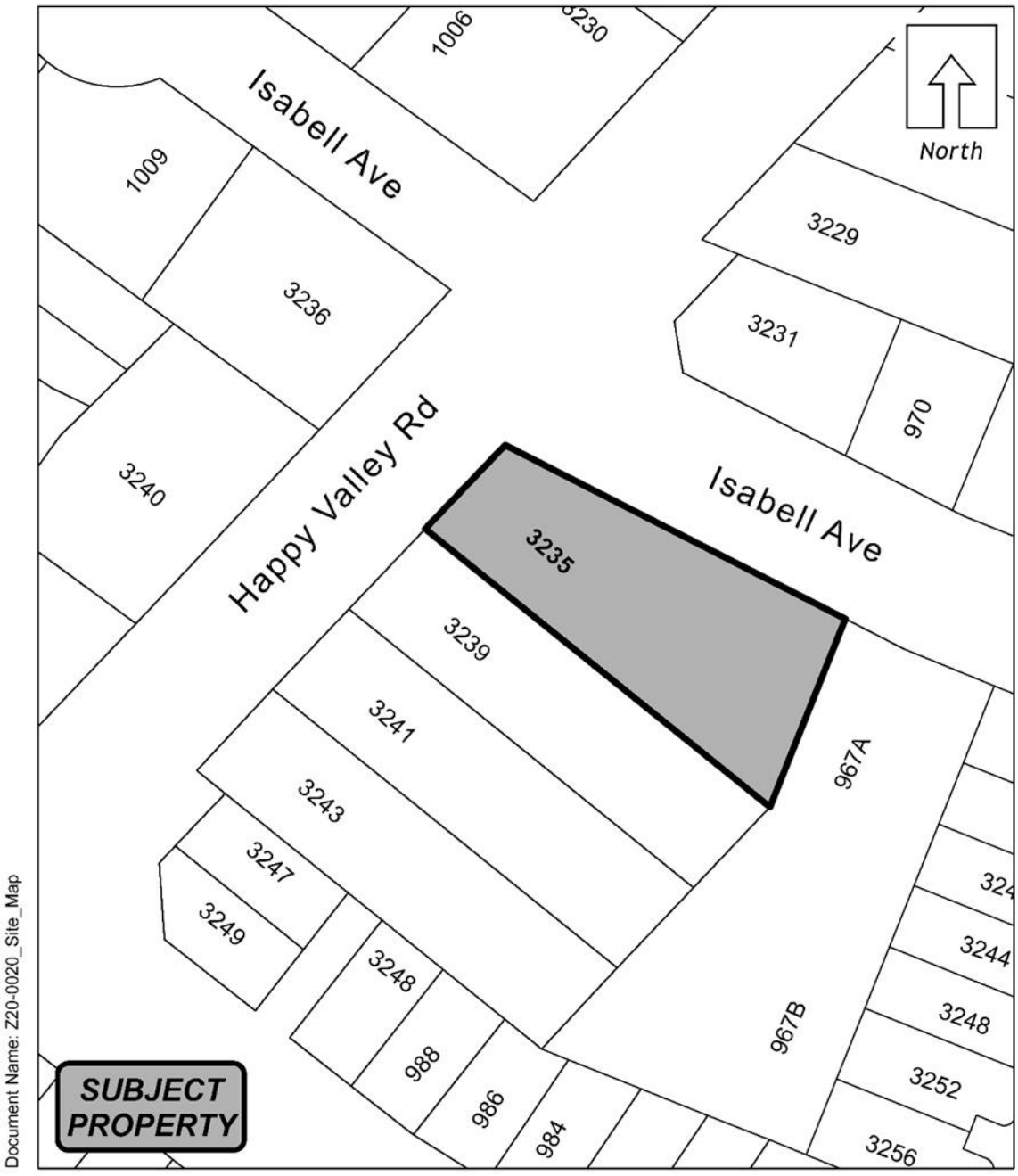
COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw may be made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency.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

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z20-0020)

3235 Happy Valley Rd



Document Name: Z20-0020_Site_Map

Scale: N.T.S.

Last Revised: 9/1/2020





Glue traps inhumane: animal rehab staff

Wild ARC treats mouse found stuck to glue trap

Nina Grossman
News Staff

Wild Animal Rehabilitation Centre is asking people to stop using glue traps after a house mouse was brought in for care.

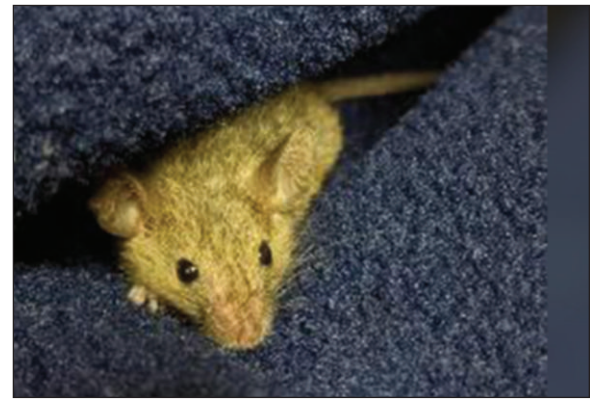
The BC SPCA's wild animal branch says the little mouse was admitted into its care after a concerned member of the public found the critter stuck in a glue trap. The tiny patient arrived with patches of oil on his back and neck and had sparse fur on his rump where he was stuck to the trap.

Over the days of his rehabilitation, the mouse showed improvement, gaining an appetite and becoming more alert and responsive. The mouse was given several baths until the oily patches were gone.

"Glue traps are an inhumane method of pest control," Wild ARC says. "Animals that are caught in traps can die a slow and painful death by starvation, dehydration and exposure."

With a few weeks in care, staff were able to prepare the mouse for release into the wild.

The BC SPCA offers tips online for co-existing with wildlife and ethical methods for pest control, such as a using a snap trap inside of a locked box or in a wall to avoid harm to other wildlife.



Wild ARC rehabilitated a house mouse found stuck to a glue trap. (Courtesy of Wild ARC)

Bald eagle recovering after squabble in the sky with another eagle

Aaron Guillen
News Staff

A bald eagle suffered extensive injuries after losing a territorial battle with another eagle in Greater Victoria.

BCSPCA's Wild Animal Rehabilitation Centre in Metchosin has been taking care of the female bird for the past week after a Greater Victoria resident spotted an eagle that crashed from the skies in early November.



A bald eagle in care at the BCSPCA's Wild Animal Rehabilitation Centre in Metchosin. (Facebook/Wild ARC)

"There's a lot of power when these birds collide," said Tara Thom, assistant manager at Wild ARC. "The injuries are so significant we can't confirm whether she'll make it."

Thom said their staff have been checking on the adult female eagle every day and have noticed that she has made small signs of improvements. As of Tuesday, she was able to stand on her own, a feat she couldn't do when staff brought her in a week ago.

While most eagles in their care only need a few days of peace and quiet before being released back into the wild, Thom pointed out that this certain eagle may be at the centre for a significantly longer time due to internal injuries.

The assistant manager said they are open to accepting donations for the eagle, as these birds are known to be expensive to take care of due to their diet and the amount of staff needed to take care of them.

Those interested in donating can head over to spca.bc.ca/donations/wild-arc/.

City of Langford
www.cityoflangford.ca

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Proposal: **The purpose of Bylaw No. 1918 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. 1918 from R1 (One-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow a 45 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company**

Location: **The land that is the subject of Bylaw No. 1918 is 840, 844 and 848 Orono 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

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Braden Hutchins
Director of Corporate Services

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Proposal: **The purpose of Bylaw No. 1933 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1933 from R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.**

Applicant: **Rov Dosanjh**

Location: **The land that is the subject of Bylaw No. 1933 is 3235 Happy Valley Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

WING'S RESTAURANT
TAKE OUT
Combination Dinners for 1 to 8
Seafood and Deluxe Dishes
Licensed Premises
Open 11 am - 10 pm daily
90 Gorge Rd. West 250-385-5564

O'Sullivan's
BARBER SHOP
Haircuts $21
Military and First Responders haircuts $19
Seniors and under 12 $17
From every haircut $1 to be donated to the Goldstream Food Bank
756 Goldstream Ave, Victoria BC
250-478-9424
Hours
Closed on Sundays and All Statutory Holidays
Please call for updated COVID-19 Hours
Spots available for immunocompromised clients

Wild ARC voted West Shore's best non-profit

The rehabilitation centre treated nearly 3,000 animals in Metchosin last year

Known for rehabilitating raccoons, saving squirrels and mending mice, the B.C. SPCA's Wild Animal Rehabilitation Centre (Wild ARC) has been voted the West Shore's favourite non-profit for the second year in a row.

The rehabilitation centre is open 365 days of the year, and in 2019 it treated 2,869 animals from all over Vancouver Island.

"Wild ARC would not have achieved this recognition if it weren't for our incredible staff, volunteers, donors and the community support that helps us to do the work we do. This award is for all of you," said Tara Thom, assistant manager of Wild ARC.

Most recently, Wild ARC was in the news for treating a Metchosin mouse found stuck to a glue trap.

"Animals that are caught in traps can die a slow and painful death by starvation, dehydration and exposure," Wild ARC said.

Hosted by the WestShore Chamber of Commerce and the Goldstream Gazette, the Best of the WestShore Awards received over 34,000 votes across 44 categories this year. Due to the pandemic, the awards ceremony was presented online.

It can be viewed at youtu.be/Em2V0aocSW0.



BC SPCA Wild ARC which rehabilitates raccoon and many other animals and birds, was named the public's favourite non-profit organization in the 2020 Best of the WestShore awards, held online this year. (Photo Courtesy of Wild ARC)

City of Langford
www.cityoflangford.ca

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Proposal: **The purpose of Bylaw No. 1918 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. 1918 from R1 (One-Family Residential) Zone and adding to the CC1 (City Centre 1) Zone to allow a 45 unit apartment building.**

Applicant: **Ben Gulbrandsen, Pacific Coast Land Company**

Location: **The land that is the subject of Bylaw No. 1918 is 840, 844 and 848 Orono Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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Proposal: **The purpose of Bylaw No. 1933 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1933 from R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.**

Applicant: **Rov Dosanjh**

Location: **The land that is the subject of Bylaw No. 1933 is 3235 Happy Valley Rd 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

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Braden Hutchins
Director of Corporate Services

i. A technical storm water management memo from a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering.

ii. An approved alternative to providing secondary access within 305 m of the development site for emergency vehicles, to the satisfaction of the Fire Chief,

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 a storm water management plan be provided and implemented to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
ii. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering and Fire Chief be registered prior to subdivision approval;
iii. 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;
iv. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall include that portion of new road extending between Myles Mansell Rd and Proposed Lot C to be dedicated from the adjoining parcel, Lot 3, Plan 21075 to provide access to Lot C;
v. That further subdivision or rezoning for proposed Lots A and B is prohibited until sewer servicing is installed and frontage improvements are secured;
i. That the applicant registers a section 219 covenant on title of proposed Lot C agreeing to construct, to Bylaw No. 1000 standards, the public road extension from Myles Mansell Rd to the subject property;
vi. That the applicant provides a non-disturbance covenant over 51% of the subject properties, at the time of subdivision to the satisfaction of the Director of Planning.

AND

Defer further consideration of a Development Variance Permit for sewer servicing and secondary emergency access until the applicant has explored all alternatives related to secondary access for emergency vehicles, to the satisfaction of the Fire Chief, prior to Public Hearing.

CARRIED.

e) Bylaw No. 1933, a Bylaw to rezone a portion of the property located at 3235 Happy Valley from the R2, Residential One and Two Family, Zone to the RS1, Residential Small Lot 1, Zone to allow for a three-lot subdivision

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

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

Consider proceeding with First Reading of Bylaw No. 1933 to amend the zoning designation of a portion of the property located at 3235 Happy Valley Road from the R2 (Residential One and Two Family Dwelling) Zone to RS1 (Residential Small Lot 1), 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;

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 (Happy Valley Road, Isabell Avenue and the new road) that specifies road dedication required to contain frontage improvements, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000;

c) That the applicant registers, prior to **Bylaw Adoption**, a SRW over that portion of the subject property required to accommodate the new road, to the approval of the Director of Engineering and in accordance with 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 financial charges on title that agrees to the following:

   i. That the developer agrees 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 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;
   iii. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;
   iv. That the new road is dedicated at the time of subdivision;
   v. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits and agrees to implement, a formal stormwater management

plan to the standards of the Bylaw No.1000 and to the approval of the Director of Engineering;

vi. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits design drawings, for all three dwellings that shows how the designs are complementary to one another. Design drawings shall be to the approval of the Director of Planning;

vii. That the owner acknowledges the property's proximity to the South Island Rangers shooting range and the potential noise nuisance this establishment may cause;

viii. That a secondary suite is not permitted on Proposed Lots B and C and that individual Building Permit plans shall be reviewed by the Director of Planning, prior to the issuance of a building permit, and shall have the authority to request alternate building drawings if there is reasonable cause to believe the dwelling may be constructed with a secondary suite;

ix. That, prior to subdivision approval, a fire safety plan, reviewed and approved by a Fire Prevention Officer, must be submitted;

x. That, prior to subdivision approval, the developer will submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and that the developer shall be aware and acknowledge that the FUS will determine the appropriate spatial distance between buildings, regardless of zoning regulations or granted variances to property lines, in order to maintain adequate waterflow;

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

Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for the property at 3235 Happy Valley Road:

a. That Section 6.22.07(1)(a) be varied to reduce the building setback from a front lot line from the required 3.0 m to 1.64 m to accommodate the existing house, subject to the following condition:

    i. The developer agrees to modify the design of the front façade of the existing house, facing Happy Valley Road, so as to align with the Design Guidelines for Intensive Residential Developments on corner properties, and that fencing is installed along this property line, in accordance with Section 3.21 of the Zoning Bylaw;

b. That Section 6.20.06(1)(c) be varied to reduce the building setback from an exterior side lot line from the required 3.5 m to 1.5 m to accommodate the proposed dwelling, subject to the following condition:

    i. The developer agrees to install fencing along this property line in accordance with Section 3.21 of the Zoning Bylaw.

CARRIED.

f) Application for Development Variance Permit to allow a variance to the required building setback from the interior side property line as well as reduce the amount of landscaping along an interior side property line to accommodate an apartment building proposed at 2716 and 2720 Strathmore Road

iii. 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;
iv. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall include that portion of new road extending between Myles Mansell Rd and Proposed Lot C to be dedicated from the adjoining parcel, Lot 3, Plan 21075 to provide access to Lot C;
v. That further subdivision or rezoning for proposed Lots A and B is prohibited until sewer servicing is installed and frontage improvements are secured;
i. That the applicant registers a section 219 covenant on title of proposed Lot C agreeing to construct, to Bylaw No. 1000 standards, the public road extension from Myles Mansell Rd to the subject property;
vi. That the applicant provides a non-disturbance covenant over 51% of the subject properties, at the time of subdivision to the satisfaction of the Director of Planning.

AND

Defer further consideration of a Development Variance Permit for sewer servicing and secondary emergency access until the applicant has explored all alternatives related to secondary access for emergency vehicles, to the satisfaction of the Fire Chief, prior to Public Hearing.

CARRIED.

6. Bylaw No. 1933, a Bylaw to rezone a portion of the property located at 3235 Happy Valley from the R2, Residential One and Two Family, Zone to the RS1, Residential Small Lot 1, Zone to allow for a three-lot subdivision

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council consider proceeding with First Reading of Bylaw No. 1933 to amend the zoning designation of a portion of the property located at 3235 Happy Valley Road from the R2 (Residential One and Two Family Dwelling) Zone to RS1 (Residential Small Lot 1), 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;

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 (Happy Valley Road, Isabell Avenue and the new road) that specifies road dedication required to contain frontage improvements, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000;

c) That the applicant registers, prior to **Bylaw Adoption**, a SRW over that portion of the subject property required to accommodate the new road, to the approval of the Director of Engineering and in accordance with 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 financial charges on title that agrees to the following:

i. That the developer agrees 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 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;
iii. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;
iv. That the new road is dedicated at the time of subdivision;
v. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits and agrees to implement, a formal stormwater management plan to the standards of the Bylaw No.1000 and to the approval of the Director of Engineering;
vi. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits design drawings, for all three dwellings that shows how the designs are complementary to one another. Design drawings shall be to the approval of the Director of Planning;
vii. That the owner acknowledges the property's proximity to the South Island Rangers shooting range and the potential noise nuisance this establishment may cause;
viii. That a secondary suite is not permitted on Proposed Lots B and C and that individual Building Permit plans shall be reviewed by the Director of Planning, prior to the issuance of a building permit, and shall have the authority to request alternate building drawings if there is reasonable cause to believe the dwelling may be constructed with a secondary suite;
ix. That, prior to subdivision approval, a fire safety plan, reviewed and approved by a Fire Prevention Officer, must be submitted;
x. That, prior to subdivision approval, the developer will submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and that the developer shall be aware and acknowledge that the FUS will determine the

appropriate spatial distance between buildings, regardless of zoning regulations or granted variances to property lines, in order to maintain adequate waterflow;

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

AND

e) Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for the property at 3235 Happy Valley Road:

a. That Section 6.22.07(1)(a) be varied to reduce the building setback from a front lot line from the required 3.0 m to 1.64 m to accommodate the existing house, subject to the following condition:

i. The developer agrees to modify the design of the front façade of the existing house, facing Happy Valley Road, so as to align with the Design Guidelines for Intensive Residential Developments on corner properties, and that fencing is installed along this property line, in accordance with Section 3.21 of the Zoning Bylaw;

b. That Section 6.20.06(1)(c) be varied to reduce the building setback from an exterior side lot line from the required 3.5 m to 1.5 m to accommodate the proposed dwelling, subject to the following condition:

i. The developer agrees to install fencing along this property line in accordance with Section 3.21 of the Zoning Bylaw.

CARRIED.

7. Application for Development Variance Permit to allow a variance to the required building setback from the interior side property line as well as reduce the amount of landscaping along an interior side property line to accommodate an apartment building proposed at 2716 and 2720 Strathmore Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for 2716 and 2720 Strathmore Rd with the following variances:

a. That Section 6.36A.06(3) of Zoning Bylaw No.300 be varied to reduce the required the interior side setback from the required 3.0 m to 0.60 m to accommodate a garbage enclosure;

Subject to the following conditions:

f) BYLAW NO. 1890
"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1890.

CARRIED.

Councillor Wade returned to the meeting at 7:33 p.m.

g) BYLAW NO. 1933
"Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw No. 1933, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1933 first reading.

CARRIED.

h) BYLAW NO. 1934
"Sign Bylaw Amendment Number 3, No. 1934, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1934.

CARRIED.

i) BYLAW NO. 1935
"Bylaw No. 1935, to Repeal Bylaw No. 1704, 2020"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1935.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**October 26, 2020**
Department:	**Planning**
Application No.:	**Z20-0020**
Subject:	**Bylaw No. 1933, a Bylaw to rezone a portion of the property located at 3235 Happy Valley from the R2, Residential One and Two Family, Zone to the RS1, Residential Small Lot 1, Zone to allow for a three-lot subdivision.**

PURPOSE

Rov Dosanjh has applied on behalf of BC 1123983 to amend the zoning of a portion of the property located at 3235 Happy Valley Road from the R2, Residential One- and Two-Family Dwelling, Zone to the RS1, Residential Small Lot 1, Zone. This is proposed to allow for the subdivision of the property into three lots, two of which would be zoned RS1 and one of which would retain the current R2 zoning as well as the existing house.

BACKGROUND

Previous Applications

The property has not been the subject of any development permit applications, however, in 2007 Council adopted a Bylaw to rezone the property at 3245 Happy Valley Rd, at the corner of Happy Valley Rd and Walfred Rd. This site was rezoned from the R2 zone to the RS3, Residential Small Lot 3, Zone, in order to construct an 8-lot small lot subdivision consisting of one family dwellings.

Directly east of the property, 967A and 967B Isabell Avenue was rezoned from the R2 Zone to the RS3 Zone in 2017, in order to allow for a 5-lot small lot subdivision. As of yet, no development permit has been issued to develop the property to suit the RS3 zone. As part of this rezoning application, Council secured the future dedication of half of a new public road down the western side of the property, with the intention of securing the remaining half as a condition of rezoning the adjoining properties fronting Happy Valley Rd, including the subject property as well as 3239-3243 Happy Valley Rd.

As a whole, the South Langford area has experienced modest densification, primarily with the rezoning of larger properties to accommodate small lot subdivisions.

Table 1: Site Data

Applicant	Rov Dosanjh
Owner	1123983 BC Ltd.
Civic Address	3235 Happy Valley Road
Legal Description	LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027
Size of Property	1213 m^2
DP Areas	Hazardous Development Permit Area: Drainage Concern DP Area
Zoning Designation	R2, Residential One- and Two-Family Dwelling, Zone
OCP Designation	Neighbourhood Designation
South Langford NAP	Urban Residential

SITE AND SURROUNDING AREA

The subject site is a corner property that currently contains a one-family dwelling, which is proposed to remain on the site. As well, an accessory storage building, that will be removed, is also on the property. The one-family dwelling faces, and has driveway access off, Isabell Avenue. The flat site is partially treed, with most of the trees located along the road frontages and the southeast corner of the property.

Figure 1: Aerial photo of the subject site, subject property outlined in red (2019)



The Happy Valley neighbourhood contains several different housing types, all low to mid range densities including one- and two-family dwellings and townhouses. There is a limited number of commercial uses in the neighbourhood and some retail/industrial type business located along the Sooke Road corridor, just

outside of the Happy Valley neighbourhood. The community includes an elementary school, two parks with playground equipment and two baseball fields. The South Vancouver Island Rangers is a gun club that operates a shooting range at 3498 Luxton Road. Despite the spatial distance between the proposed development and the existing gun range being in excess of 500 m away, a Section 219 should be registered on each individual property with a condition that acknowledges the gun range and possible noise issues that may come from its operation.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (3231 Happy Valley Road)	R2, Residential One and Two Family Dwelling, Zone	One family dwelling
East (967A and 967B Isabell Ave.)	RS3, Residential Small Lot 3, Zone	Two family dwelling
South (3239 Happy Valley Road)	R2, Residential One and Two Family Dwelling, Zone	One family dwelling
West (3236 Happy Valley Road)	R2, Residential One and Two Family Dwelling, Zone	One family dwelling

Figure 2: Aerial site plan showing surrounding zoning, subject property highlighted in red (2019)



OFFICIAL COMMUNITY PLAN

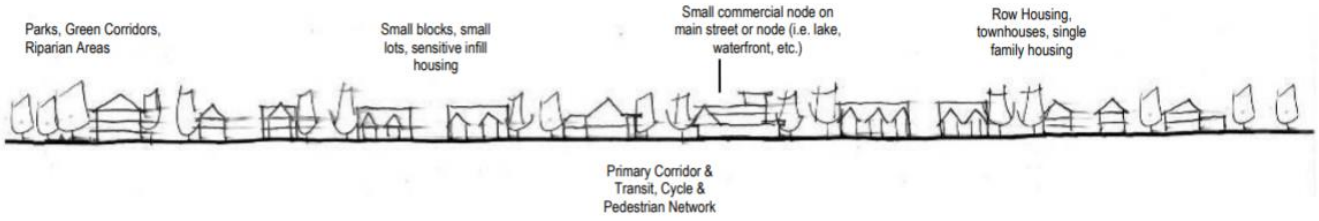
The subject property is within the Neighbourhood designation of the Official Community Plan (OCP) which encourages low to mid-density development in the form of one- and two-family dwellings as well as townhouses. The density objectives of the policy area contemplate 40 units per hectare (16 units per acre). As the subject application is for 3 dwelling units on a 1213 m^2 (0.74 hectares /0.29 acres) property, the proposal meets the density objectives, that contemplate a maximum of 4 units on a property of this size.

Neighbourhood

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.
- Transit stops are located where appropriate

A Concept for Neighbourhood Areas



SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject property is within the Urban Residential designation of the South Langford Neighbourhood Plan (SLNP). This designation is defined in the SLNP as follows:

> *Urban Residential – applies to areas where the availability of municipal services allows for a variety of residential development that is more intensive than Suburban Residential, and that may include single family residential dwellings without secondary suites, town housing and attached housing. A maximum density of one unit per 200 m^2 (2152 ft2) is applicable.*

The developer is planning to construct to a density of one unit per 404 m^2 and therefore is within the density objectives of the South Langford NP designation.

DEVELOPMENT PERMIT AREAS

The subject property is within an area identified as a Hazardous Development Permit Area: Drainage Concerns within Langford's OCP (Map 18). Should any land alteration or construction be proposed within this area, the developer will be required to obtain a Development Permit and provide a geotechnical review from a qualified professional to determine any conditions required to ensure proper drainage.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property has direct access to Isabell Avenue, which in turn connects to Happy Valley Road, the main thoroughfare in the South Langford neighbourhood. Happy Valley Road connects to Sooke Road (Highway 14) northwest of the property.

Bike Lanes and sidewalks have been installed along both sides of Happy Valley Road providing alternative transportation options through the neighbourhood. The closest stop on the BC transit bus route is route 41 Happy Valley: Downtown, at the corner of Walfred Road and Happy Valley Road. Route 41 operates morning and evenings during the weekdays and takes riders from the Happy Valley area to Downtown Victoria via Colwood. The route also stops at the Langford Bus exchange, allowing riders to transfer to buses that will take them to other destinations. Route 61: Sooke runs an hourly service 7 days a week between downtown Sooke and downtown Victoria, and has a stop at the intersection of Sooke Road and Happy Valley.

IMPROVEMENTS AND ROAD DEDICATION

Frontage improvements along Isabell Avenue will follow the R12 cross section of the City of Langford Subdivision and Development Servicing Bylaw No. 1000, and include the installation of a sidewalk as well as scallop parking and light standards, where required. Frontage improvements along Happy Valley Road will follow the R7 cross section however sidewalks and bike lanes are already in place along the property's frontage.

As previously noted, Council secured the dedication of a new road extending south from Isabell Ave as a condition of rezoning the adjacent properties at 967A and 967B Isabell Ave to the RS3 Zone. As this new road will ultimately require additional dedication from the subject property and three other properties fronting Happy Valley Road, Council may wish to apply a similar condition to this application. In order to ensure the correct amount of land is obtained, Council may wish to require the developer to submit frontage drawings, to the approval of the Director of Engineering, prior to scheduling a Public Hearing and to register an SRW prior to Bylaw Adoption. Council may further require that the applicant register a Section 219 covenant on the property requiring the road dedication and frontage improvements prior to subdivision approval.

INFRASTRUCTURE

CRD Water services are available to the site at Happy Valley Road. Sewer services, provided by West Shore Environmental are available to the property along Happy Valley Road and along Isabell Avenue. The developer will have to connect to and/or upgrade utilities and infrastructure as required to service the site to its proposed density. Council may wish to have this secured within a condition placed within a Section 219 registered on the property, so that 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, approved by the Director of Engineering prior to Public Hearing, that states 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.

A fire safety plan, reviewed and approved by a Fire Prevention Officer, must be submitted prior to subdivision approval to develop the site, a provision that should be secured within a Section 219 covenant registered with the property. The developer will also be required to submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and whether the building setbacks proposed are adequate to achieve the desired water flow necessary to combat and urban fire. Fire hydrants will need to be installed in accordance with the Subdivision and Servicing Bylaw No.1000

COMMENTS

Development Proposal

The developer wishes to subdivide the subject property into 3 separate lots, one of which will contain the existing one family dwelling and retain the R2 zoning. This lot is identified as Lot A on the site plan shown in Figure 3, and on the plans attached as Appendix C. The proposed subdivision will result in new spatial dimensions for the R2 lot that will comply with the regulations of the R2 zone for minimum lot size and width. The lot will retain its access off of Isabell Avenue; however, the developer will be required to construct a driveway into the property to the standards of Bylaw No. 1000. The developer will also be required to modify the façade of the existing one-family dwelling to ensure the design is complementary to the new proposed dwellings. A condition that requires the developer to modify the dwelling in accordance with design drawings approved by the Director of Planning prior to subdivision approval should be secured within a Section 219 covenant registered on that property.

The two proposed RS1 lots are located on the eastern side of the subject property and are labelled as Lots B and C on site plans shown in Figure 3 and attached as Appendix C. The lots are both greater than than 200 m^2 and meet the lot width requirements of the RS1 zone.

As the two RS1 lots are not large enough to accommodate a secondary suite in accordance with this zone, Council may wish to have the developer acknowledge that construction of a suite on any of the properties is prohibited. They may wish to do this as a condition within the Section 219 Covenant that states suites are not permitted. The condition should also include a requirement that building plans submitted are to be reviewed by the Direct of Planning who would be given the discretion to determine whether the internal layout of the proposed dwellings could be used to accommodate a secondary suite.

Variances

The developer has requested setback variances to allow for the buildings to be constructed/remain as proposed on the ultimate lots. The developer has applied for a Development Variance Permit in conjunction with this rezoning application. Council should be aware that these variances may change if greater road dedication is required than what has been anticipated by the proposal to-date. As frontage drawings are required prior to Public Hearing, any changes to the requested variances could be done through a Staff Report at second reading of the Bylaw to amend the zoning of the property.

As contemplated, a variance is required for Lot A to accommodate the existing dwelling on the property, as after the required road dedication along Happy Valley, the dwelling would be setback 1.64 m from the front lot line whereas the required building setback is 3 m. Council may wish to tie conditions to the variances that mitigate any potential negative outcomes resulting from approving reduced building setbacks. Council may wish to require the developer to construct fencing that matches that which has

been installed on the opposite corner of Happy Valley and Walfred Road. The existing dwelling should also be modified to address the Happy Valley Road frontage, as a condition of granting this variance on Lot A.

Lot C requires a variance to accommodate the proposed building envelope which, after the required road dedication to create the new road, will be 1.5 m to the exterior side property line, while the required setback is 3.5 m. Similarly, Council may wish to grant this setback variance conditional to fencing and landscaping being installed along this property line that will provide the dwelling with privacy, given the close proximity to the new road. If Council is supportive of the aforementioned variances, and conditions, they may wish to approve these variances as part of the resolution to amend the zoning of the property. The development variance permit would then be brought to Council for consideration of issuance after the adoption of the Bylaw.

Figure 3: Proposed site plan for 3235 Happy Valley Road (road dedication is not yet determined)

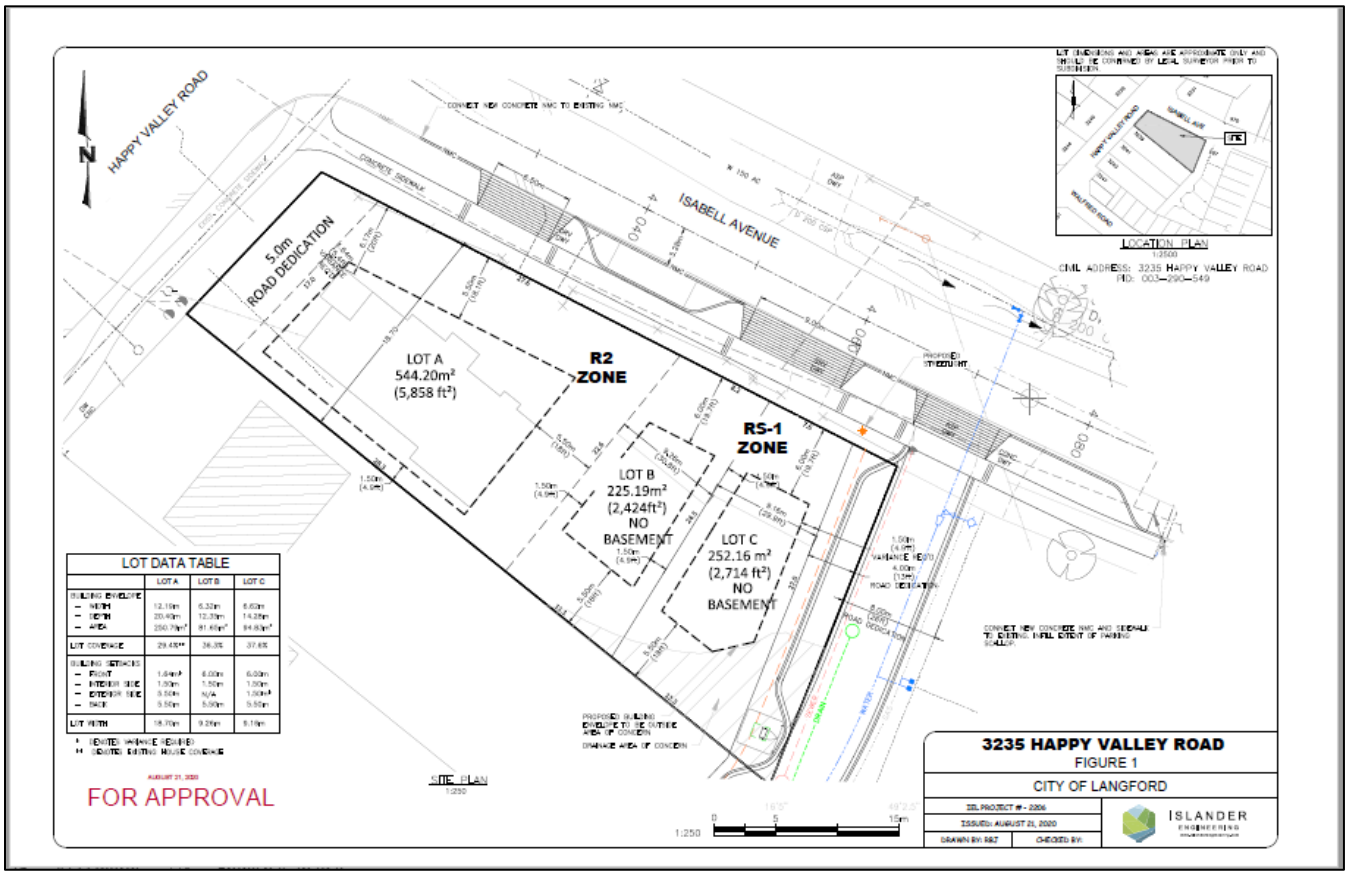


Table 3: Proposal Data

	Lot A Permitted by R2 (Current Zoning)	**Lot A Permitted by R2 (existing on subdivided lot)**
Density (FAR and/or min. lot size)	400 m^2 minimum lot size	544 m^2 minimum lot size
Height	9 m	As per zone
Site Coverage	50%	50%
Front Yard Setback	3.0 m	1.64 m*
Driveway/Parking Stall Setback	5.5 m	6.77 m
Interior Side Yard Setback	1.5 m	2.25 m
Exterior Side Yard Setback	3.0 m	6.77 m
Rear Yard Setback	5.5 m	5.5 m
Parking Requirement (Table 4.01.01 of the Zoning Bylaw)	2 stalls per dwelling unit	As per regulation

	Lot B & C Proposed Zoning (RS1)	**Lot B As Proposed under RS1**	**Lot C As Proposed under RS1**
Density (FAR and/or min. lot size)	200 m^2	225 m^2	252 m^2
Height	9 m	As per Zone	As per Zone
Site Coverage	50 %	As per Zone	As per Zone
Front Yard Setback	6.0 m	6.0 m	6.0 m
Driveway/Parking Stall Setback	6.0 m to curb/sidewalk closest to property line	6.0 m	6.0 m
Interior Side Yard Setback	1.5 m	1.5 m	1.5 m
Exterior Side Yard Setback	3.5 m	N/A	1.5 m*
Rear Yard Setback	5.5 m	5.5 m	5.5 m
Parking Requirement (Table 4.01.01 of the Zoning Bylaw)	2 stalls per dwelling unit	As per regulation	As per regulation

*Variances to regulation requested

FINANCIAL CONTRIBUTIONS

Rezoning a portion of the subject property to permit two additional units of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will complete frontage improvements and road dedication, 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.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total @ 2 new units**
General Amenity Reserve Fund	$3960	$7,920
Affordable Housing Reserve Fund	$660	$1,320
TOTAL POLICY CONTRIBUTIONS	**$4,620**	**$9,240**

DEVELOPMENT COST CHARGES

Table 5 – Development Cost Charges

Development Cost Charge	**Per lot contribution**	**Total @2 new units**
Roads	$3,985	$7,970
Storm Drainage (South Langford)	$1,166	$2,332
Park Improvement	$1,890	$3,780
Park Acquisition	$1,100	$2,200
Incremental Storage Improvement Fees	$371.25	$742.50
Integrated Survey Area	$35	$70
Subtotal		**$17,094.50**
CRD Water	$2,922	$5,844
School Site Acquisition	$1,000	$2,000
TOTAL (estimate) DCCs		**$24,938.50**

OPTIONS

Option 1

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

1. Consider proceeding with First Reading of Bylaw No. 1933 to amend the zoning designation of a portion of the property located at 3235 Happy Valley Road from the R2 (Residential One and Two Family Dwelling) Zone to RS1 (Residential Small Lot 1), 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;

    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 (Happy Valley Road, Isabell Avenue and the new road) that specifies road dedication required to contain frontage improvements, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000;

    c) That the applicant registers, prior to **Bylaw Adoption**, a SRW over that portion of the subject property required to accommodate the new road, to the approval of the Director of Engineering and in accordance with 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 financial charges on title that agrees to the following:

        i. That the developer agrees 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 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;

iii. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;

iv. That the new road is dedicated at the time of subdivision;

v. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits and agrees to implement, a formal stormwater management plan to the standards of the Bylaw No.1000 and to the approval of the Director of Engineering;

vi. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits design drawings, for all three dwellings that shows how the designs are complementary to one another. Design drawings shall be to the approval of the Director of Planning;

vii. That the owner acknowledges the property's proximity to the South Island Rangers shooting range and the potential noise nuisance this establishment may cause;

viii. That a secondary suite is not permitted on Proposed Lots B and C and that individual Building Permit plans shall be reviewed by the Director of Planning, prior to the issuance of a building permit, and shall have the authority to request alternate building drawings if there is reasonable cause to believe the dwelling may be constructed with a secondary suite;

ix. That, prior to subdivision approval, a fire safety plan, reviewed and approved by a Fire Prevention Officer, must be submitted;

x. That, prior to subdivision approval, the developer will submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and that the developer shall be aware and acknowledge that the FUS will determine the appropriate spatial distance between buildings, regardless of zoning regulations or granted variances to property lines, in order to maintain adequate waterflow;

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

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for the property at 3235 Happy Valley Road:

    a. That Section 6.22.07(1)(a) be varied to reduce the building setback from a front lot line from the required 3.0 m to 1.64 m to accommodate the existing house, subject to the following condition:

        i. The developer agrees to modify the design of the front façade of the existing house, facing Happy Valley Road, so as to align with the Design Guidelines for Intensive Residential Developments on corner properties, and that fencing is installed along this property line, in accordance with Section 3.21 of the Zoning Bylaw;

    b. That Section 6.20.06(1)(c) be varied to reduce the building setback from an exterior side lot line from the required 3.5 m to 1.5 m to accommodate the proposed dwelling, subject to the following condition:

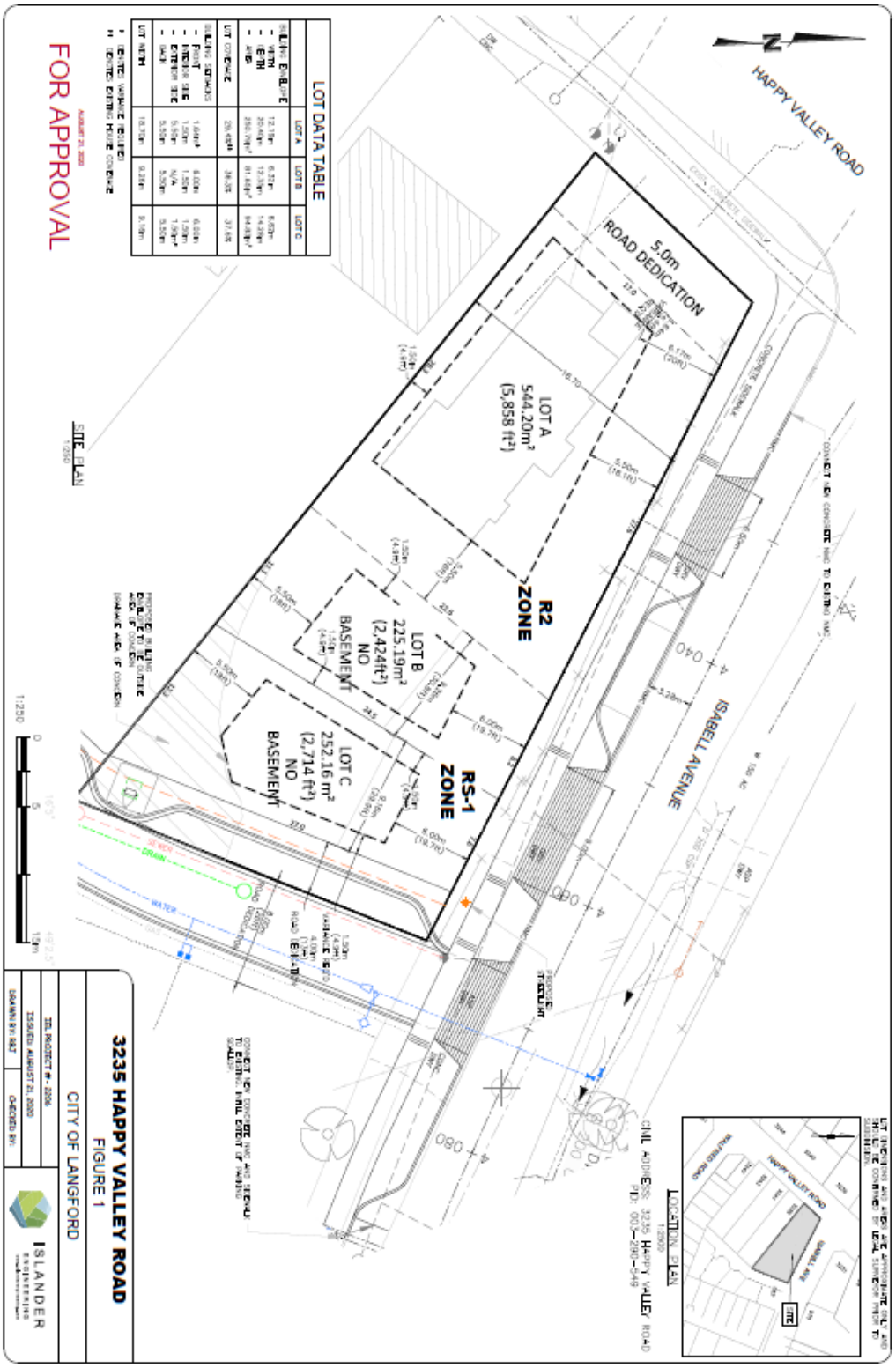
        i. The developer agrees to install fencing along this property line in accordance with Section 3.21 of the Zoning Bylaw.

OR Option 2

3. Take no action at this time with respect to Bylaw No. 1933

Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2 - 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

Appendix A

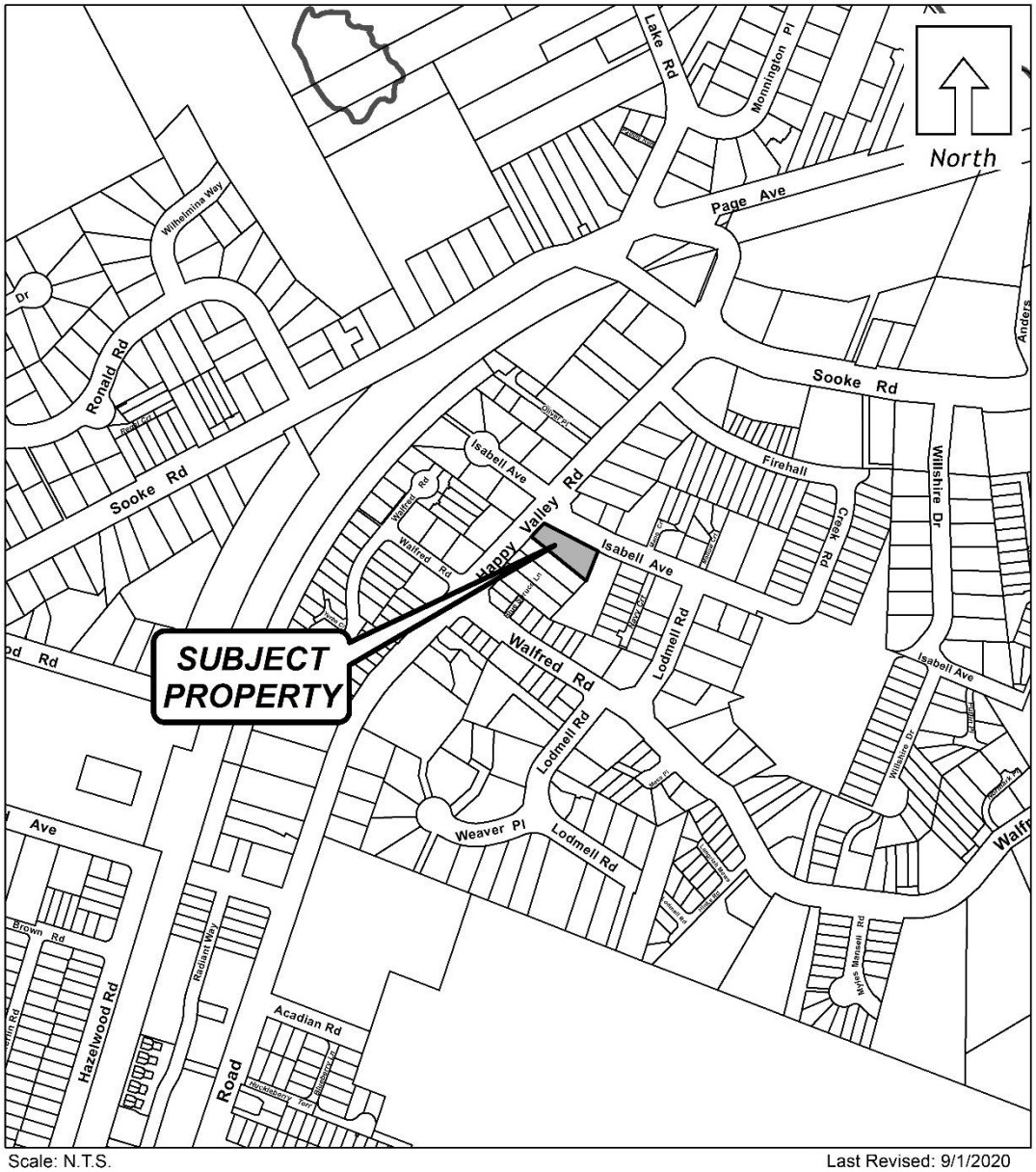

FOR APPROVAL
3235 HAPPY VALLEY ROAD
FIGURE 1
CITY OF LANGFORD
ISLANDER
LOT DATA TABLE
HAPPY VALLEY ROAD
ISABELL AVENUE
5.0m ROAD DEDICATION
LOT A 544.20m² (5,858 ft²)
LOT B 225.19m² (2,424ft²) NO BASEMENT
LOT C 252.16 m² (2,714 ft²) NO BASEMENT
R2 ZONE
RS-1 ZONE
SITE PLAN
LOCATION PLAN

Appendix B
Site Map



Appendix C
Location Map

REZONING BYLAW AMENDMENT
(Z20-0020)
3235 Happy Valley Rd



PUBLIC HEARING
Monday, 8 December 2020

Bylaw No. 1937
File No. Z20-0024

A Bylaw to
Amend the Text of Zoning Bylaw 300 to allow for a daycare with a maximum capacity of 225 children at 2210 Bear Mountain Parkway.

CITY OF LANGFORD
BYLAW NO. 1937

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following text to Section 3.26.02: "Despite Article 3.26.02(4), a **group daycare** with a capacity of up to 225 children is permitted on the lot legally described as Lot A, Section 115, Esquimalt District, Plan EPP106119.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 603, (2210 Bear Mountain Pkwy), Bylaw No. 1937, 2020".

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

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

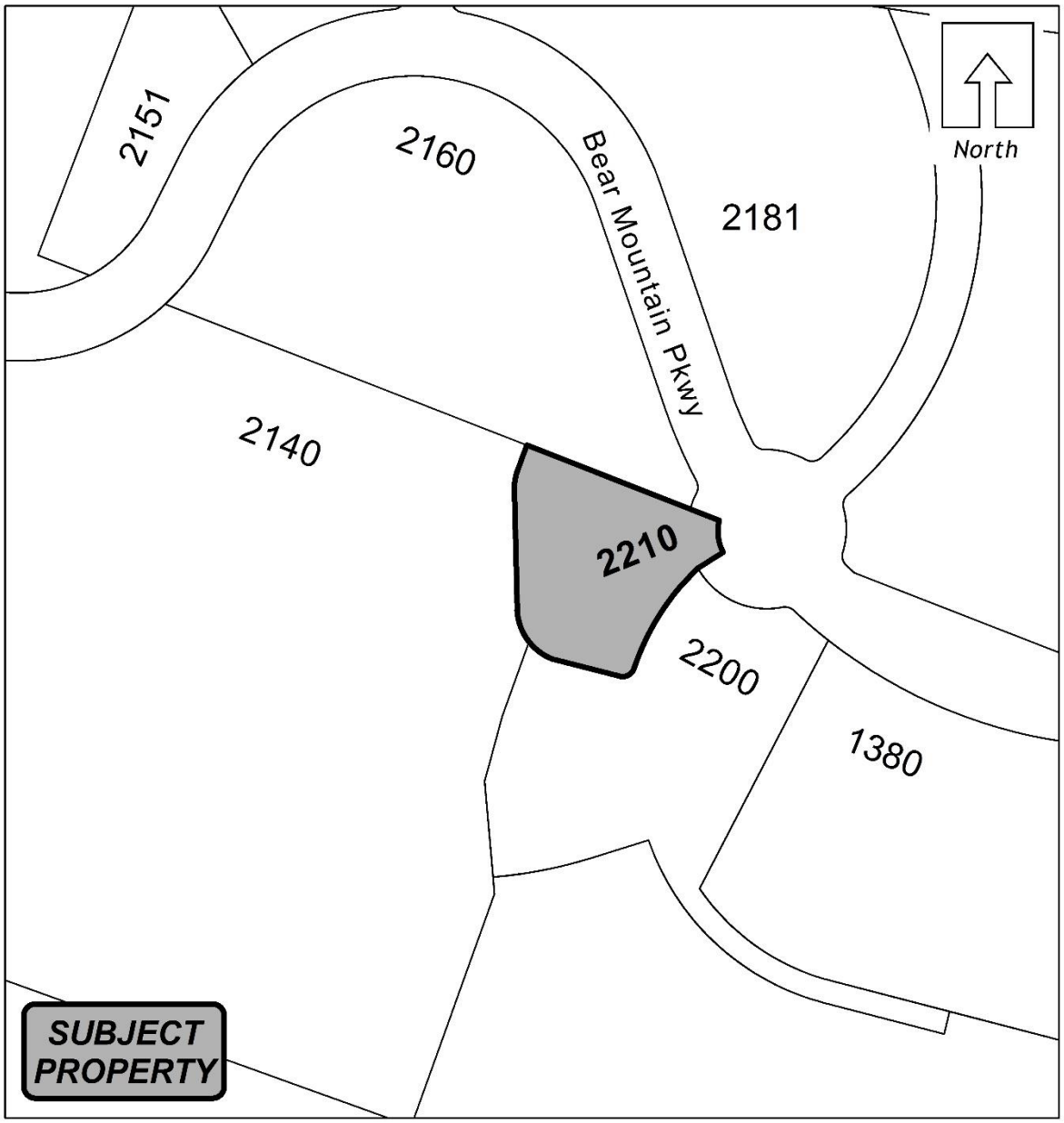
READ A THIRD TIME this day of, 2020.

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

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1937

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1937

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/17/2020

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

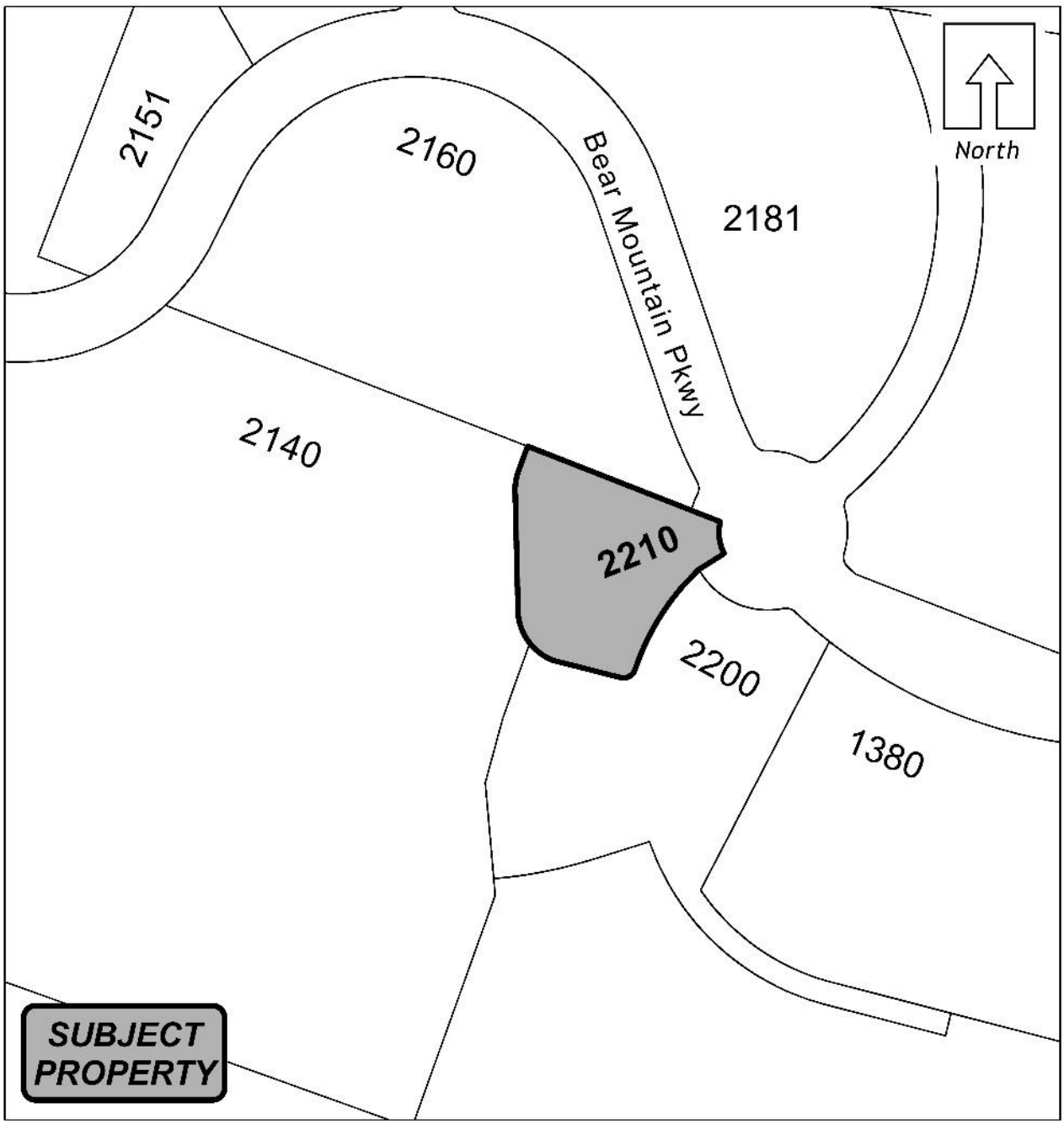
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1937. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 7 December 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, 7 December 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2210 Bear Mountain Pkwy (2140 and 2250 Bear Mountain Pkwy)	
File	Z20-0024	Bylaw Number: 1937
Official Community Plan	Current: Neighbourhood Centre and Hillside or Shoreline	Proposed: No Change
Zoning	Current: CD12 (Comprehensive Development 12 – South Skirt Mountain)	Proposed: Text Amendments to the CD12 (Comprehensive Development 12 – South Skirt Mountain)
Proposal	To allow for a daycare with a maximum capacity of 225 children on the subject property.	

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

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Braden Hutchins
Director of Corporate Services



Document Name: Bylaw_1937

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OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1937

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/17/2020

Pandemic challenges serious for people with intellectual disabilities

Untrained health-care workers can put lives in jeopardy

Jane Skrypnek
News Staff

People with intellectual disabilities (ID) already face challenges in accessing adequate health care, and those in the field say with an ongoing global pandemic, the stakes are far higher.

The primary issue is communication, according to a Special Olympics BC program manager. "It's often difficult for these individuals to describe what their pain is or what's bothering them," Michelle Cruickshank said. "For medical professionals, who don't know them personally or don't have a good idea of how to coax that information from them, to be able to properly care and diagnose is very difficult."

Over 80 per cent of health care professionals haven't received training on how to treat people with ID, according to Special Olympics International.

Now that in-person appointments are a rare occurrence, communication is even more strained. Megan Pollock, Special Olympics BC communications manager, said they are fearful that people with ID aren't receiving critical information around the prevention and symptoms of COVID-19.

Another fear is mental health.



B.C. Special Olympics athlete, Jake Hooper, and his sister Caitlin are concerned about the impact COVID-19 is having on people with intellectual disabilities. (Courtesy of Caitlin Hooper)

"People with intellectual disabilities often have quite a few anxieties and we have found that mental health has been slacking," said Caitlin Hooper whose brother, Jake Hooper, competes in the Special Olympics.

"It can be a little troubling at times," Jake said. "I'm used to having those connections and due to all this COVID stuff it's been kind of weary."

Regardless of COVID-19, Cruickshank said it is often hard to motivate a person with ID to engage in many of the things that are beneficial to mental health, such as healthy eating and physical activity. Now, there's the added barrier of not being able to motivate them in person.

"Now we can't go and get someone for a walk or make a healthy meal together," Cruickshank said.

As with many things, COVID-19 has highlighted what were already long-neglected issues, they said. Now, with the lives of people with ID at greater risk, Pollock said B.C.'s elected officials need "to step forward and create essential and lasting change."

South Island alcohol consumption higher than average: report

South Vancouver Islanders love to drink.

According to the Victoria Vital Signs 2020 report, residents of south Vancouver Island consume more alcohol than both the provincial and the federal average.

The Vital Signs report is an annual community report that measures the vitality of the area by comparing data from a variety of sources. It is produced by the Victoria Foundation and compares results to the United Nations Sustainable Development goals to grade how the city is doing.

According to the report, in 2018, the average south Islander, aged 15 years or older, drank 11.2 litres of alcohol throughout the year.

This amount is defined in "absolute alcohol" levels, a technical term used by health organizations which measures how much ethanol is in each type of drink. Each litre, under this definition, would equal 58 standard drinks, so with this calculation 11.2 litres would amount to approximately just over 638 bottles of beer, or 104 bottles of wine.

The amount of alcohol consumption is up slightly from last year, which was 11.1 litres.

This is compared to the provincial average of 9.4 litres per person and the national average of 8.2 litres per person. Additionally, in June, 28 per cent of B.C. residents and 36 per cent of families with children reported an increase in their alcohol consumption due to the pandemic.

To read the full report visit victoriafoundation.bc.ca.

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 Nos. 1937 and 1943. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 7 December 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. 1937 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow for a daycare with a maximum capacity of 225 children on a specific property.**

The purpose of Bylaw No. 1943 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to remove the height restriction in the CD12 Zone.

Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are 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

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Bylaw 1943



Bylaw 1937



Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1938. 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, 7 December 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. 1938 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. 1938 from R2 (One- and Two-Family Residential) Zone and adding to the RT1 (Residential Townhouse 1) Zone to allow for the construction of a 10-unit townhouse development.**

Applicant: **Mohammed Mehdi Khataw**

Location: **The land that is the subject of Bylaw No. 1938 is 630 Strandlund Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

4-H members excel in cooking competition

The annual Field to Fork Challenge encourages B.C. youth to prepare healthy, local foods

Six Greater Victoria 4-H club members and 14 others from around the province were honoured recently for recipes they cooked up for the annual Field to Fork Challenge.

A joint initiative between 4-H British Columbia and the non-profit BC Agriculture in the Classroom Foundation, the event asked youth aged nine to 19 to submit recipes and cooking videos for a chance to win cash prizes totalling $3,200.



Greater Victoria 4-H club member Danae Kong used fresh eggs, cream and cranberries for her winning entry.

Greater Victoria 4-H winners among 10 in the junior division included Sophie Jolivet from the Saanich lamb club, and Gia Carda and Colette Steadman from the Metchosin club, while senior winners included Jacques Jolivet and Danae Kong from the Saanich lamb club, and Sava Bell from the Metchosin club.

Submitting videos of themselves creating such dishes as hungry hiker skillet, turkey stuffed zucchini boats and rhubarb strawberry pie, entrants whipped up recipes for breakfast, lunch, dinner and dessert items featuring healthy, locally grown ingredients. The winners were chosen for their recipe choices, use of B.C. ingredients, evidence of thorough study, food and kitchen safety and presentation.

More recently, the 4-H members had a chance to join the foundation's celebrity chef, Trevor Randle, for a Field to Fork virtual conference, where they learned to cook kale Caesar salad with craisins, bacon penne alfredo and apple blondie in their home kitchens, all using B.C. ingredients. The day also saw them learn about the production of produce and pork in B.C. from agriculture industry representatives.



Metchosin 4-H club member Sava Bell is all smiles holding some of the garden fresh ingredients he used to make his award-winning dish for the Field to Fork Challenge. (Photos courtesy Agriculture in the Classroom)

"In the COVID-19 pandemic, it's now more important than ever to educate youth about B.C.'s amazing agriculture and food story," Aleda Welch, 4-H BC manager, said in a media release.

A Field to Fork Challenge recipe book spotlighting 24 homegrown recipes will also be available soon. Watch for details at bcaitc.ca.

vnc.editorial@blackpress.ca

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Cheers Christmas Trees for Sale
The Old Farm Market in Duncan
Noble Firs available
FRESH BC FIR TREES
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Call Pete to Pre-order 250-732-0798
Cash- Debit- Visa- M/C accepted
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City of Langford
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Proposal: **The purpose of Bylaw No. 1937 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow for a daycare with a maximum capacity of 225 children on a specific property.**

The purpose of Bylaw No. 1943 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to remove the height restriction in the CD12 Zone.

Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are as shown shaded on the plan.**

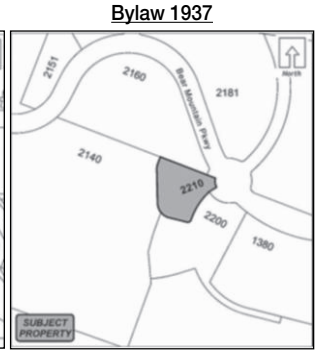
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Bylaw 1943



Bylaw 1937



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Braden Hutchins
Director of Corporate Services

ii. $2,074 toward the General Amenity Fund.

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

b) That the applicant provides, **prior to 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 Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided 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 provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
iv. That an SRW for emergency use is registered on title prior to the issuance of a Building Permit;
v. 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.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

CARRIED.

b) No. 1937- Application to Amend the Text of Zoning Bylaw 300 to Allow for a Daycare with a Maximum Capacity of 225 Children on a Specific Property, AND
Bylaw No. 1943 – Application to Ament the Text of the Zoning Bylaw 300 to Remove the Height Restriction in the CD12 Zone

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

CARRIED.

10. <u>BYLAWS</u>

a) BYLAW NO. 1883
"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1883 second and third readings.

CARRIED.

Pursuant to his previously declared conflict, Councillor Wade left the meeting at 7:32 p.m.

b) BYLAW NO. 1918
"Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

j) BYLAW NO. 1937
"Langford Zoning Bylaw, Amendment No. 603, (2140 and 2250 Bear Mountain Pkwy), Bylaw No. 1937, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1937 first reading.

CARRIED.

k) BYLAW NO. 1938
"Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1938 first reading.

CARRIED.

l) BYLAW NO. 1942
"Sewer Utility Bylaw Amendment No. 4, Bylaw No. 1942, 2020".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1942 first, second and third readings.

CARRIED.

m) BYLAW NO. 1943
"Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1943 first reading.

CARRIED.

11. IN-CAMERA RESOLUTION

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

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**
- **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 SZPAK
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 personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and 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; under Section 90 (1) (a) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

12. ADJOURNMENT

Mayor Young adjourned the meeting at 8:43 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: November 2, 2020

Department: Planning

Application No.: Z20-0024

Subject: Bylaw No. 1937- Application to Amend the Text of Zoning Bylaw 300 to Allow for a Daycare with a Maximum Capacity of 225 Children on a Specific Property

AND

Bylaw No. 1943 – Application to Ament the Text of the Zoning Bylaw 300 to Remove the Height Restriction in the CD12 Zone

---

PURPOSE

Keycorp Projects Ltd. has applied on behalf of 1083103 BC Ltd. (Seacliff Properties Ltd.) to amend the text of Zoning Bylaw 300 to allow for the following:

1. a daycare with a maximum capacity of 225 children on a property within the CD12 (South Skirt Mountain) zone. The location of the proposed daycare lot currently straddles 2140 and 2200 Bear Mountain Parkway.
2. Remove the height restriction within 'Area II' of the CD12 (South Skirt Mountain) zone.

BACKGROUND – Daycare Site

PREVIOUS APPLICATIONS

The two properties associated with the daycare site were rezoned to CD12 (Comprehensive Development – South Skirt Mountain) under rezoning file Z08-0006 and received an amendment to the CD12 zone under rezoning file Z16-0001. The original parent parcel has been subdivided multiple times to create bulk parcels as well as final building lots. There have also been several Development Permits issued for environmental purposes to allow for land clearing.

Table 1: Site Data

Applicant	Keycorp Project Ltd.
Owner	1083103 BC Ltd. (Seacliff Properties Ltd.)
Civic Addresses	2140 and 2200 Bear Mountain Parkway
Legal Descriptions	Lot 6, Section 115, Esquimalt District, Plan VIP87258 Lot 7, Section 115, Esquimalt District, Plan VIP87258, Except Plan EPP79954

Size of (future) Daycare Property	5,804m² (1.43 acres)
DP Areas	Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland
Zoning Designation	CD12 (Comprehensive Development – South Skirt Mountain)
OCP Designation	Neighbourhood Centre

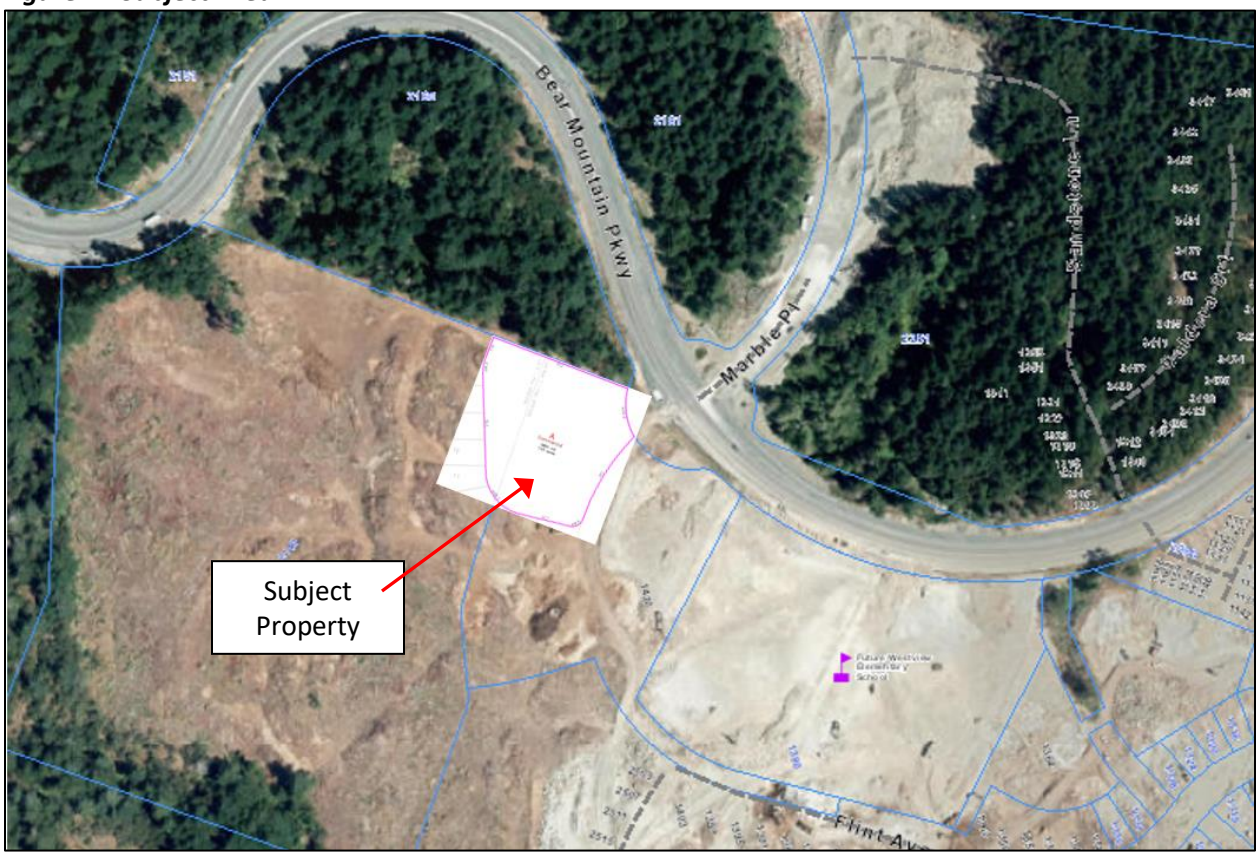
SITE AND SURROUNDING AREA

The subject area has been cleared of vegetation, but blasting and rock removal is still required prior to construction. The surrounding area is currently undergoing ground works in order to level lots and prepare sites for buildings.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD12	Vacant
East	CD12	Vacant
South	CD12	Vacant
West	CD12	Vacant

Figure 1: Subject Area



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

- Predominantly residential precinct that supports a range of medium and high-density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial uses.

DEVELOPMENT PERMIT AREAS

The future lot is located within several Environmental or Hazardous Development Permit Areas, and applicable Development Permits (DP) have already been issued accordingly. These DP's include DP13-0029, DP18-0013, DP18-0049, and DP18-0060. The site will eventually need a DP for Form and Character of the building to ensure it complies with City guidelines.

COMMENTS

FUTURE PROPERTY

Currently, there are two larger lots from which the future daycare site would be subdivided. The subdivision application is in process and would be finalized prior to the proposed text amendment being adopted. Therefore, this report is not able to reference the final legal description, property identification number (PID), or civic address for the daycare site as these are not known at this time. However, as the subdivision is anticipated to be complete prior to Public Hearing and its proper identification known at that time, Council may wish to direct staff to bring forward an updated Bylaw 1937 that reflects the final legal description and PID.

DEVELOPMENT PROPOSAL

The proposal is to amend the text of the zoning bylaw to allow for an increased capacity of the number of children within a daycare on this specific property. Section 3.26 of the zoning bylaw limits the maximum capacity of children within a daycare on any property over 1,099m² to 36 children. The text amendment would allow this specific property to increase its capacity to maximum of 225 children. It should be noted that even though the text amendment is for 225 children, the daycare operator has indicated that they plan on having 198 children. The text amendment to 225 children simply allows for an increased capacity in the future in accordance with Island Heath regulations.

The building itself will be purpose-built with no other uses onsite. An illustration of the site plan has been attached as Appendix A and renderings of the proposed building included as Appendix B. Having the site solely for the daycare helps with securing onsite parking for a daycare with the proposed capacity.

PARKING

The proposal includes 54 parking stalls, which translates to approximately one space for every 4 children. As a comparison, other daycares in Langford that increased their capacity of children include 2758 Peatt Road, which has 8 parking stalls associated with 28 children (one space for every 3.5 children) and 2285 Bellamy Road, which has 6 parking stalls associated with 41 children (approximately one space for every 7 children).

If Council is satisfied with the proposed 54 onsite parking spaces for this daycare, they may wish to specify this as a condition of rezoning approval, to be secured as part of the form and character Development Permit.

BACKGROUND – Removal of Height Restrictions in Area II of CD12

PREVIOUS APPLICATIONS

The properties associated with the CD12 (Comprehensive Development – South Skirt Mountain) were rezoned under file Z08-0006 and received an amendment under rezoning file Z16-0001. The original parent parcels have been subdivided multiple times to create bulk parcels as well as final building lots. There have also been several Development Permits issued for environmental purposes to allow for land clearing.

AREAS WITHIN THE CD12 ZONE

The CD12 Zone was broken down into six separate areas (Areas I through VI), each having their own permitted uses and restrictions. These areas are identified in Schedule X of Zoning Bylaw 300, which has been attached as Schedule E. Area II is identified as Multi-Family Residential, which allows for a variety of uses including apartments. This area exists along the western and northern portion of the CD12 Zone, none of which has been cleared for development at this time. The attached Schedule F highlights the properties that are located within Area II of the CD12 Zone.

HEIGHT RESTRICTION

Currently, Area II of the CD12 zone restricts the height of buildings to 6-storeys, whereas other comprehensive zones such as Bear Mountain or Westhills do not have the same restriction in their multi-family zone. Given that the height restriction does not exist in other developments similar to South Skirt Mountain, Council may wish to amend Bylaw 300 to remove the height restriction with Area II, with the assurance that parking and floor area ratio's will still need to be met as per Bylaw 300.

OPTIONS

Option 1

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

OR Option 2

4. Take no action at this time with respect to Bylaw No. 1937 or Bylaw 1943.

Submitted by:	Robert Dykstra, MCIP, RPP, Planner II – 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:	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

:rd

Appendix A
SITE PLAN – Daycare Site



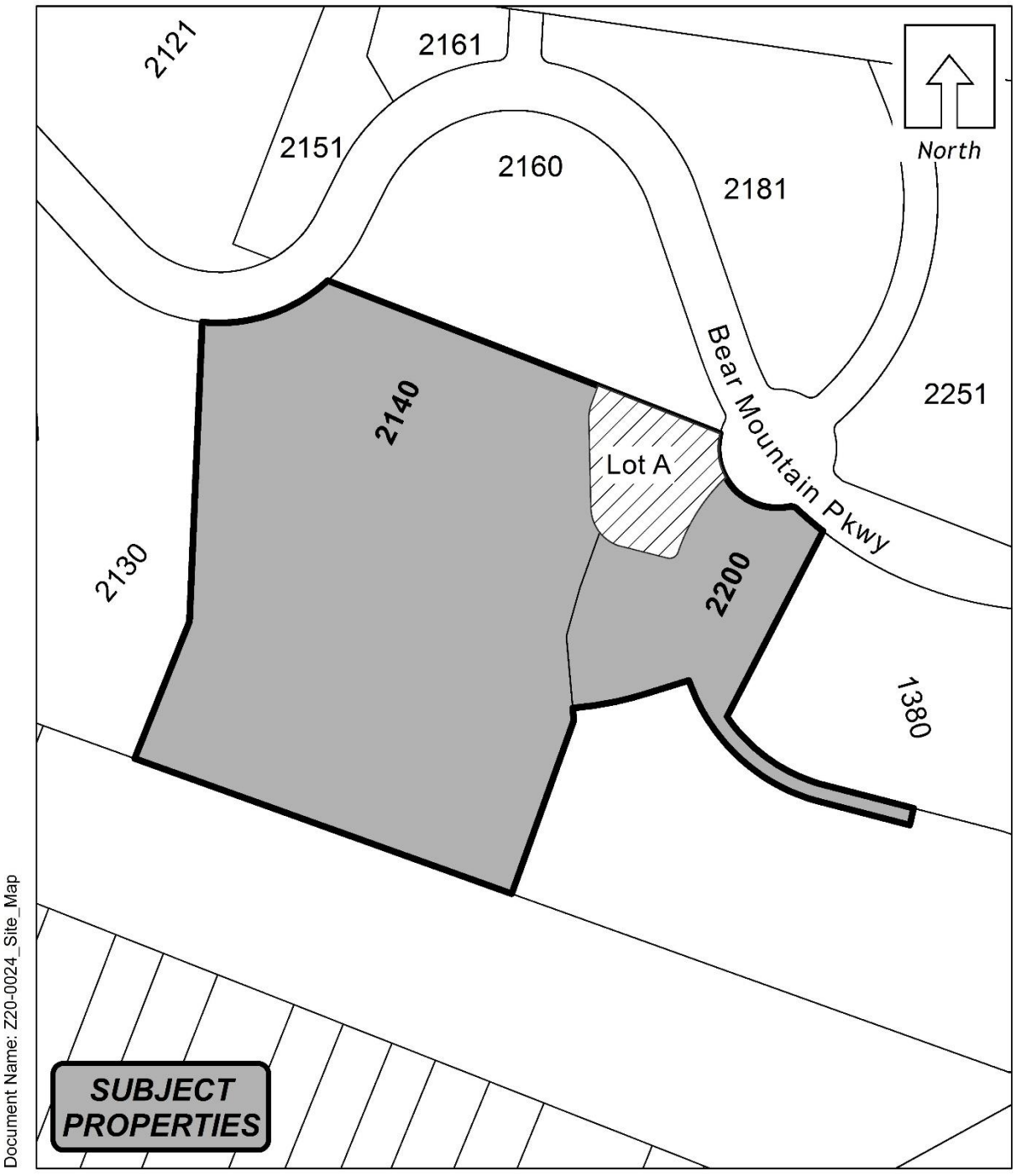
Appendix B
RENDERINGS – Daycare Site





Appendix C
SUBJECT PROPERTY (LOT A) MAP – Daycare Site

REZONING BYLAW AMENDMENT
(Z20-0024)
2140 Bear Mountain Pkwy & 2200 Bear Mountain Pkwy



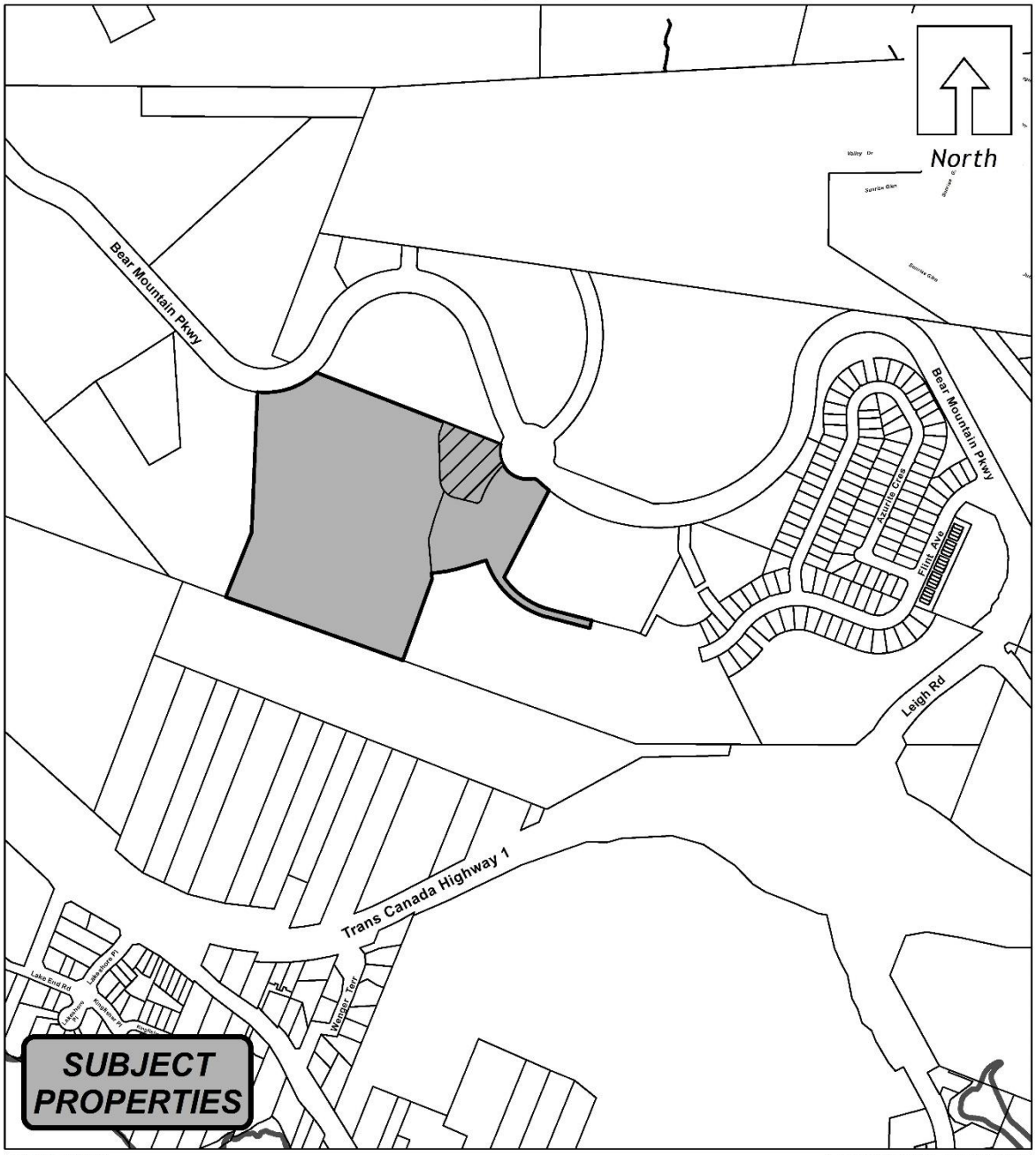
Document Name: Z20-0024_Site_Map

Scale: N.T.S.

Last Revised: 10/13/2020

Appendix D
LOCATION MAP – Daycare Site

REZONING BYLAW AMENDMENT
(Z20-0024)
2140 Bear Mountain Pkwy & 2200 Bear Mountain Pkwy

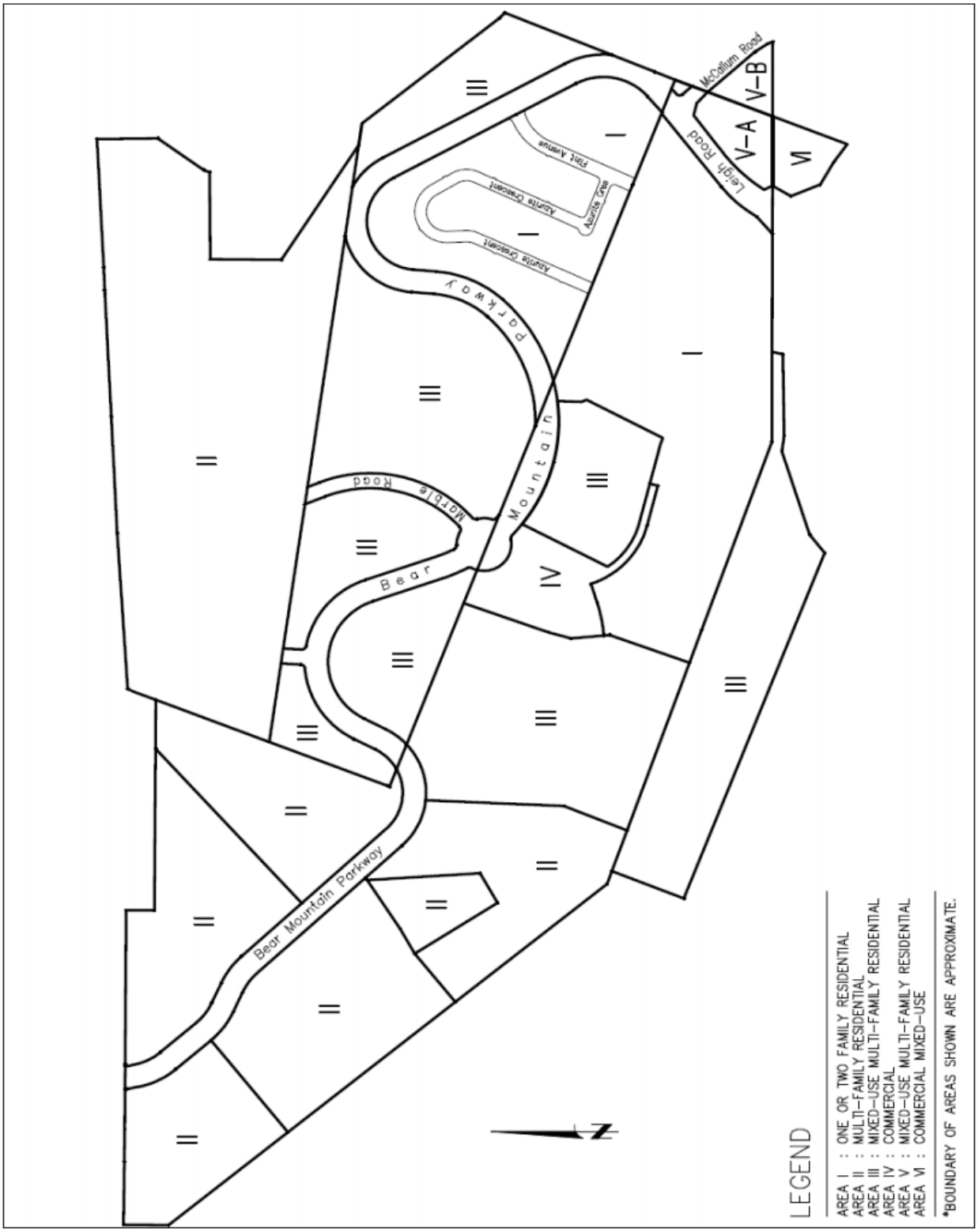


Document Name: Z20-0024_Location_Map

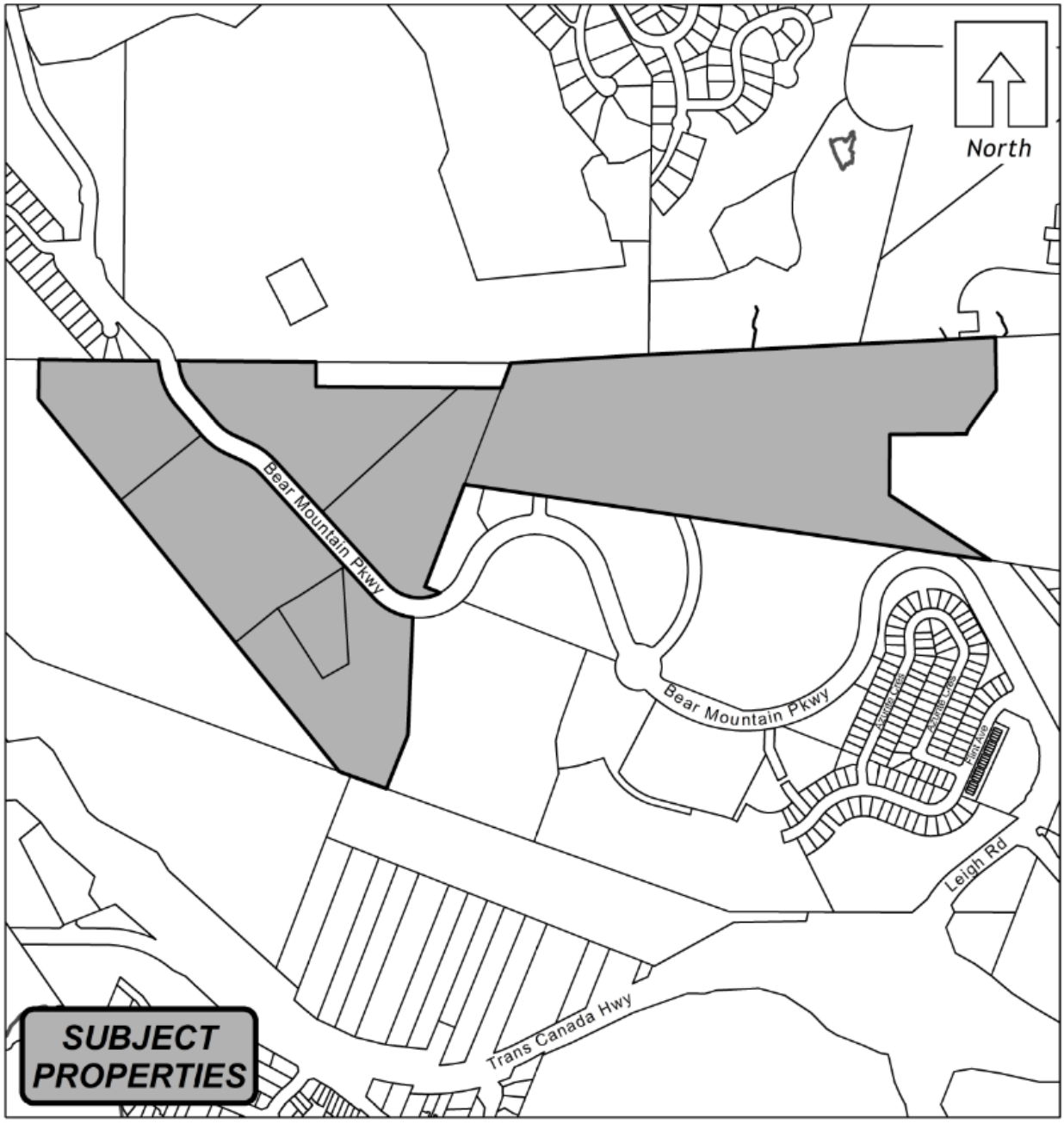
Scale: N.T.S.

Last Revised: 10/13/2020

Appendix E
Schedule X of Bylaw 300 – Areas Within CD12



Appendix F
Location Map – Area II Within CD12



From: [redacted]
To: Langford Planning General Mailbox
Subject: Notice of Public Hearing CD12 Height Restriction - Request For Information
Date: Thursday, November 26, 2020 6:23:21 PM

Hello Mr. Hutchins,

Thank you for the undated Notice of Public Hearing concerning an application to amend the Zoning Bylaw 300 to remove the height restriction in Area II of CD12 Zone.

The letter referred to an unaddressed parcel of land shown by shaded section of the included map. The shaded parcel in question is [redacted] I live a [redacted].

I was wondering if you could give me a call [redacted]. I have a couple questions about this Notice. I am hoping I to avoid making a formal request for copies of the bylaw with all of it supporting documents.

That said, I do want to know if there is a potential impact of these changes that could in any material way affect my enjoyment of my home or the monetary value of my property.

I would also like to ask you few questions about the purpose of and rules for the City's parking lot [redacted] and about the general parking density in the Southpoint development.

Sincerely

[redacted], Langford BC

Tel: [redacted]

From: Robert Dykstra
To: [redacted]
Cc: [redacted] Suzette Chapman
Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
Date: Friday, November 27, 2020 11:34:11 AM
Attachments: 20201102 - Daycare Text Amendment BMP.pdf

For additional information, I have attached the report that went to Council, which considered both the daycare and the height.
I trust this should be more helpful.
Thanks,
Robert

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

From: Robert Dykstra
Sent: November 27, 2020 11:07 AM
To: [redacted]
Cc: [redacted] Suzette Chapman <schapman@langford.ca>
Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Thanks for your comments [redacted]. We'll include them in our public hearing package for Council.

To speak to your questions, a larger daycare does require more space and parking, both of which are being met or exceeded. This area within the neighbourhood is anticipated to continue to grow with a variety of uses as development proceeds, so a larger daycare is not viewed as out of place here.

With respect to the height, currently this is restricted to 6-storeys, but both Bear Mountain and Westhills each have areas without height restrictions, so this would bring certain areas of South Skirt Mountain in line with similar developments in Langford.

Thanks,
Robert

From: [redacted]
Sent: November 26, 2020 3:15 PM
To: Robert Dykstra <rdykstra@langford.ca>
Cc: [redacted]; Suzette Chapman <schapman@langford.ca>
Subject: Re: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Hi.

We've seen the street posting & notice in the newspaper. Unfortunately neither provides sufficient information re current bylaws eg. **Daycare** (Bylaw 300) is currently a maximum of X number of children. Is it already zoned for 30 children & the revision would then increase it to a maximum of 225? Trying to understand the magnitude of the proposed change & impact to a neighborhood setting. Also, if the bylaw change is approved, it follows that a bigger building/ more play space/ more parking is going to be needed. Does that larger scale fit within this specific neighborhood setting?

Height Bylaw within the CD12 zone: Based on the brief statement, the amendment looks like it would completely remove the current height restriction. What is the current height restriction? If approved, then potentially could it allow for multi-high rise buildings to populate this section without further approval needed for specific projects?

These are initial questions based on available info.

Respectfully,
[redacted]
Cell: [redacted]
Email: [redacted]

> On Nov 26, 2020, at 1:28 PM, Robert Dykstra <rdykstra@langford.ca> wrote:
>
> Having said that, if there's a specific question you have, please let me know and I'll see what I can do.
> Robert
>
> -----Original Message-----
> From: Robert Dykstra
> Sent: November 26, 2020 1:26 PM
> To: [redacted]
> Cc: [redacted] Suzette Chapman <schapman@langford.ca>
> Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
>
> We typically receive responses based on the notifications that went out.
> Please feel free to provide any comments now based on what you've read.
> Thanks,
> Robert
>
> -----Original Message-----
> From: [redacted]
> Sent: November 26, 2020 12:31 PM
> To: Robert Dykstra <rdykstra@langford.ca>

Cc: [redacted] Suzette Chapman <schapman@langford.ca>
Subject: Re: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Hi. Appreciate the prompt reply. That makes for a very tight turn around for any thoughtful submission prior to the councils decision on Monday the 7th.

Respectfully,
[redacted]
Cell: 1[redacted]
Email: [redacted]

> On Nov 26, 2020, at 10:56 AM, Robert Dykstra <rdykstra@langford.ca> wrote:
>
> Hi [redacted],
>
> Yes, we'll be able to forward you applicable materials when they're ready. This will likely occur late next week.
>
> Thanks,
>
> Robert
>
> -----Original Message-----
>
> From: [redacted]
>
> Sent: November 26, 2020 10:19 AM
>
> To: Robert Dykstra <rdykstra@langford.ca>
>
> Cc: [redacted]
>
> Subject: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
>
> Hi.
>
> We would appreciate the bylaws, and any other materials specific to these bylaws, that Council will be using when reviewing proposed changes on December 7.
>
> Sincerely,

[redacted]

Cell: [redacted]

Email: [redacted]

PUBLIC HEARING
Monday, 7 December 2020

Bylaw No. 1938
File No. Z20-0012

A Bylaw to Rezone 630 Strandlund Ave from the R2 (One- and Two-Family Residential) Zone to the RT1 (Residential Townhouse 1) Zone to allow for a 10-unit townhouse development.

CITY OF LANGFORD
BYLAW NO. 1938

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 RT1 (Residential Townhouse 1) Zone the property legally described as LOT 9, SECTION 109, ESQUIMALT DISTRICT, PLAN 10723, PID No.: 004-476-018 (630 Strandlund 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)
RT1	1938	LOT 9, SECTION 109, ESQUIMALT DISTRICT, PLAN 10723, PID No.: 004-476-018 (630 Strandlund Ave)	a) $3,660 per unit towards the General Amenity Reserve Fund b) $610 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

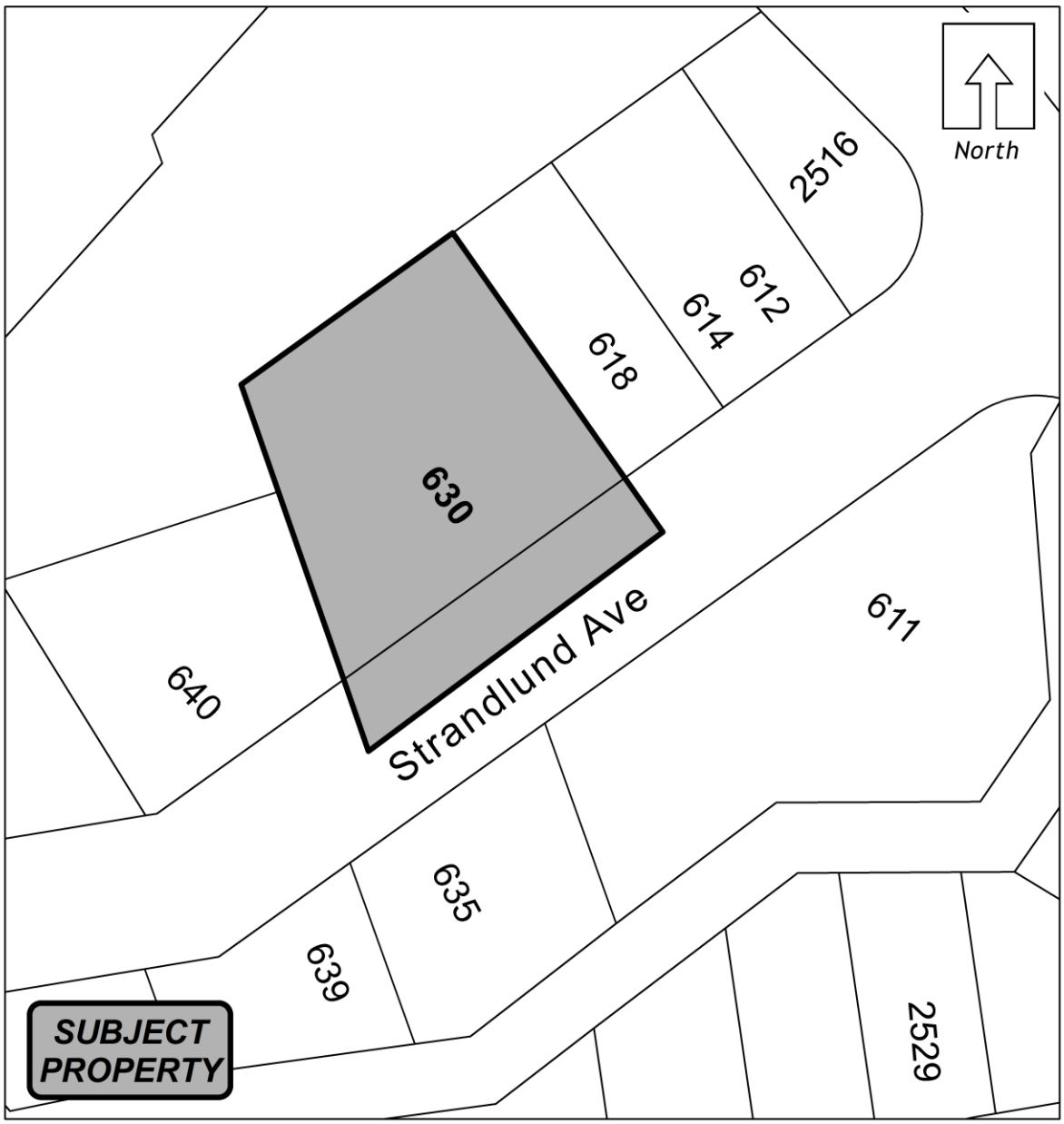
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1938

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1938

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/20/2020

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. 1938. 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, 7 December 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, 7 December 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	630 Strandlund Ave	
File	Z20-0012	Bylaw Number: 1938
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RT1 (Residential Townhouse 1)
Proposal	To permit the construction of a 10-unit townhouse development.	

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

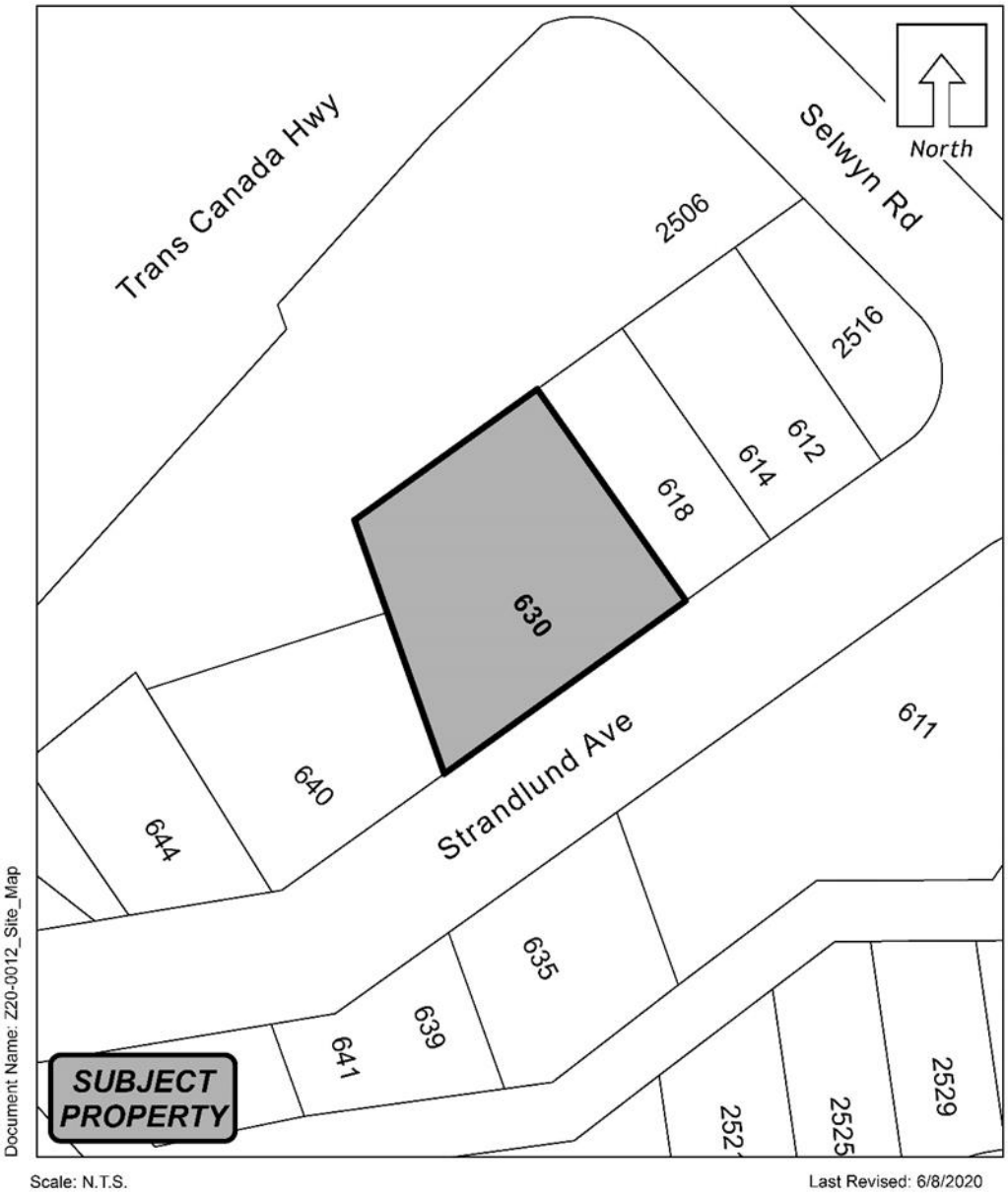
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Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z20-0012)

630 Strandlund Ave



Pandemic challenges serious for people with intellectual disabilities

Untrained health-care workers can put lives in jeopardy

Jane Skrypnek
News Staff

People with intellectual disabilities (ID) already face challenges in accessing adequate health care, and those in the field say with an ongoing global pandemic, the stakes are far higher.

The primary issue is communication, according to a Special Olympics BC program manager. "It's often difficult for these individuals to describe what their pain is or what's bothering them," Michelle Cruickshank said. "For medical professionals, who don't know them personally or don't have a good idea of how to coax that information from them, to be able to properly care and diagnose is very difficult."

Over 80 per cent of health care professionals haven't received training on how to treat people with ID, according to Special Olympics International.

Now that in-person appointments are a rare occurrence, communication is even more strained. Megan Pollock, Special Olympics BC communications manager, said they are fearful that people with ID aren't receiving critical information around the prevention and symptoms of COVID-19.

Another fear is mental health.



B.C. Special Olympics athlete, Jake Hooper, and his sister Caitlin are concerned about the impact COVID-19 is having on people with intellectual disabilities. (Courtesy of Caitlin Hooper)

"People with intellectual disabilities often have quite a few anxieties and we have found that mental health has been slacking," said Caitlin Hooper whose brother, Jake Hooper, competes in the Special Olympics.

"It can be a little troubling at times," Jake said. "I'm used to having those connections and due to all this COVID stuff it's been kind of weary."

Regardless of COVID-19, Cruickshank said it is often hard to motivate a person with ID to engage in many of the things that are beneficial to mental health, such as healthy eating and physical activity. Now, there's the added barrier of not being able to motivate them in person.

"Now we can't go and get someone for a walk or make a healthy meal together," Cruickshank said.

As with many things, COVID-19 has highlighted what were already long-neglected issues, they said. Now, with the lives of people with ID at greater risk, Pollock said B.C.'s elected officials need "to step forward and create essential and lasting change."

South Island alcohol consumption higher than average: report

South Vancouver Islanders love to drink.

According to the Victoria Vital Signs 2020 report, residents of south Vancouver Island consume more alcohol than both the provincial and the federal average.

The Vital Signs report is an annual community report that measures the vitality of the area by comparing data from a variety of sources. It is produced by the Victoria Foundation and compares results to the United Nations Sustainable Development goals to grade how the city is doing.

According to the report, in 2018, the average south Islander, aged 15 years or older, drank 11.2 litres of alcohol throughout the year.

This amount is defined in "absolute alcohol" levels, a technical term used by health organizations which measures how much ethanol is in each type of drink. Each litre, under this definition, would equal 58 standard drinks, so with this calculation 11.2 litres would amount to approximately just over 638 bottles of beer, or 104 bottles of wine.

The amount of alcohol consumption is up slightly from last year, which was 11.1 litres.

This is compared to the provincial average of 9.4 litres per person and the national average of 8.2 litres per person. Additionally, in June, 28 per cent of B.C. residents and 36 per cent of families with children reported an increase in their alcohol consumption due to the pandemic.

To read the full report visit victoriafoundation.bc.ca.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1937 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow for a daycare with a maximum capacity of 225 children on a specific property.**

The purpose of Bylaw No. 1943 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to remove the height restriction in the CD12 Zone.

Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are as shown shaded on the plan.**

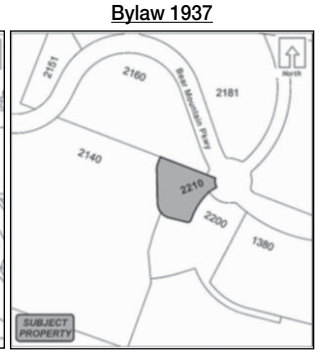
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Bylaw 1943



Bylaw 1937



Braden Hutchins
Director of Corporate Services

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Proposal: **The purpose of Bylaw No. 1938 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. 1938 from R2 (One- and Two-Family Residential) Zone and adding to the RT1 (Residential Townhouse 1) Zone to allow for the construction of a 10-unit townhouse development.**

Applicant: **Mohammed Mehdi Khataw**

Location: **The land that is the subject of Bylaw No. 1938 is 630 Strandlund Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

4-H members excel in cooking competition

The annual Field to Fork Challenge encourages B.C. youth to prepare healthy, local foods

Six Greater Victoria 4-H club members and 14 others from around the province were honoured recently for recipes they cooked up for the annual Field to Fork Challenge.

A joint initiative between 4-H British Columbia and the non-profit BC Agriculture in the Classroom Foundation, the event asked youth aged nine to 19 to submit recipes and cooking videos for a chance to win cash prizes totalling $3,200.



Greater Victoria 4-H club member Danae Kong used fresh eggs, cream and cranberries for her winning entry.

Greater Victoria 4-H winners among 10 in the junior division included Sophie Jolivet from the Saanich lamb club, and Gia Carda and Colette Steadman from the Metchosin club, while senior winners included Jacques Jolivet and Danae Kong from the Saanich lamb club, and Sava Bell from the Metchosin club.

Submitting videos of themselves creating such dishes as hungry hiker skillet, turkey stuffed zucchini boats and rhubarb strawberry pie, entrants whipped up recipes for breakfast, lunch, dinner and dessert items featuring healthy, locally grown ingredients. The winners were chosen for their recipe choices, use of B.C. ingredients, evidence of thorough study, food and kitchen safety and presentation.

More recently, the 4-H members had a chance to join the foundation's celebrity chef, Trevor Randle, for a Field to Fork virtual conference, where they learned to cook kale Caesar salad with craisins, bacon penne alfredo and apple blondie in their home kitchens, all using B.C. ingredients. The day also saw them learn about the production of produce and pork in B.C. from agriculture industry representatives.



Metchosin 4-H club member Sava Bell is all smiles holding some of the garden fresh ingredients he used to make his award-winning dish for the Field to Fork Challenge. (Photos courtesy Agriculture in the Classroom)

"In the COVID-19 pandemic, it's now more important than ever to educate youth about B.C.'s amazing agriculture and food story," Aleda Welch, 4-H BC manager, said in a media release.

A Field to Fork Challenge recipe book spotlighting 24 homegrown recipes will also be available soon. Watch for details at bcaitc.ca.

vnc.editorial@blackpress.ca

TUNA & PRAWNS
3 DAYS ONLY DEC 4·5·6
"Eliza Joye"
Sooke Government Wharf
250-888-9856

Opening Friday November 27th
Cheers Christmas Trees for Sale
The Old Farm Market in Duncan
Noble Firs available
FRESH BC FIR TREES
while supplies last
Monday to Friday 11 am to 7 pm
Saturday + Sunday 9 am to 7 pm
Call Pete to Pre-order 250-732-0798
Cash- Debit- Visa- M/C accepted
Covid Pre-cautions in place

Find us on Facebook /GoldstreamGazette

City of Langford
www.cityoflangford.ca

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Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are as shown shaded on the plan.**

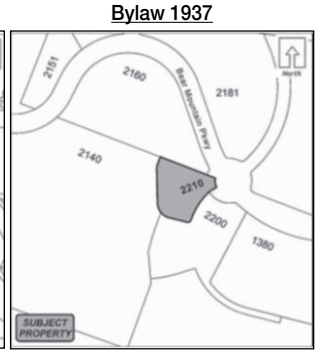
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Bylaw 1943



Bylaw 1937



Braden Hutchins
Director of Corporate Services

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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1938. 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, 7 December 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. 1938 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. 1938 from R2 (One- and Two-Family Residential) Zone and adding to the RT1 (Residential Townhouse 1) Zone to allow for the construction of a 10-unit townhouse development.**

Applicant: **Mohammed Mehdi Khataw**

Location: **The land that is the subject of Bylaw No. 1938 is 630 Strandlund 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 David Sametz in the Planning Department at 250-478-7882 or by email at dsametz@langford.ca with any questions on this bylaw.



Braden Hutchins
Director of Corporate Services

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:

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.

3. 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

4. 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

5. Application to Allow Temporary Parking at 3160 and 3150 Aggregate Court
(NB Correspondence has been received from the developer in respect of this application, attached and immediately following the original staff report, for review in conjunction with consideration of the committee recommendation).

MOVED BY: BLACKWELL
SECONDED: WADE

That Council reject this application for temporary use permit.

CARRIED.

b) Parks, Recreation, Culture and Beautification Committee – September 24, 2020

1. Minutes of the Parks, Recreation, Culture and Beautification Committee Meeting – September 24, 2020

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Parks, Recreation, Culture and Beautification Committee held on September 24, 2020.

CARRIED.

j) BYLAW NO. 1937
"Langford Zoning Bylaw, Amendment No. 603, (2140 and 2250 Bear Mountain Pkwy), Bylaw No. 1937, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1937 first reading.

CARRIED.

k) BYLAW NO. 1938
"Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1938 first reading.

CARRIED.

l) BYLAW NO. 1942
"Sewer Utility Bylaw Amendment No. 4, Bylaw No. 1942, 2020".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1942 first, second and third readings.

CARRIED.

m) BYLAW NO. 1943
"Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1943 first reading.

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:

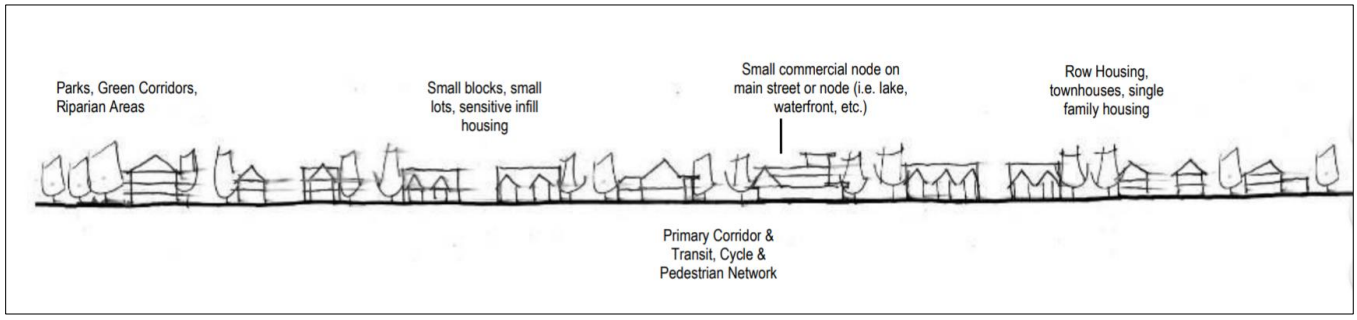
Existing settled areas throughout the community predominantly located on the valley floor.

- 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.

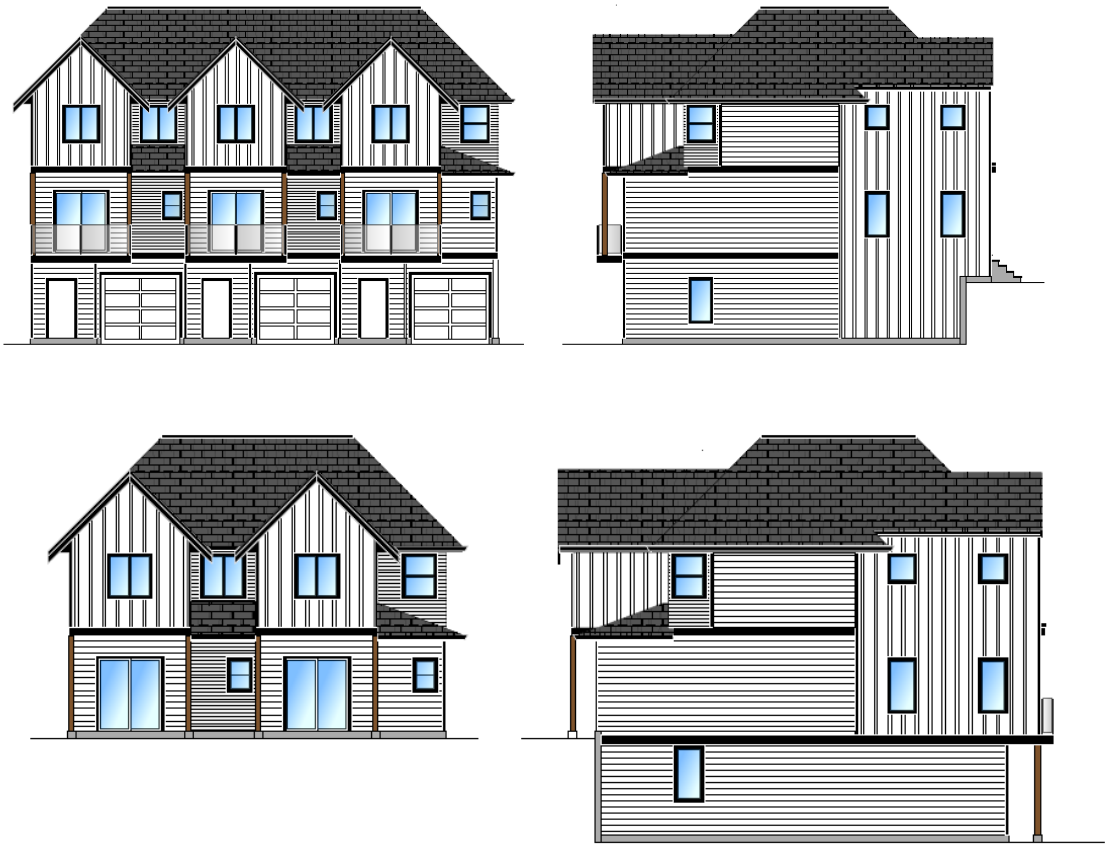
DEVELOPMENT PROPOSAL

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

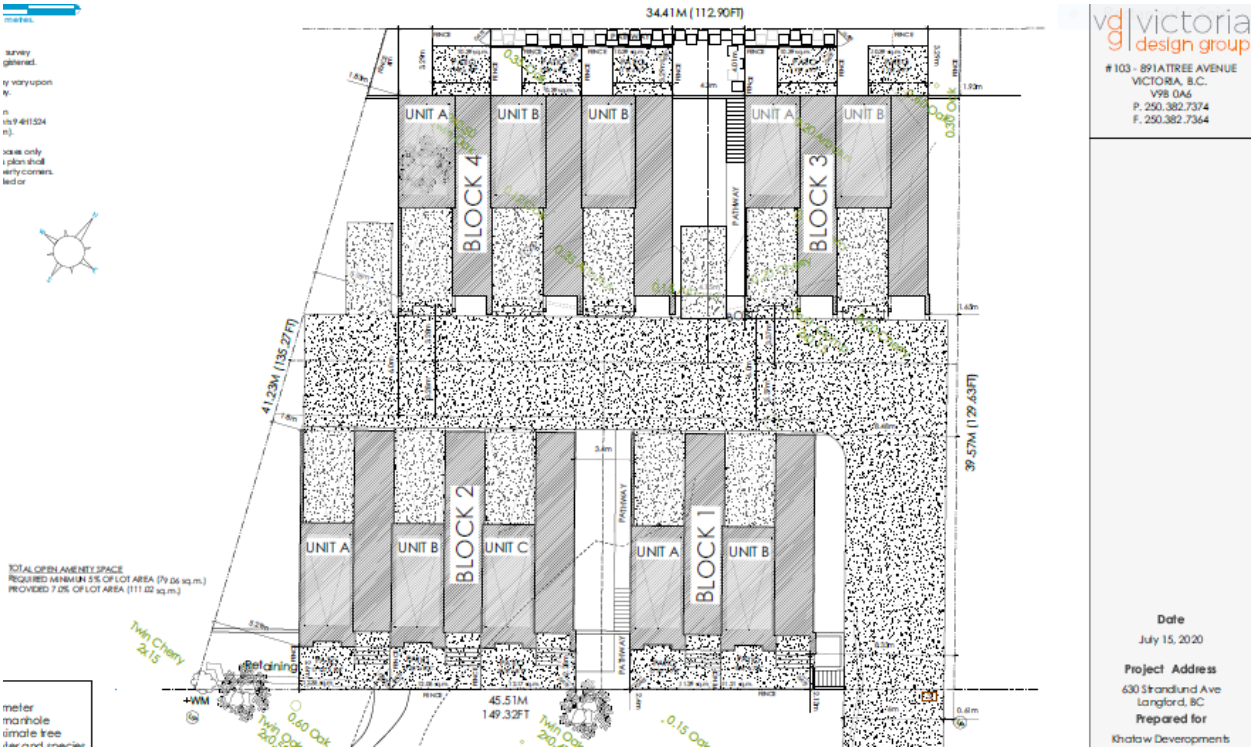
2. Take no action at this time with respect to rezoning the property.

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

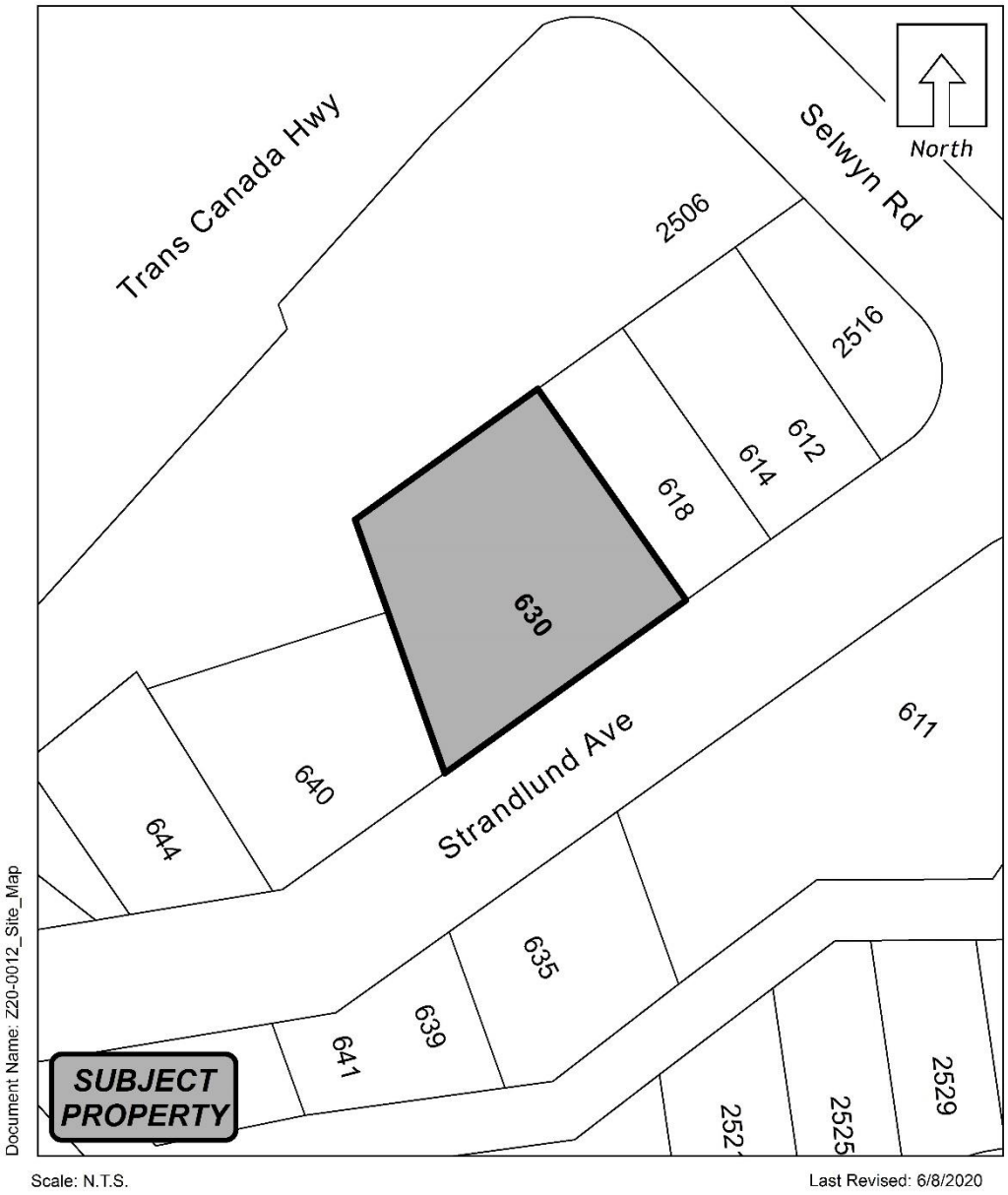
Appendix A

Site Plan



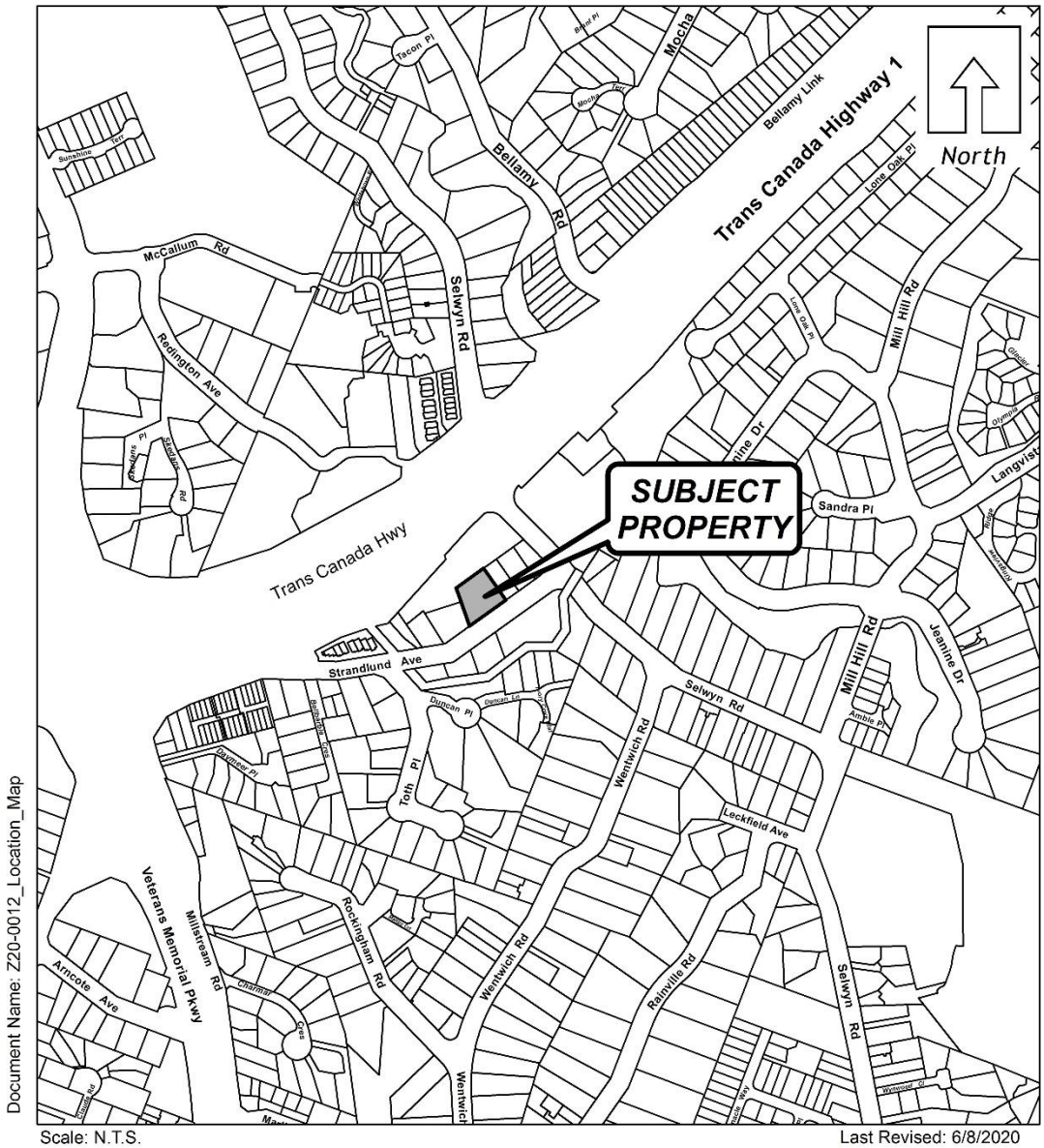
Appendix B

REZONING BYLAW AMENDMENT
(Z20-0012)
630 Strandlund Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z20-0012)
630 Strandlund Ave



From: [redacted]
To: Langford Planning General Mailbox
Cc: [redacted]
Subject: Zoning Amendment Z20-0012
Date: Wednesday, September 9, 2020 5:04:53 PM

Hi,

I am interested in any information pertaining to the future construction at 630 Strandlund Ave.

Is there a plan and or pictures of the proposed 10 unit townhouse development and will the current house remain on the property?
How will the townhouses will be placed on the lot.
Timelines from being to end.

Per the letter received from Langford the meeting will be by phone and will not be able to visually see the plans.
Any information would be greatly appreciated.

[redacted]

From: [redacted]
To: David Sametz
Cc: [redacted]
Subject: Zoning Amendment Z20-0012
Date: Wednesday, September 9, 2020 2:32:25 PM

Hi David,

We have a few questions/concerns in regards to the application for 630 Strandlund Ave, as we have never experienced this type of situation.

Are they moving the home that is currently sitting on the property, if so how will the neighbouring homes be affected.....power, street closure..

Safety fencing around the construction area and our a joining fence, as we have 4 grandchildren and another on the way, and 2 dogs.
Will there be a plan as to if or when they will be blasting, pre checking the surrounding homes.
Parking on the street during construction as there are no current safe shoulder space to walk along the road if there are any obstructions, visibility and safety will become a challenge.
How close can they build to neighboring land, is there an easement standard.
Parking, sidewalks, street lights after the build.

We will be attending the meeting on September 14th to under stand the process a bit more and will be reaching out to the planning group to see if they can provide us any information prior to the meeting.

Thank you,

[redacted]

PUBLIC HEARING
Monday, 7 December 2020

Bylaw No. 1943
File No. Z20-0024

A Bylaw to amend the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone for the properties at 2751 Echo Valley Dr as well as 2100, 2110, 2111, 2121, 2130 Bear Mountain Parkway and an unaddressed parcel to remove the height restriction within Area II of this zone.

CITY OF LANGFORD
BYLAW NO. 1943

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 Section 6.101.06(2).

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".

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

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

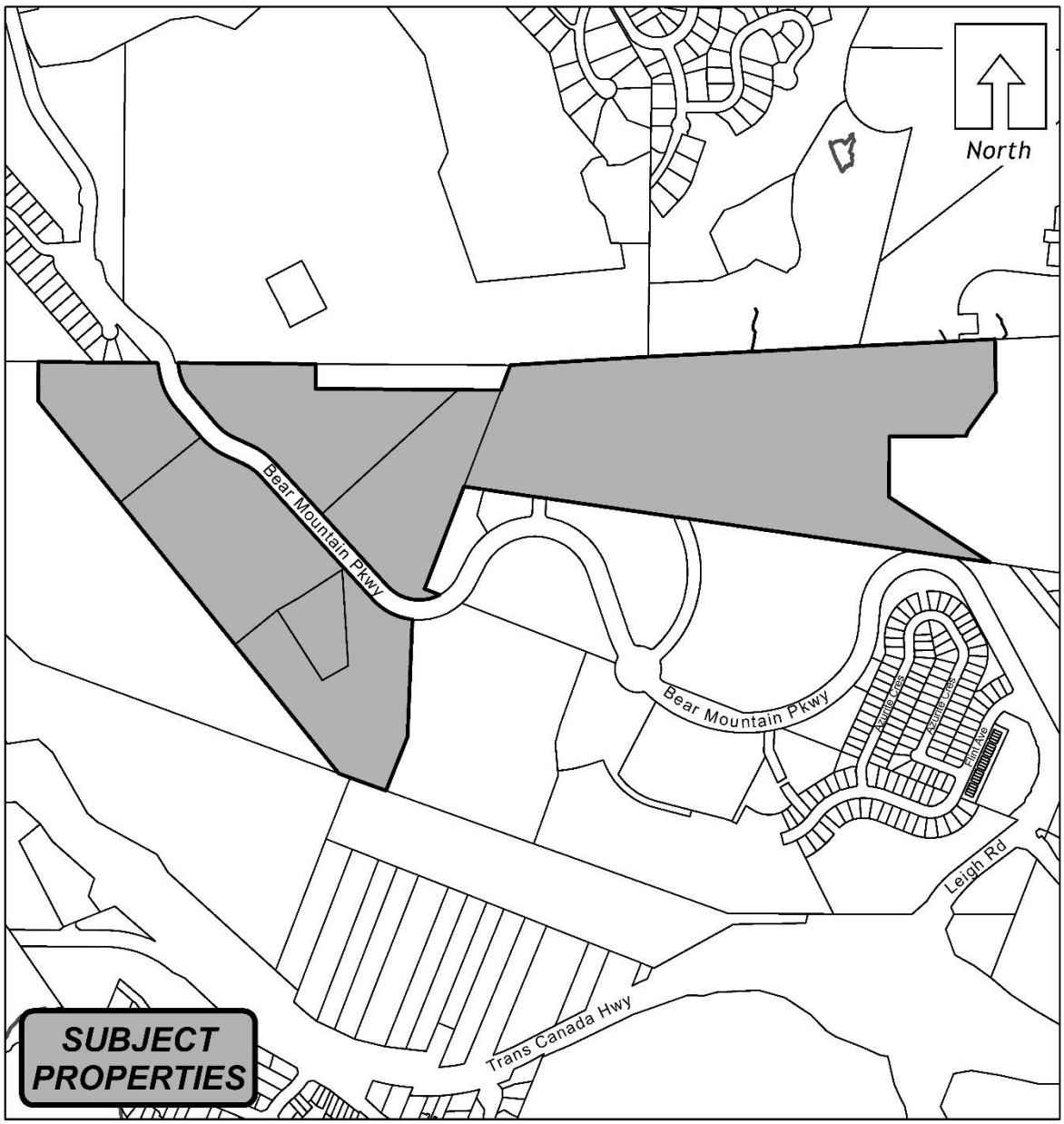
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this day of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1943

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1943

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/30/2020

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

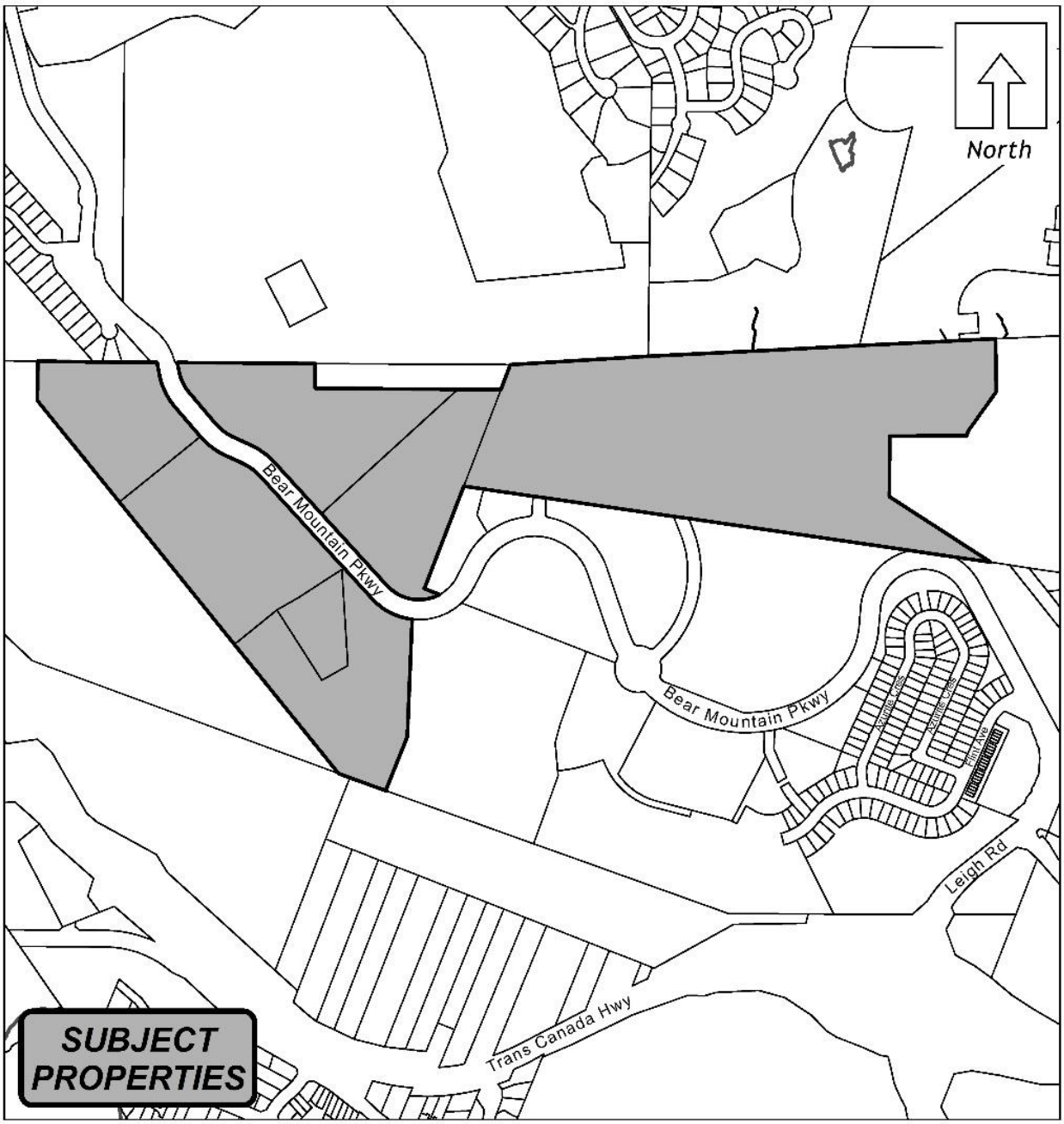
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1943. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 7 December 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, 7 December 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2751 Echo Valley Dr as well as 2100, 2110, 2111, 2121, 2130 Bear Mountain Parkway and an unaddressed parcel, as shown shaded on the attached Bylaw Map	
File	Z20-0024	Bylaw Number: 1943
Official Community Plan	Current: Neighbourhood Centre and Hillside or Shoreline	Proposed: No Change
Zoning	Current: CD12 (Comprehensive Development 12 – South Skirt Mountain)	Proposed: Text Amendments to the CD12 (Comprehensive Development 12 – South Skirt Mountain)
Proposal	To remove the height restriction in Area II of the CD12 Zone.	

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



Document Name: Bylaw_1943

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1943

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/30/2020

Pandemic challenges serious for people with intellectual disabilities

Untrained health-care workers can put lives in jeopardy

Jane Skrypnek
News Staff

People with intellectual disabilities (ID) already face challenges in accessing adequate health care, and those in the field say with an ongoing global pandemic, the stakes are far higher.

The primary issue is communication, according to a Special Olympics BC program manager. "It's often difficult for these individuals to describe what their pain is or what's bothering them," Michelle Cruickshank said. "For medical professionals, who don't know them personally or don't have a good idea of how to coax that information from them, to be able to properly care and diagnose is very difficult."

Over 80 per cent of health care professionals haven't received training on how to treat people with ID, according to Special Olympics International.

Now that in-person appointments are a rare occurrence, communication is even more strained. Megan Pollock, Special Olympics BC communications manager, said they are fearful that people with ID aren't receiving critical information around the prevention and symptoms of COVID-19.

Another fear is mental health.



B.C. Special Olympics athlete, Jake Hooper, and his sister Caitlin are concerned about the impact COVID-19 is having on people with intellectual disabilities. (Courtesy of Caitlin Hooper)

"People with intellectual disabilities often have quite a few anxieties and we have found that mental health has been slacking," said Caitlin Hooper whose brother, Jake Hooper, competes in the Special Olympics.

"It can be a little troubling at times," Jake said. "I'm used to having those connections and due to all this COVID stuff it's been kind of weary."

Regardless of COVID-19, Cruickshank said it is often hard to motivate a person with ID to engage in many of the things that are beneficial to mental health, such as healthy eating and physical activity. Now, there's the added barrier of not being able to motivate them in person.

"Now we can't go and get someone for a walk or make a healthy meal together," Cruickshank said.

As with many things, COVID-19 has highlighted what were already long-neglected issues, they said. Now, with the lives of people with ID at greater risk, Pollock said B.C.'s elected officials need "to step forward and create essential and lasting change."

South Island alcohol consumption higher than average: report

South Vancouver Islanders love to drink.

According to the Victoria Vital Signs 2020 report, residents of south Vancouver Island consume more alcohol than both the provincial and the federal average.

The Vital Signs report is an annual community report that measures the vitality of the area by comparing data from a variety of sources. It is produced by the Victoria Foundation and compares results to the United Nations Sustainable Development goals to grade how the city is doing.

According to the report, in 2018, the average south Islander, aged 15 years or older, drank 11.2 litres of alcohol throughout the year.

This amount is defined in "absolute alcohol" levels, a technical term used by health organizations which measures how much ethanol is in each type of drink. Each litre, under this definition, would equal 58 standard drinks, so with this calculation 11.2 litres would amount to approximately just over 638 bottles of beer, or 104 bottles of wine.

The amount of alcohol consumption is up slightly from last year, which was 11.1 litres.

This is compared to the provincial average of 9.4 litres per person and the national average of 8.2 litres per person. Additionally, in June, 28 per cent of B.C. residents and 36 per cent of families with children reported an increase in their alcohol consumption due to the pandemic.

To read the full report visit victoriafoundation.bc.ca.

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 Nos. 1937 and 1943. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to **be held by electronic means** by **the CITY OF LANGFORD COUNCIL on Monday, 7 December 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. 1937 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow for a daycare with a maximum capacity of 225 children on a specific property.**

The purpose of Bylaw No. 1943 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to remove the height restriction in the CD12 Zone.

Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are 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

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Bylaw 1943



Bylaw 1937



Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1938 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. 1938 from R2 (One- and Two-Family Residential) Zone and adding to the RT1 (Residential Townhouse 1) Zone to allow for the construction of a 10-unit townhouse development.**

Applicant: **Mohammed Mehdi Khataw**

Location: **The land that is the subject of Bylaw No. 1938 is 630 Strandlund Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

4-H members excel in cooking competition

The annual Field to Fork Challenge encourages B.C. youth to prepare healthy, local foods

Six Greater Victoria 4-H club members and 14 others from around the province were honoured recently for recipes they cooked up for the annual Field to Fork Challenge.

A joint initiative between 4-H British Columbia and the non-profit BC Agriculture in the Classroom Foundation, the event asked youth aged nine to 19 to submit recipes and cooking videos for a chance to win cash prizes totalling $3,200.



Greater Victoria 4-H club member Danae Kong used fresh eggs, cream and cranberries for her winning entry.

Greater Victoria 4-H winners among 10 in the junior division included Sophie Jolivet from the Saanich lamb club, and Gia Carda and Colette Steadman from the Metchosin club, while senior winners included Jacques Jolivet and Danae Kong from the Saanich lamb club, and Sava Bell from the Metchosin club.

Submitting videos of themselves creating such dishes as hungry hiker skillet, turkey stuffed zucchini boats and rhubarb strawberry pie, entrants whipped up recipes for breakfast, lunch, dinner and dessert items featuring healthy, locally grown ingredients. The winners were chosen for their recipe choices, use of B.C. ingredients, evidence of thorough study, food and kitchen safety and presentation.

More recently, the 4-H members had a chance to join the foundation's celebrity chef, Trevor Randle, for a Field to Fork virtual conference, where they learned to cook kale Caesar salad with craisins, bacon penne alfredo and apple blondie in their home kitchens, all using B.C. ingredients. The day also saw them learn about the production of produce and pork in B.C. from agriculture industry representatives.



Metchosin 4-H club member Sava Bell is all smiles holding some of the garden fresh ingredients he used to make his award-winning dish for the Field to Fork Challenge. (Photos courtesy Agriculture in the Classroom)

"In the COVID-19 pandemic, it's now more important than ever to educate youth about B.C.'s amazing agriculture and food story," Aleda Welch, 4-H BC manager, said in a media release.

A Field to Fork Challenge recipe book spotlighting 24 homegrown recipes will also be available soon. Watch for details at bcaitc.ca.

vnc.editorial@blackpress.ca

TUNA & PRAWNS
3 DAYS ONLY DEC 4·5·6
"Eliza Joye"
Sooke Government Wharf
250-888-9856

Opening Friday November 27th
Cheers Christmas Trees for Sale
The Old Farm Market in Duncan
Noble Firs available
FRESH BC FIR TREES
while supplies last
Monday to Friday 11 am to 7 pm
Saturday + Sunday 9 am to 7 pm
Call Pete to Pre-order 250-732-0798
Cash- Debit- Visa- M/C accepted
Covid Pre-cautions in place

Find us on Facebook /GoldstreamGazette

City of Langford
www.cityoflangford.ca

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Proposal: **The purpose of Bylaw No. 1937 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow for a daycare with a maximum capacity of 225 children on a specific property.**

The purpose of Bylaw No. 1943 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to remove the height restriction in the CD12 Zone.

Applicant: **Keycorp Projects Ltd.**

Location: **The land that is the subject of Bylaw Nos. 1937 and 1943 are as shown shaded on the plan.**

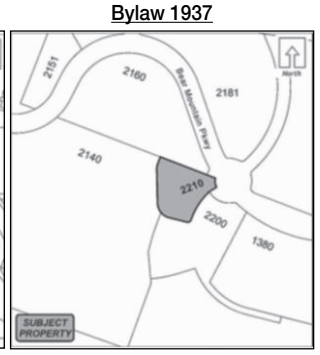
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Bylaw 1943



Bylaw 1937



Braden Hutchins
Director of Corporate Services

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Proposal: **The purpose of Bylaw No. 1938 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. 1938 from R2 (One- and Two-Family Residential) Zone and adding to the RT1 (Residential Townhouse 1) Zone to allow for the construction of a 10-unit townhouse development.**

Applicant: **Mohammed Mehdi Khataw**

Location: **The land that is the subject of Bylaw No. 1938 is 630 Strandlund Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

ii. $2,074 toward the General Amenity Fund.

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

b) That the applicant provides, **prior to 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 Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided 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 provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
iv. That an SRW for emergency use is registered on title prior to the issuance of a Building Permit;
v. 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.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

CARRIED.

b) No. 1937- Application to Amend the Text of Zoning Bylaw 300 to Allow for a Daycare with a Maximum Capacity of 225 Children on a Specific Property, AND
Bylaw No. 1943 – Application to Ament the Text of the Zoning Bylaw 300 to Remove the Height Restriction in the CD12 Zone

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

CARRIED.

10. <u>BYLAWS</u>

a) BYLAW NO. 1883
"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1883 second and third readings.

CARRIED.

Pursuant to his previously declared conflict, Councillor Wade left the meeting at 7:32 p.m.

b) BYLAW NO. 1918
"Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

j) BYLAW NO. 1937
"Langford Zoning Bylaw, Amendment No. 603, (2140 and 2250 Bear Mountain Pkwy), Bylaw No. 1937, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1937 first reading.

CARRIED.

k) BYLAW NO. 1938
"Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1938 first reading.

CARRIED.

l) BYLAW NO. 1942
"Sewer Utility Bylaw Amendment No. 4, Bylaw No. 1942, 2020".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1942 first, second and third readings.

CARRIED.

m) BYLAW NO. 1943
"Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1943 first reading.

CARRIED.

11. IN-CAMERA RESOLUTION

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

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**
- **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 SZPAK
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 personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and 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; under Section 90 (1) (a) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

12. ADJOURNMENT

Mayor Young adjourned the meeting at 8:43 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**November 2, 2020**
Department:	**Planning**
Application No.:	**Z20-0024**
Subject:	**Bylaw No. 1937- Application to Amend the Text of Zoning Bylaw 300 to Allow for a Daycare with a Maximum Capacity of 225 Children on a Specific Property**
AND	**Bylaw No. 1943 – Application to Ament the Text of the Zoning Bylaw 300 to Remove the Height Restriction in the CD12 Zone**

PURPOSE

Keycorp Projects Ltd. has applied on behalf of 1083103 BC Ltd. (Seacliff Properties Ltd.) to amend the text of Zoning Bylaw 300 to allow for the following:

1. a daycare with a maximum capacity of 225 children on a property within the CD12 (South Skirt Mountain) zone. The location of the proposed daycare lot currently straddles 2140 and 2200 Bear Mountain Parkway.
2. Remove the height restriction within 'Area II' of the CD12 (South Skirt Mountain) zone.

BACKGROUND – Daycare Site

PREVIOUS APPLICATIONS

The two properties associated with the daycare site were rezoned to CD12 (Comprehensive Development – South Skirt Mountain) under rezoning file Z08-0006 and received an amendment to the CD12 zone under rezoning file Z16-0001. The original parent parcel has been subdivided multiple times to create bulk parcels as well as final building lots. There have also been several Development Permits issued for environmental purposes to allow for land clearing.

Table 1: Site Data

Applicant	Keycorp Project Ltd.
Owner	1083103 BC Ltd. (Seacliff Properties Ltd.)
Civic Addresses	2140 and 2200 Bear Mountain Parkway
Legal Descriptions	Lot 6, Section 115, Esquimalt District, Plan VIP87258 Lot 7, Section 115, Esquimalt District, Plan VIP87258, Except Plan EPP79954

Size of (future) Daycare Property	5,804m² (1.43 acres)
DP Areas	Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland
Zoning Designation	CD12 (Comprehensive Development – South Skirt Mountain)
OCP Designation	Neighbourhood Centre

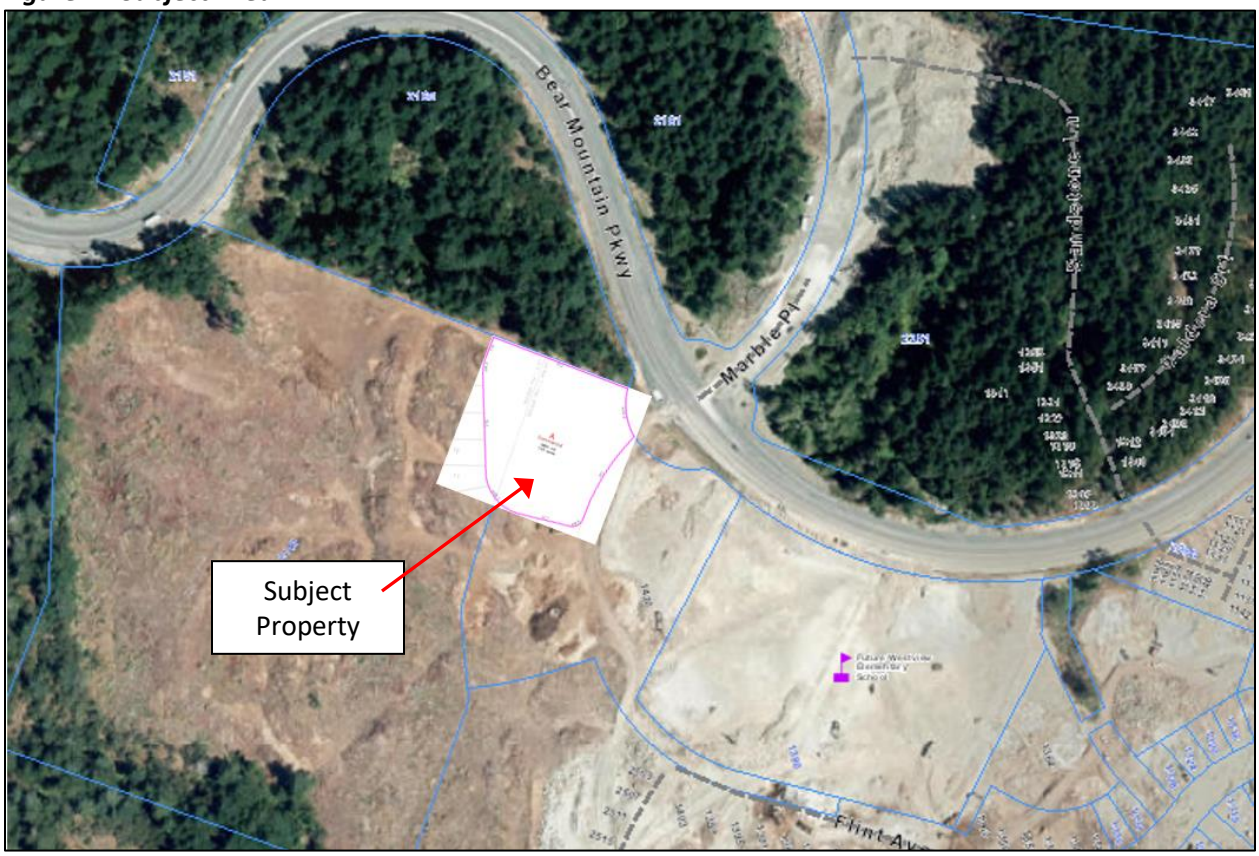
SITE AND SURROUNDING AREA

The subject area has been cleared of vegetation, but blasting and rock removal is still required prior to construction. The surrounding area is currently undergoing ground works in order to level lots and prepare sites for buildings.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD12	Vacant
East	CD12	Vacant
South	CD12	Vacant
West	CD12	Vacant

Figure 1: Subject Area



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

- Predominantly residential precinct that supports a range of medium and high-density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial uses.

DEVELOPMENT PERMIT AREAS

The future lot is located within several Environmental or Hazardous Development Permit Areas, and applicable Development Permits (DP) have already been issued accordingly. These DP's include DP13-0029, DP18-0013, DP18-0049, and DP18-0060. The site will eventually need a DP for Form and Character of the building to ensure it complies with City guidelines.

COMMENTS

FUTURE PROPERTY

Currently, there are two larger lots from which the future daycare site would be subdivided. The subdivision application is in process and would be finalized prior to the proposed text amendment being adopted. Therefore, this report is not able to reference the final legal description, property identification number (PID), or civic address for the daycare site as these are not known at this time. However, as the subdivision is anticipated to be complete prior to Public Hearing and its proper identification known at that time, Council may wish to direct staff to bring forward an updated Bylaw 1937 that reflects the final legal description and PID.

DEVELOPMENT PROPOSAL

The proposal is to amend the text of the zoning bylaw to allow for an increased capacity of the number of children within a daycare on this specific property. Section 3.26 of the zoning bylaw limits the maximum capacity of children within a daycare on any property over 1,099m² to 36 children. The text amendment would allow this specific property to increase its capacity to maximum of 225 children. It should be noted that even though the text amendment is for 225 children, the daycare operator has indicated that they plan on having 198 children. The text amendment to 225 children simply allows for an increased capacity in the future in accordance with Island Heath regulations.

The building itself will be purpose-built with no other uses onsite. An illustration of the site plan has been attached as Appendix A and renderings of the proposed building included as Appendix B. Having the site solely for the daycare helps with securing onsite parking for a daycare with the proposed capacity.

PARKING

The proposal includes 54 parking stalls, which translates to approximately one space for every 4 children. As a comparison, other daycares in Langford that increased their capacity of children include 2758 Peatt Road, which has 8 parking stalls associated with 28 children (one space for every 3.5 children) and 2285 Bellamy Road, which has 6 parking stalls associated with 41 children (approximately one space for every 7 children).

If Council is satisfied with the proposed 54 onsite parking spaces for this daycare, they may wish to specify this as a condition of rezoning approval, to be secured as part of the form and character Development Permit.

BACKGROUND – Removal of Height Restrictions in Area II of CD12

PREVIOUS APPLICATIONS

The properties associated with the CD12 (Comprehensive Development – South Skirt Mountain) were rezoned under file Z08-0006 and received an amendment under rezoning file Z16-0001. The original parent parcels have been subdivided multiple times to create bulk parcels as well as final building lots. There have also been several Development Permits issued for environmental purposes to allow for land clearing.

AREAS WITHIN THE CD12 ZONE

The CD12 Zone was broken down into six separate areas (Areas I through VI), each having their own permitted uses and restrictions. These areas are identified in Schedule X of Zoning Bylaw 300, which has been attached as Schedule E. Area II is identified as Multi-Family Residential, which allows for a variety of uses including apartments. This area exists along the western and northern portion of the CD12 Zone, none of which has been cleared for development at this time. The attached Schedule F highlights the properties that are located within Area II of the CD12 Zone.

HEIGHT RESTRICTION

Currently, Area II of the CD12 zone restricts the height of buildings to 6-storeys, whereas other comprehensive zones such as Bear Mountain or Westhills do not have the same restriction in their multi-family zone. Given that the height restriction does not exist in other developments similar to South Skirt Mountain, Council may wish to amend Bylaw 300 to remove the height restriction with Area II, with the assurance that parking and floor area ratio's will still need to be met as per Bylaw 300.

OPTIONS

Option 1

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

OR Option 2

4. Take no action at this time with respect to Bylaw No. 1937 or Bylaw 1943.

Submitted by:	Robert Dykstra, MCIP, RPP, Planner II – 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:	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

:rd

Appendix A
SITE PLAN – Daycare Site



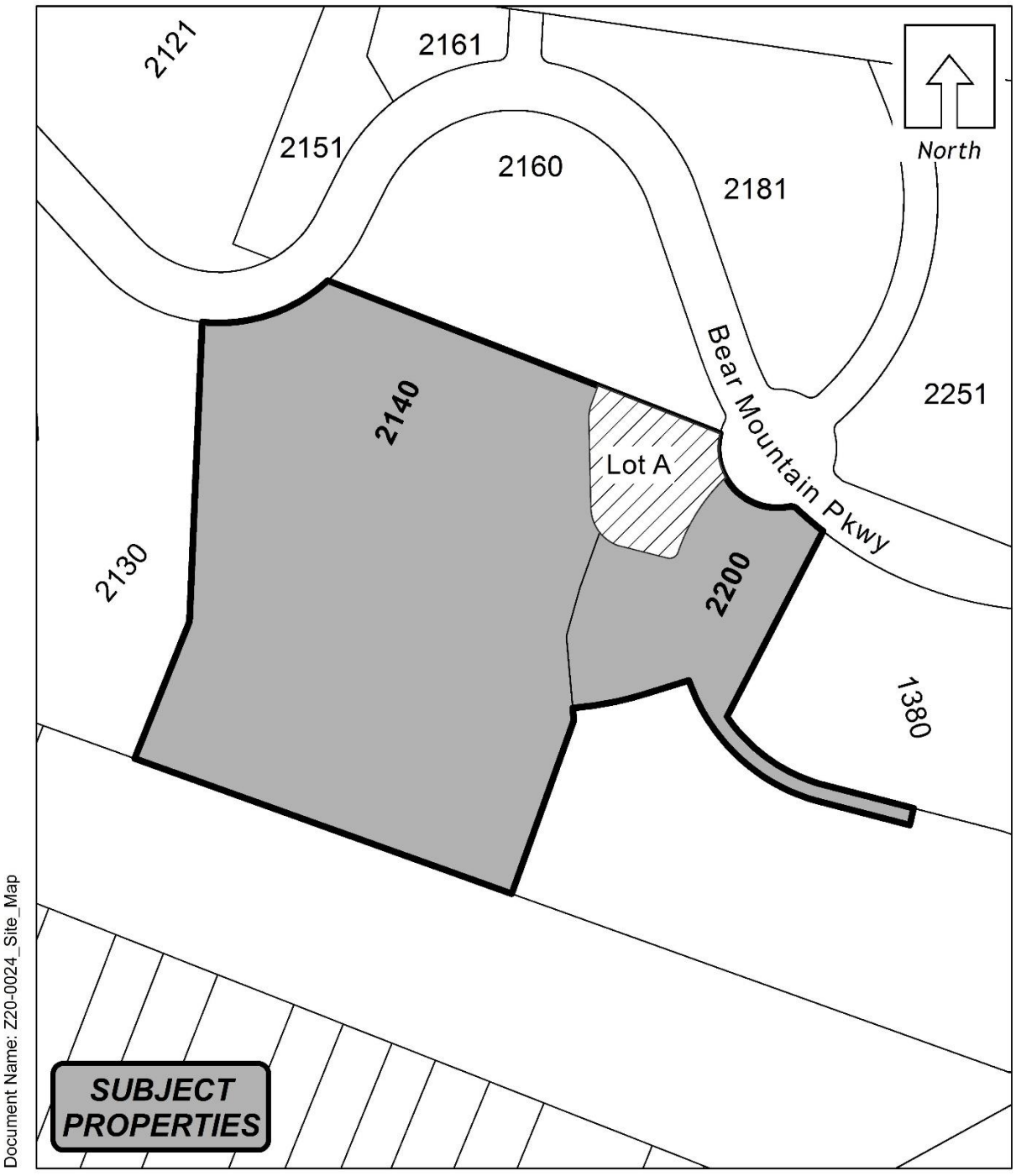
Appendix B
RENDERINGS – Daycare Site





Appendix C
SUBJECT PROPERTY (LOT A) MAP – Daycare Site

REZONING BYLAW AMENDMENT
(Z20-0024)
2140 Bear Mountain Pkwy & 2200 Bear Mountain Pkwy



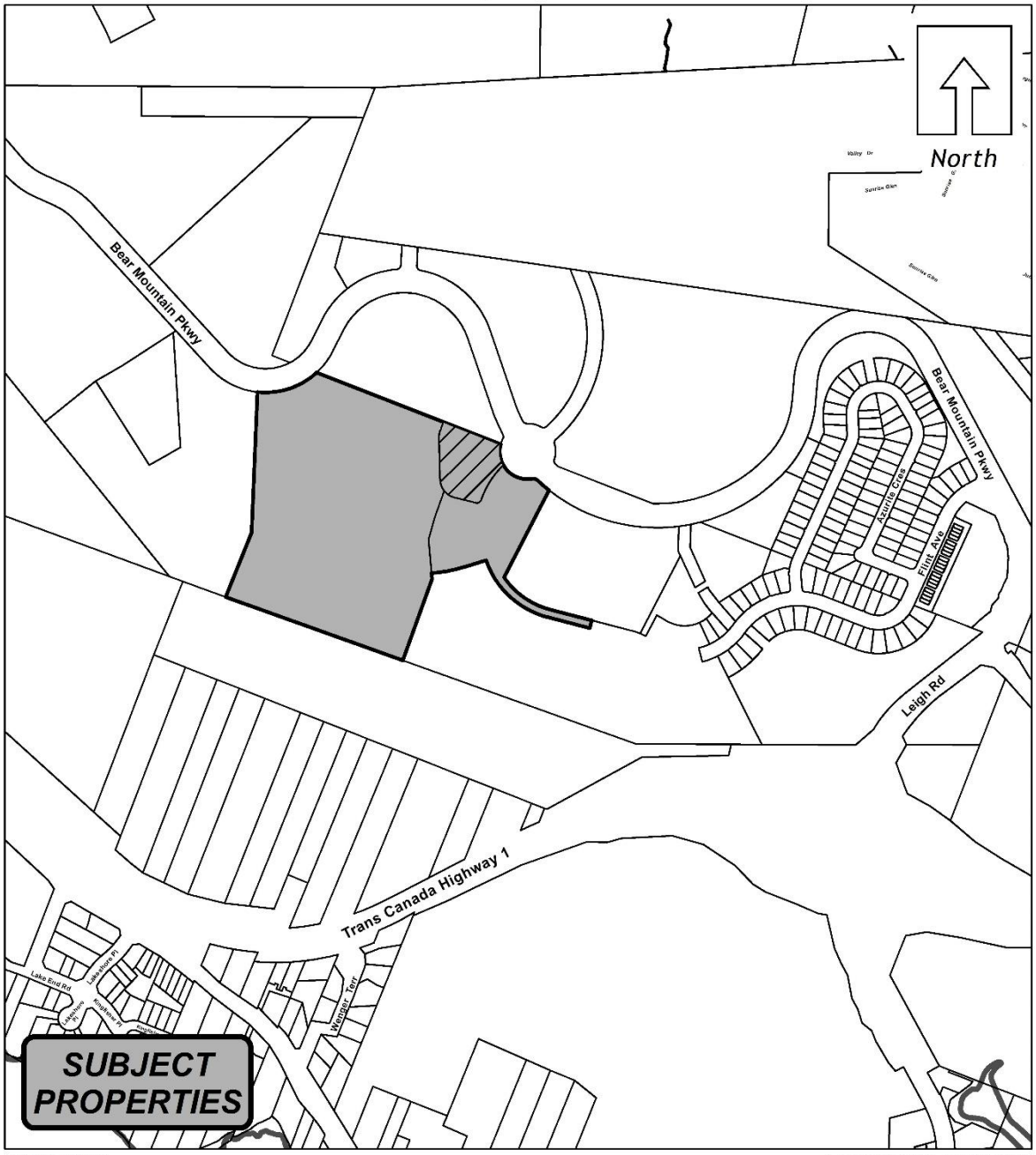
Document Name: Z20-0024_Site_Map

Scale: N.T.S.

Last Revised: 10/13/2020

Appendix D
LOCATION MAP – Daycare Site

REZONING BYLAW AMENDMENT
(Z20-0024)
2140 Bear Mountain Pkwy & 2200 Bear Mountain Pkwy

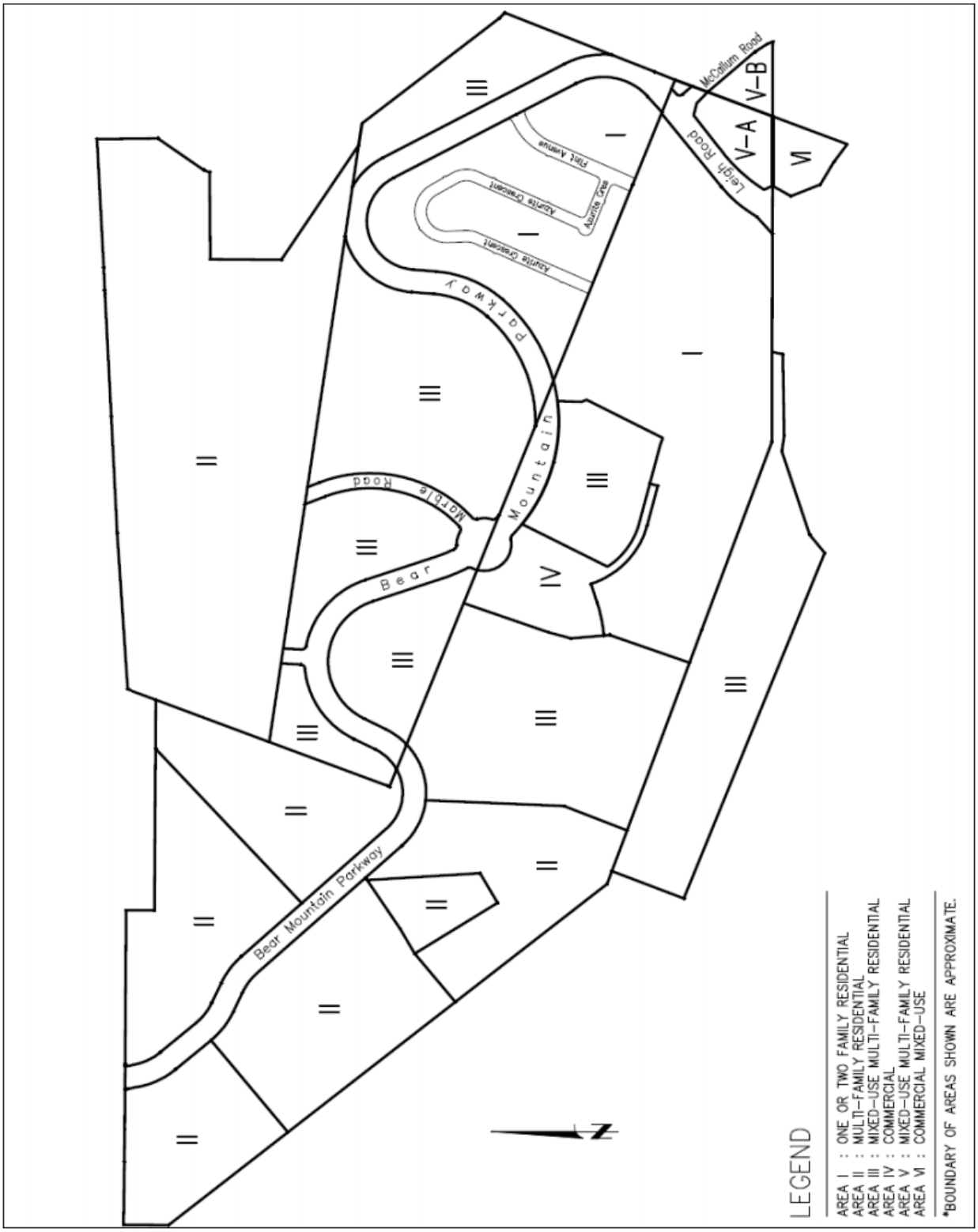


Document Name: Z20-0024_Location_Map

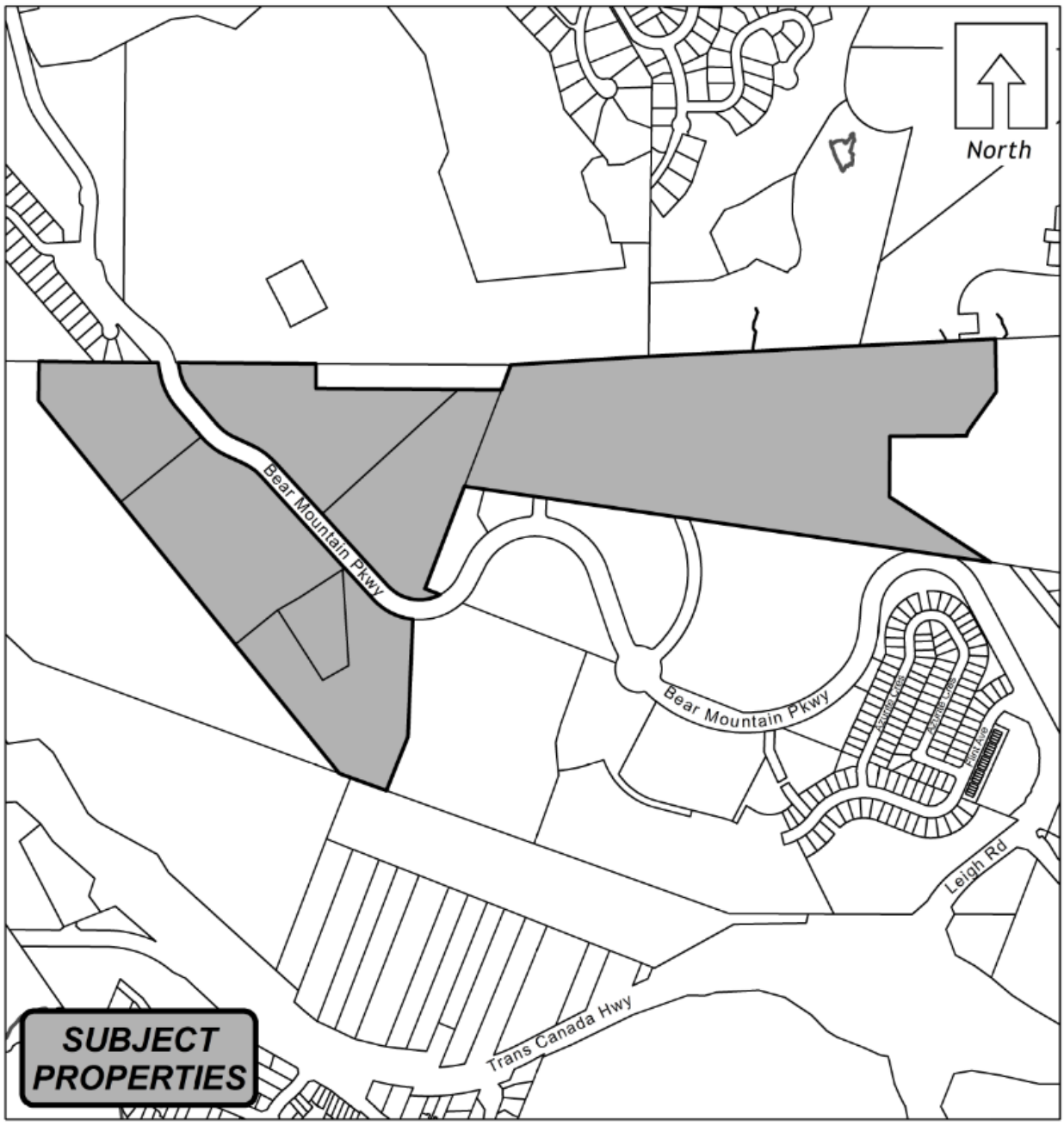
Scale: N.T.S.

Last Revised: 10/13/2020

Appendix E
Schedule X of Bylaw 300 – Areas Within CD12



Appendix F
Location Map – Area II Within CD12



From: [redacted]
To: Langford Planning General Mailbox
Subject: Notice of Public Hearing CD12 Height Restriction - Request For Information
Date: Thursday, November 26, 2020 6:23:21 PM

Hello Mr. Hutchins,

Thank you for the undated Notice of Public Hearing concerning an application to amend the Zoning Bylaw 300 to remove the height restriction in Area II of CD12 Zone.

The letter referred to an unaddressed parcel of land shown by shaded section of the included map. The shaded parcel in question is [redacted] I live a [redacted].

I was wondering if you could give me a call [redacted]. I have a couple questions about this Notice. I am hoping I to avoid making a formal request for copies of the bylaw with all of it supporting documents.

That said, I do want to know if there is a potential impact of these changes that could in any material way affect my enjoyment of my home or the monetary value of my property.

I would also like to ask you few questions about the purpose of and rules for the City's parking lot [redacted] and about the general parking density in the Southpoint development.

Sincerely

[redacted], Langford BC

Tel: [redacted]

From: Robert Dykstra
To: [redacted]
Cc: [redacted] Suzette Chapman
Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
Date: Friday, November 27, 2020 11:34:11 AM
Attachments: 20201102 - Daycare Text Amendment BMP.pdf

For additional information, I have attached the report that went to Council, which considered both the daycare and the height.
I trust this should be more helpful.
Thanks,
Robert

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

From: Robert Dykstra
Sent: November 27, 2020 11:07 AM
To: [redacted]
Cc: [redacted] Suzette Chapman <schapman@langford.ca>
Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Thanks for your comments [redacted]. We'll include them in our public hearing package for Council.

To speak to your questions, a larger daycare does require more space and parking, both of which are being met or exceeded. This area within the neighbourhood is anticipated to continue to grow with a variety of uses as development proceeds, so a larger daycare is not viewed as out of place here.

With respect to the height, currently this is restricted to 6-storeys, but both Bear Mountain and Westhills each have areas without height restrictions, so this would bring certain areas of South Skirt Mountain in line with similar developments in Langford.

Thanks,
Robert

From: [redacted]
Sent: November 26, 2020 3:15 PM
To: Robert Dykstra <rdykstra@langford.ca>
Cc: [redacted]; Suzette Chapman <schapman@langford.ca>
Subject: Re: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Hi.

We've seen the street posting & notice in the newspaper. Unfortunately neither provides sufficient information re current bylaws eg. **Daycare** (Bylaw 300) is currently a maximum of X number of children. Is it already zoned for 30 children & the revision would then increase it to a maximum of 225? Trying to understand the magnitude of the proposed change & impact to a neighborhood setting. Also, if the bylaw change is approved, it follows that a bigger building/ more play space/ more parking is going to be needed. Does that larger scale fit within this specific neighborhood setting?

Height Bylaw within the CD12 zone: Based on the brief statement, the amendment looks like it would completely remove the current height restriction. What is the current height restriction? If approved, then potentially could it allow for multi-high rise buildings to populate this section without further approval needed for specific projects?

These are initial questions based on available info.

Respectfully,
[redacted]
Cell: [redacted]
Email: [redacted]

> On Nov 26, 2020, at 1:28 PM, Robert Dykstra <rdykstra@langford.ca> wrote:
>
> Having said that, if there's a specific question you have, please let me know and I'll see what I can do.
> Robert
>
> -----Original Message-----
> From: Robert Dykstra
> Sent: November 26, 2020 1:26 PM
> To: [redacted]
> Cc: [redacted] Suzette Chapman <schapman@langford.ca>
> Subject: RE: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
>
> We typically receive responses based on the notifications that went out.
> Please feel free to provide any comments now based on what you've read.
> Thanks,
> Robert
>
> -----Original Message-----
> From: [redacted]
> Sent: November 26, 2020 12:31 PM
> To: Robert Dykstra <rdykstra@langford.ca>

Cc: [redacted] Suzette Chapman <schapman@langford.ca>
Subject: Re: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12

Hi. Appreciate the prompt reply. That makes for a very tight turn around for any thoughtful submission prior to the councils decision on Monday the 7th.

Respectfully,
[redacted]
Cell: 1[redacted]
Email: [redacted]

> On Nov 26, 2020, at 10:56 AM, Robert Dykstra <rdykstra@langford.ca> wrote:
>
> Hi [redacted],
>
> Yes, we'll be able to forward you applicable materials when they're ready. This will likely occur late next week.
>
> Thanks,
>
> Robert
>
> -----Original Message-----
>
> From: [redacted]
>
> Sent: November 26, 2020 10:19 AM
>
> To: Robert Dykstra <rdykstra@langford.ca>
>
> Cc: [redacted]
>
> Subject: Public Hearing - bylaws 1937 and 1943/ amending bylaw 300 for CD12
>
> Hi.
>
> We would appreciate the bylaws, and any other materials specific to these bylaws, that Council will be using when reviewing proposed changes on December 7.
>
> Sincerely,

[redacted]

Cell: [redacted]

Email: [redacted]

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, November 2nd, 2020 @ 5:30 p.m.

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

PRESENT

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

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; Fire Chief, C. Aubrey; Manager of Parks and Recreation, C. Manton; Manager of IT, K. Dube; Manager of Bylaw Enforcement, L. Fletcher; and Systems Administrator, B. Agland.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the agenda by moving item 10d Bylaw No. 1918, to 10b; 10e Bylaw No. 1920, to 10c; and 10f Bylaw No. 1931, to 10d; and renumbering accordingly.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1883
"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".

The Mayor opened the Public Hearing for Bylaw No. 1883 at 5:34 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Danny Jadresko, has applied on behalf of Woodsmere Holdings Corporation to amend the zoning of 2627 Sooke Road from the R2 (One- and Two-Family Residential) Zone to the C9 (Community Town Centre Pedestrian 9) Zone.

This is being proposed in order to allow for the development of approximately 90-units and a single ground level commercial unit that faces Sooke Road.

A public hearing was previously held on June 29, 2020 and Council passed the following resolution, 'That Council direct staff to work with the Province and the 2627 Sooke Road developer to have traffic come and go via Sooke Road rather than quieter residential streets.' The developer has since revised the site plan, which now demonstrates residential traffic to and from the site will be from Sooke Road only.

At this time, Council may also wish to require the applicant to strata title the building prior to occupancy and to include infrastructure to support electric vehicle charging.

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

a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy, prior to issuance of a building permit:

    i. $610 towards the Affordable Housing Fund; and
    ii. $2,074 toward the General Amenity Fund.

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

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering.

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 Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided 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 provide 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.

And finally, that Council authorizes the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

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

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

The Mayor called a first time for presentations.

Resident on Rodney Rd – Wants to ensure there is no egress onto the cul-de-sac by foot to ensure the residents in the townhouses cannot park on Southglen.

Matthew Baldwin, Director of Planning – a development permit could exclude pedestrian.

Resident on Alderglen Rd – There is a potential traffic issue, with garbage, recycling and emergency vehicles. We don't want it to turn into a parkade on Southglen Dr. When does parking become a "problem"? Are people still allowed to walk through? Will there be a right of way through 2627 Sooke?

Mayor Young called a second time for presentations.

Resident on Luxton road - 400 apartments on Happy Valley. There needs to be one big traffic plan to get out of Happy Valley.

Resident on Southglen Dr – A walkway is not necessary, it opens potential for parking. We don't need garbage and recycling or emergency access. I believe it's a can of worms, we don't need it opened. The neighbourhood is closed and we like it. Everyone should be satisfied with just the Sooke Rd exit.

Mayor Young called a third and final time for speakers.

Steven Hurst, Applicant – Would like to make a request, at this point new requirements for strata have been added. This wasn't required at the last public hearing. I request that council not require this.

Councillor Blackwell – Council's position is that given the number of rentals in Langford we want to see condos and stratas.

Mayor Young declared the Public Hearing for Bylaw No. 1883 closed at 5:59 p.m.

b) BYLAW NO. 1931
"Langford Zoning Bylaw, Amendment No. 600, (2885 West Shore Parkway, 1365 Goldstream Avenue), Bylaw No. 1931, 2020".

The Mayor opened the Public Hearing for Bylaw No. 1931 at 5:59 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that The City of Langford has applied to amend the zoning of a portion of the property at 2885 West Shore Pkwy and 1365 Goldstream Ave from the AM (Amenity) Zone to CT1 (Tourist Commercial) and a portion to the RT2 (Residential Townhouse 2) Zone.

This is being proposed in order to allow for the development of a hotel and a freestanding restaurant with access only from West Shore Parkway and approximately 30 townhouse residential units with access from Goldstream Avenue and West Shore Parkway.

That portion of the subject property that is the Streamside Protection and Enhancement Area, or SPEA, as determined by a Registered Professional Biologist, will remain undisturbed.

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

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

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 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;

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

This proposal is consistent with the Official Community Plan Mixed Use Employment designation.

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

The Mayor called a first time for presentations.

1st Resident on Lake End Rd – We are concerned about the destruction of trees and Ed Nixon Trail. There is

the potential for environmental impacts to wetlands and Langford Lake. Is there going to be access from West Shore Parkway to Goldstream ??

Matthew Baldwin, Director or Planning – Riparian areas are protected and will be protected, the City maintains ownership of the SPEA. Townhouses will have access to Goldstream but it will not be a throughfare.

1st Resident on Lakeshore Pl – Much of the land in question is considered wetlands overflow. How will that look in the Langford Lake area, it's been flooding for over 2 years, how is this going to be addressed.

Michelle Mahovlich, Director of Engineering – There were 2 instances where rockslides did damage and caused the flooding, we have done a remediation project and have remediated the 2 areas.

Resident – There was a document WPT, Western Painted Turtle management plan done. Langford lake houses this endangered animal. On page 2 of the report, it sets out that where there is a new development adjacent to the water, you must adhere to the RAR and retain a professional. Has the Ministry of Environment been consulted, and a Registered Professional Biologist been retained?

Matthew Baldwin, Director of Planning - Yes, the area is entirely out of the SPEA, all work is done under RAR.

Mayor Young – The City has done all proper requirements.

Resident – I have a hard time believing this will not impact the environment and watershed.

2nd Resident on Lakeshore Pl – Traffic impacts on Goldstream and Leigh rd. When you add a hotel and a townhouse development to the existing development you have not really done a thorough investigation of roads' ability to handle the traffic. Traffic is already insane, it's hard to get around. Seeing a lot of developments and questioning if we have the infrastructure.

Mayor Young – Council took safeguards and closed off Goldstream. This one is the furthest away from Langford lake with access to highway and flyover. We took thousands of cars off of Goldstream. We've done a lot of planning and are all in agreement that this has to be done properly. Priority to improve safety and walkability. Eventually there will be a full loop around the lake.

Resident – You talked about the ability to walk, there is no sidewalk on Goldstream to Leigh rd. Will there be a sidewalk along Goldstream?

Mayor Young – Yes, this has been a project concentrating on making it safe to walk around. Some people may have parking displaced. We will see some permanent solutions.

Michelle Mahovlich, Director of Engineering – There will be a paved multi-use trail by Leigh rd. Early next year there will be parking stalls on the north side of Goldstream Rd.

Resident – Along the Ed Nixon trail has trees and berms – will there be visual barriers.

Mayor Young – Landscaping areas are determined on development.

Resident on Rodney Rd – Riparian areas go onto Ed Nixon Trail and takes you to West Shore Parkway, will that stay? I agree with previous caller, Goldstream is a nightmare at Leigh road.

Matthew Baldwin, Director of Planning – Ed Nixon trail forks at the boardwalk to the TCH as the trail enters the property there will be a sidewalk.

Resident – It is a congested intersection, it's hard to get through now we are going to have that much more traffic. We need to have it remain a quiet space, not have the intrusion of commercial space. We need quiet spaces where we can see nature.

1st Resident on Goldstream Ave – I echo the neighbours concerns, there is a lot of traffic and the connection to West Shore Parkway is one way. My biggest concern is that its an environmental wetland. The water table is close to the surface. The City is not very good at conserving natural amenities, this is the last natural area around the lake. The vegetation is being damaged, would like to know where exactly development will be. Basically, I want to voice opposition.

Mayor Young – Close to Amy road, close to the highway. This is more the entryway to Langford. We have improved the area, development paid for that.

3rd Resident on Lakeshore Pl – Comment overtop of the other callers; these are valid points. My opposition is to the manner in which area is developed. It's hard to believe it's not a riparian area. Greenspace is going to disappear, the lake is a beautiful place, We pretty much purchased in this area for the serenity, it's unfortunate that parking and thoroughfare issues are creeping in. I voice my position - it's unfortunate that greenspace will be lost.

2nd Resident on Goldstream Ave – Traffic on Goldstream is around 160 vehicles per hour, to add townhouses to this will add to the count. Safety - will we be consulted on sidewalks? How will we be notified? How will traffic be diverted?

Michelle Mahovlich, Director of Engineering – Volume is not expected to impact Goldstream. There is no direct connection between Goldstream and West Shore Parkway.

Mayor Young – Traffic will not increase a lot, we have made a lot of other changes to reduce traffic.

Resident – We are not clear if hotel residents will have access to the lake.

Mayor Young – They can walk to it if they want at the Langford entrance.

3rd Resident on Goldstream Ave – I agree with everything brought forward. I am concerned about speeding, will there be speed bumps.

Michelle Mahovlich, Director of Engineering – The City policy is no speed bumps, people accelerate off of them and it affects emergency vehicles. We can do routine enforcement.

1st Resident on Lakeshore Pl – No one mentioned size or scope. Are there any proposed plans?

Matthew Baldwin, Director of Planning – No.

Resident on Gwen – You are clearing the whole west side, why not build there. B. Hutchins advised resident we can only discuss/consider the matter at hand.

4th Resident on Goldstream – With your earlier proposal, what will happen if we all sign that we oppose to this?

Mayor Young – each development comes forward on its own.

Resident – Will sidewalks be concrete and not asphalt? Only 30 units need access to Goldstream, neighbours will be supportive. We had assurance no further access would go onto Goldstream, we support traffic dampening, people fly through the area. This is an ecosystem and wetlands. Draw your attention to the study of June 15, 2018 – 3.1 Langford lake, the water quality continues to be a concern. Did the stakeholder sign off? Ministry of Environment? First Nation?

Matthew Baldwin – the Area has been mapped and registered, the Riparian Area Regulations have been followed. There is no duty to consult, this is fee simple land and is not next to First Nation land.

Resident –Sometimes we move too fast, all too often we give opinions then after approval is given it all changes.

2nd Resident on Lake End Rd – Thank you for work. SPEA before development, walkway before development. The construction noise around the lake goes from 7am to 7pm, there are extreme amounts of noise. Can you assure that is not the case with this development.

Mayor Young –We are hopeful this development will pay for the improvements along Goldstream. We know people park along the bike trail and sidewalk.

Resident – What is the requirement for 30 townhouses? B. Hutchins advised must focus on the rezoning issue.

Resident on Leigh Pl – What percent of an impact will public input have?

Mayor – there is no %.

Resident –Regarding the hotel, everyone can hear everything on the lake, will the pub be right on the water? What about green space? In riparian areas, there is an endangered species zone that may not be within the riparian zone. Are we able to find out what the habitat is?

Matthew Baldwin, Director of Planning – the habitat is withing the riparian area of the lake.

3rd Resident on Lake End rd – I concur with the neighbours, I've been on the lake for 31 years and I am not convinced the changes aren't coming. Look at Westhills and the Highway. B. Hutchins advised must focus

on the rezoning issue.

Mayor Young called a second time for presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1931 closed at 7:12 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Amended Minutes of the Regular Meeting of Council – February 18, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council approve the amended minutes of the regular meetings of Council held on February 18, 2020.

CARRIED.

b) Minutes of the Regular Meeting of Council – October 5, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the regular meetings of Council held on October 5, 2020.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

a) Minutes of the West Shore Parks and Recreation Board of Directors Meeting– September 10, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the West Shore Parks and Recreation Board of Directors Meeting held on September 10, 2020.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Transportation and Public Works Committee – October 13, 2020

1. Minutes of the Transportation and Public Works Committee Meeting – October 13, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Transportation and Public Works Committee held on October 13, 2020.

CARRIED.

2. Humpback Road Goldstream Meadows Access/Egress Staff Update

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council:

1. Receive this report for information acknowledging that the new through lane on the Trans-Canada Highway will open in the Fall of 2020 and allow an estimated 300 more vehicles at a time to travel north on the Trans-Canada Highway from the Leigh Road Interchange north to approximately 500m north of the West Shore Parkway; and
2. Direct staff to bring back an update report in March of 2021 with respect to traffic operations in the area of the West Shore Parkway/Amy Road roundabout and area north to the Trans-Canada Highway; and
3. That staff include the review of a gate as part of the March 2021 West Shore Parkway, Amy Rd, and Trans-Canada Highway traffic operations to the Committee.

CARRIED.

3. Request for Crosswalk on Leigh Road at Kiwi Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLORSTEWART

That Council instruct staff to create a crosswalk at the intersection of Leigh Road and Kiwi Place at a cost of $30,000 to be funded through the 2021 Traffic Signal Upgrade budget and to contact ICBC for a cost-share of $17,600.

CARRIED.

b) Planning, Zoning and Affordable Housing Committee – October 26, 2020

1. Minutes of the Planning, Zoning and Affordable Housing Committee Meeting – October 26, 2020

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning Zoning and Affordable Housing Committee held on October 26, 2020.

CARRIED.

2. Bylaw No. 1874 - Application to Rezone 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, 3211 Loledo Place, and 1297 Glenshire Drive from Rural Residential 2 (RR2) Zone and General Industrial (M2) Zone to Business Park 2A – Sooke Rd West (BP2A) Zone

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of Bylaw No. 1874 to amend the zoning designation of the property located at 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, 3211 Loledo Place, and 1297 Glenshire Drive from Rural Residential 2 (RR2) Zone and General Industrial (M2) Zone to Business Park 2A – Sooke Rd West (BP2A) zone 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 development, to the satisfaction of the Director of Engineering;
   ii. A Traffic Impact Assessment, completed by a Professional Traffic Engineer who is licensed to practice in the Province of BC, that investigates the impact of the ultimate development, according to the Terms of Reference and the format of the Ministry of Transportation and Infrastructure "Planning and Designing Access to Developments" Manual, all to the satisfaction of the Ministry and the Director of Engineering.

b) That the applicant provides, **prior to Bylaw Adoption,** the following:

   i. A legal survey plan that consolidates the five subject properties and includes required road dedication, to the satisfaction of the Ministry and 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 municipal frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit or subdivision approval, whichever is first;
   ii. That the recommendations from the Traffic Impact Assessment be implemented as part of the required frontage improvements for Sooke Road, to the satisfaction of the Ministry and the Director of Engineering;
   iii. That a storm water management plan be provided prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
   iv. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.

CARRIED.

3. Bylaw No. 1912 - Application to Rezone 913, 917, 921, 925, 929 Bray Avenue from the R2 (One and Two Family Residential) Zone to the CC1 (City Centre 1) Zone to allow for the construction of a high-density building

MOVED BY: COUNCILLORBLACKWELL
SECONDED: COUNCILLORWADE

That Council proceed with consideration of First Reading of Bylaw No. 1912 to amend the zoning designation of the properties located at 929, 925, 921, 917 and 913 Bray from the R2 (One- and Two-Family Residential Zone) to the CC1 (City Centre) Zone subject to the following terms and conditions:

a. That the applicant provides, as a bonus for increased density, the following contributions, per unit, prior to the issuance of a building permit to develop the property:

    i. $2,850 per unit towards the General Amenity Reserve Fund;
    ii. $750 per unit towards the Affordable Housing Fund; and
        1. that the total amount of amenity contributions may be reduced by 50% for units on the 5th and 6th storey and by 75% for units above the 7th storey; and
    iii. $10.75 per m2 commercial GFA towards the General Amenity Reserve Fund.

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

    i. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and
    ii. A traffic impact assessment, prepared by a professional engineer and approved by the Director of Engineering, to assess whether a left-turn lane into the site is required;
    iii. A technical stormwater management memo approved by the Director of Engineering;

c. That **prior to Bylaw Adoption**, the developer registers a road dedication plan, if required, in accordance with the frontage drawings provided and to the satisfaction of the Director of Engineering;

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

    i. That the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards along the Bray Avenue frontage including but not limited to the installation of sidewalks, road edge parking and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
    ii. That the developer agrees to install and implement recommendations from the prepared Traffic Impact Assessment report to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;

iii. That the developer acknowledges their obligation to cover any costs associated with upgrades, installation and/or connections to new and existing infrastructure needed to service the site for the proposed development;
iv. That the developer agrees to provide a detailed stormwater management plan and install all recommended infrastructure prior to issuance of a building permit, in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
v. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
vi. That the driveway access to the building will align with Knotty Pine Rd and Bray Ave intersection, and must be explicit on drawings submitted with the Development Permit application for form and character;
vii. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided in exchange for compensation separate than that of a residential unit;
viii. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the site, and acknowledges that these calculations may determine setbacks other than what is prescribed in the zone;
ix. That the developer agrees to submit a Fire Safety Plan, approved by the Langford Fire Chief, prior to the issuance of a building permit to construct on the site; and
x. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit; and
xi. That the five subject properties must be consolidated, prior to issuance of a Development Permit.

CARRIED.

4. Bylaw No. 1918 - Application to Rezone 840, 844, and 848 Orono Avenue from R1 (One Family Residential) to CC1 (City Centre) to Allow a 45-unit apartment building

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council consider proceeding with first reading of Bylaw No. 1918 to amend the zoning designation of the properties located at 840, 844, and 848 Orono Avenue from R1 (One-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 the issuance of a building permit:

    i. $750 towards the Affordable Housing Reserve Fund; and
    ii. $2,850 towards the General Amenity Reserve Fund.

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

b. That the applicant provides, **prior to Second Reading**, the following:

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
    ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements; and

c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

    i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
    iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
    iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit;
    v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not sold or rented out individually; and
    vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

        1. Energized outlets shall be labelled for the use of electric vehicle charging;
        2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
        3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e. Authorize the Director of Planning to issue the following variances within the development permit:

    i. Section 6.57.06(1)(a) be varied to permit ground floor patios within 0.32 m of the front lot line, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line;
    ii. Section 6.57.06(2)(a) be varied to permit the building face within 2 m of the front lot line on the third storey or above, and to permit the ornamental bump outs to be located within 1.24 m of the front lot line on the third storey or above;

iii. Section 6.57.08(1) be varied to permit the location of unenclosed parking spaces to be located within 1.7 m of the front lot line;
iv. Section 6.57.08(2) be varied to permit the location of parking stalls that are adjacent to a highway to be screened by fencing and landscaping; and
v. Section 6.57.08(3) be varied to permit the location of parking stalls adjacent to an interior side or rear lot line when the landscaping strip is as narrow as 0.94 m.

CARRIED.

5. Application to Rezone a portion of 738 and 742 Walfred Road from RR5 to R2 and to amend the text within the R2 Zone to reduce the minimum lot size of duplex lots to 500 m2 when the lots have a minimum width of 17 m, and to vary the conditions of subdivision in the RR5 Zone such that lots less than 40 hectares (98.8 acres) may be created by subdivision when not connected to the municipal sanitary sewer system

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLORSZPAK

That Council authorize staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 738 and 742 Walfred Road from Rural Residential 5 (RR5) to One-and Two Family Residential (R2) and to amend the text within the R2 Zone such that the minimum lot size for duplex lots is decreased to 500 m2 when the lot width is at least 17m on the subject properties only, subject to the following terms and conditions:

a) That the the applicant provides, **as a bonus for increased density**, the following contributions per one-family lot or ½ duplex unit, prior to subdivision approval:

i. $660 towards the Affordable Housing Fund; and
ii. $3,960 towards the General Amenity Reserve Fund.

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

i. A technical storm water management memo from a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering.
ii. An approved alternative to providing secondary access within 305 m of the development site for emergency vehicles, to the satisfaction of the Fire Chief,

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 a storm water management plan be provided and implemented to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
ii. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering and Fire Chief be registered prior to subdivision approval;

iii. 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;
iv. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall include that portion of new road extending between Myles Mansell Rd and Proposed Lot C to be dedicated from the adjoining parcel, Lot 3, Plan 21075 to provide access to Lot C;
v. That further subdivision or rezoning for proposed Lots A and B is prohibited until sewer servicing is installed and frontage improvements are secured;
i. That the applicant registers a section 219 covenant on title of proposed Lot C agreeing to construct, to Bylaw No. 1000 standards, the public road extension from Myles Mansell Rd to the subject property;
vi. That the applicant provides a non-disturbance covenant over 51% of the subject properties, at the time of subdivision to the satisfaction of the Director of Planning.

AND

Defer further consideration of a Development Variance Permit for sewer servicing and secondary emergency access until the applicant has explored all alternatives related to secondary access for emergency vehicles, to the satisfaction of the Fire Chief, prior to Public Hearing.

CARRIED.

6. Bylaw No. 1933, a Bylaw to rezone a portion of the property located at 3235 Happy Valley from the R2, Residential One and Two Family, Zone to the RS1, Residential Small Lot 1, Zone to allow for a three-lot subdivision

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council consider proceeding with First Reading of Bylaw No. 1933 to amend the zoning designation of a portion of the property located at 3235 Happy Valley Road from the R2 (Residential One and Two Family Dwelling) Zone to RS1 (Residential Small Lot 1), 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;

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 (Happy Valley Road, Isabell Avenue and the new road) that specifies road dedication required to contain frontage improvements, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000;

c) That the applicant registers, prior to **Bylaw Adoption**, a SRW over that portion of the subject property required to accommodate the new road, to the approval of the Director of Engineering and in accordance with 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 financial charges on title that agrees to the following:

i. That the developer agrees 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 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;
iii. That, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to, the installation of sidewalks, boulevard landscaping, scallop parking stall(s), and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;
iv. That the new road is dedicated at the time of subdivision;
v. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits and agrees to implement, a formal stormwater management plan to the standards of the Bylaw No.1000 and to the approval of the Director of Engineering;
vi. That, prior to subdivision approval or building permit issuance, which ever is first, the developer submits design drawings, for all three dwellings that shows how the designs are complementary to one another. Design drawings shall be to the approval of the Director of Planning;
vii. That the owner acknowledges the property's proximity to the South Island Rangers shooting range and the potential noise nuisance this establishment may cause;
viii. That a secondary suite is not permitted on Proposed Lots B and C and that individual Building Permit plans shall be reviewed by the Director of Planning, prior to the issuance of a building permit, and shall have the authority to request alternate building drawings if there is reasonable cause to believe the dwelling may be constructed with a secondary suite;
ix. That, prior to subdivision approval, a fire safety plan, reviewed and approved by a Fire Prevention Officer, must be submitted;
x. That, prior to subdivision approval, the developer will submit fire underwriters survey (FUS) calculations to determine the waterflow at the site and that the developer shall be aware and acknowledge that the FUS will determine the

appropriate spatial distance between buildings, regardless of zoning regulations or granted variances to property lines, in order to maintain adequate waterflow;

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

AND

e) Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for the property at 3235 Happy Valley Road:

a. That Section 6.22.07(1)(a) be varied to reduce the building setback from a front lot line from the required 3.0 m to 1.64 m to accommodate the existing house, subject to the following condition:

i. The developer agrees to modify the design of the front façade of the existing house, facing Happy Valley Road, so as to align with the Design Guidelines for Intensive Residential Developments on corner properties, and that fencing is installed along this property line, in accordance with Section 3.21 of the Zoning Bylaw;

b. That Section 6.20.06(1)(c) be varied to reduce the building setback from an exterior side lot line from the required 3.5 m to 1.5 m to accommodate the proposed dwelling, subject to the following condition:

i. The developer agrees to install fencing along this property line in accordance with Section 3.21 of the Zoning Bylaw.

CARRIED.

7. Application for Development Variance Permit to allow a variance to the required building setback from the interior side property line as well as reduce the amount of landscaping along an interior side property line to accommodate an apartment building proposed at 2716 and 2720 Strathmore Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for 2716 and 2720 Strathmore Rd with the following variances:

a. That Section 6.36A.06(3) of Zoning Bylaw No.300 be varied to reduce the required the interior side setback from the required 3.0 m to 0.60 m to accommodate a garbage enclosure;

Subject to the following conditions:

1. That the developer provides updated elevation drawings more in keeping with the drawings presented in the rezoning process prior to issuance of the Development Variance Permit; and

2. That the developer installs decorative fencing with a minimum height of 1.8m around the interior side and rear lot lines; and

AND

Reject the applicant's request for a variance to reduce the width of landscaping required along an interior side property line for buildings within a multi-family residential zone from 1 m to 0 m.

CARRIED.

7. PUBLIC PARTICIPATION

Resident on Guyton Way – I am the applicant for the Development permit shown as 8b) on the agenda. We originally applied to have the parking requirement reduced to .58 spaces per unit. We can now accommodate 1 stall per unit and therefore ask to have the Development Permit amended to allow for 58 parking spaces.

Resident on Thurber Rd – I am not against development, there are issues with construction parking. I contacted bylaw, they are still parking all over and I'm concerned about the Bray Ave development. We are already having to walk on the road. We need a better plan for construction parking when high density high-rises are already in dense neighbourhoods. I already sent a report to bylaw regarding the "beep-beep" noise, vehicles can get whoosh instead, it's less intrusive.

Mayor Young – We will make sure they have a parking construction plan.

1st Resident on Spencer Rd – I was calling about the parking variance at 2780 Spencer Rd, this took the wind out of my sails.

2nd Resident on Spencer Rd – Glad to hear numbers can match the number of units. The neighbours received notification, I am still waiting for my notice.

Mayor Young – Braden Hutchins will look into this but we are glad you got notified by your neighbour.

8. NOTICE OF INTENT

a) DVP20-0005 - 628 Kestrel Ridge

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Development Variance Permit No. DVP20-0005 be issued by the Council for the City of Langford to Chris McFarland 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 at 628 Kestrel Ridge subject to the following terms and conditions:

1. Appendix

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

a) The site shall be developed in accordance with the site plan attached (Appendix A).
b) The deck shall be constructed in accordance with the recommendations of the report provided by Strathcona Consulting, dated June 2020 attached (Appendix B).

2. Variances

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

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

CARRIED.

b) DVP20-0009 - 2780 Spencer Rd

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP20-0009 be issued by the Council for the City of Langford to Keycorp Developments Ltd in partnership with Tri-Way Development Ltd to reduce the onsite parking requirements for the 58-unit multi-family residential building at 2780 Spencer Rd that will be run by the Capital Regional District, subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached as Appendix A to Development Permit No. DP20-0034.

2. Variances

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

b) That Table 1 in Section 4.01 of Zoning Bylaw No. 0300 be varied to reduce the number of required onsite parking spaces from 1.25 unit to 1.00 per unit.

CARRIED.

9. REPORTS

a) Bylaw No. 1883 - Application to Rezone 2627 Sooke Road from the R2 (One- and Two-Family Residential) Zone to the C9 (Community Town Centre Pedestrian 9) Zone to Allow for a 90-Unit Apartment Building with One Commercial Unit on the

Ground Floor Facing Sooke Road

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to amend the Bylaw No 1883 to delete provision c) from Table 1 of Schedule AD and renumber the remaining sections accordingly; AND

2. Rescind the original resolution c) iv, which required the following:

    a) That an SRW for emergency use is registered on title prior to the issuance of a Building Permit

AND

3. Requires that the applicant provide, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

    a) That a separate covenant be registered prior to issuance of a building permit that requires all residential vehicle traffic to enter and exit the site from Sooke Road and not Southglen Drive;

    b) 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; and

    c) That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that

        i. Energized outlets shall be labelled for the use of electric vehicle charging;
        ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
        iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

in addition to the original resolution from February 18, 2020 regarding Bylaw No. 1883 which stated:

1. Give 1st reading to Bylaw No. 1883 to amend the zoning designation of the property located at 2627 Sooke Road from R2 (One- and Two-Family Residential) to C9 (Community Town Centre Pedestrian 9) 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; and

ii. $2,074 toward the General Amenity Fund.

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

b) That the applicant provides, **prior to 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 Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided 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 provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
iv. That an SRW for emergency use is registered on title prior to the issuance of a Building Permit;
v. 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.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

CARRIED.

b) No. 1937- Application to Amend the Text of Zoning Bylaw 300 to Allow for a Daycare with a Maximum Capacity of 225 Children on a Specific Property, AND
Bylaw No. 1943 – Application to Ament the Text of the Zoning Bylaw 300 to Remove the Height Restriction in the CD12 Zone

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1937 to amend the text of Zoning Bylaw 300 to allow the maximum capacity of a daycare on the subject property within the CD12 zone outlined in this report to be 225 children subject to the following terms and conditions:

    i. That 54 onsite parking stalls be provided on the subject property, and secured as part of the required Form and Character Development Permit.

AND

2. Direct staff to provide an updated Bylaw 1937 prior to public hearing that includes the final legal description, property identification number, and subject property map.

AND

3. Proceed with consideration of Bylaw No. 1943 to amend the text of the Zoning Bylaw 300 to remove the height restriction within Area II of the CD12 zone.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1883
"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1883 second and third readings.

CARRIED.

Pursuant to his previously declared conflict, Councillor Wade left the meeting at 7:32 p.m.

b) BYLAW NO. 1918
"Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1918 first reading.

CARRIED.

c) BYLAW NO. 1930
"Road Closure Bylaw No. 1930 (Spencer Road), 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1930; AND

Authorize the Mayor and Chief Administrative Officer to execute a Purchase and Sale Agreement with the applicant to sell the portions of closed road shown in road Closure Plan EPP105327 for a purchase price of $11.37 per square foot.

CARRIED.

d) BYLAW NO. 1931
"Langford Zoning Bylaw, Amendment No. 600, (2885 West Shore Parkway, 1365 Goldstream Avenue), Bylaw No. 1931, 2020".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1931 second and third readings.

CARRIED.

Councillor Wade returned to the meeting at 7:33 p.m.

e) BYLAW NO. 1889
"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1889.

CARRIED.

f) BYLAW NO. 1890
"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1890.

CARRIED.

Councillor Wade returned to the meeting at 7:33 p.m.

g) BYLAW NO. 1933
"Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw No. 1933, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1933 first reading.

CARRIED.

h) BYLAW NO. 1934
"Sign Bylaw Amendment Number 3, No. 1934, 2020".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1934.

CARRIED.

i) BYLAW NO. 1935
"Bylaw No. 1935, to Repeal Bylaw No. 1704, 2020"
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1935.

CARRIED.

j) BYLAW NO. 1937
"Langford Zoning Bylaw, Amendment No. 603, (2140 and 2250 Bear Mountain Pkwy), Bylaw No. 1937, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1937 first reading.

CARRIED.

k) BYLAW NO. 1938
"Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1938 first reading.

CARRIED.

l) BYLAW NO. 1942
"Sewer Utility Bylaw Amendment No. 4, Bylaw No. 1942, 2020".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1942 first, second and third readings.

CARRIED.

m) BYLAW NO. 1943
"Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1943 first reading.

CARRIED.

11. IN-CAMERA RESOLUTION

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

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- **the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**
- **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 SZPAK
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 personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and 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; under Section 90 (1) (a) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

12. ADJOURNMENT

Mayor Young adjourned the meeting at 8:43 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, October 8th, 2020 at Colwood Municipal Hall

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

ABSENT: Director Damian Kowalewich

STAFF PRESENT:

Grant Brown, Administrator
Wade Davies, Manager of Operations
Geoff Welham, Manager of Recreation
Ben Currie, Manager of Finance and Administration
April Luchinski, Human Resources Advisor
Bobbi Neal, Community Development
Chantelle Bremner, Recorder

PUBLIC PRESENT: N/A

Adopted November 12th, 2020

CALL TO ORDER

1. The chair called the meeting to order at 5:39pm.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY ANDERSON AND WADE THAT THE AGENDA BE APPROVED AS PRESENTED.*
   CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS PARKINSON AND ANDERSON THAT THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 10TH, 2020 BE APPROVED AS PRESENTED.*
   NO ERRORS, NO OMMISIONS
   CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. The chair thanked the WSPRS staff for the easy-to-understand budget report in the finance committee meeting.

STANDING COMMITTEES

6. **a) Finance Committee**

Finance committee chair, Director Stewart Parkinson commented on the following:

The finance committee is currently reviewing the draft 2021 budget and staff are making a few changes after its review today.

MOVED/SECONDED *BY DIRECTORS WADE AND ANDERSON THAT THE FINANCE COMMITTEE REPORT BE APPROVED AS PRESENTED.*

OLD BUSINESS

7. **a) EV Stations**

Manager of finance and administration, Ben Currie commented on the following:

Based on recent research, many municipalities are making the switch from offering a free EV station charging service to a payment charging service. More information has been requested from the City of Colwood before presenting further information. Early research favours WSPRS taking over the ownership and maintenance of both of the EV stations located in front of the library and upgrading them to a paid service. The City of Colwood has committed to upgrading one of the stations while WSPR would upgrade the other.

<u>It was mentioned by staff when asked by the board, that an upgrade to a paid service station costs $20,000.</u>

b) Grant Application for Skatepark Development

WSPR community development staff member, Bobbi Neal commented on the following:

WSPR has applied for the Investing in Canada Infrastructure Program – Community, Culture and Recreation grant. WSPRS staff require a board resolution to complete the application. The resolution must state that the WSPRS board supports the grant application and commits to its share of the project valued at $376,250.

If successful in receiving the grant funding, the original monetary ask from each municipality will be lowered by 20%.

The grant aims to create infrastructure projects that offer free outdoor activities that communities can enjoy while many restrictions have been put in place due to COVID-19. A skatepark was sited as an example of the perfect infrastructure project.

MOVED/SECONDED *BY DIRECTORS PARKINSON AND ANDERSON THAT THE WSPRS BOARD OF DIRECTORS SUPPORTS STAFF'S APPLICATION FOR THE CANADA INFRASTRUCTURE PROGRAM – COMMUNITY, CULTURE, AND RECREATION GRANT AND COMMITS TO ITS SHARE OF THE PROJECT VALUED AT $376,250.00*
CARRIED

Administrator, Grant Brown commented on the following:

WSPRS staff would like to apply for the Investing in Canada Infrastructure Program: COVID-19 Resilience stream grant which would support 100% of the project costs.

Adopted November 12th, 2020

MOVED/SECONDED *BY DIRECTORS PARKINSON AND WADE THAT THE WSPRS BOARD OF DIRECTORS SUPPORTS STAFF'S APPLICATION FOR THE INVESTING IN CANADA INFRASTRUCTURE PROGRAM: COVID-19 RESILIENCE STREAM GRANT.*
CARRIED

c) Library Lease Agreement
Administrator, Grant Brown commented on the following:

There will be no impact on the requisition ask each year. Funds will be received directly for the maintenance services WSPRS provides the library.

The capital funding, originally held in trust by the library will now be held in trust by WSPR.

NEW BUSINESS

8. **N/A**

FOR INFORMATION

9. **a) JDF Arena Improvement Project**
Manager of operations, Wade Davies commented on the following:

Updates include:

- The schematic design is 100% completed and the design development is 50% completed.
- A new ice pit is being added outside the Zamboni bay.
- The updated seating will include a total of 598 seats.
- The players' benches will be re-located to the same side as the stands.

The Westshore Wolves have expressed interest in re-locating from the Q Arena to the JDF Arena once the upgrades have been completed.

Construction will most likely begin mid-December/early January 2021.

b) JDF Childcare Centre Project
Manager of recreation, Geoff Welham commented on the following:

Construction manager is Heatherbrae Builders. The core team is complete with sub-contractors in the areas of architecture, electrical, plumbing, landscaping, sprinklers, and kitchen design.

Sprinklers were not included in the preliminary considerations for this project, but are now being included, which will bring the building up to code.

Drawings will be completed for early November.

The Hazmat and Demo request for quotation is out to tender currently.

The parks department has started demolition on the gardens that will become the outdoor play space.

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c) Administrator's Report
Administrator, Grant Brown commented on the following:

Administration/Human Resources

The evaluation of the Recreation Management Software RFP is reaching its conclusion. Staff have found reaching the vendor-provided references challenging as many organizations have reduced their staffing levels, leading to delays in responses to our questions.

The review and adjustment of our Working from Home Policy is underway to account for child care challenges and illness due to the new standards schools put in place, as well as evolving WorkSafe standards in response to COVID-19.

58 of the 196 auxiliary staff that were laid off due to Covid-19 have been brought back to work.

Operations

Maintenance
In the past month, maintenance has been working hard on the two grant projects currently underway. Reviewing plans and making recommendations for both projects to ensure we are considering the practical operating needs for the future.

The Q Center condenser reached the end of its life and was replaced recently which gave us the opportunity to replace some aging portions of the electrical system attached to this unit and also add some new ammonia valves to make the system safer. A shaft and bearing issue on compressor #1 required a shut down and the replacement of some parts. The brine pony pump for the refrigeration system has also reached the end of its life and was replaced.

The ducting, piping, controls and electric work was completed on the pool's new air handling unit with the energy recovery portion of the system currently being assembled. With the pool currently closed, staff have taken advantage of the time to have some of the pumps and other portions of the mechanical system serviced and cleaned up. Plans have been put into place to replace the leisure pool's main filtration system as this piece of equipment has reached the end of its life.

A new and more reliable air conditioning unit was installed in the server room to ensure it is kept at an optimal temperature.

The JDF Arena has had some vital work done on the refrigeration system including the replacement of outdated valves and piping. This has made the system safer to work on and maintain. Work continues in the JDF refrigeration plant to prepare it for the large renovation to the rink and brine systems. All three heat pumps at the Centennial Center have been replaced with modern and more energy-efficient units. Work is now ongoing to set up the connection to our DDC system and integrate these new units with the rest of our system. Lots of planning and logistics are also going into the Centennial Centre to prepare for the move of the pottery studio. This includes upgrades to the electrical service and plumbing system along with new flooring, walls, cabinets and equipment. Updates to our preventative maintenance plan for the entire electrical grid on site is underway. We are working closely with Emery Electric to go over this plan and be sure that as our electrical system continues to age that we are on top of all the maintenance concerns. This work has gone in parallel

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with a re-vamp of our entire preventative maintenance system and our service and repairs records, which will make our systems more efficient and help to streamline record keeping.

We have been working with TSBC (Technical Safety BC) to inventory our equipment and ensure everything is up to date and certifications are properly displayed. We are finishing up our yearly service for all main water lines into the buildings and are working with the CRD on our back-flow prevention. We offered a pool operation course on site for the RFABC, to help in training maintenance staff on pool operation.

The transformation of the curling rink into the new indoor sports complex has been completed. Change cubicles were installed and the flooring has been replaced. The existing stand-alone electrical room was properly sealed to fix a water leak. The Seniors' annual maintenance has been completed in time for programs to begin and VIHA to utilize the space they are renting.

Sanitation has increased with use and protocols were established for program crossover. The equipment and fixtures have been removed from the second floor of JDF in preparation for demolition of the space.

Parks
Field usage has picked up as the fall sports seasons have begun. The golf course has seen the aeration of the tee boxes and fairways, with work on the greens beginning shortly. Staff are preparing the gardens for the fall and winter.

Programs

Community Recreation
The beginning of September saw the community recreation team quickly pull together 4 extra days of camp to cover the delay in the start to the school year. 98 children took advantage of the extra summer fun over the 4 days.

The afterschool care program started on September 14th with 120 children picked up daily from 12 different schools on 5 different bus routes. Logistics for picking up the children were made harder this year as a couple of schools staggered release times and extended the gradual entry for kindergarten children.

The 10-month preschool programs also started up again in September. The daily registration option for both Licensed programs and the outdoor based nature preschool allows parents to sign up for one program or mix and match programs to best fit their child's needs. The 2.5, 3 or 4-hour programs offer lots of time outside and foster physical, intellectual and social growth and provide opportunities for social interaction, team work and encourage creativity, flexibility and curiosity.

Staff have been working hard to create and implement new COVID-19 policies and procedures in order to safely reopen the pottery studio. Pottery classes and the new 'open time' sign up slots are full and all volunteers and participants have received safety orientations prior to their sessions commencing.

Fitness and Weights
September saw further expansion of fitness programs and services. Weight room use continues to be by reservation only. An additional 7 sessions per week were added to the schedule, with the

Adopted November 12th, 2020

expansion of facility hours to include Sundays for the first time since re-opening. Rehabilitation, personal training services, and weight room orientations have resumed with additional safety measures in place. Staff have managed to schedule 35 fitness classes per week including Yoga, The Biggest Winner, Zumba, Jazzercise, and Indoor Cycling. Classes are offered either as a registered series, or as single classes which must be reserved in advance to ensure Public Health guidelines are adhered to.

Sports
The golf course continues to have a great year with 5830 rounds in August. September started with a bang and the course had a record revenue day at $4012.60 on September 2nd.

The Q Centre is in full swing and almost at 100% capacity each day. The exhibition schedule for the BCHL (Grizzlies) and VIJHL (Wolves) has now begun with a handful of games already being played.

WSPR and JDF Minor Hockey have teamed up with the WHL to offer a modified combine October 16-18 for 11-18-year olds. The combine will use the Q Centre and the Indoor Sports Complex. WSPR is looking to grow this relationship into the future.

Phase 3 has allowed more flexibility for sport organizations. As the weather starts to get worse and the daylight shortens the Indoor Sports Complex is getting busier with soccer, dryland training and ball.

The JDF Arena has been used for meetings and some other programs while we wait for construction to begin. Since the closing of the JDF Arena, staff have been creative and are going to offer skate sharpening out of the Golf Pro Shop.

Food & Beverage
September has been an exciting month for food and beverage in reaching over 8000 frozen meals sold or donated to vulnerable members of the community since the inception of this project in April. This was possible with the support from the Good Food Access Fund and the Breakfast Club of Canada funding we received totalling almost $30,000.

The Breakfast Club of Canada funding also enabled us to support our Summer camp team with a grab bag of snacks the leaders carried with them for hungry kids and enabled us to provide a weekly free lunch to the children approved for subsidy for camp funding.

Over the summer months we've developed and strengthened partnerships with The Salvation Army, Island Metis, The Boys and Girls Club, Island Health and SD62. It has been very rewarding for our team to be part of helping the community.

Recently, we have been very fortunate to receive $20,000 in Loblaws Grocery Gift Cards, through our previous funding with the Good Food Access Fund, which we are working with our community partners to distribute to members of the community in need.

FOR INFORMATION ONLY

MOVED/SECONDED *BY DIRECTORS PARKINSON AND ANDERSON THAT THE REPORT BE RECEIVED AS PRESENTED.*
CARRIED

Adopted November 12th, 2020

IN CAMERA

10. N/A

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND PARKINSON THAT THE MEETING BE ADJOURNED AT 6:13PM.*
CARRIED

Adopted November 12th, 2020

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, November 12th, 2020 in the Senior's Centre – Room 202

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

ABSENT: N/A

STAFF PRESENT:

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

PUBLIC PRESENT: N/A

ADOPTED NOVEMBER 25TH, 2020

CALL TO ORDER

1. The chair called the meeting to order at 5:44pm.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY WADE AND KOWALEWICH THAT THE AGENDA BE APPROVED AS PRESENTED WITH THE ADDITION OF THE COMMONWEALTH GAMES TO NEW BUSINESS.*
   CARRIED

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND ANDERSON THAT THE MINUTES OF THE REGULAR MEETING HELD OCTOBER 8TH, 2020 BE APPROVED AS PRESENTED.*
   NO ERRORS, NO OMMISIONS
   CARRIED

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. N/A

STANDING COMMITTEES

6. **a) Finance Committee**
   Director Stewart Parkinson, finance committee chair commented on the following:

- WSPR staff are making further changes to the draft 2021 budget along with a separate ask listing items that qualify for the supplemental request funding from the provincial government. A special finance committee meeting is scheduled for November 25th, 2020 for further discussion.

OLD BUSINESS

7. **a) EV Stations**

Ben Currie, manager of finance and administration commented on the following:

- Have requested further information from the City of Colwood regarding expenditures, data and stats and have not heard back, therefore there is no update to the report. The item will be left as pending until further information is acquired.

c) Library Lease Agreement

Grant Brown, administrator commented on the following:

- Have talked to the library finance department and municipal CAOS and CFOS regarding the proposed change in the way the payment is made for the library capital reserve fund and the annual operating expenditures. The change will take effect within the 2021 budget.

MOVED/SECONDED *BY DIRECTORS PARKINSON AND ANDERSON THAT BOARD MEMBERS PRESENT THE STAFF REPORT AND SIDE LETTER WITH SIGNATORY PAGES TO COUNCILS FOR SIGNATURES.*
CARRIED

NEW BUSINESS

8. **a) Commonwealth Games**

Stewart Parkinson commented on the following:

- Stewart mentioned that the Commonwealth Games are potentially coming to Victoria and may be looking for facilities.

FOR INFORMATION

9. **a) JDF Arena Improvement Project**

Wade Davies, manager of operations commented on the following:

- The preliminary budget came in higher than expected. After re-assessing, the budget is now within the expected estimate but includes the removal of the stand upgrades.
- The replacement of the floor and boards are mandatory, the players' boxes will be moved to the other side then the order of items to be completed depending on price is the replacement of the heat exchange, the relocation of the ice pit and the replacement of the stands. If the ice pit and stands can not be done within this project's budget, they will be completed at a later date. Maintenance staff are doing as much of the demolition of the boards as possible to reduce costs.

b) JDF Childcare Centre Project

Geoff Welham, manager of recreation commented on the following:

- The demo and building permits have been approved by the City of Colwood.
- The upstairs floor is now off-limits to all staff.

ADOPTED NOVEMBER 25TH, 2020

- The construction manager's superintendent is now onsite every day.
- Construction is tentatively scheduled to start in early January.
- The ISC will shut down for a couple of weeks over Christmas to accommodate scaffolding in front of the upper level windows in order to install the sprinklers and re-frame the wall.

c) Administrator's Report
Grant Brown, administrator commented on the following:

Administration/Human Resources

The evaluation of the Recreation Management Software RFP has concluded and Intelligenz Recreation and Facility Management software has been selected. Staff will now begin work on a 5-year service agreement and planning the implementation process with a targeted Go-Live date of August 2021.

October has been a month of budget with the team planning for 2021 and closely reviewing the status of 2020. The status of WSPR's 2020 revenue and expenses has been closely monitored by all department heads. Finance has worked closely with each of the departments to finalize projections to ensure we're on track to finish as projected and reduce any risk of an operating deficit. Training has begun for the receivables clerk's maternity leave. As a cost savings, due to COVID, the Food and Beverage Supervisor position is training to cover the AR desk for the interim.

Operations

Maintenance
Increased cleaning continues throughout the facilities and new mist sprayers were purchased to disinfect larger areas such as stands and showers.

The last 2 library air handling units have been installed, all 6 units are now less than 4 years old. Update work has been completed on the Cenotaph including revitalizing the front plates and concrete work on the front steps. A large section of the duct system over the pool deck is being replaced. Staff are currently painting them and they will be installed in late November.

Plans for our annual Ammonia Awareness Month (November) are underway. This year will include workshops on our Ammonia One Plan and training sessions with our refrigeration contractors and plant operators to increase staff's knowledge and capability in our refrigeration plant rooms.

Annual fall maintenance has begun as the site is prepared for colder months, including the cleaning of roof top drains and the restart of heating systems.

Parks
The recent high winds have led to 8 trees falling over. The garden by the front entrance has been cleared in preparation for the new playground installation that is part of the childcare centre project.

Wear is beginning to show in the goalmouths due to the high usage. Staff have completed the fall fertilizer application that will encourage growth in these areas.

The golf course has also received its fall fertilizer application and the tee boxes and fairways have been over seeded.

ADOPTED NOVEMBER 25TH, 2020

Programs

Community Recreation

Planning is underway for winter programming, and we anticipate a busy January, particularly in fitness. Registration took place for the second session of the new pottery 'open time' sign-up slots with the majority of sessions being full. Pottery classes and workshops continue to be popular. Staff have diversified programming, offering Homeschool Art, Pottery and Technology classes for the homeschool community and have run Home Alone classes in the schools. Home Alone and Babysitting classes have grown in popularity and staff have added classes to meet the demand.

Preparation work has started at Centennial Centre for the pottery studio move slated for January 2021. Upgrades to the electrical, plumbing and fire proofing are required before the move can take place.

Fitness and Weights

Weight room use continues to increase as fall weather begins and the days grow shorter. Interest in personal training services has also grown, with both previous and new clients booking sessions.

We continue to adjust fitness programming based on attendance and registration numbers. Several fitness classes are full (with a reduced maximum capacity), and where possible, additional classes have been added to accommodate those on waitlists. Indoor cycling is a popular choice, and additional weekend classes have been added to supplement the 8 existing weekday classes.

Sports

The WHL combine took place on the weekend of October 16-18 with strong numbers in both the older and younger age groups.

Registered sports programs are having good attendance numbers but some of the sport contractors are having trouble hiring and keeping staff. The indoor sport complex is busy each evening from 230-5pm for afterschool care and then rentals from 5-10pm.

After much interest from the community to re-start pickleball, staff have created daytime and evening sessions for registration and rentals. Pre-registration for adult and family public skates began at the end of October with strong numbers for public skating at the Q Centre in November.

The golf course continues to have a banner year. Revenue has exceeded last years October in the first 14 days even with the stormy weather over the last week. Frozen meal sales so far in October out of the Pro Shop are at 34 in the first 14 days. The Pro Shop has been converted into a Pro Shop/Skate Shop through the additional provision of professional skate sharpening and hockey gear sanitizing by one of our staff who is also one of the equipment managers for the Victoria Royals.

Food & Beverage

The last of the grant funding for frozen meals was dispersed on Oct 9th at the Living Edge Market. For our Thanksgiving offering, we were able to create 150 “turkey dinners” to give away which was very well received by the patrons. Typically, the preparation of a turkey dinner meal would be more labour intensive and costly because of all the components but we were able to keep costs low thanks to the food donations we received from the Senior’s Center when they cleaned out their freezers.

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Several people at the Living Edge Market expressed their gratitude to us for making an extra effort on the holiday meal, because they would not have otherwise been able to enjoy a turkey dinner.

After the Salvation Army discontinued the hamper pickup on our property, they started purchasing 300 meals per week for the month of October which are being delivered to their Quadra Street address.

FOR INFORMATION ONLY

Grant Brown, administrator added the following to the report:

WSPR staff have developed guidelines for user groups to follow if they wish to include spectators at their events.

There will be a staff address on November 26th in lieu of both the yearly staff day and yearly staff Christmas lunch to acknowledge the hard work and commitment over the last few months.

IN CAMERA

10. N/A

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS WADE AND ANDERSON THAT THE MEETING BE ADJOURNED AT 6:02PM.*
CARRIED

ADOPTED NOVEMBER 25TH, 2020

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, November 23, 2020 @ 5:30 pm

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

PRESENT

In Person: Councillors: D. Blackwell (Chair), and R. Wade (Vice-Chair).

By Telephone: Members: C. Brown, D. Horner, A. Creuzot, and J. Raappana.

ATTENDING

In Person: 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: COUNCILLOR WADE
SECONDED: C. BROWN

> That the Planning, Zoning and Affordable Housing Committee approve the agenda with item 4(d), Application for Development Variance Permit to allow a variance to the required building setback from the rear lot line to accommodate an addition to the existing home at 1121 Bearspaw Plateau, moved to 4(a) and renumbering accordingly.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – October 26th, 2020

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on October 26th, 2020.

CARRIED.

4. REPORTS

a) Application for Development Variance Permit to allow a variance to the required building setback from the rear lot line to accommodate an addition to the existing home at 1121 Bearspaw Plateau.
Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit to allow an addition at 1121 Bearspaw Plateau, with the following variance:

    a) That Section 6.95.09(3)(b) of Zoning Bylaw No. 300 be varied from 6.0 m (19.7 ft) to 2.09 m (6.86 ft);

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 design the addition to include fire-retardant roof materials and non-combustible siding materials, that all eaves, attics, decks and openings under floors must be screened and that the building design and construction shall generally be consistent with the standards of the *National Fire Protection Association Standard 299* (Standard for Protection of Life and Property from Wildfire).

CARRIED.

b) No. 1903 - Application to Rezone 1020 Costin Ave and 2836, 2842, 2848 and 2854 Carlow Road from the R2 (One and Two Family Residential) Zone to the CC1 (City Centre) Zone to allow for the construction of two 11 storey multi-family residential buildings.
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

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

1. Proceed with consideration of First Reading of Bylaw No. 1903 to amend the zoning designation of the properties located at 2010 Costin Avenue, and 2836, 2842, 2848 and 2854 Carlow Road from

the R2 (One- and Two-Family Residential) to the CC1 (City Centre) Zone subject to the following terms and conditions:

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

    i. $2,850 per unit towards the General Amenity Reserve Fund;
    ii. $750 per unit towards the Affordable Housing Fund;
        1. that the total amount of amenity contributions may be reduced by 50% for units on the 5th and 6th storey and by 75% for units above the 7th storey.
    iii. $10.75 per m2 commercial GFA towards the General Amenity Reserve Fund.

b. That the applicant provides, **prior to Public Hearing,** 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 registers, **prior to Bylaw Adoption**, a road dedication plan, in accordance with the frontage drawings provided and to the satisfaction of the Director of Engineering;

d. That the owner provides a construction parking management plan to the satisfaction of the Director of Engineering prior to issuance of a building permit;

e. That the owner registers, **prior to Bylaw Adoption** the consolidation plan of all five subject properties into one property.

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

    i. That the developer agrees to install all frontage improvements along Costin Avenue and Carlow Road fronting this development to Bylaw No. 1000 standards prior to issuance of a building permit, to the satisfaction of the Director of Engineering;
    ii. That the developer agrees to install and implement recommendations from the prepared Traffic Impact Assessment report to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
    iii. That the developer acknowledges their obligation to cover any costs associated with upgrades, installation and/or connections to new and existing infrastructure needed to service the site for the proposed development;
    iv. That the developer agrees to provide a detailed stormwater management plan and install all recommended infrastructure prior to issuance of a building permit, in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
    v. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided in exchange for compensation separate than that of a residential unit;
    vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that

i. Energized outlets shall be labelled for the use of electric vehicle charging;
ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment

vii. That the design plans submitted with a form and character development permit to develop the site will be substantially similar to the conceptual design of the buildings, appearing within the staff report;

viii. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit.

AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the development located at 1020 Costin Avenue and 2836, 2842, 2848 and 2854 Carlow Road as per the following:

    a. That section 6.57.08(3) be varied to reduce the interior side lot line setback from the required 3 m to between 1.73m and 0.7 m, as shown on Appendix A.

CARRIED.

c) Bylaw No. 1886 - Application to Rezone 918 and 924 Jenkins Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to Allow two 24-unit apartment buildings.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Proceed with consideration of First Reading of Bylaw No. 1886 to amend the zoning designation of 918 and 924 Jenkins Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment) subject to the following terms and conditions:

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

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

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

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

   i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and
   ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements.

c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

   i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit;
   ii. That a storm water management plan be provided prior to the issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
   iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
   iv. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each residential unit;
   v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designated accordingly, and that the parking stalls are not sold or rented out individually;
   vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

      1. Energized outlets shall be labelled for the use of electric vehicle charging;
      2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
      3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e) That the applicant provides more substantial landscaping to better screen the parking located in front of the building to the satisfaction of the Director of Planning at the time of Development Permit.

2. Direct staff to make the following amendments to the RM7A zone within the Zoning Bylaw No. 300:

a) To re-organize and simplify the density section; and
b) To allow 918 and 924 Jenkins Avenue to have a FAR of 2.02;

3. Direct staff to amend Schedule AE of the Zoning Bylaw No. 300 to include 918 and 924 Jenkins Avenue;

4. Direct staff to provide notice that Council will consider issuance a Development Variance Permit for the properties at 918 and 924 Jenkins Avenue for the following variances:

    a) That Section 3.21.02(3) of Zoning Bylaw No. 300 be waived for the interior side lot line between 918 and 924 Jenkins Avenue to allow them to opt out of installing a fence and landscape screening between the two properties, and;
    b) That Section 3.21(02)(3) of Zoning Bylaw No. 300 be varied to reduce the required landscape planting area from 1 m to 0.35 m for the properties at 918 and 924 Jenkins, subject to the following condition:

        i. That a 1.8 m decorative fence be constructed.

5. Authorize the Director of Planning to grant the following variances through the development permit:
    a) A parking variance to allow the Mixed Use Employment apartment parking ratio of 1.25 spaces per one and two bedroom units, and 2.25 spaces per 3+ bedroom units, to be applied;
    b) An interior side lot line setback variance of 1.4 m instead of the required 3 m; and
    c) A rear setback variance of 6.46 m instead of the required 7.5 m;

CARRIED.

d) Bylaw No. 1939 - Application to Rezone 671 Rockingham Road from R2 to RS1 to allow for a small lot subdivision
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

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

1. Proceed with consideration of First Reading to Bylaw No. 1939 to amend the zoning designation of the property located at 671 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

b) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies stormwater 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 to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, including the construction of a sidewalk and undergrounding the culvert/ditch, prior to subdivision approval;
ii. 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;
iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

CARRIED.

5. **ADJOURNMENT**

The Chair adjourned the meeting at 7:52 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**November 23, 2020**
Department:	**Planning**
Application No.:	**DVP20-0011**
Subject:	**Application for Development Variance Permit to allow a variance to the required building setback from the rear lot line to accommodate an addition to the existing home at 1121 Bearspaw Plateau.**

PURPOSE

Bruce Wilkin of BWD Construction Ltd., has applied on behalf of Karla Leuze Leonel de Cervantes and Adrian Ortiz to request a variance to the required building setback to a rear lot line from the permitted 6.0 m to the proposed 2.09 m setback in order to construct a family room addition to the existing home located at 1121 Bearspaw Plateau.

BACKGROUND

PREVIOUS APPLICATIONS

In 2002, the property was rezoned to the CD6 (Comprehensive Development 6) Zone as part of the original rezoning application for the Bear Mountain community.

The Bearspaw Plateau subdivision was created in 2006 under subdivision application SUB04-0009.

In July 2018, the CD6 and CD6A Zones were rebranded to the current RCBM (Resort Community of Bear Mountain) 1 and 2 Zones.

Table 1: Site Data

Applicant	Bruce Wilkin, BWD Construction Ltd.
Owner	Karla Leuze Leonel de Cervantes and Adrian Ortiz
Civic Address	1121 Bearspaw Plateau
Legal Description	Strata Lot 12, Section 3, Range 4W, Highlands District, Plan VIS5942, PID 026-576-376
Size of Property	872.0 m^2 /0.215 Acres
DP Areas	Interface Fire Hazzard
Zoning Designation	Resort Community Bear Mountain 1 (RCBM1)
OCP Designation	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is a corner lot located in a gated community on Bear Mountain. The lot is on the south side of Bearspaw Plateau with Spirit Ridge Drive flanking the south west side of the lot. The area is developed with large homes and domestic landscaping. The subject property is flat with low height retaining walls flanking the rear property line to the south and the exterior property line to the west. Spirit Ridge park is located two properties away to the east.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	Resort Community Bear Mountain 1 (RCBM1)	Single family homes (residential)
East	Resort Community Bear Mountain 1 (RCBM1)	Single family homes (residential), and a park (open space)
South	Resort Community Bear Mountain 1 (RCBM1)	Single family homes (residential)
West	Resort Community Bear Mountain 1 (RCBM1)	Single family homes (residential), and a park (open space)

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is planning to make additions to their existing home by adding an additional garage, a family room as well as an arbour off the family room for sun protection. The garage as designed is able to meet the required setback and the arbour is designed to meet the setback including the allowable projection (Bylaw 300 3.18.01 Table 1). However, in order to accommodate the family room, due to the irregular shape of the existing building, a variance is required. The applicant is asking for a 3.91 m variance to the rear yard setback limit of 6.0 m required by the RCBM1 zone.

The proposed addition is in keeping with the aesthetic design of the existing structure. As required by the statutory Building Scheme (FA11773) registered on title, the applicant has submitted the proposed drawings to the design administrator, and has received design approval for the proposed works with the understanding that all terms and conditions of that agreement be adhered to and that the applicants will comply with the terms and conditions of the covenants registered on the subject property.

The subject property is located in the Interface Fire Hazard area and was reviewed by a professional forester at the time of subdivision. Since that time all the surrounding lots have been developed and the closest forested area is Spirit Ridge Park, approximately 34 meters away, and Deerview Park which is across the road and approximately 28 meters away. There is a covenant on title that states the requirement for fire sprinklers, however an option was later provided to allow cash-in-lieu towards a future fire station. It would appear that the original covenant was never removed from title. It should be recommended that the additions include fire-retardant roof materials and non-combustible siding materials, that all eaves, attics, decks and openings under floors must be screened and that the building design and construction shall generally be consistent with the standards of the *National Fire Protection Association Standard 299* (Standard for Protection of Life and Property from Wildfire).

The proposed addition within the rear yard of the subject property is closest to an interior side lot line of the adjoining property to the south. The proposed addition meets the interior side lot setback specified in the RCBM1 Zone, therefore the neighbouring property should not be substantially affected by the requested variance.

Table 3: Proposal Data

	Permitted by RCBM1 (Current Zoning)	**Proposed by DVP Application**
Rear Yard Setback	6.0 m	**2.09 m***

**requested variance*

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 to allow an addition at 1121 Bearspaw Plateau, with the following variance:

    a) That Section 6.95.09(3)(b) of Zoning Bylaw No. 300 be varied from 6.0 m (19.7 ft) to 2.09 m (6.86 ft);

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 design the addition to include fire-retardant roof materials and non-combustible siding materials, that all eaves, attics, decks and openings under floors must be screened and that the building design and construction shall generally be consistent with the standards of the *National Fire Protection Association Standard 299* (Standard for Protection of Life and Property from Wildfire).

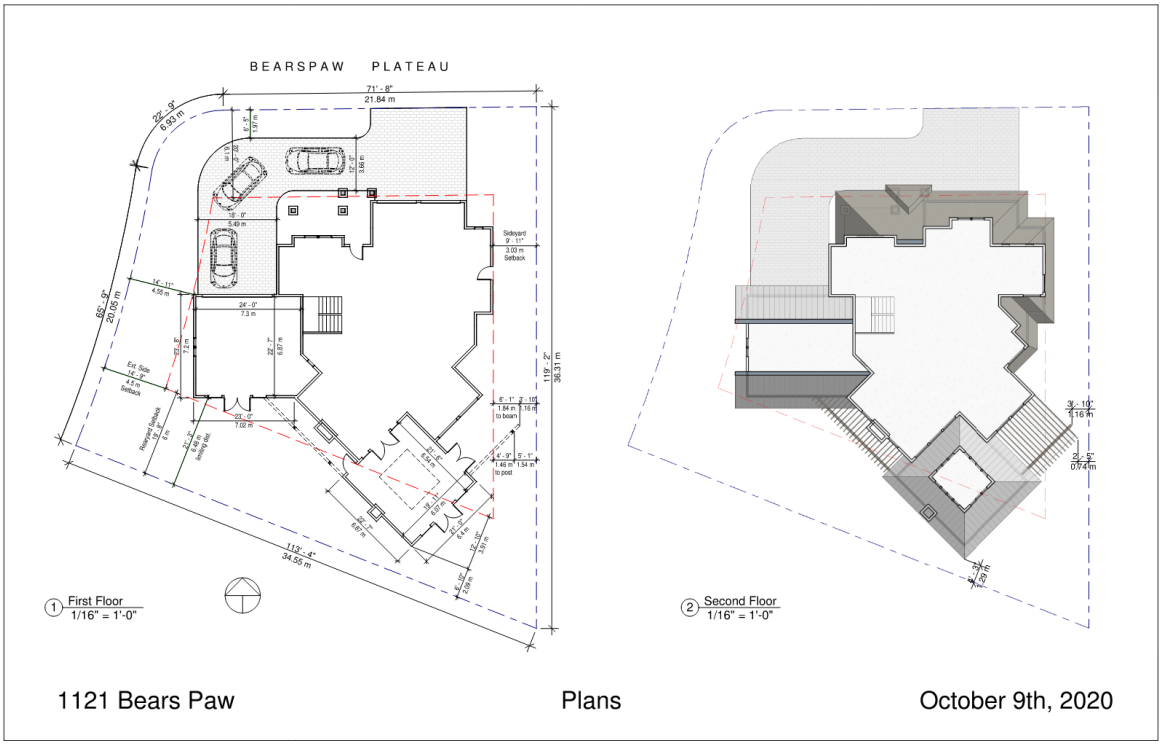
OR Option 2

2. Reject this application for development variance permit.

Submitted by:	Kory Elliott, Planning & Land Development 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

:kle

Appendix A


BEARSPAW PLATEAU
1 First Floor 1/16" = 1'-0"
2 Second Floor 1/16" = 1'-0"
1121 Bears Paw
Plans
October 9th, 2020


Roof 19' - 0"
Second Floor 10' - 0"
First Floor 0' - 0"
4 South 1/8" = 1'-0"
2 East 1/8" = 1'-0"
1121 Bears Paw
Elevations-1
October 9th, 2020


1
3D-1


3
3D-3

Appendix B


1103
1106
1109
1113
1117
1121
2150
1138
2155
RCBM1
2159
1143
2163
Bearspaw Plat
Spirit Ridge Dr
tures Gate
rview Pl

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**November 23, 2020**
Department:	**Planning**
Application No.:	**Z20-0006**
Subject:	**Bylaw No. 1903 - Application to Rezone 1020 Costin Ave and 2836, 2842, 2848 and 2854 Carlow Road from the R2 (One and Two Family Residential) Zone to the CC1 (City Centre) Zone to allow for the construction of two 11 storey multi-family residential buildings.**

PURPOSE

Gavin Williamson has applied to rezone 1020 Costin as well as 2836, 2842, 2848 and 2854 Carlow Road from the R2 (One and Two Family Residential) Zone to the CC1 (City Centre) Zone to allow for the construction of two 11 storey apartment buildings with a total of 165 units, consisting of 1 and 2-bedroom units.

BACKGROUND

PREVIOUS APPLICATIONS

There are no development permit applications for the five properties that make up the land assembly for the proposed redevelopment.

The nearby property at 2865 Carlow Road was recently rezoned to accommodate a 9-unit townhouse complex. The adjacent property, at 2861 Carlow Road, completed construction of a new single-family dwelling with a secondary suite in 2019, a low-density form of redevelopment.

The properties on either side of the Dunford Avenue and Carlow Road intersection have undergone redevelopment into higher densities. The property at 1016 Dunford Avenue was rezoned in 1989 to allow for the construction of a townhouse complex with 12 units. A newer development, at 2889 Carlow Road was rezoned in 2008 to allow for the construction of a complex with 14 townhouse units.

Table 1: Site Data

Applicant	Gavin Williamson
Owner	1020 Costin Avenue – Deidre Clark, Kenneth Craig, Edward Clark 2836 Carlow Road – Robert Casson 2842 Carlow Road – Donna Sereda 2848 Carlow Road – Jordan Martin 2854 Carlow Road – Matthew Martindale
Civic Address	1020 Costin Avenue, 2836, 2842, 2848, and 2854 Carlow Road
Legal Description	LOT 1, 2, 3, 4, 5 of Section 79, Esquimalt District, Plan 11145
Size of Property	4,400 m^2 or 1.47 acres
DP Areas	City Centre Development Permit Area
Zoning Designation	R2 (One and Two Family Residential)
OCP Designation	City Centre

Figure 1: Showing scope of rezoning proposal, in red, (orthophoto captured 2017)



SITE AND SURROUNDING AREA

The five subject properties make up a land assembly located on the corner of Carlow Road and Costin Avenue, with approximately 84m of frontage along Carlow Road and 63m of frontage along Costin Avenue.

The combined site is a flat, square shaped parcel and contains one-family homes on each of the five properties, with the exception of 2836 Carlow Road which appears to contain a carriage house in addition to the one-family dwelling; however, no permits exist to substantiate this. Each of the properties has driveway access off their respective road frontages and have front and rear yards landscaped with decorative plantings.

Centennial Park, a major park in Langford that includes several baseball diamonds, a concession, playground, splash pad, on-street parking, and a small recreational facility owned and operated by Westshore Parks and Recreation, is located directly across Carlow Rd from the subject properties.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North (2836 Carlow Rd, 1041 Goldstream Avenue)	R2 (One and Two Family Residential)	One family dwelling (2830 Carlow Road) Two family dwelling (1041 Goldstream Avenue)
East (2805 Carlow Rd)	P2 (Community Institutional)	Park
South (1017 Costin Ave, 1011 Carlow Rd)	R2 (One and Two Family Residential)	One family dwelling
West (1024 Costin Ave, 2813 Rodney Rd)	R2 (One and Two Family Residential)	One family dwellings

COMMENTS

OFFICIAL COMMUNITY PLAN

The properties are within the City Centre OCP designation, a designation that supports and encourages high density commercial and residential redevelopment. The proposal meets the objectives outlined below by redeveloping low density properties into higher density developments, thus providing housing for a greater number of people in the City Centre where amenities and services are already established.

City Centre Policy Designation Objectives:

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

- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

DEVELOPMENT PERMIT AREAS

The subject properties are not within any of the Environmental Protection or Hazardous Area Development Permit Areas. They are, however, within the City Centre Development Permit Area (Map 21 of the OCP) and, depending on the ultimate use of the building, will also be within a Development Permit Area for Multi-Family Residential or Mixed Use Residential Commercial development. As such, the developer will be required to obtain a Development Permit prior to issuance of a Building Permit. The Development Permit submission will include drawings that show the layout, size, elevation plans, landscaping and parking proposed, and will be reviewed against Langford's Design Guidelines and Zoning Bylaw for compliance.

DESIGN GUIDELINES

The subject properties are located within the Centennial Park (S1) District of the City Centre Design Guidelines. As such, the following guidelines apply to a high-density Multi-Family building in this location:

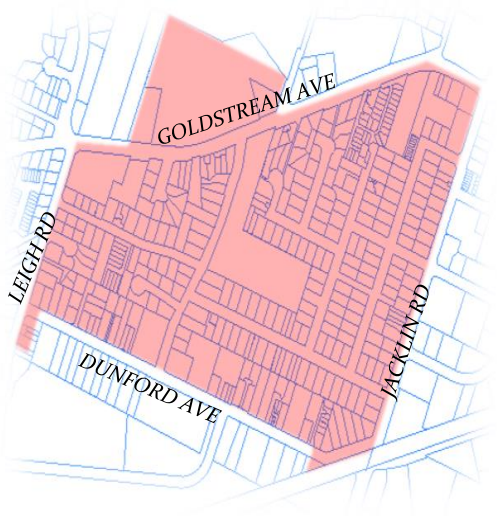
S1 Centennial Park

Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.



General Elements:

- All building development shall demonstrate a pedestrian focus through orientation, scale and frontage;
- Developments that face two or more streets are expected to treat all street facing façades as primary facades for design purposes;

General Form and Character Design:

- Taller buildings are expected to incorporate tower podium building massing, various forms or stepped back upper levels;
- Uninterrupted walls facing open areas or lot space should include alternative forms of visual appeal
- Facades should highlight the base, middle and top through distinct architectural features
- Large residential buildings should provide individual walk up entries for ground level units;
- Accent materials are expected to respect those of adjacent and nearby buildings (i.e. river rock);
- Smooth concrete and vinyl are strongly discouraged for finished exteriors and materials are expected to remain consistent on all sides of the building;

Building Type, Apartment Buildings:

- Balconies and patios should be a feature of every unit;
- Adjacent developments should promote sense of community through incorporating adjoining green or open space;

ZONING

The applicant wishes to consolidate the properties in order to construct two 11 storey buildings, with a total of 165 units.

As Council is aware, two new City Centre Zones have been drafted in order to support the City Centre Design Guidelines created in 2019 as part of a visioning exercise with Dr. Avi Freeman, a Professor of Architecture at McGill University.

The CCP (City Centre Pedestrian) Zone is intended for rezoning applications for properties located within the downtown core, specifically along Goldstream Avenue, Peatt Road and Jacklin Road. This Zone allows for higher density mixed-use or stand-alone commercial developments in a way that encourages a walkable, engaging downtown sector by requiring that high traffic commerce uses be incorporated at least on the ground floor of new buildings. The Bylaw to create this Zone is under review and is expected to be introduced to Council in early 2021.

The CC1 (City Centre 1) Zone is intended for rezoning applications for properties that are within the City Centre OCP designation area but not within the downtown core. This Zone allows for medium to higher density multi-family residential buildings that may incorporate a wider range of commercial uses than the CCP Zone, as the properties are not in locations as frequented by pedestrian traffic as the downtown core. Council adopted Bylaw No. 1904 creating this Zone on September 8, 2020.

The applicant originally applied for the MU2 zone but will be proceeding with the CC1 zone for this application.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The majority of the properties share a frontage along Carlow Road, a mainly residential road that runs perpendicular to Goldstream Avenue and connects Goldstream Avenue to Dunford Avenue. Carlow Road also provides access and frontage for Centennial Park.

There are no sidewalks on the subject properties' side of Carlow Road; however, sidewalks of different standards have been installed along the opposite side of Carlow Road. The sidewalk along the frontage of Centennial Park is interrupted by a gravel walkway that meanders around the playground and that connects to trails around the baseball diamonds at the south end of the park. Sidewalks are included as part of frontage improvements to be installed by the developer, along both the Carlow Road and Costin Avenue frontages.

Bike paths run along both sides of Carlow Road and connect to Goldstream Avenue to the north and Bray Avenue to the south, where the bike lanes terminate.

The closest transit service is bus routes No. 53 and 56, provided by BC Transit. These routes run north and south along Carlow Road, with stops close to the Carlow Road and Goldstream Avenue intersection as well as along Dunford Road. Route No.53, runs an hourly service between the Colwood Bus exchange on Island Highway and the Langford Bus exchange on Station Avenue. Route No. 56 also runs every hour and travels between the Langford Bus exchange north to Millstream Village.

Figure 2: Showing some of the existing infrastructure within the frontage of the subject properties, in red, (Google Inc., 2020)



FRONTAGE IMPROVEMENTS

The developer will be responsible for installing improvements along the subject properties' frontage with Costin Avenue in accordance with the R11 cross section of Subdivision and Development Servicing Bylaw No. 1000. Improvements along the Costin Avenue frontage will include the installation of sidewalks, street lights, boulevard landscaping, and road edge parking, if feasible in the space provided. On Carlow Road, the R1 cross section of Subdivision and Development Servicing Bylaw No. 1000 applies. Improvements on the Carlow Road frontage will include the installation of sidewalks, road edge parking, and boulevard landscaping.

As can be expected, the proposed redevelopment will generate more vehicle traffic than what is currently experienced in the area. Therefore, a Traffic Impact Assessment (TIA) prepared by WATT consulting was submitted by the developer and approved by the Director of Engineering. The TIA proved out the need for and location of a north bound turn lane on Carlow Road.

A frontage drawing was also submitted and approved by the Director of Engineering. The frontage drawing determined the location of bike lanes, boulevard landscaping, and sidewalks that will be installed along Carlow and Costin frontages, as well as the location of overhead hydro lines in relation to the location of site servicing to the property.

All frontage improvements will be to the standards of the Subdivision and Development Servicing Bylaw No.1000 and to the satisfaction of the Director of Engineering and will be installed prior to issuance of a building permit.

To accommodate the necessary frontage improvements, a 1.9 m road dedication will be required along the Costin Avenue, which Council may wish to secure prior to Bylaw Adoption.

INFRASTRUCTURE

Sewer was installed on Carlow Road as part of a capital improvement project in 2018. Any costs resulting from connections, upgrades to existing infrastructure, and/or the installation of new infrastructure, will be the responsibility of the applicant. A condition ensuring the applicant is aware of this responsibility should be secured within a Section 219 covenant registered on the property.

The City of Langford does not have an integrated system capable of directing stormwater drainage to catchment areas elsewhere. A Stormwater Management Plan that details how drainage will be managed on-site has been submitted by the applicant and approved by the Director of Engineering. Council may wish to secure the requirement to provide and implement a detailed stormwater management plan prior to issuance of a Building Permit, within a Section 219 covenant registered on the property.

DEVELOPMENT PROPOSAL

As noted, the developer is proposing to construct two, 11 storey apartment buildings with ground-oriented units on the consolidated subject properties. Together the buildings will contain 165 units, with the following unit type mix:

Table 3: Unit break down by building:

	Ground Oriented	Building A	Building B	Total Units
One Bedroom	0	31	40	71
Two Bedroom	8	38	48	94
Three Bedroom	0	0	0	0
Total	8	69	88	**165**

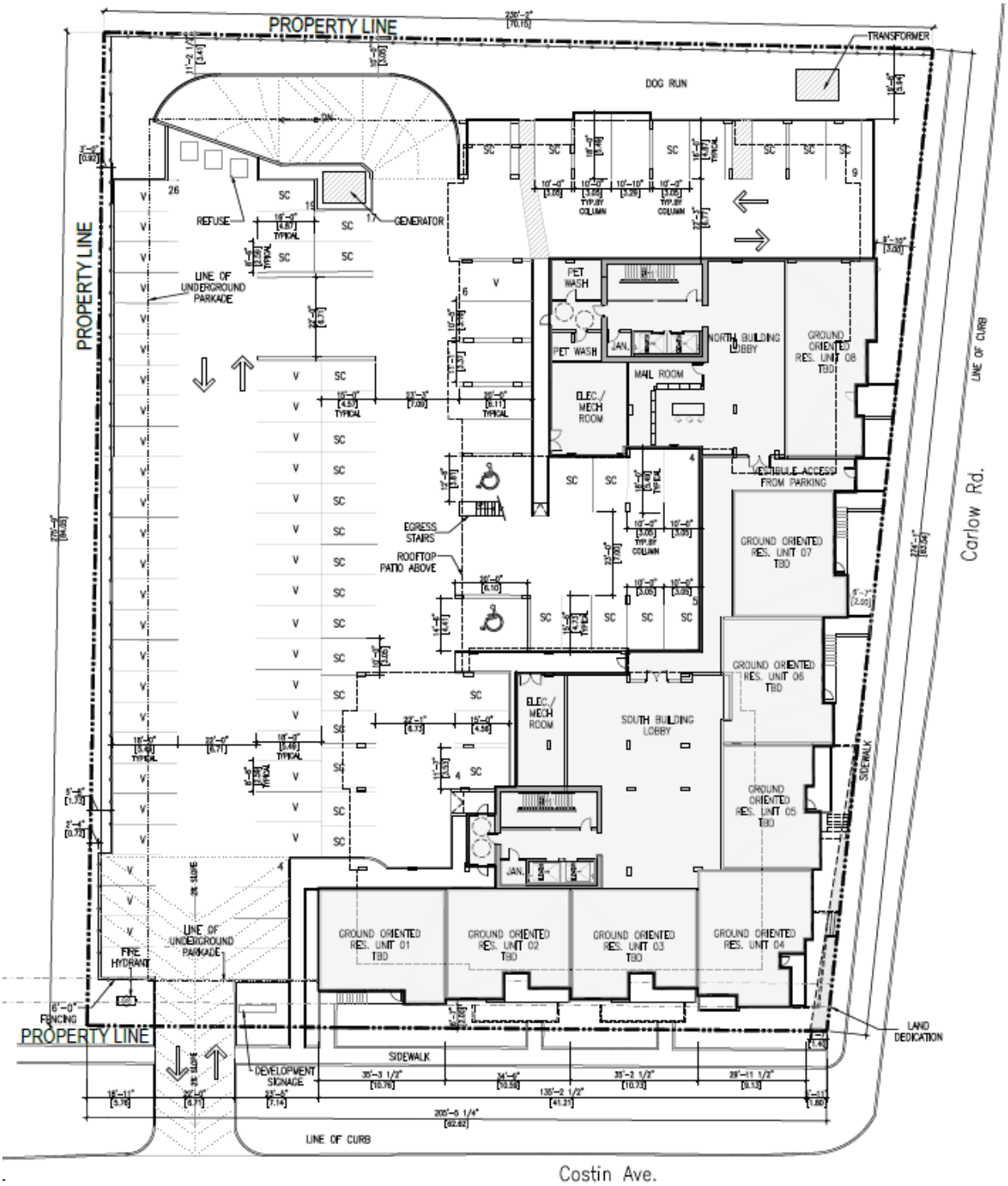
The developer has included detailed design drawings that show both buildings designed with the functional living and amenity spaces facing the adjoining roads, with at grade parking behind and partially contained underneath the second storey of each of buildings. A covered decorative structure leads to the entrance of the property and to the respective lobby entrances of each buildings. Figure 3 below shows the façade details, the varied articulation and colour scheme proposed by the developer. If granted a zoning amendment, the proposal will undergo a more detailed review to determine if the layout and character of the buildings adhere with the design guidelines for the City Centre (Appendix J of the Zoning Bylaw) through a subsequent Development Permit for Form and Character.

Recently, there have been several rezoning applications for multi-family developments which included a requirement to install infrastructure in the building during the construction phase so that each residential parking stall has the ability to install an electric vehicle charging station. These applications have included two on Orono Avenue and one on Sooke Road. None of the applicants were concerned with this requirement as the cost to include this infrastructure was not significant and it would provide options for future residents of the building. This option is considered beneficial to the development by having this infrastructure installed up front, particularly as we are anticipating more transitioning to non-carbon-based vehicles in the future. If Council would like to continue to require multi-family buildings to install infrastructure to support electric vehicle charging stations, they may wish to require that as part of this development as well.

Figure 3: East Façade Elevations of Buildings A and B, view from Carlow Road



Figure 4: Proposed Site Plan



As designed, the only variance requested is to reduce the landscaped strip between surface parking and the interior side yard setback. The CC1 zone requires this stripe is to be 3.0m wide whereas the applicant is proposing a strip that is narrower along the west property line. The landscaping strip adjoining the first 4 parking stalls (from Costin Ave) is 0.72m in width which then widens to 1.73m before tapering back down to a width of 0.92m at the north end of the row of parking stalls. The landscape strip between the parking spaces and the northern property line is between 3m and 5.94m in width, which is greater than the CC1 requirement. The applicant intends to program this landscaped area as common outdoor amenity space that can be used as a dog run as well as for building residents to smoke or otherwise congregate. If Council is supportive of the requested variance, they may wish to grant this variance for the interior side yard.

Detailed landscape drawings have not been included as part of the rezoning submission; however, the developer has confirmed that areas on the property not being used as surface parking or building footprints will be landscaped and that a decorative fence will be installed along the interior side and rear lot lines.

The front lot line setback area, off of Costin Avenue, will include some private outdoor amenity space for the adjoining ground-oriented units. The exterior lot line setback area, off of Carlow Rd, will include landscaping to accentuate the building's front entrance, including a landscaped terrace area that leads to the lobbies of each building (see figure 4). Detailed landscape plans will be required as part of a development permit application for form and character and will have to abide by the Design Guidelines for the City Centre (Appendix J of the Zoning Bylaw No.300) and Section 3.21 of the Zoning Bylaw. Although not considered landscaped area, the developer is also including roof top amenity space for the use of residents.

Parking for the proposal will comply with the required parking for Apartments within the City Centre OCP designation, that being 1.25 stalls per unit with two bedrooms or less and 2.25 stalls per unit with three bedrooms or more. To ensure parking stalls are not provided for tenure separately than what is required for residents and visitors of the building, Council may wish to add a condition into the Section 219 covenant that prohibits parking stalls to be separated from the units for which they are. Parking for bicycles has also been provided in accordance with the Zoning Bylaw requirements, and are shown as being located within secured bike areas within screened landscaped areas on the property.

The developer plans to consolidate the 5 properties prior to development, however Council may wish to require the consolidation of the properties prior to Bylaw Adoption. This may be done to discourage the individual sale of properties after they have been rezoned to allow for greater densification.

While the applicant intends to operate the proposed buildings as rental apartments, in an effort to provide a variety of housing types to Langford residents Council may wish to secure that the building be stratified, as individual units, prior to the issuance of an occupancy permit for the buildings. This way, if the units are initially rented but a future owner would like to sell units for individual ownership, they may do so without requiring a strata title conversion application to Council and potentially be required to undertake costly upgrades to the BC Building Code in place at the time of conversion.

Table 6: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by CC1 (Proposed Zone)**	**Proposed Development**
Density (FAR and/or min. lot size)	550 m^2 lot size	**0.3** FAR or **5.0** if various criteria is met	**3.3** with criteria met
Height	9 m	N/A	11 storeys
Site Coverage	35%, for properties less than 550 m^2 50%, for properties equal to or greater than 550 m^2	N/A	N/A
Front Yard Setback	6 m 5.5 m to garage or carport	2 m (first 2 storeys) 4 m (3rd storey and higher)	2 m (first 2 storeys) 4 m (3rd storey and higher)
Interior Side Yard Setback	1.5 m	3 m	19.6 m
Exterior Side Yard Setback	4.5 m 5.5 to garage or carport	2 m (first 2 storeys) 4 m (3rd storey and higher)	2 m (first 2 storeys) 4 m (3rd storey and higher)
Rear Yard Setback	6 m	3 m	3 m
Landscape Stripe (interior side yard)	N/A	3 m	**0.7 m ***
Parking Requirement	2 spaces per dwelling 1 additional space for a secondary suite	0-2 bedrooms – 1.25/unit 3 or more – 2.25/unit	As per Parking Requirements in Zoning Bylaw No.300 (Table 4.01.01)

**Variance Required*

FINANCIAL CONTRIBUTIONS

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 7 below. Reductions to the total amount of Amenity Contributions are in accordance with Council's Amenity Contribution Policy, Table D, wherein apartments in the City Centre may have reduced amenity contributions based on the use and the number of new units above the 4th storey of the building.

Table 7 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contributions**	**Possible Reductions**
General Amenity Reserve Fund	$2850*	• 50% reduction to total contributions for units on the 5th and 6th storeys • 75% reduction to total contribution amount for units on the 7th storeys and above
Affordable Housing Reserve Fund	$750*	
Total Policy Contributions for Residential Units	**$3600***	
General Amenity Reserve Fund for Commercial Space	$10.75 per m^2 GFA	No

DEVELOPMENT COST CHARGES

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, 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 Development Cost Charges that the developer will be expected to pay, is outlined in Table 8 below:

Table 8 – Development Cost Charges

Development Cost Charge	**Per unit / area contribution**	**Total @165 units**
Roads	$3,188	$526,020
Park Improvement	$1,890	$311,850
Park Acquisition	$1,100	$181,500
Incremental Storage Improvement Fees	$331.65	$54,722.25
Integrated Survey Area	$35/per lot created	n/a
Subtotal (DCCs paid to City of Langford)	**$6,509.65**	**$1,074,092.25**
CRD Water	$1,644	$271,260
School Site Acquisition	$600	$99,000
TOTAL (estimate) DCCs	**$8,788.65**	**$1,444,352.25**

OPTIONS

Option 1

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

1. Proceed with consideration of First Reading of Bylaw No. 1903 to amend the zoning designation of the properties located at 2010 Costin Avenue, and 2836, 2842, 2848 and 2854 Carlow Road from the R2 (One- and Two-Family Residential) to the CC1 (City Centre) Zone subject to the following terms and conditions:

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

        i. $2,850 per unit towards the General Amenity Reserve Fund;
        ii. $750 per unit towards the Affordable Housing Fund;
            1. that the total amount of amenity contributions may be reduced by 50% for units on the 5th and 6th storey and by 75% for units above the 7th storey.
        iii. $10.75 per m2 commercial GFA towards the General Amenity Reserve Fund.

b. That the applicant provides, **prior to Public Hearing,** 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 registers, **prior to Bylaw Adoption**, a road dedication plan, in accordance with the frontage drawings provided and to the satisfaction of the Director of Engineering;

d. That the owner provides a construction parking management plan to the satisfaction of the Director of Engineering prior to issuance of a building permit;

e. That the owner registers, **prior to Bylaw Adoption** the consolidation plan of all five subject properties into one property.

f. That the applicant provides, **prior to Bylaw Adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    i. That the developer agrees to install all frontage improvements along Costin Avenue and Carlow Road fronting this development to Bylaw No. 1000 standards prior to issuance of a building permit, to the satisfaction of the Director of Engineering;
    ii. That the developer agrees to install and implement recommendations from the prepared Traffic Impact Assessment report to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
    iii. That the developer acknowledges their obligation to cover any costs associated with upgrades, installation and/or connections to new and existing infrastructure needed to service the site for the proposed development;
    iv. That the developer agrees to provide a detailed stormwater management plan and install all recommended infrastructure prior to issuance of a building permit, in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
    v. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided in exchange for compensation separate than that of a residential unit;
    vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that
        i. Energized outlets shall be labelled for the use of electric vehicle charging;
        ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and

iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment

vii. That the design plans submitted with a form and character development permit to develop the site will be substantially similar to the conceptual design of the buildings, appearing within the staff report;

viii. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit.

AND

2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the development located at 1020 Costin Avenue and 2836, 2842, 2848 and 2854 Carlow Road as per the following:

    a. That section 6.57.08(3) be varied to reduce the interior side lot line setback from the required 3 m to between 1.73m and 0.7 m, as shown on Appendix A.

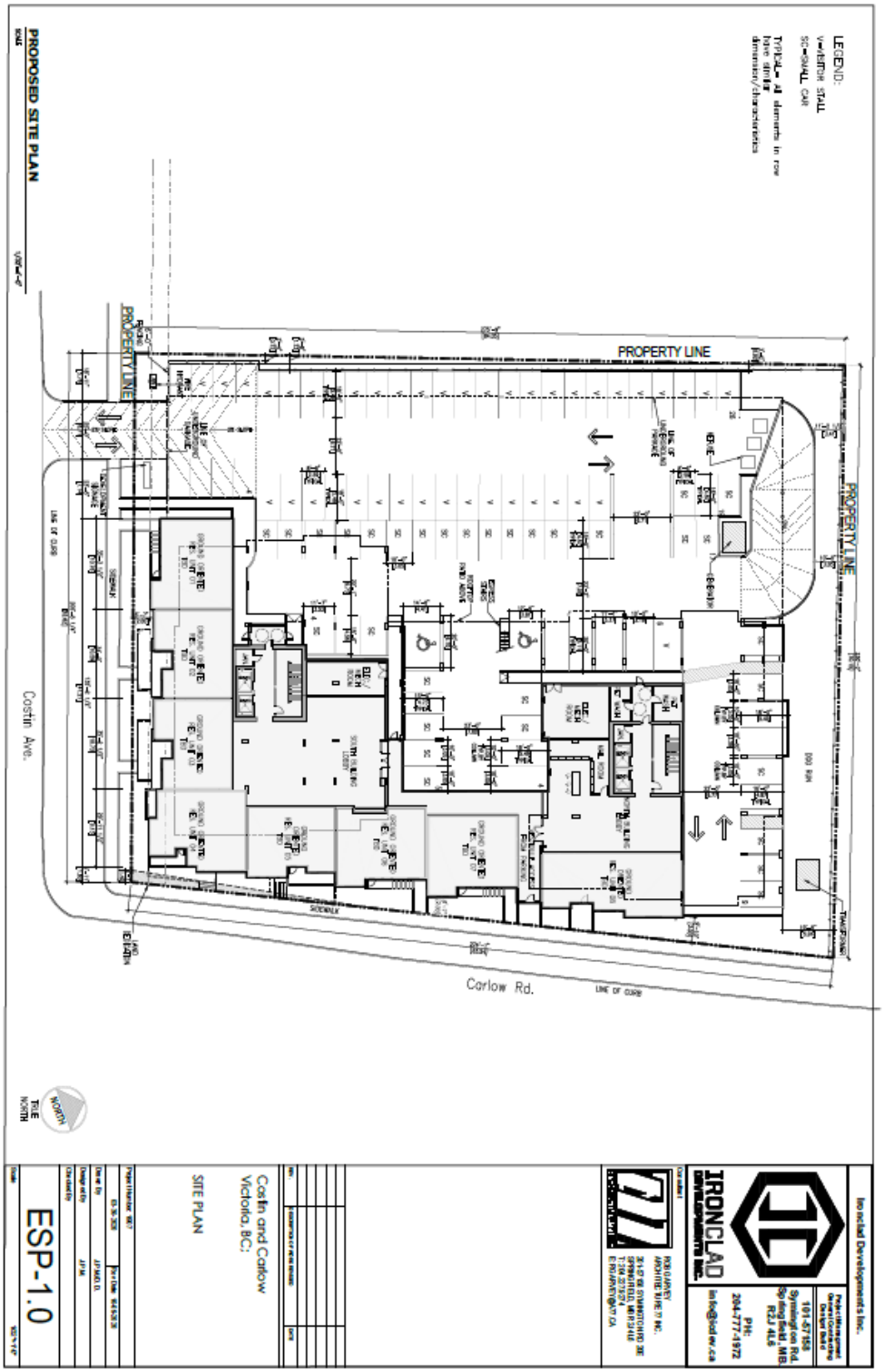
OR Option 2

1. Take no action at this time with respect to Bylaw No. 1903.

Submitted by:	Robert Dykstra, MCIP, RPP, Planner II - 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:	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

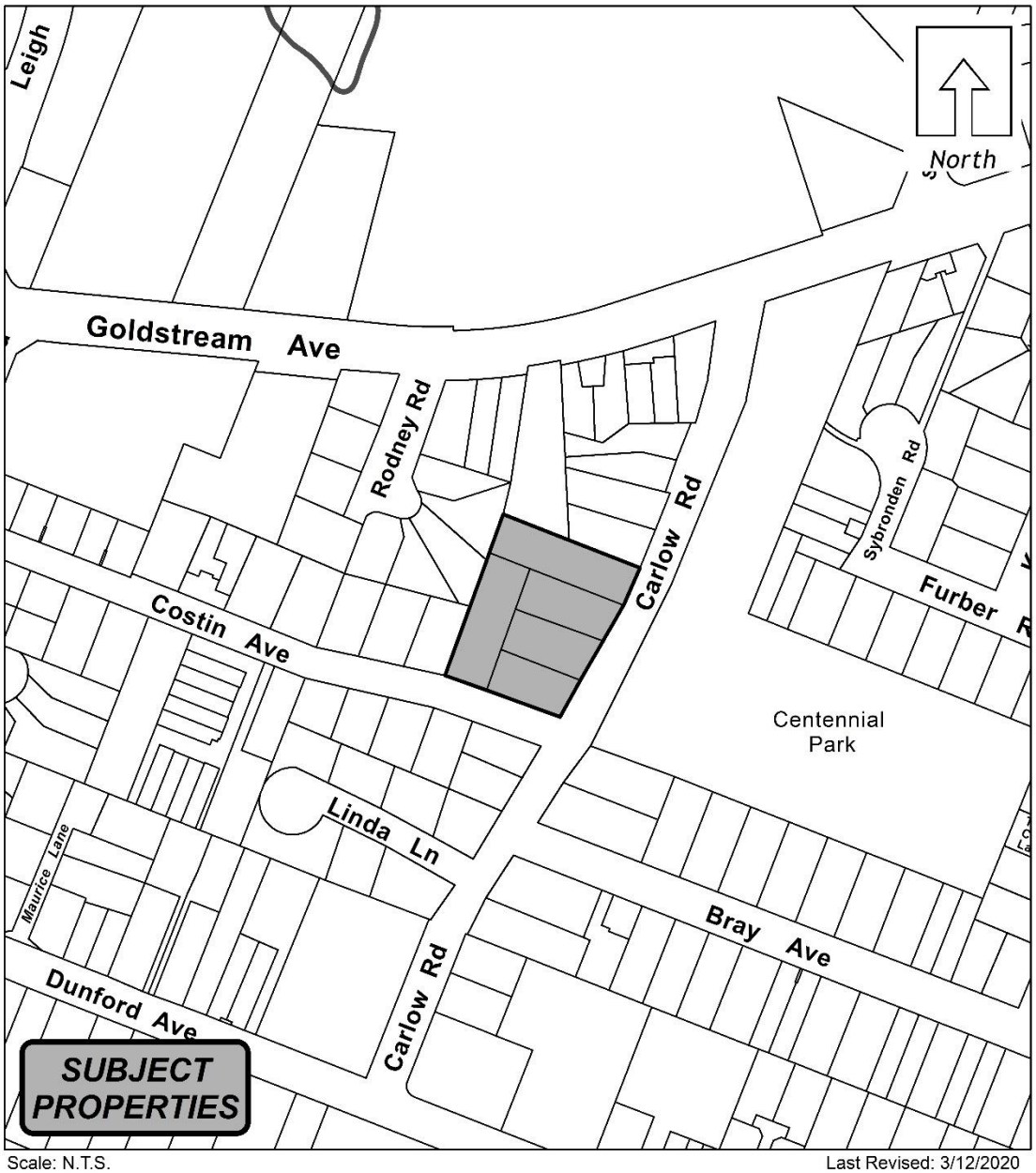
:lhm

Appendix A – Site Plan



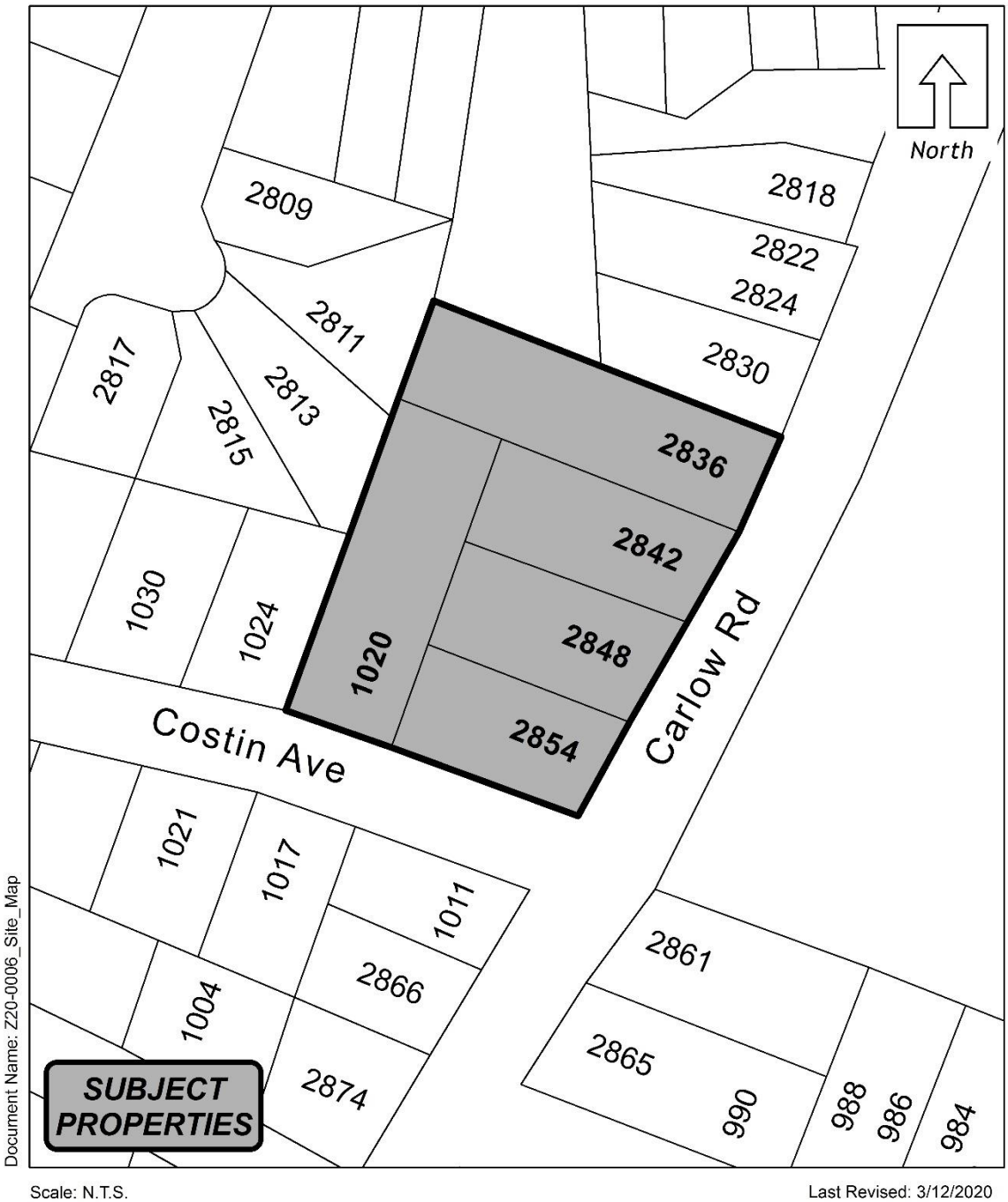
Appendix B - Location Map

REZONING BYLAW AMENDMENT
(Z20-0006)
1020 Costin Ave, 2836, 2842, 2848 & 2854 Carlow Rd



Appendix C - Site Map

REZONING BYLAW AMENDMENT
(Z20-0006)
1020 Costin Ave, 2836, 2842, 2848 & 2854 Carlow Rd



Date Nov 15/2020

This letter and signatures should be included with the video zoom - general meeting about the rezoning of 2 apartments - Langford Heights on Carlow Rd. - Costin Rd

The neighbourhood residents do not all have access to zoom on phones as alot have land lines and some do not own computers

The residents by signing this letter have read and agree, therefore are giving their written opion on the apartments on Carlow Rd - Costin Rd. we feel that is as good as being there in person

RECEIVED
NOV 17 2020
PLANNING DEPARTMENT
CITY OF LANGFORD

Z20-0006

Date Nov 15/2020

To whom this may concern,

We do not want a 10 high - 12 high "Langford Heights" appartment in our neighbour (Carlow Rd) \ hood. - Costin Rd

we would be ok with a 4 story Condo buildings People who are morgaged will look after their property and building.

As neighbourhood sells- Owner can buy condo's, still own and stay in neighbourhood.

	Owner	Address	Phone
1	[redacted]		
2			
3			
4			

Date

	Owner	Address	Phone
5	[redacted]		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16	[redacted]		
17			

Page

Date

Owner Address Phone

[redacted]

Page

Page

Date

Owner Address Phone

40

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[redacted]

Page

Date

	Owner	Address	Phone
53	[redacted]		
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From: [redacted]
To: Langford Planning General Mailbox
Subject: Attention: Robert Dykstra
Date: Tuesday, November 17, 2020 11:50:01 PM

Mr Robert Dykstra:

I am writing this email with regards to the Rezoning Bylaw Amendment (Z20-0006) of the 10 and 11 story Condo's being built on Carlow and Costin avenue will not be very aesthetically pleasing to the residents in our neighborhood. I believe that the height is way too high and should not be more than 4-5 stories or possibly townhouses.

I have a few concerns with the buildings being as tall as they are going to be, I have not seen enough parking for the amount of 165 units, and the lay out we have received only shows less than 100. Another concern is that the entrance to the parking will be on Costin avenue, which will increase the amount of traffic on our street, which is already increased due the Leigh exchange onto the highway.

When and if this is approved to move forward what is the plan for the building workers going to park as they may park in the parking spots allotted for the park on Carlow and during the week Spencer students get picked up and the parents park in those spots and then once all those spots are taken, they move up Costin and sometimes blocking driveways or doing damage to personal property (eg knocking over fences). Then in the summer during baseball season they parks parking spots are always full and the parents of the players continue to park up and down the Costin avenue blocking driveways and when they are asked politely to move, they get upset at us the residents. When pictures of vehicles have been taken and sent in to City Hall for bylaw officers to come and remove or ticket the vehicles, nothing was ever done and when something was done it was a home owner(renter) that ended getting a warning ticket.
What are the repercussions for damages to the residential homes when the blasting commences, will there be letters going out to let people know when the blasting is going to take place?
What is plan for the water drainage at the corner or Carlow and Costin with all the construction that will be going on, the flooding could damage some of the close residential properties?
In the letter we received there was no mention of any commercial offices or restaurants, these things should have been included in the pamphlet handed out to the local residents.

If you could provide us with any further information with regards to all or some of our concerns would be appreciated.

[redacted]

[redacted]

[redacted]

[redacted]

From: Langford Administration General Mailbox
To: [redacted]
Cc: Langford Planning General Mailbox
Subject: RE: (External Email) RE: General
Date: Thursday, August 6, 2020 9:06:51 AM
Attachments: image001.png

Good Morning [redacted],
By way of this email I have now forwarded your concerns to our Planning Department for review and follow up.

Thank you,

Sharon Martin
Administration

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

T (250) 478-7882 · F (250) 391-3178

www.cityoflangford.ca

Please consider the environment before printing this email.

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From: [redacted]
Sent: August 6, 2020 8:29 AM
To: Langford Administration General Mailbox <administration@langford.ca>
Subject: RE: (External Email) RE: General

Good Morning Sharon,

Thanks for getting back to me. Our neighbourhood has been told that there will be a twelve storey, minimum 100 unit building going up on the corner of Costin and Carlow. It is said to have retail and a restaurant below, but that I'm not sure of. I had searched that Langford site, but was not able to locate any information on this. I was making sure I hadn't missed anything and then asking how we, as a neighbourhood, could address this as I'm sure meeting are not happening in the usual way.

Thanks again!

[redacted]

From: Langford Administration General Mailbox [mailto:administration@langford.ca]
Sent: Thursday, August 06, 2020 8:16 AM
To: [redacted]
Subject: (External Email) RE: General

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

Hi [redacted],
Would it be possible for you to provide a little more detail on your previous email and I will forward to the person who can help.

Thank you,

Sharon Martin
Administration

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

T (250) 478-7882 · F (250) 391-3178

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From: langford@atomic-crayon.com <langford@atomic-crayon.com> **On Behalf Of** [redacted]
Sent: August 6, 2020 6:50 AM
To: Langford Administration General Mailbox <administration@langford.ca>
Subject: General

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

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

Message:
Good Morning, I had sent a message on July 28th and received a noreply email, but have yet to hear from any city staff regarding my enquiry. I understand if it is taking longer than non-Covid, but just thought I would check how long this normally takes.

Thanks so much,

[redacted]

From: [redacted]
To: Robert Dykstra; Langford Planning General Mailbox
Subject: Proposed Zoning Amendment File: Z20-0006 1883 for 1020 Costin Ave & 2836, 2842, 2848, 2854 Carlow Rd
Date: Tuesday, November 17, 2020 10:52:11 AM

Proposed Zoning Amendment File: Z20-0006 1883 for 1020 Costin Ave & 2836, 2842, 2848, 2854 Carlow Rd

To Whom It May Concern,

We would like to have our opposition to this rezoning recorded as we have several concerns regarding the development.

Privacy– A development of this size would remove all privacy for the surrounding properties.

Access/ Egress - one of the driveways looks [redacted]. If this goes through, perhaps driveways only on Carlow could be considered, [redacted] for the fact that Costin has already become a very busy street prior to new dwellings being built.

Parking - Carlow and Costin are packed with parking between the School/Theatre pick up and drop off, Park & Community Centre use and during Baseball season. Costin has also seen increased parking due to the Apartment on Goldstream & Leigh Rd, showing that there was not enough parking considered in their plans. Even if there are plans for 1.5 cars per household, that will not be enough for those who have two cars and then visitors. At this point my own visitors are many times unable to find parking.

Traffic management - The Leigh Rd improvements mean that traffic now gets backed up to get on to Leigh Rd from Costin and trying to access Costin from Leigh Rd. As well, it is difficult to access Goldstream from Carlow Rd. The addition of 165 households will create more of a back up at every intersection. Costin is currently being used as a thorough fare to and from Leigh Rd. There are also children at play on this street who already are impacted by high speed traffic. The infrastructure in our area is already insufficient for the apartments that have been recently been built.

Height of towers – This size of the proposed development is out of place with the surroundings. We believe this is better suited to main arteries. Buildings 4 stories or lower & townhouses are more appropriate and esthetically better suited to this neighbourhood when you consider single dwellings, the park and lake. That would have less impact on the surrounding area while still providing more housing.

Retail/ Office/Commercial Use - Are there plans for these? We had emailed Gavin Williamson of Ironclad Developments to obtain clearer plans as parts of the plans we were sent were blurry, but have yet to receive a response for this or to any of our questions. Regardless, we do not see a need for this here as businesses are all located close to our neighbourhood.

Construction Parking & Blasting – If this goes through we would like to request that there is designated construction parking due to our current parking congestion. As well, we would like to kindly request to be notified whenever blasting may take place. I suffer from anxiety and have a few neighbours who have heart and other medical conditions.

We understand the need for more housing, but we believe a well planned, walkable community was the intent in Langford's community planning as opposed to the immense walls and concrete jungle that have recently been built and proposed.

[redacted]

[redacted]

[redacted]
Gordon Head Recreation Centre
Parks and Recreation Department
4100 Lambrick Way
Victoria BC V8N 5R3
t. 250-475-7100
f. 250-475-1771
[redacted]

From: Langford Reception
To: Langford Planning General Mailbox
Subject: FW: Redevelopment Proposal - Costin/Carlow Road
Date: Monday, November 2, 2020 1:13:31 PM

Langford Reception

250.478.7882

From: [redacted]
Sent: November 2, 2020 11:43 AM
To: Langford Reception <reception@langford.ca>; development@icdev.ca
Subject: Redevelopment Proposal - Costin/Carlow Road

Hello,

I just received a letter from Ironclad Developments Inc. with respect to the above-noted proposed development. I would appreciate it if my comments can be passed on to the appropriate department with the City of Langford. I have copied this email to the developer.

I own property on [redacted] and my property would be affected by this development as these tall buildings would [redacted].

I believe that there is a need in the "downtown" core for single family homes. This area has several townhouse complexes already and the area would suit townhouse development vs multi-dwelling development. There are townhouse complexes on Carlow, Dunford and Goldstream close to this proposed development.

With the multi-unit developments on Leigh Road and Goldstream by Spencer School, there already are parking and driving issues as well as increased noise. There is also light pollution at night from these buildings.

The proposed site is right next to a park and currently has limited parking with the park and school.

I am not in favour of this dense a development but would be in favour of a much more scaled down version with townhouses or no more than a 4 story development.

Langford has done such a nice job with the downtown core, it would be a shame to change this area from quiet family residential to an area dense with high rise multi-dwelling units.

[redacted]

Virus-free. www.avast.com

City of Langford
www.cityoflangford.ca

Staff Report
To
Council

Date: **November 23, 2020**

Department: **Planning**

Application No.: **Z20-0010**

Subject: **Bylaw No. 1886 - Application to Rezone 918 and 924 Jenkins Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to Allow two 24-unit apartment buildings.**

PURPOSE

Gary Brown of Paradise Homes has applied on behalf of 0981172 BC Ltd to rezone 918 and 924 Jenkins Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to allow for two five-storey, 24-unit apartment buildings, with a combined total of 48 units.

BACKGROUND

PREVIOUS APPLICATIONS

Z14-0021 - An application to rezone 918 Jenkins was made in 2014, but the application was closed in 2016 due to inactivity. The original proposal was for a 4 storey, 22 unit apartment building. A staff report for this application was never finalized and therefore was never reviewed by the Planning, Zoning, and Affordable Housing Committee, or Council.

Table 1: Site Data

Applicant	Gary Brown, Paradise Homes
Owner	0981172 BC Ltd (918 Jenkins) and Paradise Homes Ltd (924 Jenkins)
Civic Addresses	918 and 924 Jenkins Avenue
Legal Description	LOT 41 & 42, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203
Size of Property	2,346 m^2 (combined total)
DP Areas	Multi-Family Development (Form and Character)
Zoning Designation	R2 (One- and Two-Family Residential)
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

Both sites contain a one-family dwelling and an accessory building. The adjacent lots to the north and west also consist of one-family dwellings and duplexes, but to the east, the property has been rezoned to RM7A to permit a 3-storey townhouse development consisting of 10 units. Across Jenkins Avenue to the southeast there is a 6 storey assisted living facility, coupled with a church built on the ground floor. This site is also in very close proximity to Belmont Market, West Shore Town Centre, and the Galloping Goose Trail.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One and Two-Family Residential)	One Family Dwelling
East	RM7A (Medium Density Apartment)	Townhousing
South	P1 (Neighbourhood Institutional)	Assisted Living and Church
West	R2 (One and Two-Family Residential)	Duplex

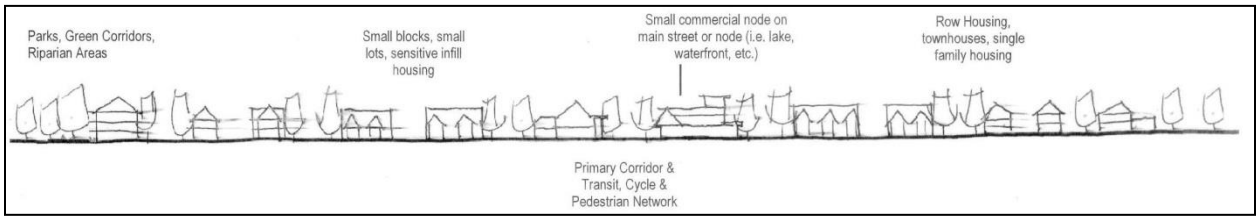
COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as "Neighbourhood," as 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.*
- *Transit stops are located where appropriate*

A Concept for Neighbourhood Areas



Rezoning the subject properties to the RM7A (Medium Density Apartment A) zone for residential infill to apartments is consistent with the OCP's "Neighbourhood" land use designation noted in Objective 3.7, *Permit sensitive infill development*. Given the location of the subject properties, it also meets the "Neighbourhood" OCP Objective 3.6 *Redevelop and intensify corridors connecting centres.*

Regarding density in the "Neighbourhood" area, Policy 3.7.3 states that: *an overall objective of 16 units per acre for infill development in will guide choices about density*. The subject proposal of 48 units on 2,346m^2 of lot area equates to a density of 83 units per acre. The adjacent townhouse site approved by Council has a density of 34 units per acre. The surrounding one and two-family residences have an average density of 3.5 – 7 units per acre. (It should be noted that the 6 storey assisted living proposal at 911 Jenkins Avenue falls within a different OCP designation: Mixed–Use Employment Centre).

Given the neighbourhood average weighed against the guide for density, Council may wish to accept the subject proposal as an acceptable density for the "Neighbourhood" designation. Alternatively, Council may find it more appropriate to require the applicant to apply to amend the Official Community Plan or work with staff to reduce the proposed density.

DEVELOPMENT PERMIT AREAS

The subject properties are not within any environmentally sensitive or hazardous Development Permit areas, however, the subject properties will be subject to a Development Permit to regulate 'form and character' for Multi-Family Residential Development.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone 918 and 924 Jenkins Avenue from R2 (One and Two-Family Residential) to RM7A (Medium Density Apartment) to allow the development of two five-storey apartment buildings with 24 residential units each. The unit make-up is currently proposed to be a mix of one and two-bedroom units. As proposed, the ground floors are comprised of a small lobby area, garbage and recycling, and parking spaces, with 4 floors of residential units above. Each floor has a dedicated bike storage room for resident use. Both buildings have the same floor plan and occupy the same site area, with the only major difference being the roof line. The applicant has provided the draft plans for staff and Council review as part of this application as shown below in Figure 1.

Figure 1 – Proposed Design of 918 and 924 Jenkins Avenue

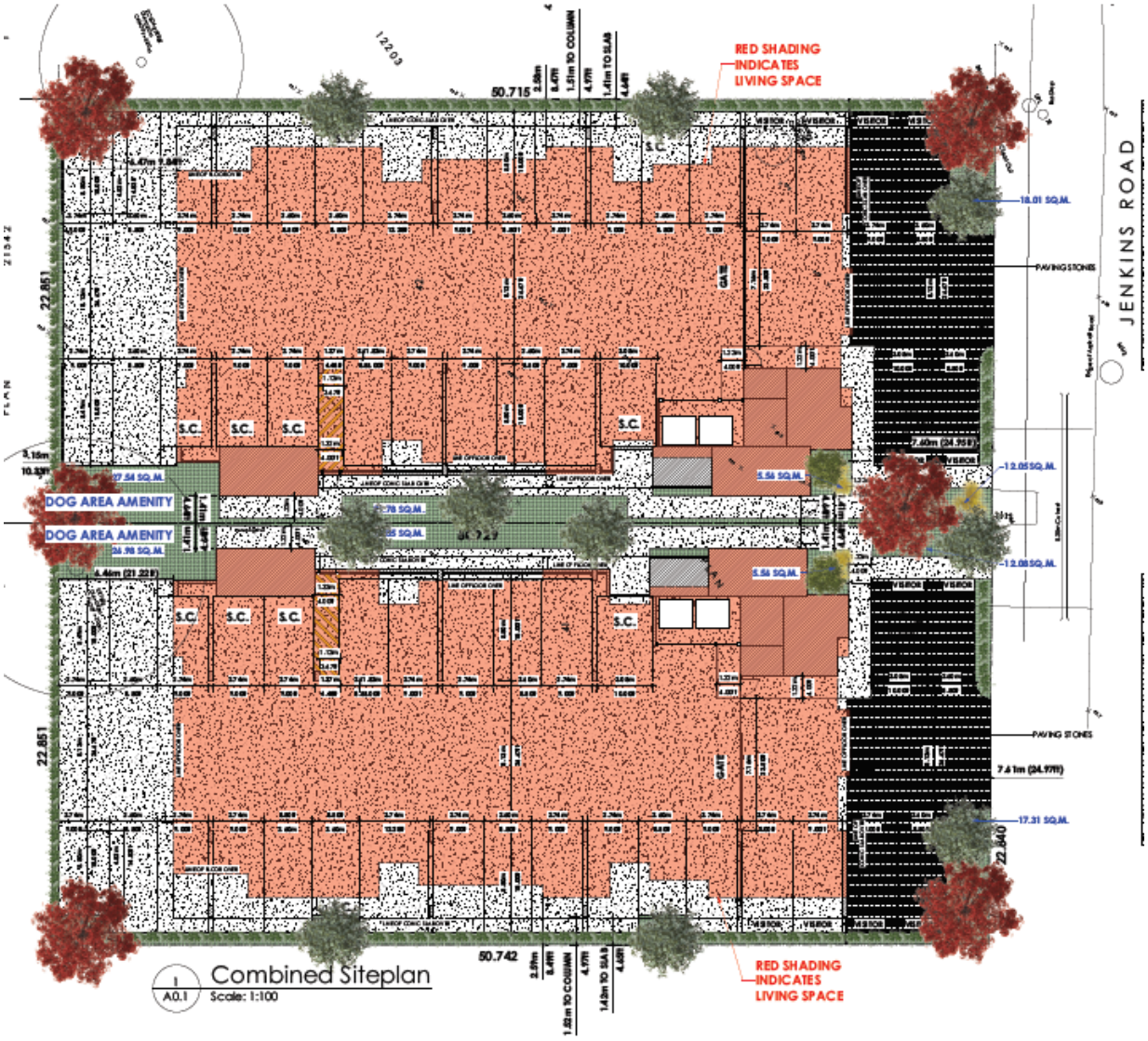


The applicant is proposing a Floor Area Ratio (FAR) of 2.02, which exceeds the RM7A zone density limit of 1. In the past, Council has permitted various projects under the RM7A zone to have a density up to an FAR of 3 when located appropriately and when in good design. Council may wish to grant this proposal their requested FAR of 2.02. Additionally, the project is proposing a lot coverage of 58.54% instead of the required 50%. In the past, Council has also permitted various projects under the RM7A zone that have a lot coverage up to 85%. Council may wish to add this property to Schedule AE of the Zoning Bylaw No. 300 which allows properties within the RM7A zone to have a lot coverage up to 85%.

As proposed, the applicant will require setback variances to both interior side lot lines and the rear lot lines. The applicant is proposing an interior side setback of 1.41 m and 1.51 m instead of the required 3 m. They are also proposing a rear setback of 6.47 m instead of 7.5 m which is required when abutting a residential zone. Council may wish to authorize the Director of Planning to grant these variances at the time of the Form and Character Development Permit. Council may also wish to waive the landscaping and screening requirements through a Development Variance Permit for the interior side lot line between 918 and 924 Jenkins Avenue. Section 3.21.02(2) of Zoning Bylaw No. 300 requires that a 1.8 m fence be installed along all interior and rear property lines in addition to a 1 m wide landscape planting area. By waiving this requirement, one larger, more meaningful greenspace will separate the two buildings instead of two small narrow areas separated by a fence. This will allow greater opportunity for use by residents and pets. The areas between the buildings can be seen below in Figure 2. The applicant is also asking that the landscaping and screening requirements be reduced along the rear property line to allow a 1.8 m

fence with a landscape planting area of 0.35 m instead of the required 1 m. Council may wish to note that although the planting area is reduced along the rear property line, they have created three landscaping enclaves located at the rear of the site that would contain trees.

Figure 2 – Proposed Site Plans

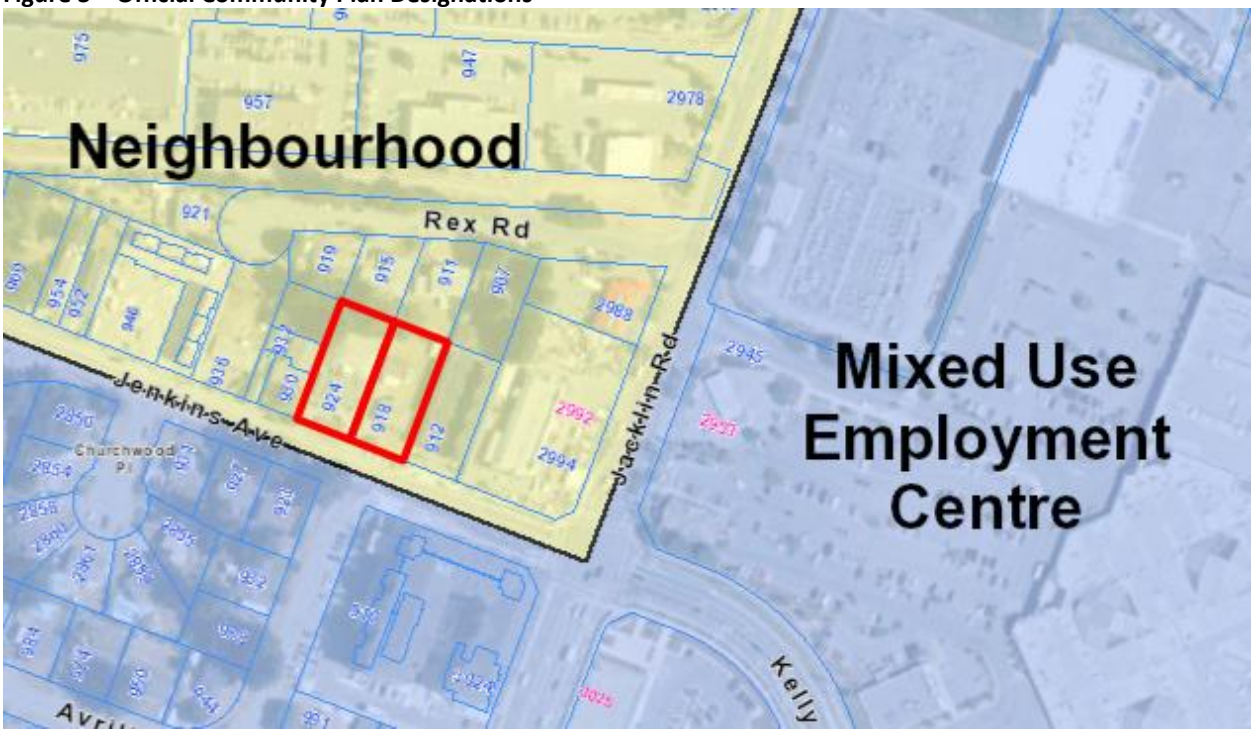


The applicant is showing six visitor parking spaces located in front of the building which does not meet the City's Multi-Family Residential Design Guideline: *"Other than access to a parking structure, parking is only permitted on the ground level of any building provided that the building area extends along the length of the front and exterior side yard setbacks and the parking is set behind these portions of the building."* The visitor parking has been located as such in part due to a restrictive covenant that was registered on the property in 1958 which does not allow any building or structure to be located within 25 feet of the front lot line. That being said, the front lot line setback for the RM7A zone is 7.5 m which equates to 24.6 feet, so the covenant area is equal to the standard setback requirement. What the covenant does restrict

is the applicant's ability to seek a variance to this setback which would allow for the building to be located closer to the sidewalk and the visitor parking spaces to be located behind the building as per the guidelines. Should Council approve this rezoning, they may wish to ask the applicant to construct substantial landscaping and screening along the front property line to help minimize the visual impact. The applicant has also agreed to use stamped concrete for the visitor parking areas. Landscaping and design details will be confirmed through the development permit process and approved by the Director of Planning.

The applicant is seeking a parking variance from Council that would allow them to decrease their required on-site parking per building from 66 spaces for 24 units down to 30 spaces for 24 units. The applicant is asking that Council grant a variance that would allow this development to utilize the same parking ratio that is applied to parking for apartments in the *City Centre* and *Mixed-Use Employment Centre* Official Community Plan (OCP) designations. The subject property is located just outside of the *Mixed-Use Employment Centre*, falling within the *Neighbourhood* OCP designation, as shown below in Figure 3.

Figure 3 – Official Community Plan Designations



The parking ratio, including visitor parking, applied in the *City Centre and Mixed-Use Employment Centre* is 1.25 spaces per unit for units with up to two bedrooms, and 2.25 spaces per unit for 3+ bedroom units. Without the variance, the applicant would be required to provide 2.75 spaces per unit with up to two bedrooms, and 3.75 for units with 3+ bedrooms. The applicant is currently proposing that each building have 24 units with 30 parking spaces, 6 of which are allocated to visitors which meets the *Mixed-Use Employment Centre* parking requirements. Additionally, the subject property is in close proximity to many amenities and services located at West Shore Town Centre and Belmont Market, and is well served by transit and trail connections. Due to this, Council may wish consider granting a parking variance for this

proposal. Council may also wish to note that the Engineering and Bylaw Enforcement Department have found that during the recent period of construction of a nearby project, the residents of this neighbourhood lodged numerous complaints about the overflow of trades vehicles attached to that project. While the issues subsided with the completion of construction, it highlighted that this area may have limited capacity to absorb any significant increase in on-street parking expectations. The granting of this variance could increase demands on the Bylaw Enforcement Department.

Planning Staff have been working on an amendment to the Zoning Bylaw regarding electric vehicle charging. The proposed amendment would require developers to install some of the electrical infrastructure to support electric vehicle charging stations for all multi-family residential parking stalls, excluding visitor parking. Given this, Council may wish to secure the electric vehicle charging capacity in a Section 219 Covenant.

Table 3: Proposal Data

	Permitted by RM7A (Proposed Zoning)	**Proposed by This Development**
Density (FAR and/or min. lot size)	1 FAR	2.02 FAR
Height	6 storeys	5 storeys
Site Coverage	50%	58.54%
Front Yard Setback	7.5 m	7.61 m
Interior Side Yard Setback	3	1.41 m and 1.51 m
Rear Yard Setback	7.5 m when abutting a residential zone	6.46 m
Parking Requirement	2.75 spaces per unit for up to two bedrooms (0.25 allocated for visitor)	1.25 spaces per unit (0.25 allocated for visitor)

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is located in close proximity to BC Transit service. Directly in front of the property runs the 54 and 55 bus routes which provide service to Metchosin and Happy Valley, and the 61 bus route providing service to Sooke is nearby on Jacklin Road. Notably, the Langford Exchange bus station is a ten minute walk from the subject property and provides frequent service to downtown Victoria and many other areas throughout the region. The Galloping Goose Regional Trail, E&N Rail Trail, and Hull's Trail are all located within biking and walking distance of the site.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that should this rezoning be approved, the applicant will be required to construct a sidewalk, boulevard and street trees, and replace the streetlight. Bike lanes already exist in front of the subject property. The Director of Engineering has asked that the applicant provide frontage drawings prior to Public Hearing to confirm that road dedication will not be required.

WATER REQUIREMENT

The owner may need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation requirements.

CONSTRUCTION PARKING MANAGEMENT PLAN

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

CHANGES TO THE RM7A ZONE

At present, the density section of the RM7A zone can be confusing for readers and references multiple Schedules located at the back of the bylaw pertaining to increased density. Council may wish to direct staff to amend this portion of the bylaw to make it more simplified by using a table within the RM7A zone to list the properties where increased density applies. The "Green Development Checklist" section within the Zone has never been utilized so Council may wish to direct staff to remove it as well.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 48 units, the combined total of both proposed apartment buildings.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Combined total of both buildings (48 units)**
General Amenity Reserve Fund	$3,660 per unit (1st through 4th storeys)	@ 36 units = $131,760
	$1,830 per unit (5th and 6th storeys)	@ 12 units = $21,960
	$91.50 per units (7th store and above)	n/a
Affordable Housing Reserve Fund	$610 per unit (1st through 4th storeys)	@ 36 units = $21,960
	$305 per unit (5th and 6th storeys)	@ 12 units = $3,660
	$152.50 (7th storey and above)	n/a
TOTAL POLICY CONTRIBUTIONS		**$179,340**

Table 6 – Development Cost Charges

Development Cost Charge	**Per unit**	**Combined total of both buildings (48 units)**
Roads	$3,188 per unit	$153,024
Storm Drainage	n/a	n/a
Park Improvement	$1,890 per unit	$90,720
Park Acquisition	$1,100 per unit	$52,800
Incremental Storage Improvement Fees	$331.65 per unit	$15,919.20
Integrated Survey Area	n/a	n/a
Subtotal (DCCs paid to City of Langford)		**$312,463.20**
CRD Water	$1,644 per unit	$78,912
School Site Acquisition	$600 per unit	$28,800
TOTAL (estimate) DCCs		**$420,175.20**

OPTIONS

Option 1

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

1. Consider proceeding with First Reading of Bylaw No. 1886 to amend the zoning designation of 918 and 924 Jenkins Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment) subject to the following terms and conditions:

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

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

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

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

        i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; and

ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements.

c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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

i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit;

ii. That a storm water management plan be provided prior to the issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;

iv. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each residential unit;

v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designated accordingly, and that the parking stalls are not sold or rented out individually;

vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and

1. Energized outlets shall be labelled for the use of electric vehicle charging;

2. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and

3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

e) That the applicant provides more substantial landscaping to better screen the parking located in front of the building to the satisfaction of the Director of Planning at the time of Development Permit.

2. Direct staff to make the following amendments to the RM7A zone within the Zoning Bylaw No. 300:
    a) To re-organize and simplify the density section; and
    b) To allow 918 and 924 Jenkins Avenue to have a FAR of 2.02;

3. Direct staff to amend Schedule AE of the Zoning Bylaw No. 300 to include 918 and 924 Jenkins Avenue;

4. Direct staff to provide notice that Council will consider issuance a Development Variance Permit for the properties at 918 and 924 Jenkins Avenue for the following variances:

    a) That Section 3.21.02(3) of Zoning Bylaw No. 300 be waived for the interior side lot line between 918 and 924 Jenkins Avenue to allow them to opt out of installing a fence and landscape screening between the two properties, and;

    b) That Section 3.21(02)(3) of Zoning Bylaw No. 300 be varied to reduce the required landscape planting area from 1 m to 0.35 m for the properties at 918 and 924 Jenkins, subject to the following condition:

        i. That a 1.8 m decorative fence be constructed.

5. Authorize the Director of Planning to grant the following variances through the development permit:
    a) A parking variance to allow the Mixed Use Employment apartment parking ratio of 1.25 spaces per one and two bedroom units, and 2.25 spaces per 3+ bedroom units, to be applied;
    b) An interior side lot line setback variance of 1.4 m instead of the required 3 m; and
    c) A rear setback variance of 6.46 m instead of the required 7.5 m;

OR Option 2

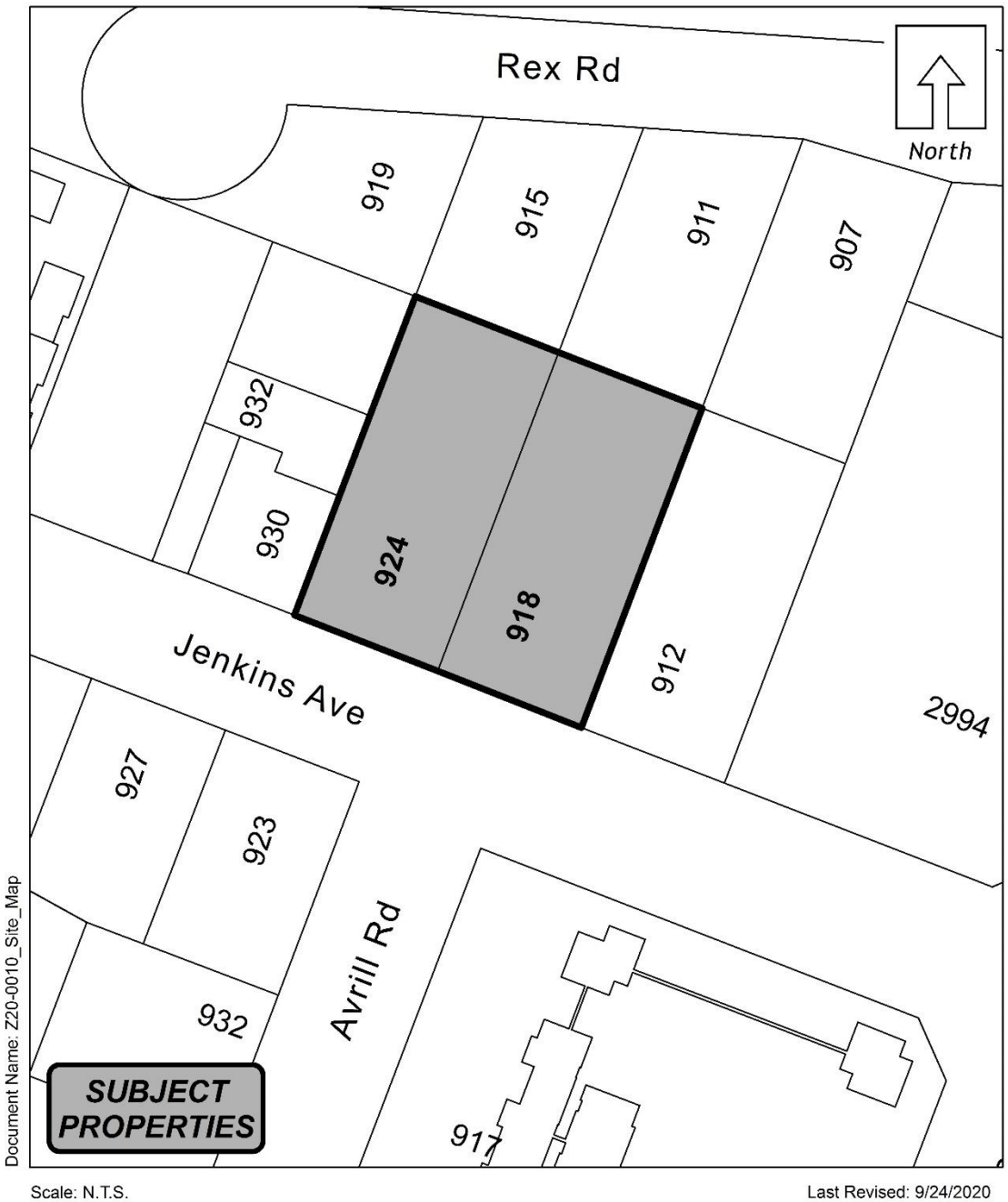
1. Take no action at this time with respect to Bylaw No. 1886.

Submitted by:	Julia Buckingham, Planner I - Approved
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	Chris Aubrey, Fire Chief - Approval
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering - Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement - 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 - Approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:jb

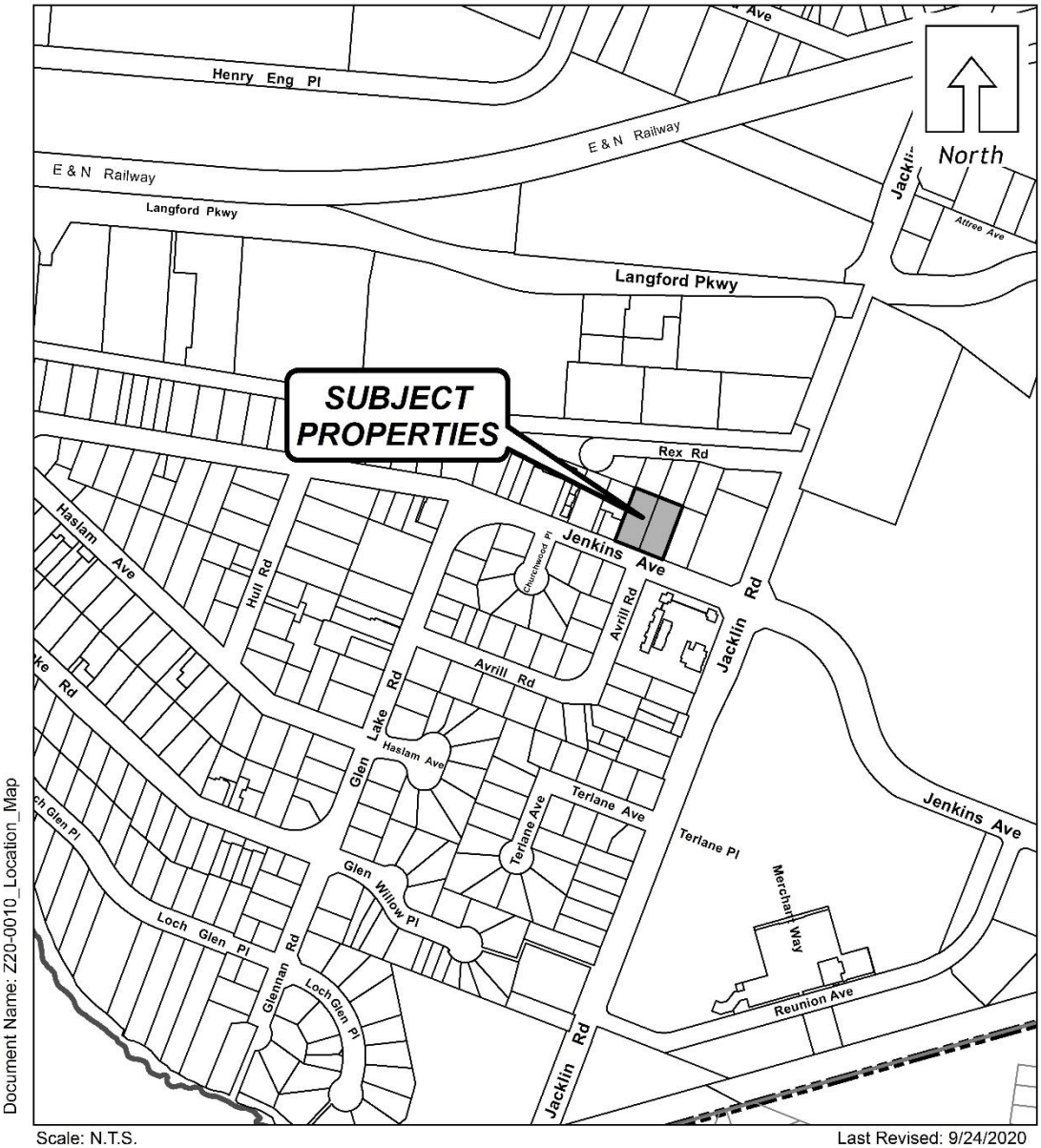
Appendix A

REZONING BYLAW AMENDMENT
(Z20-0010)
918 & 924 Jenkins Ave



Appendix B

REZONING BYLAW AMENDMENT
(Z20-0010)
918 & 924 Jenkins Ave



City of Langford
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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **November 23, 2020**

Department: **Planning**

Application No.: **Z20-0022**

Subject: **Bylaw No. 1939 - Application to Rezone 671 Rockingham Road from R2 to RS1 to allow for a small lot subdivision**

PURPOSE

Cameron Lodge and Patrick Painter have applied on behalf of Blair McDonald to rezone 671 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow for the creation of a 10 lot subdivision with neighbouring lots 679, 683, and 687 Rockingham Rd.

BACKGROUND

While there are no previous applications for 671 Rockingham Road, Council may wish to note that 679, 683, and 687 Rockingham, which are located directly north, were rezoned to RS1 in January of 2018 (Z17-0035). The three lots were originally one larger lot that had a lot area of 1,622 m^2 and was previously zoned R2. This rezoning required the construction of the new parking bowtie within the cul-de-sac.

Table 1: Site Data

Applicant	Cameron Lodge and Patrick Painter
Owner	Blair McDonald
Civic Address	671 Rockingham Road
Legal Description	LOT 8, SECTION 109, ESQUIMALT DISTRICT, PLAN 12553
Size of Property	1,410 m^2
DP Areas	Intensive Residential
Zoning Designation	R2 (One- and Two-Family Residential)
OCP Designation	Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located near the end of the cul-de-sac on Rockingham Road. The lot is predominantly flat containing one single family home and multiple larger trees. The surrounding

neighbourhood is mostly single family homes and duplexes, with a larger townhouse development located to the northeast. Directly to the north is a RS1 zoned three lot subdivision as shown below in Figure 1. Should this rezoning be approved, the 10 lot subdivision would incorporate the area of these lots into the overall subdivision plan, reorienting them to an interior strata road with the additional area of 671 Rockingham Road.

Figure 1 – Adjacent RS1 lots



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RS1 (Residential Small Lot)	Undeveloped lots
East	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes
South	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes
West	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes

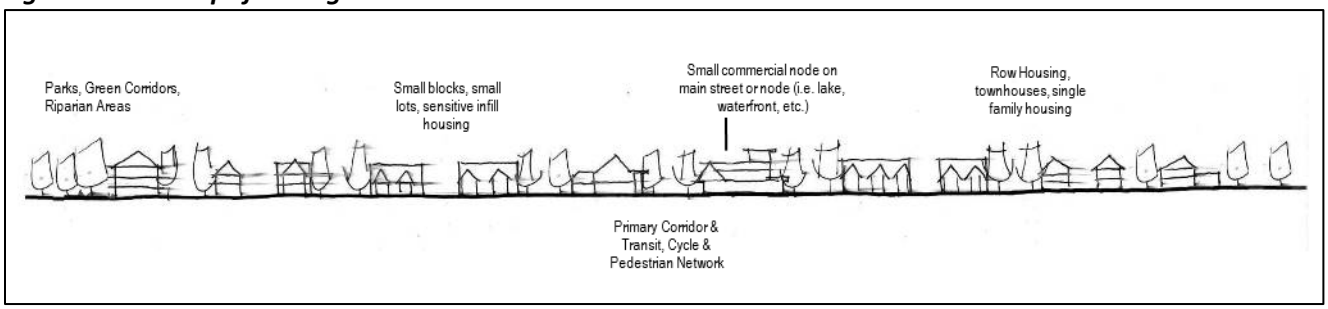
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood', as 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.*
- *Transit stops are located where appropriate*

Figure 2: A Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

The subject property does not fall within any environmental or hazardous development permit areas. A form and character development permit will be required should this rezoning be approved as it would result in the creation of 10 small lots, which is considered to be an Intensive Residential development.

COMMENTS

DEVELOPMENT PROPOSAL

This application is proposing to rezone 671 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow for the creation of a small lot subdivision with neighbouring lots 679, 683, and 687 Rockingham Rd. Together, the four properties would be subdivided into 10 small lots, approximately 200 m^2 each in area. As seen below in Figure 3, 671 Rockingham Road would create 4 full lots and portions of two additional lots that will be completed in 679 Rockingham Road which is already zoned RS1. For the purpose of this rezoning, staff are considering the rezoning of 671 Rockingham Road to produce 5 lots (Proposed Strata Lots 5 – 10 as shown below), with the other 5 lots being created in a reconfiguration of 679, 683, and 687 Rockingham Road. The RS1 zone does not permit secondary suites on lots less than 400 m2 in area.

Figure 3: Proposed subdivision plan of 671, 679, 683, and 687 Rockingham Rd

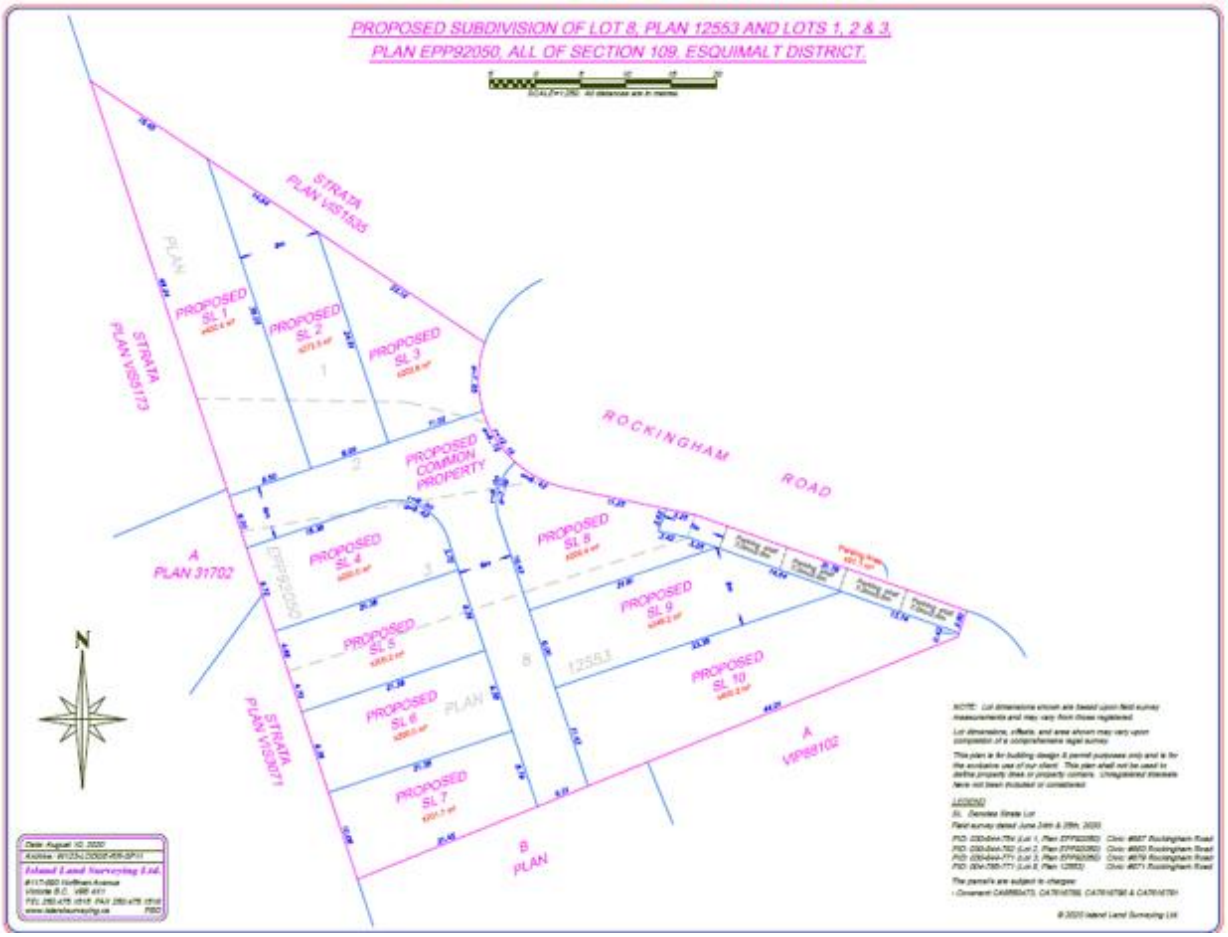


Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS1 (Proposed Zoning)**
Density (FAR and/or min. lot size)	400 m^2	200 m^2
Height	9 m	9 m
Site Coverage	50%	50%
Front Yard Setback	3 m except that no garage or carport that faces a front lot line may be within 5.5 m	3 m except that no garage or carport that faces a front lot line may be within 6 m
Interior Side Yard Setback	1.5 m	1.5 m
Exterior Side Yard Setback	3 m except that no garage or carport that faces a front lot line may be within 5.5 m	3.5 m except that no garage or carport that faces a front lot line may be within 6 m

Rear Yard Setback	5.5 m	5.5 m
Parking Requirement	2 parking spaces for primary dwelling, plus 1 additional space for suite parking	2 parking spaces for primary dwelling, suites not permitted.

PARKING

As noted in the above table, each lot will be required to provide two on-site packing spaces for use of the occupants of the primary dwelling. In regard to street parking, Bylaw No. 1000 requires that for every two lots created, one on-street parking space must be created. Given that the applicant is applying to create ten lots overall, they will be required to provide at least five parking spaces as part of the frontage improvements.

FRONTAGE IMPROVEMENTS

Full frontage improvements to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering will be required as a condition of Subdivision approval. The Engineering Department has specifically noted that the developer will need to build a sidewalk in front of the property that connects to the sidewalk located south in front of 667 and 669 Rockingham Road. Additionally, the properties will need to be tied into the existing drain system within the road and they must underground the existing culvert/ditch that runs in front of the property.

SEWERS

The City's sewer system exists along Rockingham Road. The applicant will be required to connect each lot to the municipal sewer and be responsible for the costs associated with connecting.

WATER REQUIREMENT

The owner may need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation requirements.

CONSTRUCTION PARKING MANAGEMENT PLAN

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

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 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 Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

As discussed previously, for the purpose of this rezoning, staff are considering the rezoning of 671 Rockingham Road to produce 5 lots and their amenity charges will reflect that. Council may wish to note that an additional two lots will be charged amenity fees as per Bylaw #1745 that was approved in 2018

for the area encompassing 679, 683, and 687 Rockingham Rd. The previous rezoning that led to the creation of 679, 683, and 687 Rockingham Road already paid amenity fees at the time of subdivision.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per lot contribution**	**Total (for 5 lots)**
General Amenity Reserve Fund	$3,960	$19,800
Affordable Housing Reserve Fund	$660	$3,300
TOTAL POLICY CONTRIBUTIONS		**$23,100**

Table 5 – Development Cost Charges

Development Cost Charge	**Per lot contribution**
Roads	$3,985
Park Improvement	$1,890
Park Acquisition	$1,100
Incremental Storage Improvement Fees	$371.25
Integrated Survey Area	$35
CRD Water	$2,922
School Site Acquisition	$900

OPTIONS

Option 1

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

1. Proceed with consideration of First Reading to Bylaw No. 1939 to amend the zoning designation of the property located at 671 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

b) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies stormwater 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 to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, including the construction of a sidewalk and undergrounding the culvert/ditch, prior to subdivision approval;

ii. 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;

iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;

iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

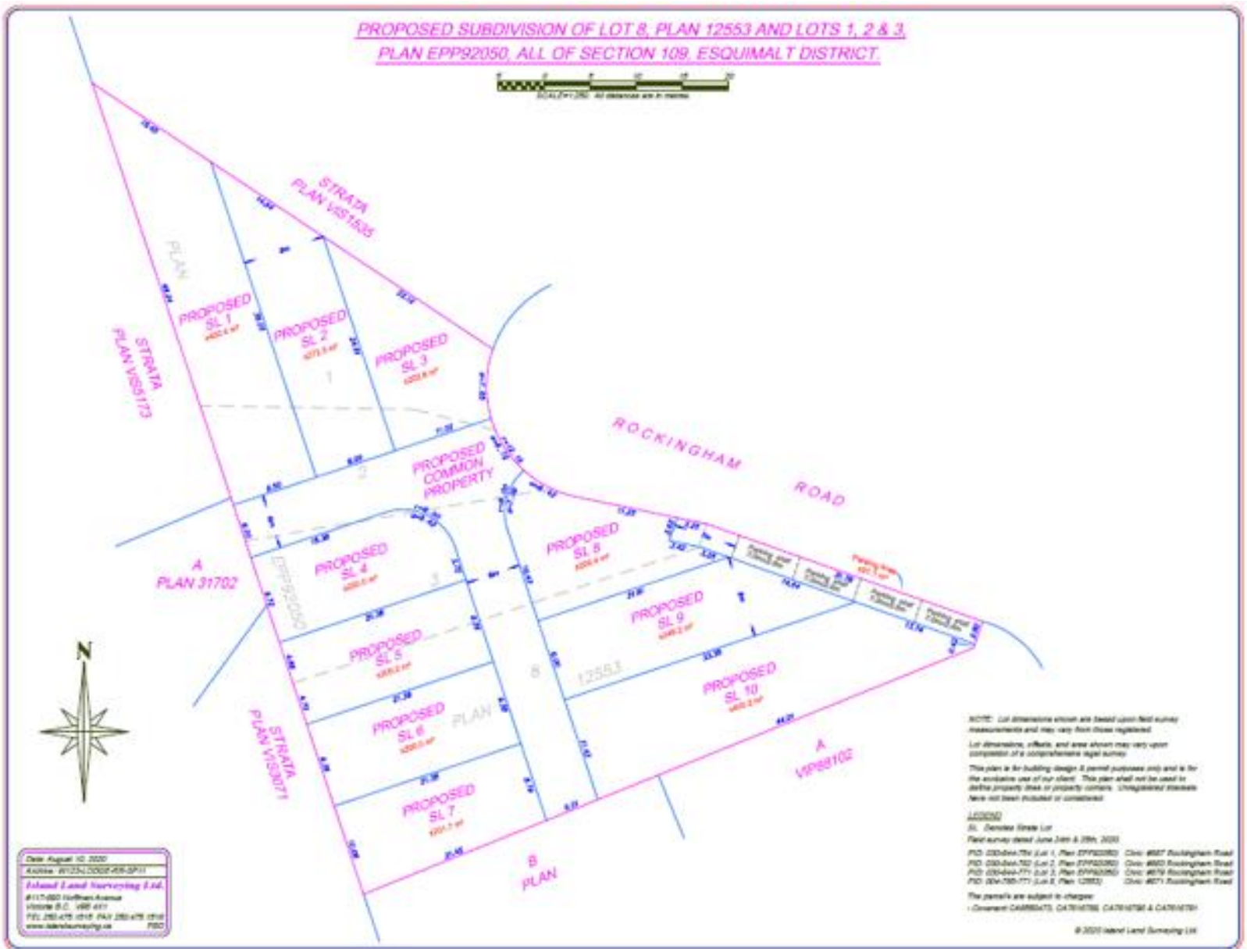
OR Option 2

2. Take no action at this time with respect to Bylaw No. 1939.

Submitted by:	Julia Buckingham, Planner I - 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:	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

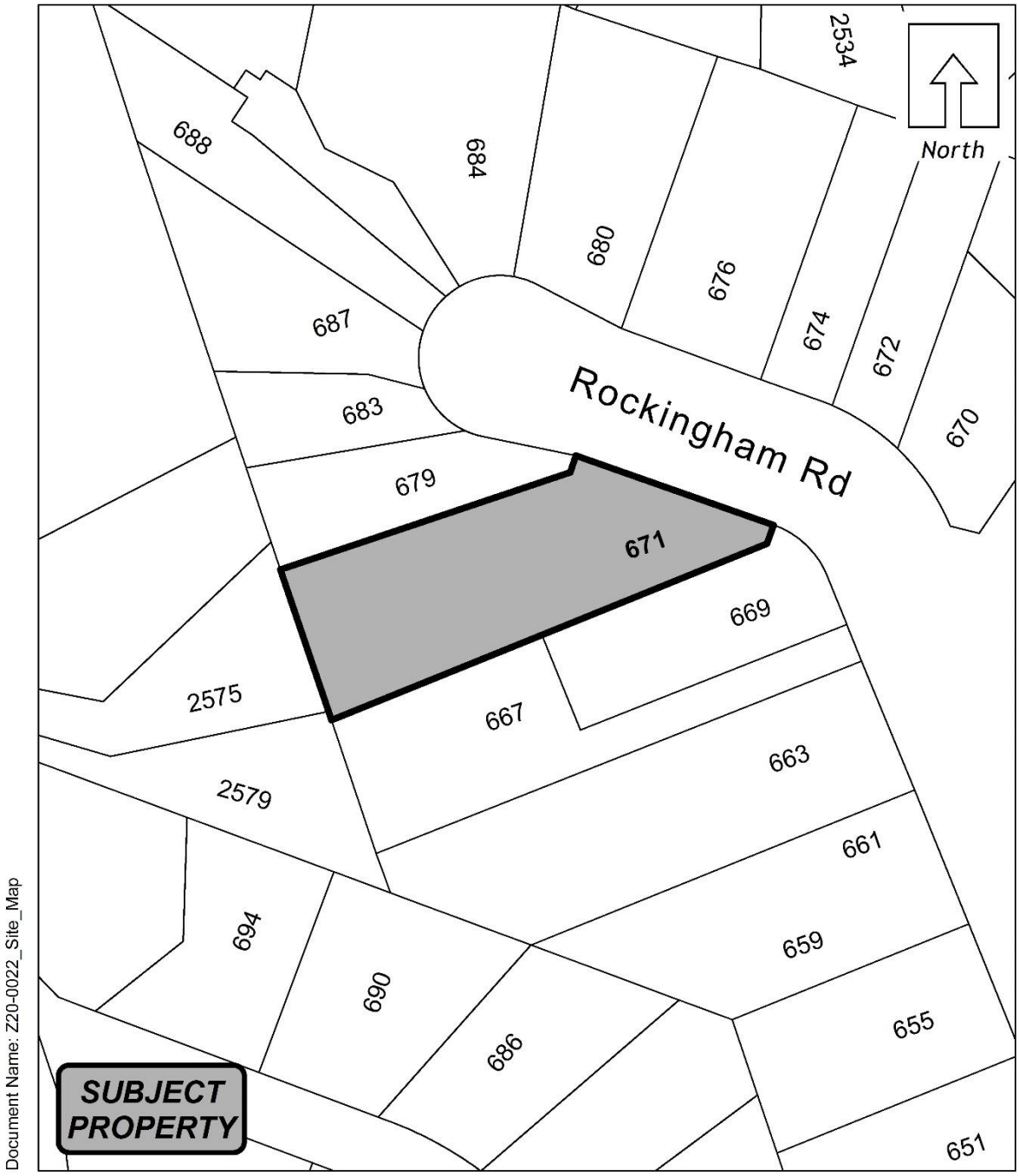
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Appendix A


PROPOSED SUBDIVISION OF LOT 8, PLAN 12553 AND LOTS 1, 2 & 3,
PLAN EPP92050, ALL OF SECTION 109, ESQUIMALT DISTRICT
STRATA PLAN VIS1535
STRATA PLAN VIS5173
STRATA PLAN VIS3071
PROPOSED SL 1
PROPOSED SL 2
PROPOSED SL 3
PROPOSED COMMON PROPERTY
ROCKINGHAM ROAD
PROPOSED SL 4
PROPOSED SL 5
PROPOSED SL 6
PROPOSED SL 7
PROPOSED SL 8
PROPOSED SL 9
PROPOSED SL 10
A PLAN 31702
EPP92050
12553
A VIP88102
B PLAN
N
Island Land Surveying Ltd.

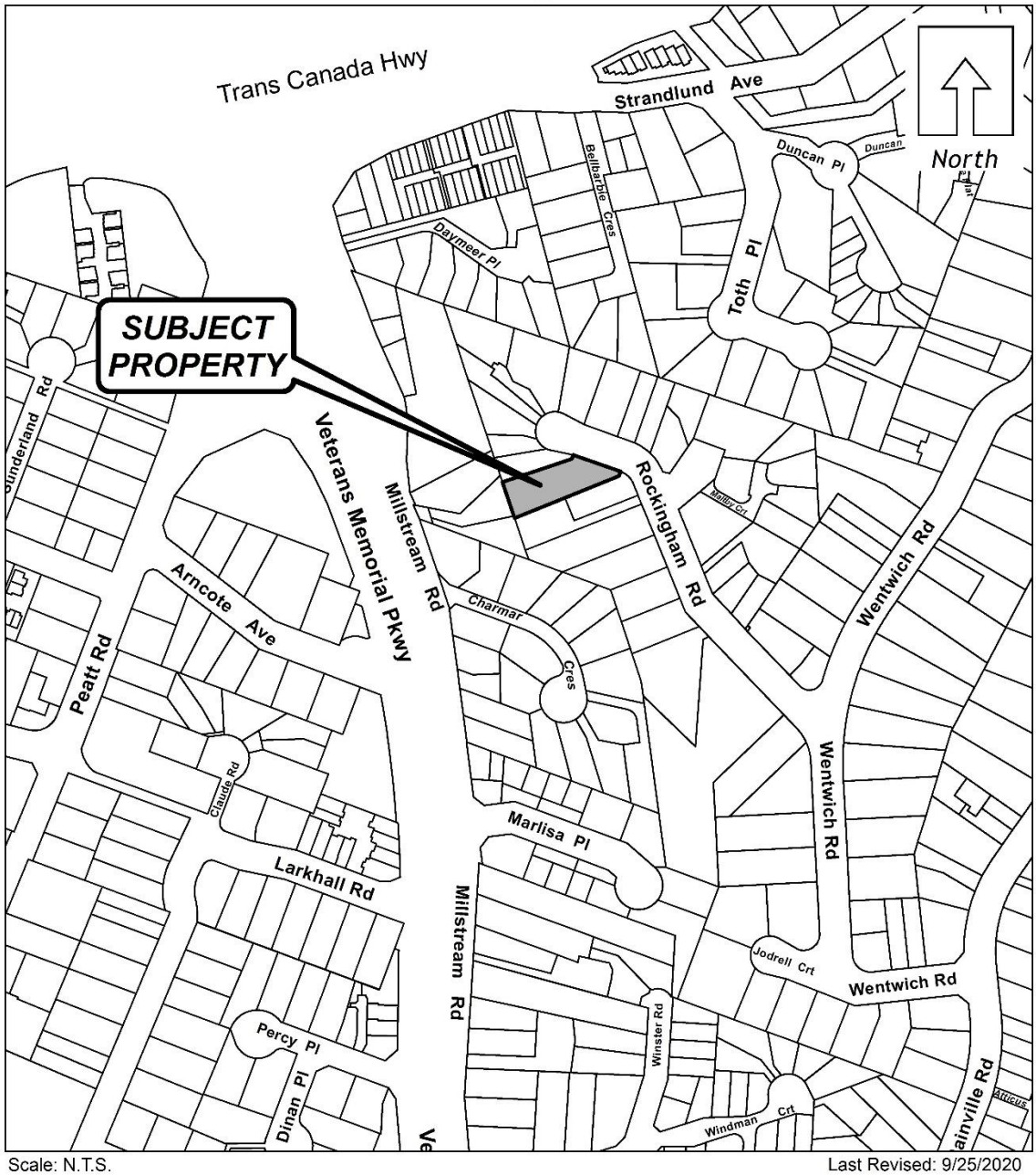
Appendix B

REZONING BYLAW AMENDMENT
(Z20-0022)
671 Rockingham Rd



Appendix C

REZONING BYLAW AMENDMENT
(Z20-0022)
671 Rockingham Rd



From: [redacted]
To: Langford Planning General Mailbox
Subject: File Z20-0022 Rezoning Proposal of 671 Rockingham Rd Langford, B.C.
Date: Friday, November 13, 2020 8:30:11 PM

Hi.
We have some questions about this planned rezoning.

What does in conjunction with neighboring properties 679, 683 and 687 Rockingham Rd mean?
Does that mean there will be ten small lots on the property 671 Rockingham Rd. and 679, 683 and 687 Rockingham Rd.
will remain as zoned and if approved there will be 13 properties in total?
Or will all four properties by folded into one ten small lot subdivision?

You mention "no suites".
What enforcement mechanisms will there be in place to police this?
In practical terms the only way to enforce such a rule would be to limit the dwellings to rancher (one floor) design.
And from my experience limiting structures to that model isn't economically viable from a developer's perspective.

And of course, there's the question of parking.
Because let's be honest, if buildings aren't limited to rancher style design,
each property will be three stories high with a suite increasing the amount of parking requirements from at least two vehicles per household
to three.
That's 30 vehicles vying for already limited parking space on Rockingham Rd. because we all know,
garages aren't for cars they're for storage.
A case in point, the four parking stalls that were recently created in the roundabout at the end of Rockingham Rd.
in fact, only hold two vehicles at any one time.

We look forward to the electronic meeting on Monday, 23 November 2020.

Sincerely,
[redacted]
[redacted]
Langford B.C.
[redacted]

From: [redacted]
To: Langford Planning General Mailbox
Subject: Fwd: Meeting notice file Z20-0022 re:671 Rockingham road
Date: Tuesday, November 17, 2020 8:22:21 PM

---------- Forwarded message ---------
From: [redacted]
Date: Tue, Nov 17, 2020 at 8:19 PM
Subject: Meeting notice file Z20-0022 re:671 Rockingham road
To: [redacted] planning@langord.ca <planning@langord.ca>

We are owners at [redacted] and we strenuously object to the proposed RS1 development at 671 Rockingham Road.
We object for the following reasons

1-lack of street lighting
2- narrow roads
3-no sidewalks
4-no parking
5-10 homes equals 10 cars potentially 20 per household, roadwear and noise

6- increase in pedestrian traffic, already dangerous intersections - a cyclist was hit last year
7-intersections at Rockingham and Wentwich are narrow, dark, no sidewalks
8-Intersection at Strandlund and VMP already deeply congested and ill conceived for any type of expansion. Intersection at Hoffman and VMP is badly congested and takes a lengthy amount of time to turn left. More cars, more time.
9- increased noise
Property owners don't need any increased noise
10-decreased privacy
11-10 town homes will create an eye sore on an attractive street
12- decreased property values - single family dwelling values will decrease with the addition of multiple family dwellings.

Signed
[redacted]

[redacted]
--
[redacted]

CITY OF LANGFORD

MINUTES OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Thursday, November 26, 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).

By Telephone: Members: G. Harrison, K. Reece, M. Stearns, and J. Whitehouse.

ATTENDING

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

ABSENT

Member: N. Arden, R. Prettie and A. Sturgeon

1. CALL TO ORDER

The Chair called the meeting to order at 5:03 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: K. REECE
SECONDED: M. STEARNS

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

CARRIED.

3. PRESENTATION

a) Mike Leskiw, Jeremy Humpherville, Mark Stratford, DBS Victoria
RE: Proposed Art Feature at the New Terminus Building at 2840 Peatt Rd

Mike Leskiw from DBS Victoria provided a PowerPoint presentation on a proposed art feature at the new Terminus building at 2840 Peatt Road. The proposed art shows a custom Rail Train Bumper/Wheel Stop showing the inner workings of the wheels of the steam train. It is five feet tall with a bench on one side. The platform would have images of various steam engines that ran on the track over the years. The

art piece is intended to be interactive with the public; a place where they can sit and share stories of the trains. Jeremy Humpherville, the artist of the proposed art feature, spoke to the design. It will be finished in black iron powdercoat to look like an old steam engine. It will have iron and wood, giving it a Westcoast feel. Mark Stratford spoke about the four different trains that ran through Langford and that would be engraved on the art piece. The cost to create the art work is $40 thousand dollars. DBS Victoria would like the Committee to consider bringing to Council the possibility of approving the art feature in lieu of a future amenity credit. Member M. Stearns said he loves the idea. Councilor R. Wade said he also liked the idea, however the decision will be deferred to a future meeting.

4. ADOPTION OF THE MINUTES

a) Parks, Recreation, Culture & Beautification Committee Meeting – September 24, 2020

MOVED BY: R. WADE
SECONDED: M. STEARNS

That the Parks, Recreation, Culture and Beautification Committee approve the minutes of the meeting held on September 24, 2020.

CARRIED.

5. VERBAL UPDATES

a) Parks and Recreation Projects Underway

- **Cory Manton, Manager (Parks)**

Jordie Lunn Bike Park

Cory Manton, Manager of Parks and Recreation provided a verbal update on the Jordie Lunn Bike Park. The skills component of the park is almost done. A Safety and Risk Management Plan is being finalized. They are clearing out and levelling the area for the Clubhouse area until it is known if the Canada Infrastructure Program grant application was successful. We are deferring the opening of the park until March to ensure completion of the above items.

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. They have had some very good meetings with the development communities and identified some great trail networks. They are looking at seven to eight new playgrounds needed. Currently working on language for the DCC Bylaw and are hoping to have a draft to Council in the second quarter of 2021 with a final version by May 2021.

6. ADJOURNMENT

The Chair adjourned the meeting at 5:27 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP20-0006 – 988 McCallum Rd

That Temporary Use Permit No. TUP20-0006 be issued by the Council for the City of Langford to Graham Harrison on behalf of Victoria Contracting and Municipal Maintenance Corp to provide for additional employee parking at 988 McCallum Rd subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) to the Council staff report dated 20201005.

2. Conditions

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

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.

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, 7 December 2020. **This meeting is being held electronically and not in-person**.

File	Temporary Use Permit No. TUP20-0006
Purpose	The purpose of the proposed Temporary Use Permit is to allow additional employee parking.
Applicant	Graham Harrison, VCMMC
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0006 is 988 McCallum Rd.

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, 2 December 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 December 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**

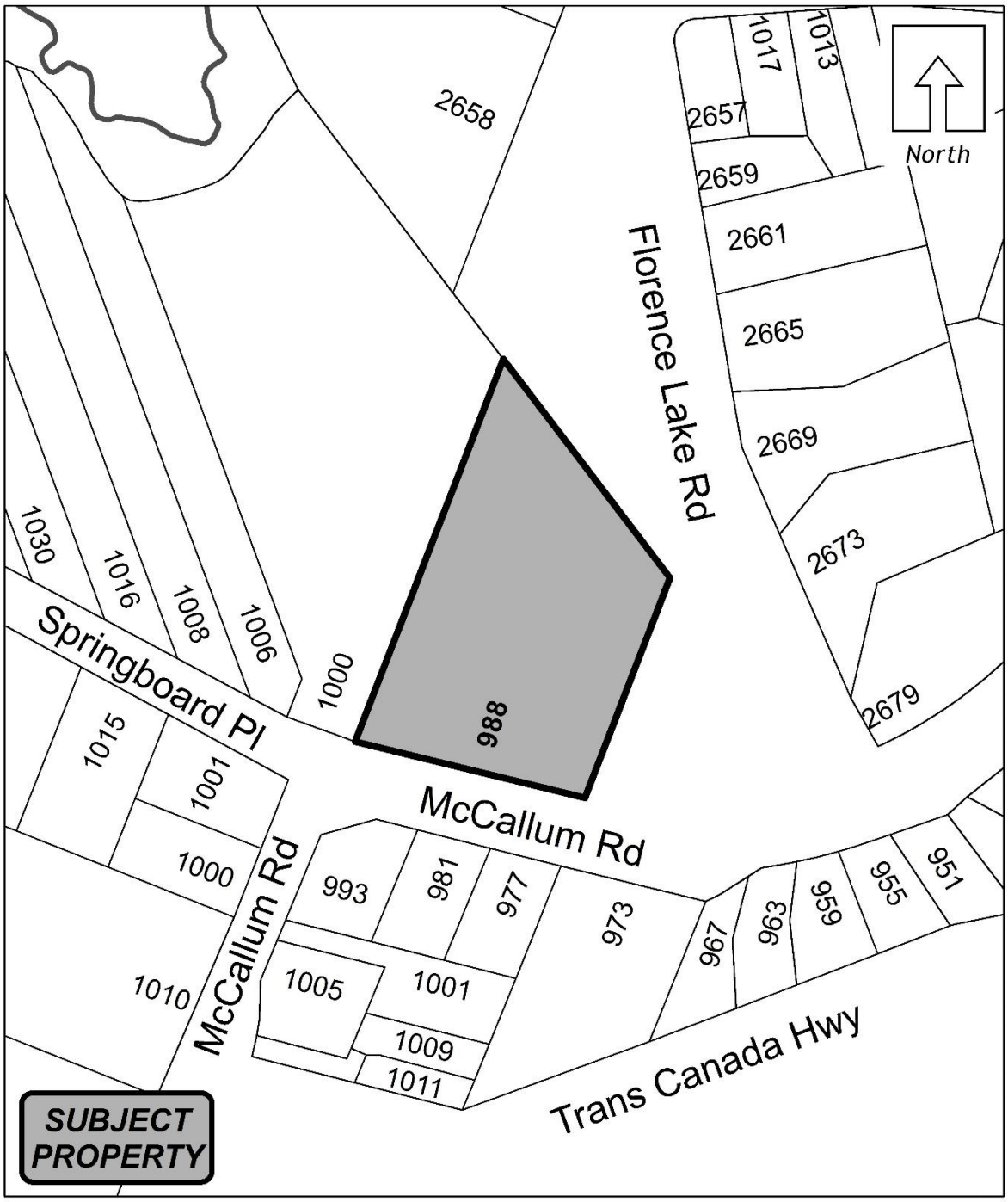
COPIES of the complete Notice and other material that the Council may consider in relation to the temporary use permit may be made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of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

Braden Hutchins
Director of Corporate Services

TEMPORARY USE PERMIT

(TUP20-0006)

988 McCallum Rd



Document Name: TUP20-0006_Site_Map

Scale: N.T.S.

Last Revised: 9/25/2020

Westshore Gold and Silver
730 Goldstream Ave. • 778-406-0606
westshoregoldandsilver.ca
50% OFF
all
Jewellery
all December
Jewellery Repair • Jewellery Design
Watch Repair • Cash for Gold
Watch Batteries • Jewellery Appraisal

Webinars offer help over holidays to those affected by dementia

Pandemic visiting restrictions add challenges



The Alzheimer Society of B.C. offers weekly webinars aimed at people and their families going through dementia. (Pixabay)

The winter season brings along with it many holidays and usually socializing with family, friends and our wider community. The current COVID-19 situation presents new challenges and uncertainty – a feeling acute for those affected by dementia.

To increase awareness and provide strategies to help local caregivers and people living with dementia prepare for the holidays, the Alzheimer Society of B.C. is offering free webinars.

This year's winter gatherings will undoubtedly look different amid provincial health orders that may prohibit visiting and travel. That uncertainty can add additional challenges for people living with dementia, caregivers, family members and friends.

The society hosts free dementia education webinars every week for those affected by dementia or interested in learning more. The next webinar will be Dec. 2 at 2 p.m. and titled Virtual visits: Making the most of video calling. The session explores strategies to maximize success when video calling.

On Dec. 9 at 2 p.m. caregivers can join the session: Long distance caregiving: Practical tips on providing meaningful caregiving support from a distance. On Dec. 16 at 2 p.m., learn how dementia may affect a person's driving abilities and strategies to ease the transition for driving cessation.

To register visit alzbc.org/webinars.

vnc.editorial@blackpress.ca

Presented by: PACIFIC BLUE CROSS
Make-A-Wish
TREES OF JOY
This holiday season, you can grant a wish and sponsor a Christmas tree for a criticially ill child waiting for their wish to come true.
SPARK HOPE
www.makeawish.ca/treesofjoy

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

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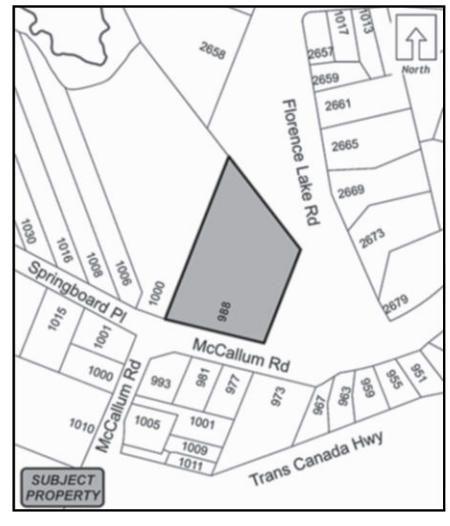
File: Temporary Use Permit No. TUP20-0006

Purpose: The purpose of the proposed Temporary Use Permit is to allow additional employee parking.

Applicant: Graham Harrison, Victoria Contracting and Municipal Maintenance Corp.

Location: The land that is the subject of TEMPORARY USE PERMIT NO. TUP20-0006 is 988 McCallum Rd.

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, 2 December 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 December 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**



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Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: December 7, 2020

Department: Planning

Application No.: DVP20-0013

Subject: **Application for Development Variance Permit to vary the requirements of the RR5 Zone such that lots less than 40 ha may be created by subdivision when not connected to the municipal sanitary sewer system, and to vary the requirements of Development and Servicing Bylaw No. 1000 such that only one emergency access route is provided within 305 m of the development site, for portions of the properties at 738 and 742 Walfred Road**.

PURPOSE

Ron Coutre has applied on behalf of Ryan Craycroft for a Development Variance Permit to vary the requirements of the RR5 Zone such that lots less than 40 ha may be created by subdivision when not connected to the municipal sanitary sewer system, and to vary the requirements of Subdivision and Development and Servicing Bylaw No. 1000 such that only one emergency access route is provided within 305 m of the development site, for a portion of the properties located at 738 and 742 Walfred Road.

BACKGROUND

The applicant is currently in the process of rezoning a portion of the properties from RR5 to R2 to develop a mix of approximately 28 single-family and duplex lots, and to amend the text within the R2 zone to decrease the minimum lot size for duplex lots when the lot width is at least 17 m, from the required 600 m2 to 500 m2 (hereafter referred to as the R2 properties). The applicant is proposing to subdivide the site into three initial lots. Lots A and B would retain their current RR5 zoning and continue to function as two acreage-style lots. Lot C comprises that portion of the subject properties proposed to be rezoned to R2 and would ultimately be re-subdivided in accordance with the specification of that zone into approximately 28 single-family and duplex lots.

At the time of the rezoning application, the Fire Chief expressed some concerns over emergency access and public health and safety.

On November 2nd, 2020, Council passed a resolution to proceed with consideration of the rezoning proposal but defer consideration of this variance request until alternative access scenarios have been more fully explored, to the satisfaction of the Fire Chief. At the time of this report, the Fire Chief made several recommendations to mitigate some of the safety concerns (discussed further below).

No other applications have been received by the City.

Table 1: Site Data

Applicant	Ron Coutre	
Owner	Ryan Craycroft	
Civic Address	738 and 742 Walfred Road	
Legal Description	Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630 (742 Walfred); and Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129 (738 Walfred)	
Size of Property	2.2 ha/5.31 acres (738 Walfred) 2.6 ha/6.50 acres (742 Walfred)	
DP Areas	Interface Fire Hazard, Steep Slopes, Habitat and Biodiversity	
Zoning Designation	Current	Proposed
	RR5	R2
OCP Designation	Hillside or Shoreline	

SITE AND SURROUNDING AREA

The properties are in an area that is mostly treed and undeveloped, with exception of a single-family dwelling on 738 Walfred Road. The surrounding properties to the south, east, west and northwest remain primarily in a natural state with large acreage type lots. The properties to the immediate northeast have recently been redeveloped into small lot single-family housing.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North *Northwest*	RS3 (Residential Small-Lot 3) RR5 (Rural Residential 5)	Small Lot Single Family Single-Family
East	RR5 (Rural Residential 5) Parkland	Single-Family Parkland
South	RR5 (Rural Residential 5)	Single-Family
West	RR2 (Rural Residential 2)	Single-Family

COMMENTS

DEVELOPMENT PROPOSAL

As discussed, the approval of the associated rezoning application under consideration is conditional upon the approval of this variance application. At the time of this report, the Fire Chief has made several recommendations for improving resident and fire employee safety in the event of emergency, which must be confirmed prior to DVP issuance, including:

1) The proposed pedestrian trail north of the development shall be constructed on the adjacent parcel at 939 Walfred prior to occupancy of the new development;

2) Confirmation that a temporary emergency access road to lower Walfred Road will be provided with future development to the west, securing secondary access for entire neighbourhood;

3) The applicant retains a registered professional forester to develop a wildfire protection plan based on FireSmart principles for his subdivision and completes the work recommended, including fuel mitigation in the 3 priority zones (0-10m, 10-30m and 30m+) on the properties.

To secure item # 1 above, partial bonding (approximately 50%, or $93,906.00) for the construction of the pedestrian pathway will be received by the City at the time of subdivision of the neighbouring property at 939 Walfred Road. The engineering department has noted the City is prepared to construct the pathway once full funding has been secured and a detailed cost estimate is in place. The remaining 50% of the cost was intended to be provided by the owners of the neighbouring property at 943 Walfred if/when that property is redeveloped. However, the timeline for redevelopment of that property is uncertain and could take years before they subdivide (if at all). Council may wish to proceed with an alternative funding mechanism for the remaining 50% of the pathway to ensure the pathway is constructed much sooner, and then recoup the funds if/when the neighbouring property develops.

Staff have discussed the possibility of allocating a portion of the applicant's amenity contributions to constructing of the path at the time of subdivision. This allocation would be done through a reduction of the cash contribution to the amenity fund equal to the amount of the applicant's contribution to the cost of construction of the trail. If Council is supportive of this idea, they may wish to direct staff to include a provision within Bylaw No. 1945 (the associated rezoning application) to allow for this. In summary, the amenity contributions paid to the City will not change, but rather the amenity contributions will be in the form of cash plus a contribution towards the completion of the pathway.

Staff feel the pathway is an important amenity feature for the entire neighbourhood, as it provides numerous health and safety benefits, access to transit, community connectivity, and an alternative means to the single-occupancy vehicle. It is noted for Council's reference that similar community pathways have been provided in other developments throughout the City for the purpose pedestrian egress in the event of emergency, including 2342 Lairds Gate (DVP17-0029). In this regard, a precedent for emergency access and community well-being has already been established.

Council may also wish to hold off on issuing this DVP until staff have received a detailed cost estimate, to the satisfaction of the Director of Engineering.

Staff have also confirmed that the R2 properties will be connected to future road network if/when the lots to the west are developed (securing item #2 above), which would provide a secondary access route in accordance with the provisions of the bylaw.

Item #3 above, which requires a fuel reduced buffer and other Fire Smart principles, will be secured at the time of Development Permit.

The other aspect of this variance application is the requirement to vary the conditions of subdivision to allow lots less than 40 ha to be created by subdivision when not connected to the municipal sanitary sewer system. This section of the variance would apply to the two-remaining acreage-style lots off the Walfred cul-de-sac (proposed Lots A and B). Once sewer is available from Walfred Rd, the properties would be required to connect to sewer and would be responsible for any improvements or modifications needed to the mains within the road right-of-way. Further subdivision or rezoning would of these properties would be prohibited until sewer servicing has been installed (secured through covenant at the time of rezoning).

OPTIONS

Option 1

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the properties at 738 and 742 Walfred Rd, with the following variances:

    a) That Section 6.14.02(2) of Zoning Bylaw No. 300 be varied such that lots less than 40 ha may be created by subdivision when not connected to the municipal sanitary sewer system;

    b) That section 4.17.1 of Zoning Bylaw No. 1000 be varied such that only one emergency access route is provided within 305 m of the development site;

Subject to the following terms and conditions:

    i) That the proposed pedestrian trail north of the subject property is constructed on the adjacent parcel, connecting the site to lower Walfred Road, prior to occupancy permit of the subject properties;

    ii) That the applicant retains a registered professional forster to develop a wildlife protection plan based on Firesmart principles for the subdivision, including fuel mitigation in the three priority zones (0-10m, 10-30m and 30m+) on the subject properties; and

    iii) That funding for the pedestrian pathway, including a detailed cost estimate, has been confirmed by the City of Langford, prior to DVP issuance.

AND

2. Direct staff to proceed with drafting Bylaw No. 1945 with reduced amenity cash contributions in proportion to the cost of constructing 50% of the pedestrian pathway.

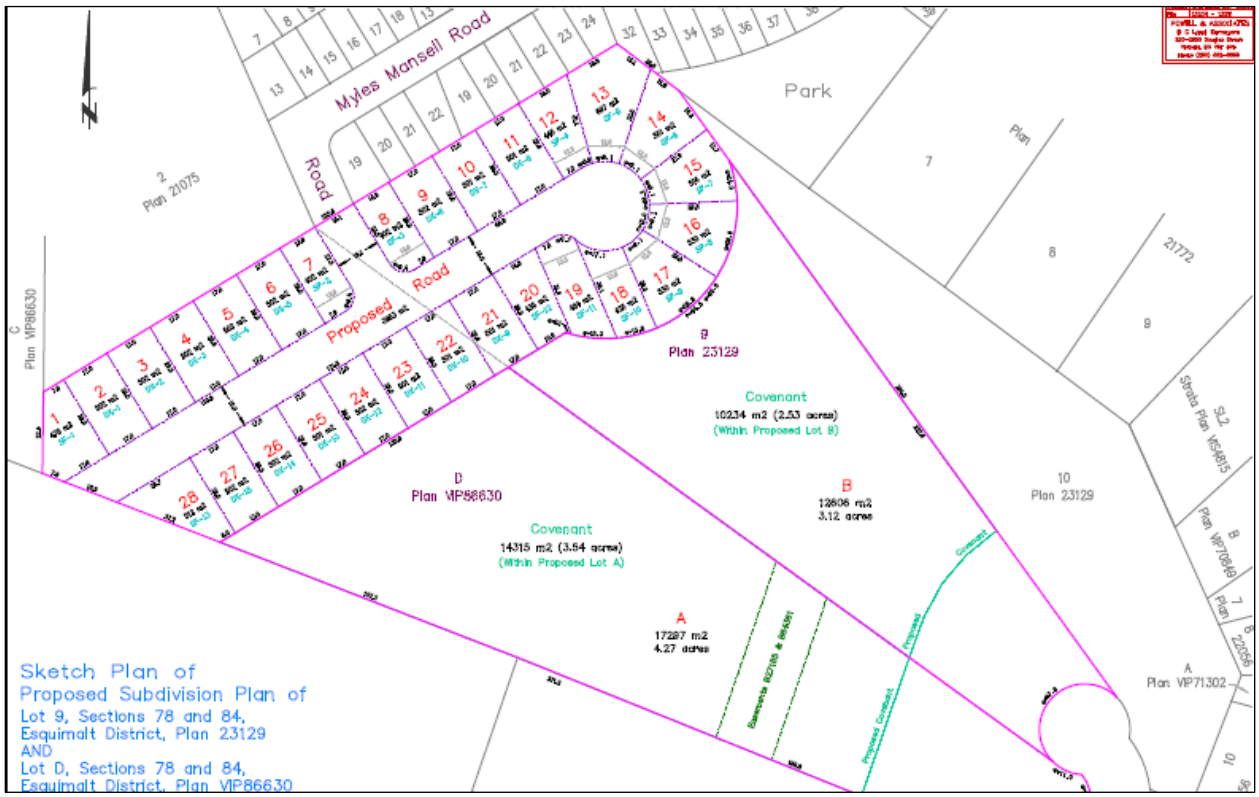
OR Option 2

3. Reject this application for development variance permit.

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 - 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

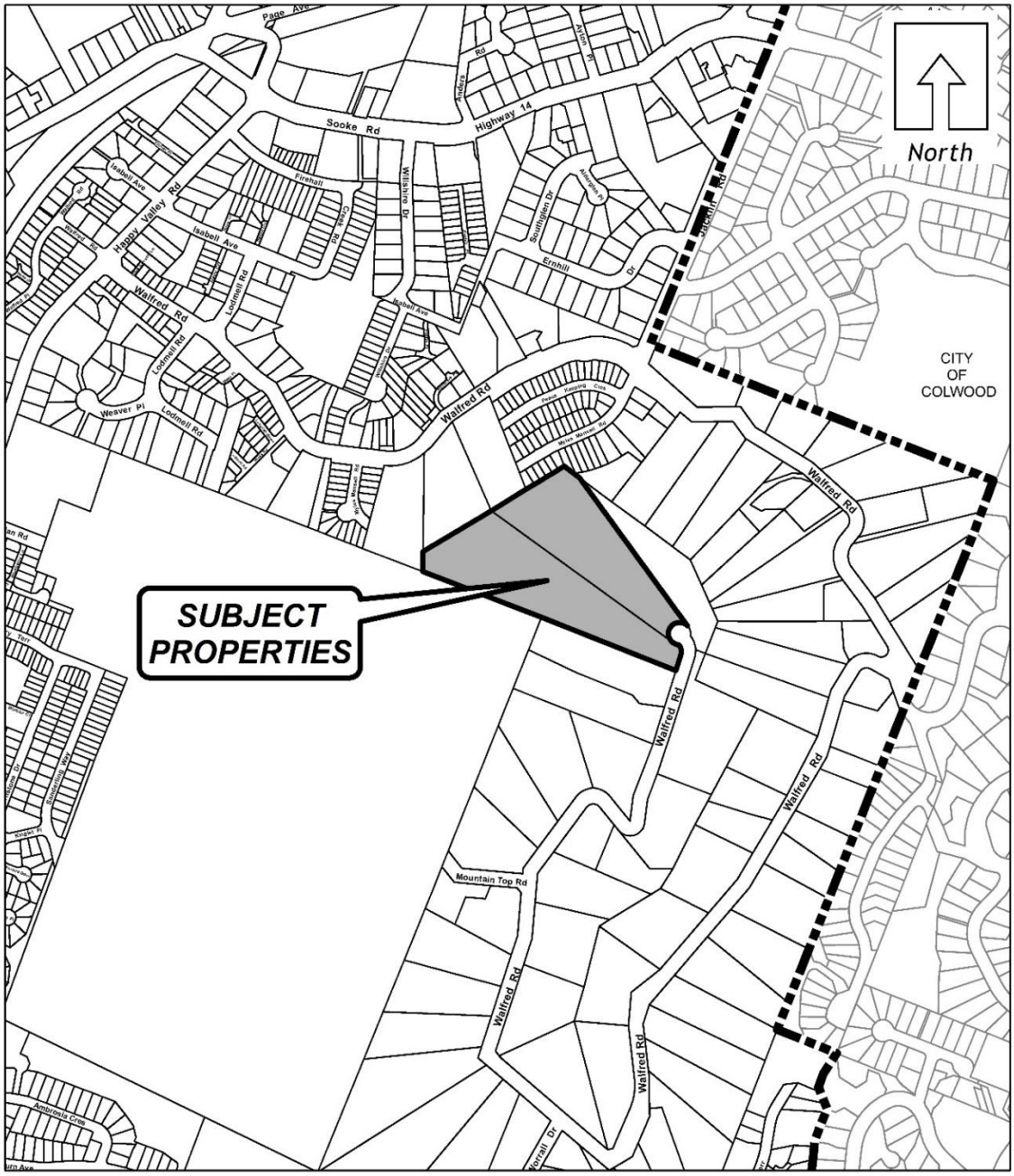
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Appendix A


Myles Mansell Road
Park
Proposed Road
Road
Covenant
10234 m2 (2.53 acres)
(Within Proposed Lot B)
Covenant
14315 m2 (3.54 acres)
(Within Proposed Lot A)
B
12606 m2
3.12 acres
A
17287 m2
4.27 acres
Sketch Plan of
Proposed Subdivision Plan of
Lot 9, Sections 78 and 84,
Esquimalt District, Plan 23129
AND
Lot D, Sections 78 and 84,
Esquimalt District, Plan VIP86630

Appendix B

DEVELOPMENT VARIANCE PERMIT
(DVP20-0013)
738 Walfred Rd & 742 Walfred Rd



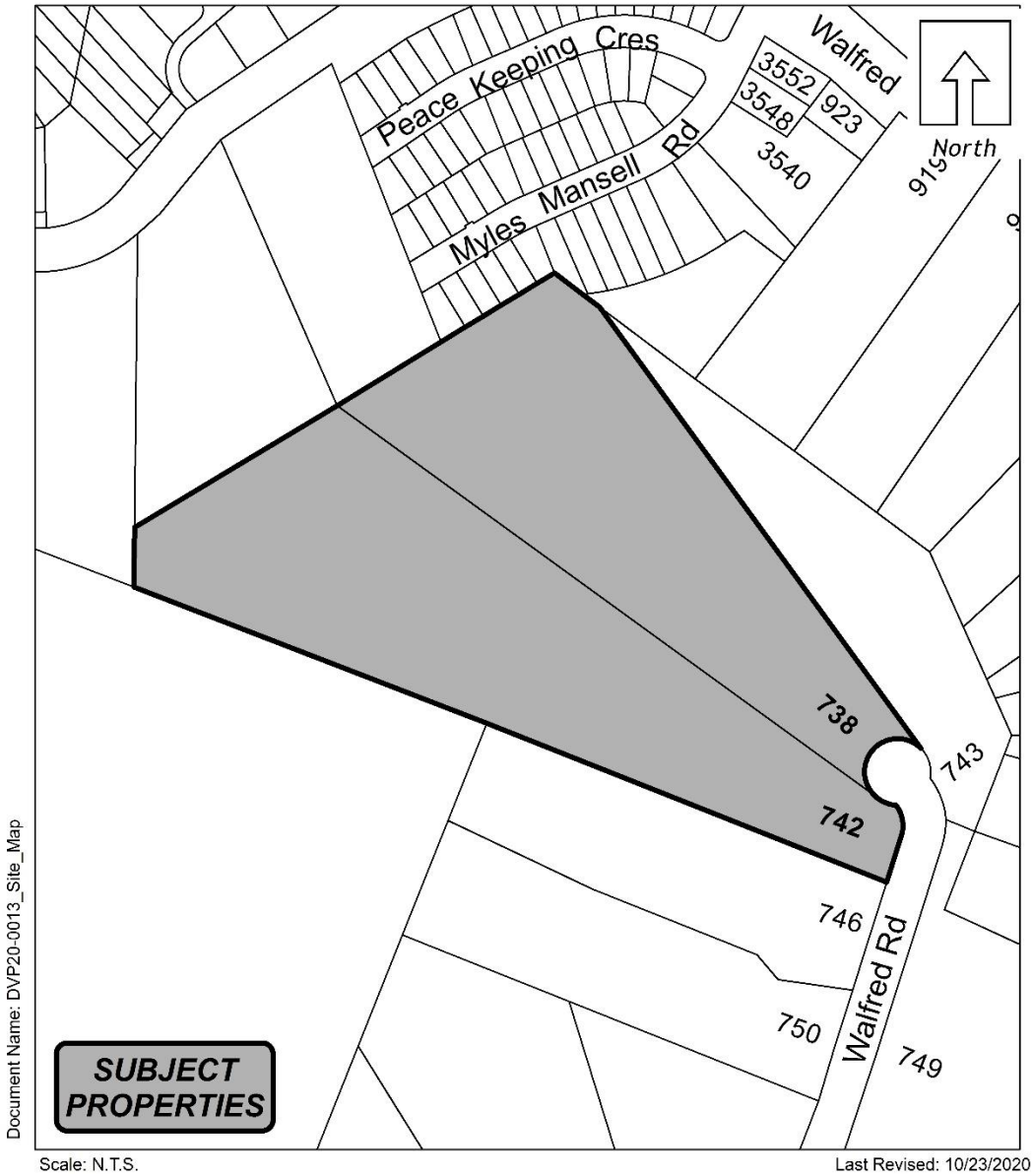
Document Name: DVP20-0013_Location_Map

Scale: N.T.S.

Last Revised: 10/23/2020

Appendix C

DEVELOPMENT VARIANCE PERMIT
(DVP20-0013)
738 Walfred Rd & 742 Walfred Rd



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Planning**

Subject: Housing Needs Report

Background

In 2019, the Provincial Government amended the *Local Government Act* by passing *Bill 18 – 2018: Local Government Statutes (Housing Needs Reports) Amendment Act, 2018*. The Act aims to strengthen the ability of local governments to understand and anticipate local housing needs by requiring them to conduct housing needs reports (HNR) within three years of the approval of this Act and every five years thereafter. HNRs identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock and other factors, which can then inform local policies, plans and development decisions related to housing.

The Union of British Columbia Municipalities subsequently commenced a grant program to help local governments offset the costs of completing these reports. To support cost-efficiencies and collaboration, funding requests could also include a combination of planning areas within a single application. In October 2019, Council authorized staff to participate in a regional grant coordinated by the Capital Regional District. This grant was successful, and the resulting HNRs for each participating municipality have been completed.

In accordance with Section 585.31 of the *Local Government Act*, Council must now, by resolution, receive the HNR prepared for Langford at an open meeting. It is noted that this report focusses on data collection and analysis and does not suggest any policy updates. Staff will review this report in detail in the coming months and prepare an additional report for Council's review in the winter/spring 2021 suggesting possible policy updates for the Official Community Plan and/or the Affordable Housing, Park and Amenity Contribution Policy that Council may wish to consider.

Commentary

The full HNR is attached to this report as Appendix A. This report contains demographic information about Langford's current population, a profile of the current housing stock, projections for future growth and housing requirements, community engagement findings including a discussion of the preliminary impacts of COVID-19, and a summary of the key areas of local need.

Some key points from each of these sections are summarized below:

Current demographics (as per the 2016 national census)

- Between 2006 and 2016, Langford grew by 57.4% from 22,459 to 35,342 residents, while the CRD grew by 11.1% over the same period.
- In 2015/16, 56% of new residents moved to Langford from other parts of BC, 30% from other parts of Canada, and 14% from other countries.
- Langford's median age has stayed relatively stable, at 38.3, and is lower than the CRD average of 45.4. This combined with Langford's higher proportion of households containing three persons or more compared to the CRD, highlights Langford's continued desirability for families.
- Langford has a smaller proportion of seniors than the CRD average.
- The top five industries employing Langford residents in 2016 are: public administration (15%), health care and social assistance (13%), retail (13%), construction (9%), accommodation and food services (8%).
- Langford has higher incomes compared to the region over the past three census counts.
- Renter households reported incomes that were 57% of owner household incomes ($53,459 vs $93,858). Households with single incomes, especially female lone-parent households and non-census families (typically individuals living alone) reported significantly lower incomes than other household types.

Housing stock

- The housing stock in Langford is newer and less diverse than the CRD as a whole. Recent Building Permit trends indicate a trend towards a greater proportion of multi-family buildings; however, the dominant housing type is still the single-family home, with or without a secondary suite.
- 50% of owners occupy single-family homes, while renters occupy a wider range of dwelling types, which typically have fewer bedrooms.
- As of 2016, 70% of households owned their home and 30% rented. The proportion of renter households has grown by 9% in the last three census period and is expected to grow further by the next census period based on recent building permit activity.
- Prices have risen substantially in both the rental and homeownership markets over all housing types, with the most rapid increases occurring between 2014-2018.
- *Homeownership market:*
    - The single-family dwelling is unaffordable (requiring more than 30% of before-tax household income) for the median income of most household types. Couples with children would need to spend ~32% of their income for a single-family home at the 2019 average sales price, couples without children would need to spend ~41%, and other household types are further priced out of the market;
    - Townhouses are affordable for couples with children and other census families (typically more than one family sharing a dwelling) making the median income, and couples without children are slightly over the threshold requiring 33% of their income.
    - Condo apartments are affordable for couples with children, couples without children and other census families; however, may not be suitable due to limited stock of units with enough bedrooms to accommodate larger household sizes.
    - Homeownership is likely out of reach for single-income households making the median income or less.

- *Rental market*
    - In the primary rental market (i.e. purpose-built apartments), Langford has seen low vacancy rates and rising costs of monthly rent over the past 15 years.
    - There has been significant growth in this dwelling type over the past 5-10 years, with additional growth expected for the coming years.
    - Primary rental accounts for only 13% of the renter households (2016), indicating that the majority of renter households are served by the secondary rental market, such as secondary suites and entire private dwellings rented out by an owner landlord.
    - The rental market is more widely affordable for the different household types than home ownership; however, there are still affordability challenges for households making the medium income, particularly single-income households and lone-parent households requiring larger units to accommodate families.
- Langford has approximately 847 units of non-market housing registered with BC Housing and 21 co-op housing units registered with the Co-operative Housing Foundation of BC. This provides an important source of stable affordable housing.
- There is a need for more student housing within the region as a whole.
- Housing indicators show that the proportion of households living in homes below suitability (has enough bedrooms for the household type) and adequacy (not requiring major repairs) standards has decreased slightly over the past three years.
- The proportion of households not meeting the affordability standard (are spending more 30% of their before-tax income on housing costs) has increased slightly by 2% during this period.
- Overall, 24% of households didn't meet the affordability standard.
- Renters are twice as likely as owners to face Core Housing Need, meaning that they are not meeting one of the housing standards (suitability or adequacy) and would have to spend more than 30% of their income to pay the medium rent of alternative housing that meets both standards.
- The rate of Core Housing Need in Langford is slightly lower than the CRD as a whole.
- Lone-parent renter households and renters living alone are most likely to be in Core Housing Need, as they have the lowest median income of the household types.

<u>Housing Projections</u>

- If past trends continue, Langford is projected to grow by an additional 6,559 residents and 2,775 households by 2025.
- Projections estimate that most new households will be owner households; however, projection methodologies do not account for more recent trends so the actual distribution between these tenures may differ.
- All age groups are expected to grow, with most growth occurring in the 35-44 and seniors age groups.
- Accordingly, most growth is projected to occur within the couples with children, couples without children and non-census families (individuals living alone) household types.
- There is a need for additional units comprising the full range of sizes including studio, one- and two-bedroom units, and larger units with three or more bedrooms.
- Recent data suggests that Langford may be absorbing more growth than the projections indicate.

Key Stakeholder engagement findings for the West Shore

- Housing demand is increasing while affordability is decreasing.
- Some households can't afford to transition into entry-level home ownership.
- Employers note that it can be difficult to recruit staff due to increasing housing costs.
- There is a growing need and demand for non-market housing.
- The West Shore is desirable for families and households seeking larger dwellings and due to good access to community/recreation amenities.
- There is still greater affordability in the West Shore than in the CRD as a whole.
- Housing supply is growing, with newer, larger homes (than the Core) available, with easier maintenance.
- Continue to explore partnerships with housing providers, and support innovative housing ideas.

Key Stakeholder engagement findings for Langford

- Langford's strong working relationship with the development community is a strength that could be worth replicating/exploring in other communities.
- Development can be a challenge in both time and costs due to the amount of site preparation that must be done.
- Langford's Affordable Housing Program, while not currently expanding, is an important source of affordable housing in the community.
- Affordable housing continues to be a challenge, and this may be pushing development further out to other areas such as Sooke and Shawnigan.
- Housing solutions could be explored that are specific for suburban communities vs urban communities as the environments and housing needs area different.

Additional stakeholder findings for the CRD as a whole as well as COVID-19 comments can be found in the full report.

Key Areas of Local Need

- Langford and the West Shore will continue to see pressure on our housing stock due to the greater affordability in relation to other parts of the CRD.
- Housing for families comprises 43% of the projected housing need for the next 5 years;
- Families and couples without children have some affordable options, but home ownership is increasingly challenging for those households making the median income.
- Individuals living alone and lone-parent households face affordability challenges in both the rental and ownership market.
- There is a limited supply of family-sized housing in the purpose-built rental market.
- The rental vacancy rate in Langford as of 2019 was 1.5%, far lower than what is considered to be healthy (3-5%). (*Note: this may improve as the purpose-built rental projects currently under construction and in-stream for approvals come onto the market*)
- Core Housing Need is higher among households including a person with a disability due to lower incomes and limited housing options.
- Seniors housing is a key area of need, both for seniors that are downsizing and those seeking supportive housing.
- There has been an increase homelessness across the CRD as a whole in recent years.

Financial Implications
None.

Legal Implications
As noted, Council must receive, by resolution, the HNR prepared for Langford, and prepare an additional HNR within 5 years in accordance with the requirements of the *Local Government Act*.

Options

That Council:

1. Receive the 2020 Housing Needs Report, attached to this report as Appendix A, in accordance with Section 585 of the *Local Government Act*;

OR

2. Take no action at this time with respect to the 2020 Housing Needs Report;

Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning - Approved
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Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:ls

Appendix A – Housing Needs Report

Langford Housing Needs Assessment

OCTOBER 2020

Langford
where it all happens.

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langford housing profile

This profile summarizes the findings of the City of Langford Housing Needs Report which was completed as part of a joint Housing Needs Report project for 11 CRD communities. It fulfills the Housing Needs Reports requirements outlined in the Local Government Act, Part 14, Division 22. All data in this profile is from Statistics Canada unless otherwise indicated.

Overview

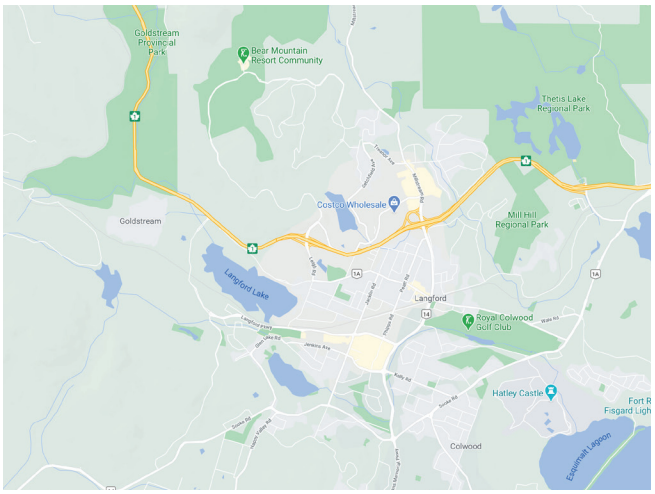
The City of Langford covers an area of 39.94 square kilometres with a population of 35,394 residents as of the last census in 2016. While Langford makes up 9% of the CRD's population, it was one of the fastest growing communities in the Capital Regional District between 2006 and 2016. Langford has a vibrant economic community and a variety of recreational opportunities.

Population and Age

The population of Langford grew by a striking 57.4% between 2006 and 2016, a much faster rate of growth compared to the CRD as a whole (11.1%). In 2016, the median age was 38.3, which was comparatively younger than the CRD at 45.5. There were slightly higher proportions of children and seniors in Langford compared to the CRD average. Projections suggest Langford could experience more rapid population growth in the future, driven by growth across all aged groups and primarily in youth (under 14 years) and adults age 34 to 44.

Households

There were 14,180 households in 2016 with an average household size of 2.5 persons, which is slightly larger than the regional average of 2.2 persons per household. There are more larger households in Langford compared to the CRD, with 39% of households having three or more people. Households with children are more common in Langford, while individuals living alone are less common.



Income

The 2015 median income in Langford was $80,159, which was approximately 15% higher than the CRD median income. There are differences in household incomes in Langford for households who rent and households with single incomes. Renter households reported incomes that were less than owner incomes ($53,459 versus $93,858). Lone parent and non-census family households reported much lower incomes compared to other household types.

Current Housing Stock

A large portion of the housing stock in Langford is newer (52% built in 2001 to 2016) and there are more diverse structural types than the CRD average. Recent building permits suggest a trend towards more multi-family forms, and single-detached dwellings with or without suites remains the predominant structural type as of 2016.

Homeownership

(Statistics Canada, BC Assessment, and Victoria)

70% of households in Langford own their home. Over the past 15 years, ownership prices have risen for all housing types, with prices nearly doubling between 2005 and 2019. The average 2019 sales prices reported by the Victoria Real Estate Board were:

Single Detached Dwelling: $729,358
Townhouse:$501,925
Apartment: $380,353

Based on these prices, the average single-detached home is unaffordable for median incomes of most household types, while apartments are affordable for couples without children, couples with children, and other census families. A household would require an annual income of approximately $140,500 for the shelter costs for a single-detached dwelling to be affordable (e.g. spending less than 30% of before-tax household income).

Rental Affordability

(Statistics Canada and Canada Mortgage Housing Corporation)

Thirty percent (30%) of households in Langford rent their home. Langford has seen low vacancy and rising rental costs over the past 15 years, however, there has been high development activity of new primary rental market units starting from 2015. At the same time, renter households grew faster than owner households; there were 2,515 new renter households formed between 2006 and 2016 (an increase of 140%) compared to 2,985 new owner households (43%). In 2016, there were enough primary rental market units (1,319 units as reported by CMHC) for just 13% of renter households, indicating that most renters are relying on the secondary market.

Both primary and secondary market rents have risen in recent years. The median rent in the primary market was $1,455 in 2019, which would require an annual income of approximately $58,000 for rent to be affordable (e.g. less than 30% of before-tax household income).

Renter households relying on a single income likely struggle to find affordable and suitable housing in Langford. Renter households led by lone parents and seniors (65+) are the households most likely to be in Core Housing Need in the City (i.e., living in housing that is inadequate, unsuitable, and/or currently unaffordable, and unable to afford the median rent of alternative local housing).

Anticipated Housing Demand

If Langford continues growing in a similar manner as the past, the community will see an additional 4,467 households form between 2016 and 2025. New households are projected to be 28% renters and 72% owners.

	2016-2020	2020-2025
Total	1,692	2,775
Studio or 1 Bedroom	556	869
2 Bedroom	629	1,021
3+ Bedroom	507	886

key areas of local need

Affordable Housing

The cost of renting and owning in Langford, like the CRD in general, has risen significantly in recent years. The affordability gap analyses showed that ownership of a single-detached home is out of reach for most households making the median income, even couples with children who tend to make higher incomes than other household types. The purpose-built rental market is still relatively affordable for households with more than one income, but larger-sized units are on the affordability threshold for couples with children and are unaffordable for individuals living alone and most lone parents.

Rental Housing

There is a need for more rental housing options across the CRD. While there has been growth in the stock of purpose-built rental housing, the number of renter households in Langford has also increased between 2006 and 2016. As of 2019, the rental vacancy rate was 1.5%, far lower than what is considered to be healthy (between 3% and 5%). High demand and low vacancy contribute to increasing rental costs and can push renter households out of the community.

Housing for People with Disabilities

Incidence of Core Housing Need is higher among households with someone with a disability. This may be due to reduced incomes, difficulty accessing appropriate housing or other factors. For individuals with disabilities who are unable to work, the provincial housing supplement of $375 (for an individual) is extremely low and limits access to housing options. As of 2020, there are 34 households with people with disabilities on BC Housing's waitlist seeking non-market housing in Langford.

Housing for Seniors

Langford is a relatively young community, compared to the CRD. The median age has held steady from 38.0 to 38.3 between 2006 and 2016. However, aging in place is generally a priority for communities and this can look different depending on the individual household and their needs. Some need supportive housing, which was identified as a key area of need by regional stakeholders. As of 2020, 66 seniors were on BC Housing's waitlist seeking non-market seniors housing in Langford.

Housing for Families

Family-sized housing in Langford is more affordable compared to core area communities in the CRD, however, single-detached dwellings are becoming increasingly out of reach for families with children. The affordability gap analysis showed that the cost of a single-detached home is out of reach for couples with children making the median household income, and far out of reach for lone-parent families. For those in the rental market, there may be a limited supply of larger and affordable units. As of 2020, there are 102 families on BC Housing's waitlist seeking non-market housing in Langford.

Homelessness

There has been an increase in individuals experiencing homelessness across CRD communities in recent years. The March 11, 2020 point-in-Time count identified a minimum of 1,523 individuals experiencing homelessness in the region. There were at least 350 individuals who were emergency sheltered and 743 who were provisionally accommodated in transitional housing.



1

introduction

Note that throughout this document, some technical terms are used when referring to statistical data. There is a glossary at the end of this document with relevant definitions and links for further information.

Spanning the southern tip of Vancouver Island and the southern Gulf Islands, as of 2016, the Capital Regional District (CRD) serves more than 383,000 people spread throughout 13 municipalities and three electoral areas. The CRD includes a variety of urban and rural communities, big and small.

It is a desirable place to live, with many walkable neighbourhoods and access to nature and numerous amenities. Many communities within the CRD are experiencing pressure on their housing systems, with high property values and rental rates and low rental vacancy. While recent months have seen some softening in the housing market for some communities, there continues to be a pressing need to understand housing needs across the housing continuum, now and into the future, related to affordability, accessibility, types of units, support structures and services, and more (Figure 1).

Communities in the CRD are not unique in facing housing challenges. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the Local Government Act, Part 14, Division 22 requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022, with updates every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The CRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for 11 constituent communities, including the City of Langford. Separate reports have been prepared for each participating community, which are based on local context while also providing a regional lens.

Figure 1 – *Housing Continuum*



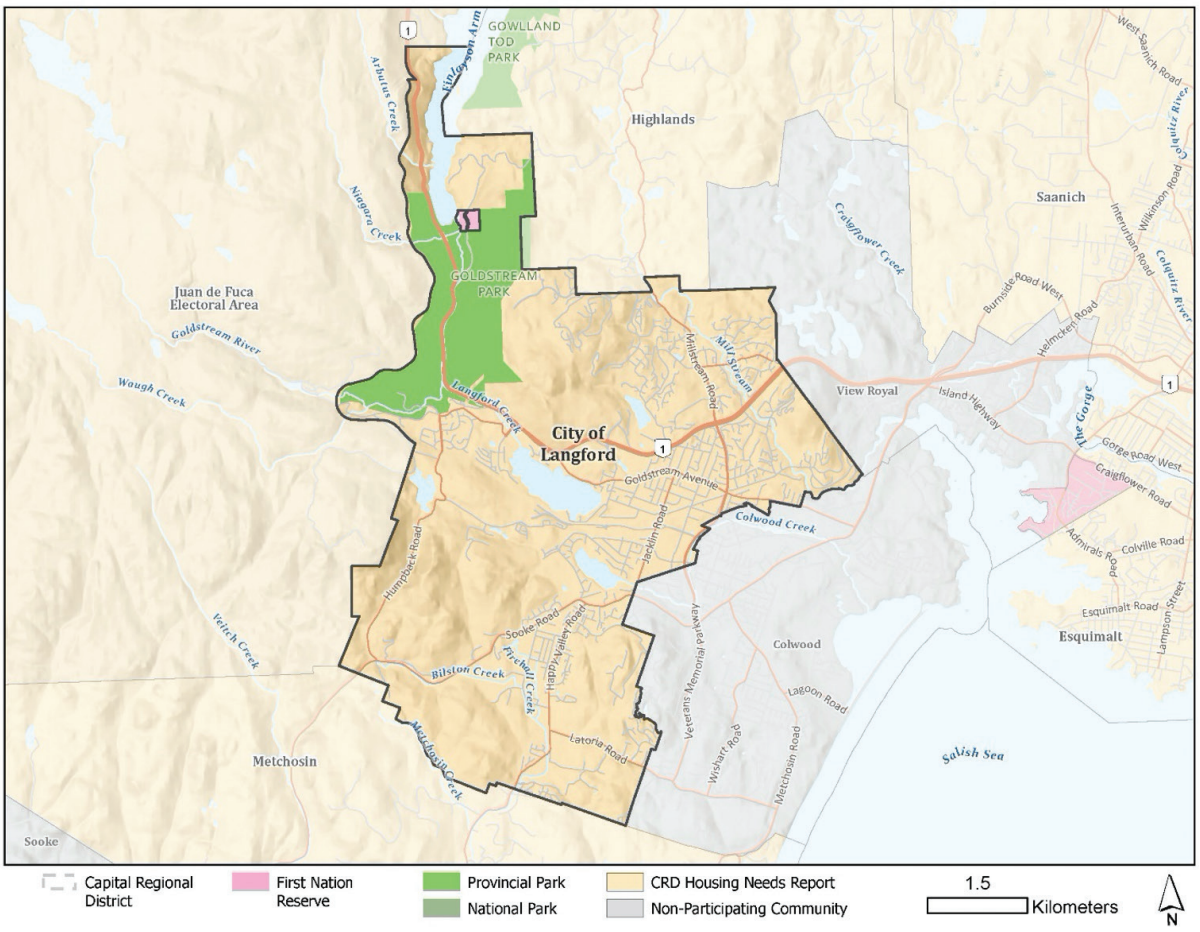
1.1 Overview

Located within the Greater Victoria Area, the City of Langford covers an area of 39.94 square kilometres with a population of 35,342 residents as of the last census in 2016. While Langford makes up 9% of the CRD's population, it was one of the fastest growing communities in the Capital Regional District between 2006 and 2016. Langford has a vibrant economic community and a variety of recreational opportunities.

As of 2016, approximately 40% of dwellings in the community were single family homes with or without secondary suites. Due to its rapid population growth and regional housing pressures, Langford is experiencing high development activities in both the homeownership and rental market, as well as increasing housing costs. The City is one of the only communities across the CRD projected to see population growth across all age groups. This demand combined with rising housing prices is driving residential development to shift in recent years towards building primary rental units and more multi-family units.

The City of Langford's Official Community Plan (2008) (OCP) includes policies around preserving and increasing the stock of affordable housing, facilitating a range of housing types along the housing continuum, and setting targets for family and ground-oriented housing in high-density development projects. The OCP also sets out provisions of housing for specific groups, including special needs housing and aging in place strategies for seniors. The City administers an Affordable Housing Reserve Fund and density bonusing strategies for delivering affordable housing.

Figure 2 – *City of Langford Community Map*



1.2 Housing Needs Report Requirements

Housing Needs Reports regulations require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock[1], as well as projected population, households, and housing stock. Most of this data is made available by the Government of BC through their data catalogue. Data is collected from a number of sources, including:

- Statistics Canada 2006, 2011, and 2016 Censuses and 2011 National Household Survey, via:
  - Data available online through Census profiles and data tables
  - Custom Housing Needs Report data provided by the Ministry of Municipal Affairs and Housing (MAH)
- Canada Mortgage and Housing Corporation (CMHC)
- BC Housing
- BC Assessment
- Victoria Real Estate Board
- BC Stats
- AirDNA
- City of Langford

This document fulfills Housing Needs Report requirements for the City of Langford, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the City, the CRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of this quantitative data from these sources, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations. [2]

[1] https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/ summaryhnrrequirements_apr17_2019.pdf

[2] https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports

1.3 Data Limitations

There are limitations to the data used in this report. Significant limitations that may affect interpretation of the data presented in this report are described here.

Different Census Datasets

This report refers to both the standard Census Profile from Statistics Canada and a custom data set that was prepared by Statistics Canada for the purpose of Housing Needs Reports. This data provides some information not available in the Census Profiles. However, it is based on a 25% sample. It also differs slightly from the Census Profiles as it only reports on private households and excludes those living in institutions or any form of collective dwelling. Both the Census Profiles and custom data sets are used and are referenced.

Age of Data

The most recent national census was completed in 2016 and is now several years old. While it provides important demographic and housing information, it does not capture more recent trends. Other, more recent sources of data are used where possible and quantitative data is supplemented with stakeholder engagement which provides insight into emerging trends. The next national census is scheduled for 2021 and results will begin to become available in 2022.

2011 National Household Survey

The 2011 National Household Survey (NHS) was voluntary and had a much lower response rate than the mandatory long-form census. Because of this, data from the 2011 NHS is of a lower quality than census data. In particular, this adversely impacted income data, and any comparisons between Census income data and NHS income should be viewed with caution; overall income trends between 2006 and 2016 are therefore a more reliable indicator of future income direction than 5-year trends.

Projections

The projections contained in this report offer possible scenarios and should be used with caution. In reality, local conditions like population, immigration patterns, decisions on growth and density, and market forces impact the nature of the projections. Wherever possible, the projections should be informed by an understanding of the context within Langford and the CRD.

COVID-19

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 6 COVID-19 Implications. The findings in the concluding chapters consider both available data, desk research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications.



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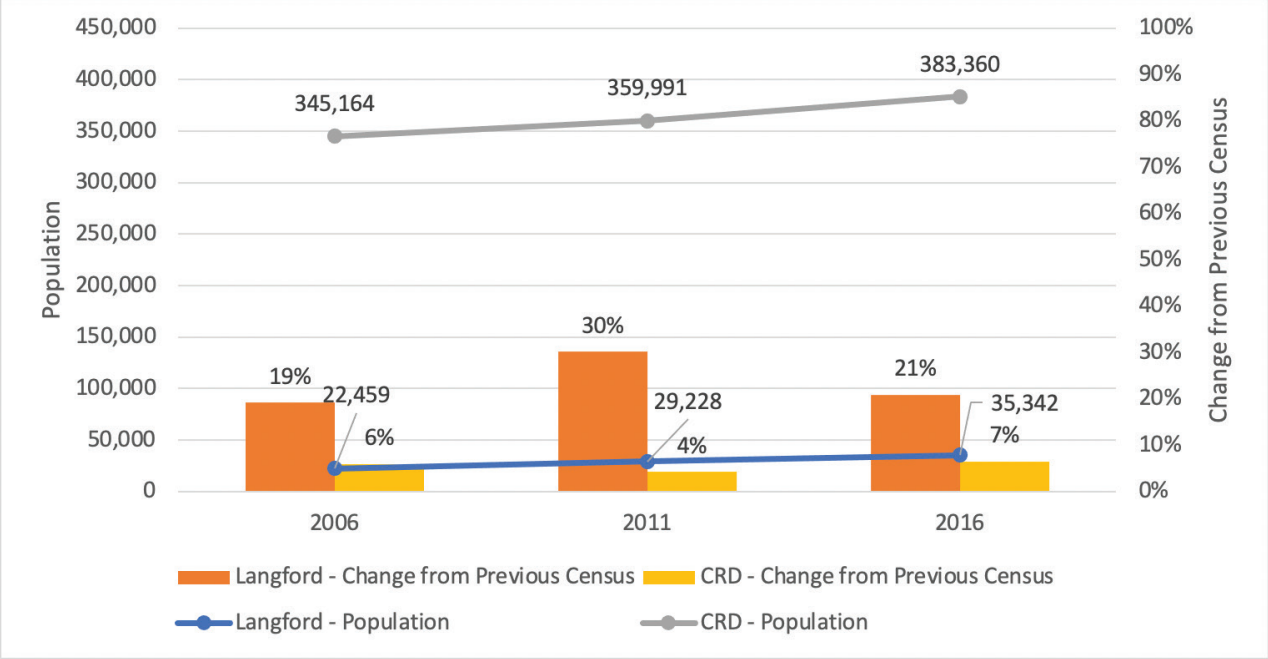
community profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

2.1 Population

Between 2006 and 2016, Langford grew by a striking 57.4%, from 22,459 to 35,342 residents. This was much faster growth than the CRD, which grew by 11.1% during the same period. Langford's pace of growth was steady across all three Census years, with the fastest growth occurring between the 2006 to 2011 period (30%). As of 2016, Langford residents made up 9% of the CRD's population.

Figure 3 – *Population Change in Langford and CRD, 2006 to 2016*



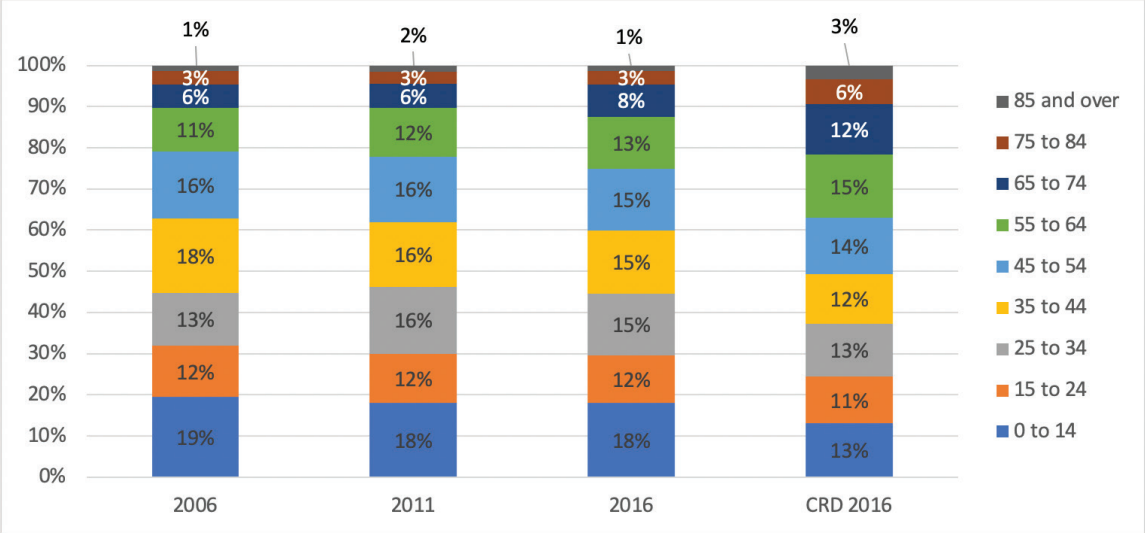
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

2.2 Age

From 2006 to 2016, the median age in Langford rose from 38.0 to 38.3, which is relatively young and stable compared to provincial trends. The median age in the CRD in 2016 was older, at 45.5.

The age distribution in Langford was fairly stable between 2006 and 2016, with a slight decline in the proportion of residents aged 25 to 54 and a slight increase in the proportion of residents age 55 to 74 (Figure 4). Langford has a similar age distribution as the CRD as a whole, except for a smaller proportion of seniors (age 65 and over).

Figure 4 – *Age Distribution in Langford, 2006-2016*

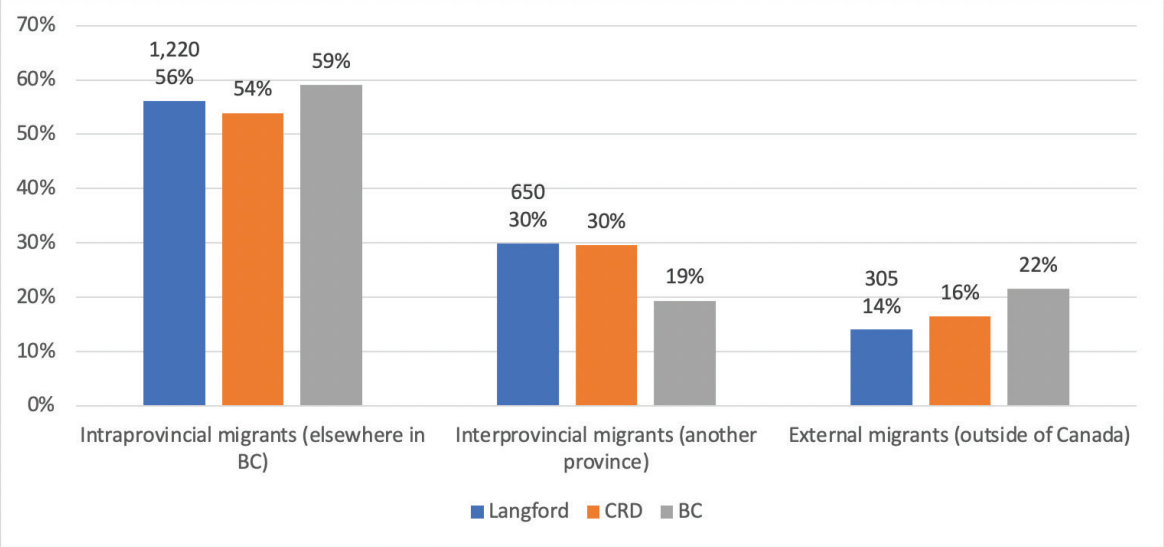


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

2.3 Mobility

In 2016, 6% of Langford residents had moved to the community in the previous year, compared to 7% in both CRD and BC (Figure 5). Of those who moved into the City, 56% were intraprovincial migrants (people who moved from elsewhere in BC), 30% were interprovincial migrants (people who moved from another province), and 14% were external migrants (people who moved from outside of Canada). Compared to the CRD, Langford attracted a similar proportion of individuals who moved from outside of Canada.

Figure 5 – 1-Year Ago Mobility Status in Langford, CRD and BC, 2016



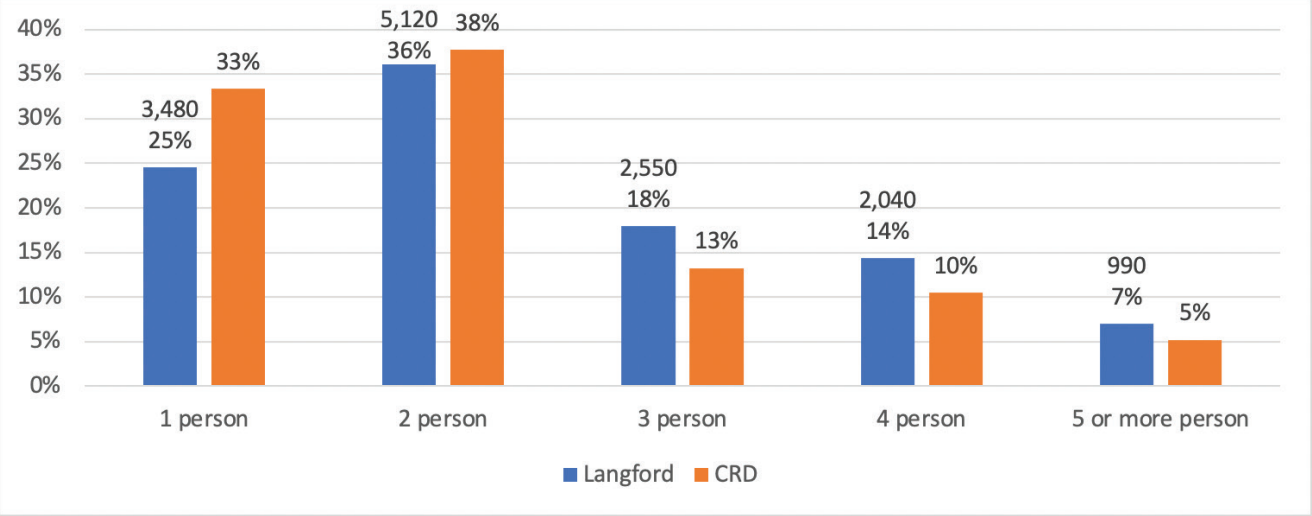
Source: Statistics Canada Census Program, Census Profiles 2016

2.4 Households

Between 2006 and 2016, the number of households in Langford grew by 63% from 8,685 to 14,180. The average household size for Langford was 2.5 in 2016, decreasing from 2.6 in 2006. The average household size in Langford is slightly larger compared to the CRD at 2.2.

In 2016, 61% of households in Langford are one or two person households, compared to 71% of CRD households (Figure 6). However, Langford had higher proportions of larger household sizes (e.g. three persons or more) than the CRD, suggesting a higher prevalence of families in Langford than the CRD.

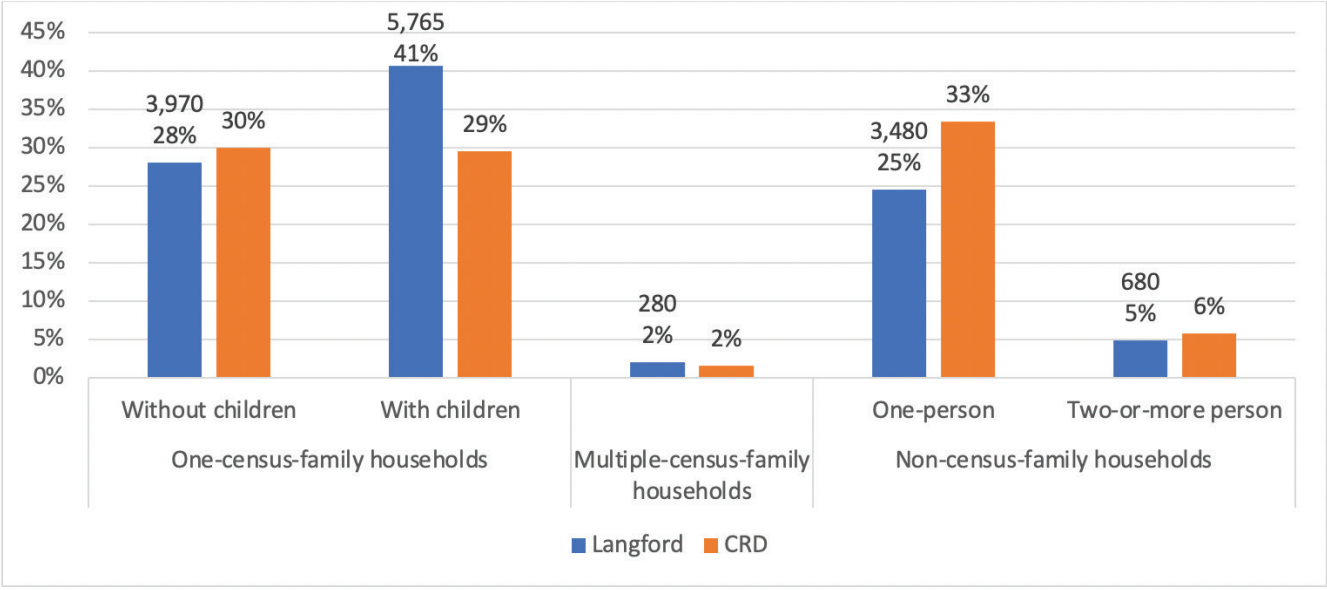
Figure 6 – *Households by Size in Langford, 2016*



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 7 shows the proportions of households by household type. Langford had a much higher proportion of family households with children than the CRD, and a lower proportion of one-person non-census-family households.

Figure 7 – *Households by Household Type in Langford and CRD, 2016*

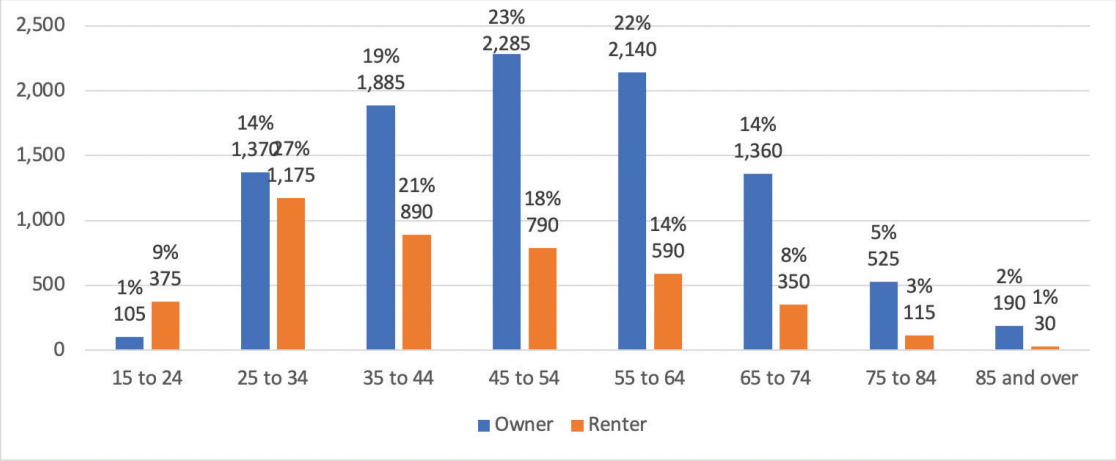


Source: Statistics Canada Census Program, Census Profiles 2016

Figure 8 shows the ages of primary household maintainers by tenure, to illustrate how tenure changed across age groups in 2016. Primary household maintainer refers to the person leading a household. The census allows two to be identified per household and the data is based on the first entry.

In the City, the highest proportion of renter households are led by an individual in the 25 to 34 age group. However, this age group is also more likely to own their house than to rent (1,370 owner versus 1,175 renter households). Langford is a relatively affordable community compared to other areas in the CRD, which attracts younger families to the area. The high proportion of homeownership rates in the younger age cohorts indicate that younger families are more likely to own than rent in Langford in 2016. The rate of homeownership peaks at households with a primary maintainer of age 45 to 64 before decreasing.

Figure 8 – *Age of Primary Household Maintainer by Tenure, 2016*



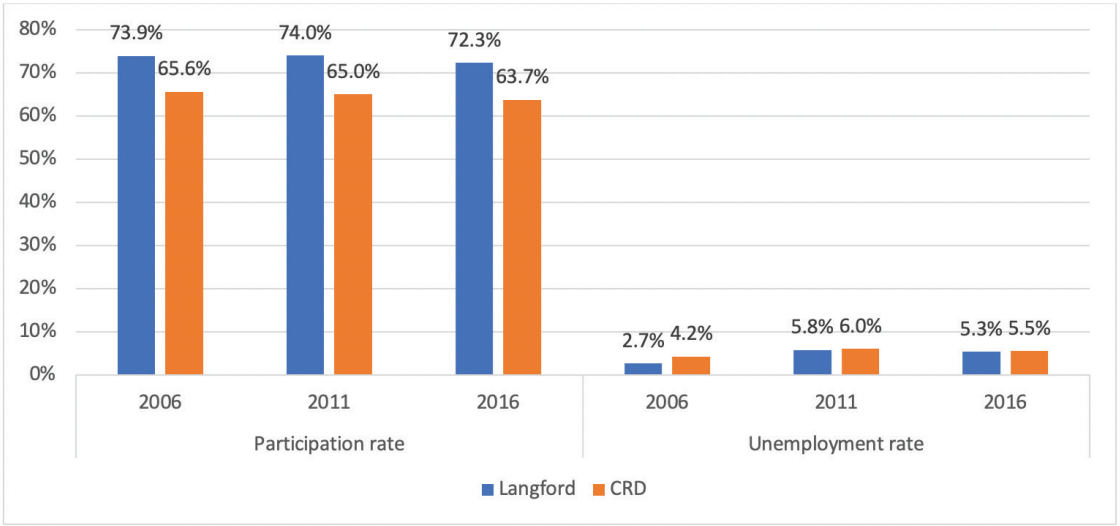
Source: Statistics Canada Census Program, Census 2016

2.5 Economy

In 2016, the top five industries of work for Langford residents were public administration (15%), health care and social assistance (13%), retail trade (13%), construction (9%), and accommodation and food services (8%).

Between 2006 and 2016, Langford and the CRD as a whole saw a slight decrease in the labour participation rate and an increase in the unemployment rate (Figure 9). In 2016, the participation rate was slightly higher than the region at 72.3% and the unemployment rate was similar to the region at 5.3%.

Figure 9 – *Labour Participation Rate and Unemployment Rate in Langford and CRD, 2006 to 2016*



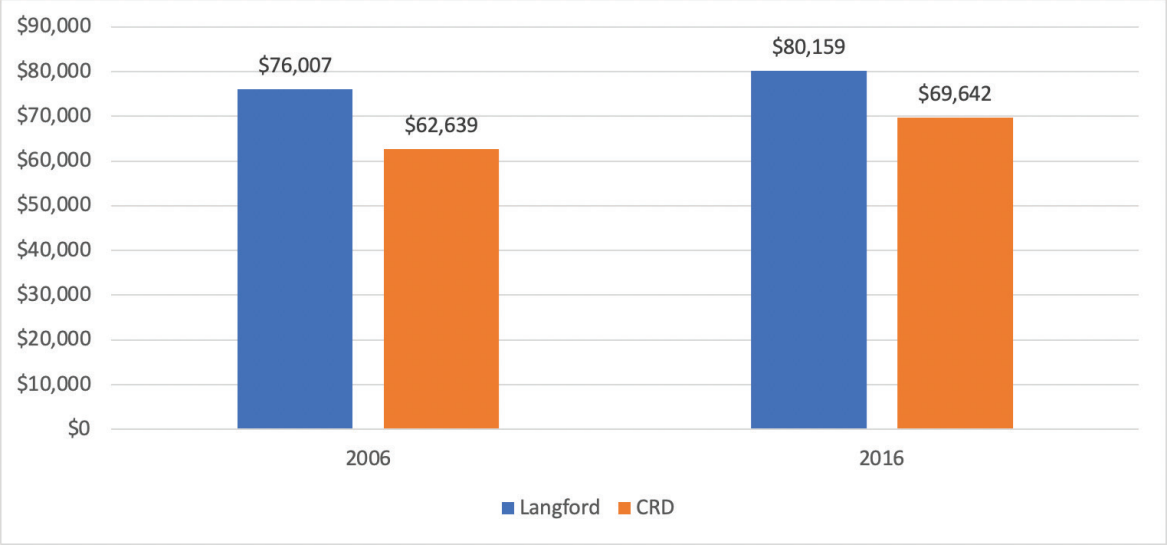
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2.6 Household Median Income

Note that the custom data set provided for the purposes of Housing Needs Reports is adjusted for 2015 Constant Dollars and may differ from the typical census Profiles. The Census reports household income from the year previous to the Census (e.g. the 2016 Census represents 2015 household incomes).

Between 2006 and 2016, the median before-tax private household income grew by 5.5% in Langford, compared to 11.2% across the CRD (Figure 10). In 2016, the median income in Langford was $80,159 – $10,517 higher than the CRD median income of $69,642 (Figure 10).

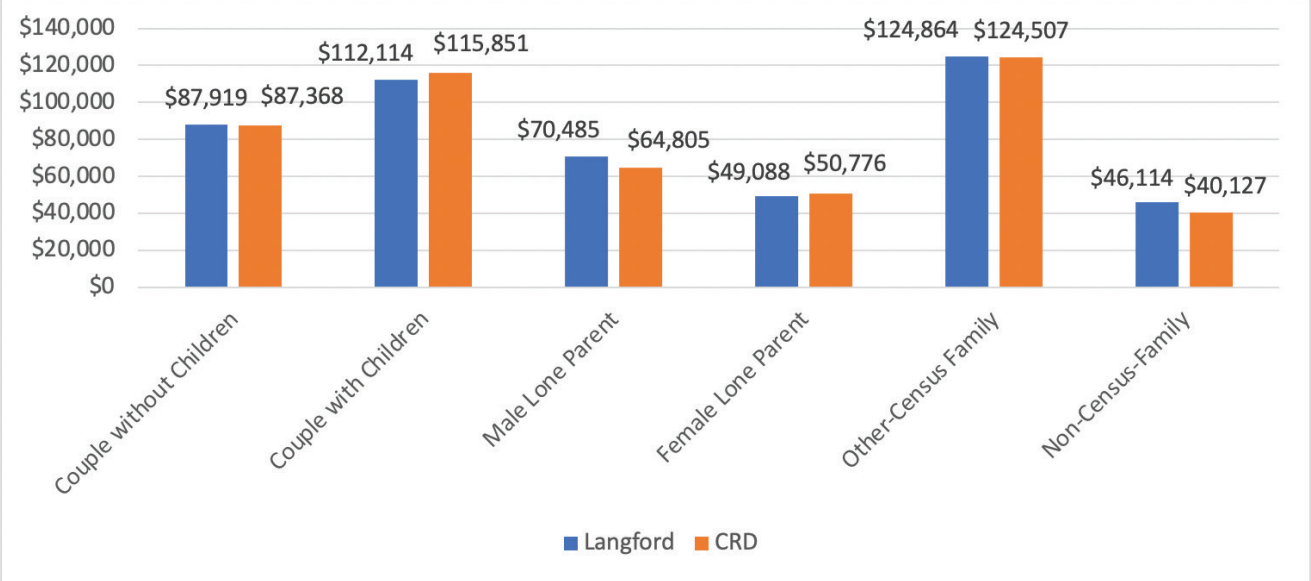
Figure 10 – *Median Before-Tax Private Household Income in Langford and CRD, 2006 to 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Median household income differs by household type. Households with single income earners often have lower median incomes than households with two or more incomes. Female lone parents and non-census-families (typically individuals living alone) have much lower median household incomes than other family types (Figure 11).

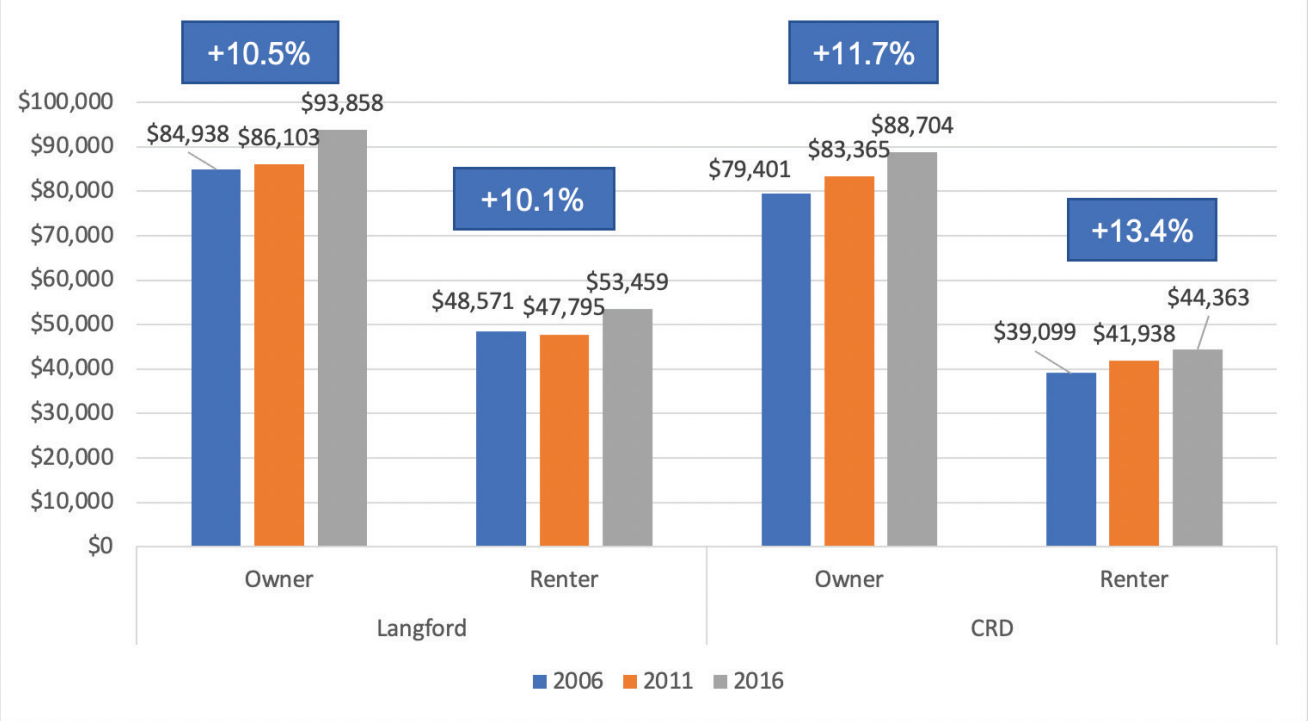
Figure 11 – *Median Total Household Income in Langford and CRD*



Source: Statistics Canada Census Program, Data Table 98-400-X2016099

The median renter household income in a community is often much lower than the median owner household income. In Langford, the median renter household income in 2016 was 57% of median owner household income (Figure 12).

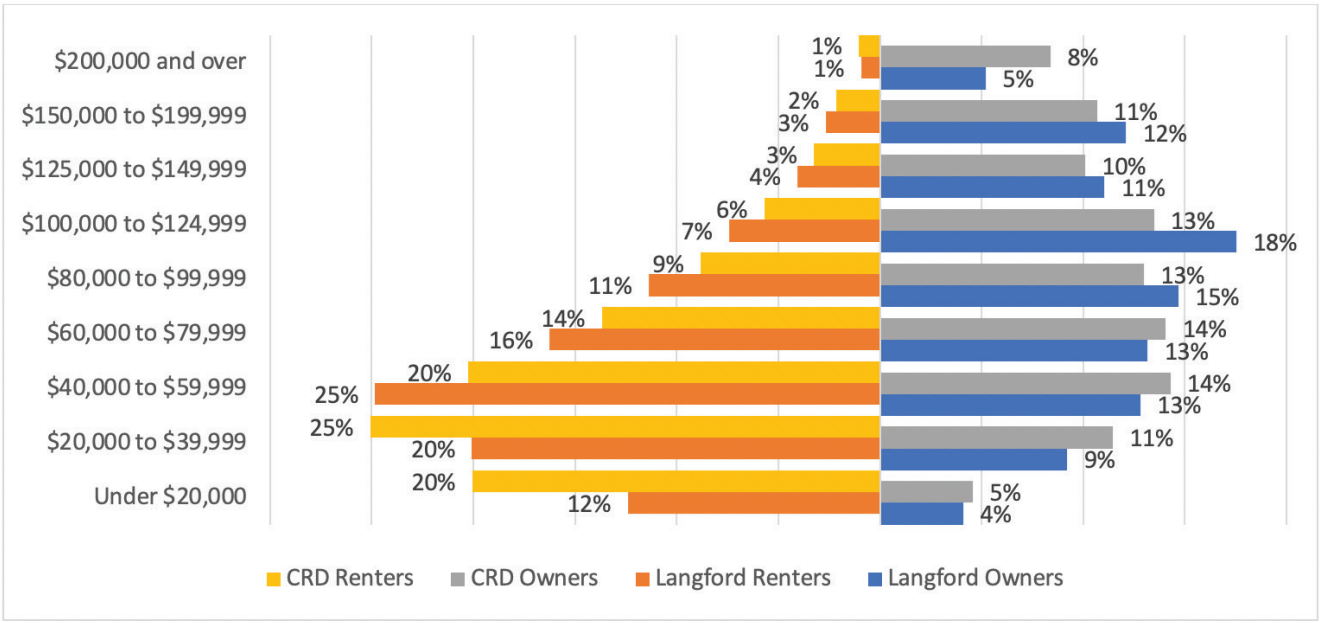
Figure 12 – *Median Before-Tax Private Household Income by Tenure in Langford and CRD, 2006 to 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Langford has a higher proportion of households in higher income brackets than the CRD, among both owners and renters (Figure 13).

Figure 13 – *Income Distribution by Tenure in Langford and CRD, 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2.7 Summary

- Between 2006 and 2016, Langford grew by 57.4% from 22,459 to 35,342 residents, while CRD grew by 11.1% over the same period.
- Between 2015 and 2016, 56% of new individuals moving to Langford were from other parts of BC, 30% were from other parts of Canada, and 14% were from other countries. Compared to CRD as a whole, Langford attracted a similar proportion of international migrants.
- While rising median ages are a national trend, Langford's median age stayed relatively stable over the last three Census years. The median age rose from 38.0 in 2006 to 38.3 in 2016 and is lower than CRD's 45.5
- Langford has a similar age distribution as the CRD as a whole, except for a smaller proportion of seniors (age 65 and over). There were also higher proportions of three-person or more households in Langford compared to the CRD (39% versus 28%, respectively).
- The top five industries employing Langford residents in 2016 were public administration (15%), health care and social assistance (13%), retail trade (13%), construction (9%), and accommodation and food services (8%). Challenges finding housing can affect the ability to attract and retain employees, especially as housing costs increase more quickly than incomes.
- Langford had higher incomes compared to the region over the past three census counts. In 2016, renter households reported incomes that were 57% of owner household incomes ($53,459 versus $93,858). Households with single incomes, especially female lone parent households and non-census-families (typically individuals living alone) reported significantly lower incomes compared to other household types.



3

housing profile

This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 7.

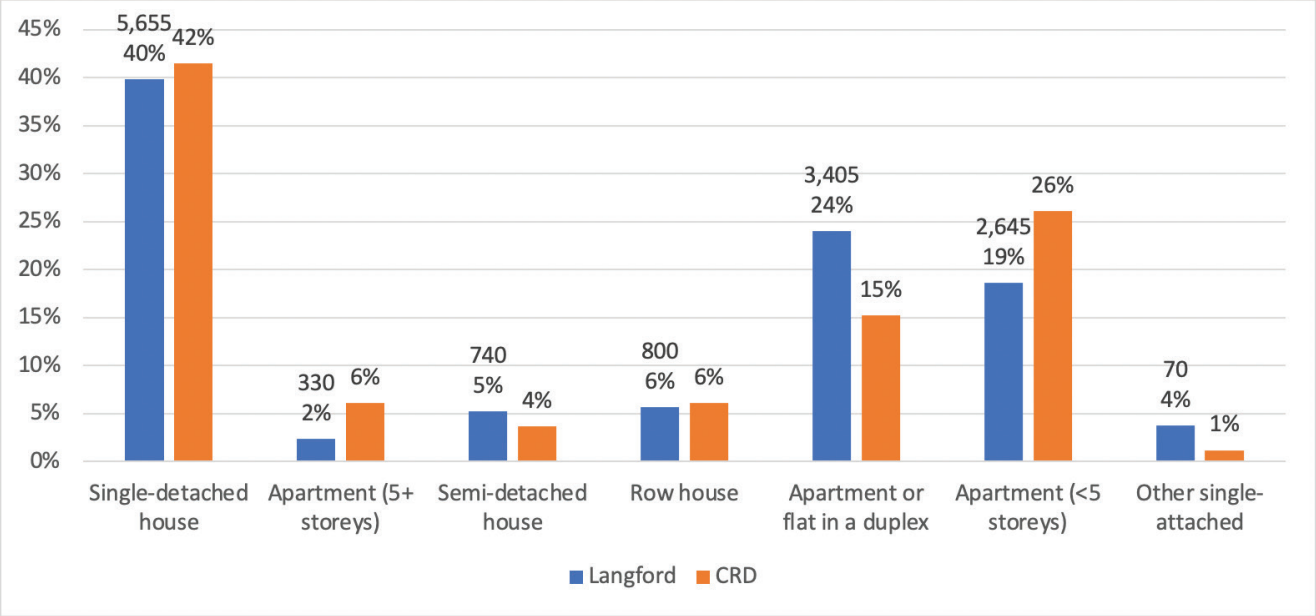
This section uses data from the following sources: 2006, 2011, and 2016 Statistics Canada data from the Census Profiles and data tables and custom data prepared for Housing Needs Reports; 2011 National Household Survey; CMHC Rental Market Survey; BC Assessment data; BC Housing, Co-operative Housing Federation of BC, and AirDNA.

3.1 Overview of Housing Stock

3.1.1 Housing Units

As of 2016, there were 14,180 dwellings in Langford. The City had a slightly lower proportion of single-detached houses, but a higher proportion of apartments in a flat or duplex compared to the region. Apartment or flat in duplex refers to single-detached houses with secondary suites. Usually, half of the units recorded as apartments or flats in a duplex (approximately 1,702) are assumed to be single-detached houses with secondary suites, while the other half are the suites themselves.

Figure 14 – Dwellings by Structure Type in Langford and CRD, 2016

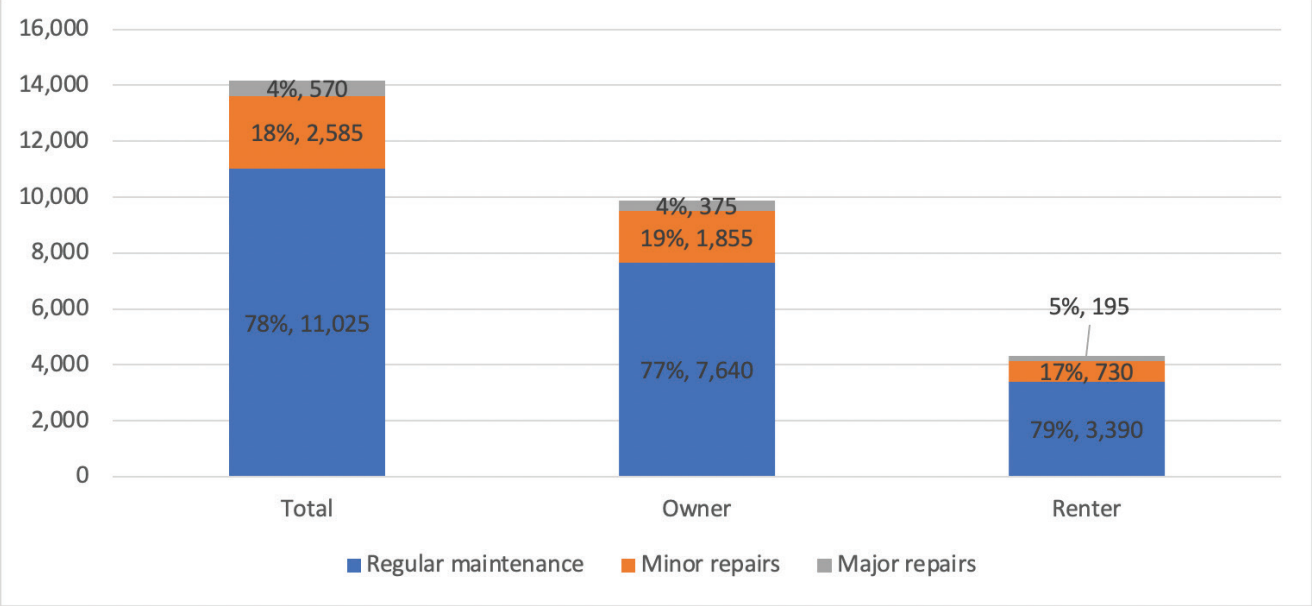


Source: Statistics Canada Census Program, Census Profiles 2016

3.1.2 Condition of Housing

In 2016, dwelling conditions were similar between renter and owner households (Figure 15), with most dwellings requiring regular maintenance only (78% of all dwellings). There were 18% requiring minor repairs and 4% require major repairs.

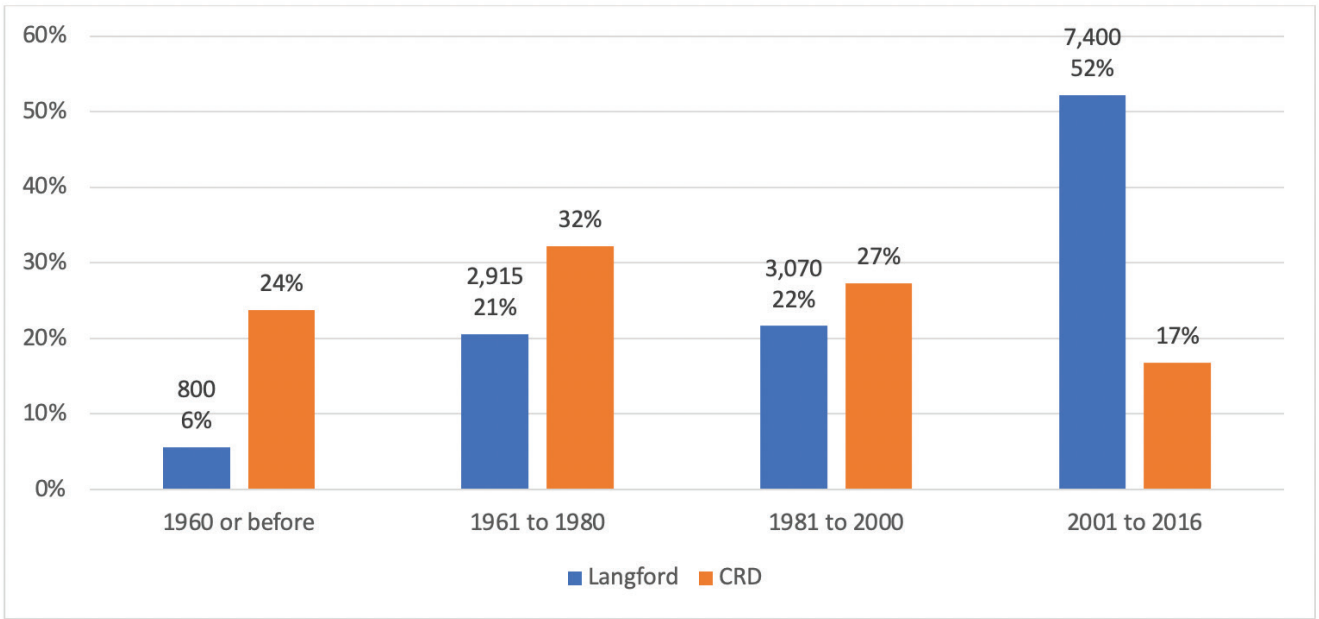
Figure 15 – *Dwelling Condition by Tenure, 2016*[3]



Source: Statistics Canada, Census 2016, Table 98-400-X2016222.

Compared to CRD, dwellings in Langford are newer, with more than half of the housing stock built in recent years, between 2001 to 2016 (Figure 16).

Figure 16 – *Dwellings by Period of Construction in Langford and CRD, 2016*

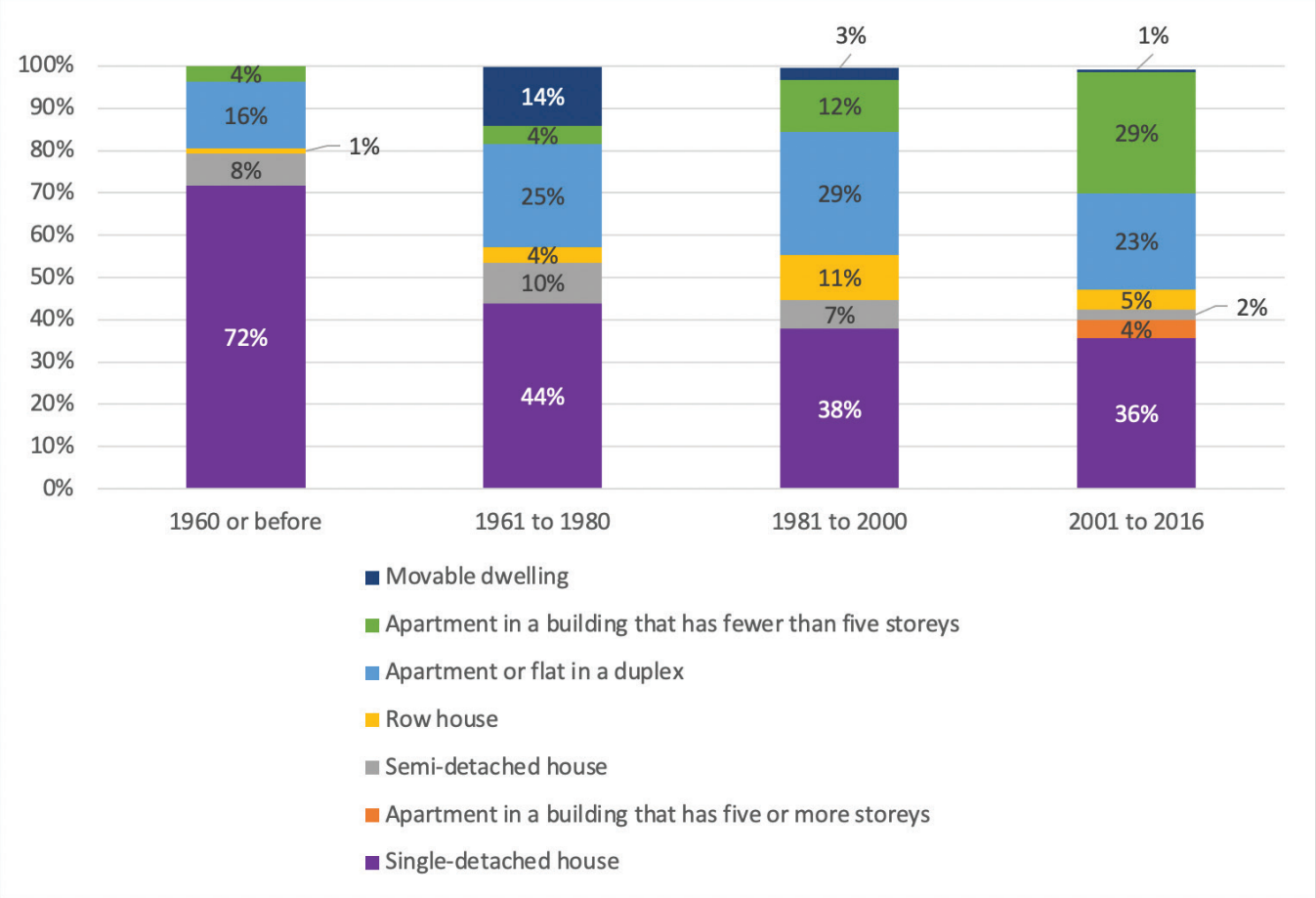


Source: Statistics Canada Census Program, Census Profiles 2016

[3] Note that for some census data, errors and / or random rounding can result in numbers that do not add up to their totals and percentages that do not add up to 100%. Random rounding means that each individual value is randomly rounded up or down to a multiple of 5 or 10, and sub-totals are independently rounded. These discrepancies are especially common when looking at aggregations with different variables, such as tenure and condition.

Figure 17 shows that single-detached houses are the predominant structural type of housing built in each period of construction. In terms of proportional growth, there has been an increase of apartments in a building that has five or more storeys, apartment in a build that has fewer than five storeys, row houses, and semi-detached over time.

Figure 17 – *Dwellings by Period of Construction and Structural Type in Langford, 2016*



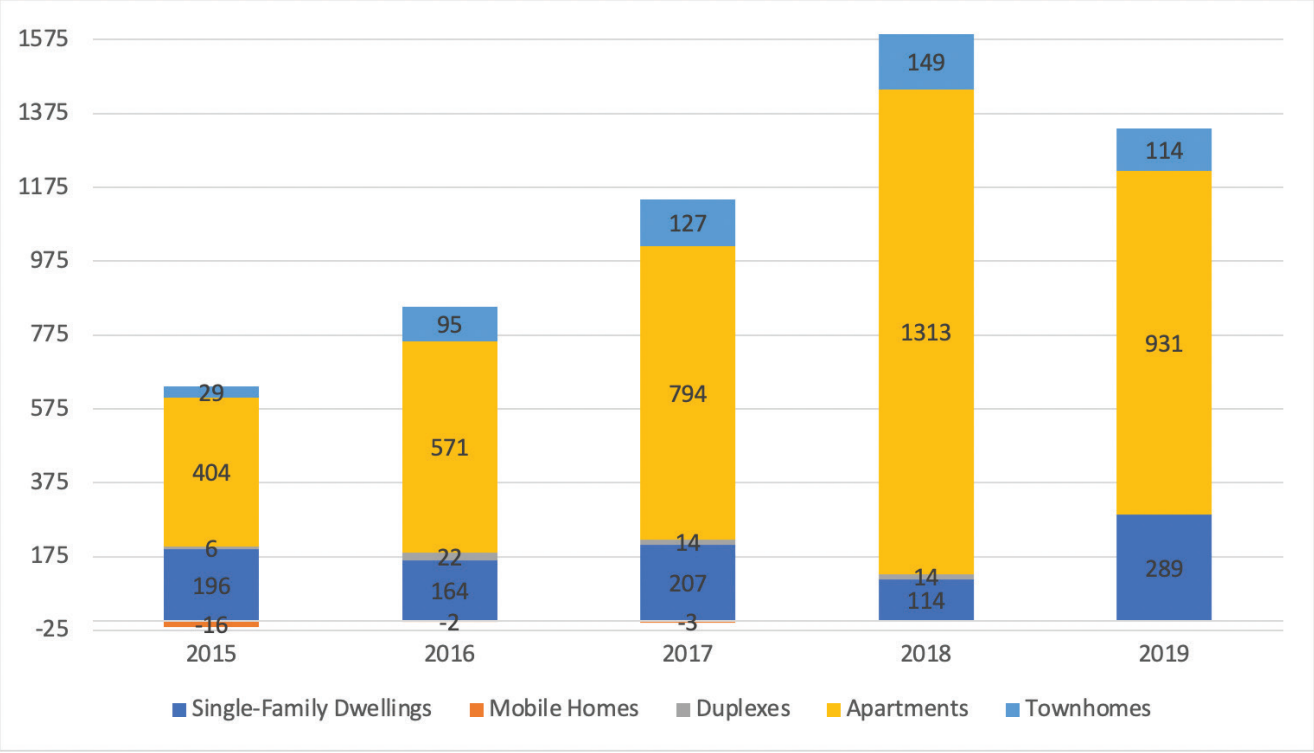
Note: Not shown on this graph are other single-attached homes (~50 units)
Source: Statistics Canada Census Program, Census Profiles 2016

3.1.3 Recent Changes in Housing Stock

Between 2015 and 2019, 72.5% of additional dwelling units in Langford were apartments, 17.5% were single-family dwellings, 9.3% were townhomes, and 1.0% were duplexes (Figure 18). The proportion of single-family houses and townhouses represent a small portion of housing that is built each year, indicating that the demand is strong for apartments, and that favorable financial conditions are supporting the development of this housing form. In particular, financial support for purpose-built through CMHC programs and overall favorable lending rates from mainstream financial institutions due to low interest rates may have also contributed to this trend.

Note that this data considers net new homes and accounts for demolitions.

Figure 18 – *Net Building Permits Issued Annually by Dwelling Type in Langford, 2015 to 2019*



*Source: CRD Building Permit Data**

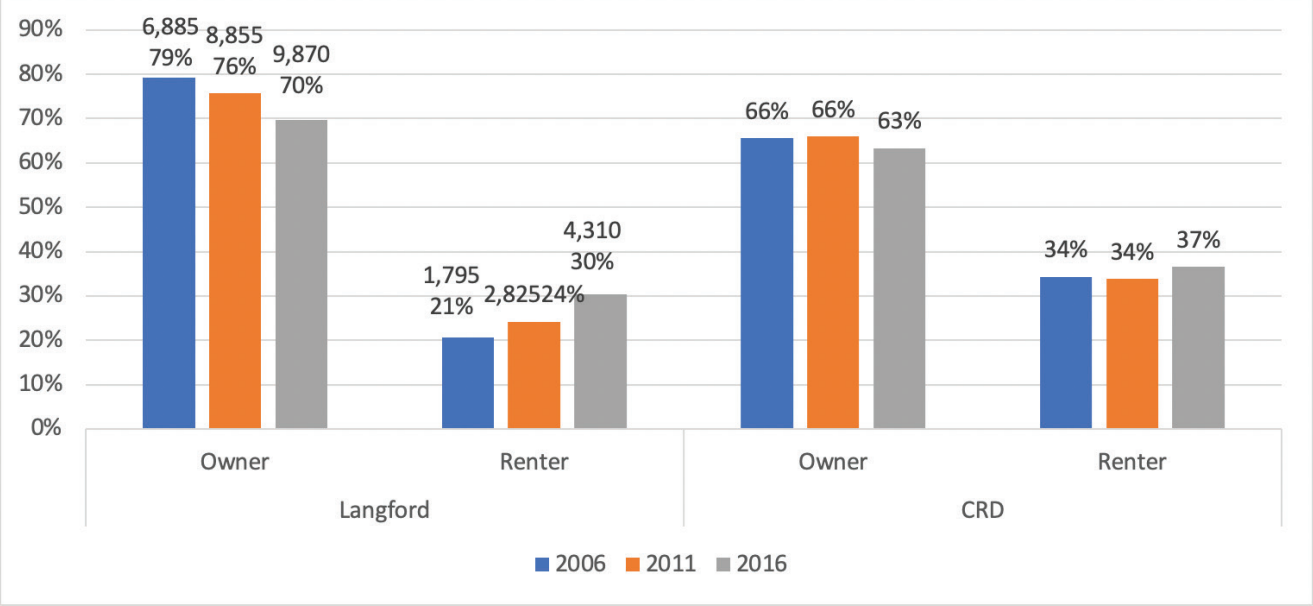
** The CRD uses Statistics Canada's structure type classifications. "Apartments" includes dwelling units found in a wide range of structures, such as duplexes, triplexes, row duplexes, low and high rise apartments, secondary suites in single-detached homes, and dwelling units over or at the rear of a store or other non-residential structures*

In this case, the CRD category of "duplexes" refers to the Statistics Canada definition of semi-detached houses. These are dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed).

3.1.4 Tenure

Langford has seen the proportion of owner households decline significantly over the past three census periods, from 79% of all households in 2006 to 70% in 2016. Renter households have seen a large absolute growth of 2,515 households, proportionally growing from 21% to 30% during the same period. For comparison, in 2016, 63% of CRD residents were homeowners and 37% were renters.

Figure 19 – *Households by Tenure in Langford, 2006 to 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

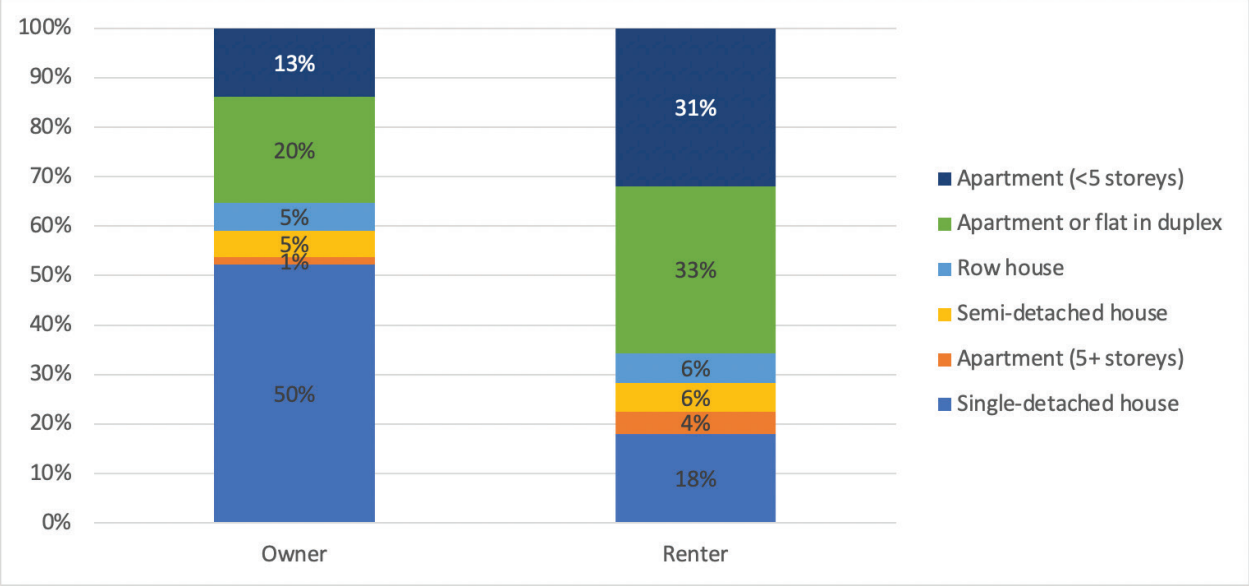
In 2016, 300 households, or 7% of renter households, reported that they live in subsidized housing[4]. This is a slight increase from 2011 when 295 households, or 11%, reported that they lived in subsidized housing. There is no data available for 2006.

[4]*Subsidized housing includes rent supplements like those provided by BC Housing, which support households renting in the private market. It can also include rent geared to income, social housing, public housing, government-assisted housing, and non-profit housing. More detailed information on non-market housing in the City is provided in Section 3.4.*

3.5.1 Households and Structure Types

Among owner households in Langford, the most common structure types are single-detached houses (50% of owner households), followed by homes with secondary suites (apartment or flat in duplex) and low-rise apartments (fewer than five storeys) (Figure 20). Renter households occupy a larger proportion of apartments or flat in duplex and apartments less than five storeys (64% of renter households), with the next most common dwelling type being single-detached houses (18%).

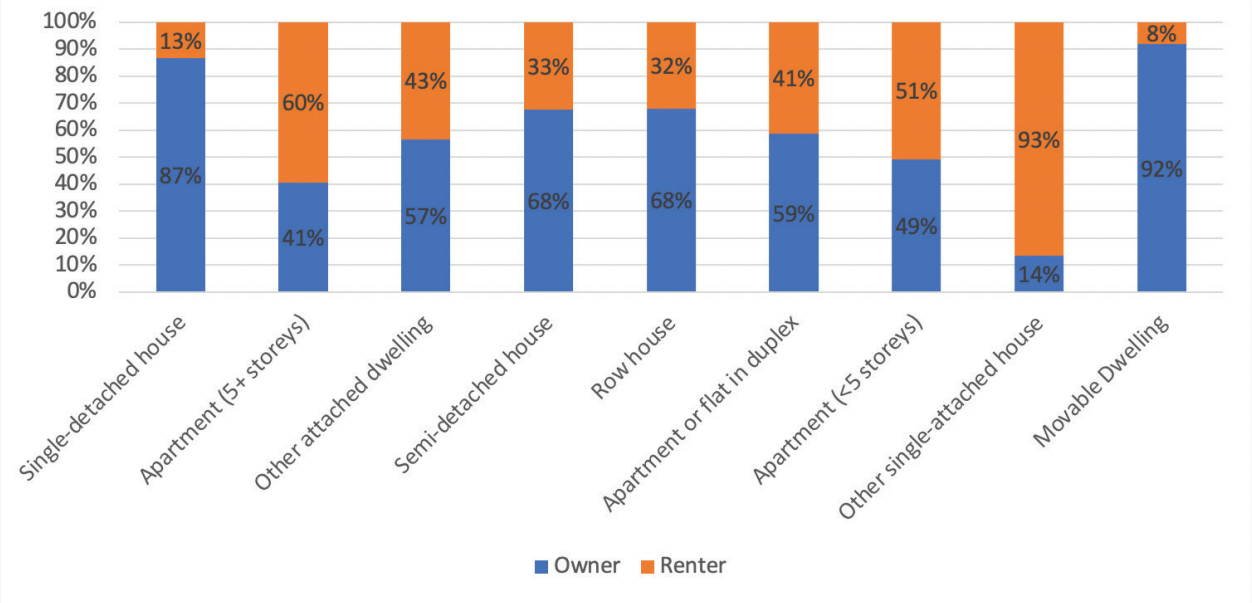
Figure 20 – *Structure Type by Tenure in Langford, 2016*



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

Data from 2016 suggests that most ground-oriented homes (e.g. single-detached house, semi-detached house, row house, movable dwellings) in Langford were occupied by owner households. Apartments in a building taller than five storeys are more likely to be occupied by renter households (60%), followed by apartments in a building with five storeys or less (51%).

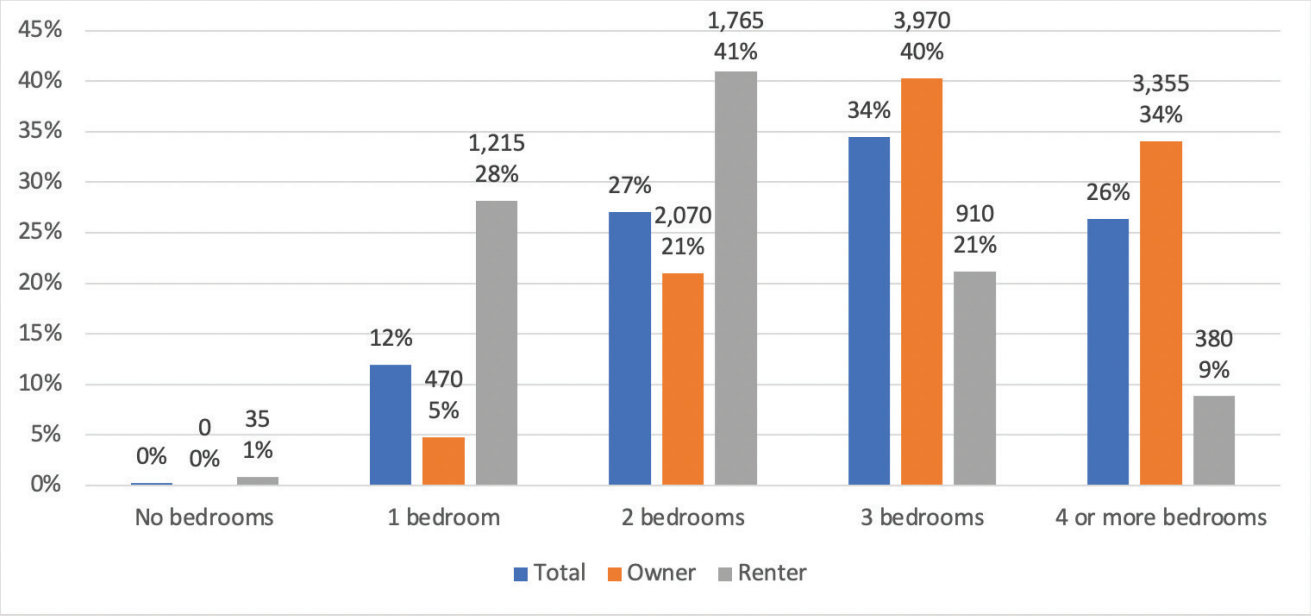
Figure 21 – *Tenure by Structure Type in Langford, 2016*



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

In 2016, 60% of dwellings in Langford were three bedrooms or more (Figure 22). Most dwellings with three bedrooms or more were owned (40%), compared to only 21% of rented dwellings were this size. Most rented dwellings had two bedrooms or fewer (70%).

Figure 22 – *Dwellings by Unit Size and Tenure in Langford, 2016*

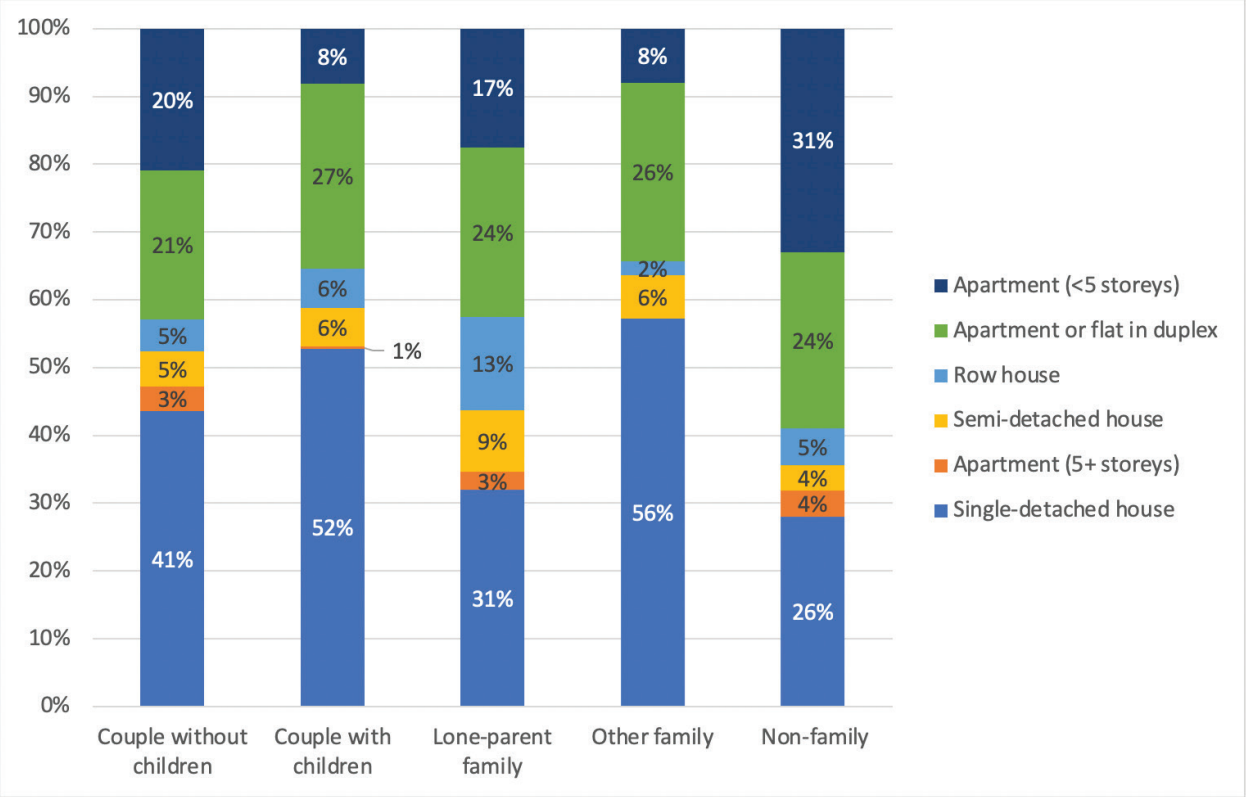


Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 23, Figure 24, and Figure 25 show the types of households, sizes of households, and ages of primary household maintainers living in different structure types. Due to the large proportion of single-detached dwelling in the City, they are often the dominant structure type.

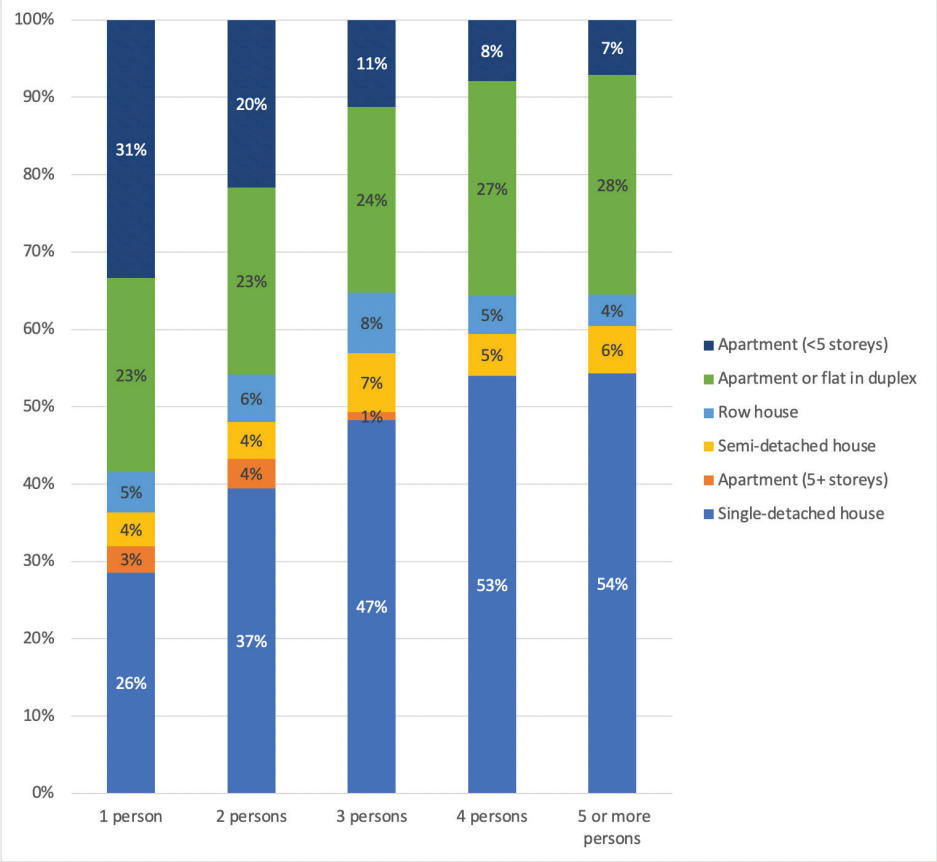
Among couples with children and other families, the single-detached house is the dominant structure type (Figure 23). Lone parent households, non-census-families and couples without children are far more likely to live in multi-family dwellings. About half (53% to 54%) of all households with 4 persons or more live in single-detached houses, while households with 3 persons or less are more likely to live in other types of housing (Figure 24). Finally, a higher proportion of households led by primary household maintainers 65 years or older and 15 to 24 years live in apartments in buildings taller than 5 storeys (Figure 25).

Figure 23 – *Households by Structure Type and Family Type in Langford, 2016*



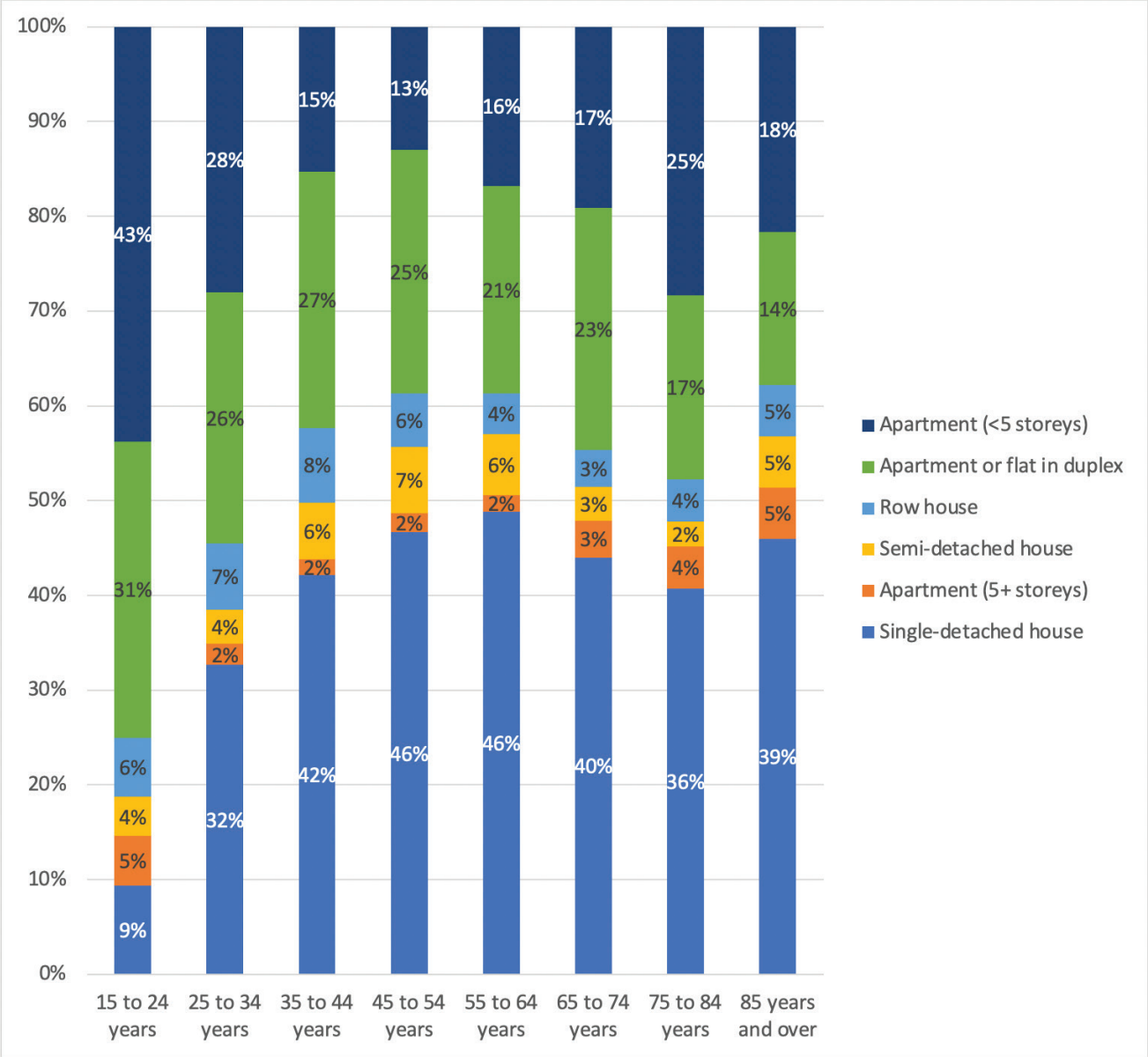
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

Figure 24 – *Households by Structure Type and Household Size in Langford, 2016*



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

Figure 25 – *Households by Structure Type and Primary Maintainer Age in Langford, 2016*

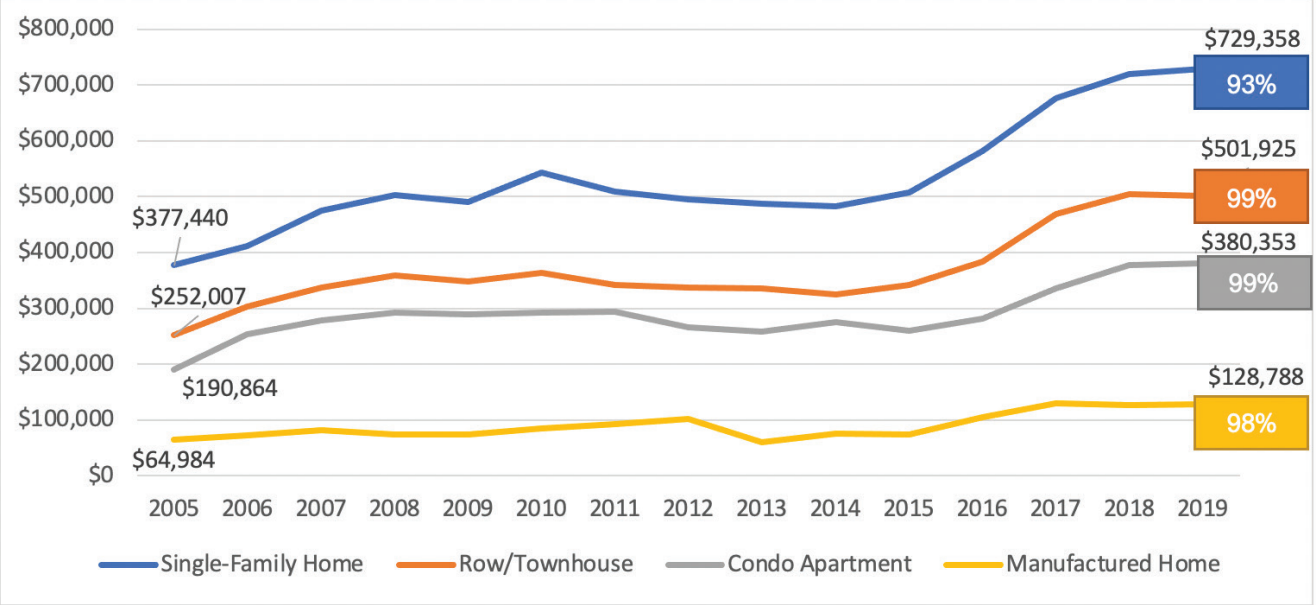


3.2 Trends in Homeownership Market

Average home sale prices have grown, with price increases accelerating after 2015 (Figure 26). Prices for all dwellings types in Langford have almost doubled since 2005.

The average sales prices, however, do not take into consideration the age and size of houses or any houses with extremely low or extremely high prices that may not be representative of the market overall. In comparison, the Multiple Listing Service® (MLS) Home Price Index (HPI) uses an analysis methodology that includes the common attributes of typical houses in a given area. For Langford, the October 2019 MLS® HPI benchmark sales price for a single-detached house was $649,200 which is slightly lower than the 2019 average sales price of $729,358.

Figure 26 – *Average Home Sale Prices in Langford, 2005 to 2019*



Source: Victoria Real Estate Board

3.2.1 Homeownership Affordability Gaps Analysis

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by the cost of mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees (see Glossary). The analysis is based on 2019 average sales prices and 2019 October MLS® HPI benchmark sales prices[5] from the Victoria Real Estate Board and median total before-tax household incomes from the 2016 census. Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2019 housing costs, incomes were adjusted to 2019 using the average annual percentage increase between 2006 to 2016. Incomes were also adjusted to reflect the higher median income of owner households relative to renter households based on the difference between owner household median income and overall median income for 2016.

To calculate total monthly shelter costs, several assumptions were made: mortgage payments are based on a down payment of 10% with 2.54% interest on a 3-year fixed-rate term, and a total of $533 to $789 (depending on the housing type) for property tax, utilities, home insurance, municipal services charges, and strata fees (where applicable).

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.[6]

Table 1 shows there are significant gaps for most household types in affording single-detached homes, the most common type of home in the City, except for other census families. Other census families often have higher incomes compared to other family types because they can include multi-generational or other family living arrangements with multiple incomes. Couples with children making the median income would need to spend approximately 32% of their monthly income on shelter costs; while couples without children would need to spend 41%.

Townhouses, at the average 2019 sales price, were affordable for couples with children earning the median household income. Apartments could be an affordable option for couples without children earning the median household income. They could also be an affordable option for couples with children and other census families, but there may be limited stock of units with enough bedrooms to be suitable for these household types.

Homeownership is likely out of reach for single-income households like lone-parent and non-census families; these household types would need to spend close to 50% or more of their monthly income to be able to afford any one of the housing types.

[5] The MLS® HPI benchmark prices take into consideration a set of housing features that can be compared year-to-year, and exclude extremely low or extremely high prices that may not be representative of the market overall. The HPI is considered to be a more accurate measure of housing price trends.

[6] Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

Table 1 – *Affordability Gap Analysis for Owners in Langford, Average Sales Prices, 2019*

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single Family Home $729,358	Townhouse $501,925	Apartment $380,353
Couples without children	$102,944	$2,574	-$939	-$248	$500
Couples with children	$131,274	$3,282	-$231	$460	$1,208
Lone parent families	$62,018	$1,550	-$1,963	-$1,271	-$523
Non-census families	$53,995	$1,350	-$2,163	-$1,472	-$724
Other census families	$146,203	$3,655	$142	$834	$1,582

Table 2 – *Affordability Gap Analysis for Owners in Langford, Benchmark Sales Prices, 2019*

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single Family Home $649,200	Townhouse $490,600	Apartment $396,800
Couples without children	$102,944	$2,574	-$592	-$199	$429
Couples with children	$131,274	$3,282	$116	$509	$1,137
Lone parent families	$62,018	$1,550	-$1,615	-$1,222	-$594
Non-census families	$53,995	$1,350	-$1,816	-$1,423	-$795
Other census families	$146,203	$3,655	$489	$883	$1,510

Sources: Statistics Canada, 2016 Census. CMHC 2019 Rental Housing Survey
**Shelter costs for renters include the rent and the costs of electricity, heat, and water.*

Spending less than 30% of household income on shelter costs

Spending approximately 30-49% of household income on shelter costs

Spending 50% or more of household income on shelter costs

3.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that were not built as exclusively rental properties.

3.3.1 Primary Rental

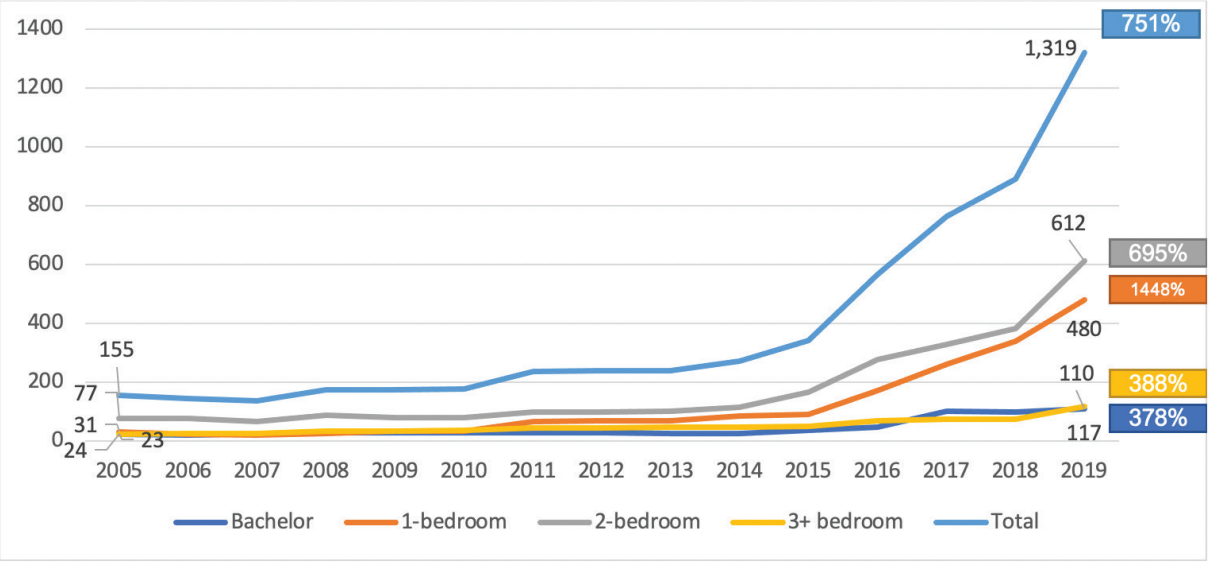
Despite CMHC surveying 1,319 purpose-built rental units in Langford in 2019, the City of Langford has documented 2,498 occupied purpose-built rental units within the municipality, and an additional 1,630 under construction. This discrepancy is likely due to a lag between newly constructed units and CMHC's ability to capture them in the annual Rental Market Survey, but highlights a limitation in using CMHC rental figures, as they may not capture the complete picture of rental housing costs and vacancy rates. The rest of this subsection focuses on the 1,319 units reported by CMHC as it provides the most detailed data on rents and vacancy rates.

Between 2005 and 2019, there was a significant increase in the number of primary rental market units in Langford (Figure 27). The overall stock increased by 751% or 1,164 units over this period. In terms of growth, 1-bedroom units grew the fastest (1448% or 449 units) and 2-bedroom units had the most absolute growth (695% or 535 units). In 2019, only 8% of primary rental units were bachelor units, and 9% were 3+ bedroom units. The remaining 83% consisted of 1-bedroom and 2-bedroom units.

As described in Section 3.1.4, the City has seen an increase in the proportion of renter households since 2006. In 2016, there were 4,310 renter households in the City and 565 primary market rental units (as reported by CMHC), suggesting that only an estimated 13% of renter households were served by the primary market at that time. The proportion served by the primary rental market could be higher according to the City of Langford's record of units. From 2016 to 2019, 754 new rental units have been added and it is unclear whether this has kept up with renter household growth. This number does not include supportive housing or assisted living units (e.g. seniors housing) which is captured separately.

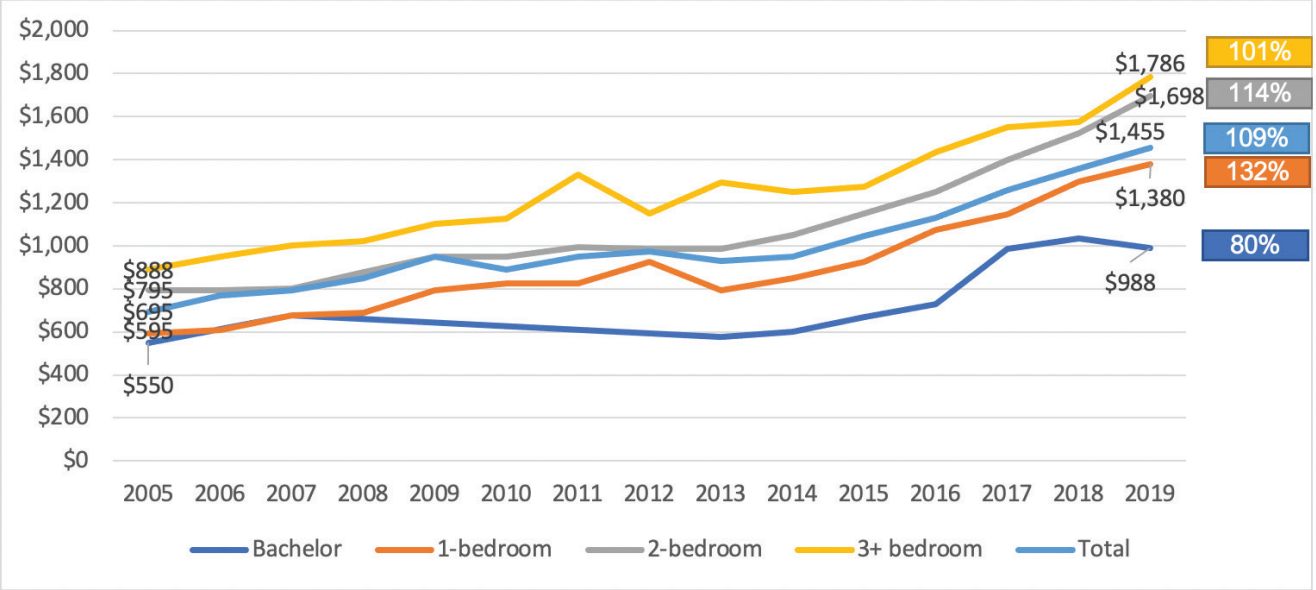
The median rent for primary rental market units in Langford increased between 2005 and 2019 according to CMHC (Figure 28). The increase in cost of rent was at a slightly faster rate than seen in the homeownership market, likely due to the addition of new primary rental units coming onto the market during this same period.

Figure 27 – *Primary Rental Market Units in Langford, 2005-2019*



Source: CMHC Rental Market Survey

Figure 28 – *Median Rent in the Primary Rental Market in Langford, 2005-2019*

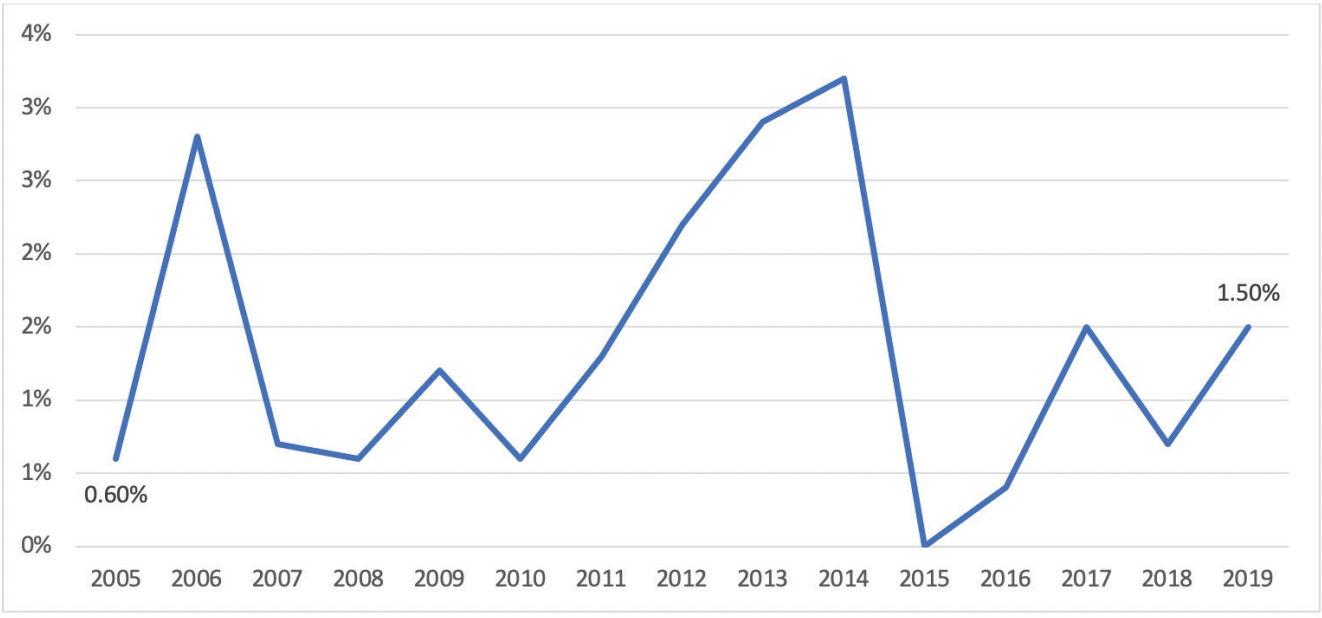


Source: CMHC Rental Market Survey

Although Langford has had fluctuating rental vacancy rates since 2005 to 2019, it has always stayed at 3% or below. As of October 2019, the overall rental vacancy rate for Langford was 1.5%. A low vacancy rate often indicates significant rental demand and can result in excessive competition for available rental units and upward pressure of prices, making it especially difficult for vulnerable populations to find safe, suitable, and affordable rental housing options.

However, in Langford the rental market appears to adjust as demand gets high (e.g. near 0% vacancy), perhaps due to new units coming onto the market. A healthy vacancy rate is generally considered to be between 3% and 5%.

Figure 29 – *Primary Rental Market Vacancy Rate in Langford, 2005 to 2019*



Source: CMHC Rental Market Survey

In Canada, renter households who are looking to enter the homeownership market may encounter barriers related to affording a house. While there is no data available specific to Langford, the common set of barriers experienced by renter households are generally related to saving for a sufficient size of a downpayment and eligibility for financing without external support (e.g. parents or family) to help. The affordability gap analysis below further highlights one example of the housing unaffordability challenges encountered by renter households earning the median household.

3.3.2 Rental Housing Affordability Gaps Analysis

To assess affordability gaps for renters in the primary market in Langford, a rental housing affordability gaps analysis was conducted. Similar to the affordability gap analysis for owners, this analysis is based on median total before-tax household incomes from the 2016 census, adjusted for 2020 based on historical growth rates and further adjusted for renter household incomes. Renter households typically make far less than owner households. In Langford, median household income for renter households is 67% the median household income for the community as a whole. This adjustment helps to avoid underestimating the gap renters face in the rental market.

The rents used in this analysis are 2019 median rental rates for primary rental units from CMHC's Rental Housing Survey and median total before-tax household incomes from the 2016 census. While this analysis helps to better understand affordability gaps for renters, there were enough primary rental market units for only 31% of renter households in 2016, suggesting that 69% of renters in the City are likely residing in secondary rental market units. CMHC does not provide secondary rental market data for Langford.

Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2019 housing costs, incomes were adjusted to 2019 using the average annual percentage increase between 2006 to 2016. Incomes were also adjusted to reflect the lower median income of renter households relative to owner households based on the difference between owner household median income and overall median income for 2016.

In addition to the median rents listed in the table, this analysis includes $58 per month for utilities and tenant insurance in shelter costs.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.[7]

There are significant gaps for single-income households, like lone-parent families and non-census families. Although there are no affordability gaps for couples with children and other census families making the estimated median renter household incomes, it is important to remember that half of households of this type living in the City will make less than the median household income.

[7] *Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include houses in Core Housing Need. Households spending 50% or more of total before-tax households income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.*

Couples without children include older couples whose children have left home. These couples may be living on a single income or, if retired, on fixed income from pension and investments. These households are close to the affordability threshold for 2-bedroom and 3-bedroom units; however, they are also more likely to own a home and benefit from rising market prices when downsizing, offering more financial resources to put towards housing.

Non-census families, most commonly, individuals living alone, and lone-parent families who are earning the median household income for their household type would be unable to afford any suitable units at the median rental rates. Lone-parent families require a minimum of two bedrooms to suitably house their children.

Table 3 – *Affordability Gap Analysis for Renters in Langford*

	Median Household Income (2019)	Affordable Shelter Costs (monthly)	Monthly Shelter Affordability Gap		
			1-Bedroom Apartment ($1,380)	2-Bedroom Apartment ($1,698)	3-Bedroom Apartment ($1,786)
Couples without children	$60,507	$1,513	$75	-$243	-$331
Couples with children	$77,158	$1,929	$491	$173	$85
Lone-parent families	$36,452	$911	-$527	-$845	-$933
Non-census families	$31,736	$793	-$645	-$963	-$1,051
Other census families	$85,933	$2,148	$710	$392	$304

Sources: Statistics Canada, 2016 Census. CMHC 2019 Rental Housing Survey.
**Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services.*

Spending less than 30% of household income on shelter costs

Spending approximately 30-49% of household income on shelter costs

Spending 50% or more of household income on shelter costs

3.3.3 Secondary Rental Market Trends

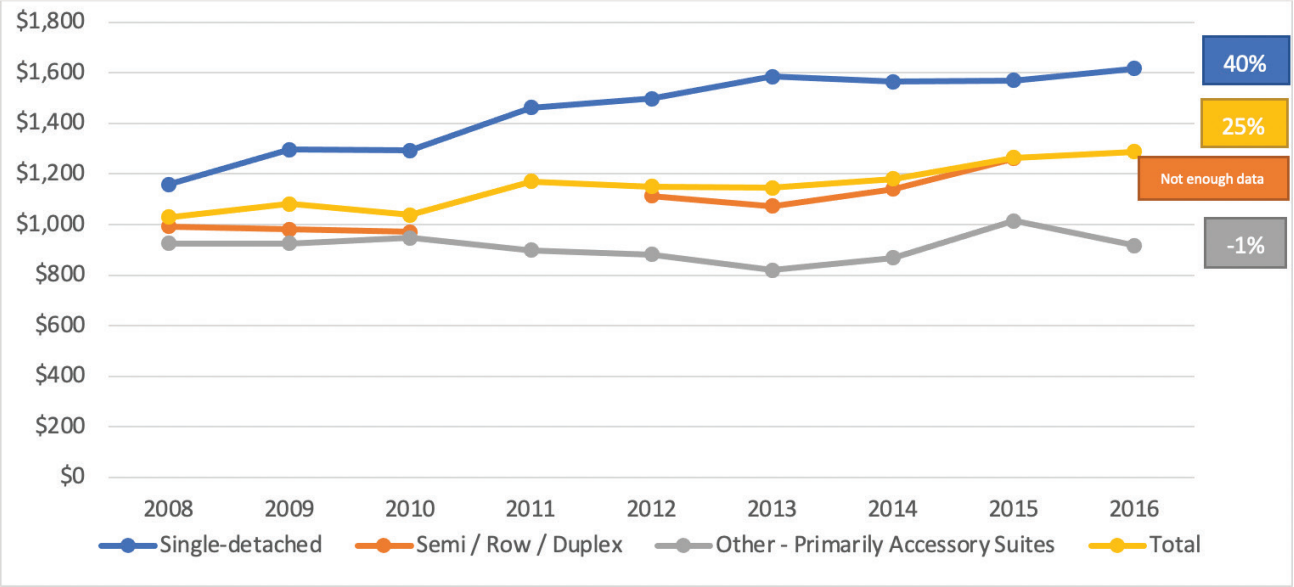
Secondary rental refers to both secondary suites as well as other types of units that are rented by the property owner, including single-family homes, apartment condominiums, and townhomes. In 2016, there were 4,310 renter households in the City and 565 primary market rental units, suggesting that 87% of renter households were served by the secondary rental market.

According to the City's records, there are 4,694 legal secondary suites in Langford.

CMHC provides data for the secondary rental market for the Victoria Census Metropolitan Area, which includes most CRD communities, except Salt Spring Island and the western portion of Juan de Fuca. This data is of much lower quality than the data for the primary rental market.

Between 2008 and 2016 (the years for which data is available), average rents for rented single-detached homes grew by 40%, a significant increase but not as large as seen in the primary rental market (Figure 30). The available data indicates that, as of 2016, the average rent of an accessory suite did not see major changes since 2008.

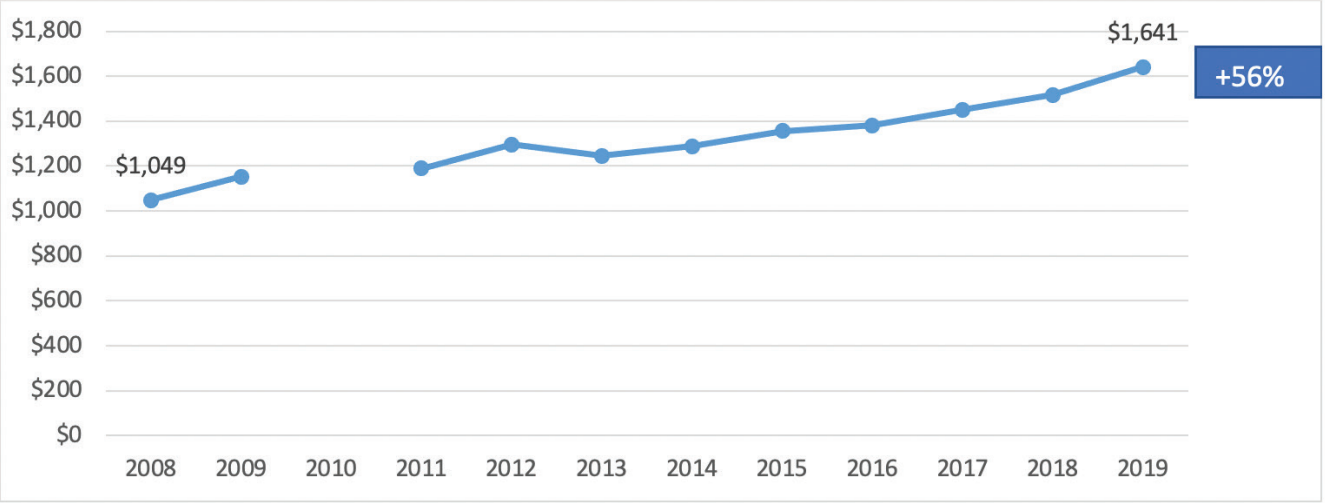
Figure 30 – *Average Rents for Secondary Market Units in Victoria CMA, Excluding Condominiums, 2008 to 2016*



Note that there are some data gaps and that some of the data is of poor quality. 2016 is the latest year for which there is data.
Source: CMHC, 2019.

The data for rented condominiums shows a steady increase in average rents but there are significant data gaps (Figure 31).

Figure 31 – *Average Rents for Rented Condominiums in Victoria CMA, 2008 to 2019*

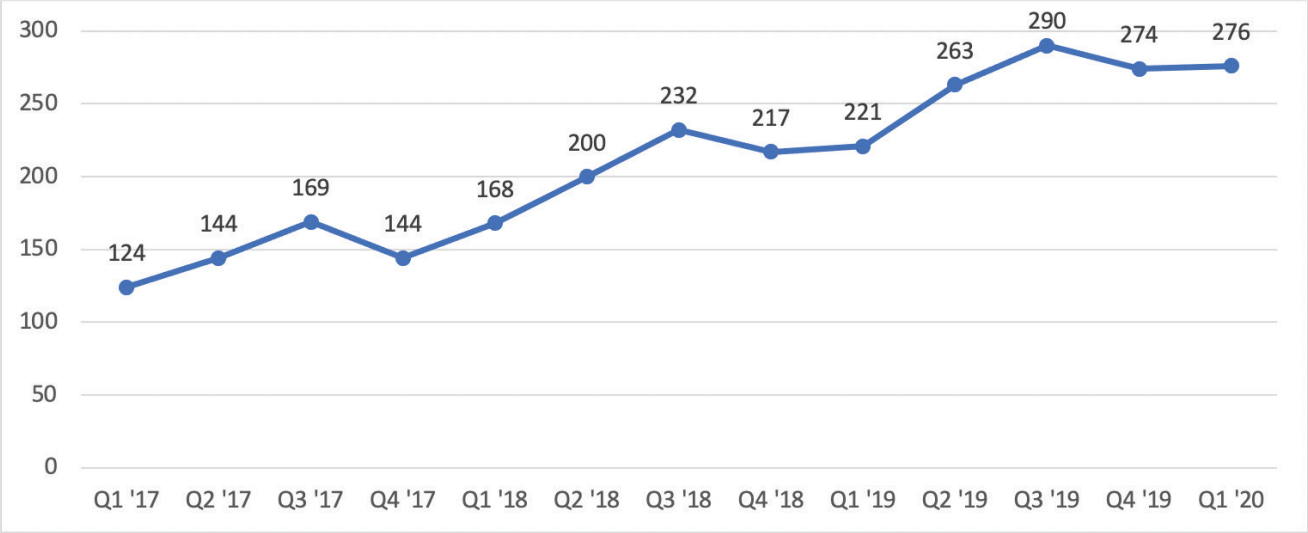


Note that there are significant data gaps and that some of the data is of poor quality.
Source: CMHC, 2019.

3.3.4 Short-Term Rental Market [8]

On May 18, 2020, a scan of AirDNA data on short-term rentals was completed. It found 188 short-term rentals listed for Langford at that time. Of these active rental listings in Langford, 83% were for the entire home, 16% were for private rooms in a home, and 1% was for a shared room. AirDNA also provides data on previous quarters. Since 2017, the number of short-term rentals in Langford has doubled to 276 units in the first quarter of 2020.

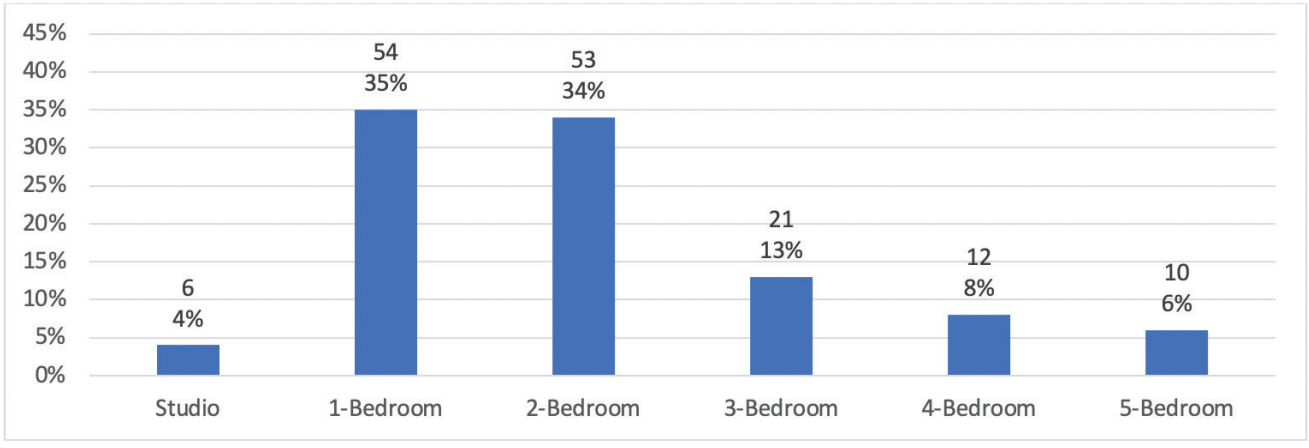
Figure 32 – *Number of Short-Term Rentals Per Year Quarterly, 2017-2020*



Source: AirDNA, 2020.

When looking at unit size, 73% of active rentals on May 18, 2020 were smaller units (i.e., studio, one-bedroom, or two-bedroom) (Figure 33).

Figure 33 – *Short-Term Rentals by Number of Bedrooms, May 18, 2020*



Source: AirDNA, 2020.

As of August 2020, AirDNA reported an occupancy rate of 65% in Langford, down from the 89% occupancy rate in August 2019. It is likely the COVID-19 restrictions on travel have impacted the short-term rental market and that some owners are removing their units from listings, at least temporarily, while far few people travelled in March due to social distancing measures and travel restrictions. This indicates that the coronavirus pandemic and social distancing measures have had some impact on the short-term rental market, at least in the immediate term.

[8] Data for the short-term rental market is accessed through the publicly available information on AirDNA.co. The date of data collection is noted in the text and may be different from other reports completed through the CRD Housing Needs Report project.

3.4 Non-Market Housing

As of March 2019, there are a total of 847 non-market units where BC Housing has a financial relationship (Table 4). This may include subsidized units, shelter beds, rent supplements, or other non-market supports. Most of these units are for families and seniors, and some of these units are dedicated for persons with disabilities.

Table 4 – *BC Housing Subsidized Units, 2019**

Service Group	Emergency Shelter and Housing for the Homeless**	Transitional and Supportive Living	Independent Social Housing	Rent Assistance in Private Market	Total
Seniors	0	167	30	146	343
Families	0	-	365	120	485
Persons with Disabilities	0	19	-	-	19
				Total	847

**The data includes non-market housing units where BC Housing has a financial relationship. There may be other non-market housing units in the community. **Includes both homeless housed in housing with supports and homeless rent supplements.*

Source: BC Housing Research and Planning Department, 2020.

As of 2019, Langford has 21 co-operative housing units that are registered with the Co-operative Housing Federation of BC (CHFBC). As cooperative housing units tend to have more bedrooms, they are an important source of affordable housing for families with children. In addition to the 21 units registered with the CHFBC, the Sooke Lake Modular Home Co-operative located in Langford also provides 94 modular houses.

The City administers an affordable home ownership program supplying 8 condominiums and 39 single-family dwellings, which are available for sales prices well below market rate.

Table 5 – *Cooperative Housing Units in Langford, 2019*

Cooperative Name	Total	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom
Hatley Park Housing Cooperative	21	0	0	10	11
Total	21	0	0	10	11

Source: Co-operative Housing Federation of BC, 2020.

3.4.1 BC Housing Waitlist for Non-Market Housing

As of March 2020, there were a total of 212 households on BC Housing's Housing registry for non-market housing in Langford. This list does not consider any other waitlists of housing providers that are unaffiliated with BC Housing and should not be considered comprehensive.

Table 6 – *Households on BC Housing Waitlist for Non-Market Housing in Langford, March 2020*

	People with Disabilities	Families	Seniors	Singles	People Requiring Wheelchair Accessible Units	Total
Households on Waitlist	34	102	66	-	-	212

Source: BC Housing, March 2020

3.5 Homelessness

It is estimated there was a minimum of 1,523 individuals who experienced homelessness across the CRD on March 11, 2020. The Point-in-Time (PiT) count identified at least 350 individuals who were emergency sheltered, 743 who were provisionally accommodated in transitional housing and institutions, and 145 individuals who were couch-surfing. There were at least 270 individuals who were unsheltered and a minimum of 15 individuals who stayed in unknown locations.

As the PiT count was taken during the start of the COVID-19 pandemic, some individuals may have made decisions regarding staying outdoors or attending PiT count-related events. Compared to the 2018 PiT count, there was an increase in unsheltered homelessness which may be due to the fear of COVID-19 spreading in confined spaces. Furthermore, since the March 11, 2020 count, recent initiatives to increase the number of shelter beds (e.g. repurposing hotel rooms as shelters) will have shifted the number of individuals who are sheltered or unsheltered.

It is important to note that although these counts provide valuable data and can suggest trends, they face several challenges. PiT counts are widely understood to under-represent actual numbers of individuals experiencing homelessness, as they only capture individuals who are accessing shelters and/or who are out on the street, available for interviews during the count. Individuals who are not interviewed during the day of the count are not counted. These counts are also recognized to be inadequate at capturing hidden homelessness, such as couch surfing, living in cars or boats, and other forms of housing vulnerability.

3.6 Student Housing

While there are no post-secondary institutions located in the City of Langford, there are three nearby: University of Victoria and Camosun College are located in the District of Saanich and Royal Roads University is located in the City of Colwood. Data from all three post secondary institutions is provided below, because students attending all three may be looking for housing throughout surrounding CRD communities.

As of the 2018/2019 school year, there were a total of 24,965 full-time equivalent enrolments at these three post secondary institutions (Table 7). The University of Victoria is the only post secondary institution with student housing, with 2,625 beds. The University has plans to expand student housing on campus in the near future. Students attending Camosun College and Royal Roads University, as well as students who are not able to access housing at the University of Victoria may be looking for housing in Langford. Many students look for affordable rental housing, such as studio or one-bedroom units, including secondary suites.

Between the 2008/2009 and 2018/2019 school years, the University of Victoria's full-time equivalent enrollments grew by 6.5%, while Camosun College and Royal Roads University both saw declines of 8.3% and 1.6%, respectively. Despite declines at Camosun and Royal Roads, growth at the larger University of Victoria and plans to expand student housing suggest that there is a need for more student housing in the region.

Table 7 – *Public Post-Secondary Institutions in Capital Region District, Number of Beds and Full Time Equivalent Students, 2018/2019*

School	Beds	Full-Time Equivalent Enrollments
Camosun College	0	6,107
Royal Roads University	0	2,062
University of Victoria	2,625	16,796
Total	**2,625**	**24,965**

Source: Ministry of Advanced Education, Skills and Training

3.7 Housing Indicators

Statistics Canada collects data on housing indicators to show when households are not meeting three housing standards: adequacy, affordability, and suitability. These are defined as follows:

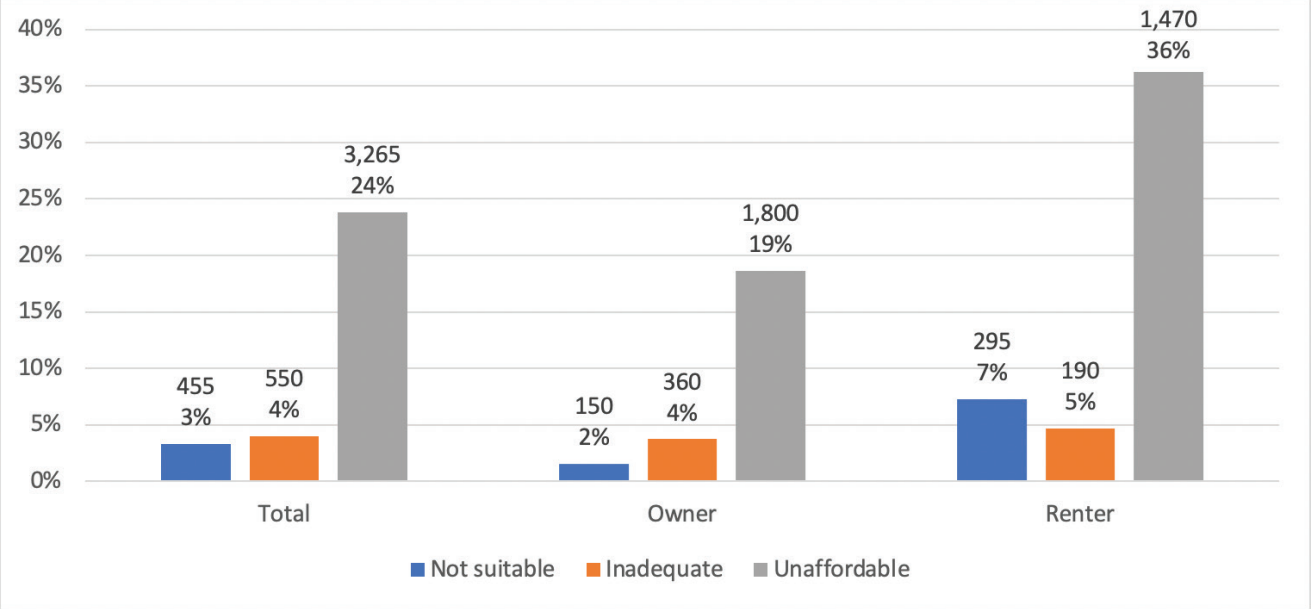
- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.[9]

In Langford, the proportions of households living in homes below the suitability and adequacy housing standards has decreased slightly over the past three census counts. This is not typical of regional and provincial trends and may be linked to the large number of units being built in recent years.

Over all three periods, there was a 2% increase in the proportion of households not meeting the affordability standard. This is a smaller proportional increase than seen in other CRD communities.

In 2016, affordability is the most common housing standard not met in Langford, which is typical of the regional and provincial trends (Figure 34). In 2016, 24% of all households spent 30% or more of their income on shelter costs, including 36% of renter households and 19% of owner households. Renter households were two times more likely to live in unsuitable housing compared to owners in 2016.

Figure 34 – *Private Households Below Housing Standards by Tenure in Langford, 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

[9] *The National Occupancy Standard provides the number of bedrooms required based on household composition (see Glossary).*

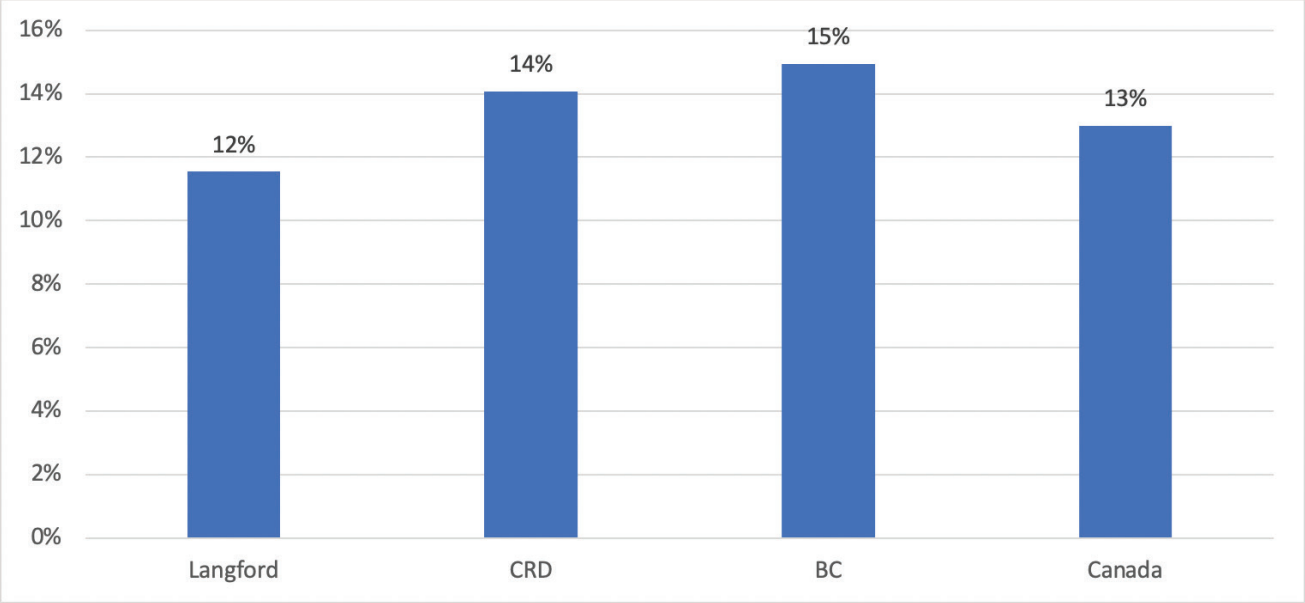
3.8 Core Housing Need

Core Housing Need is a two-stage indicator developed by CMHC, which builds on the housing indicators described in the previous section to help identify households with the greatest housing needs. A household in Core Housing Need is living in housing that does not meet one or more of the housing standards and would have to spend 30% or more of their total before-tax household income to pay the median rent of alternative local housing that does meet all three housing standards.

Those in Extreme Core Housing Need meet the definition of Core Housing Need and are currently spending more than 50% of their income on shelter costs.

In 2016, Langford had a slightly lower proportion of households in Core Housing Need compared to the CRD, British Columbia (BC), and Canada (Figure 35).

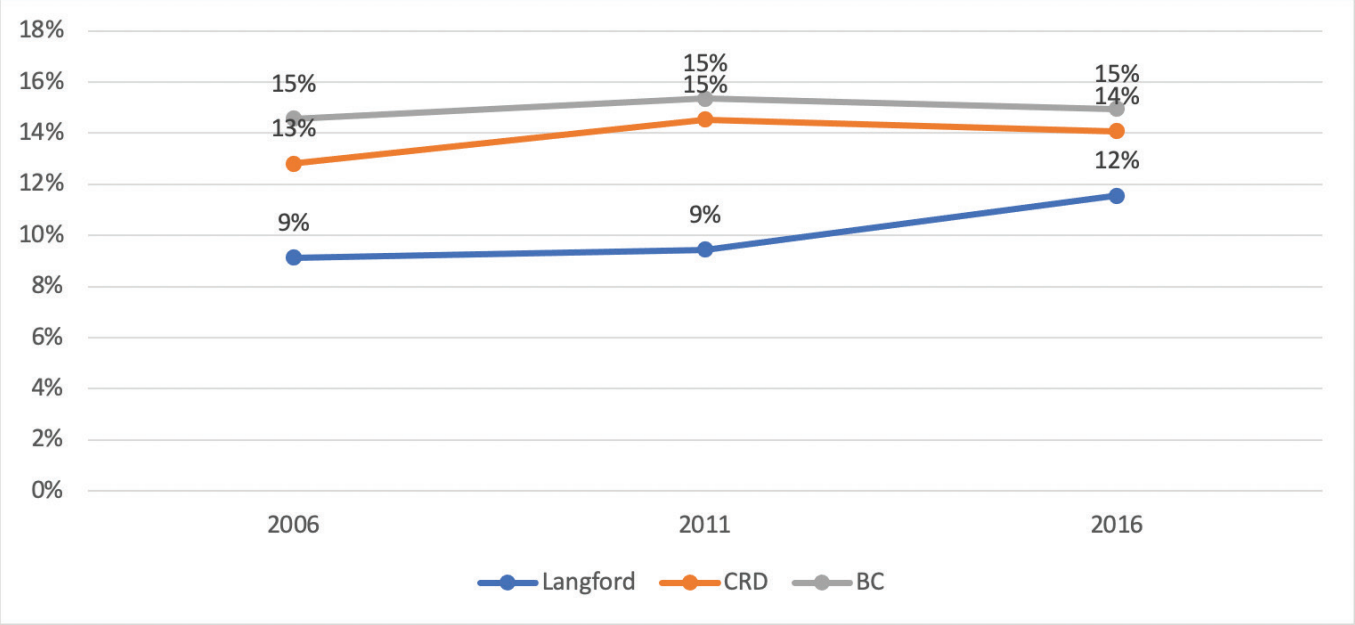
Figure 35 – *Private Households in Core Housing Need, Comparison of Geographies, 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing and CMHC (Census-based data), 2016

Figure 36 shows the historical data of households in Core Housing Need in Langford compared to the CRD. Langford and the region have seen a slight increase of households in Core Housing Need from 2006 to 2016.

Figure 36 – *Private Households in Core Housing Need in Langford, CRD, and BC, 2006-2016*

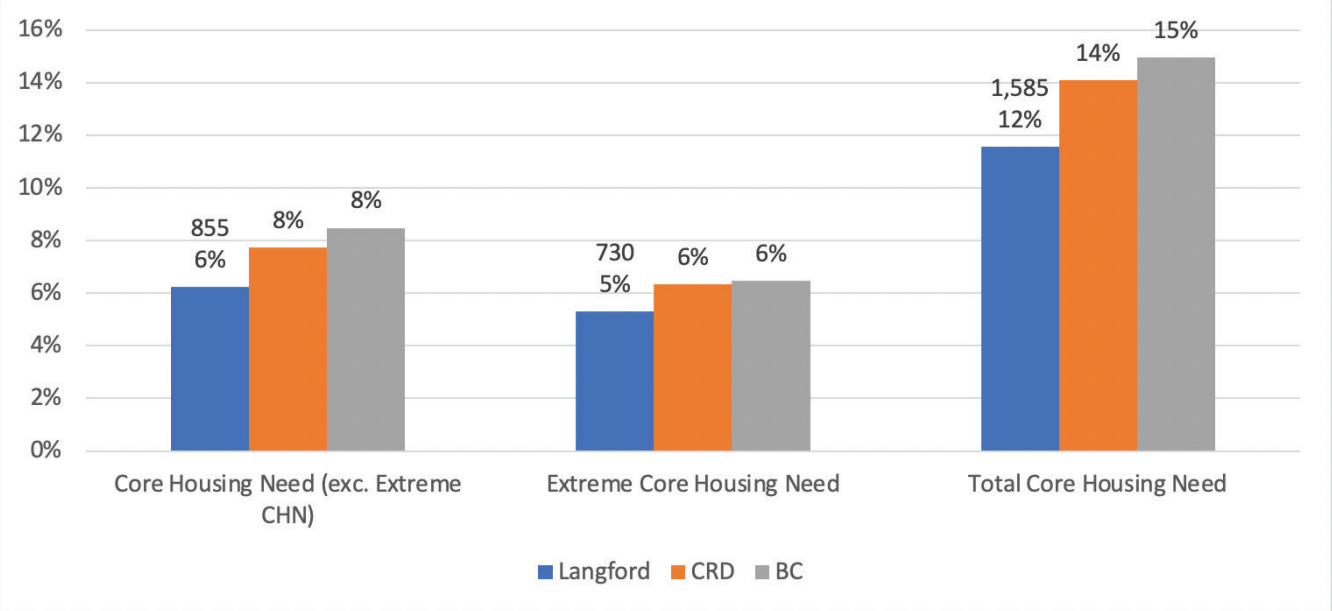


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing and CMHC (Census-based data), 2016

3.9 Extreme Core Housing Need

When separating households in Extreme Core Housing Need from the overall Core Housing Need, Langford has 5% of households in Extreme Core Housing Need compared to the CRD's 6%. In 2016, Langford had a lower but comparable proportion of households in Core Housing Need as the CRD (Figure 37).

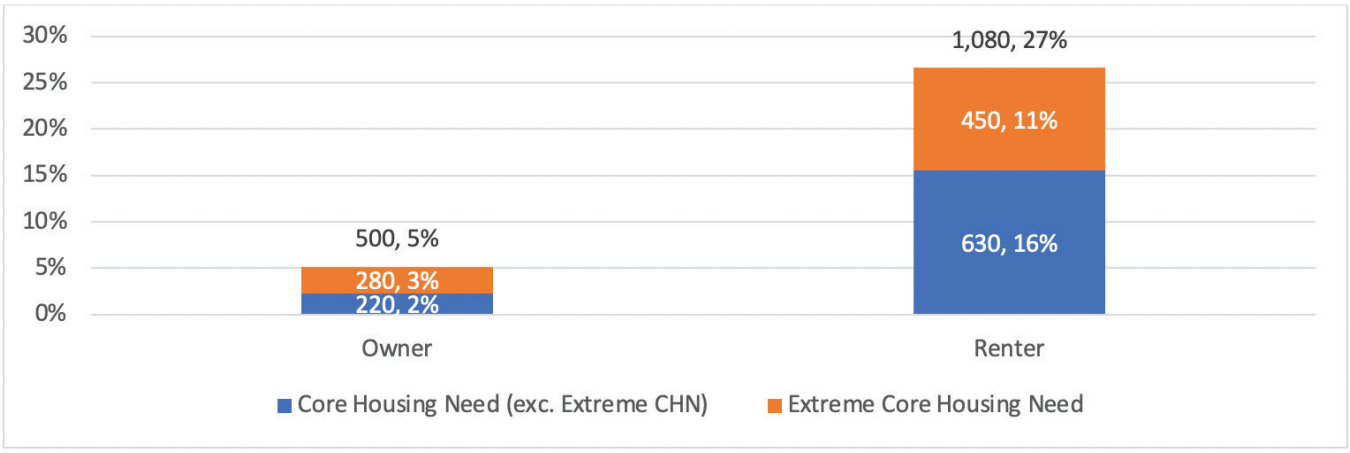
Figure 37 – *Private Households in Core Housing Need in Langford, CRD, and BC, 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

A much higher proportion of renter households (16%) in Langford are in Core Housing Need than owner households (2%) (Figure 38). Across the region, renters are far more likely to be in Core Housing Need than owners.

Figure 38 – *Private Households in Core Housing Need by Tenure in Langford, 2016*



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.9.1 Household Characteristics by Core Housing Need

Core Housing Need can help identify those in greatest need of housing assistance. In most communities, vulnerable populations such as seniors, young adults, Indigenous people, people with disabilities, people dealing with mental health and addiction issues, recent immigrants, and more are disproportionately likely to be in Core Housing Need. Table 8 provides a more detailed breakdown of Langford households in Core Housing Need by different household characteristics. This offers insight into which vulnerable populations are struggling with Core Housing Need in the City.

Each row in the table shows the proportion of households with that household characteristic that is in Core Housing Need. For example, 12% of all households are in Core Housing Need, while 29% of households led by a primary household maintainer aged 15 to 24 are in Core Housing Need. Of households led by a primary household maintainer aged 15 to 24, 33% of renter households in this age group are in Core Household Need and 11% of owner households in this age group are in Core Housing Need.

In Langford, Table 8 offers the following key takeaways:

Tenure

Across all household characteristics, renter households are far more likely to be in Core Housing Need than owner households.

Age of Primary Household Maintainer and Households with Seniors

Households with a primary household maintainer between 15 and 24 are more likely to be in Core Housing Need (29%), the highest proportional need across all other age groups. This is to be expected as this age group is most likely to be in school and/or working in lower paid jobs. Within this age group, key areas of concern are households headed by young adults who are likely to be facing other vulnerabilities, like being in precarious employment, lacking family supports (e.g., youth aging out of care), and other factors that contribute to housing vulnerability.

Household Type

Among household types, lone parent households are most likely to be in Core Housing Need (34%), followed by one-person renter households (17%). Lone-parent renters likely face challenges finding affordable and rental housing of a suitable size (i.e., with two or more bedrooms to accommodate their children).

Immigration Status

Among households based on immigration status, renter households that are immigrants or non-permanent residents are most likely to be in Core Housing Need (32% and 38% respectively). Owner households who are recent immigrants are have the highest chance to be in Core Housing Need (17%), in comparison to other owner demographic groups.

Table 8 – *Private Households in Core Housing Need by Tenure in Langford, 2016*[10]

Characteristics	Total Households in Core Housing Need		Renter Households in Core Housing Need		Owners in Core Housing Need	
	#	%	#	%	#	%
Total Households in Core Housing Need	**1,585**	**12%**	**1,080**	**27%**	**505**	**5%**
Core Housing Need by Age of Primary Household Maintainer						
15-24	125	29%	110	33%	10	11%
25-34	300	12%	230	21%	70	5%
35-44	300	11%	225	27%	65	4%
45-54	320	11%	210	28%	110	5%
55-64	240	9%	130	24%	115	6%
65+	295	12%	175	35%	120	6%
Core Housing Need by Household Type						
Couple with Children	245	6%	145	20%	100	3%
Couple without Children	180	5%	110	13%	75	2%
Lone Parent Household	530	34%	420	52%	110	14%
Multiple-Family	10	4%	0	0%	10	5%
One Person Household	540	17%	360	27%	180	9%
Other Non-Family	70	11%	45	15%	25	8%
Core Housing Need based on Immigration Status						
Non-Immigrant	1,315	11%	920	26%	395	5%
Non-Permanent Resident	20	33%	15	38%	0	0%
Immigrant	255	13%	140	32%	110	7%
Recent Immigrant	45	24%	30	30%	15	17%
Core Housing Need by Households with Seniors (65+)						
Household Has At Least One Senior (65+)	320	11%	185	32%	135	6%
Household Without A Senior (65+)	1,260	12%	895	26%	365	5%
Core Housing Need by Households with Persons with an Activity Limitation						
Household Has At Least One Person with an Activity Limitation	1,055	13%	700	29%	350	6%
Household Without A Person with an Activity Limitation	525	10%	375	23%	150	4%
Core Housing Need by Indigenous Households						
Indigenous Households	170	17%	140	33%	25	4%
Non-Indigenous Households	1,410	11%	935	26%	475	5%
Core Housing Need by Households with Children						
Household Has At Least One Child (<18 years)	645	15%	455	37%	190	6%
Household Without a Child (<18 years)	940	10%	625	22%	310	5%

Source: CMHC (based on 2006, 2016 Census and 2011 National Household Survey)

[10] *Note that for some census data, errors and / or random rounding can result in numbers that do not add up to their totals and percentages that do not add up to 100%. Random rounding means that each individual value is randomly rounded up or down to a multiple of 5 or 10, and sub-totals are independently rounded. These discrepancies are especially common when looking at aggregations with different variables, such as tenure and condition.*

3.10 Summary

Housing Stock

- Compared to the CRD as a whole, the housing stock in Langford is newer and less diverse. While recent building permits suggest a trend towards more apartments, single-detached houses, with or without a secondary suite, is the dominant dwelling type in Langford, with most houses having three or more bedrooms (60%). Households in Langford tend to be larger than in the region as a whole, suggesting a higher prevalence of families.
- While 50% of owners occupy single-family homes, renters occupy a much wider range of structure types with fewer bedrooms, such as low-rise apartments or secondary suites.

Homeownership Market

- In 2016, 70% of households owned their home and 30% rented. The proportion of renter households has grown by 9% in the last three Census years.
- Younger households led by a primary maintainer of 25 to 44 are more likely to own than to rent their dwelling in Langford in 2016.
- Prices have risen substantially in both the homeownership and rental markets over the past few years. Ownership prices have risen for all housing types, with the most rapid increases occurring between 2014 and 2018.
- The single-detached home is unaffordable for median incomes of all household types, despite this being the most common type of home in the City. Couples with children making the median income would need to spend approximately 32% of their monthly income on shelter costs for a single-detached home at the 2019 average sales price, while couples without children would need to spend 41%.
- Townhouses, at 2019 sales prices, were affordable for couples with children, couples without children, and other census families earning the median income. Apartments were also affordable for couples without children earning the median income. Apartments could also be an affordable option for couples with children and other census families, but there may be limited stock of units with enough bedrooms to be suitable for these household types.
- Homeownership is likely out of reach for single-income households like lone-parent and non-census families; these households making the median income would need to spend close to 50% or more of their monthly income to be able to afford most housing types.

Rental Market

- In the primary rental market, Langford has seen low vacancy and rising rental costs over the past 15 years. There has been a significant amount of new primary rental units added over this period (an addition of 1,162 units or 751% growth) according to CMHC. There is expected to be an even higher growth of purpose-built rentals between 2010 and 2020, according to the City's records. At the same time, renter households in the City increased much more quickly compared to owner households; the City saw 2,515 new renter households between 2006 and 2016, compared to 2,985 new owner households.
- It is estimated that in 2016, the primary rental units served just 13% of renter households, although this proportion has likely changed, depending on how renter households have grown. It indicates that most renters are relying on the secondary market. The secondary rental market is less secure than the primary rental market and while prices have risen more moderately according to CMHC data, rent in the secondary rental market is largely driven by housing prices, which have risen substantially.
- Single-income renter households, like lone-parent families and non-census families, likely face affordability challenges when renting housing in the City. Specifically, it may be challenging for lone-parent renters to find rental housing of a suitable size (i.e., with two or more bedrooms to accommodate their children), which they can afford. Non-census families, like individuals living alone, face similar affordability gaps across all rental types, even for one-bedroom units.

Non-Market Housing

- Langford has 847 units receiving non-market supports from BC Housing. There are 21 co-operative housing units registered with the Co-operative Housing Foundation of BC. While there are few co-operative housing units in Langford, they often provide units with more numbers of bedrooms, offering an important source of affordable housing for families with children.

Student Housing

- Despite declines in full-time equivalent enrolments at Camosun and Royal Roads, growth at the larger University of Victoria and plans to expand student housing suggest that there is a need for more student housing in the region.

Housing Indicators and Core Housing Need

- Housing indicators show the proportion of households living in homes below suitability and adequacy housing standards decreased slightly over the past three years. The proportion of households not meeting the affordability standard increased by 2% during this period. Overall, 24% of households in 2016 did not meet the housing affordability standard, of which renters are two times more likely (40%) than owners to face affordability challenges (19%) in 2016.
- Renter households are far more likely to be in Core Housing Need, with 1,080 renter households meeting this definition in 2016, compared to 505 owner households. These households are currently living in unacceptable conditions (i.e., overcrowded housing, housing in need of repairs) and cannot afford an acceptable alternative housing unit in their community based on median rents.
- The rate of Core Housing Need in Langford was slightly lower than the rate seen in the CRD as a whole in 2016.
- Lone-parent renter households are one of the household types most likely to be in Core Housing Need, as they likely face challenges affording rental units with two or more bedrooms to accommodate their children. Lone-parent households also have some of the lowest median incomes in the City, especially female lone-parents. Women fleeing domestic violence are a vulnerable population and may be disproportionately in Core Housing Need.
- Renters living alone are similarly likely to be in Core Housing Need, with individuals not in census families having the lowest median incomes of all household types in the City.



4

Projections

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. Please note that the population projections are based on the BC Stats projections and the Census data. As the Census data does not account for the undercount of individuals, the projected population is slightly less than what BC Stats projects for the CRD (e.g. for Langford, the projected population by BC Stats is 39,352 in 2018 whereas the population projections in this report indicate it is 37,280 in 2018).

4.1 Methodology

The population projections presented in this report are based on BC Stats population projections developed for the CRD and its communities. These population projections are based in large part on historical fertility, mortality, and migration for the CRD, adjusted where possible to take into account expected changes in the region.

The household projections presented within this report are the result of combining the population projections presented above with headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Langford are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led couple households without children, and owned their homes, then we would project that there would be an additional 20 couple households without children where the occupants owned their home, and the where the head of the home was between the ages 45 and 54.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by household family type.

4.2 Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.[11] Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

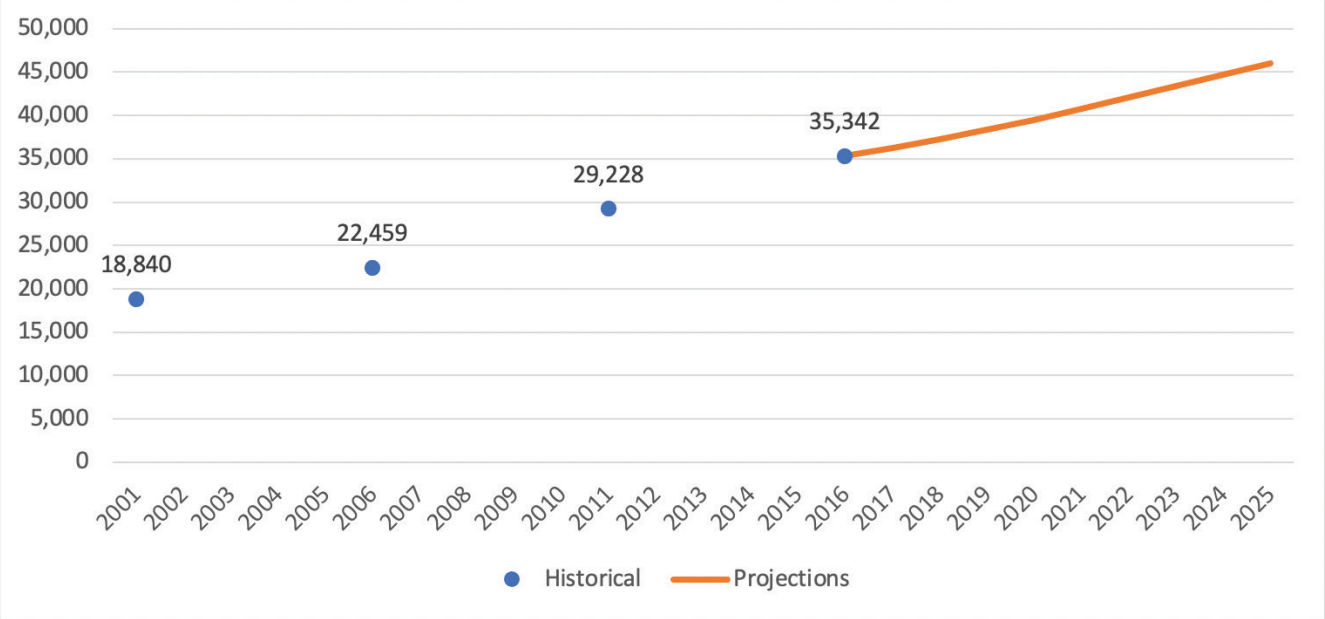
Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While "population demand" (interest in moving to, or staying in Langford) certainly will impact the formation of households and the development of housing in Langford, in an attractive and growing region, the provision of housing may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

4.3 Population Growth

Over the next five years, the population of Langford is projected to continue to grow at a rate similar to its growth between 2001 and 2016.

Figure 39 – *Estimated and Projected Population, 2001-2025*



Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

The population of Langford is estimated to have grown by 4,116 persons from 2016 to 2020, while the projected growth for the subsequent five years from 2020 to 2025 is even higher, by 6,558 persons.

[11] *Or will continue to change in the same manner as they have been changing in the past.*

Table 9 – *Projected Population and Population Growth, 2016-2025*

	2016	2020	2025
Population	35,355	39,471	46,029
Change from prior period	N/A	4,116	6,558

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.4 Age Projections

Langford is projected to see growth across all its population age groups (Table 10), which is an uncommon trend across the CRD and the province. The population growth is projected to be primarily driven by growth in the 35 to 44 age group, followed by the 65 and older age group, and the 45 to 54 age group. This is linked to substantive growth in those in the age category of 0 to 14 years.

Table 10 – *Projected Population Change by Age, 2016-2025*

	2016 to 2020	2020 to 2025
0 to 14 years	784	1,190
15 to 24 years	327	358
25 to 34 years	454	629
35 to 44 years	1,070	1,606
45 to 54 years	43	817
55 to 64 years	316	219
65 to 74 years	709	761
75 to 84 years	343	854
85 years and over	70	124
Total	4,116	6,558

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

The population projections estimate that there will be slight increases to the estimated median and average age between 2016 and 2025. However, a median age of 39.4 in 2025 is a lower median age than in the region overall.

Table 11 – *Median and Average Age, 2016-2025*

	2016 Actual	2020	2025
Median	38.3	38.5	39.4
Average	38.6	39.0	39.6

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.5 Household Projections

The household projections indicate a growth of 1,692 households between 2016 and 2020, and 2,775 households between 2020 and 2025 (Table 12). The ratio of population growth to household growth is just over 2, indicating that new households are larger, reflective of the growth in couples without children (Table 14).

Table 12 – *Projected Households and Household Growth, 2016-2025*

	2016	2020	2025
Households	14,165	15,857	18,632
Change from prior period	N/A	1,692	2,775

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.5.1 Projected Households by Tenure

Based on the projection's methodology, owner households are projected to continue to form the majority of new households (Table 13). However, this result should be approached with caution as the projections methodology assume that future tenure distribution will reflect the 2016 tenure distribution in Langford. It does not account for the different rates of growth in renter and owner households in recent years. Based on recent historical trends, renter households may continue to grow faster than owner households in the near future.

Table 13 – *Projected Household Change by Tenure, 2016-2025*

	2016 to 2020	2020 to 2025
Owner	1,212	2,014
Renter	480	761
Total	**1,692**	**2,775**

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.5.2 Projected Households by Family Type

Non-census-family, couple without children, and couple with children households are projected to see the largest increase in numbers among household types. This is likely linked to the substantive growth in the 35 to 44 years and 0 to 14 years age categories (couple with children), and 65 and older age categories.

An aging population is typically accompanied by an increase in households comprised of individuals living alone (non-Census-family) and couples without children, as adult children age and move out.

Table 14 – *Projected Household Change by Household Family Type, 2016-2025*

	2016 to 2020	2020 to 2025
Couple without Children	494	740
Couple with Children	392	710
Lone-Parent	155	266
Other-Census-Family	136	228
Non-Census-Family	515	831
Total	**1,692**	**2,775**

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.5.3 Projected Households by Age of Primary Household Maintainer

Households led by a maintainer age 35 to 44 and age 65 and older are projected to comprise the largest proportions of household growth. It will be important to plan for the needs of young families and for seniors. For young families, this could mean more units with a higher number of bedrooms and other considerations including play spaces. For seniors, this could be more aging in place considerations, supportive and assisted living, accessible housing units, and more.

Table 15 – *Projected Household Change by Age of Primary Household Maintainer, 2016-2025*

	2016 to 2020	2020 to 2025
15 to 24 years	41	42
25 to 34 years	215	302
35 to 44 years	555	827
45 to 54 years	27	472
55 to 64 years	193	131
65 to 74 years	436	467
75 to 84 years	194	478
85 years and over	31	56
Total	**1,692**	**2,775**

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.5.4 Projected Households by Bedroom Type Needs

Table 15 shows estimates of the unit sizes required to have additional households of various types. Note that these are rough estimates. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes.

Table 16 – *Assumed Distribution of Household Family Types by Bedroom Need*

	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

Table 17 and Table 18 provide estimates of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. The needed units range from small units (i.e., studio, one-bedroom, or two-bedroom units) to larger units (3+ bedroom units). These units will likely be needed to meet the needs of the increasing numbers of couples with children, as well as couples without children and non-census family households.

Table 17 – *Projected Additional Household Needs by Bedroom Type, 2016-2020*

	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	247	247	0	494
Families with Children and Other Families	0	228	455	683
Non-Family	309	155	52	515
Total	**556**	**629**	**507**	**1,692**
% by bedrooms	33%	37%	30%	100%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

Table 18 – *Projected Additional Household Needs by Bedroom Type, 2020-2025*

	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	370	370	0	740
Families with Children and Other Families	0	401	803	1,204
Non-Family	499	249	83	831
Total	**869**	**1,021**	**886**	**2,775**
% by bedrooms	31%	37%	32%	100%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom CRD Population Projections

4.6 Summary

- If past trends continue, Langford is projected to continue growing in population from 2020 to 2025. Over this period, Langford could see an increase of 6,558 people and 2,775 households.
- The projections estimate that most new households are projected to be owner households (2,014, 73%). However, this result should be approached with caution as the projections methodology does not account for the different rates of growth in renter and owner households in recent years. B`ased on recent historical trends, renter households may continue to grow faster than owner households. In reality, the actual distribution of owner and renter households will be affected by the supply of housing in the community.
- All age groups are expected to grow, and most growth is projected to be driven by growth within the 35 to 44 and senior age groups (i.e., 65 and older).
- Projections for household type, age of primary maintainer, and unit size requirements are all affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with children, non-census families and couples without children. As a result, most new housing units needed to meet these households' needs are expected to be both small (i.e., studio, one, or two bedroom) and larger units (3+ bedroom).
- Building permit data from the CRD suggests that there were 4,913 net new housing units created in Langford between 2016 and the end of 2019. For comparison, projections estimate that 1,692 new households were formed between 2016 and 2020. The high number of units coming onto the market may be driven by a higher level of demand from the region, indicating that Langford may be absorbing more growth than the projections indicate.
- This highlights how projections can be affected by local realities. Housing supply can drive household formation while at the same time, household formation can create demand leading to new housing supply.



5

Community Engagement Findings

This section summarizes the findings of the stakeholder focus groups and interviews that were held through late July and August of 2020. Stakeholders across the housing system were invited to provide insight into housing needs across the region and in the west shore communities, including Colwood, Langford, Metchosin, Highlands, and the Juan de Fuca Electoral Area. Focus groups discussed community strengths, housing needs and gaps, and opportunities to address the communities' housing need. Stakeholders interviews focused on unmet needs and demands, issues and challenges when it came to addressing housing needs, and potential solutions.

Eleven interviews were completed with service providers, housing providers, and First Nation serving organizations from across the CRD. The organizations interviewed included the Community Social Planning Council, CRD Electoral Area Director, Cool Aid Society, Coalition to End Homelessness, BC Housing, Greater Victoria Housing Society, Pacifica Housing, Urban Development Institute, Aboriginal Coalition to End Homelessness Society, Victoria Native Friendship Centre, and M'akola Housing Society. Most interviewees worked across the CRD and provided insight into the housing system on a regional level.

Four focus groups were attended by stakeholders from community serving organizations, housing providers, institutional (education and employers), and development and real estate serving the CRD's west shore communities. Participants included individuals from Sooke Housing, Community Living BC, Colwood Fire, RCMP, and Langford Planning and Zoning Committee.

5.1 Regional Findings

Many interviewees and focus group participants spoke about housing challenges and opportunities that were relevant across CRD communities. This section provides a summary of cross-cutting themes and insights.

5.1.1 Housing Challenges

5.1.1.1 Housing Affordability

Housing affordability was a concern across stakeholders, with particular mention of the need for affordable housing for low-income households, including lone-parent families, youth, Indigenous peoples, renters, and seniors on fixed incomes. As housing costs increase in the West Shore communities of the CRD (Langford, Colwood, Metchosin, and Highlands), stakeholders are seeing individuals and families move to further communities such as Sooke and Shawnigan for more affordable options. Family-sized housing in Langford, Colwood, Metchosin, and Highlands are desired but are increasingly scarce and both parents need to make much more than minimum wage to afford it.

Although the demand for housing is high and there is a need for more housing supply, stakeholders noted that the cost of development in Langford is high and adds to the challenges of affordability. Greater distribution of affordable housing options is needed across the region over the next five to ten years.

5.1.1.2 Homelessness

There has been an increase in individuals experiencing homelessness in recent years. While there are varying degrees of housing pressures across the CRD communities, homelessness is experienced in every community. Individuals experiencing homelessness tend to gravitate to Victoria to access support services and to the Salt Spring Island as the climate is milder and where the culture is more accepting. Some individuals experiencing homelessness have been present in the region for a long time.

5.1.1.3 Options for Renters

There is a need for more housing options for renters and other low-income groups across the CRD, regardless of gender, age or ethnicity. Rental vacancy rates are low across the region without enough supply coming onto the market fast enough to meet demands. The high demand for market rental housing puts renters at a disadvantage as landlords can be selective or demanding when leasing to tenants.

The lack of rental market housing puts pressure on the low-end of market rental housing as more households seek affordable options. Stakeholders emphasized that households who do not qualify for rent-geared-to-income housing programs are left without alternative housing options and can become vulnerable to homelessness. To keep up with demand, a few stakeholders have either recently refocused their service programs or are in the process of expanding their services to new municipalities.

5.1.1.4 Indigenous Housing

There are rental housing options available for Indigenous families with children across the CRD. The gap that stakeholders see in the region is housing for Indigenous households who require housing supports after their children have moved away. There is also opportunity to provide affordable housing options for non-traditional families, such as children whose guardians are not their legal guardians.

Additional non-market housing options are needed as low-end market housing can often be out of reach for very-low income Indigenous households. There is also a need for more culturally appropriate housing for Indigenous peoples in the CRD as they are disproportionally represented in the homelessness population. Stakeholders report there is a service gap in terms of land-based healing, decolonized harm reduction framework, and more pathways for healing. Elders are particularly in need of culturally appropriate housing and activities.

5.1.1.5 Supportive Housing

The need for more supportive housing is seen as a significant area of investment by stakeholders. Prior to the COVID-19 pandemic, supportive housing providers across the CRD were operating at capacity. More supportive housing is needed for Indigenous peoples, seniors and women. The lack of supportive housing options pushes people to live in rental housing where they may not be receiving the supports they require (e.g., care for mental health, substance use disorders, or other health needs).

In addition to increasing the supply of supportive housing, there is also a need to increase or improve programs that serve specific groups, such as harm reduction programs, human-centered supports, permanent and flexible housing programs (e.g., Housing First approach) , and Indigenous healing programs.

In terms of community and social wellness, housing for those with concurrent disorders is a key service which is currently missing in the CRD. Relative to the general population, the amount of people in the CRD who experience overlapping mental health and substance use disorders is small. However, stakeholders report that supports for individuals experiencing complex needs are important because this is where the most damaging behaviours are from the community's perspective.

5.1.1.6 Youth Housing

Housing for families is considered an important issue in the CRD, and stakeholders felt that more attention should be given to the housing gap for youth and for youth aging out of care. Youth aging out of care have a much higher risk of experiencing homelessness in their first year.

5.1.1.7 Student Housing

Student housing was identified as a service gap in the core communities of the CRD. Students represent a large proportion of the regional population influx and they are seeing a deep affordability crunch. On-campus residential development requires higher density, fewer parking requirements, and transportation options to support the successful implementation of new housing.

5.1.2 Barriers and Challenges in Developing and Operating Housing

The overall development process to build new housing can be challenging, particularly for affordable or supportive housing. In the CRD, affordable housing developers need to have the capacity to overcome barriers related to buying property or land, bridging financing, and securing funding to make the development feasible.

Although supportive and affordable housing development applications are fast-tracked in some local governments in the CRD, a few stakeholders reported that the development process can still be challenging. This is due to issues related to prescriptive zoning, not-in-my-backyard attitudes (NIMBYism) in the community, policy directions that encourage development of other types of housing, and parking regulations. In some cases where there is opposition against a proposed development project, it is felt that people become the focus rather than land-use issues.

Many housing providers in the CRD are operating at capacity. Where there is opportunity to provide more non-market units onto the market, organizational capacity becomes an issue on the operations side.

It is felt that there is a limited pool of trained staff who are experienced with working alongside vulnerable populations (e.g., individuals with mental health or substance use disorders). The high housing costs in the CRD also makes it difficult for the retention of housing staff as they are more likely to take on two jobs and more prone to experience burnout. It can be an issue to collect rents from tenants who are experiencing mental health crises.

5.1.3 Opportunity Areas

5.1.3.1 Multi-sectoral Collaboration and Partnerships

It is encouraged to continue fostering collaboration in the region by convening partnerships across the actors, such as Indigenous partners, First Nations, non-profit housing providers, private developers, municipalities, BC Housing, and CMHC. Regional consultation and brainstorming sessions can result in action and new housing being built.

5.1.3.2 Local Government Leadership to Support Affordable Housing

In the CRD, affordable housing buildings can be designed with local context and local need in mind. It was felt that affordable housing across the region has historically been driven by program requirements by senior government funders such as BC Housing and that local governments can lead the way to new affordable housing initiatives, and play a bigger role in unit design and mix. In addition, participants felt that local governments have a role to increase public awareness about misconceptions about people who live in non-market housing and to be supportive of affordable housing projects.

5.1.3.3 Continued Support for Culturally Supportive Housing

There have been new initiatives aimed at providing culturally supportive housing for the most vulnerable Indigenous populations in the CRD. Stakeholders who serve Indigenous peoples are developing new frameworks and pilot projects to better meet the needs of this population (e.g., Elders support, using traditional foods, land-based healing, family reunification). Providing space for Indigenous people and organizations and trusting Indigenous ways of knowing and being can lead to new models of care.

5.1.3.4 Encourage Broader Public Engagement

There is opportunity to broaden the public engagement to engage different voices and groups during the development approvals process. While community associations are an important group to hear, it is equally important to provide space for more individuals and groups to represent the diverse housing needs in the CRD.

5.1.3.5 Other Opportunities

Stakeholders noted other opportunities to build new housing or to support groups in need:

- Explore the encouragement of mixed-income residential buildings to promote inclusive communities
- Partner with First Nations that have set aside land for revenue through housing development
- Adopt a shelter model that provides wraparound services and assessments to individuals experiencing homelessness throughout the day
- Implement a coordinated access system with a bynames list to guide individuals to services they require
- Ensure all affordable housing developments have housing agreements and consider implementing a universal housing agreement within the CRD
- Explore an organization-specific bus pass program to help tenants get to/from services
- Pilot inclusionary zoning in areas where this policy can be supported and to test and iterate ideas
- Continue to support renewal of purpose-built rentals
- Reduce parking requirements to support new affordable housing
- Informal forums are needed to help find housing for certain groups, such as the LGBTQ+ community

5.2 Findings for West Shore Communities

The housing needs identified in Section 5.1.1 reflect what was heard for Langford and the CRD and are not repeated here. Focus group participants were asked specifically about housing challenges and opportunities in Langford and the other West Shore communities (Colwood, Metchosin, Highlands, Juan de Fuca). The findings are summarized in this section.

5.2.1 Housing pressures felt across the housing continuum

5.2.1.1 Market housing pressures

It was heard that while the demand for housing has increased and unaffordability has deepened in the core area communities, the West Shore communities are feeling housing pressures as well. Stakeholders reported that housing costs are rising in the West Shore communities and some households (e.g. renters, younger adults) cannot afford to transition into entry-level homeownership. In addition, employers noted that it can be difficult to recruit and train staff due to the increasing housing costs being experienced in the West Shore communities.

5.2.1.2 A need for more non-market housing

Stakeholders cited that housing unaffordability pressures impact low-income households, including single person households and individuals with disabilities. Stakeholders reported seeing a growing population of low-income individuals who cannot afford housing and an increasing number of tent communities or instances of hidden homelessness (i.e. couch surfing, individuals living in vehicles etc.). Community serving organizations reported that the clients they serve earn significantly less than the 2016 median household incomes across the West Shore communities. It was noted that some of the most underserved groups in the subregion are not captured under the Census as they are potentially not living in homes, and instead are staying in makeshift shelters such as tents.

5.2.2 Opportunity Areas Specific to West Shore Communities

5.2.2.1 Provide housing options for households looking for space

The West Shore communities are seen as attractive places for families and households who desire more space to live in. Stakeholders cited higher affordability compared to other areas of the CRD, plentiful community and recreation amenities, as well as growing housing supply to serve these households. It was noted that newer homes may often be preferred by families as they are easier to maintain and smaller lot subdivisions provide affordable housing options without having to sacrifice space.

5.2.2.2 Explore partnerships and housing innovation

Stakeholders reported that existing efforts to increase non-market housing options in the West Shore communities are on a site by site basis, which can be inefficient when more units are needed. It was heard that BC Housing, local governments, and private developers are important partners for non-profit and community organizations looking to improve housing in their communities. To support housing innovation, stakeholders expressed that bylaws and zoning regulations could be reviewed so that new and alternative housing options can be made available, such as tiny housing and cooperative housing complexes.

5.3 Additional Findings for Langford

This section focuses on specific barriers to addressing housing issues and opportunity areas in Langford as heard through the focus groups.

- Langford's strong working relationship with developers in creating communities is seen as a strength and could be worth replicating or exploring in other communities.
- Development in Langford can be a challenge both in time and cost due to the amount of site preparation that must be done.
- Langford's affordable housing program is no longer expanding due to costs of developing and building, however, it was noted the program was helpful in providing affordable housing in the community.
- Affordable housing continues to be a challenge in Langford, which can be pushing people out to other areas (e.g., Sooke and Shawnigan)
- Housing solutions could be explored that are specific for suburban communities versus urban communities as the environments and housing needs are different.



6

COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process, as well as perspectives on the pandemic heard from stakeholders through the engagement process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.

6.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures, and in BC are currently operating at 50% capacity.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently got into the market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020[12].
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the Greater Victoria Census Metropolitan Area, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. The hardest hit industries in the CRD are the tourism and accommodation sectors, as hotel occupancy fell to 21%, far below the seasonal normal and resulting in decreased revenues over the summer months[13]. Decreases in tourism have downward impacts on other hospitality related industries in the region, such as restaurants, service, and retail sectors.

Unemployment rates are quite high for the Victoria Census Metropolitan Area – 10.3% in August 2020 which is far higher than the recorded unemployment rate in February of 3.4%. However, since these figures are reported by Statistics Canada on a three-month moving average, the region's unemployment rate is expected to continue to change as new data is collected from Phase 3 of BC's Restart Plan.

The real estate market, on the other hand, has seen more activity in August 2020 than in the previous year's August in terms of sales volume. In addition, the benchmark value for single-detached houses and condominiums have stayed consistent or higher than in August 2019. The Victoria Real Estate Board reports that it remains unclear how the market will react to the socio-economic impacts of the COVID-19 pandemic in the upcoming months[14].

[12] *Global News. (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/.*

[13] *South Island Prosperity Partnership. (August 2020). Monthly economic recovery dashboard. Retrieved from https://southislandprosperity.ca/wp-content/uploads/2020/08/Economic-Recovery-Dashboard-Report-August.pdf.*

[14] *Victoria Real Estate Board. (September 2020). Victoria real estate market experiences an active summer. Retrieved from https://www.vreb.org/current-statistics.*

6.2 Stakeholder Perspectives

Stakeholders who participated in the Housing Needs Report engagement process shared information on the impacts of the pandemic on the housing system that they were seeing.

Challenges:

- Renters or individuals receiving temporary financial and housing supports may struggle to find stable and permanent housing in coming months.
- Supportive housing operations have had to reduce capacity to meet social distancing requirements, further compounding many issues related to housing instability. As a result, the number of visible homeless and tent cities has increased.
- COVID-19 has highlighted the difficulties communities face without a coordinated access system for homeless groups.
- Overdose deaths in BC are far higher than COVID-related deaths, highlighting the ongoing health crisis and tainted drug supply in the province. Social isolation, poor living conditions, unemployment, and the stresses of the pandemic may be contributing to increased overdoses, among other factors.

Emerging Opportunities:

- Due to COVID-19, there may be opportunities to acquire available and below-market properties and land for affordable housing (including protecting existing purpose-built rental properties).
- BC Housing in partnership with community service agencies and local governments are taking action to address homeless camps by finding individuals housing or by sheltering people in private hotels. This may free up rental housing stock for other households in need to live in.
- Families may desire more space now that COVID-19 has shown that remote working is a possibility.
- Since the start of the COVID-19 pandemic, some community serving organizations have noticed that clients have not needed as much support because they have been receiving temporary financial relief from the federal government.



7

Summary of Key Areas of Local Need

This section summarizes the projected number of units by number of bedrooms for 2016 to 2020 and then the next five years, 2020 to 2025 (from Section 4). It also presents the statements of key areas of local need which are supported by the data and engagement feedback outlined in Sections 3 and 5 of the report.

7.1 Number of Units Needed by Unit Size in Langford

Table 19 presents the projected housing units needed in Langford based on population growth and the distribution of each household types by the suitable number of bedrooms.

Table 19 – *Projected Housing Units in Langford, 2016-2020*

Household Types	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
2016-2020	556	629	507	1,692
Couple without Children	247	247	0	494
Families with Children and Other Families	0	228	455	683
Non-Family	309	155	52	515
2020-2025	869	1,021	886	2,775
Couple without Children	370	370	0	740
Families with Children and Other Families	0	401	803	1,204
Non-Family	499	249	83	831

7.2 Statements of Key Areas of Local Need in the Capital Regional District

7.2.1 Affordable Housing

Housing costs are rising in Langford and across the CRD. Stakeholders reported that the costs of living in the community are impacting the ability of individuals and families to stay. Households are increasingly moving to further communities such as the West Shore communities and Sooke for more affordable options, which is putting pressure on the housing stock of these communities.

The cost of renting and owning in Langford, like the CRD in general, has risen significantly in recent years. Across bedroom types, the median rent increased between 132% (for a one-bedroom unit) and 101% (for a three-or-more bedroom unit) between 2005 and 2019. The affordability gap analysis showed that in comparison to median household incomes, the Langford purpose-built rental market is still relatively affordable for families, but extremely unaffordable for individuals living alone and lone-parent households. However, as most renter households in Langford are in the secondary market, this analysis may not capture the full picture of affordability in the community.

In the homeownership market, housing prices have risen dramatically. Between 2005 and 2019, the average home sale price increased between 93% (for a single-family home) and 99% (for an apartment or townhouse). The affordability gap analysis showed that lone-parent families and individuals living alone are facing the greatest housing challenges. The median income for these household types is not enough to afford an appropriate unit. Based on the affordability threshold of housing costs being no more than 30% of gross household income, a single-detached home is out of reach for most households making the median income, even couples with children who tend to make higher incomes than other household types.

As housing costs have increased, many households are not able to meet their needs in the private market. As of 2020, there were 212 households in Langford on BC Housing's waitlist, the third highest number in the CRD after Victoria and Saanich.

7.2.2 Rental Housing

There is a need for more rental housing options across the CRD. The proportion of renter households is growing, from 1,795 in 2006 to 4,310 in 2016 (140%). There has been significant growth in primary rental market units between 2005 and 2019, which increased by 751% to a total of 1,319. Rental vacancy rates are low across the region without enough supply coming onto the market fast enough to meet demands. As of 2019, the rental vacancy rate for Langford was 1.5%, far lower than what is considered to be healthy (between 3% and 5%). High demand and low vacancy contribute to increasing rental costs and can push renter households out of the community.

7.2.3 Housing for People with Disabilities

Incidence of Core Housing Need is higher among households with someone with a disability. As of 2016, 29% of renter households and 6% of owner households with at least one person with a disability were in Core Housing Need, compared to 10% of renter households and 4% of owner households without anyone with a disability. This may be due to reduced incomes, difficulty accessing appropriate housing or other factors. For individuals with disabilities who are unable to work, the provincial housing supplement of $375 (for an individual) is extremely low and limits access to housing options.

As of 2020, there are 34 households with people with disabilities on BC Housing's waitlist seeking non-market housing in Langford.

7.2.4 Housing for Seniors

The median age in Langford held steady from 38.0 in 2006 to 38.3 in 2016. Langford's median age is relatively young compared to the CRD in 2016, at 45.5. Aging in place is generally a priority for many communities and this can look different depending on the individual households and their needs. Increasingly, communities are looking to incorporate aging in place options within the community when housing needs change by having downsizing and supportive housing options available. The need for more supportive housing for seniors was identified as a significant area of need by stakeholders. The lack of supportive housing options pushes people to live in housing that may not have the accessibility or health supports required.

As of 2020, 66 senior households were on BC Housing's waitlist seeking non-market seniors housing in Langford.

7.2.5 Housing for Families

Family-sized housing in Langford is increasingly out of reach for families with children. The affordability gap analysis showed that the cost of a single detached home is out of reach for couples with children making the median household income, and far out of reach for lone-parent families. For those in the rental market, there is a limited supply of larger units, only 117 as of 2019 and the median rent of a three-or-more bedroom unit has exceeded other unit sizes, growing by 101% between 2005 and 2019. As housing costs increase in the core communities of the CRD, stakeholders reported hearing and seeing individuals and families grapple with whether or not to stay or move. The availability of housing for families will also influence the demographics of a community and can contribute to an aging population trend as younger households without equity struggle to gain a foothold in the community.

As of 2020, there are 102 families on BC Housing's waitlist seeking non-market housing in Langford.

7.2.6 Homelessness

There has been an increase in individuals experiencing homelessness across CRD communities in recent years. The March 11, 2020 point-in-Time count identified a minimum of 1,523 individuals experiencing homelessness in the region. There were at least 350 individuals who were emergency sheltered and 743 who were provisionally accommodated in transitional housing.



8

Glossary

Activity Limitation: "Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems." https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia – Core Housing Need, Activity Limitations

Adequate Housing Standard: "[Housing] not requiring any major repairs." https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Affordable Housing Standard: "[Housing with] shelter costs equal to less than 30% of total before-tax household income." https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm

Core Housing Need: "A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards)." Some additional restrictions apply. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Household Income: The sum of incomes for all household members.
Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.
Household Type: "The differentiation of households on the basis of whether they are census family households or non-census family households." https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Income: For the purposes of this report, unless otherwise indicated, income refers to "total income" which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm

Movable Dwelling: A single dwelling type used as a place of residence and can be moved on short notice that includes mobile homes, as well as a tent, recreational vehicle, travel trailer houseboat or floating home. https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements013-eng.cfm

Multiple Census Families: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family. https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.
https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731

Non-Census-Family Households: Households which do not include a census family. "Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family."
https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053

Other Family or Other Census Family: When comparing households one way to distinguish between households is by "household family types." These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include "other families" which refer to households which include at least one family and additional persons. For example, "other family" could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.
https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.
https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. "Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."
https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm

Subsidized Housing: "'Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances."
https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm

Suitable Housing Standard: "[Housing that] has enough bedrooms for the size and composition of resident households."
https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.
https://www.bchousing.org/glossary

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: "A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing."
https://www.bchousing.org/glossary



Appendix A: Provincial Summary Form

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: City of Langford

REGIONAL DISTRICT: Capital Regional District

DATE OF REPORT COMPLETION: October 2020 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	**Neighbouring municipalities and electoral areas:** Juan de Fuca, Highlands, View Royal, Colwood, Metchosin
	Neighbouring First Nations: Esquimalt First Nation, Songhees First Nation

POPULATION	**Population:** 35,342 (2016)	**Change since** 2006 **:**	57.4 **%**
	Projected **population in 5 years:** 46,029	**Projected change:**	16.6 **%**
	Number of households: 14,180 (2016)	**Change since** 2006 **:**	63 **%**
	Projected **number of households in 5 years:** 18,632	**Projected change:**	17.5 **%**
	Average household size: 2.5		
	Projected **average household size in 5 years:** 2.5		
	Median age (local): 38.3 (2016)	**Median age (RD):** 44.8	**Median age (BC):** 42.5
	Projected median age in 5 years: 39.4		
	Seniors 65+ (local): 12.4 **%**	**Seniors 65+ (RD):** 17.6 **%**	**Seniors 65+ (BC):** 17.0 **%**
	Projected **seniors 65+ in 5 years:**		15.8 **%**
	Owner households: 70 **%**	**Renter households:**	30 **%**
	Renter households in subsidized housing:		7 **%**

	Median household income	Local	Regional District	BC
INCOME	**All households**	$ 80,159	$ 69,642	$ 69,979
	Renter households	$ 53,459	$ 44,363	$ 45,848
	Owner households	$ 93,858	$ 88,704	$ 84,333

ECONOMY	**Participation rate:** 72.3 **%**	**Unemployment rate:** 5.3 **%**
	Major local industries: public administration, health care and social assistance, retail trade, construction, and accommodation and food services.	

HOUSING	**Median assessed housing values: $** 656,849 (average)	**Median housing sale price: $** 666,013 (average)
	Median monthly rent: $ 1455	**Rental vacancy rate:** 1.5 (2019) **%**
	Housing units - total: 14,180 (2016)	**Housing units – subsidized:** 300 (2016)
	Annual registered new homes - total: 267 (2018)	**Annual registered new homes - rental:** 232
	Households below *affordability* standards (spending 30%+ of income on shelter): 24 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 4 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 3 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   The City of Langford's Official Community Plan (2008) includes policies around preserving and increasing the stock of affordable housing, facilitating a range of housing types, and setting targets for family and ground-oriented housing in high-density development projects. The OCP sets out provisions of housing for specific groups, including special needs housing and aging in place strategies for seniors.

2. **Any community consultation undertaken during development of the housing needs report:**

   Stakeholder focus groups and interviews were held through July and August of 2020. Eleven interviews were completed with service providers, housing providers, and First Nation serving organizations from across the CRD. Four focus groups were attended by stakeholders from community serving organizations, housing providers, institutional (education and employers), and development and real estate serving the CRD's core communities.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Interviewees included Community Social Planning Council, CRD Electoral Area Director, Cool Aid Society, Coalition to End Homelessness, BC Housing, Greater Victoria Housing Society, Pacifica Housing, and Urban Development Institute. Focus groups included the Sooke Housing, Community Living BC, Colwood Fire, RCMP, and Langford Planning and Zoning Committee.

4. **Any consultation undertaken with First Nations:**

   Several First Nation serving organizations were interviewed in the public consultation process. These organizations include the Aboriginal Coalition to End Homelessness Society, Victoria Native Friendship Centre, and M'akola Housing Society.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently (2016)	Anticipated (5 years)
0 bedrooms (bachelor)	(combined with 1 bedroom)	(combined with 1 bedroom)
1 bedroom	556	869
2 bedrooms	629	1021
3+ bedrooms	507	886
Total	1692	2775

Comments:

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	5,375	100	5,865	100	6,415	100
Of which are in core housing need	385	7.2	555	9.5	530	8.3
Of which are owner households	165	4.0	250	5.4	210	4.4
Of which are renter households	225	17.9	305	23.9	320	19.5

Comments:

In 2016, Langford had a slightly lower proportion of households in Core Housing Need compared to the CRD, British Columbia (BC), and Canada. Langford and the region have seen a slight increase of households in Core Housing Need from 2006 to 2016. A much higher proportion of renter households (16%) in Langford are in Core Housing Need than owner households (2%).

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	5,375	100	5,865	100	6,415	100
Of which are in extreme core housing need	145	2.7	190	3.2	245	3.8
Of which are owner households	75	1.8	100	2.2	100	2.1
Of which are renter households	65	5.2	95	7.5	140	8.5

Comments:

Langford has 5% of households in Extreme Core Housing Need compared to the CRD's 6%.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Cost of renting & owning has risen significantly in recent years. Purpose-built rentals are relatively affordable for families, but unaffordable for individuals living alone and lone-parent households. Homeownership is out of reach for most households making the median income. As of 2020, Langford had 212 households in on BC Housing's waitlist.

2. **Rental housing:**

   There is a need for more rental housing options across the CRD. The proportion of renter households is growing, and there has been significant growth in primary rental market units between 2005 and 2019. As of 2019, the rental vacancy rate for Langford was 1.5%, far lower than what is considered to be healthy.

3. **Special needs housing:**

   Core Housing Need is more prevalent in households with someone with a disability. For those with disabilities who are unable to work, the provincial housing supplement of $375 is low and limits access to housing options. As of 2020, Langford has 34 households with people with disabilities on BC Housing's waitlist seeking non-market housing.

4. **Housing for seniors:**

   Langford is experiencing a slight aging trend, and aging in place is a growing priority for many households. The need for more supportive housing for seniors was identified as a significant area of need by stakeholders. As of 2020, 66 senior households were on BC Housing's waitlist seeking non-market seniors housing in Langford.

5. **Housing for families:**

   Family-sized housing in Langford is increasingly out of reach for families with children. In the rental market there is a limited supply of larger units and the median rent of a three-or-more bedroom unit has exceeded other unit sizes. As of 2020, there are 102 families on BC Housing's waitlist seeking non-market housing in Langford.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   The CRD has seen an increase in individuals experiencing homelessness in recent years. The March 11, 2020 point-in-time count identified at minimum 1,523 individuals experiencing homelessness in the region. There were at least 350 individuals who were emergency sheltered and 743 who were provisionally accommodated in transitional housing.

7. **Any other population groups with specific housing needs identified in the report:**

Were there any other key issues identified through the process of developing your housing needs report?

Langford generally has a strong working relationship with developers, but development in Langford can be a challenge both in time and cost due to the amount of site preparation that must be completed. These additional costs are a contributing factor to why Langford's affordable housing program is no longer expanding, as the costs of developing and building are too high. Affordable housing continues to be a challenge in Langford, and based on engagement feedback, stakeholders would like to see alternative housing solutions explored for both suburban and urban communities.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Parks & Recreation**

Subject: Proposed Statutory Right of Way for the Installation of a telecommunications facility on the property located at 3024 Glen Lake Road - Westhills Stadium

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Background

Pacific FC and their broadcaster, Media Pro, have indicated that the current lighting level at Westhills Stadium is not sufficient to allow for broadcasting of their night games. Pacific FC has received direction from the Canadian Premier League that the light levels must be increased from the current 550 Lux to 1200 Lux, with backlighting installed on the north side of the field, in order to broadcast night games in the future.

In conjunction with the feedback from Pacific FC and Media Pro, Brian Gregg of SitePath Consulting Ltd has applied on behalf of TELUS to allow for the installation of a telecommunications facility at the property located at 3024 Glen Lake Road, the site of Westhills Stadium. As this tower is proposed within 150 m of residentially zoned properties, it is being done in accordance with Council's Policy on Antenna Systems. In addition, the proposed tower will be on municipal-owned land, meaning a Statutory Right-of-Way (SRW) agreement will have to be registered on title of the land to allow TELUS to place and access their infrastructure.

The proposal put forth by Telus has provided the City with an opportunity to upgrade and increase the lighting while offsetting the costs associated with upgrades to the light levels and converting from the current incandescent lighting to LED lighting, which is more efficient and provides a higher Lux, or intensity, on the field. Therefore, the intent of this report is to summarize the terms of the SRW Agreement and ancillary benefits, as well as provide more details on the lighting needs for Westhills Stadium. Attached are the terms of the SRW Agreement, the TELUS Fee Agreement, and the Musco Lighting Proposal.

Commentary

TELUS is proposing to construct a telecommunications facility consisting of a 45-meter tall monopole structure that will house both TELUS' radiocommunications equipment and an additional municipal owned sports lighting fixture. The proposed structure would be located at Westhills Stadium, a municipal-owned property.

The proposed location of the monopole is at the north side of the field, in line with the centre field line, along Langford Parkway. All of the equipment necessary to operate this facility will reside within a compound located at the base of the tower or in cabinets located nearby. The tower, if constructed, will provide improved wireless service to the surrounding areas and add capacity to a network that is becoming increasingly congested.

The proposed SRW with TELUS is for an initial term of ten (10) years with an automatic right of renewal, at TELUS' option, for two additional ten-year terms.

TELUS confirms that the antenna structures described in this notification package will apply good engineering practices, including structural adequacy during construction. The installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. The facility will be built to the National Building Code as well as the BC Building Code and installation will be in accordance with Transport Canada and NAV Canada requirements.

Mailouts were sent by TELUS to all properties located within 175 meters of the proposed structure. Though the policy requires notification to all owners within 150 meters, as the final location had not been determined in time for the mailout to be sent, the parameters were expanded to 175 meters to ensure no one was missed. Additionally, a public notice was placed in the Goldstream News Gazette for two consecutive issues, November 25 and December 2.

Although Innovation, Science and Economic Development Canada (ISED) has exclusive jurisdiction over the placement of wireless telecommunications facilities, it requires the carriers to consult with the applicable local government and the general public regarding new installations. The public consultation process is intended to provide an opportunity to have property owners' questions addressed while respecting federal jurisdiction over the installation and operation of telecommunications systems.

In conjunction with the application from TELUS, the City of Langford has engaged Musco Lighting, the original supplier of the incandescent field lighting at the stadium, to increase the lux available on the field. Pacific FC and their broadcaster of home games, Media Pro, have indicated that they require back lighting and increased lux on the field of play for night games. Musco Lighting has developed a plan to replace the incandescent lights with LED and install additional lighting on the new monopole provided by Telus (see attached).

Financial Implications

Musco Lighting has provided the City (Attached) with a proposal to convert the existing lights on the four poles, add lights on Grandstands A and B and add lights on the new Monopole provided by Telus. Musco's proposal will cost the City $662,000 plus taxes. The complete financial details will be brought forward to Council during the budget process for the next Five Year Financial Plan (2021-2026).

Legal Implications

The attached SRW has been drafted in consultation with the City's lawyers.

Options

That Council:

1. Approve a Statutory Right of Way Agreement on the terms and conditions attached and in accordance with this report for a telecommunications facility at the property at 3024 Glen Lake Road;

AND

2. Direct staff to begin negotiating an agreement with Musco Lighting for the provision of additional sports lighting fixtures and replacement of existing incandescent lighting with LED, in an amount not to exceed that approved in the 2021 Financial Plan.

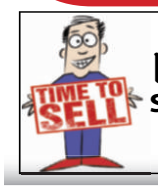
OR

3. Reject TELUS' request for a Statutory Right of Way for a telecommunications facility on the property located at 3024 Glen Lake Road.

Respectfully submitted,

Submitted by:	Marie Watmough, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
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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Salary: $15.10 +Benefits
Start Date: ASAP
Experience: 1 to 2 years
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2 Reclining Patio Chairs w/ Sun Protector - Folds up $30 ea 250-588-5767

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2 Tennis Racquets Wilson - Hardly used: $30 obo 250-588-5767

2 Wooden Lazy Boy High Chairs, cushions included $40ea obo 250-588-5767

Aquos Sharp 45" Flat Screen T.V. - $300 obo 250-588-5767

Black and Decker Work Bench: $50 obo 250-588-5767

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Misc. for Sale

Centre Table - Steel Iron Frame w/ design & glass top $100 obo 2505885767

Dome Camping Tent Sleeps 8 - like new $100 obo 250-588-5767

German Tripod B/S + tilt + Monopod 63" $150 – 250-656-5953

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Misc. for Sale

Guess size 12, Young adult Jacket, as new $24.00 250-721-0700

Happy Tails Comfort Pet bed, 2 ft x 3 ft, brand new $67 250-721-0700

Jade and Aloe Vera $11.00 and Up 250-721-0700

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IN ACCORDANCE WITH THE WARE-HOUSE LIEN ACT,
WESTSHORE TOWING LTD WILL SELL THE FOLLOWING:

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Registered to Ryan Girard

2003 Toyota Matrix
VIN# 2T1KR32E03C739646
Registered to Jennifer Adams

1991 Jeep Cherokee Red
VIN# 1J4FJ88S1ML601699
Registered to Foley Kappel

2005 Pontiac G6
VIN# 1G2ZG528954129684
Registered to Donovan Roloson

2013 Subaru BRZ
VIN# JF1ZCAC17D2610938
Registered to Emily Harrison & National Bank of Canada

The sale will take place at 1247 Parkdale Dr, Victoria, B.C. on Dec 2, 2020 @ 11am
For offers and info call **250-474-1369**

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City of Langford
www.cityoflangford.ca

NOTICE OF DISPOSITION

The City of Langford hereby gives public notice of its intention to dispose of an interest in the property known Westhills Stadium at 1089 Langford Parkway in the City of Langford, BC. The City intends to enter into a Statutory Right of Way with TELUS to allow construction and installation of a telecommunications tower and associated infrastructure for a term of up to 30 years. The City will receive consideration for the SRW including contributions to upgrade and expand the existing lighting system at the stadium. The SRW Agreement will be considered at the regular meeting of Council to be held on December 7, 2020 at 5:30 p.m., following the Public Information Session.

NOTICE OF PUBLIC INFORMATION SESSION

TELUS is proposing to construct a telecommunications facility consisting of a 48-meter tall monopole structure that will house both TELUS' radiocommunications equipment and municipal-owned sports lighting fixtures. The proposed structure is to be located on municipal-owned property known as Westhills Stadium in the City of Langford, BC.

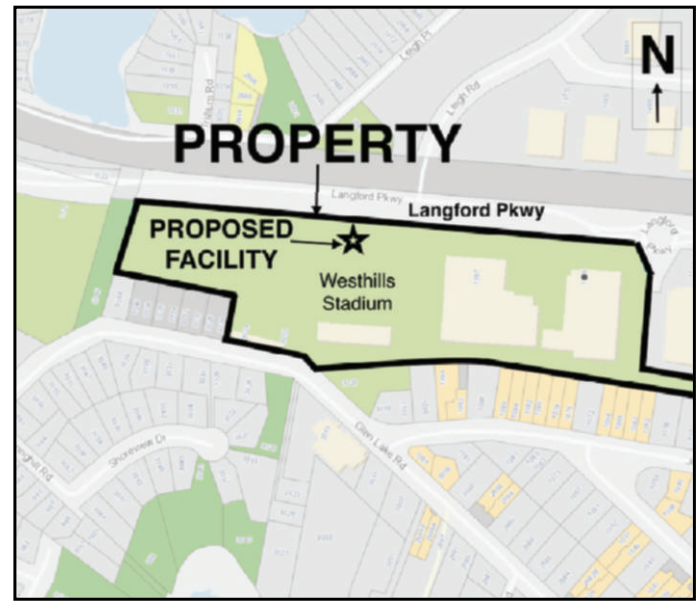
PUBLIC INFORMATION SESSION: All persons who believe that their interest in property is affected by the proposed development will be afforded an opportunity to be heard or to present written submissions respecting this proposal at a Public Information Session that is to be held via Zoom at **City of Langford Council Chambers, Third Floor, 877 Goldstream Avenue, Langford, BC on December 7, 2020 at 5:30 p.m. Details for participating will be posted at www.langford.ca.**

ADDRESS OF PROPOSED FACILITY: 1089 Langford Parkway, Langford, BC V9B 0A5

COORDINATES OF PROPOSAL: 48.443610, -123.523544
ANY PERSON may provide written comment by 4 p.m. on December 7th, 2020 with respect to this matter.

TELUS CONTACT:
Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1

Email: briangregg@sitepathconsulting.com





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2 Adult High Chairs
Wooden frame w/ cushions $30 ea 250-588-5767

BAR FRIDGE $45 OBO 19" D 19" W 26" H White IT WORKS. 250-721-4497

Camping & Patio Chairs
Foldable - 2 recline too $15 - $30 ea 250-588-5767

Chrystal Glasses: in sets of 4, 6 and 8: $25.00 to $60.00 a set 250-588-5767

Corning Wear Pyrex
dishes: Hardly used: $20 to $50 250-588-5767

Custom desk with 2 pedestals. Cost $2,300. Asking $300 250-590-0260

Girls Columbia Winter
Jacket, S/M, Like new $30 250-812-6076

Italsofa Cornerseat Leather Modular components inc. chaise. $5000 2505900260

Leitz Rare Table Tripod
2 heads
$125 – 250-656-5953

Merchandise for Sale

Misc. for Sale

Original Oil Paintings
framed: different sizes best offers, 250-588-5767

Queen Size Bed:
Mattress & Box Spring, $300 obo 250-588-5767

Queen Size Bed:
Mattress, Box Spring & bed frame, $250 250-588-5767

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IN ACCORDANCE WITH THE

WARE-HOUSE LIEN ACT

WESTSHORE TOWING LTD WILL SELL THE FOLLOWING:

2001 Ford Escape Blue
VIN# 1FMYU01191KC35853
Registered to Galena Lewis

2010 Hyundai Genesis
VIN# KMHHT6KD2AU012895
Registered to Nathan Bath-Laforge

2004 Ford Focus White
VIN# 1FAFP36PX4W197263
Registered to Michael Prawdzik

The sale will take place at 1247 Parkdale Dr, Victoria, B.C. on Dec 16, 2020 @ 11am
For offers and info call 250-474-1369

Merchandise for Sale

Misc. for Sale

Singer Sewing Machine
As new - hardly used. $200 obo 250-588-5767

WW2 RAF Leather Helmet
& 3 pr. goggles $250 250-656-5953

Zeiss 35mm Camera
stereo unit very rare 250-656-5953

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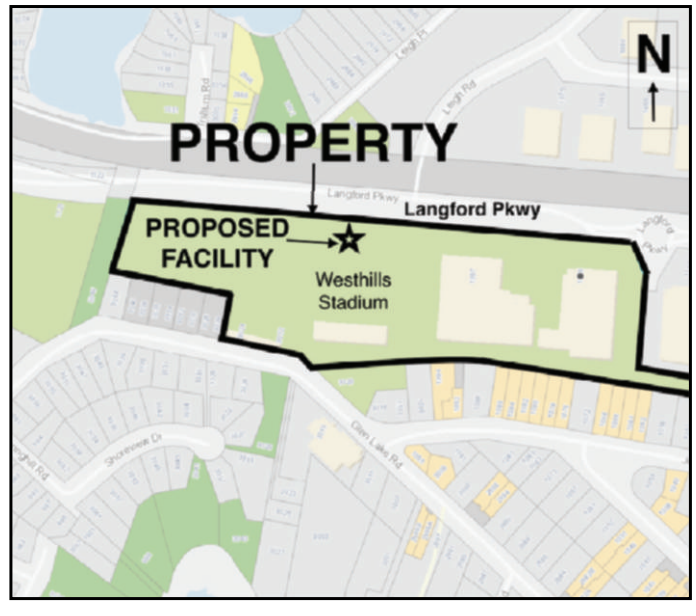
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TELUS CONTACT:
Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1

Email: briangregg@sitepathconsulting.com



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TERMS OF INSTRUMENT - PART 2 CON20-0089

STATUTORY RIGHT OF WAY

This Agreement is made on this day October, 2020.

BETWEEN:

City of Langford (Registration No. N/A), maintaining a place of business at 2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8

(the "**Grantor**")

AND:

TELUS Communications Inc. (Registration No. B1101218)

("**TELUS**")

WITNESSES THAT WHEREAS:

A. In these Terms of Instrument - Part 2, the Transferor is known as the "Grantor" and the Transferee is known as "TELUS";

B. The Grantor is the owner or lessee of the real property(ies) including any buildings and structures situated thereon described in Schedule "A" (the "**Premises**");

C. The Grantor has agreed to grant to TELUS a statutory right of way over the Premises to construct, operate and maintain certain works;

D. Without limiting any of the rights granted to TELUS in this Agreement, the general intent of this Agreement is to permit TELUS to use the Premises mainly as a telecommunications:

☒ Tower site

☐ Rooftop/building exterior site

☐ In building site; and

E. The statutory right of way granted in this Agreement is necessary for the operation and maintenance of TELUS' undertaking.

NOW THEREFORE in consideration of the Fee payable by TELUS to the Grantor and other valuable consideration the receipt and sufficiency of which is acknowledged by the parties hereto (the "**Parties**"), pursuant to section 218 of the *Land Title Act (BC)* and any amendments and substitutions thereto, the Grantor hereby grants to TELUS, a statutory right of way over the Premises, for the purposes and in accordance with the terms and conditions hereinafter set out and in the Schedules attached hereto, the whole forming the agreement between the Parties (the "**Agreement**").

1. **Term and Commencement Date.** The term of this Agreement shall be for a period of ten (10) years commencing on July 15th, 2020 (the "**Commencement Date**") and any extension terms(s) as provided for in this Agreement (collectively the "**Term**").

2. **Rights of Extension.** The Grantor hereby grants to TELUS the right to extend the initial term of this Agreement for two (2) further and consecutive period(s) of ten (10) year(s) each. Such extensions shall take effect automatically and without further notice, unless TELUS gives notice to the Grantor, at least ninety (90) days prior to the end of the current term of this Agreement, that it shall not exercise such right of extension. Each extension term will be subject to the same terms and conditions that apply during the initial term.

3. **Fee.**

(a) For the rights granted by the Grantor to TELUS, TELUS shall pay to the Grantor a onetime fee of $10 (the "**Fee**") plus applicable sales tax, goods and services tax or harmonized tax on or before the Commencement Date, provided that the Grantor has properly obtained a registration number for GST/HST purposes and has communicated same to TELUS, which Fee and taxes shall be paid on or before the Commencement Date.

(b) The Fee and any other amount payable by TELUS to the Grantor under the terms of this Agreement shall be tendered at the address of the Grantor specified in this Agreement, or at such other address as may be duly notified to TELUS in writing by the Grantor. If requested by TELUS, TELUS shall have the right to pay the Fee and any other payments to the Grantor, by way of an Electronic Fund Transfer system ("**EFT**") and for this purpose the Grantor agrees to complete and deliver to TELUS, all reasonable authorizations required by the Grantor's bank and TELUS to enable payments by way of EFT. In the event of any termination of this Agreement for whatsoever reason, the Grantor shall refund to TELUS on a prorated basis any Fee or other amount paid in advance for any period of time following the effective date of termination. The Fee may be changed in accordance with any other agreement executed by the Parties Agreement.

4. **Uses.**

(a) **Rights Generally** - In this Agreement, TELUS shall have certain rights to use those parts or areas of the Premises described in Schedule B attached to this Agreement (the "**Site**") and certain rights over the rest of the Premises, except the Site (the "**Rest of the Premises**").

(b) **Equipment and Equipment Space at the Site** - TELUS shall have the right to:

(i) construct (including staging), install, use, operate, repair, replace, modify, expand, relocate and remove equipment (including antennas and microwave dishes), devices, utility and communications cabling (including fibre), poles and other support structures, risers, conduits, ducts, vertical and/or horizontal cable pathways and facilities, as required from time to time by TELUS (collectively the "**Equipment**"), and such

enclosed structures and interior spaces as required from time to time for the purpose of housing the Equipment or any part thereof (the "**Equipment Space**") on the Site;

(ii) make other alterations and improvements at the Site as deemed necessary by TELUS; and

(iii) if applicable, install concrete moorings above and below grade at the Site as required in order to ensure the stability of certain exterior Equipment.

(c) **Access and Utilities at the Rest of the Premises -** TELUS shall have the right to:

(i) access the Site on, over, under and through the Rest of the Premises with personnel and vehicles; and

(ii) construct (including staging), install, use, operate, repair, replace, modify, expand, relocate and remove all required power and communications cabling and related Equipment on, over, under and through the Rest of the Premises as may be needed to bring utilities to the Site.

(d) **Purposes** - TELUS' rights in this Agreement are for the purpose of carrying on the business of TELUS as a telecommunications service provider and may be exercised by TELUS, its employees, agents, contractors and licensees (and their respective employees) on a 24 hour/7 days a week basis.

5. Termination by TELUS. If, at any time during the Term, TELUS determines, in its sole discretion, that operating the Site for the purposes declared in this Agreement is, or has become, commercially impractical, for any reason whatsoever, TELUS may terminate this Agreement without damages or penalty upon thirty (30) days prior written notice to the Grantor.

6. Covenants of TELUS.

(a) **Safety and Maintenance** - TELUS shall install, operate and maintain its Equipment and the Equipment Space in a good, safe, and workmanlike manner which may include grounding.

(b) **Electricity Charges** - TELUS shall pay for the electricity charges attributable to the operation of the Equipment at the Site, either by having installed a separately metered electrical service or, in circumstances where the local utility will not install a separate meter, by installing a submeter to the Grantor's service and reimbursing the Grantor for electricity consumed by TELUS' operations hereunder based on the submeter readings and the actual tolls of the local utility. The Grantor is responsible for reading the submeter once every three months and invoicing TELUS accordingly, but in any event no less frequently than on an annual basis failing which TELUS may fully discharge its obligation to compensate the Grantor for electricity consumption by tendering payment of a reasonable estimate of the electricity charges for usage in the previous year. No claim may be made by the Grantor for electricity charges arising from usage that has occurred more than one year in the past. In circumstances where TELUS' electricity consumption is expected to be insignificant or where measurement of TELUS' electricity consumption is impractical, the Parties may agree on a mutually agreed annual payment for electricity consumption. In the event that TELUS installs a submeter as described above and the Grantor's service requires upgrading, TELUS shall have the right to install any such upgrade.

(c) **3rd Party Utility Providers** - If portions of the Premises are used for buried or overhead utility cables or wires or if for other bona fide reasons, TELUS requires one or more local utilities to provide services (e.g. electricity) to the Site, then at the request of each utility and

at the request of TELUS, the Grantor shall, at no cost to TELUS and within 30 days of receiving the request, grant to the utility a right of way for purposes of providing such services, including all necessary infrastructure and equipment (e.g. poles, cables, pipes etc.), in the form of the utility's standard document, subject to approval by the Grantor, such approval not to be unreasonably withheld, conditioned or delayed. The Grantor shall not be obliged to pay for any costs of such right of way and necessary infrastructure and equipment.

(d) **Removal of Equipment** - TELUS shall quit and cease using the Premises within ninety (90) days after the termination of this Agreement, weather permitting, and unless the Parties agree in writing otherwise, TELUS shall remove its above ground Equipment and any related housing structures (where applicable) from the Premises, cut off all foundations and moorings (where applicable) to no less than one meter below grade, and restore the surface of the Site to approximately the state it was in as of the Commencement Date, reasonable wear and tear excepted.

(e) **TELUS Interference** - TELUS covenants that TELUS' operation of its radio system(s) shall not cause material interference with, or degradation of, any other wireless signals existing as of the Commencement Date, which are lawfully transmitted or received by third party licensees within or on the Premises. TELUS shall use all reasonable efforts to correct such interference or degradation caused by TELUS, where reasonably demonstrated, upon receiving written notice thereof from the Grantor.

7. Covenants of the Grantor.

(a) **Grantor Interference** - The Grantor shall, subject to subsection 7(b) not do, or permit to be done, any act or thing including any change to the Premises and its appurtenances, that could materially affect TELUS' operation of its radio system(s) or affect access to or use of the Premises including utilities by TELUS in accordance with this Agreement.

(b) **Third Party Equipment** - The Grantor may at any time grant rights to third parties to install other or additional telecommunications transmission equipment on the Premises, provided that the operation of such other or additional equipment does not interfere with the operation of the Equipment or Equipment Space. The Grantor shall provide TELUS with sixty (60) days prior written notice of the proposed new installation, and TELUS shall thereafter work with the installer and operator of the new equipment to ensure that the proposed new installation does not interfere with the operation of the Equipment. The Grantor shall, as a condition of the grant of any rights to third parties to install other or additional telecommunications transmission equipment, stipulate that such party must collaborate with TELUS as described above and must refrain from installing and operating any such equipment until TELUS has determined, acting reasonably, that no material interference with the operation of the Equipment will result. The Grantor shall include the stipulations set out in the preceding sentence in any instrument used to grant rights to third parties to install other or additional telecommunications equipment on the Premises. For a Site containing a tower or similar free standing structure, this subsection shall not apply to the Site, but shall apply to the Rest of the Premises.

(c) **Emergency Power** - The Grantor shall allow TELUS to install hard wire electrical connections to the Grantor's emergency power generator on the Premises for emergency use by TELUS in case of any failure of public electrical service to the Site. TELUS shall also have the right to install and operate, at TELUS' expense, its own permanent or portable emergency power generator on the Premises, including cabling and other facilities as may be required to connect TELUS' generator to the Equipment.

(d) **Premises Maintenance** - The Grantor agrees to provide not less than thirty (30) days prior written notice to TELUS of any repairs, additions or maintenance (collectively the "**Work**") to take place at the Premises, which may have an impact on the Equipment Space or the operation of the Equipment. The Grantor further agrees to meet on-site with TELUS and to make available the contractor(s) involved with the Work, not less than fifteen (15) business days prior to the commencement of the Work to review the Work and the related impact on the Equipment Space or the Equipment, except in the case of an emergency situation requiring immediate intervention to preserve the structural integrity of the Premises. The Grantor further agrees to make a reasonable effort to inform TELUS as soon as possible of an emergency situation that may have an adverse effect on the Equipment Space or the Equipment.

(e) **Trees, Vegetation** - The Grantor shall not plant, install or maintain any trees or vegetation in the Site or any portion of the Premises which may interfere with the Equipment without the prior written consent of TELUS. TELUS shall have the right to trim or cut trees or other vegetation which may be interfering with or obstructing the installation, operation, maintenance or repair of the Equipment or restricting access to the Site or any parts thereof. When trimming or cutting trees or other vegetation, TELUS shall comply with all applicable laws and regulations.

8. TELUS' Equipment. The Equipment and any related housing structures shall remain at all times the personal and moveable property of TELUS, and shall not become fixtures, notwithstanding the attachment to any degree or in any manner of any part of the Equipment or such housing structures to the Premises.

9. Insurance. TELUS shall at all times throughout the Term maintain insurance coverage for: (i) all-risk property loss covering the full insurable replacement cost of the Equipment and (if applicable) TELUS owned Equipment Space and (ii) commercial general liability in an amount not less than Five Million Dollars ($5,000,000) per occurrence for bodily injury and property damage ("**Commercial General Liability**"). At the request of the Grantor, the Grantor shall be included as an additional insured in the Commercial General Liability policy, but solely with respect to liability arising out of the operations of TELUS at the Premises. At the Grantor's request, TELUS shall provide a memorandum or other written evidence of insurance confirming that policies as required in this Agreement are in force. The Commercial General Liability policy shall contain a provision whereby the insurers will endeavour to provide thirty (30) days' notice of cancellation to the Grantor. It is acknowledged and agreed that TELUS may satisfy all or part of this property insurance requirement through self-insurance.

10. Indemnities. Each of the Grantor and TELUS shall indemnify and hold the other harmless from and against any and all costs and expenses (including legal costs), claims, damages, liabilities, actions, causes of action and losses including any and all loss of or damage to property and any and all injuries and loss of life, which in each case arise out of or are caused by, any breach of this Agreement or any unlawful act or any negligent act or omission, by such indemnifying party in connection with this Agreement. Neither party shall be required to indemnify the other party to the extent any such damage or losses arise out of or are caused by a breach of this Agreement or any unlawful act or any negligent act or omission by the other party or any third party. This section shall survive the termination of this Agreement.

11. TELUS' Financing Arrangements. The Grantor acknowledges that TELUS has entered into, and will from time to time be entering into, certain financing arrangements which may require an assignment or hypothecation of, or other creation of a security interest in, TELUS' rights and obligations under this Agreement, or the creation of a security interest in the personal property of TELUS located at the Premises (including the filing of a fixtures notice against title to the Premises) whether that personal property is movable or has become a fixture at law. The Grantor consents to any such assignment, hypothecation or

other creation of a security interest, and to any further assignment or transfer which may occur on the enforcement of same. The Grantor shall, at the request of TELUS, acknowledge in writing the foregoing and shall execute and deliver all such priority agreements, consents, disclaimers of interest and other documents as the relevant financier may require. For the purposes of this section, TELUS is executing this Agreement for itself and as agent for the financiers with whom TELUS may be entering into financing arrangements from time to time, as acknowledged in this Agreement

12. **No Lease.** This Agreement shall not constitute a lease between the Grantor and TELUS, nor create in favour of TELUS any estate in the Premises. Any locking or segregation or fencing of the Equipment is for security purposes only and, subject to TELUS' reasonable security and safety requirements, the Grantor shall at all times be allowed access to the Site. The Grantor covenants that should it ever transfer, sell or otherwise dispose of its interest in the Premises, the Grantor will use its best efforts to cause the transferee or purchaser to take an assignment of and assume the obligations of, the Grantor under this Agreement. The Grantor agrees to use its best efforts to obtain a non-disturbance agreement from any mortgagee(s) of the Premises in such form as TELUS may, from time to time, reasonably require.

13. **Assignment.** Except as otherwise permitted in this Agreement, this Agreement shall not be assigned by TELUS without the prior written consent of the Grantor, such consent not to be unreasonably withheld or delayed. Notwithstanding the foregoing, TELUS may, without consent: (i) assign its rights and obligations under this Agreement to any related or affiliated entity including a partnership; and (ii) license use of a portion or all of the Site and its appurtenances together with TELUS' rights to the Rest of the Premises to any related or affiliated entity including a partnership. Whenever the Grantor's consent is required by virtue of these provisions, such consent is deemed granted if Grantor does not respond within fifteen (15) days to the written request of TELUS for such consent. The Grantor agrees that it will not transfer or assign the whole or any part of this Agreement or any interest therein or arising thereunder, except to a bona fide purchaser or mortgagee for value and transferee of the entirety of the Grantor's remaining interest in the Premises.

14. **Governing Law.** The provisions of this Agreement shall be governed by, and interpreted in accordance with, the applicable laws of Canada and of the province of British Columbia. The Parties hereby attorn to the exclusive jurisdiction of the courts of that province, and the venue shall be the capital of that province.

15. **Government Regulation.** TELUS shall, at all times, ensure that the installation, operation and maintenance of its Equipment and the Equipment Space comply with all applicable laws, directions, rules and regulations of governmental authorities having jurisdiction over TELUS' operations, including all applicable building codes, and Industry Canada and Transport Canada requirements (as are in effect from time to time). The Grantor shall, at all times, ensure that the operation, including repair and maintenance of the Premises complies with all applicable laws, directions, rules and regulations of such governmental authorities (as are in effect from time to time).

16. **Continued Use**. In the event that TELUS continues to use the Site after the expiration of the Term (except for activities pursuant to subsection 6(d) hereof), TELUS shall be deemed to be occupying the Site as a licensee from month to month at a monthly at the current monthly fee of one twelfth (1/12) of the annual Fee. The fee shall thereafter be payable monthly in advance on the first day of each month following the expiration of the Term, with all other rights and obligations of this Agreement remaining in force, to the extent they may apply to a month to month licence, subject to the proviso that neither party may terminate the month to month licence except by giving ninety (90) days written notice to the other party.

17. **Withholding.** TELUS shall withhold from amounts payable to the Grantor under this Agreement, any applicable non-resident withholding taxes and shall remit such taxes to the Canadian taxing authorities.

When such amounts are remitted by TELUS, they will be deemed in satisfaction of the same amounts payable to the Grantor under this Agreement and TELUS shall have no further responsibility for any amounts so remitted.

18. **Expropriation**. If during the Term, the whole or any part of the Premises is expropriated, the Grantor shall not accept any award for compensation without TELUS' prior written consent. TELUS shall be entitled to receive such part of the award as compensation for the loss of its interest in the Site.

19. **Environmental.** The Grantor represents and warrants that there are not contained, on, within or under the Premises, any toxic material or hazardous substances or any other contaminants as defined under all applicable provincial or federal legislation, regulation or orders of any kind (collectively "**Hazardous Substances**"). The Grantor shall indemnify and hold TELUS harmless from and against any cost, claims or liability (including statutory) arising from the presence of Hazardous Substances on, within or under the Premises existing as at the Commencement Date and during the Term. Should Hazardous Substances be found or come to the knowledge of the Grantor during the Term, it shall immediately advise TELUS in writing of their existence. TELUS shall have the right to conduct environmental testing at the Premises at any time during the Term and to terminate this Agreement immediately without damages or penalty should the results of such environmental testing demonstrate the presence of Hazardous Substances at levels not acceptable to TELUS, acting reasonably. TELUS shall comply with all applicable provincial or federal environmental legislation, regulation or orders of any kind relating to the Equipment and the Equipment Space.

20. **Transmissions; Counterparts; Notices.** This Agreement may be executed in counterparts and transmitted by facsimile or other electronic means of transmission, and all such counterparts together will constitute one agreement. Any notice required or authorized by this Agreement shall be deemed to have been properly given if by personal delivery, registered mail, courier, confirmed fax transmission, or other electronic transmission to the address, fax number or e-mail address (if applicable) specified in this Agreement or to any other address, fax number or e-mail address duly notified by one party to the other.

21. **Severability.** Any provision of this Agreement that is determined to be void or unenforceable in whole or in part shall be deemed unwritten and shall not affect or impair the validity or enforceability of any other provision of this Agreement, which shall all remain binding on the Parties.

22. **Co-operation and Authorization**. The Grantor shall, at TELUS' expense, assist and co-operate with TELUS in obtaining government approvals for TELUS to exercise its rights under this Agreement including obtaining from any person, corporation or government authority, relevant information regarding the Premises and the Grantor agrees to execute, from time to time, authorization letters and any additional documents that TELUS may reasonably require for the purposes of exercising its rights under this Agreement.

23. **Confidentiality.** Each party (the "**Receiving Party**") shall treat the details of this Agreement and any information acquired as a result of this Agreement from the other party concerning the other party's plans, businesses, technology, products, processes, work or services (the "**Confidential Information**") as strictly confidential. The Receiving Party shall use the Confidential Information solely for the purpose of establishing and operating the business arrangements contemplated in this Agreement (the "**Purpose**") and shall not disclose the Confidential Information to third parties, except (i) to the Receiving Party's related or affiliated entities including partnerships and to the Receiving Party's contractors, licensees, advisors and agents who have a need to know the Confidential Information for the Purpose and who have agreed to maintain the confidentiality of such information, or (ii) as required by law, provided the Receiving Party provides prior written notice of such legal disclosure requirement to the other party. The forgoing restrictions shall not apply to information that is rightfully obtained by the Receiving Party from a third

party, that is in the public domain through no fault of the Receiving Party, or that is independently known or developed by the Receiving Party. This provision shall survive any termination of this Agreement.

24. Schedules. Schedules and other documents attached or referred to in this Agreement, including the following Schedules, are an integral part of this Agreement:

Schedule "A" – Description of Premises

Schedule "B" – Identification of Site

Schedule "C" – Amendments to Terms and Conditions (if applicable)

If any conflict should arise between a term or condition in a Schedule and in the main part of this Agreement, the term or condition in the Schedule shall govern.

25. Detailed Drawing/Plan and Changes to Site

(a) **Detailed Drawing/Plan** - TELUS may and without the consent of the Grantor, replace Schedule "B" with a new or amended Schedule "B", in order to show the Site and/or the Equipment in further detail, including, at TELUS' discretion a survey of the Premises and/or the Site which TELUS may register in the applicable B.C. Land Title Office ("**Land Title Office**").

(b) **Changes to Site** - TELUS may change the areas comprising the Site (including relocate and add to such areas), and:

(i) if the change is significant the consent of the Grantor shall be required, which consent the Grantor agrees not to unreasonably withhold, delay or condition; and

(ii) if the change is not significant no consent of the Grantor shall be required.

Changes to the Site shall be shown on either a new or amended Schedule "B".

26. Interpretation. Wherever the expression "including" is used in this Agreement, it shall mean "including without limitation".

27. Recitals and Authority. The Parties agree that, as of the Commencement Date, the recitals set forth on page one of this Agreement are true and correct and are to be considered representations and warranties. The Grantor and/or its agent represent and warrant that it has full authority to enter into and sign this Agreement and bind the Grantor accordingly.

28. Registration. TELUS shall be permitted to register the statutory right of way granted in this Agreement on title to the Premises at TELUS's expense in the applicable Land Title Office. Grantor shall co-operate with TELUS in initialling any minor modifications to this Agreement that may be necessary in the future, for this Agreement to be in registerable form satisfactory to the Land Title Office.

29. Encumbrances. TELUS may, at its option, pay or discharge any arrears owing under any encumbrance upon the Premises which has priority over the interests of TELUS under this Agreement, or any arrears of any property taxes, local improvement charges and any other rates, duties, levies and assessments levied or assessed by any competent government authority upon or in respect of the Premises or that affect the Premises in any way, in which event TELUS shall be subrogated to the rights of the creditors of such discharged obligations and may, at its option, apply the Fee or any other amounts owing to the Grantor under this Lease to the repayment of any arrears so paid or discharged. The Grantor agrees to promptly provide TELUS with a copy of any notice it receives of any arrears described in this section.

30. Entire Agreement. This Agreement cancels and replaces all prior agreements between the parties with respect to the Site, and expressly excludes all prior representations and discussions, either oral or written, between the parties other than those set forth in this Agreement. Each party acknowledges having obtained adequate explanation of the nature and scope of each of the clauses of this Agreement, and having had the opportunity to consult legal counsel with respect thereto. Except as otherwise provided in this Agreement, this Agreement may not be amended or modified except by written agreement executed by both Parties.

31. Successors and Assigns. This Agreement shall enure to the benefit of and be binding upon the successors and permitted assigns of the Grantor and the successors and permitted assigns of TELUS, and no permitted assignee or successor of the Grantor (including any transferee of or successor in title to the Premises) shall challenge the validity or enforceability of any aspect of this Agreement. The Grantor shall cause every assignee or successor of the Grantor to agree in writing to be bound by all obligations of the Grantor hereunder. Prior to a conveyance or assignment of its interest in the Premises, the Grantor shall provide TELUS with written notice of the identity of the successor or assignee and the address at which the amounts payable to the Grantor hereunder shall be tendered and notices given pursuant to the conveyance or assignment.

IN WITNESS WHEREOF the Parties have duly executed this Agreement as of the date first above written.

MAILING/COURIER ADDRESS OF GRANTOR:
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Attention:	Braden Hutchins
Telephone:	250-857-0301
Facsimile:	250-391-3437
E-mail (if applicable):	bhutchins@langford.ca

CITY OF LANGFORD

By: _____
Name: Braden Hutchins
Title: Director of Corporate Services

GST/HST Registration No: _____

PST Registration No: _____

TELUS Communications Inc.

200 Consilium Place Suite 1600
Scarborough, Ontario M1H 3J3
Attention: Real Estate Manager
Telephone: 1-800-815-5715
Facsimile: 1-416-279-3181
Emergency 24 Hour #: 1-800-391-1391
E-mail wireless.re@telus.com

By: _____
Name: Marc Parras
Title: Manager, Technology Strategy

SCHEDULE "A"

DESCRIPTION OF PREMISES

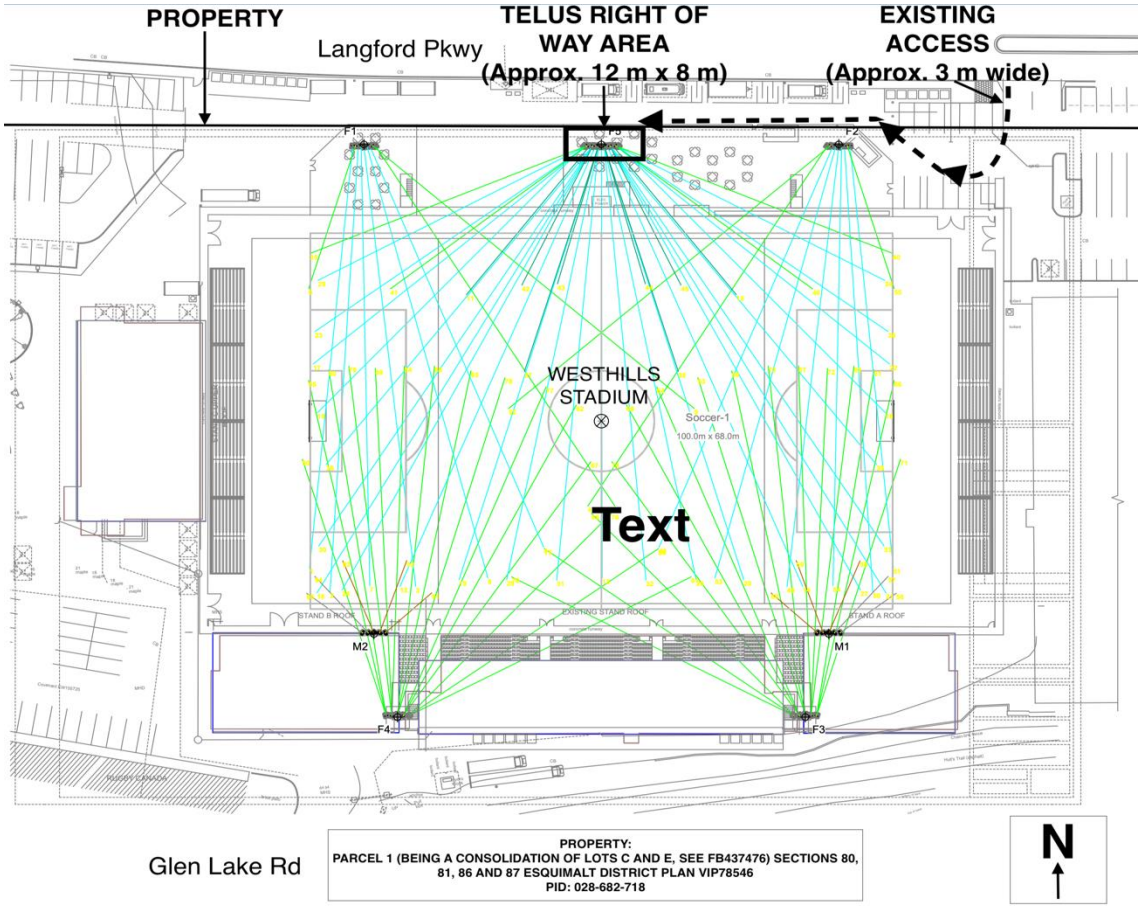
Real property located in the City of Langford, in the Province of British Columbia, known municipally as 1089 Langford Parkway, Langford, BC (City Center Park) and with the following legal description:

PARCEL 1 (BEING A CONSOLIDATION OF LOTS C AND E, SEE FB437476) SECTIONS 80, 81, 86 AND 87 ESQUIMALT DISTRICT PLAN VIP78546

PID: 028-682-718

SCHEDULE "B"

IDENTIFICATION OF SITE



SCHEDULE "C"

Access Area

SCHEDULE “D”

Lighting System

SCHEDULE "E"

AMENDMENTS TO TERMS AND CONDITIONS

1. The following sections are deleted and the remaining sections renumbered accordingly:
    a. Subsection 6(c), 3rd Party Utility Providers
    b. Section 11, TELUS Financing Arrangements
    c. Section 16, Continued Use
    d. Section 17, Withholding
    e. Section 18, Expropriation
    f. Section 22, Cooperation and Authorization

2. The Agreement is amended to change "Rest of the Premises" to "Access Area" wherever it appears.

3. Recital C is amended as follows:

    … statutory right of way "under section 218 of the *Land Title Act* (British Columbia) over parts of the Premises herein defined as the SRW Area …

4. Recital D is amended by adding "a portion of" infront of the Premises

5. Subsection 4(a) is replaced as follows:

    a. **Rights Generally -** In this Agreement, TELUS shall have certain rights to use those parts or areas of the Premises outlined in heavy black on the reference plan registered in the Land Title Office under number _____ , a reduced copy of which is attached to this Agreement as Schedule B (the "**Site**") and certain rights of access over those portions of the Premises, oultined in heavy black and marked as the "Access Area" on the reference plan registered in the Land Title Office under number _____ , a reduced copy of which is attached to this Agreement as Schedule C (the "**Access Area**") (collectively the Site and Access Area are the "SRW Area").

6. Subsection 4(b)(i) is amended as follows:

construct (including staging), install, use, operate, repair, replace, modify, expand, relocate and remove equipment (including antennas and microwave dishes), devices, utility and communications cabling (including fibre), poles and other support structures, risers, conduits, ducts, vertical and/or horizontal cable pathways and facilities, as required from time to time by TELUS (collectively the "**Equipment**"), and such enclosed structures and interior spaces as required from time to time for the purpose of housing the Equipment or any part thereof (the "**Equipment Space**") on the Site. TELUS also specifically agrees to install, at its sole cost, sports light fixtures on the telecommunications pole structure agreeable to both parties in addition to its

telecommuncations Equipment. The lighting on the subject pole shall adhere to the following specifications unless subsequently modified in writing by both Grantor and TELUS:

- Mounting Height: 30.5 meters
- Fixture Quantity: 22
- Luminaire Type: TLC-LED-1500
- Load: 31.46 kW
- Circuit: A

The sports lights and associated support pole shall not be removed without the prior express written consent of Grantor. Additionaly, this Agreement is subject to the condition that the Grantor shall, acting reasonably, reserve the right to approve the TELUS' construction drawings showing both the telecommunications Equipment and the lighting fixtures prior to the commencement of any construction on the Site to ensure that all installations fit the aesthetic requirements of the subject stadium property.

7. Subsection 4(c)(i) is replaced as follows:

   access the Site on, over, under and through the Access Area with personnel and vehicles, except in the case of an emergency, or as otherwise agreed to by the Grantor, with7 days prior written notice to the Grantor and under the understanding that no access shall occur during stadium events; and

8. Subsection 4(c)(ii) is amended as follows:

   construct (including staging), install, use, operate, repair, replace, modify, and remove all required power and communications cabling and related Equipment on, over, under and through the Access Area as may be needed to bring utilities to the Site, with prior written approval from the Grantor, not to be unreasonably witheld

9. Subsection 4(d) is amended as follows:

   Purposes - TELUS' rights in this Agreement are for the purpose of carrying on the business of TELUS as a telecommunications service provider and may be exercised by TELUS, its employees, agents, contractors and licensees (and their respective employees) on a 24 hour/7 days a week basis, subject to the requirement that TELUS' activities shall not conflict with stadium events, except in the case of an emergency.

10. Subsection 4(e) is added as follows:

   Rights of the Grantor

   i. The Grantor may, in its sole discretion, install such equipment, chattels or fixtures as it may deem necessary or desirable to enhance the use of the Premises, excluding the Site. Where such changes or improvements affect TELUS' use of

the Site the Grantor will provide not less than thirty (30) days prior notice to TELUS and the Grantor must gain TELUS' consent, acting reasonably.

11. Subsection 5 is amended by adding the following:

"In addition, TELUS may terminate the Agreement at its sole discretion if TELUS does not receive all approvals including those from the City required to build the Site."

12. Subsection 6(d) is amended as follows

Removal of Equipment - TELUS shall quit and cease using the Premises within ninety (90) days after the termination of this Agreement, weather permitting, and unless the Parties agree in writing otherwise, TELUS shall remove its above ground Equipment and any related housing structures (where applicable) from the Premises, cut off all foundations and moorings (where applicable) to no less than one meter below grade, and restore the surface of the Site to approximately the state it was in as of the Commencement Date, reasonable wear and tear excepted. Notwishstanding the foregoing, removal of the pole structure only to be done with prior Grantor approval. If any equipment is removed, TELUS is to repair to the Premises to its original state where such repair is caused by the activities of TELUS.

13. Subsection 6(f) is added as follows:

TELUS further represents and warrants to and covenants and agrees with the Grantor that:

i. TELUS shall not suffer or permit any claims or liens to be filed or registered against the Premises, and shall within thirty (30) days take all necessary steps to cause any claims or liens to be discharged;

ii. TELUS shall notify the Grantor of any damage to the Premises or improvements arising from the construction or maintenance of the Equipment;

iii. Subject to Section 4 (e) i, the Grantor may place, attach, install, operate and maintain improvements on the SRW Area, and may use the SRW Area for any purpose, and subject to paragraph 7(b), may allow other parties to place, attach, install, operate and maintain improvements and use the SRW Area, provided that such use, placement, attachement, installation, operations and maintenance of such improvements on the SRW Area shall not unreasonably interfere with TELUS' Equipment and operation and provided that any third parties enter into a co-location agreement with TELUS for use of the Site ;

iv. the Grantor has made no representations or warranties as to the state of repair of the SRW Area, or the suitability of the SRW Area for any business activity or purpose whatsoever, and TELUS hereby agrees to use the SRW Area on an "as is" basis, save and except the location of the pole for lighting purposes; and

v. TELUS is solely responsible for electrical service to the Equipment and for any damage resulting from any failure of the electrical service, including electricity outages, surges, or other related events impacting the Equipment, and the Grantor is not in any manner whatsoever liable for any such damage.

14. Except in subsections 7(b) and 7(c), Section 7 is amended to change "Premises" to "Access Area" wherever it appears.

15. Subsection 7(a) is replaced as follows:

Grantor Interference – In using and accessing the SRW Area the Grantor shall, subject to subsection 7(b) use its reasonable efforts not to do, or permit to be done, any act or thing that could interfere with or impair TELUS' access to or use of the SRW Area including utilities by TELUS in accordance with this Agreement. TELUS agrees that the Grantor will not be responsible for any costs, losses or damages suffered by TELUS, as a result of the Grantor's interference, unless caused by the negligence or willful misconduct of the Grantor, its elected officials, appointed officers, employees, agents or contractors, and or anyone for whom the Grantor is responsible at law.

16. Subsection 7(b) is replaced as follows:

Third Party Equipment - The Grantor may at any time grant rights to third parties to install other or additional telecommunications transmission equipment on the SRW Area provided that the operation of such other or additional equipment does not interfere with the operation of the Equipment or Equipment Space and provided that third parties enter into a co-location agreement with TELUS for use of the Site

17. Subsection 7(c) is amended as follows:

Emergency Power - TELUS shall also have the right to install and operate, at TELUS' expense, its own permanent or portable emergency power generator on the Premises, including cabling and other facilities as may be required to connect TELUS' generator to the Equipment. Notwithstanding the foregoing, TELUS' use of a generator is subject to Grantor's approval of the location of the generator and wiring, which approval shall be in the Grantor's sole discretion acting reasonably.

18. Subsection 7(d) is amended as follows:

by deleting "the Grantor further agrees to meet on site with TELUS and to make available the contractor(s) involved with the Work, not less than fifteen (15) business days prior to the commencement of the Work to review the Work and the related impact on the Equipment Space or"

And by replacing "at the Premises" with "in the Access area and directly adjacent to the SRW Area".

19. Section 9 is amended as follows:

    By adding "or such greater amount as may be from time to time required by Grantor, acting reasonably, and which is mutually agreeable to both parties" after ($5,000,000)

20. Section 10 is replaced as follows:

    Indemnities. TELUS shall indemnify and hold harmless the Grantor from and against any and all costs and expenses (including legal costs), claims, damages, liabilities, actions, causes of action and losses at any time suffered or incurred by, or brought against, the Grantor, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with granting or existence of this Agreement, including any and all loss of or damage to property and any and all injuries and loss of life, which directly or indirectly arise out of or are caused by, any breach of this Agreement or any unlawful act or any negligent act or omission, by TELUS in connection with this Agreement, unless caused by the negligence or willful misconduct of the Grantor or any person it is responsible for in law. This section shall survive the termination of this Agreement. The Grantor shall indemnify and hold harmless the Grantor from and against any and all costs and expenses (including legal costs), claims, damages, liabilities, actions, causes of action and losses at any time suffered or incurred by, or brought against TELUS relating to the Grantor's lighting equipment on the Site unless caused by the negligence or willful misconduct of TELUS or any person it is responsiblefor in law.

21. Section 12 (renumbered) is replaced as follows:

    Assignment. This Agreement shall not be assigned by TELUS without the prior written consent of the Grantor, such consent not to be unreasonably withheld or delayed. Notwithstanding the foregoing, TELUS may, without consent: (i) assign its rights and obligations under this Agreement to any related or affiliated entity including a partnership; and (ii) license use of a portion or all of the Site and its appurtenances together with TELUS' rights to the Access Area to any related or affiliated entity including a partnership. All other assignments require the Grantor's written consent. No Assignment by TELUS will be effective unless the assignee agrees to be bound by the obligations of TELUS under this Agreement and takes an assignment and agrees to be bound by the terms of every fee agreement between TELUS and the Grantor related to the Site.

22. Section 15 (Renumbered) is replaced as follows:

    Environmental. TELUS acknowledges that the Grantor has not made any representations, warranties or agreements as to the condition or quality of the SRW Area. TELUS shall have the right to conduct environmental testing at the SRW Area at any time during the Term and to terminate this Agreement immediately without damages or penalty should the results of such environmental testing demonstrate the presence of Hazardous Substances at levels not acceptable to TELUS, acting reasonably. TELUS shall comply with all applicable provincial or federal environmental legislation, regulation or orders of any kind relating to the Equipment and the Equipment Space. TELUS shall be responsible for any toxic material or

hazardous substances or any other contaminants that TELUS brings onto the Premises as defined under all applicable provincial or federal legislation, regulation or orders of any kind (collectively, "**Hazardous Substances**") resulting from its activities on the Premises including all costs of investigating and remediating same, and shall indemnify the Grantor from all losses and liabilities, including statutory, arising in connection therewith. TELUS shall not introduce or use any such substance on the Premises in violation of any applicable law.

23. Section 18 (Renumbered) is replaced as follows:

Confidentiality. Each party (the "Receiving Party") shall treat any information acquired as a result of this Agreement from the other party concerning the other party's plans, businesses, technology, products, processes, work or services (the "Confidential Information") as strictly confidential. The Receiving Party shall use the Confidential Information solely for the purpose of establishing and operating the business arrangements contemplated in this Agreement (the "Purpose") and shall not disclose the Confidential Information to third parties, except (i) to the Receiving Party's related or affiliated entities including partnerships and to the Receiving Party's contractors, licensees, advisors and agents who have a need to know the Confidential Information for the Purpose and who have agreed to maintain the confidentiality of such information, or (ii) as required by law, provided the Receiving Party provides prior written notice of such legal disclosure requirement to the other party. The forgoing restrictions shall not apply to information that is rightfully obtained by the Receiving Party from a third party, that is in the public domain through no fault of the Receiving Party, or that is independently known or developed by the Receiving Party. This provision shall survive any termination of this Agreement.

24. Section 19 (Renumbered) is replaced as follows:

Schedules. Schedules and other documents attached or referred to in this Agreement, including the following Schedules, are an integral part of this Agreement:

Schedule "A" – Description of Premises

Schedule "B" – Identification of Site

Schedule "C" – Access Area

Schedule "D" – Sports Lighting System

Schedule "E" – Amendments to Terms and Conditions

25. Section 19 (Renumbered) is replaced as follows:

19. Detailed Drawing/Plan and Changes to Site

a. Changes to Site - TELUS may change the areas comprising the Site (including relocate and add to such areas), and:

i. if the change is significant, specifically a change to the area of the Site as defined in section 4 (a) or the height of the tower, the consent of the Grantor shall be required, which consent the Grantor may issue at is sole discretion.

ii. if the change is not significant, specifically installation, modification, removal or maintenance of Equipment on the Site, no consent of the Grantor shall be required.

Changes to the Site shall be shown on either a new or amended Schedule "B" drawing or survey plan as required.

20. Section 23 (Renumbered) is amended as follows:

By adding "Unless expressly agreed in writing between the parties" to the beginning of the paragraph.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Parks & Recreation**

Subject: Extension of VCMMC Parks and Boulevards & Trails Maintenance Agreements

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Background

On September 8, 2014, the City entered into a Parks and Boulevard Maintenance Contract and a Trails Maintenance Contract with Victoria Contracting and Municipal Maintenance Corporation (VCMMC). These agreements expired on April 30, 2019, were extended for an additional six months in both March 2019 and October 2019, for an additional 3 months in April 2020, and for an additional 5 months in July 2020. These agreements are set to expire on December 31, 2020.

Commentary

The City and VCMMC are currently working together to renew the current Parks and Boulevard Maintenance Contract and the Trails Maintenance Contract. The City and VCMCC are confident that a new agreement will be achievable in 2021. If the contracts are not extended, the City will not have a Parks and Boulevard or Trails Maintenance contract in place.

Options

1. That Council extend the Parks and Boulevard Maintenance Contract and the Trails Maintenance Contract with VCMMC until June 30, 2021, or until a new agreement is approved by Council, and that Council authorize Mayor and Corporate Officer to execute the agreement.

or

2. That Council does not authorize staff to extend the Agreements at this time.

Respectfully submitted,

Submitted by:	Cory Manton, Manager Parks and Recreation
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

AMENDING AGREEMENT- PARKS AND BOULEVARDS MAINTENANCE

THIS AMENDING AGREEMENT dated for reference December 7, 2020, is

BETWEEN:

CITY OF LANGFORD
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
(the “City")

AND:

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION
#112, 1010 McCallum Road
Victoria, BC V9B 4C6
(the "Contractor")

RECITALS:

A. By a Parks and Boulevards Maintenance Contract dated for reference September 8, 2014 (the "Agreement"), the City engaged the Contractor to provide the Services, as that term is defined in the Agreement;

B. The term of the Agreement was to expire on April 30, 2019 unless extended by agreement of the parties;

C. The parties agreed on March 06, 2019 to extend the term of the Agreement for six (6) months to October 31, 2019;

D. The parties agreed on October 17, 2019 to further extend the term of the Agreement for six (6) months to April 30, 2020;

E. The parties agreed on April 16, 2020 to further extend the term of the Agreement for a further three (3) months to July 31, 2020;

F. The parties agreed on July 20, 2020 to further extend the term of the Agreement for a further five (5) months to December 31, 2020; and

G. The parties have agreed to further extend the term of the Agreement for an additional term in accordance with this Amending Agreement.

THIS AMENDING AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Amending Agreement and the payment of $1.00 by the City to the Contractor, the sufficiency and receipt of which the Contractor acknowledges, the parties covenant and agree with each other as follows:

1. Terms defined in the Agreement have the same meaning in this Amending Agreement, except as set out in this Amending Agreement.

2. The term of the Agreement is extended by an additional period of six (6) months and shall expire on June 30, 2021, unless terminated or cancelled in accordance with the Agreement or extended by mutual agreement of the parties.
3. The parties agree that the Agreement remains in full effect, modified only to the extent set out above.
4. This Amending Agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, and other legal representatives.
5. Any or all of the parties may execute this Amending Agreement in counterparts. The respective signing pages of each counterpart, including prints of versions stored in any computer format and prints of facsimiles, shall be deemed to be original and such counterparts together shall constitute one and the same instrument, which, for all purposes, shall be deemed to be fully and duly executed by all the signatories to the various counterparts.
6. A copy of the body of this Amending Agreement together with all signed counterpart signature pages, certified to be a true copy by a lawyer, notary public or other commissioner for taking affidavits in British Columbia, shall be deemed for all purposes to be a fully-executed original of this Amending Agreement.

IN WITNESS OF WHICH the parties have duly executed this Amending Agreement on the dates written below.

CITY OF LANGFORD

by its authorized signatories:

_____

Mayor: Stewart Young

_____

Corporate Officer: Braden Hutchins

Date: _____

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION

by its authorized signatories:

_____

Name:

_____

Name:

Date: _____

AMENDING AGREEMENT- TRAILS MAINTENANCE

THIS AMENDING AGREEMENT dated for reference December 7, 2020, is

BETWEEN:

CITY OF LANGFORD
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
(the “City")

AND:

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION
#112, 1010 McCallum Road
Victoria, BC V9B 4C6
(the "Contractor")

RECITALS:

A. By a Parks and Boulevards Maintenance Contract dated for reference September 8, 2014 (the "Agreement"), the City engaged the Contractor to provide the Services, as that term is defined in the Agreement;

B. The term of the Agreement was to expire on April 30, 2019 unless extended by agreement of the parties;

C. The parties agreed on March 06, 2019 to extend the term of the Agreement for six (6) months to October 31, 2019;

D. The parties agreed on October 17, 2019 to further extend the term of the Agreement for six (6) months to April 30, 2020;

E. The parties agreed on April 16, 2020 to further extend the term of the Agreement for a further three (3) months to July 31, 2020;

F. The parties agreed on July 20, 2020 to further extend the term of the Agreement for a further five (5) months to December 31, 2020; and

G. The parties have agreed to further extend the term of the Agreement for an additional term in accordance with this Amending Agreement.

THIS AMENDING AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Amending Agreement and the payment of $1.00 by the City to the Contractor, the sufficiency and receipt of which the Contractor acknowledges, the parties covenant and agree with each other as follows:

1. Terms defined in the Agreement have the same meaning in this Amending Agreement, except as set out in this Amending Agreement.

2. The term of the Agreement is extended by an additional six (6) months and shall expire on June 30, 2021, unless terminated or cancelled in accordance with the Agreement or extended by mutual agreement of the parties.
3. The parties agree that the Agreement remains in full effect, modified only to the extent set out above.
4. This Amending Agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, and other legal representatives.
5. Any or all of the parties may execute this Amending Agreement in counterparts. The respective signing pages of each counterpart, including prints of versions stored in any computer format and prints of facsimiles, shall be deemed to be original and such counterparts together shall constitute one and the same instrument, which, for all purposes, shall be deemed to be fully and duly executed by all the signatories to the various counterparts.
6. A copy of the body of this Amending Agreement together with all signed counterpart signature pages, certified to be a true copy by a lawyer, notary public or other commissioner for taking affidavits in British Columbia, shall be deemed for all purposes to be a fully-executed original of this Amending Agreement.

IN WITNESS OF WHICH the parties have duly executed this Amending Agreement on the dates written below.

CITY OF LANGFORD

by its authorized signatories:

_____

Mayor: Stewart Young

_____

Corporate Officer: Braden Hutchins

Date: _____

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION

by its authorized signatories:

_____

Name:

_____

Name:

Date: _____

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Engineering**

Subject: BC Professional Governance Act – City Certification

Background

Engineering and geoscience firms have long been regulated across Canada, but in BC, the *Engineers and Geoscientists Act* contains an exclusion that has prevented Engineers and Geoscientists BC from enforcing regulatory requirements for firms. To help bridge this gap, the Organizational Quality Management (OQM) Program was created by Engineers and Geoscientists BC (EGBC) in 2012—a voluntary certification program for firms demonstrating they meet Engineers and Geoscientists BC's quality management requirements. The OQM Program helped to establish a culture of high standards in the engineering and geoscience industries, and has enhanced public protection through greater accountability and reduced risk.

Since its launch, the OQM Program has certified more than 400 firms, but no government operations were triggered by the original EGBC OQM Program. The firms currently registered include all the engineering consulting firms that Langford retains to undertake any design and/or construction work on our behalf. They are recognized by the OQM brand that looks like this and is included in email signature blocks and on paper documents:



The *Professional Governance Act* will soon come into effect in BC and will introduce a new requirement for Engineers and Geoscientists BC to regulate firms including local governments such as the City of Langford and also Regional Districts. The Professional Governance Act (PGA) was enabled by the provincial government to regulate the "earth" based professions of: Professional Engineers, Professional Geoscientists, Professional Agrologists, Professional Foresters, Registered Professional Biologists and Applied Science Technologists and Technicians. These members have traditionally all belonged to their own organizations but will now be regulated by the new BC PGA. The Architect Institute of BC (AIBC) will

also be rolled up into the new BC PGA soon, they were an addition following the original roll out of the new BC PGA.

As of July 2, 2021, all firms offering engineering or geoscience services or products in BC will be required to apply for a permit to practice on a mandatory basis, superseding the voluntary requirements of the OQM Program This includes government organizations such as the City of Langford that have staff and/or provide services that are included in the BC PGA.

To review the impacts of these new requirements under the BC PGA on the OQM Program, Engineers and Geoscientists BC Council established an advisory committee to evaluate the future of this voluntary program in the context of mandatory firm regulation. The committee concluded that maintaining the OQM Program alongside a mandatory permit to practice would introduce additional cost to firms, create confusion, and would primarily serve to provide a market advantage to firms—conflicting with restrictions on advocacy programs coming into effect under the *Professional Governance Act*. After considering the committee's analysis and recommendations, the decision was made to discontinue the OQM Program as of July 2, 2021. However, EGBC will recognize firms registered under the OQM before December 31, 2020 and will "grandfather" them into the new BC PGA in July 2021. Therefore, there is a benefit to enrolling now in the existing OQM Program.

(With references from: https://www.egbc.ca/News/Articles/OQM-to-be-Phased-Out-as-New-Requirements-Introduce)

Commentary

The City of Langford currently employs Professional Engineers, Professional Geoscientists, and Engineers in Training who are all members of EGBC as well as members of the Applied Science Technologists and Technicians of BC. These staff are part of the Engineering Department and the Land Development Department. As the City grows and staffing levels increase, we anticipate that these members may broaden into other City departments, or that we may employ members of the other associations included in the BC PGA.

In anticipation of the mandatory regulation of firms, the City of Langford applied for and received the OQM certification in November 2020.

Langford joins the Cities of Vancouver, Courtenay, Kamloops and Kelowna as the other proactively certified municipal governments in BC.

Financial Implications

Part of the BC PGA requirements include that all staff who are part of the BC PGA complete 20 hours of yearly professional development. For staff who are members of EGBC, this is far less than the 80 hours formally requested of the association. In both cases of staff who are members of EGBC and the ASTTBC, this changes the requested professional training to be required professional development, and aligns the required professional development other professionals such as medical, accountant or law professionals who have mandatory professional development training.

Since the City already budgets for staff training this is not a change to the City budget and/or long-term financial plan. There is an annual fee for the certification however it is based on the number of staff employed who are part of the BC PGA. The current fee is less than $500/year for Langford.

Staff view this required training as an asset to the City. It will continue to ensure that our staff are trained in the most recent technological and/or regulatory requirements.

Legal Implications

With the anticipated enabling of the BC PGA mandatory regulation of firms in July 2021, the City has pre-empted this requirement by obtaining the existing EGBC OQM certification now.

Options

That:

Council receive this report for information.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering & Public Works
Concurrence:	George Henshall, Deputy Director of Engineering & Public Works
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:	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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City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Administration**

Subject: 2021 Council and Committee Meeting Schedule

Overview

In accordance with section 127 of the *Community Charter* and Procedure Bylaw No. 819, Council is required to adopt and advertise a schedule of Council and committee meetings annually on or before January 31st.

Staff is proposing to have reduced committee meetings from monthly to every second month. The Planning, Zoning and Affordable Housing Committee will continue to have meetings on each of the Monday's immediately preceding a Council meeting, with the exception of January 4, 2021.

Background

The City is required to notify the public of its regular meeting schedule for the following year by providing notice in accordance with section 94 of the *Community Charter*, posting in the Public Notice Posting places and advertising for two consecutive weeks in the newspaper. A draft schedule has been developed in accordance with the Procedure Bylaw which sets out when Council meetings must be held.

The Procedure Bylaw requires that Council meet on the first and third Monday of each month except July and August when council meets only on the third Monday. Where the Monday is a statuory holiday that meeting is held on the Tuesday. Under this requirement, Council would be meeting on January 4 and 18, 2021. Staff is recommending that the Regular January meetings be cancelled, and a Special Meeting be scheduled for January 11, 2021, this recommendation has been incorporated into the proposed schedule. Additionally, with the ongoing uncertainty of Covid and the City's efforts to minimize unnecessary contact, Staff recommends that the Council meetings scheduled for February 1

and March 1, 2021 also be cancelled. Staff are also recommending that the December 20, 2021 Council meeting be cancelled.

Notwithstanding the Covid pandemic, not all committees are required to meet on a monthly basis. These meetings are routinely cancelled or postponed. Therefore, staff is recommending that Committee meetings, other than Planning Zoning and Affordable Housing Committee which will be scheduled the week prior to a Council meeting, be reduced to five per year to better reflect the reality of when the meetings are held and to allow the volunteer committee members to better plan their time.

Recommendation

1. That Council resolve to cancel the regular Council meetings of January 4, 2021, January 18, 2021, February 1, 2021, March 1, 2021 and December 20, 2021, and that Council hold a Special Meeting on January 11, 2021;

   AND

   That Council adopt the 2021 Council and Committee meeting schedule and advertise as required by the *Community Charter*.

   OR

2. That Council provide staff with direction regarding the Council and Committee meeting schedule and direct Staff to advertise the revised meeting schedule as required by the *Community Charter*.

Respectfully submitted,

Submitted by:	Marie Watmough, Manager of Legislative Services
Concurrence	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mw

Attachment: 2021 Council and Committee Meeting Schedule

City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
2021 COUNCIL MEETING SCHEDULE

January 11th
February 16th
March 15th
April 6th and 19th
May 3rd and 17th
June 7th and 21st
July 19th
August 16th
September 7th and 20th
October 4th and 18th
November 1st and 15th
December 6th

All regularly scheduled Council meetings are held at 5:30 p.m. in the Council Chambers of the City Hall, 3rd Floor, 877 Goldstream Avenue, unless posted otherwise. The public attendance at the meetings will be by telephone until such time as the Covid-19 pandemic is no longer a risk to public health.

2021 Advisory Committee Meetings

Planning, Zoning, & Affordable Housing – will be held the Monday immediately preceding the scheduled Council Meeting @ 5:30 pm, with the exception of the January 11 meeting.

The following Committee meetings will be held in the Council Chambers in the months of February April, June, September and November as follows:
Administration & Finance – 2nd Tuesday @ 4:45 p.m.
Transportation & Public Works – 2nd Tuesday @ 5:30 p.m.
Parks, Recreation, Culture & Beautification – 4th Thursday @ 5:00 p.m.
Protective Services – 4th Tuesday @ 5:00 p.m.

In order to meet the timelines for budget approval, the following Committee Meetings will be held in Council Chambers in the month of January instead of February:
Parks, Recreation, Culture & Beautification will meet in January on the 4th Thursday @ 5:00 p.m.
Protective Services will meet in January on the 4th Tuesday @ 5:00 p.m.

The meeting schedules are subject to change. Notice of changes to Council meetings will be posted in accordance with the *Community Charter* and *Local Government Act* . All other meeting changes will be posted on our website: www.langford.ca.
Agendas and Minutes are posted on our website: www.langford.ca.

Braden Hutchins
Director of Corporate Services

GREATER VICTORIA PUBLIC LIBRARY

November 20, 2020

Mayor Young and Council
City of Langford
877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young and Council:

Re: Greater Victoria Public Library 2021 Budget and Five-Year Financial Plan

On behalf of the Greater Victoria Public Library Board, I am pleased to submit Greater Victoria Public Library's 2021 Operating Budget and Five-Year Financial Plan for 2021-2025. As per the terms of the Library Operating Agreement, approval by council resolution is required by May 1, 2021.

The total municipal contribution amount requested for 2021 is being held at last year's requisition, resulting in a *zero* percent increase in the *overall* municipal requisition. We have worked hard to achieve this goal through operational efficiencies, as well as reduced expenses from the 2020 service adjustments and forecasted savings for 2021 that reflect COVID-19 service levels.

The City of Langford's share of the 2021 requisition, which is based on converted assessment values and population of your municipality, including rental adjustment, is $2,045,413. Building maintenance costs budgeted to be paid on your behalf are an additional $67,025.

Thank you for your ongoing recognition, support and appreciation of GVPL's work. As reflected in the Victoria Foundation's 2020 Vital Signs Report, GVPL is recognized for its essential role in lifelong learning, inclusivity and community wellbeing. Throughout the challenges of the pandemic, GVPL has succeeded in providing our community with library service: first with access to a vast array of online resources and now with a phased return to in-person library services. We are committed to sustainable services now and in the future by remaining agile and able to pivot between digital and in-person services as needed, to keep citizens engaged and our staff and users safe.

For your information, I attach a copy of GVPL's 2019 Annual Report, which will provide you with additional information on our community inspired contributions.

Sincerely,

Deborah Begoray
Chair, Greater Victoria Public Library Board

cc: Darren Kiedyk, CAO, City of Langford
Michael Dillabaugh, Director of Finance, City of Langford
Maureen Sawa, CEO, Greater Victoria Public Library
Paul McKinnon, Director, Finance & Facilities, Greater Victoria Public Library

GREATER VICTORIA PUBLIC LIBRARY

2021 Budget and

2021-2025 Five Year Financial Plan

Review / Approval Dates:

Review - Finance Committee: August 25, 2020

Review – Finance Committee: September 15, 2020

Review – Finance Committee: October 6, 2020

Approved – Board of Trustees: October 27, 2020

GREATER VICTORIA PUBLIC LIBRARY

BUDGET AT A GLANCE

		2021		*2020*
Operating Budget [1]	**$**	**19,540,880**	$	19,677,628
Operating Budget Increase (Decrease) [2]		**(0.78%)**		3.92%
Capital Budget	**$**	**2,070,067**	$	2,150,067
Capital Budget Increase (Decrease)		**(3.72%)**		3.86%
Total Budget - Funded [3]	**$**	**19,810,947**	$	20,029,695
Total Budget Increase (Decrease)		**(1.09%)**		3.91%
Municipal Contribution - Total	**$**	**18,078,726**	$	18,078,726
Municipal Contribution - Increase	**$**	**0.00**	$	678,605
Municipal Contribution - Increase (%)		**0%**		3.90%
Cost per Capita [4]	**$**	**51.32**	$	52.10
Cost per Capita Increase [5]	**$**	**0.00**	$	1.96
Population (Member Municipalities) [6]		**352,287**		346,993

Note 1 – Operating budget consists of operating expenses only

Note 2 – Net of Amortization

Note 3 – Total budget funded is equal to Expenses (Operating budget) less amortization (non-funded expense) + capital budget

Note 4 – Municipal Contribution Total divided by Population, decrease from prior year due to higher population stats over prior year

Note 5 – Municipal Contribution Increase divided by Population

Note 6 – As per BC Stats, 2019 Sub-Provincial Population Estimates

Note to Budget – Municipal Contribution

The total municipal contribution amount is being held at the prior year amount, resulting in a zero percent increase in the municipal contribution amount. This is offset by reserves while the full impacts of the COVID-19 pandemic are realized. Due to unprecedented circumstances at the time of budget development (August 2020) related to COVID-19 and the additional pressure on municipal funding sources, the use of surplus reserves is approved.

GREATER VICTORIA PUBLIC LIBRARY

2021 Budget and Five-Year Financial Plan

	2020	2021	Change	Change%	Notes	2022	2023	2024	2025
Revenues									
Municipal Contributions - Operating	$ 18,078,726	18,078,726	$ -	0.0%	1	18,259,513	18,624,704	18,997,198	19,567,114
Municipal Contributions - Start-up	355,280	355,280	$ -	0.0%	2	61,720	-	-	-
Provincial Grants	642,339	642,339	$ -	0.0%	3	642,339	642,339	642,339	642,339
Federal Grants	-	-	$ -	0.0%	4	-	-	-	-
Fines, Fees and Printing	523,400	333,400	$ (190,000)	-36.3%	5	333,400	333,400	333,400	333,400
Contracts for Service	28,450	28,450	$ -	0.0%	6	28,450	28,450	28,450	28,450
Investment Income	74,000	74,000	$ -	0.0%	7	74,000	74,000	74,000	74,000
Donations and Other Grants	77,500	77,500	$ -	0.0%	8	77,500	77,500	77,500	77,500
	19,779,695	19,589,695	$ (190,000)	-1.0%		19,476,922	19,780,393	20,152,887	20,722,803
Expenses (Operating Budget)									
Salaries and Benefits	14,674,065	14,520,580	(153,485)	-1.0%	9	14,812,853	15,115,267	15,424,565	15,727,674
Library Materials	870,000	870,000	-	0.0%	10	864,000	862,000	862,000	862,000
Amortization	1,798,000	1,800,000	2,000	0.1%	11	1,750,000	1,750,000	1,750,000	1,750,000
Supplies and Services	1,148,723	1,172,076	23,353	2.0%	12	1,183,080	1,195,843	1,208,827	1,222,233
Building Occupancy	827,933	842,841	14,908	1.8%	13	858,629	874,743	881,801	892,320
Other Expenses	358,906	335,383	(23,523)	-6.6%	14	340,815	330,608	333,845	335,138
	19,677,628	19,540,880	(136,748)	-0.7%		19,809,377	20,128,461	20,461,037	20,789,366
Annual Surplus/(Deficit)	102,067	48,815	(53,252)	-52.2%		(332,455)	(348,068)	(308,151)	(66,564)
Add back: Unfunded Amortization	1,798,000	1,800,000	2,000	0.1%	11	1,750,000	1,750,000	1,750,000	1,750,000
	1,900,067	1,848,815	(51,252)	-2.7%		1,417,545	1,401,932	1,441,849	1,683,436
Total Budget - Funded	**20,029,695**	**19,810,947**	**(218,748)**			**19,842,764**	**20,121,370**	**20,455,492**	**20,785,389**
Municipal Contributions-Operating Increase	**2.25%**	**0.00%**				**1.00%**	**2.00%**	**2.00%**	**3.00%**

GREATER VICTORIA PUBLIC LIBRARY

	2020	2021	Change	Notes	2022	2023	2024	2025
Balance forward from Page 1	1,813,567	1,848,815	(51,252)		1,417,545	1,401,932	1,441,849	1,683,436
Capital Expenses								
Library Materials - Operating	1,459,887	1,459,887	-	10	1,459,887	1,459,887	1,459,887	1,459,887
Hardware - Operating	100,000	100,000	-	15	101,500	103,023	104,568	106,136
Furniture and Equipment - Operating	60,000	60,000	-	15	60,000	60,000	60,000	60,000
Building Improvement - Operating	120,000	120,000	-	15	120,000	120,000	120,000	120,000
Vehicles - Operating	80,000	-	(80,000)		-	-	-	-
Branch Start-ups:								
Library Materials - Esquimalt Branch	8,000	8,000	-	2	2,000	-	-	-
Hardware - Esquimalt Branch Relocation	66,000	66,000	-	2	10,000	-	-	-
Furniture and Equipment - Esquimalt Branch Reloca	256,180	256,180	-	2	30,000	-	-	-
	2,150,067	2,070,067	(80,000)		1,783,387	1,742,910	1,744,455	1,746,023
Transfers								
Transfer to Replacement Reserve	120,000	120,000	-	16	120,000	120,000	120,000	120,000
Transfer from Replacement Reserve	(250,000)	(120,000)	130,000	16	(120,000)	(120,000)	(120,000)	(120,000)
Transfer from Personnel Contingency Reserve	(110,000)	-	110,000	16	-	-	-	-
Transfer from Library Materials Reserve	-	-	-	16	-	-	-	-
Transfer to Contingency Reserve	-	-	-	16	-	-	-	-
Transfer from Contingency Reserve	(10,000)	(221,252)	(211,252)	16	(365,842)	(340,977)	(302,606)	(62,587)
Transfer to/(from) Reserves	(250,000)	(221,252)	28,748		(365,842)	(340,977)	(302,606)	(62,587)

GREATER VICTORIA PUBLIC LIBRARY

2021 MUNICIPAL CONTRIBUTIONS

	2020		2021							
	Share 2020	Total Requisition 2020	Share 2021	Operating Budget	Rent Adjustment [1]	Total Requisition 2021	Increase $	Increase %	Building Maint. Costs [2]	Total Municipal Budget 2021
Central Saanich	5.17%	$943,821	5.16%	$932,862	$9,133	**$941,995**	-$1,826	-0.20%	$0	$941,995
Colwood	4.64%	845,062	4.83%	$873,202	6,470	**879,672**	34,611	4.10%	29,853	909,525
Esquimalt	5.34%	961,294	5.28%	$954,557	-4,246	**950,311**	-10,983	-1.10%	0	950,311
Highlands	0.68%	123,847	0.68%	$122,935	912	**123,847**	0	0.00%	4,622	128,469
Langford	10.60%	1,930,654	11.23%	$2,030,241	15,172	**2,045,413**	114,759	5.90%	67,025	2,112,438
Metchosin	1.44%	262,245	1.42%	$256,718	1,883	**258,601**	-3,644	-1.40%	8,264	266,865
Oak Bay	6.65%	1,197,358	6.24%	$1,128,113	-5,039	**1,123,074**	-74,285	-6.20%	0	1,123,074
Saanich	33.46%	6,026,800	32.63%	$5,899,087	-23,083	**5,876,004**	-150,795	-2.50%	0	5,876,004
Victoria	29.00%	5,240,488	29.49%	$5,331,416	-2,389	**5,329,027**	88,540	1.70%	0	5,329,027
View Royal	3.02%	547,158	3.04%	$549,593	1,188	**550,781**	3,624	0.70%	0	550,781
Total	**100%**	**$18,078,726**	**100%**	**$18,078,726**	**$0**	**$18,078,726**	**$0**	**0.00%**	**$109,764**	**$18,188,490**

[1] The **Rent Adjustment** is calculated in accordance with Section 8.12 (a), (b) and (c) of the Library Operating Agreement and relates to portions of buildings used to benefit all member municipalities: the Collection and Technical Services section of the Juan de Fuca Branch building and the Administrative portion of the Central Branch building. Municipalities which did not contribute to the initial acquisition of such building or who did not subsequently purchase a portion of such building pays reasonable rent to those Municipalities that did.

[2] **Building Maintenance Costs for jointly owned buildings** are additional municipal budget amounts that are over-and-above the requisition for the library operating budget. The two branches that are jointly owned are the Central Branch and the Juan de Fuca Branch. Similar costs at other branches do not flow through GVPL and are paid by the municipalities directly. Other than the contributions to the Juan de Fuca Major Asset Maintenance Trust fund ("JF MAM"), building costs are estimates. In 2018 the City of Victoria took over administration of building maintenance costs for thr Central Branch, GVPL will no longer be invoicing for these costs separately, as such those costs are not included in the budget.

GREATER VICTORIA PUBLIC LIBRARY

2021 MUNICIPAL PER CAPITA CONTRIBUTIONS

	2021				
	Total Requisition 2021	**Population [1]**	**Cost Per Capita 2021**	**Increase per capita**	**increase**
Central Saanich	$932,862	18,089	51.57	-$0.10	-$1,826
Colwood	$873,202	18,867	46.28	$1.83	$34,611
Esquimalt	$954,557	18,716	51.00	-$0.59	-$10,983
Highlands	$122,935	2,481	49.55	$0.00	$0
Langford	$2,030,241	42,653	47.60	$2.69	$114,759
Metchosin	$256,718	5,168	49.67	-$0.71	-$3,644
Oak Bay	$1,128,113	18,568	60.76	-$4.00	-$74,285
Saanich	$5,899,087	122,173	48.28	-$1.23	-$150,795
Victoria	$5,331,416	94,005	56.71	$0.94	$88,540
View Royal	$549,593	11,567	47.51	$0.31	$3,624
Total	**$18,078,726**	**352,287**	**$51.32**	**$0**	**$0**

[1] Source of population figures - BC Stats website: https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates, 2019 population estimates, accessed on June 9, 2020.

General note: Percentage share of costs by municipality are determined based on 50% property assessment value and 50% population estimate. More detailed information on assessment values and population are available on request.

Notes to the 2021 Budget and Five-Year Financial Plan

Approximately 90% of the GVPL operating budget is funded by our ten municipal partners. Consequently, a key objective is to maintain municipal contribution increases within an acceptable range, typically based on rates of inflation and wage increases as negotiated through Greater Victoria Labour Relations Association. "Acceptable" increases are ultimately determined by Councils upon consideration of our budget requisition.

Because needs and opportunities change over time as we strive to best serve our communities, GVPL's budget process allows reasonable flexibility for business areas to adapt and optimize their activities as events unfold, while still requiring system-wide financial planning and accountability.

For 2021, operational efficiencies through cost avoidance strategies will continue to be explored as the impacts from the COVID-19 Pandemic are unfolding. The use of reserves has been approved to augment some un-avoidable budget increases.

Operational labour has been kept at full levels (unreduced) at this time, no reductions are planned for the 2021 budget year. It is anticipated that ongoing COVID-19 operations will utilize all staff as budgeted for.

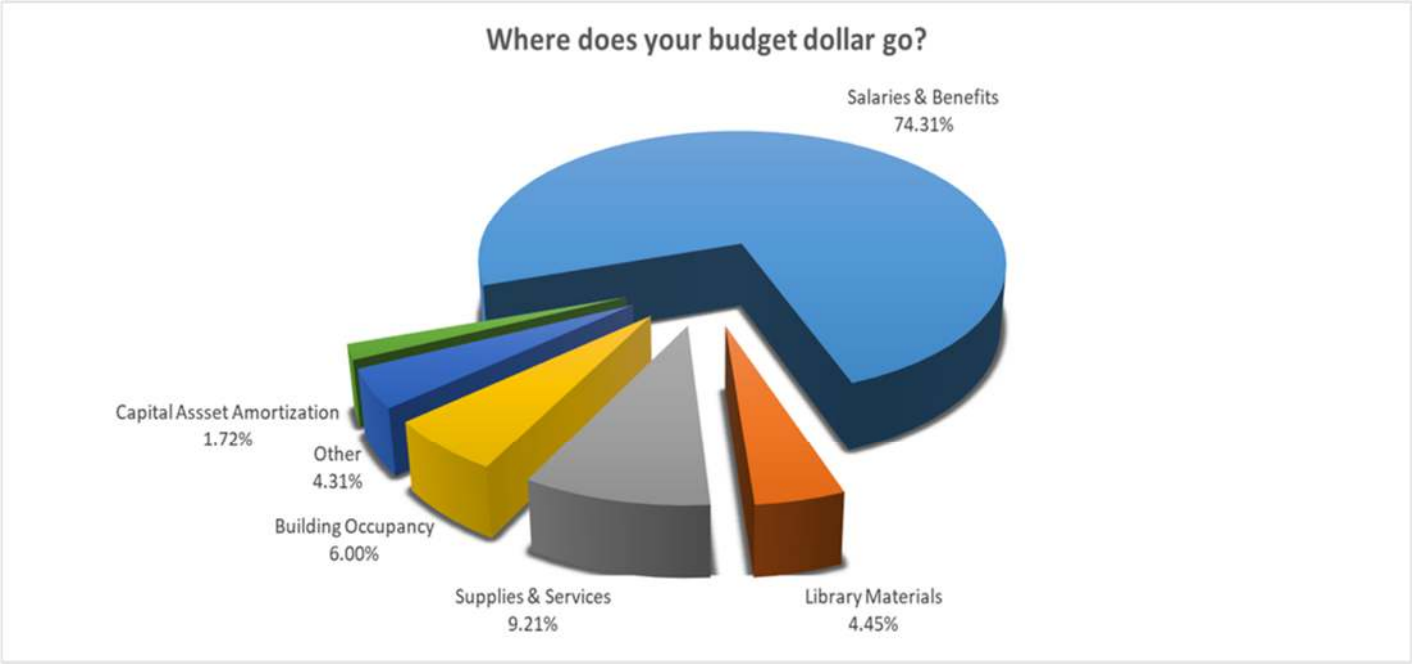
GVPL is committed to operating efficiently and effectively to deliver library service to 10 municipalities. The library system leverages more than 100 active community partnerships to expand programs and lifelong learning opportunities for Greater Victoria residents.

Components of the 2021 budget include the following:

1. **Municipal Contributions – Operating**
   Increase $0.00

   - Use of surplus to reduce the overall municipal contribution increase for the current year to $0 and augment revenue as part of the 5 year plan
   - $1.29M forecast reserve transfer from contingency for balance of 5 year plan as follows:
     - 2021 - $221,252
     - 2022 - $365,842
     - 2023 - $340,977
     - 2024 – 302,606
     - 2025 - $62,587
   - Diminishing use of reserves to normalize the budget by year 5 (2025)
   - Surplus utilized (Contingency) arose from operational funds unspent during the 2019 fiscal year and subsequently transferred to contingency in May 2020.

The Greater Victoria Public Library budget is allocated as illustrated below. The majority (75%) is attributed to salaries and benefits which are jointly negotiated through the GVLRA. Salaries and benefits are the key cost driver for GVPL.



2. **Municipal Contributions – Start-up**
   No Change

In 2021 there is no change in the amounts for new and relocated branch start-up costs (furnishing and equipping the branch, as well as a collection inventory for new branches). As with prior years these are funded by the individual municipalities providing the facilities.

For 2021 the following has been identified for branch start-up funds:

- Esquimalt Branch relocation - $355,280

The majority of these contributions are for capital expenditures, with a small percentage of start-up funding going towards non-capital costs, such as moving and some supplies below the asset threshold.

3. **Provincial Grants**
   No Change

Provincial funding for public libraries in British Columbia has remained frozen since 2009. We are not projecting any change to the previous year's amount granted to GVPL of $642,339.

4. **Federal Grants**
   No Change

Federal grants are cyclical in nature and are dependent on specific programs planned during the operating budget year.

5. **Fines, Fees and Printing**
   Decrease $190,000

This revenue line has been reduced for the foreseeable future as part of the 5 year plan in an effort to reduce dependence on fines and fees revenue overall, savings have been identified in other areas to offset this decrease.

6. **Contracts for Service**
   No Change

This is an annual payment of $28,450 from the Capital Regional District.

7. **Investment Income**
   No Change

Investment revenue is conservatively estimated to reflect projected continuation of modest earnings in the Municipal Finance Authority bond fund and slight increases in returns for secured GIC's.

8. **Donations and Other Grants**
   No Change

Donations and grants are cyclical in nature and are dependent on specific programs planned during the operating budget year.
New funding opportunities will continue to be explored in 2021, in tandem with new donor engagement strategies.

9. **Salaries and Benefits**
   Decrease $153,485

Salaries and benefits account for 75% of the library's overall budget in 2021. The full-time equivalent (FTE) count for regular employees (including full and part time employees) has remained stable at 158 FTE.

The decrease in Salaries and benefits is related to the following points:

- Benefits rate reduction - $6,000;
- Efficiencies found as part of the standardized schedule process for Library Services and Administrative wages - $147,485

This budget includes employee benefit costs and payroll withholding costs such as EI and CPP. A detailed benefit review occurs prior to the annual budget cycle and budget development. As a result of this years analysis we have determined that the rate of benefits and withholding costs will reduce slightly to 23.70% from the prior year figure of 23.75% of total salaries and wages.

10. **Library Materials (Expensed and Capital)**
    No Change

The library materials budget is split between Expenses for periodicals and eResources and Capital Expenses for books, audio visual and electronic materials which are capitalized as assets and amortized over 7 years. Demand for digital resources has grown substantially as a result of the service changes related to the COVID-19 Pandemic, and funds are being shifted from physical materials to offset.

This offset, along with substantial reserves and donations will serve to augment the status quo budget to allow for increased spending in areas where there is the highest patron demand.

11. **Amortization**
    Increase $2,000

This is the estimated amortization expense for tangible capital assets, in accordance with the Board's Tangible Capital Asset policy. Since this is an unfunded expense, it is added back to the budgeted annual surplus, and does vary year over year pending capital asset purchases and disposals.

12. **Supplies and Services**
    Increase $23,353

Supplies and services include such items as telephone, networks, printer paper and other supplies and shuttle fuel. These items have all increased slightly, but through effective negotiation of service contracts, cost reduction in other areas the increase is moderate. Longer term effects of supplies and services relating to the COVID-19 Pandemic are not known yet, but will effect this budget line as they are determined.

13. **Building Occupancy**
    Increase $14,908

Building occupancy includes maintenance contracts, security, garbage and utilities. Security costs have increased due to higher contract costs (including minimum wage increases, contract renewal and additional service requirements). Contracted cleaning costs are also included in this budget line. The cleaning contract renewal has been deferred as a cost saving measure, thus allowing for minimal increases in this area.

14. **Other Expenses**
    Decrease $23,523

Other expenses include such items as insurance and employee recruitment costs, marketing costs, and business travel expenses. The decrease in this budget is a result of reductions specific to business travel.

15. **Other Capital Expenditures (Hardware, Furniture and Equipment, Building Improvement)**
    Decrease $80,000

The prior year's budget was increased to account for the to the planned replacement of one of two shuttle vehicles. The GMC van reached the end of its lifespan and was replaced in 2020. This expense was offset by the use of surplus funds from the Replacement Reserve as approved at the May 2019 Year End Finance Committee meeting as part of the recommendations on the use of the 2018 surplus funds.

- Furniture and Equipment – No Change

- Building Improvement – No Change

16. **Transfer to/(from) Reserves**
    Change in Net Transfer From Reserves $28,748

Change to Reserve transfers are as follows:

- Transfer to / from Replacement Reserve – $130,000
- Transfer from Personnel Contingency Reserve – $110,000
- Transfer to / from Contingency Reserve – $(211,252)

CITY OF LANGFORD
BYLAW NO. 1874

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 M2 (General Industrial) and RR2 (Rural Residential 2) Zones and adding to the BP2A (Business Park 2A – Sooke Rd West) Zone the properties legally described as Lot A, Section 87, METCHOSIN DISTRICT, PLAN 22365, EXCEPT THAT PART IN PLAN 31237, PID No. 004-150-601 (1297 Glenshire Dr); LOT 1, SECTION 88, METCHOSIN DISTRICT, PLAN 22830, PID No. 001-766-155 (2929 Sooke Rd); LOT 2, SECTION 88, METCHOSIN DISTRICT, PLAN 22830, PID No. 003-187-012 (2995 Sooke Rd); LOT 3, SECTION 88, METCHOSIN DISTRICT, PLAN 22830, PID No. 003-187-021 (3201 Loledo Pl); LOT 4, SECTION 88, METCHOSIN DISTRICT, PLAN 22830, PID No. 003-171-001 (3211 Loledo Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 578, (1297 Glenshire Dr, 2929 & 2995 Sooke Rd, 3201 & 3211 Loledo Pl), Bylaw No. 1874, 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.

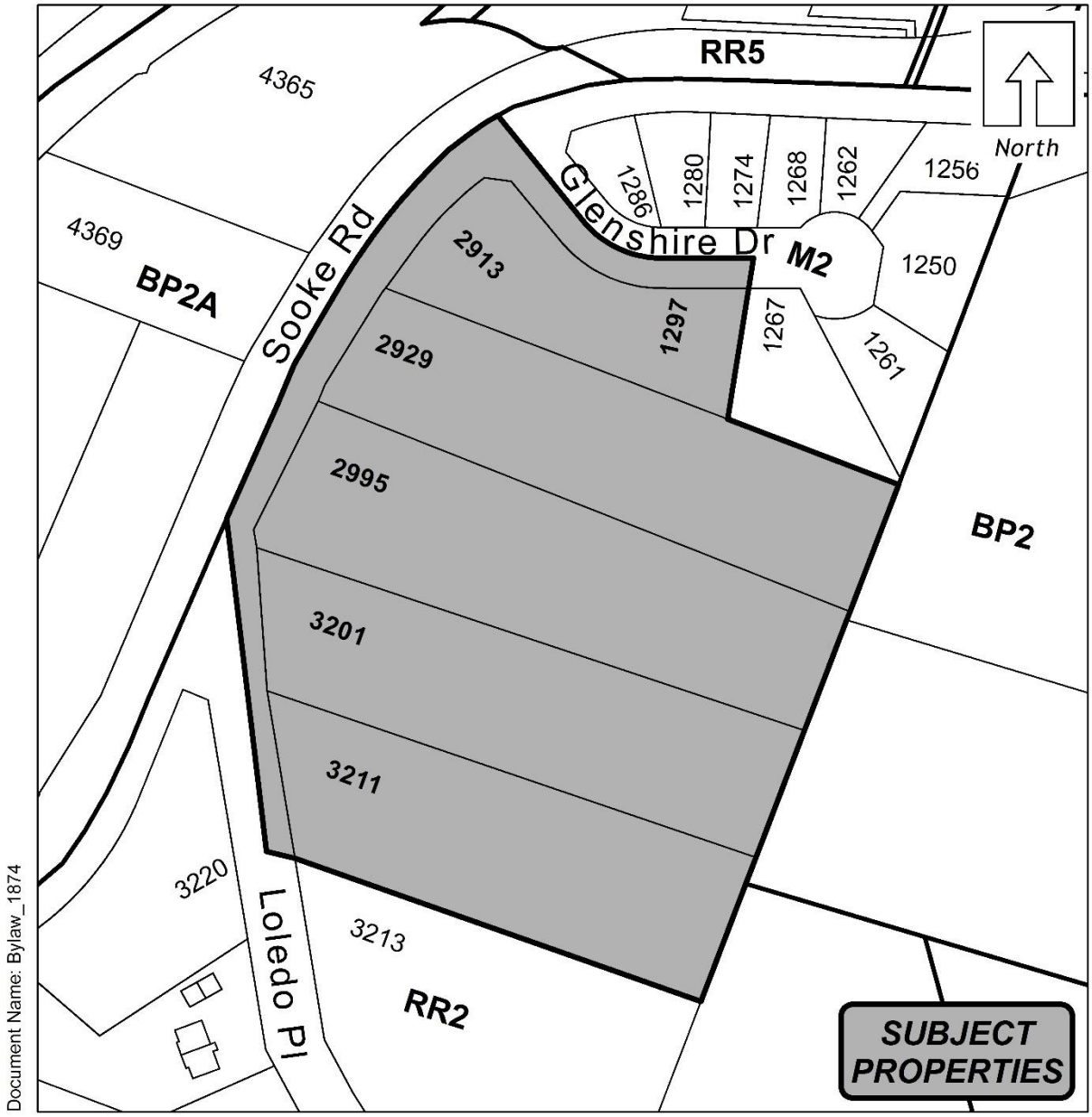
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1874

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1874

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/22/2019

CITY OF LANGFORD
BYLAW NO. 1886

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 RM7A (Medium Density Apartment A) Zone the property legally described as LOT 41 AND 42, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No.: 004-973-330 and 002-622-203 (918 and 924 Jenkins Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By deleting Schedule AE and replacing it with the map shown on Schedule B of this bylaw;

3. By deleting Sections 6.36(A).03(2), (3), (4), (5), (6), (7), and (8);

4. By inserting the following as Section 6.36A.03(2) and (3):

   "(2) Despite subsection 6.36A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to a maximum of 1.25 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit;

   (3) Provided Subsection 6.36A.03(2) is met, the **floor area ratio** may be further increased for an **apartment** use on land whose legal description is set out in Table 1 below, as indicated:

   Table 1

Legal Description	**Maximum Floor Area Ratio**
LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 10541 EXCEPT PART IN PLAN 27737 (2681 Claude Rd)	2.1
Common Property Plan VIS5695 (2691 Secretariat Way)	3.0
Lots 5 and 6, Section 5, Esquimalt District, Plan 5, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road)	2.7
LOT 41 and 42, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No.: 004-973-330 and 002-622-203 (918 and 924 Jenkins Ave)	2.02

   "

5. 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)
RM7A	1886	LOT 41 and 42, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203, PID No.: 002-622-203 and 004-973-330 (918 and 924 Jenkins Ave)	a) $610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $152.50 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and d) $3,660 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,830 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $915 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund;	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 594, (918 and 924 Jenkins Ave), Bylaw No. 1886, 2020".

READ A FIRST TIME this day of, 2020.

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

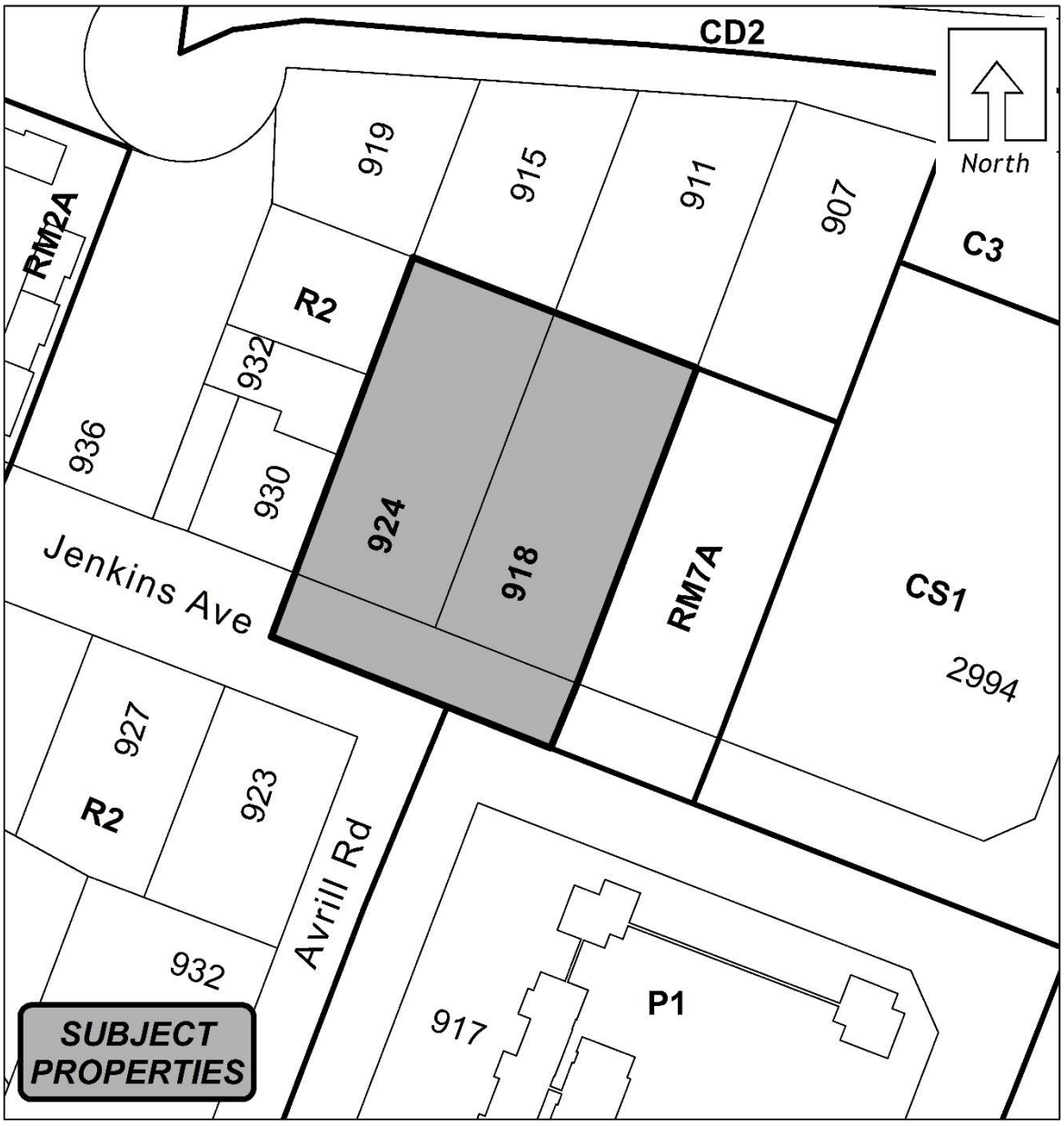
READ A THIRD TIME this day of, 2020.

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

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1886

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1886

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MAYOR

ADOPTION: _____

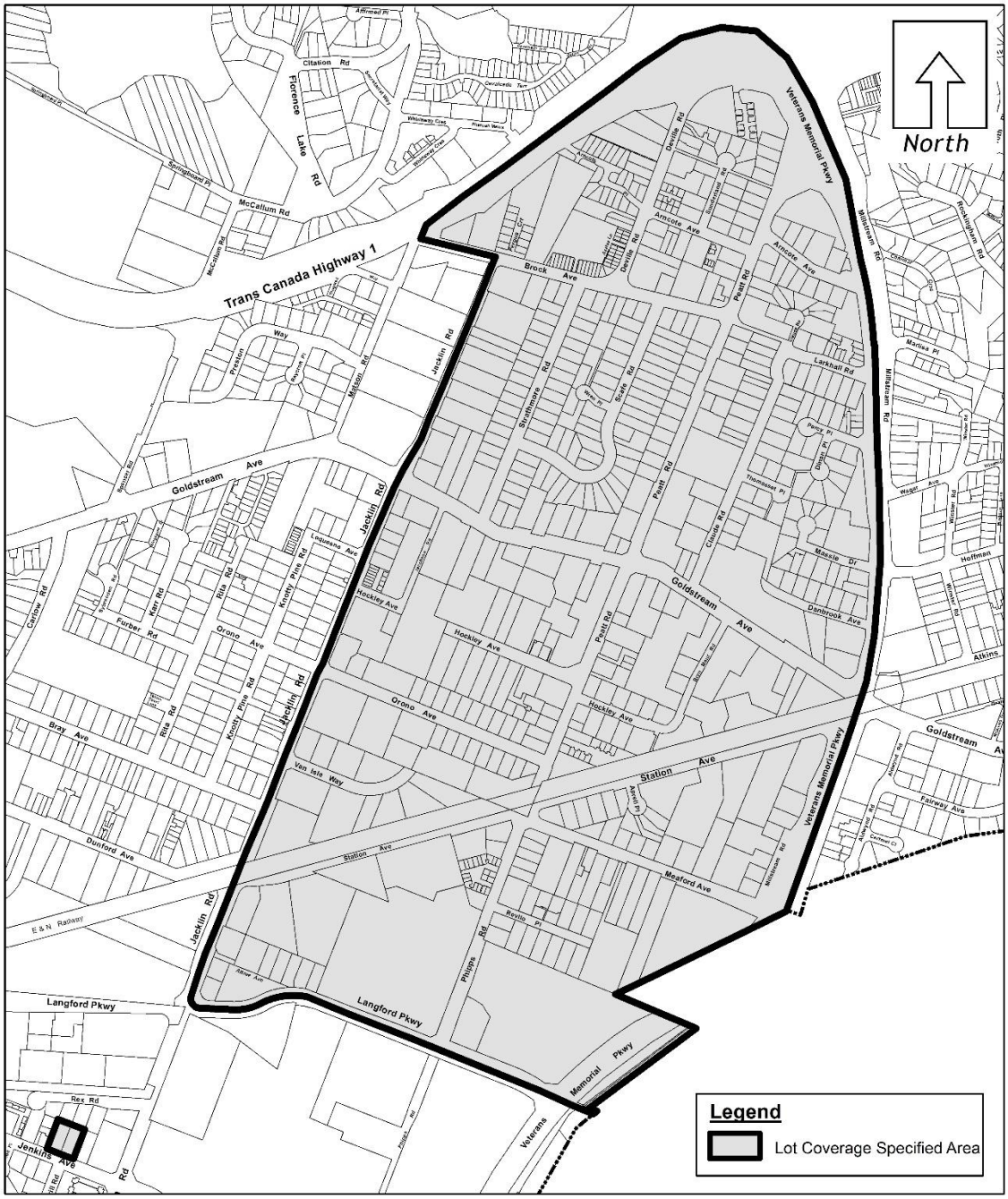
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CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/30/2020

Schedule B

SCHEDULE "AE" TO BYLAW No.300



MXD Name: Schedule AE

Scale: N.T.S.

Last Revised:November 24, 2020

CITY OF LANGFORD
BYLAW NO. 1903

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 CC1 (City Centre 1) Zone the properties legally described as LOT 1 SECTION 79 ESQUIMALT DISTRICT PLAN 11145, PID No. 005-117-704 (1020 Costin Ave); LOT 5, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 005-117-844 (2836 Costin Rd); LOT 4, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 005-117-721 (2842 Costin Ave); LOT 3 SECTION 79 ESQUIMALT DISTRICT PLAN 11145, PID No. 005-117-712 (2848 Costin Ave); LOT 2, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 000-025-704 (2854 Carlow 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)
CC1	1903	LOT 1 SECTION 79 ESQUIMALT DISTRICT PLAN 11145, PID No. 005-117-704 (1020 Costin Ave); and LOT 5, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 005-117-844 (2836 Costin Rd); and LOT 4, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 005-117-721 (2842 Costin Ave); and LOT 3 SECTION 79 ESQUIMALT DISTRICT PLAN 11145, PID No. 005-117-712 (2848 Costin Ave); and LOT 2, SECTION 79, ESQUIMALT DISTRICT, PLAN 11145, PID No. 000-025-704 (2854 Carlow Rd)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and	No

			e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; and g) $10.75 per m² of commercial gross floor area towards the General Amenity Reserve Fund.	

2. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 588, (1020 Costin Ave, 2836, 2842, 2848, 2854 Carlow Rd), Bylaw No. 1903, 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.

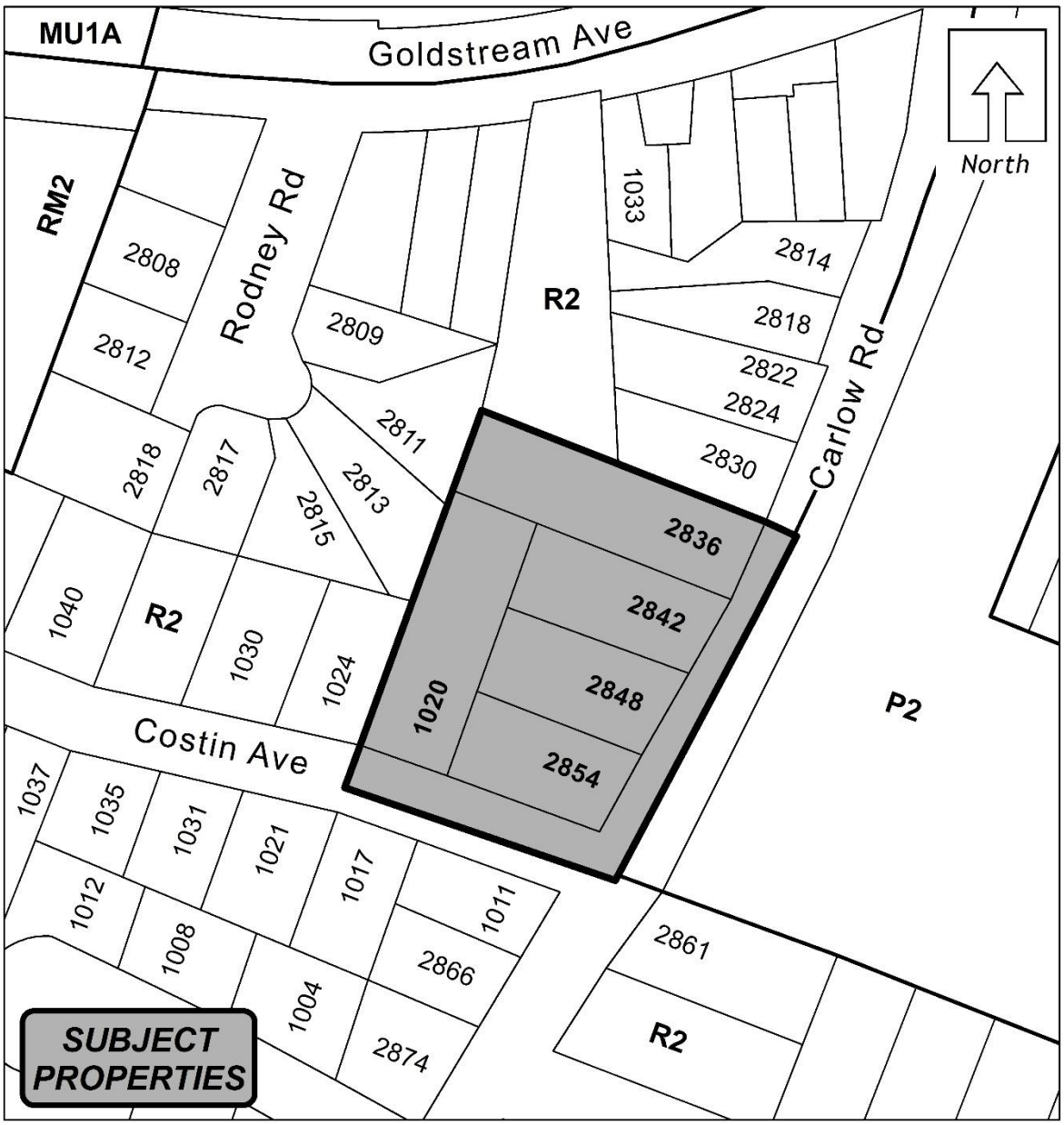
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1903

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1903

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/14/2020

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**December 7, 2020**
Department:	**Planning**
Application No.:	**Z20-0007**
Subject:	**Bylaw No. 1905 - Application to Rezone 494 Goldstream Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) to Allow for a 6-Storey Mixed-Use Building**

At their Regular Meeting of June 8, 2020 Council passed the following resolution with respect to the property at 494 Goldstream Avenue:

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.* **(COMPLETED)**

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:* **(COMPLETED)**

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.*

Following a re-design of the building by the architect to better conform to the City Centre 1 (CC1) zone, Council, at their Regular Meeting of August 17, 2020 passed the following resolution with respect to the property at 494 Goldstream Avenue:

That Council:

1. *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*

2. *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.*

COMMENTS

Council gave Bylaw No. 1905 2nd and 3rd readings on October 5, 2020. The applicant has registered a section 219 covenant against the title of the subject property that agrees to items i – v of section C from Council's resolution of June 8, 2020.

Bylaw No. 1905 was signed by the Minister of Transportation and Infrastructure on October 14, 2020.

OPTIONS

That Council:

1. Adopt Bylaw No. 1905.

OR

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

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Senior Planner - Approved
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - 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

:rd

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 5th day of October, 2020.

READ A SECOND TIME this 5th day of October, 2020.

READ A THIRD TIME this 5th day of October, 2020.

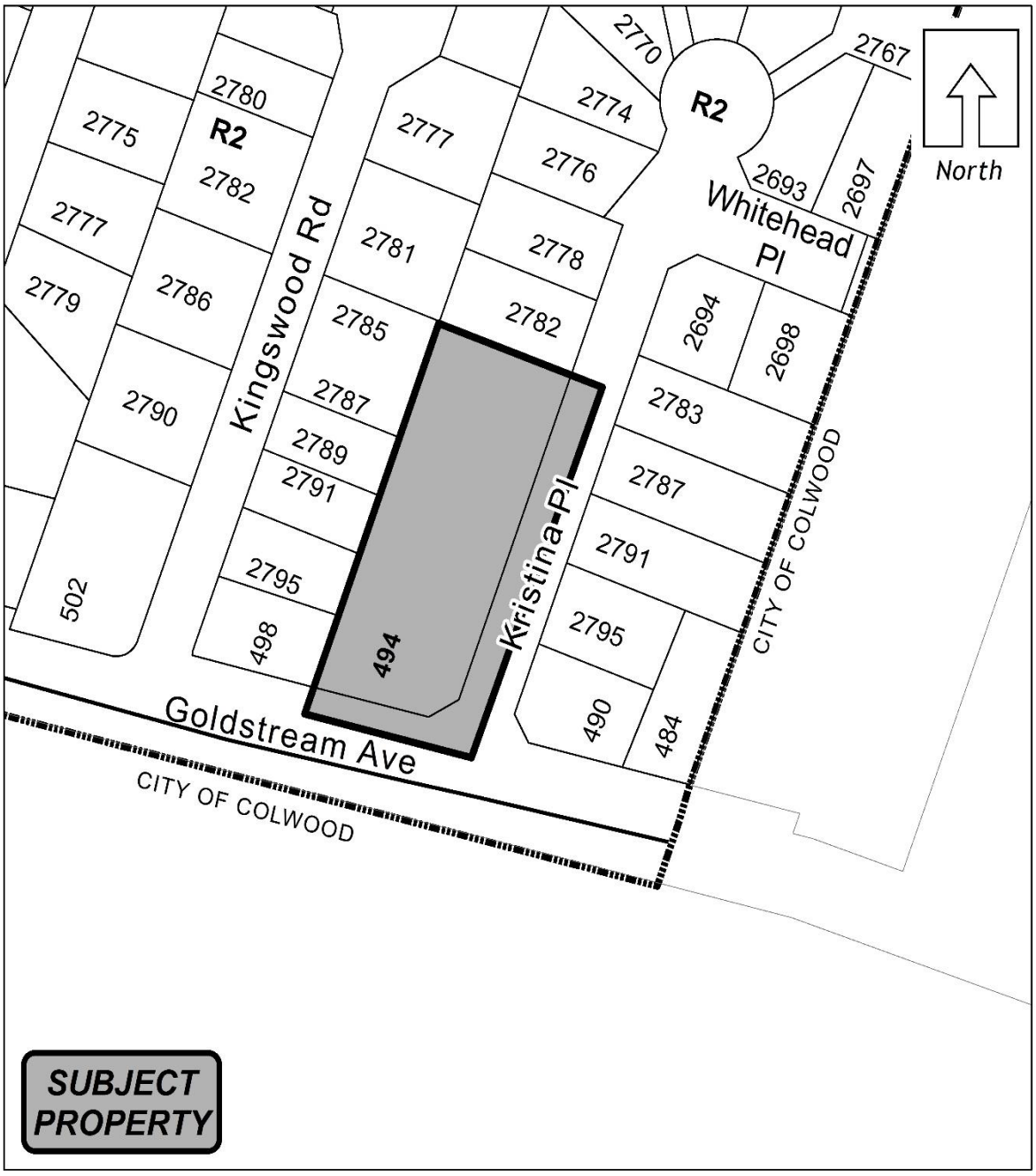
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 14th day of October, 2020.

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. 1918

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R1 (One-Family Residential) Zone and adding to CC1 (City Centre Zone) Zone the property legally described as LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-499 (840 Orono Ave); LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID.: 004-981-464 (844 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 000-557-137 (848 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions
CC1	1918	LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 004-981-499 (840 Orono Ave); LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 LOT 5, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID.: 004-981-464 (844 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No.: 000-557-137 (848 Orono Ave)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave), Bylaw No. 1918, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

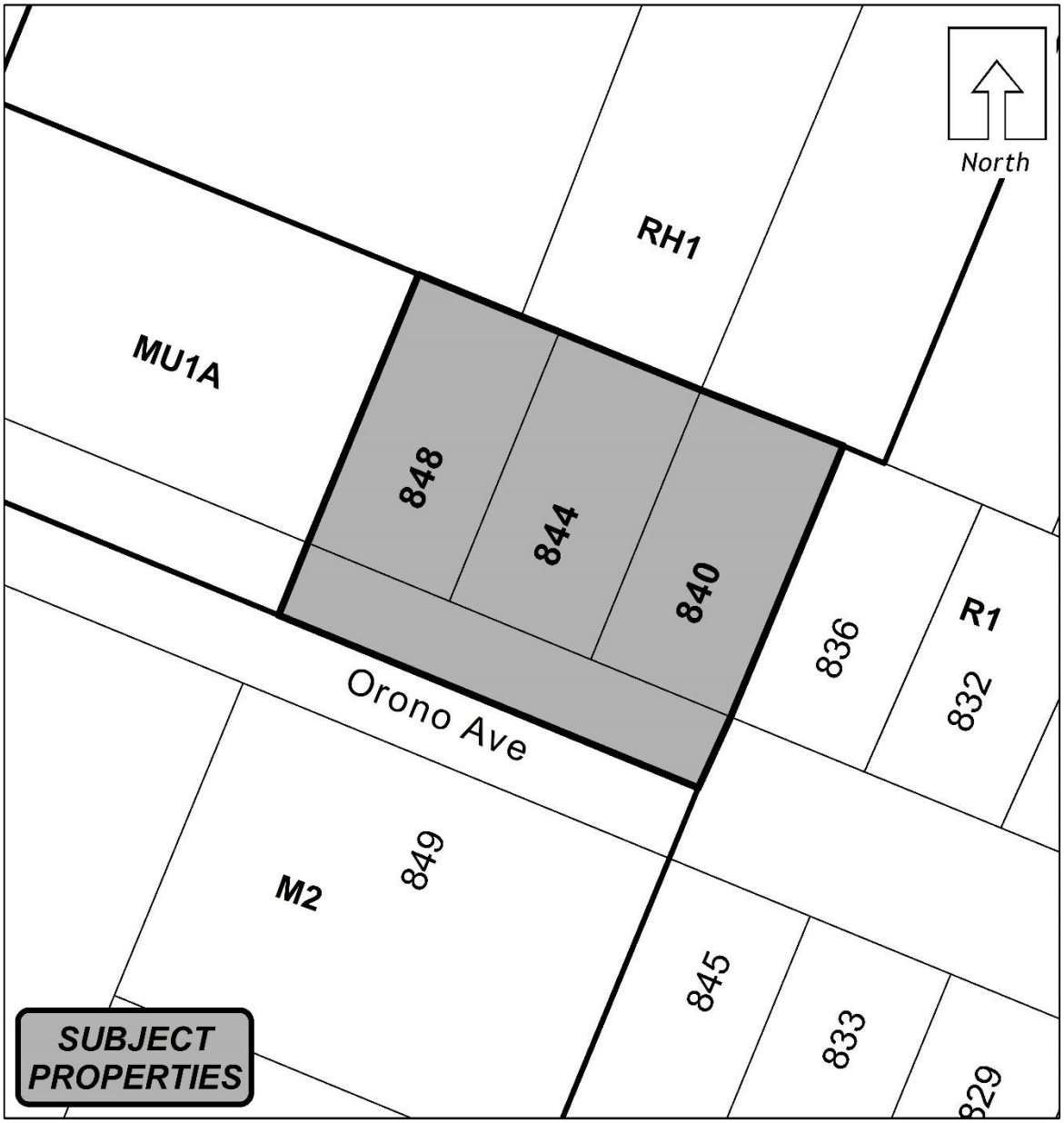
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1918

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1918

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/29/2020

CITY OF LANGFORD
BYLAW NO. 1933

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 RS1 (Residential Small Lot 1) Zone a portion of the property legally described as LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027, PID No. 003-290-549 (3235 Happy Valley 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)
RS1	1933	LOT 8, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027, PID No. 003-290-549 (3235 Happy Valley Rd)	a) $3960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund;	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw No. 1933, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

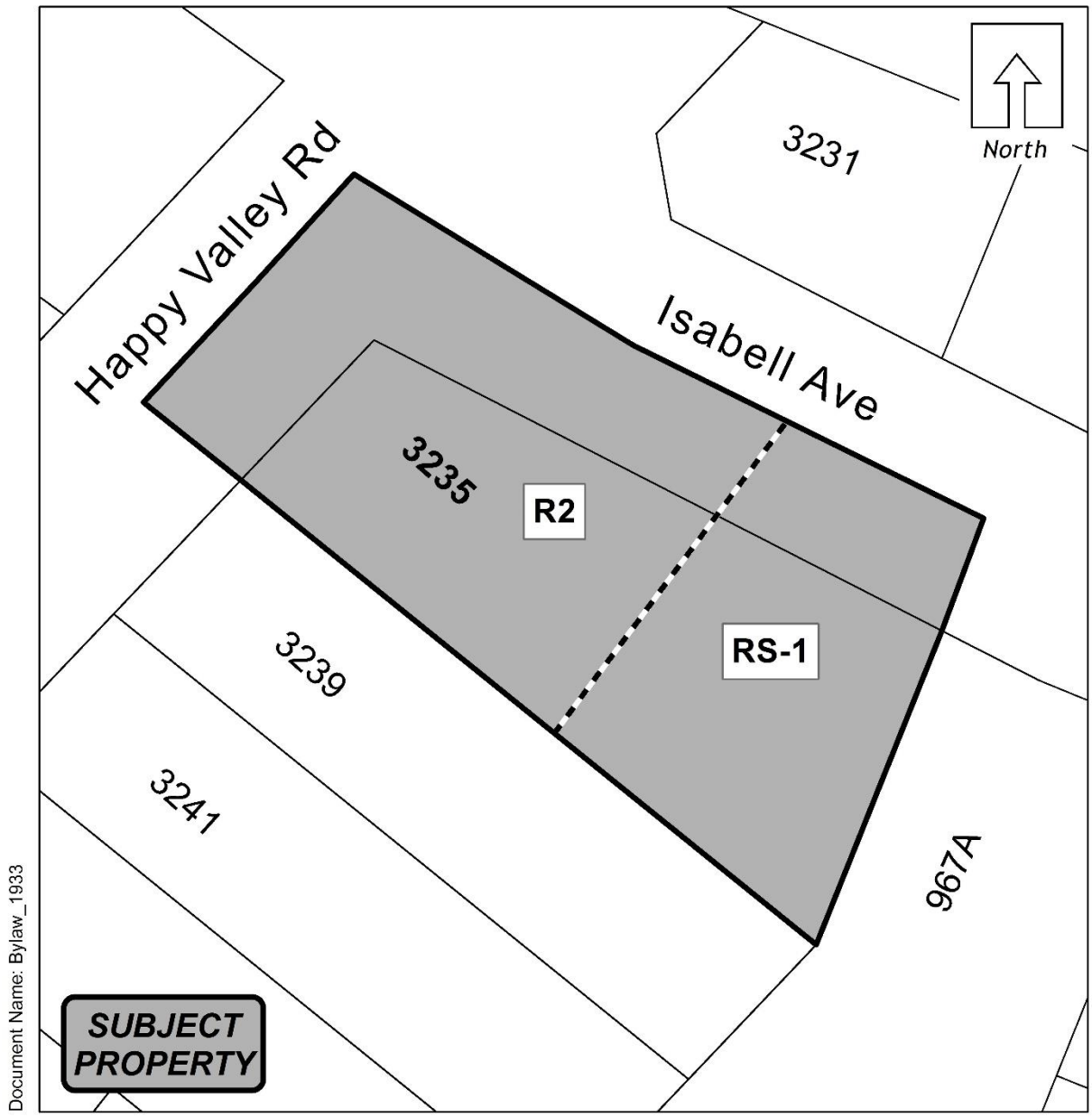
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1933

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1933

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/23/2020

CITY OF LANGFORD
BYLAW NO. 1937

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

   1. By adding the following text to Section 3.26.02: "Despite Article 3.26.02(4), a **group daycare** with a capacity of up to 225 children is permitted on the lot legally described as Lot A, Section 115, Esquimalt District, Plan EPP106119.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 603, (2210 Bear Mountain Pkwy), Bylaw No. 1937, 2020".

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

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

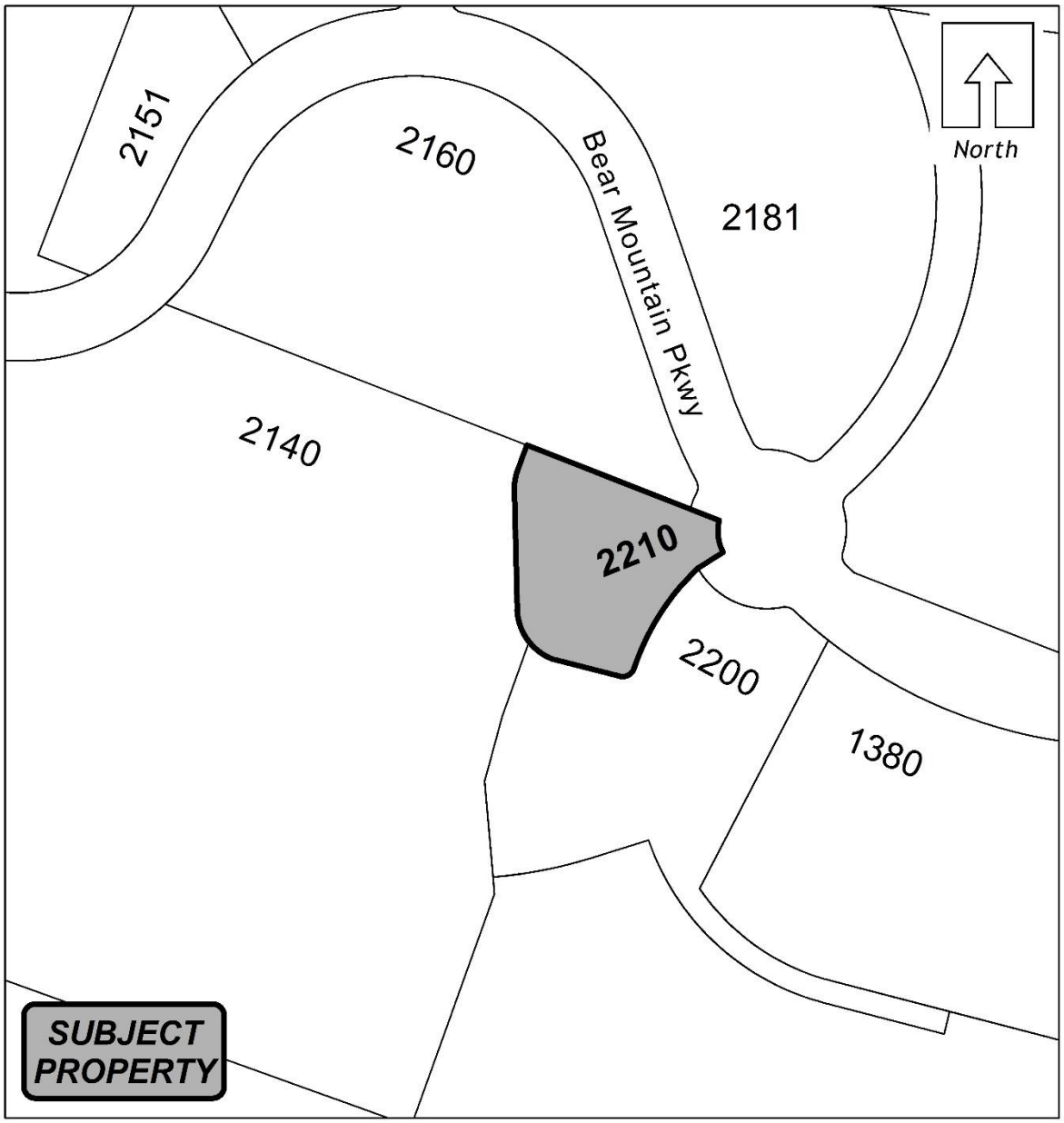
READ A THIRD TIME this day of, 2020.

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

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1937

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1937

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/17/2020

CITY OF LANGFORD
BYLAW NO. 1938

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 RT1 (Residential Townhouse 1) Zone the property legally described as LOT 9, SECTION 109, ESQUIMALT DISTRICT, PLAN 10723, PID No.: 004-476-018 (630 Strandlund 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)
RT1	1938	LOT 9, SECTION 109, ESQUIMALT DISTRICT, PLAN 10723, PID No.: 004-476-018 (630 Strandlund Ave)	a) $3,660 per unit towards the General Amenity Reserve Fund b) $610 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 604, (630 Strandlund Ave), Bylaw No. 1938, 2020".

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

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

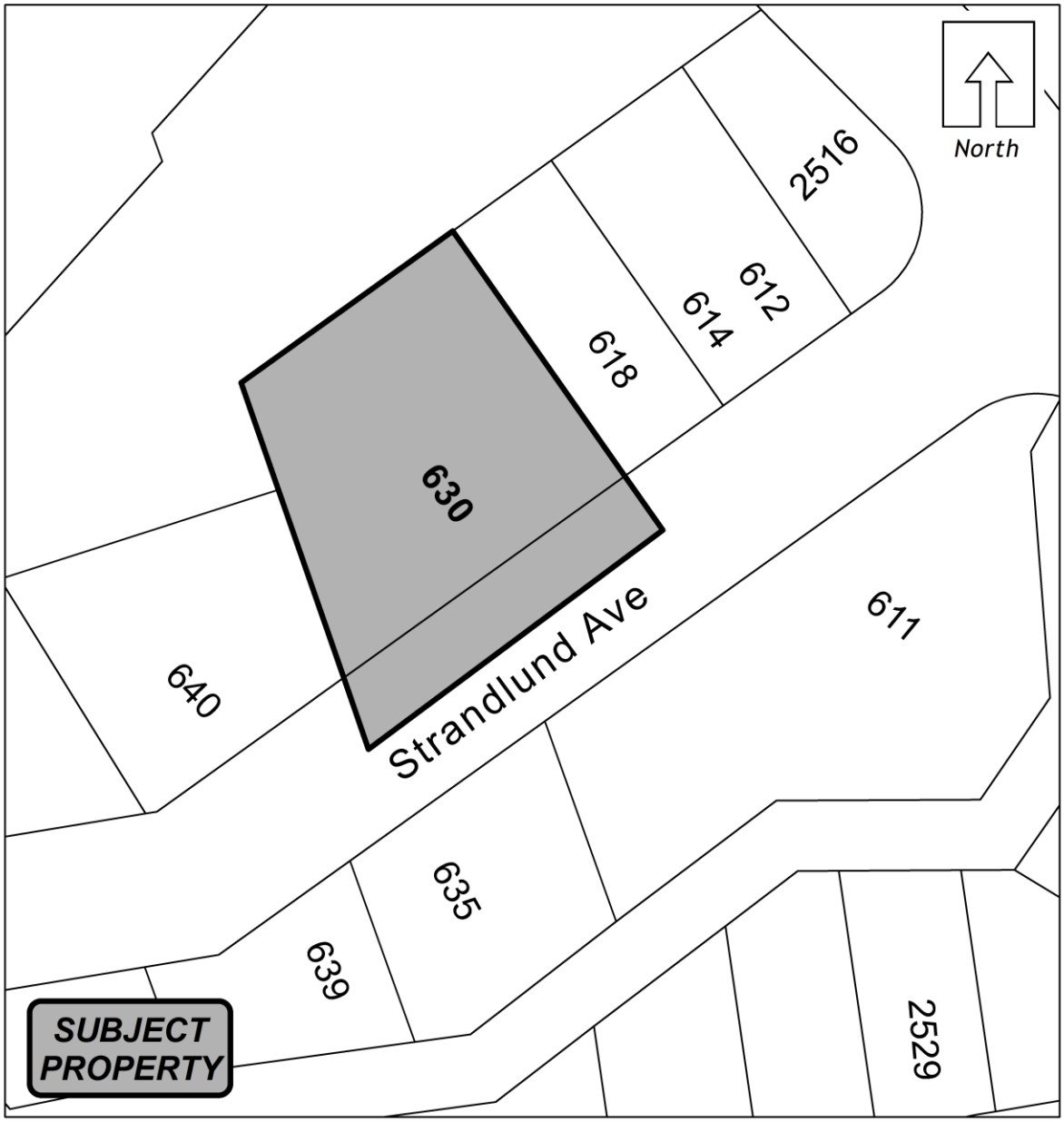
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1938

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1938

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/20/2020

CITY OF LANGFORD
BYLAW NO. 1939

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 RS1 (Residential Small Lot 1) Zone the property legally described as LOT 8, SECTION 109, ESQUIMALT DISTRICT, PLAN 12553, PID No. 004-785-771 (671 Rockingham 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)
RS1	1939	LOT 8, SECTION 109, ESQUIMALT DISTRICT, PLAN 12553, PID No. 004-785-771 (671 Rockingham Rd)	a) $660 per lot towards the Affordable Housing Reserve Fund b) $3,960 per lot towards the General Amenity Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 605, (671 Rockingham Rd), Bylaw No. 1939, 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.

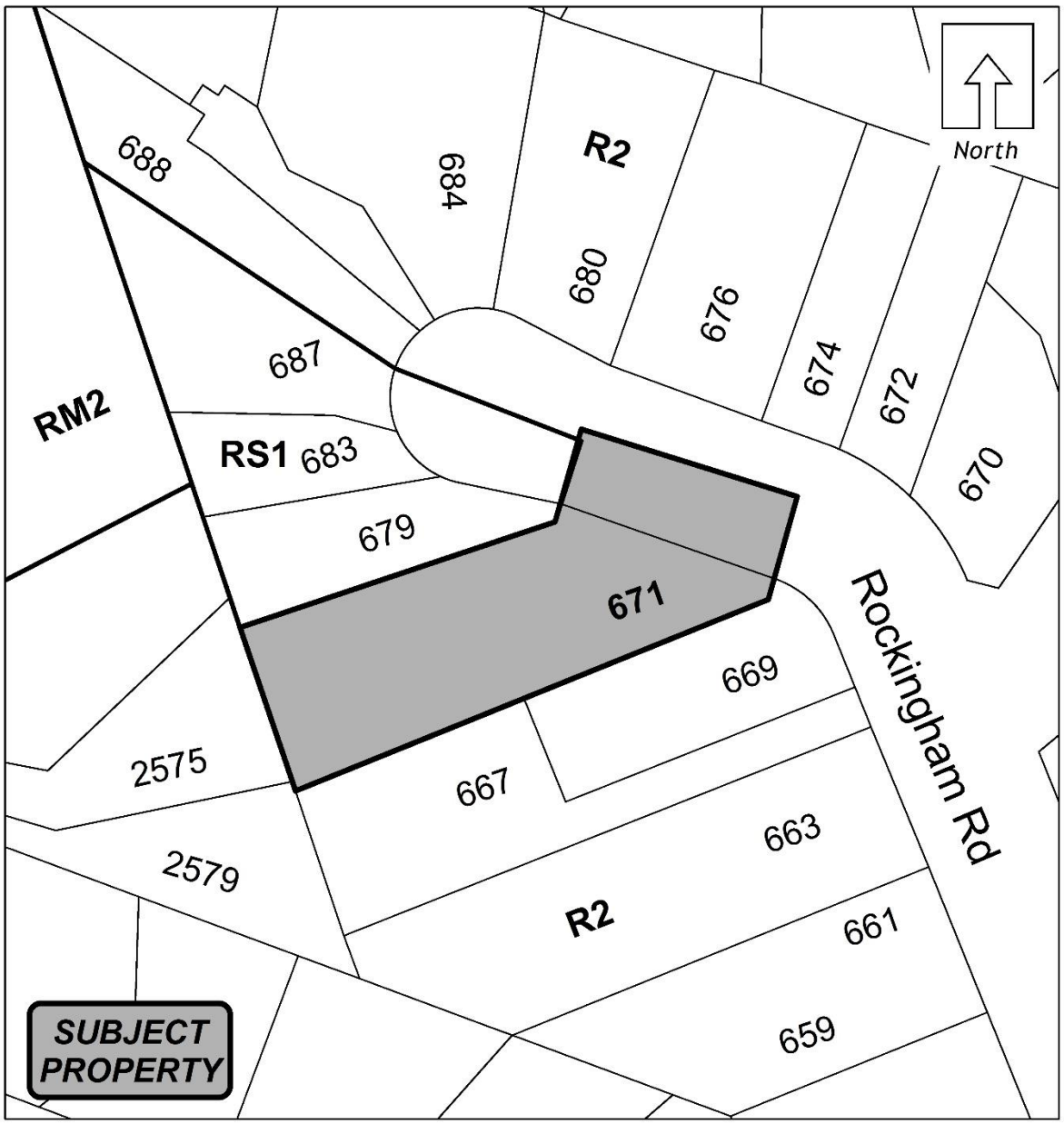
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1939

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1939

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/1/2020

CITY OF LANGFORD
BYLAW NO. 1942

A BYLAW TO AMEND SEWER UTILITY BYLAW No. 1600, 2016

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

1. City of Langford Sewer Utility Bylaw No. 1600, 2016 is amended as follows:

   i) By replacing Schedule B, with Schedule B attached to this Bylaw;

2. This Bylaw may be cited as "Sewer Utility Bylaw Amendment No. 4, Bylaw No. 1942, 2020".

READ a first time this 2nd day of November, 2020.

READ a second time this 2nd day of November, 2020.

READ a third time this 2nd day of November, 2020.

ADOPTED this day of December, 2020.

Presiding Council Member

(Certified Correct)
CORPORATE OFFICER

SCHEDULE A

Volume of Discharge (imperial gallons)	Fee per gallon
Up to 13 million in any calendar year	$0.005
In excess of 13 million in any calendar year	$0.010
Environmental Levy Fee Per Annum	$5000.00

SCHEDULE B (Fee amounts in dollars)

Fee Type	Unit of Measure	2015	2016	2017	2018	2019	2020	2021
Sewer connection fee	Per inch of service pipe diameter	1500	1500	1500	1500	1500	1500	1500
Sewer capital recovery fee	Per R2 equivalent lot	9154	9426	9706	9994	10291	10497	10654
Incremental storage improvement fee	Per SCRF assessed	495	495	495	495	495	495	495
Sewer user fee	Per m^3 of water consumption	0.486	0.650	0.814	1.002	1.199	1.223	1.241

CITY OF LANGFORD
BYLAW NO. 1943

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 Section 6.101.06(2).

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 607, (South Skirt Mountain – Area II), Bylaw No. 1943, 2020".

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

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

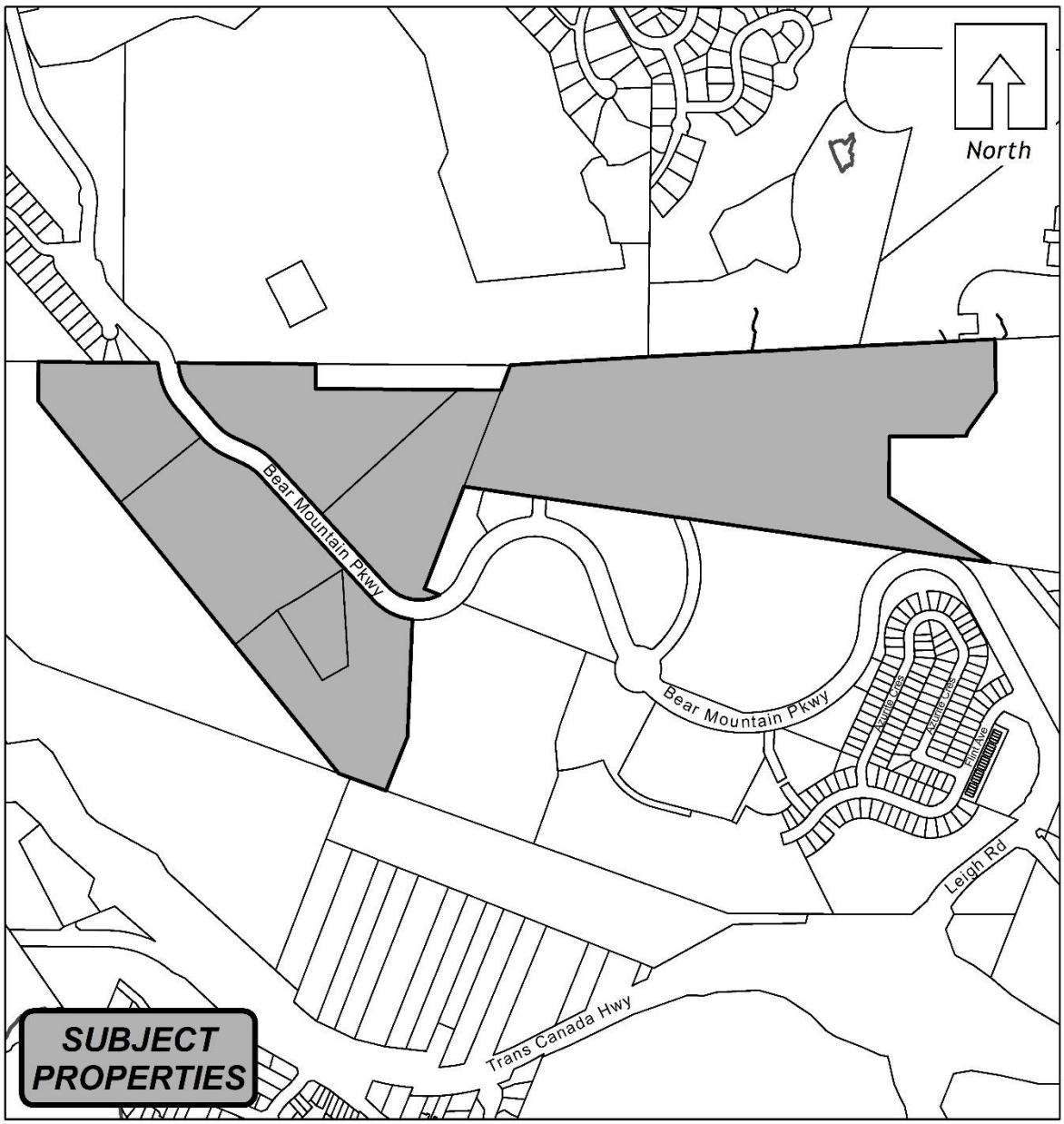
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this day of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1943

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1943

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/30/2020

CITY OF LANGFORD
BYLAW NO. 1945

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 RR5 (Rural Residential 5) Zone and adding to R2 (One- and Two-Family Residential) Zone a portion of the properties legally described as LOT 9, SECTIONS 78 AND 84, ESQUIMALT DISTRICT, PLAN 23129, PID No. 003-047-563 (738 Walfred Rd) and LOT D SECTIONS 78 AND 84 ESQUIMALT DISTRICT PLAN VIP86630, PID No. 001-471-511 (742 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting Section 6.22.01(3) and replacing it with the following:

   "(3) **Dwelling, two-family**, in accordance with Section 6.22.03"

3. By inserting the following as Section 6.22.03(6) and renumbering subsequent subsections accordingly:

   "(6) Despite subsection 6.22.03(2), on lands legally described as LOT 9, SECTIONS 78 AND 84, ESQUIMALT DISTRICT, PLAN 23129, PID No. 003-047-563 (738 Walfred Rd) and LOT D SECTIONS 78 AND 84 ESQUIMALT DISTRICT PLAN VIP86630, PID No. 001-471-511 (742 Walfred Rd), the **lot area** for a **two-family dwelling** use may be less than 600 m^2 (6,450 ft^2), provided that the **lot area** is not less than 500 m^2 (5,382 ft^2) and the **lot width** is not less than 17m (55.8 ft);"

4. 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)
R2	1945	LOT 9, SECTIONS 78 AND 84, ESQUIMALT DISTRICT, PLAN 23129, PID No. 003-047-563 (738 Walfred Rd) and LOT D SECTIONS 78 AND 84 ESQUIMALT DISTRICT PLAN VIP86630, PID No. 001-471-511 (742 Walfred Rd)	a) $660 towards the Affordable Housing Reserve Fund per half duplex or single-family lot less than 550 m^2; b) $3,960 towards the General Amenity Reserve Fund per half duplex or single-family lot less than 550 m^2; c) $1,000 towards the Affordable Housing Reserve Fund per single family lot 550 m2 or greater; d) $6,000 towards the General Amenity Reserve Fund per	No

			single family lot 550 m2 or greater; e) The contributions towards the General Amenity Reserve Fund may be reduced by up to 50% of the actual cost of constructing a path from Myles Mansell Rd to Walfred Rd, to the satisfaction of the Director of Engineering;	

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 609, (738 and 742 Walfred Rd), Bylaw No. 1945, 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.

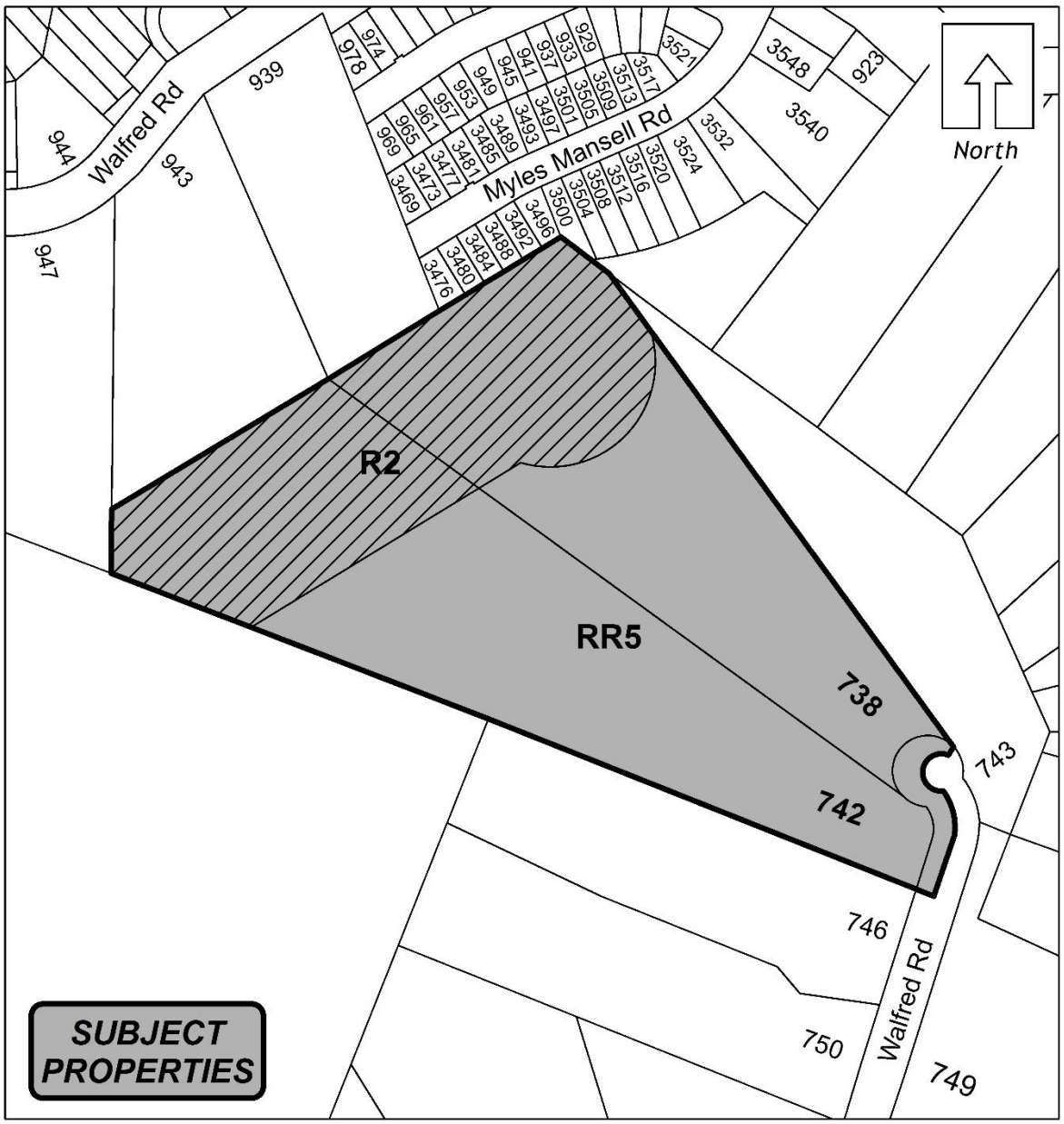
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1945

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1945

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/1/2020

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: December 7, 2020

Department: **Planning**

Subject: Z20-0031 – Application to rezone 3016 & 3020 Glen Lake Rd and 1100 Jenkins Ave

---

Background

In 2019 and 2020, respectively, the City purchased the properties located at 3016 and 3020 Glen Lake Rd and 1100 Jenkins Ave for community amenity purposes. Sarah Beckett Memorial Park was constructed on a portion of the subject properties in 2019, and staff are currently working with Boxing BC regarding their proposal to lease another portion of the land to construct a training facility.

Table 1: Site Data

Applicant/Owner	City of Langford
Civic Address	3016 & 3020 Glen Lake Rd and 1100 Jenkins Ave
Legal Description	Lots A and B Block 1 Section 81 Esquimalt District Plan EPP87684
Size of Property	2,783.9 m2 (combined)
DP Areas	n/a
Zoning Designation	R2 (One and Two Family Residential)
OCP Designation	Neighbourhood

Commentary

SITE AND SURROUNDING AREA

As noted, the subject properties currently contain Sarah Beckett Memorial Park. The home located at 1100 Jenkins and 3016 Glen Lake are in the process of being demolished.

The surrounding neighbourhood contains a mixture of residential and institutional / recreational uses, as noted in Table 2 below.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD2 (Comprehensive Development 2 – Hull's Field)	Westhills Stadium, City Centre Park
East	R2 (One and Two Family Residential)	One- and two-family dwellings
South	R2 (One and Two Family Residential) and P1B (Neighbourhood Institutional)	One family dwellings, Rugby Canada training facility
West	R2 (One and Two Family Residential) and P2 (Community Institutional)	One- and two-family dwellings, Belmont High School

Figure 1 – Orthophoto Map



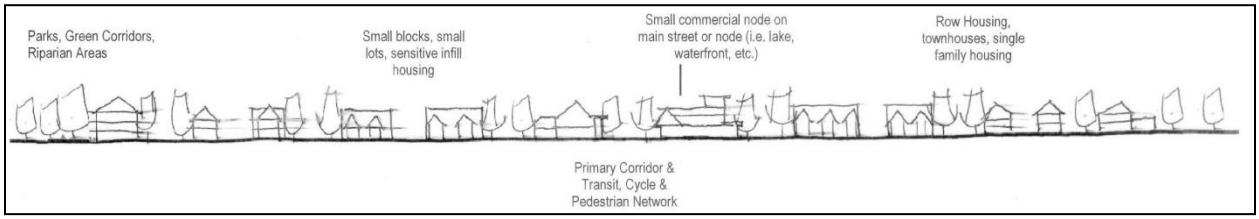
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as "Neighbourhood," as 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.*
- *Transit stops are located where appropriate*

A Concept for Neighbourhood Areas



Rezoning the subject properties to allow recreational facilities is consistent with the Official Community Plan.

ZONING

The properties are currently zoned R2 (One- and Two-Family Residential) in accordance with Zoning Bylaw No. 300. While *parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves* are permitted in every zone within the City, recreation facilities such as that proposed by Boxing BC are not. As such, if Council wishes to allow Boxing BC to proceed, the properties must be rezoned to allow this use. The adjoining CD2 (Comprehensive Development 2 – Hull's Field) Zone would be an appropriate Zone, as it permits indoor recreation facilities and contains many of the City's other recreation facilities, such as Westhills Stadium and City Centre Park.

Financial Implications

None.

Legal Implications

If Council wishes to proceed with this application, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

Options

That Council:

1. Give first reading to Bylaw No. 1948

OR

2. Take no action at this time with respect to Bylaw No. 1948

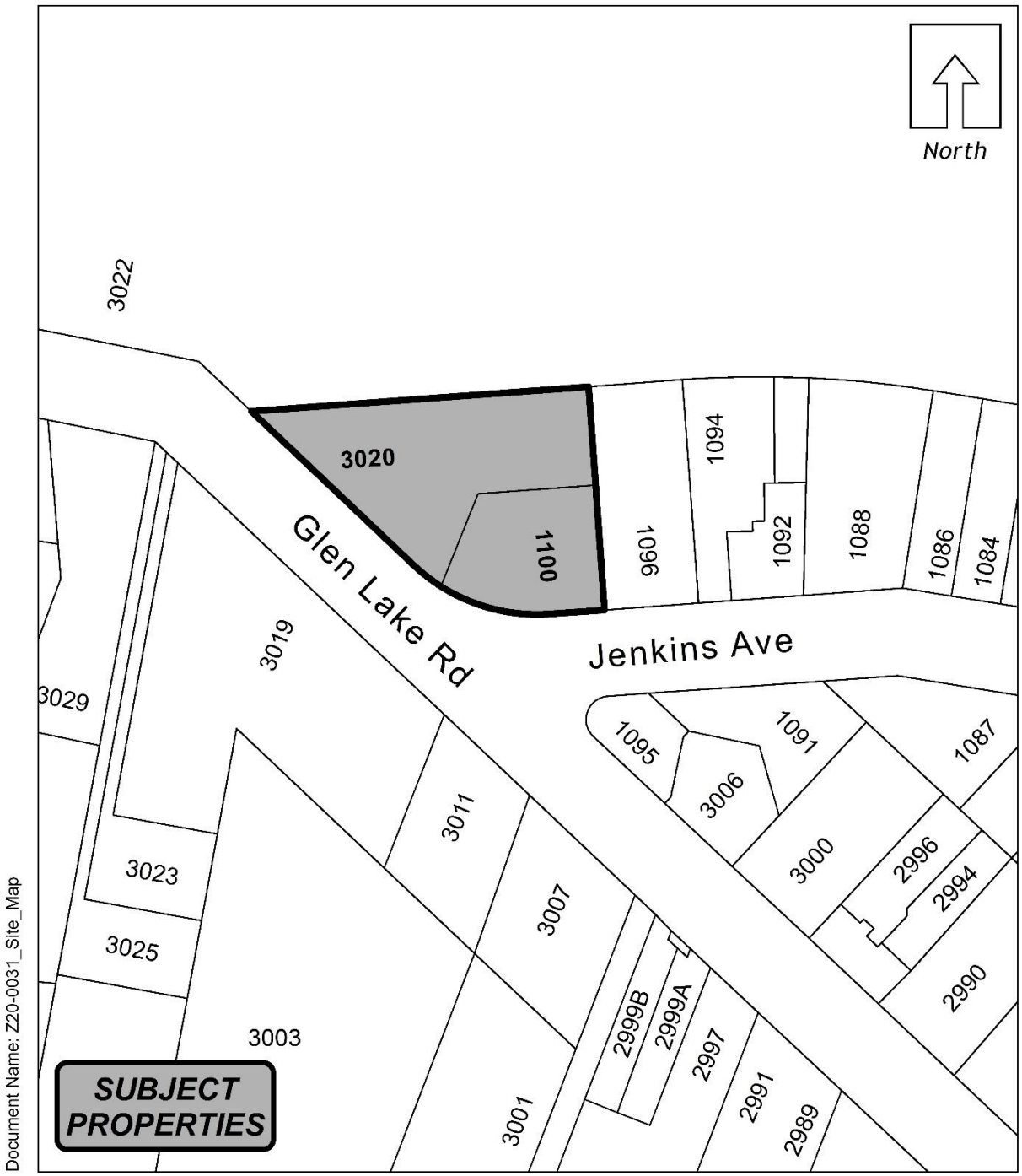
Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning - Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation - Approved
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering - 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

:ls

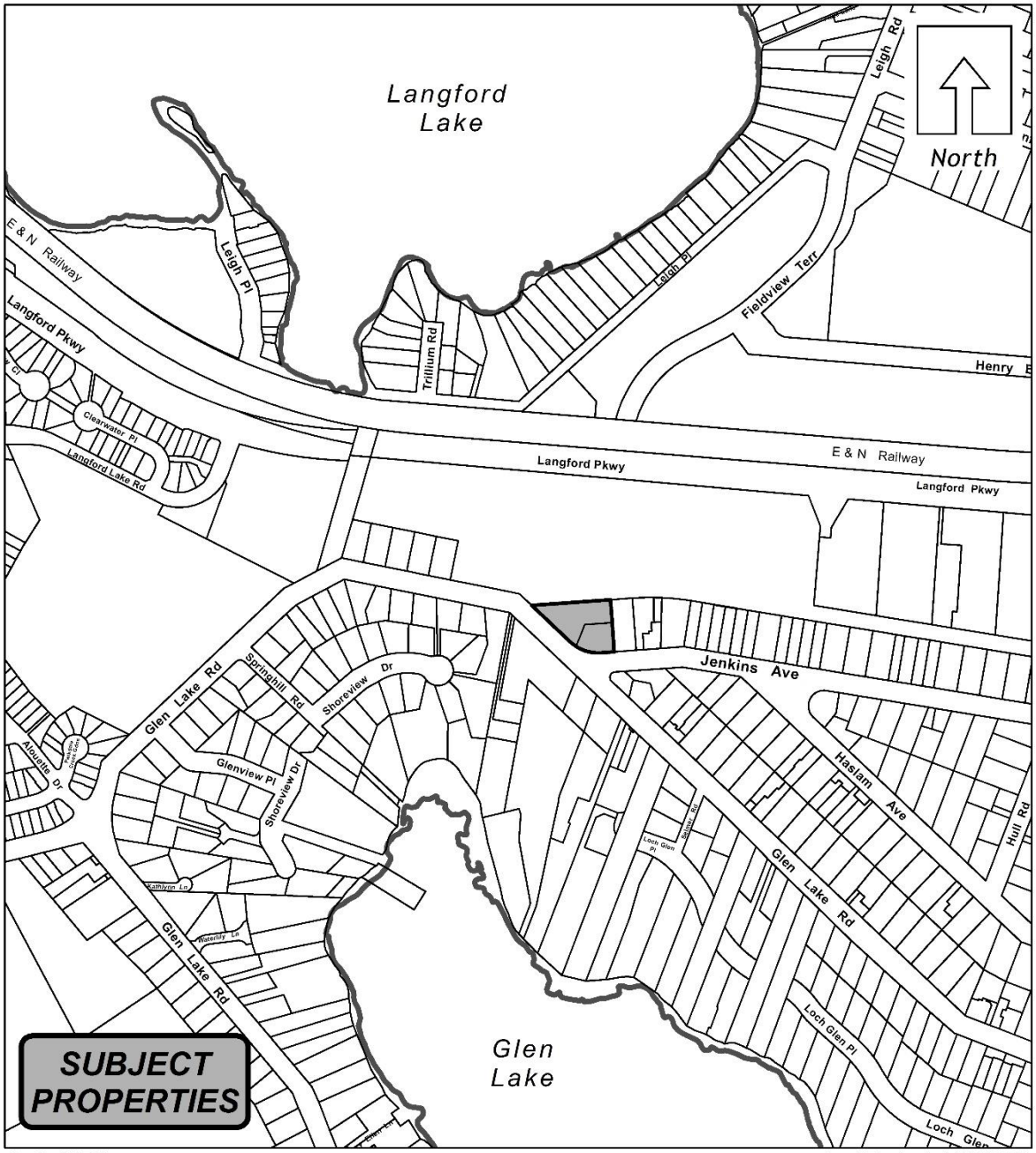
Appendix A – Site Map

REZONING BYLAW AMENDMENT
(Z20-0031)
3020 Glen Lake Rd & 1100 Jenkins Ave



Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z20-0031)
3020 Glen Lake Rd & 1100 Jenkins Ave



Document Name: Z20-0031_Location_Map

Scale: N.T.S.

Last Revised: 11/26/2020

CITY OF LANGFORD
BYLAW NO. 1948

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 CD2 (Comprehensive Development 2 – Hull's Field) Zone the property legally described as LOT A BLOCK 1 SECTION 81 ESQUIMALT DISTRICT PLAN EPP87684 PID No. 030-660-254 (3020 Glen Lake Rd) and LOT B BLOCK 1 SECTION 81 ESQUIMALT DISTRICT PLAN EPP87684 PID No. 030-660-262 (1100 Jenkins Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing Schedule G with the map attached to this bylaw as Schedule B;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 610, (3020 Glen Lake Rd and 1100 Jenkins Ave), Bylaw No. 1948, 2020".

READ A FIRST TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

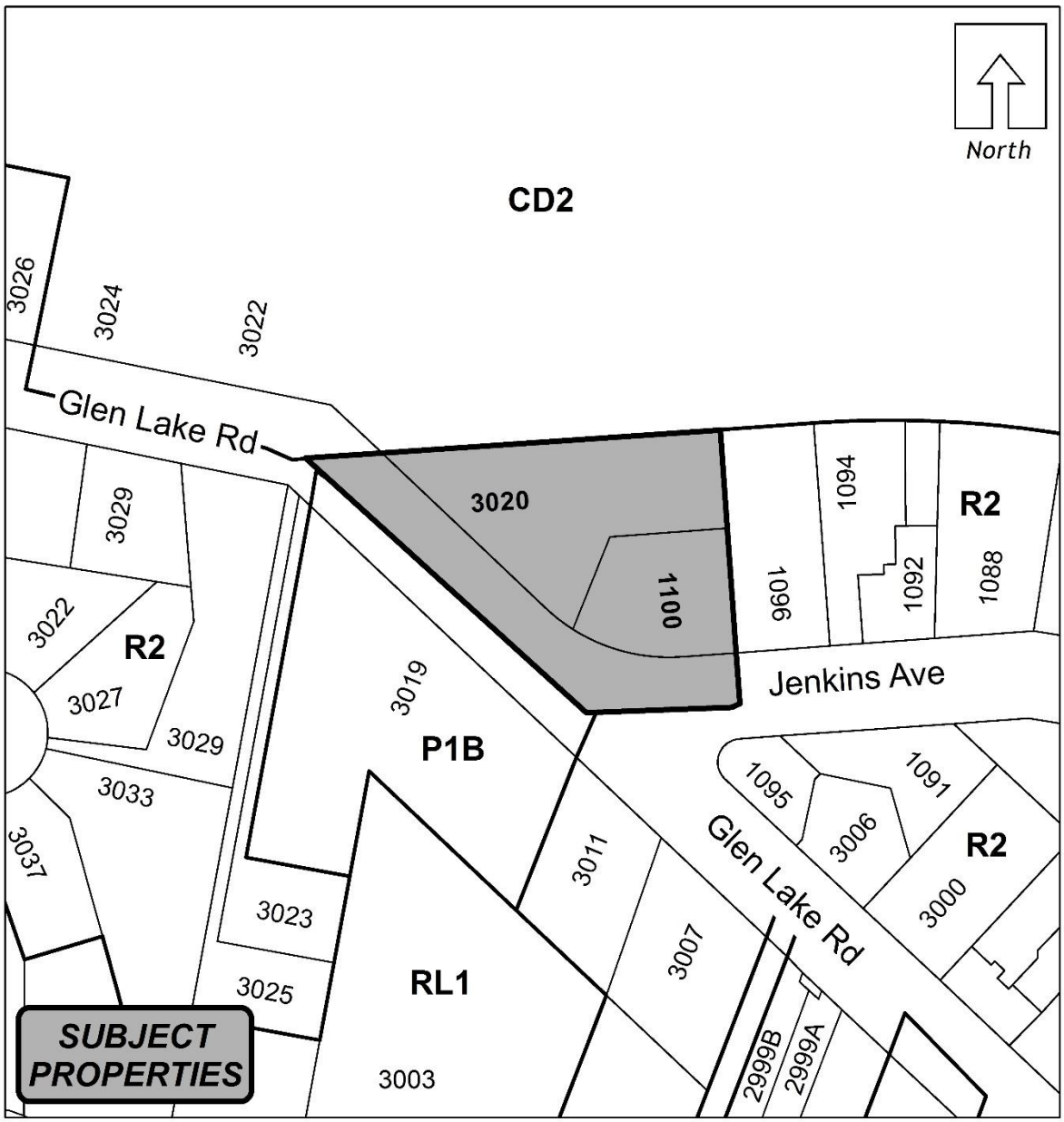
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1948

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1948

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MAYOR

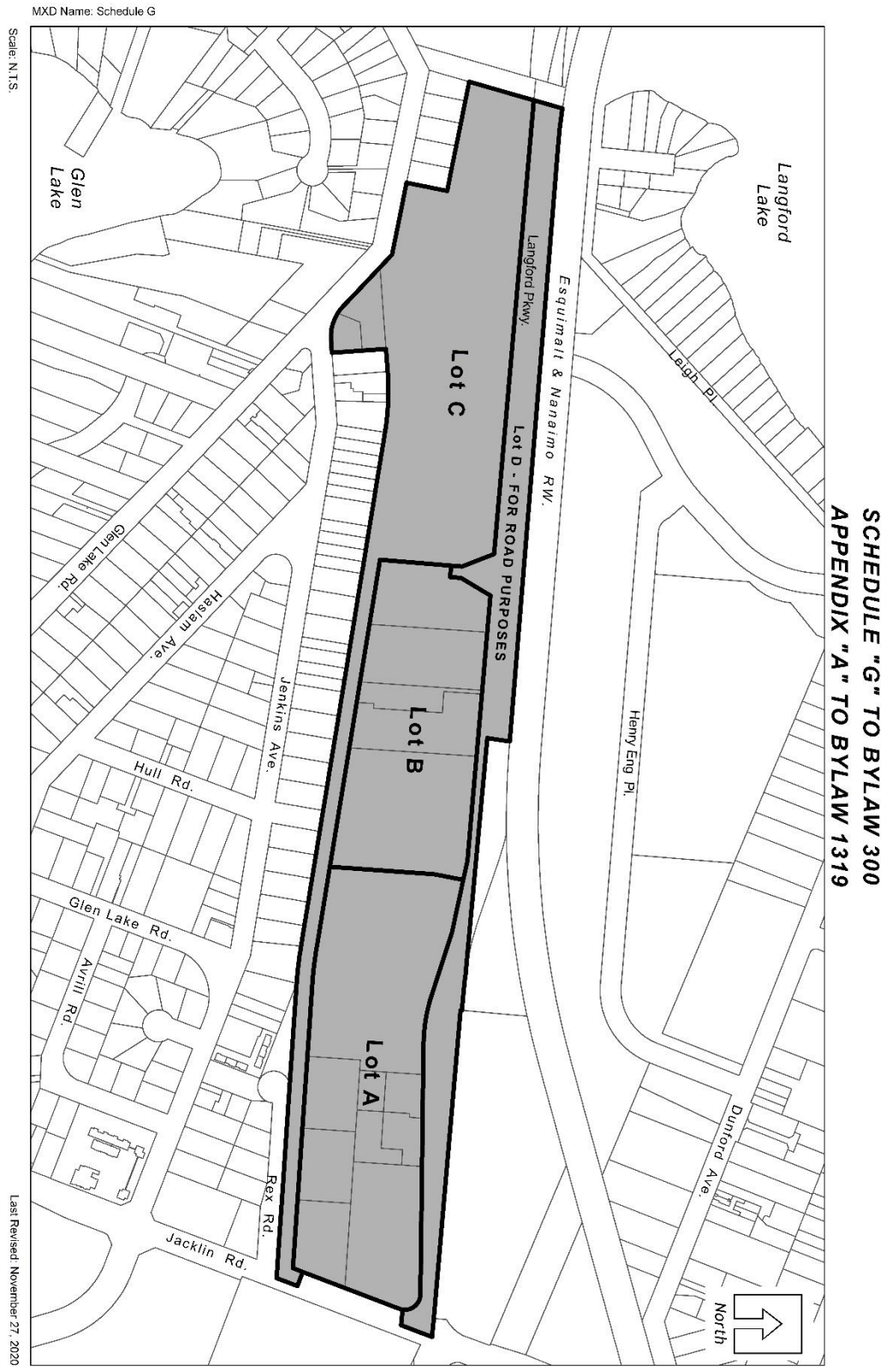
ADOPTION: _____

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CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/26/2020

Schedule B


MXD Name: Schedule G
Scale: N.T.S.
Last Revised: November 27, 2020
SCHEDULE "G" TO BYLAW 300
APPENDIX "A" TO BYLAW 1319
Glen Lake
Langford Lake
Langford Pkwy.
Esquimalt & Nanaimo RW.
Leigh Pl.
Lot C
Lot D - FOR ROAD PURPOSES
Lot B
Lot A
Glen Lake Rd.
Hasiam Ave.
Jenkins Ave.
Hull Rd.
Glen Lake Rd.
Avrill Rd.
Rex Rd.
Jacklin Rd.
Henry Eng Pl.
Dunford Ave.
North