**CITY OF LANGFORD**

**REGULAR MEETING OF COUNCIL**

**Monday, January 16th, 2017 @ 5:30 p.m.**

**Council Chambers, 3rd Floor, 877 Goldstream Avenue**

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**AGENDA**


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| **2.** | **APPROVAL OF THE AGENDA** | |
| **3.** | **PUBLIC HEARING** | |
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| | **b) BYLAW NO. 1664 "Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016".** | **38** |
| | **c) BYLAW NO. 1667 "Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".** | **63** |
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# PUBLIC HEARING
## Monday, 16 January 2017

# Bylaw No. 1580
# File No. Z16-0021

***A Bylaw to amend the text of the C6B (Neighbourhood Mixed Use) Zone for properties at 2326 Millstream Rd; 2350 Millstream Rd to allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed-use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions***

# CITY OF LANGFORD
# BYLAW NO. 1580

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

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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 in Section 6.43B.01 1.:"Apartments on land shown as Area 1 in Schedule AL"

2. By deleting the text "in Section 6.43B.04(1) and replacing it with the following text "No building or structure for a commercial use may exceed a height of 3 storeys";

3. By deleting the text in Section 6.43B.04 (2) and replacing it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."

4. By adding the following text in Section 6.43B.05 (2) and renumbering subsequent subsections accordingly: "The Floor Area Ratio of all residential or mixed use buildings containing apartments or a mix of apartments and commercial uses within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 1.7."

5. By adding the map attached as Schedule A to this Bylaw as Schedule AL.

6. By deleting the following line from Table one of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions |
|---|---|---|---|
| C6B | 1335 | a) 5 Lots 1 and 2, Sections 112 and 112A, Esquimalt District, Plan 6252 (2326 and 2350 Millstream Road) | b) $10 900 per dwelling unit, in excess of 1, towards the General Amenity Reserve Fund |

And replacing it with the following text:

| Zone | Bylaw No. | Legal Description | Amenity Contributions |
|---|---|---|---|
| C6B | 1580 | LOT 1, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6252 (2326 Millstream Rd); and<br>LOT 2, SECTIONS 112 AND 112A, ESQUIMALT DISTRICT, PLAN 6252 (2350 Millstream Rd) | a) $3,660 per unit to the General Amenity Reserve Fund<br>b) $610 per unit to the Affordable Housing Reserve Fund |

## Schedule A

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".

READ A FIRST TIME this 21st day of November, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

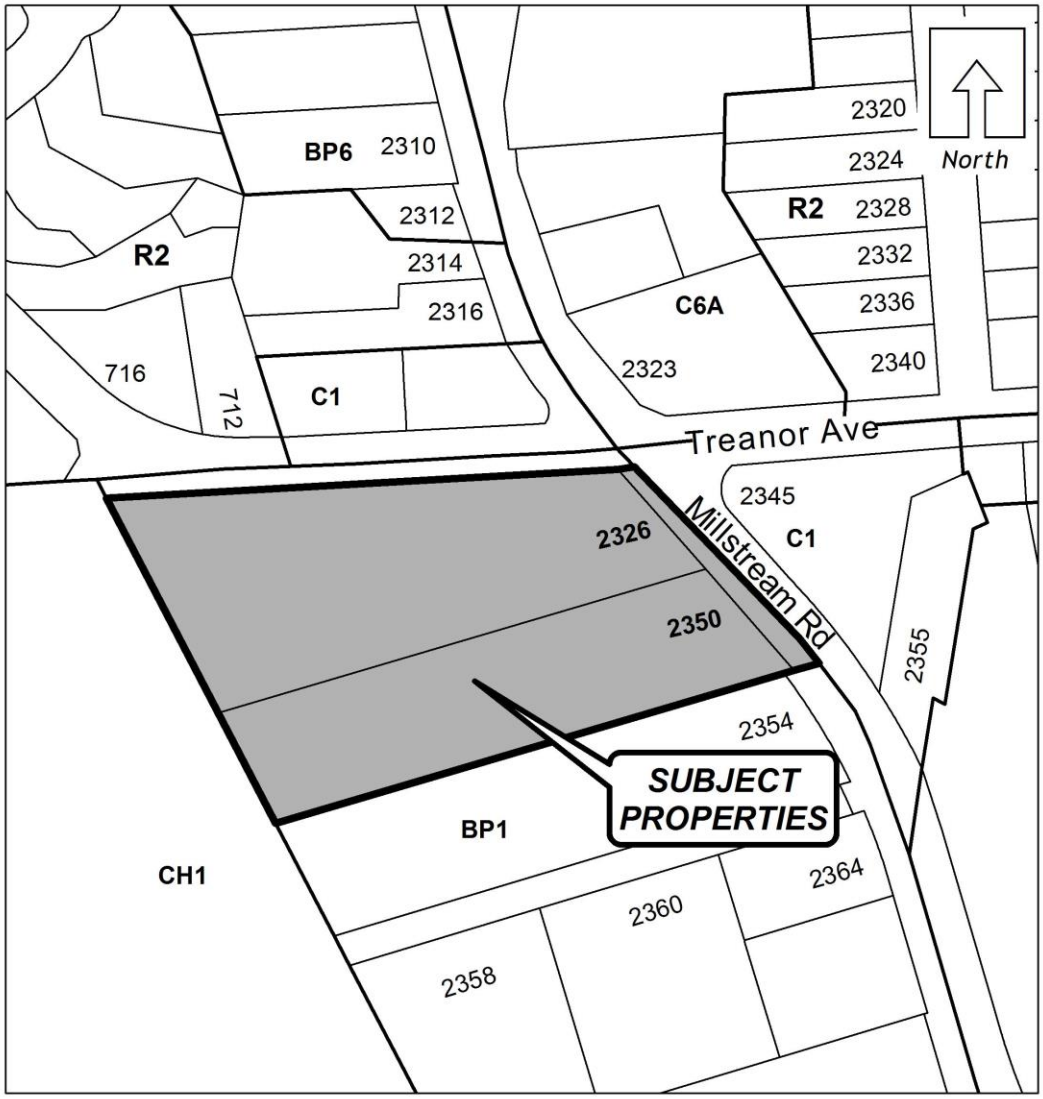
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1580_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1580

_____
MAYOR

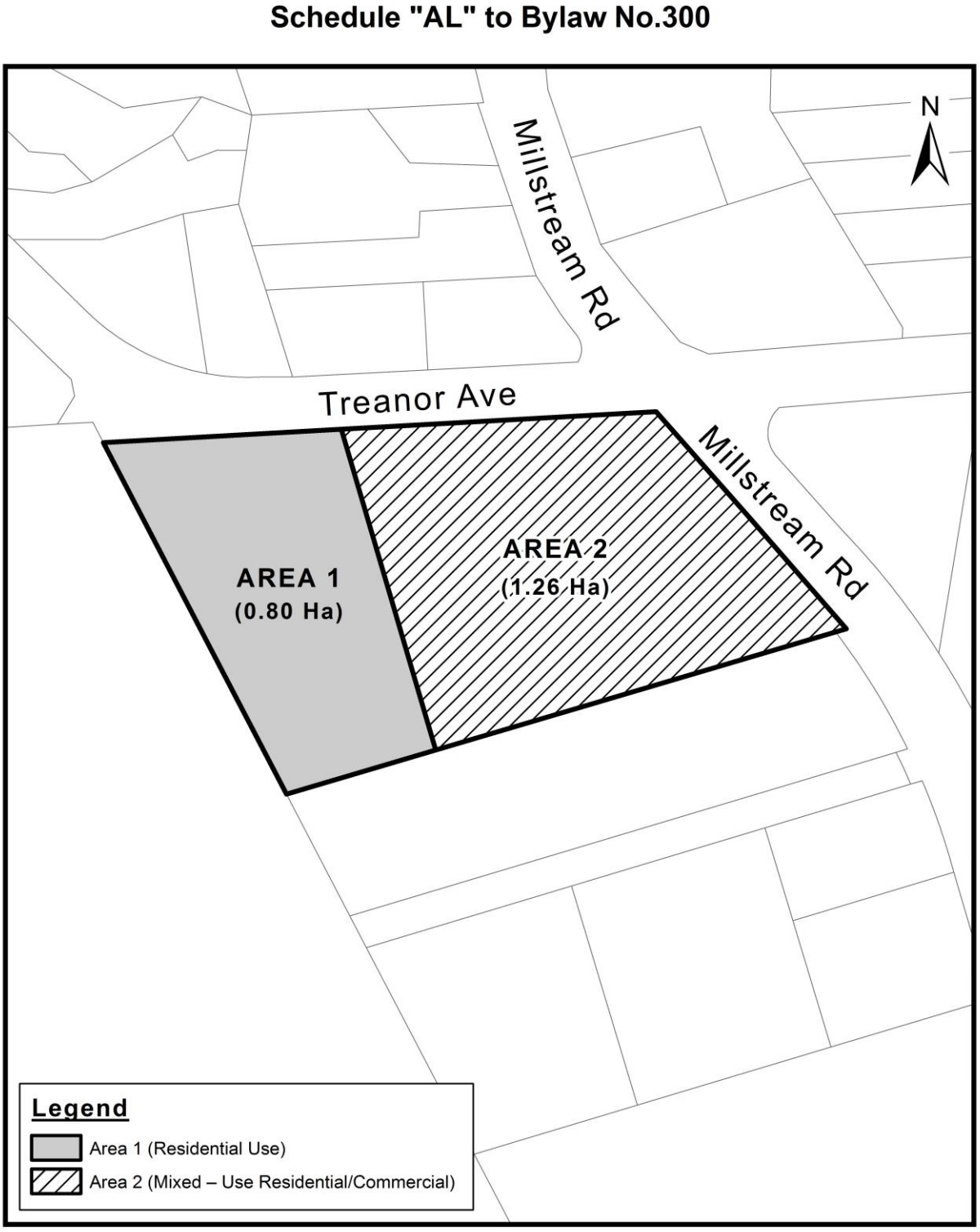
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/24/2015

**Schedule A**


Schedule "AL" to Bylaw No.300
N
Millstream Rd
Treanor Ave
Millstream Rd
AREA 1
(0.80 Ha)
AREA 2
(1.26 Ha)
Legend
Area 1 (Residential Use)
Area 2 (Mixed – Use Residential/Commercial)

City of Langford
www.cityoflangford.ca

# NOTICE OF PUBLIC HEARING

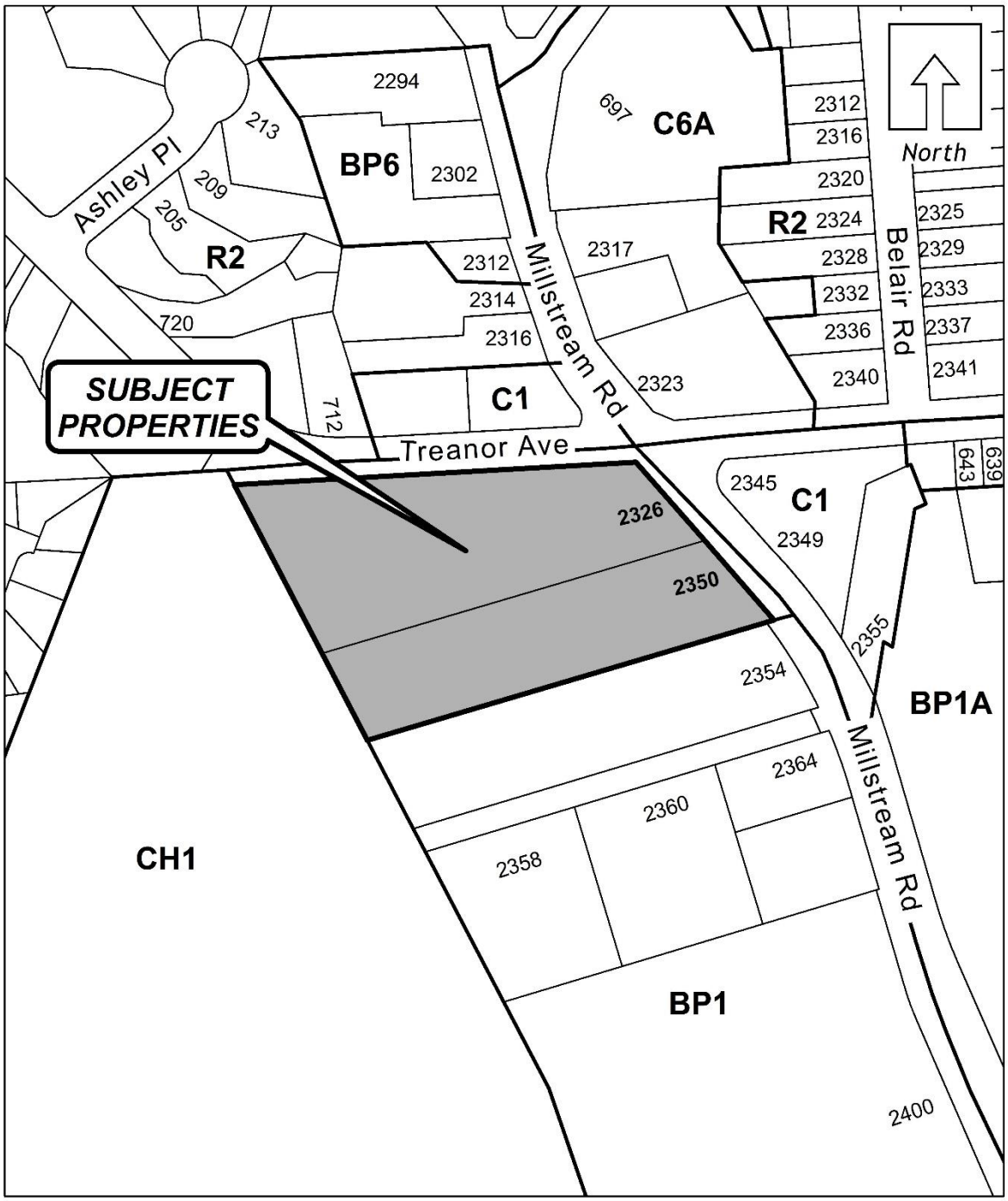
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1580. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. 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, 16 January 2017 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 2326 & 2350 Millstream Rd | |
| File | Z16-0021 | Bylaw Number: 1580 |
| Official Community Plan | Current: Mixed Use Employment Centre, Neighbourhood Centre | Proposed: no change |
| Zoning | Current: C6B (Neighbourhood Mixed Use) | Proposed: Text Amendment to C6B (Neighbourhood Mixed Use) |
| Proposal | To allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed-use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions. | |

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

## *REZONING BYLAW AMENDMENT*
## *( Z16-0021 )*
## *2326 & 2350 Millstream Rd*




Document Name: Z16-0021_Site_Map

Scale: N.T.S.

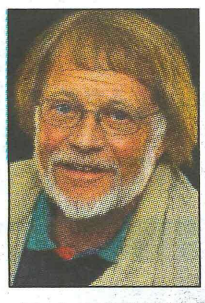
Last Revised: 9/30/2016

# Province holds the line on per-student funding

## Sooke board chair pleased with status quo, cautiously optimistic for future

Don Descoteau
*News Gazette staff*

With 572 more students enrolled in the Sooke School District this year than last, SD62 stands to receive roughly $4.13 million more in funding from the Ministry of Education.



Bob Phillips

The Sooke district, which includes the fast-growing West Shore, has seen the third-highest jump in enrolment in the province year after year, with only Surrey (993) and Langley (697) increasing more from 2015.

Education Minster Mike Bernier recently announced that a total of $46.7 million more would be provided to school districts across the province, as a result of higher enrolment numbers. The move will keep the per-student funding rate the same as it was to start the year, which in the Sooke School District works out to $7,218 per pupil. That consistency is expected to help districts with their budget planning for the 2017-18 school year.

SD62 board of education chair Bob Phillips, who in his many years as a trustee has seen a lot of "up-and-down" in funding levels from the various governments, is pleased that the Ministry of Education has "stabilized" district funding.

He pointed out, however, that such factors as pay raises for teachers or support staff that are written into long-term contracts, and the removal of busing revenue are not necessarily included in the per student funding model. As such, Phillips explained, subsequent years may find the district in financial dire straits, even if the per-student rate remains the same.

*editor@goldstreamgazette.com*



**A new transit exchange targeted for Westhills should alleviate some of the problems the City of Langford is experiencing with the current one on Station Avenue.**
*Gazette file photo*

# Westhills seeks new bus exchange

## Langford, BC Transit and Westhills partner on the project

Rick Stiebel
*News Gazette staff*

A new BC Transit exchange in Westhills could be on the way, providing all of the funding falls into place.

The new four-bay exchange would be on Westhills Drive just west of the YM/YWCA building and library, said Westhills Land Corporation general manager Ryan McKenzie.

"It would be adjacent to the E&N corridor and the existing parking lot with 300 stalls," McKenzie said. "It works well for BC Transit and would help with future transportation needs."

BC Transit has already identified improved service to the University of Victoria and CFB Esquimalt Dockyard as priorities, McKenzie noted.

There are a lot of students and workers in Westhills commuting to those locations already, and the new exchange would help serve the larger region as well, McKenzie added.

He expects BC Transit will make a decision on approving the new exchange when budget items are finalized by the end of February.

The aim is for the cost of about $200,000 to be shared equally by BC Transit, Westhills and The City of Langford.

A Dec. 13 City of Langford staff report indicated the funding could be made available through the Neighbourhood Beautification budget as an option.

Michelle Mahovlich, Langford's director of engineering, said the transit exchange is subject to Council's approval, and she expects a decision in March or April.

A transit exchange on Station Avenue completed in 2009 that was partially funded by Langford has been well used. However, much of the parking has been inside the existing right of way owned by the Island Corridor Foundation. That has created some challenges, including maintenance of the gravel parking surface, Mahovlich added.

*reporter@goldstreamgazette.com*

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*www.cityoflangford.ca*

### NOTICE OF PUBLIC HEARING

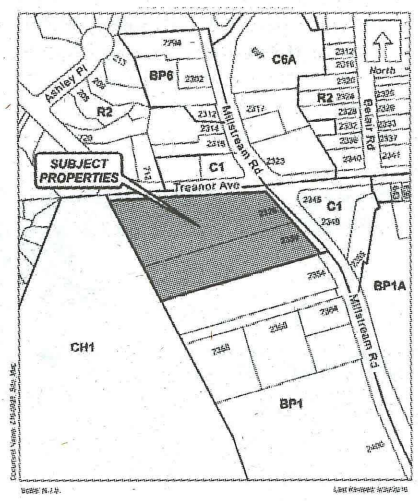
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1580. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1580 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C6B (Neighbourhood Mixed Use) Zone of the land that is the subject of Bylaw No. 1580 to allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions.**

**Applicant:** **Seymour Pacific Developments**

**Location:** **The land that is the subject of Bylaw No. 1580 is 2326 and 2350 Millstream Rd as shown shaded on the plan.**

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Jim Bowden
Administrator

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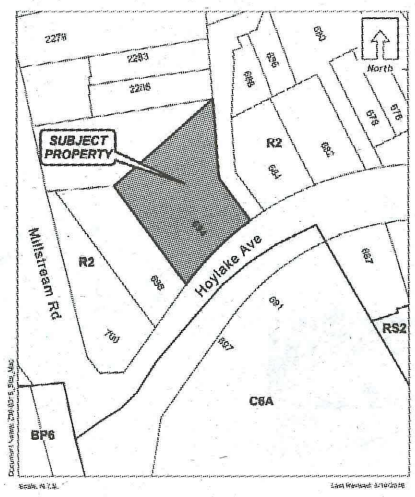
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1664. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1664 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. 1664 from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units.**

**Applicant:** **Brant Hoff, BTH Construction**

**Location:** **The land that is the subject of Bylaw No. 1664 is 694 Hoylake Ave as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

# Found money still not claimed

## Owner hasn't yet come forward

The West Shore RCMP is still hopeful the rightful owner of more than a $1,000 will be found.

Back on Nov. 23, a Good Samaritan found the money and turned it over to the local detachment in hopes that it will be reunited with the person that lost it.

However, efforts in tracking down the owner have not yet been successful.

The money was found in Goldstream Provincial Park on that day.

Police are withholding information on the exact location, exactly how much was found and the denomination – all of which should be known to the rightful owner.

*katie@goldstreamgazette.com*

# SPORTS

**Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224**

# Rebels head coach steps away from sidelines

## J.C. Boice led the team to its most successful campaign in years, but has decided not to return for the 2017 season

Joel Tansey
*News Gazette staff*

The man at the helm of the Westshore Rebels' remarkable turnaround has decided to step away from the team.

Head coach J.C. Boice, hired by the then-struggling Rebels organization two years ago, announced on Friday that he has resigned from the club that he led to a B.C. Football Conference title last year, citing a desire to spend more time with his family and focus on his work with the National Football Academy, a player development company that he co-owns.

The decision to step away from the team was a difficult one, Boice explained.

"It's something that I really laboured on. I know it's the right decision but I'm not comfortable with it. I still feel like there's things left undone," he said.

Boice initially joined a Rebels team that had languished near the bottom of the BCFC standings for years. Westshore went 2-8 in Boice's first year on the sidelines, but a strong group of new recruits and improvement from returning players led the team on a remarkable ride in 2016 that ended in a Cullen Cup B.C. title and a Canadian Bowl appearance.

"I'm going to miss hearing my daughter sing the national anthem and I'm going to miss going to battle with those kids. I literally watched young men make decisive life choices where they went from being scared kids that weren't sure what was going to happen to ... going out there and imposing their will.

"That was an incredibly rewarding thing."

The resignation didn't come as a shock to general manager Jonathan Poppitt, as the amount of volunteer time and energy that a coach has to commit to running a successful program makes the role a daunting one.

"It's a lot of work. It's a big grind and a lot of commitment and a lot of time away from your family ... I certainly don't blame him," Poppitt said.

"He did a fantastic job getting the Rebels on a complete 180-degree turnaround. I think he just had to do what was right for his family."

Long hours without any financial compensation admittedly wore on Boice and that played a role in his decision to quit.

"To be successful takes so much time, time away from the family, time away from the business ... I would do it (for free) if I was in a position to do that, but I'm simply not in that position," he said.

Poppitt hadn't lined up any interviews with potential replacement coaches as of Friday, but hopes to have a new coach in place within the next couple of weeks.

Associate head coach Shane Beatty, who had a wildly successful run as the head coach of the Okanagan Sun prior to moving to the Rebels last year, would appear to be a natural fit as the team's next head coach, but he remains unsure of his plans for 2017.

Looking ahead, Boice wouldn't rule out coming back to the organization in the future and the Saanich resident says he may be seen from time to time at Rebels practices and games when he's not on the road with the NFA.

"When I die and they do the autopsy there's going to be a giant, red Rebel 'R' in the middle of my soul," he said.

*joel.tansey@goldstreamgazette.com*



*Joel Tansey/News Gazette staff*

**J.C. Boice announced on Friday that he wouldn't return to the Westshore Rebels sidelines for a third season, opting to spend more time with his family and focusing on his football player development business.**

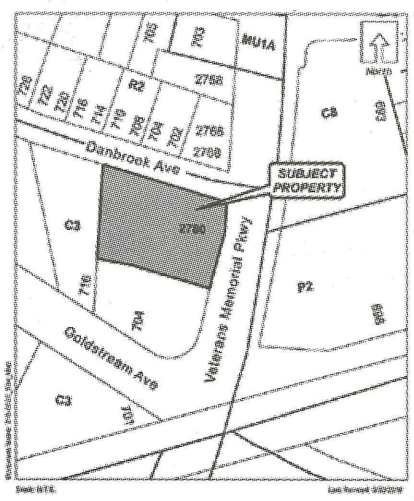
City of Langford
www.cityoflangford.ca

### NOTICE OF PUBLIC HEARING

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**Proposal:** **The purpose of Bylaw No. 1667 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C3 (District Commercial) Zone to allow for a 90 child group day care.**
**Applicant:** **Doug Wong, Wensley Architecture**
**Location:** **The land that is the subject of Bylaw No. 1667 is 2780 Veterans Memorial Pkwy as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

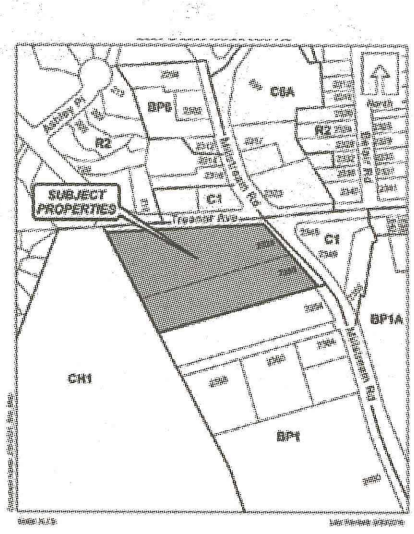
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### NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1580. 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 in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1580 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C6B (Neighbourhood Mixed Use) Zone of the land that is the subject of Bylaw No. 1580 to allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions.**
**Applicant:** **Seymour Pacific Developments**
**Location:** **The land that is the subject of Bylaw No. 1580 is 2326 and 2350 Millstream Rd as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

**b) Application for a Text Amendment to Bylaw 300 (Zoning Bylaw) to allow for a 7 storey Residential building and a separate Commercial building at 2326 and 2350 Millstream Road - Staff Report (Planning Z16-0021 – 2326 and 2350 Millstream Rd)**

MOVED BY: A. CREUZOT
SECONDED: N. STEWART

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

1. Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:
    a. Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01
    b. Delete the text in Section 6.43.04(1) and replace it with the following text " No building or structure for a commercial use only may exceed a height of 3 storeys; and
    c. Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."
    d. Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently $3,660 per unit toward the General Amenity Reserve fund and $610 per unit towards the Affordable Housing Reserve Fund.
    e. Delete the text in Section 6.43B.05 (1) and replace it with the following text "The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.".

2. That the applicant provide the following items prior to Public Hearing:
    a. The number of two bedroom units proposed for each building;
    b. A new Traffic Study to supplement the 2011 study; and
    c. A Parking Study.

3. That the applicant provides the following prior to Bylaw Adoption:
    a. Road dedication with respect to the following portions of the subject property:
        i. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        ii. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        iii. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;
        iv. Any additional road dedication necessary for the new BC Hydro transformer banks; and

    b. A Storm Water Management Plan to the satisfaction of the City Engineer;
    c. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:

i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;
ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;
iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;
iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;
v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;
vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and
vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.

4. Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.

5. Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.

CARRIED.

**c) Application for Development Variance Permit to vary the parking and setback requirements for a 6 unit stacked townhouse development located at 2691 Peatt Rd - Staff Report (Planning DVP16-0015 – 2691 Peatt Rd)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Direct staff to proceed with consideration of the following variances for 2691 Peatt Road:
   a. That Section 4.01.01 of the City of Langford Zoning Bylaw 300 be varied to reduce the number of required parking stalls from 2 stalls per dwelling unit to 1 stall per dwelling unit for Attached Housing and Townhouses;
   b. That Section 6.36A.06(2) be varied to reduce the interior side lot line setback from the required 3 m to 1.5 m; and
   c. That Section 6.36A.06(1) be varied to reduce the front lot line setback from the required 7.5 m to 0 m.

**2. Application for a Text Amendment to Bylaw 300 (Zoning Bylaw) to allow for a 7 storey Residential building and a separate Commercial building at 2326 and 2350 Millstream Road (File No. Z16-0021)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:
    a. Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01
    b. Delete the text in Section 6.43.04(1) and replace it with the following text " No building or structure for a commercial use only may exceed a height of 3 storeys; and
    c. Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."
    d. Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently $3,660 per unit toward the General Amenity Reserve fund and $610 per unit towards the Affordable Housing Reserve Fund.
    e. Delete the text in Section 6.43B.05 (1) and replace it with the following text "The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.".

2. That the applicant provide the following items prior to Public Hearing:
    a. The number of two bedroom units proposed for each building;
    b. A new Traffic Study to supplement the 2011 study; and
    c. A Parking Study.

3. That the applicant provides the following prior to Bylaw Adoption:
    a. Road dedication with respect to the following portions of the subject property:
        i. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        ii. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        iii. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;
        iv. Any additional road dedication necessary for the new BC Hydro transformer banks; and
    b. A Storm Water Management Plan to the satisfaction of the City Engineer;
    c. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:

i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;
ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;
iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;
iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;
v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;
vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and
vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.

4. Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.

5. Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.

CARRIED.

**3. Application for Development Variance Permit to vary the parking and setback requirements for a 6 unit stacked townhouse development located at 2691 Peatt Rd (File No. DVP16-0015)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 2691 Peatt Road:
   a) That Section 4.01.01 of the City of Langford Zoning Bylaw 300 be varied to reduce the number of required parking stalls from 2 stalls per dwelling unit to 1 stall per dwelling unit for Attached Housing and Townhouses;
   b) That Section 6.36A.06(2) be varied to reduce the interior side lot line setback from the required 3 m to 1.5 m; and
   c) That Section 6.36A.06(1) be varied to reduce the front lot line setback from the required 7.5 m to 0 m.

Subject to:

   d) the applicant providing $5,000 towards the General Amenity Reserve Fund, prior to the issuance of a Development Permit

**g) Application for a text amendment to Bylaw 300 (Zoning Bylaw) to allow for a 7 storey residential building and a separate commercial building at 2326 and 2350 Millstream Road. (Bylaw No. 1580)**

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give first reading to Bylaw No. 1580; and
2. Amend item 1(e) of Council's November 7th resolution to restrict all buildings within the C6B Zone to an FAR of 0.8, and instead allow an FAR of 1.7 for mixed use or residential uses; and
3. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant that requires a building incorporate a 5 m setback, in addition to the required setback in place for the Zone, on every story above the sixth story.

CARRIED.

## 9. CORRESPONDENCE

**a) Greater Victoria Public Library (GVPL)**
**Re: Juan de Fuca Branch Major Asset Maintenance ("JF MAM") Reserve**

MOVED BY: COUNCILOR SEATON
SECONDED: COUNCILLOR WADE

That Council

1. Approve the enclosed project plan for JF MAM Reserve as outlined in the letter dated November 3rd, 2016 from the GVPL; and

2. That the Councils for the Cities of Langford and Colwood and the districts of Highlands and Metchosin direct Municipal staff to work with GVPL staff in development of an agreement between the Library Board and the West Shore Municipalities, which outlines the terms of the JF MAM trust fund administration and building maintenance role provided by GVPL.

CARRIED.

## 10. BYLAWS

**a) BYLAW NO. 1580**
**"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".**
**(FIRST READING)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1580 First Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

**Date:** **October 24, 2016**

**Department:** **Planning**

**Application No.:** **Z16-0021**

**Subject:** **Application for a Text Amendment to Bylaw 300 (Zoning Bylaw) to Allow for a 7 storey Residential building and a separate Commercial building at 2326 and 2350 Millstream Road**

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## PURPOSE

Seymour Pacific Developments has applied on behalf of 0737011 BC Ltd. for a text amendment to the C6B Zone, in the City of Langford's Zoning Bylaw in order to permit to the construction of a residential building in a zone which currently only permits mixed use buildings with residential units located above the first storey.

## BACKGROUND

PREVIOUS APPLICATIONS

A rezoning application (Z-05-21) to rezone the subject site from R2 (One- and Two-Family Residential) zone to BP1 (Business Park 1) was applied for and withdrawn in 2005. An additional rezoning application (Z-08-28) was made for this property in 2008, in order to temporarily allow for blasting, crushing and the removal of rock from the site as part of site development preparation, however this application was also withdrawn. A soil permit (SR-09-04) application was received and a permit issued, allowing for the removal of material from the site.

Rezoning application Z11-0006 was applied for in 2011 to rezone the property from R2 (One-and Two-Family Residential) zone to C6B (Neighbourhood Mixed Use) zone in order to construct approximately 15,106 $m^2$ of commercial and residential development, including approximately 96 residential apartment units. The applicant requested that the project be phased commencing with the commercial component to be followed by a residential component at a later date. In accordance with Council policy of the time, the applicant was required to pay the commercial amenity component prior to Bylaw Adoption, whereas the residential component could be paid with the issuance of a building permit.

At their Regular meeting of Council, on May 2, 2011, Council passed a resolution that required the applicant to pay $204,847 for the commercial development and $10,900 per residential unit, in excess of 1 unit into the City of Langford's General Amenity Reserve Fund. The applicant was also required to register a 219 covenant which required the following:

- *That the applicant dedicate approximately 47 $m^2$ of land to the City as road dedication, to the satisfaction of the City Engineer at the time of building permit;*
- *That applicant will incur all costs relating to infrastructure of the City Engineer, at time of building permit;*
- *That the applicant will incur all costs relating to infrastructure upgrades, including offsite works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands; and*
- *That as a condition of the building permit frontage improvements be provided to the Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer.*

As well the applicant was to provide a traffic study, which would give consideration to the left turn lane from Millstream Road and the medians to prevent traffic from backing up into the intersection of Millstream Road and Treanor Avenue. Subsequent to the traffic study the applicant was to submit a service agreement which implemented the recommendations, found in the study, prior to bylaw adoption.

A traffic study was conducted in 2011 and included the following recommendations:

- Add second southbound lane along Millstream Road;
- Add bike lane on southbound Millstream Road;
- Add right lane on eastbound Treanor Avenue at Millstream Road, extend the bike lane to beginning of right turn lane taper;
- Re-stripe median lane on Treanor Avenue to provide left hand turn lane at accesses on the north and south frontages of Treanor Avenue and to extend the eastbound left at Millstream Road;
- Allocate the required 274 $m^2$ along Treanor frontage and 428 $m^2$ along Millstream frontage to accommodate the proposed roadway improvement plan.

Despite the rezoning application being approved in 2011, a building permit has not yet been submitted. Payment to the City's General Amenity fund for the commercial was initially received as a letter of credit prior to bylaw adoption and subsequently replaced with a Section 219 covenant requiring payment at building permit issuance. The requirement of $10,900 per residential unit, in excess of 1 unit, was secured by Bylaw 1335 and is found in Schedule AD of the Zoning Bylaw. Note that the Amenity Contribution Policy has changed since this application was approved and is now set at $3,660 per dwelling toward the General Amenity Reserve fund and $610 per dwelling towards the Affordable Housing Reserve Fund. A contribution for commercial uses is no longer required. If Council wishes to apply the current Amenity Contribution Policy to this project, they may wish to amend Schedule AD of Zoning Bylaw No. 300 to include the current residential contributions and direct staff to discharge the covenant requiring amenity contribution for the commercial component.

As a building permit was never applied for, the service agreement, to implement the 2011 traffic studies recommendations was secured on title as part of the 219 covenant but was never physically implemented.

As well, road dedication, responsibility for costs associated to infrastructure upgrades, and frontage improvement requirements were all secured on title as part of the 219 covenant but were never realized.

***Table 1: Site Data***

| | |
|---|---|
| *Applicant* | Seymour Pacific Developments |
| *Owner* | 0737011 BC Ltd |
| *Civic Address* | 2326 & 2350 Millstream Rd |
| *Legal Description* | LOT 1, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6252 & LOT 2, SECTIONS 112 AND 112A, ESQUIMALT DISTRICT, PLAN 6252 |
| *Size of Property* | 21133.90m$^2$ |
| *DP Areas* | Habitat and Biodiversity, Drainage Concern, |
| *Zoning Designation* | C6B |
| *OCP Designation* | Neighbourhood Centre |

SITE AND SURROUNDING AREA

The properties lie on the southwest corner of the Millstream Road and Treanor Avenue intersection. The site slopes towards both roads although rock outcroppings are scattered throughout the area. Poor drainage has created ponding on the westerly portion of the site. The subject site has been blasted and cleared.

***Figure 1: Site Ortho Photo (2015)***



***Table 2: Surrounding Land Uses***

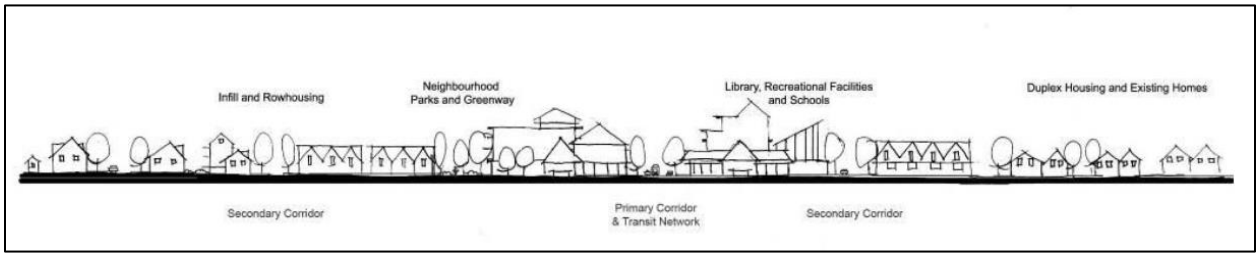
| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North 2320 Millstream* | C1 (Neighbourhood Commercial) | Gas Bar and Carwash |
| *North 712 & 716 Treanor Ave* | R2 (One and Two Family Residential) | One Family Dwellings |
| *East 2345 & 2349 Millstream* | C1 (Neighbourhood Commercial) | Various Commercial (mall) |
| *South 2354 Millstream* | BP1 (Business Park 1) | Mini storage facility |
| *West 790 McCallum* | CH1 (Cluster Housing Residential 1) | Vacant |

OFFICIAL COMMUNITY PLAN

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

- *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*
- *Transit stops are located at centres where appropriate*
- *Small scale local- serving retail node defines the predominant commercial uses.*

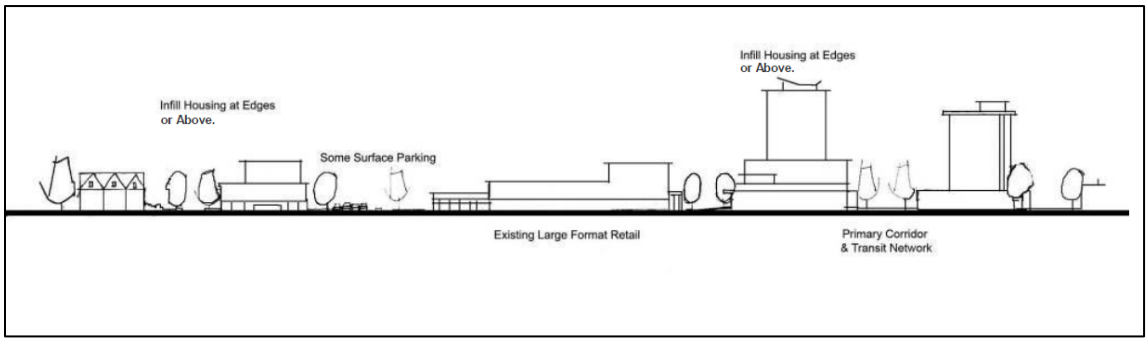
***Figure 3. Concept for the Neighbourhood Centre***




The Official Community Plan also designates the property and surrounding area as Mixed- Use Employment Centre meaning:

- *A predominantly workplace precinct that includes businesses of all types including commercial, light industrial and institutional*
- *An ideal location for creative of innovative infill housing (such as artisan live-work, mixed use buildings, etc.) that does not jeopardize the long –term function of the centre as an employment node*
- *Parks, public squares and open spaces are integrated throughout*
- *Centre as an inter-city and/or inter-regional transit hub that connects residents and employees*

***Figure 4: Mixed-Use Employment Centre Concept***




COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN (OCP)

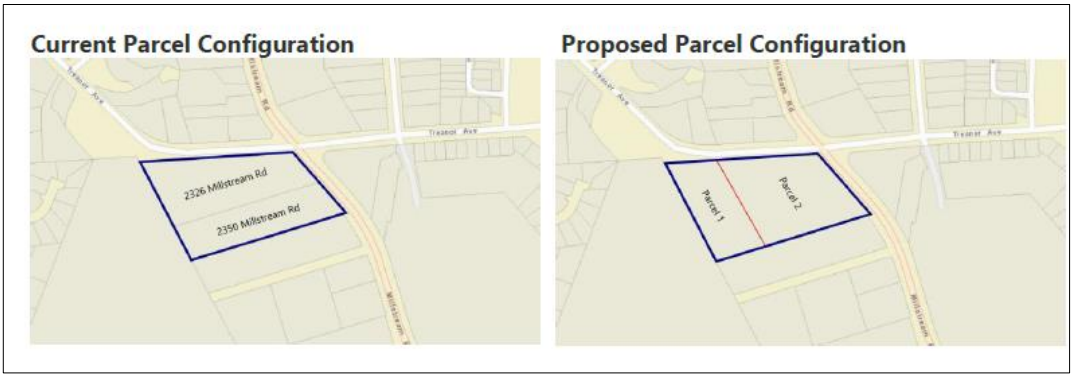
This proposal fits within the OCP designation as a site with both commercial and residential development. The surrounding commercial, on the other side of Millstream Road and Treanor Avenue, is predominantly small scale, neighbourhood commercial uses including gas stations, medical offices, small retail establishments and a pub and liquor store. These commercial uses are not considered "draws" which may typically attract others from surrounding communities and further for their services. These commercial uses typically attract users from the immediate vicinity making it a primary area for more residential units to increase the user ship of these established commercial businesses.

## COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing a reconfiguration to 2326 and 2350 Millstream Road in order to create two new parcels (as shown in Figure 1). The applicant's intent is to develop two, 7 storey wood frame buildings, each with one level of covered, at grade parking on Parcel 1. Building A is proposed to contain 72 residential rental units while Building B will contain 60 residential rental units for a total of 132 units on the site. Surface parking will be placed along a future internal road on the east side of the parcel, along the south and west property lines as well as in front of the residential buildings. Access to the site will be from Treanor Ave via an internal road which runs along the east property line. The applicant intends to register a 219 Covenant on the title of the subject properties prior to the issuance of a Building Permit to secure the tenure of these apartment units to rental for only a period of no less than 10 years. As such the Development Cost Charges for this project will be reduced by 25%.

***Figure 1: Proposed Parcel Configuration***




Developing the parcel in this way requires an amendment to the list of uses found within C6B, Neighbourhood Mixed - Use zone. Currently the zone only permits "apartments, above the ground floor" to ensure a commercial floor plate is part of every residential use development.

***Figure 2: Site Concept of Parcel 1 and 2***




The applicant's intentions are to construct six commercial and mixed use buildings on Parcel 2, with parking provided throughout the site. A parkade structure is also being contemplated which would adjoin the lot line shared with the mini storage centre to the south.

The applicant would like to increase the height limitations in the C6B zone for commercial and residential buildings. Currently residential buildings are restricted to 6 storeys and commercial buildings are restricted to 2 storeys. The applicant is requesting a text amendment to the current zone be adopted to permit a 7 storey residential building and 3 storey commercial building in the C6B zone for this site.

***Figure 3: Proposed Site Plan of Parcel 1***



FORM AND CHARACTER

As this is a rezoning application which considers land use and density, the design of the site, including aspects of form and character, landscaping and parking will be addressed through a development permit.

The applicant has not submitted drawings that show the intended character of the proposed residential buildings, an assessment of the form and character of the buildings will be done with a subsequent development permit application.

PARKING

On Parcel 1 the applicant's intent is to construct two six storey buildings each above one level of covered, at grade parking within each proposed building. Additional surface parking is also being provided to achieve a proposed parking ratio of 1 stall per unit. The project is proposing 132 rental units as well as a permanent rental office. Council should be note that the parking requirements for apartments outside of the City Centre designation as shown on Map 2 in Bylaw 1200 is for "1 space per dwelling unit with one bedroom or less; 2 spaces per dwelling unit with more than one bedroom".

***Table 3: Proposal Data***

| | **Permitted by C6B (Current Zoning)** | **Proposed by Text Amendment** |
|---|---|---|
| *Density (FAR and/or min. lot size)* | 0.80 | 0.77 |
| *Height* | 6 stories | 7 stories |
| *Site Coverage* | 75% | 26% |
| *Parking Requirement* | 1 space per dwelling unit with one bedroom or less; 2 spaces per dwelling unit with more than one bedroom. | 1 space per dwelling unit* |
| *Uses:* | (c) apartments above the ground floor; | (c) apartments; |

*Variance Required

VARIANCES

The off street parking requirements for an apartment outside of the City Centre designation, as indicated on Map 2 in Bylaw 1200 is for "1 space per dwelling unit with one bedroom or less; 2 spaces per dwelling unit with more than one bedroom." The applicant is requesting to vary this requirement to align with the regulations for parking within the City Centre, which would be 1 parking space per dwelling unit, regardless of the number of bedrooms within the apartment, and 5 visitor parking stalls. Currently it is not known what percentage of units which would contain more than one bedroom and as such Council may wish to request this information as a condition of rezoning prior to Public Hearing, in order to determine the scope of variance being requested by the applicant.

A similar parking variance was recently approved by Council through DVP15-0013 at 691/697 Hoylake Avenue, wherein the applicant requested a parking ratio of 1 parking space per unit, regardless of the

number of bedrooms in a unit. In this instance 175 spaces were required (170 resident spaces and 5 visitor spaces) and 152 spaces (147 resident spaces and 5 visitor spaces) were being provided. To justify this request the applicant provided a Parking Study which supported the variance request based on factors such as location of the subject properties in relation to commercial services, transit and rental tenure of the units, and examined the parking demand experienced at comparable developments. As the Hoylake Avenue property is within close proximity to the subject site, it can be assumed that many of these same factors are transferable to the subject site. However Council may wish, as a condition of rezoning, to require a Parking Study prior to Public Hearing in order to permit a variance to the parking regulations.

Council may also wish to authorize the Director of Planning to issue a variance to allow the apartment ratio within the City Centre to be utilized at the site if supportive of this request.

STORM WATER MANAGEMENT

The applicant will be required to provide a storm water management plan which outlines how the drainage of subject property will be managed and shows how both the quality and the quantity of the storm water run-off from the site will be regulated. This will be provided as a condition of rezoning and prior to issuance of a Development Permit.

Storm water management may require storm water discharge into an area called Drainage Specified Area 1 (DSA 1). Upgrades to the DSA 1 infrastructure may be required to facilitate development, and should be completed as a condition of rezoning and secured in a Section 219 covenant prior to Bylaw Adoption. The lands are to convey the existing storm water drainage route from the lands to the north. A statutory right of way will be required at the time of Subdivision or Building Permit, whichever comes first, and works are to be shown on the above noted storm water management plan.

The east portion of the property is located within the Development Permit Area for Drainage Concern. These concerns will be addressed as part of the building permit process. In addition, further works located beyond the property frontage may be required (not quantifiable at this time). Council may wish to require that the applicant incur all costs relating to infrastructure upgrades required to manage the subject property's drainage concern, as a condition of rezoning and secure this by way of covenant, to be registered on title, prior to Bylaw Adoption.

WATER SUPPLY

The developer will be required to meet the water demand requirements of FUS.

ENVIRONMENTAL PROTECTION

The site is within an area designated as potential high habitat and biodiversity values, therefore an environmental development permit is required before works can take place.

TRANSPORTATION

Bus routes 47, 52 and 57 both have stops within close vicinity to the subject site, and travel north and southbound down Millstream Road and east and west bound down Treanor Avenue. The Langford Trolley also stops not far from the site and stops at Millstream Village approximately a 5 minute walk from the site.

Bike lanes have been placed north and southbound along Millstream Road as well as east and westbound on Treanor Avenue. Currently there are no bike lanes directly along the subject properties frontage.

The applicant must provide a new traffic study, as a condition of rezoning and prior to Public Hearing, to review the access locations which were previously considered with the study done for the previous rezoning application (Z11-0006). Any resulting recommendations with the new study shall be implemented at time of Building Permit or Subdivision, whichever is applied for first.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The City of Langford will receive a road dedication as a condition of rezoning, this dedication will include a corner cut at Treanor Avenue and Millstream Road as well as a dedication along Millstream Road, which Council may wish to have the applicant provide prior to Public Hearing. A road dedication along Treanor Avenue may also be required if the frontage improvements mentioned below cannot be completed without one. These will be demonstrated prior to Subdivision or Building Permit, whichever comes first.

With its central location and pedestrian linkages to surrounding commercial services, Council may wish to request that infrastructure be installed to support pedestrian and bicycle traffic. A sidewalk along the frontage of the parcel extending to Millstream Road would create opportunities for pedestrian traffic and make commercial uses accessible to the residents of the proposed development. As well an extension of the bicycle lane along Treanor Avenue and Millstream Road would complete the access from the residential component of the site to the commercial nodes along Millstream Road. Full frontage improvements will be completed to Subdivision and Development Servicing Bylaw No.1000 standards at the time of Subdivision or Building Permit issuance, whichever is first. Frontage improvements along Millstream will include a bike lane, continuation of the driving lane, transit shelter, sidewalk, curb, gutter and streetlights according to an R7 Cross Section. Staff is aware that BC Hydro plans to replace to overhead transformer banks on Millstream Road, and requires additional right of way to do so. The location of this transformer will be coordinated by the project engineer as part of the frontage drawing approval process that will inform the degree of road dedication required.

Frontage improvements along Treanor Avenue will include a sidewalk, curb, artificial turf, trees, streetlights and a bike lane to support alternative modes of transportation to and from the site. A middle turning lane, as was identified by the 2011 traffic study may also be required, pending an updated traffic study.

SEWER

The applicant will be responsible for extending the municipal sanitary services to the subject property and connecting all proposed units to the sanitary service. Any servicing, whether underground or overhead, that requires extension or upgrade to facilitate this development will be extended or upgraded at the expense of the developer.

**FINANCIAL CONTRIBUTIONS**

As the applicant will connect the development to municipal services, and as the applicant will be required to complete frontage improvements, the direct capital costs to the municipality associated with this development should be negligible.

The Amenity Contribution Policy designates the subject parcel as being within the North Langford area. Accordingly it is Council Policy that the development contributes $3,660 per residential unit toward the General Amenity Reserve Fund and $610 per unit towards the Affordable Housing Reserve Fund. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

***Table 4 – Amenity Contributions per Council Policy***

| **Amenity Item** | **Per unit contribution (@ .61 SFE)** | **Total (132 units)** |
|---|---|---|
| *General Amenity Reserve Fund* | $3,660 | $483,120 |
| *Affordable Housing Reserve Fund* | $610 | $80,520 |
| **TOTAL POLICY CONTRIBUTIONS** | **$4,270** | **$563,640** |

***Table 5 – Development Cost Charges (based on 132 units)***

| **Development Cost Charge** | **Per residential unit** | **Total** |
|---|---|---|
| *Roads* | $4,423 | $583,836 |
| *Park Improvement* | $1,890 | $249,480 |
| *Park Acquisition* | $1,100 | $145,200 |
| **Subtotal (DCCs paid to City of Langford)** | | **$978,516** |
| *CRD Water* | $1,493.63 | $197,159.16 |
| *School Site Acquisition* | $558 | $73,656 |
| **TOTAL (estimate) DCCs** | | **$1,249,331.16** |

*The applicant is also eligible for a 25% reduction to the total DCC's (excluding CRD water and School Charges), if developed as rental building as per Council's DCC Bylaw and a 219 covenant is registered on title.

**OPTIONS**

**Option 1**

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

1. Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:

    a. Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01

    b. Delete the text in Section 6.43.04(1) and replace it with the following text " No building or structure for a commercial use only may exceed a height of 3 storeys; and

    c. Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."

    d. Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently $3,660 per unit toward the General Amenity Reserve fund and $610 per unit towards the Affordable Housing Reserve Fund.

2. That the applicant provide the following items prior to **issuance of a Development Permit**:

    a. a new traffic study to supplement the 2011 study;

3. That the applicant provide the following items prior to **Public Hearing:**

    a. The number of two bedroom units proposed for each building;

    b. A new Traffic Study to supplement the 2011 study; and

    c. A Parking Study.

4. That the applicant provides the following prior to **Bylaw Adoption**:

    a. Road dedication with respect to the following portions of the subject property:
        i. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        ii. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;
        iii. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;
        iv. Any additional road dedication necessary for the new BC Hydro transformer banks; and

b. A Storm Water Management Plan to the satisfaction of the City Engineer;

c. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:

i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;

ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;

iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;

iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;

v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;

vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and

vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.

5. Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.

6. Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.

**OR Option 2**

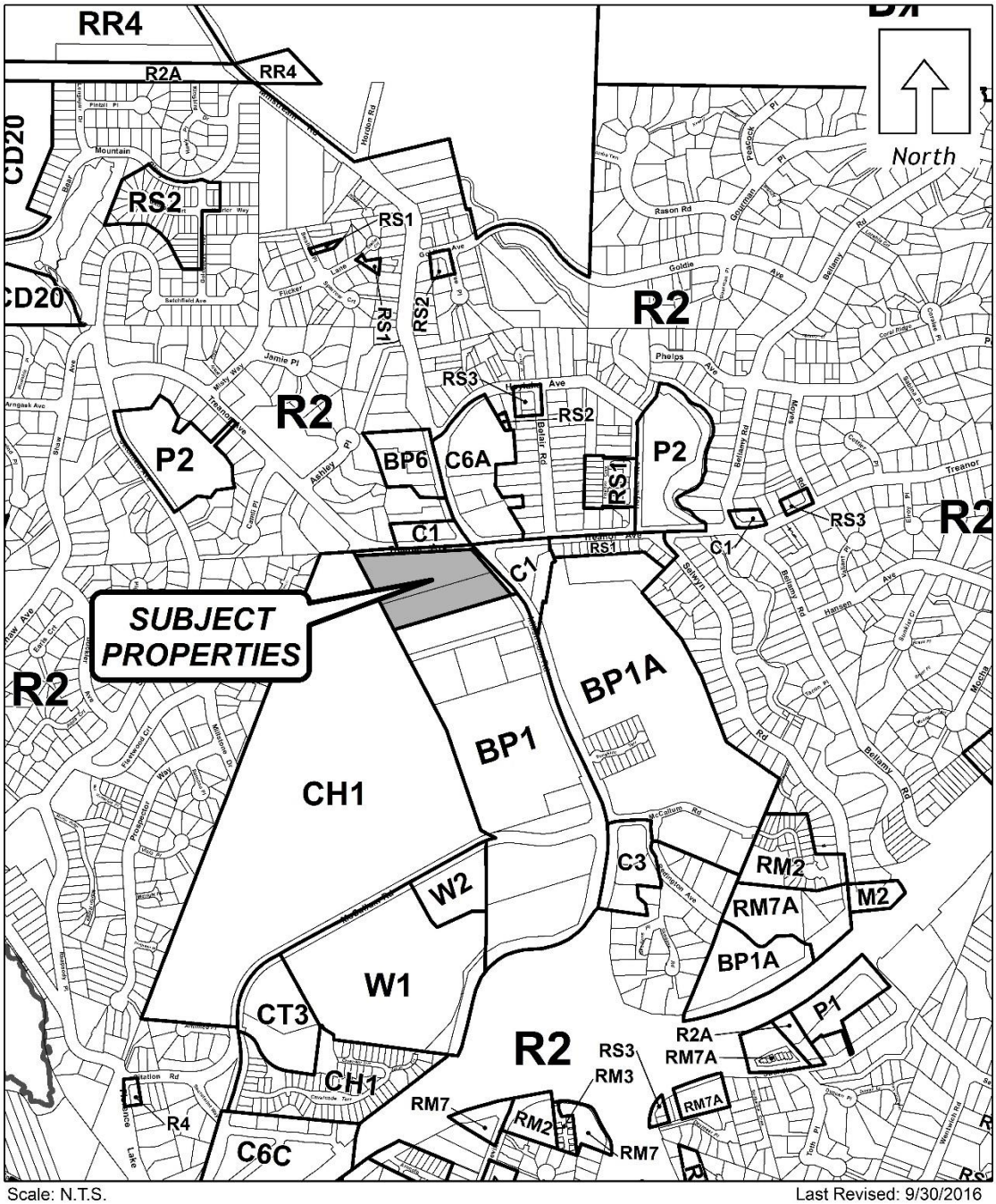
Reject this application for development permit.

| | |
|---|---|
| Submitted by: | Lauren Morhart, MCIP, RPP Planner 2 |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Bob Beckett, Fire Chief |
| Concurrence: | Mike Leskiw, Parks and Recreation Manager |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

:lhm

**Appendix A**

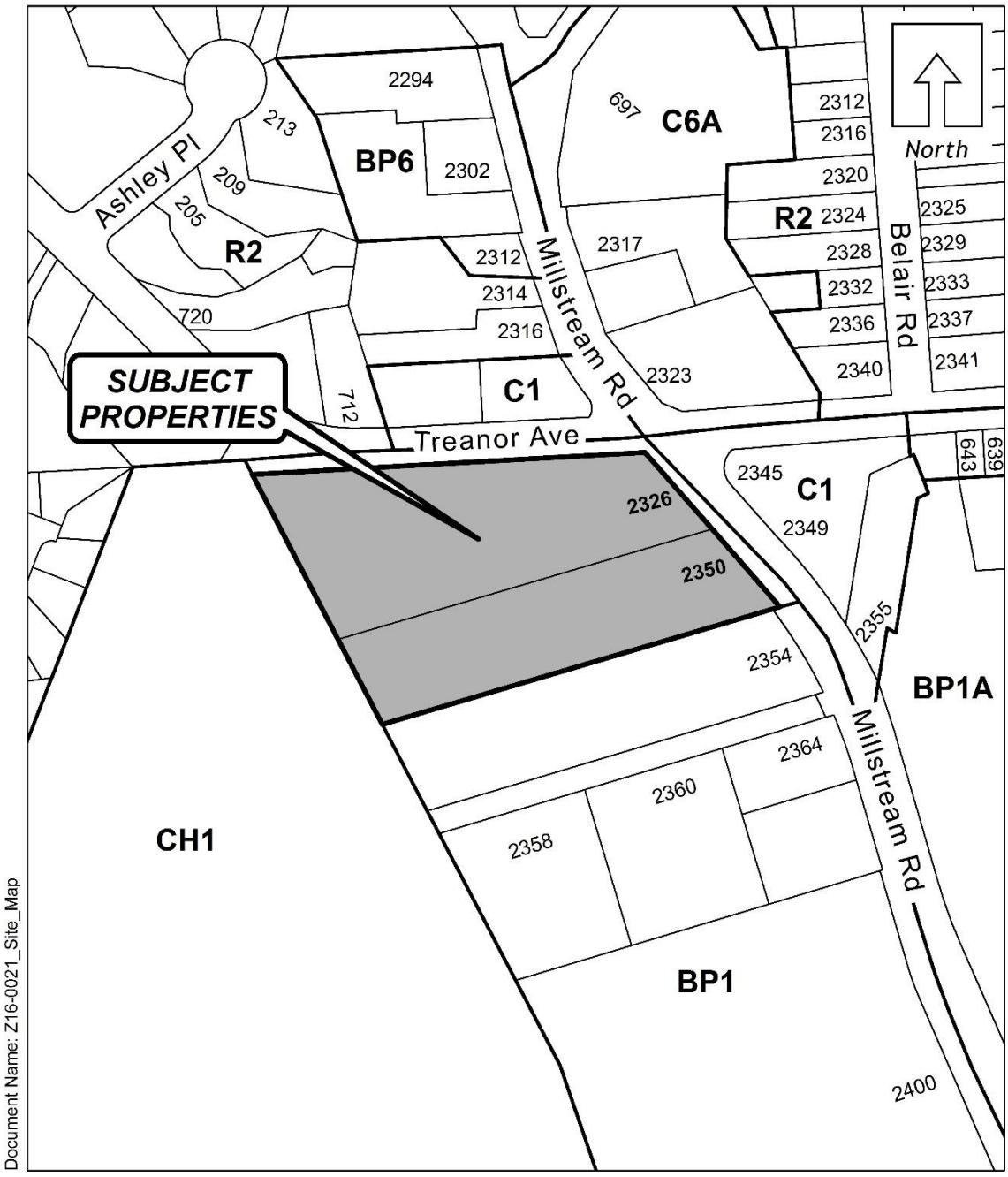
***REZONING BYLAW AMENDMENT***
***( Z16-0021 )***
***2326 & 2350 Millstream Rd***




Document Name: Z16-0021_Location_Map

**Appendix B**

***REZONING BYLAW AMENDMENT***
***( Z16-0021 )***
***2326 & 2350 Millstream Rd***



**From:** Matthew Baldwin
**To:** Adam Cooper; Lauren Morhart
**Subject:** RE: Langford Council
**Date:** Tuesday, November 8, 2016 7:48:09 AM
**Attachments:** image001.gif

---

Good morning Adam,

I am sorry that you were misinformed about last night's meeting time. I will be addressing that with my staff, and passing your complaint along to our Administrator to ensure that all staff are correctly informed of Council's meeting times.

As for your application, Council considered the recommendation from the October 24th meeting of the Planning and Zoning Committee, and passed the following resolution:

*That Council:*

1. *Direct staff to prepare a bylaw to amend the text of the C6B (Neighbourhood Mixed Use Zone) zoning for the property at 2326 and 2350 Millstream Road as follows:*
    a. *Add the text "apartments on land shown as Area 1 in Schedule AL" to Section 6.43B.01*
    b. *Delete the text in Section 6.43.04(1) and replace it with the following text " No building or structure for a commercial use only may exceed a height of 3 storeys; and*
    c. *Delete the text in Section 6.43B.04 (2) and replace it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."*
    d. *Amend Schedule AD of Zoning Bylaw 300 to reflect current fund contributions for residential units which is currently $3,660 per unit toward the General Amenity Reserve fund and $610 per unit towards the Affordable Housing Reserve Fund.*
    e. *Delete the text in Section 6.43B.05 (1) and replace it with the following text "The Floor Area Ratio of all buildings within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 0.8.".*

2. *That the applicant provide the following items prior to Public Hearing:*
    a. *The number of two bedroom units proposed for each building;*
    b. *A new Traffic Study to supplement the 2011 study; and*
    c. *A Parking Study.*

3. *That the applicant provides the following prior to Bylaw Adoption:*
    a. *Road dedication with respect to the following portions of the subject*

*property:*

*i. A corner cut road dedication at Treanor Avenue and Millstream Road to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*

*ii. Road dedication along the Millstream Road frontage to the satisfaction of the City Engineer and Bylaw No. 1000 Standards;*

*iii. Road dedication long the Treanor Avenue frontage if necessary to contain required frontage improvements;*

*iv. Any additional road dedication necessary for the new BC Hydro transformer banks; and*

*b. A Storm Water Management Plan to the satisfaction of the City Engineer;*

*c. A Section 219 covenant, registered on title in priority of all other charges, that includes the following:*

*i. The applicant will implement recommendations within the new traffic study prior to the issuance of a Building Permit, or Subdivision, whichever is first;*

*ii. That the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands;*

*iii. That as a condition of Building Permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 1000 standards, to the satisfaction of the City Engineer;*

*iv. That as a condition of Building Permit, a storm water management plan, as well as any upgrades to the DSA1 Infrastructure, be implemented to the satisfaction of City Engineer;*

*v. That as a condition of subdivision, a statutory of right away be registered in order to facilitate recommendations found in the storm water management plan;*

*vi. That prior to the issuance of a Development Permit the applicant must submit and receive approval of the FUS calculations for the site; and*

*vii. That prior to issuance of a Building Permit the applicant agrees to secure tenure of these apartment units to rental only for a period of no less than 10 years.*

4. *Authorize the Director of Planning to issue a variance in the Development Permit to reduce the required off street parking for an apartment outside of the City Centre to 1 space per unit.*

5. *Authorize staff to work with the owner to discharge the Section 219 covenant that requires amenity contributions for the commercial component of the proposed development.*

Lauren will now be preparing the bylaw to affect the changes to the zoning bylaw, as described above, and I expect that this bylaw will receive 1st reading on November 21st.

A Public Hearing will be scheduled following first reading.

If you have any further questions or concerns, please do not hesitate to contact either myself or Lauren here.

Sincerely,

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

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

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

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**From:** Adam Cooper [mailto:adam.cooper@seymourpacific.ca]
**Sent:** Tuesday, November 08, 2016 7:15 AM
**To:** Lauren Morhart <lmorhart@cityoflangford.ca>
**Cc:** Matthew Baldwin <mbaldwin@cityoflangford.ca>

**Subject:** Langford Council

Hey Lauren,
I tried to attend council last night to watch the outcome of our rezoning / variance applications.
I was given some bad information from the receptionist on your floor who told me when I arrived at 4pm, that the meeting didn't start until 7pm, as apparently all council meetings do.
When I returned at 7, I was sorely disappointed to have driven down for 3 hours only to find out that I had missed the council meeting.

I had a very brief chat with Matthew Baldwin on my way and he indicated all went well. Id like to elaborate on that and I'm wondering if you can provide me with an overview of what happened. Were all of the proposals accepted by council per the recommendations in the agenda? I.e. height to 7 storey's, parking to 1:1 and no commercial requirement?

Thank you,

- a

Adam Cooper, MCIP RPP
*Development Manager*
BROADSTREET PROPERTIES LTD.
SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 St. Ann's Rd, Campbell River, BC V9W 4C4
**T.** 250.850.3315 | **C.** 250.202.0338 | **F.** 250.286.8047
**W.** www.broadstreet.ca | www.seymourpacific.ca

# PUBLIC HEARING
## Monday, 16 January 2017

# Bylaw No. 1664
# File No. Z16-0015

***A Bylaw to Rezone 694 Hoylake Ave from the R2 (One- and Two-Family Residential) Zone to the RM7A (Medium Density Apartment A) Zone to permit the development of approximately 10 townhouses units***

# CITY OF LANGFORD
# BYLAW NO. 1664

## 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 the **RM7A (Medium Density Apartment A) Zone** the property legally described as LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 PID No.: 001-004-859 (694 Hoylake Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RM7A | 1664 | LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 (694 Hoylake Ave) | a) $3660 per unit towards the General Amenity Reserve Fund; and<br>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. 467, (694 Hoylake Ave), 2016".

READ A FIRST TIME this 21st day of November, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

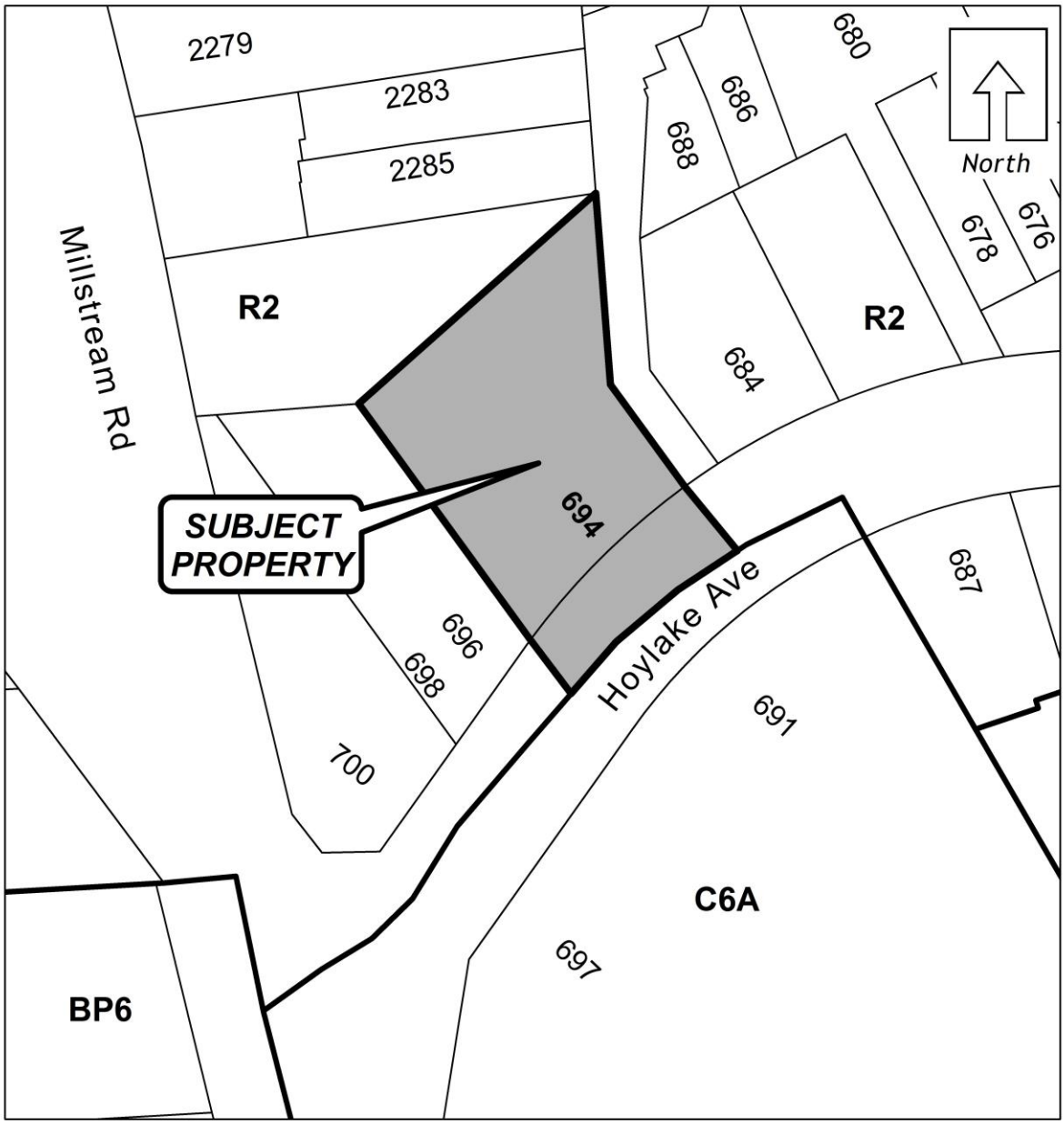
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1664_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1664

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/14/2016

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. 1664. 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. 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, 16 January 2017 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 694 Hoylake Ave | |
| File | Z16-0015 | Bylaw Number: 1664 |
| Official Community Plan | Current: Mixed Use Employment Centre, Neighbourhood | Proposed: no change |
| Zoning | Current: R2 (One- and Two-Family Residential) | Proposed: RM7A (Medium Density Apartment A) |
| Proposal | To permit the development of approximately 10 townhouses units. | |

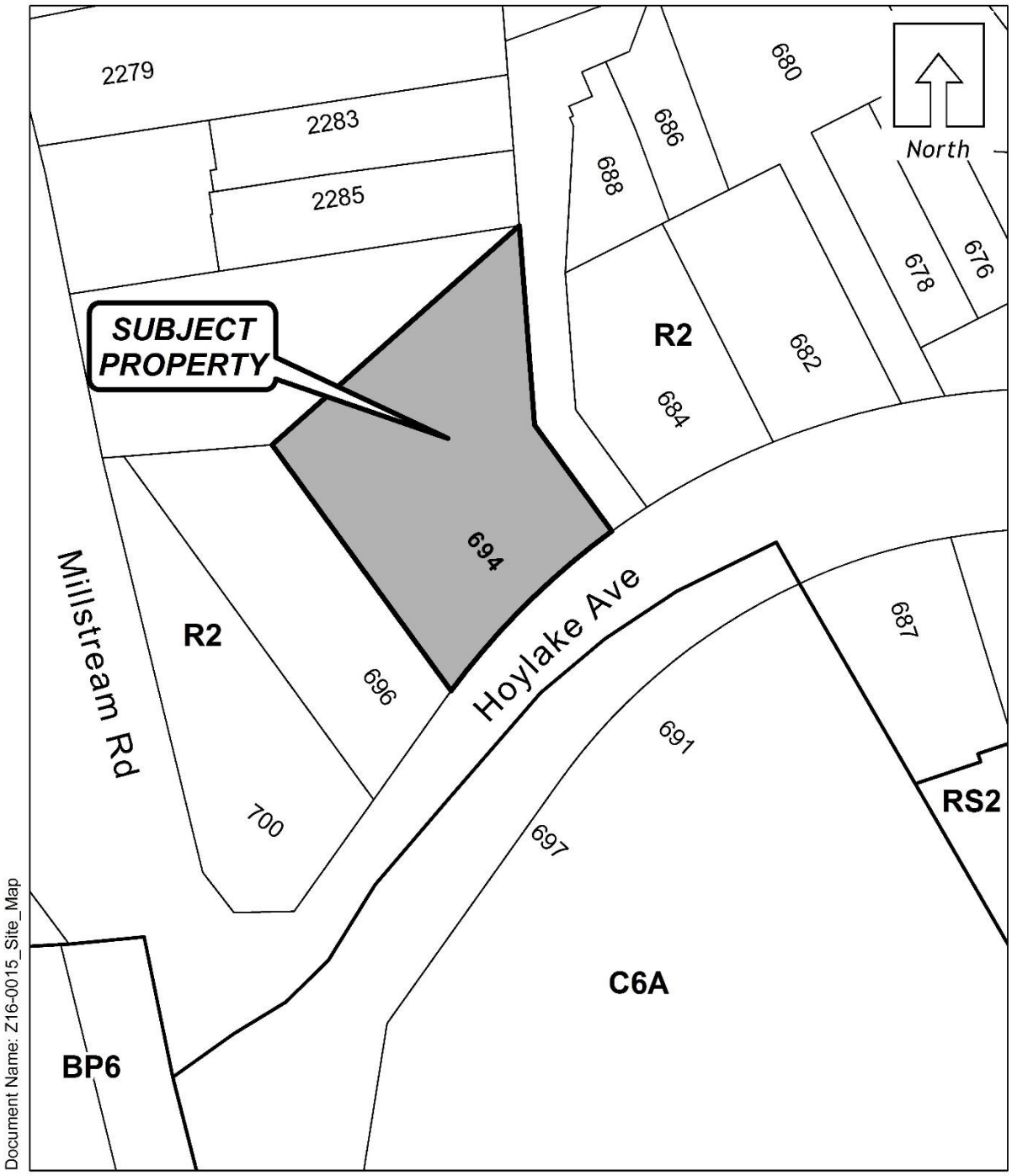
**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

***REZONING BYLAW AMENDMENT***

***( Z16-0015 )***

***694 Hoylake Ave***




Document Name: Z16-0015_Site_Map

Scale: N.T.S.

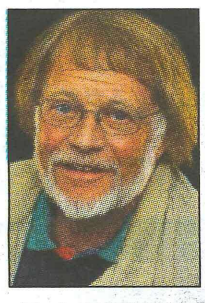
Last Revised: 5/19/2016

# Province holds the line on per-student funding

## Sooke board chair pleased with status quo, cautiously optimistic for future

Don Descoteau
*News Gazette staff*

With 572 more students enrolled in the Sooke School District this year than last, SD62 stands to receive roughly $4.13 million more in funding from the Ministry of Education.



Bob Phillips

The Sooke district, which includes the fast-growing West Shore, has seen the third-highest jump in enrolment in the province year after year, with only Surrey (993) and Langley (697) increasing more from 2015.

Education Minster Mike Bernier recently announced that a total of $46.7 million more would be provided to school districts across the province, as a result of higher enrolment numbers. The move will keep the per-student funding rate the same as it was to start the year, which in the Sooke School District works out to $7,218 per pupil. That consistency is expected to help districts with their budget planning for the 2017-18 school year.

SD62 board of education chair Bob Phillips, who in his many years as a trustee has seen a lot of "up-and-down" in funding levels from the various governments, is pleased that the Ministry of Education has "stabilized" district funding.

He pointed out, however, that such factors as pay raises for teachers or support staff that are written into long-term contracts, and the removal of busing revenue are not necessarily included in the per student funding model. As such, Phillips explained, subsequent years may find the district in financial dire straits, even if the per-student rate remains the same.

*editor@goldstreamgazette.com*



**A new transit exchange targeted for Westhills should alleviate some of the problems the City of Langford is experiencing with the current one on Station Avenue.**
*Gazette file photo*

# Westhills seeks new bus exchange

## Langford, BC Transit and Westhills partner on the project

Rick Stiebel
*News Gazette staff*

A new BC Transit exchange in Westhills could be on the way, providing all of the funding falls into place.

The new four-bay exchange would be on Westhills Drive just west of the YM/YWCA building and library, said Westhills Land Corporation general manager Ryan McKenzie.

"It would be adjacent to the E&N corridor and the existing parking lot with 300 stalls," McKenzie said. "It works well for BC Transit and would help with future transportation needs."

BC Transit has already identified improved service to the University of Victoria and CFB Esquimalt Dockyard as priorities, McKenzie noted.

There are a lot of students and workers in Westhills commuting to those locations already, and the new exchange would help serve the larger region as well, McKenzie added.

He expects BC Transit will make a decision on approving the new exchange when budget items are finalized by the end of February.

The aim is for the cost of about $200,000 to be shared equally by BC Transit, Westhills and The City of Langford.

A Dec. 13 City of Langford staff report indicated the funding could be made available through the Neighbourhood Beautification budget as an option.

Michelle Mahovlich, Langford's director of engineering, said the transit exchange is subject to Council's approval, and she expects a decision in March or April.

A transit exchange on Station Avenue completed in 2009 that was partially funded by Langford has been well used. However, much of the parking has been inside the existing right of way owned by the Island Corridor Foundation. That has created some challenges, including maintenance of the gravel parking surface, Mahovlich added.

*reporter@goldstreamgazette.com*

City of Langford
*www.cityoflangford.ca*

### NOTICE OF PUBLIC HEARING

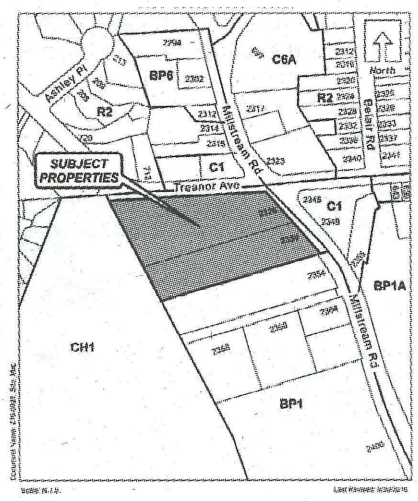
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1580. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1580 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C6B (Neighbourhood Mixed Use) Zone of the land that is the subject of Bylaw No. 1580 to allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions.**

**Applicant:** **Seymour Pacific Developments**

**Location:** **The land that is the subject of Bylaw No. 1580 is 2326 and 2350 Millstream Rd as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

City of Langford
*www.cityoflangford.ca*

### NOTICE OF PUBLIC HEARING

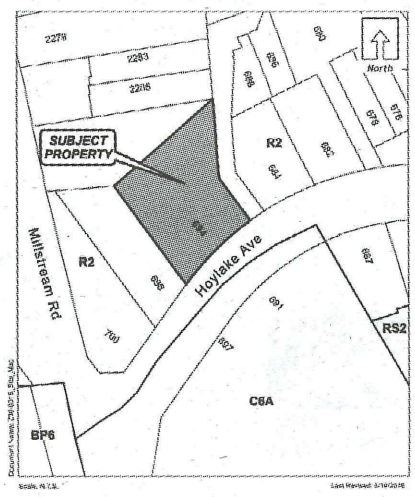
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1664. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1664 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. 1664 from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units.**

**Applicant:** **Brant Hoff, BTH Construction**

**Location:** **The land that is the subject of Bylaw No. 1664 is 694 Hoylake Ave as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

# Found money still not claimed

## Owner hasn't yet come forward

The West Shore RCMP is still hopeful the rightful owner of more than a $1,000 will be found.

Back on Nov. 23, a Good Samaritan found the money and turned it over to the local detachment in hopes that it will be reunited with the person that lost it.

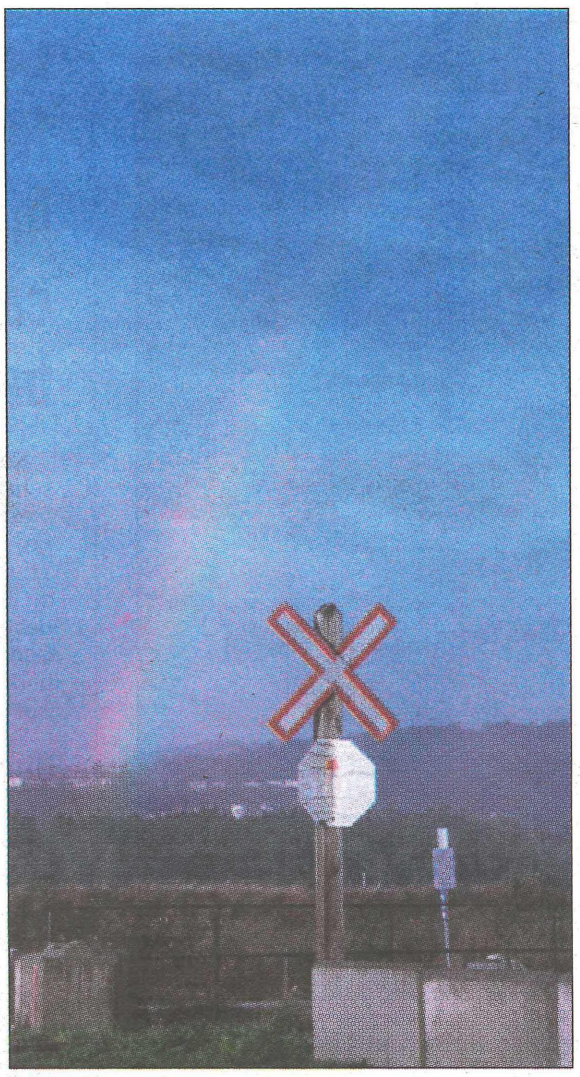
However, efforts in tracking down the owner have not yet been successful.

The money was found in Goldstream Provincial Park on that day.

Police are withholding information on the exact location, exactly how much was found and the denomination – all of which should be known to the rightful owner.

*katie@goldstreamgazette.com*

## X marks the spot



**A rainbow appears to end right beside a railroad track marker at the end of Hallowell Road in View Royal. The combination of heavy rains and sunshine caused the atmospheric anomaly to stretch right over View Royal, when viewed from Admirals Road.**

*Don Descoteau/ News Gazette staff*

# Doctor with View Royal tie pleads guilty to voyeurism

Dan Ebenal
***Black Press***

A doctor has pleaded guilty to secretly recording a staff member using the washroom at the Saanich Plaza Medical Clinic.

Mark David Thiessen pleaded guilty to one count of voyeurism Thursday in Victoria provincial court. The charge stems from an August 2015 incident when an employee saw a phone she knew belonged to Thiessen positioned near a toilet.

Acting Sgt. Jereme Leslie said Saanich Police conducted an investigation into the allegation, recommending a charge of voyeurism to Crown counsel midway through last year.

"In this particular set of circumstances, this was a single incident, and that is what we recommended charges for," said Leslie, adding there was no evidence the behaviour had taken place over an extended period.

"The matter is before the courts and I wouldn't want to negatively impact any outcome there, so I can't speak any further on the matter or any of the investigative details."

Thiessen no longer works at the Saanich clinic and was reportedly practising at the Admirals Medical Clinic on Island Highway in View Royal. The View Royal clinic declined to comment on the matter.

The College of Physicians and Surgeons of B.C. requires him to have a chaperone present throughout all physical examinations of female patients.

A college spokesman said it was waiting for the conclusion of the criminal proceedings before taking further action on the matter.

Thiessen is scheduled to be back in court today (Jan. 11).

*editor@goldstreamgazette.com*

# Engineering budget sees small hike

## Langford roads, lake and pond maintenance costs rise

Rick Stiebel
***News Gazette staff***

Langford Council has proposed a budget just shy of $4.34 million for 2017 for transportation and public works, up by a little more than $103,000 – or one per cent – from last year.

According to a Dec. 13, 2016 staff report to Langford's transportation and public works committee, the bump in overall budget is due to an increase in city-owned assets such as roads, sidewalks, and streetlights.

Additions of 2.2 km to Langford Parkway and 3.3 km on Bear Mountain Parkway – due to open in September 2017 – will increase collector roads by 5.5 km. Work on Dunford Avenue and new bike lanes on Atkins Avenue are projected to increase road maintenance costs as well.

Lake and pond maintenance will increase to $60,000, compared to $35,000 in 2016. This results from maintenance for storm ponds. Langford now has 23 storm ponds, with many of those added during the past five years.

Signal maintenance, budgeted at $155,000, will increase by $25,000, due in part to the addition of the new signal at Goldstream Avenue and Leigh Road.

The budget for Christmas lights, which decreased from $75,000 to $25,000 in 2016, will double to $50,000 for 2017. A good portion of last year's budget went towards repairing displays and replacing damaged cords. Some of the additional funds are earmarked for lighting gateways at Leigh and Sooke roads, as well as West Shore Parkway and new Bear Mountain Parkway.

The budget in its entirety goes before council again for final approval in the spring.

WEST SHORE ARTS COUNCIL

*Please also visit our website at:*

www.westshorearts.org

250-478-2286

**VOLUNTEER BOARD MEMBER**

The West Shore Arts Council is looking for Volunteers to serve on our Board of Directors. Specifically we are seeking:

- *Treasurer*
- *Director*

Consider joining our team to lead and strengthen our programs for Arts, Cultural and Heritage on the Westshore. Our Board Meetings are once a month. If you can contribute your time, thoughtfulness, leadership and are interested in exploring this opportunity please contact us at info@westshorearts.org to see if this opportunity is right for you.

**WHIPLASH**

**The only class of this kind in BC**

After attending **Langford chiropractor Dr. Frank McDiarmid's FREE class** you will be able to interview your healthcare provider(s), insurance rep. and lawyer as to whether or not they are as up to date regarding the science and facts concerning this much maligned and misunderstood condition as you will be. A sample of topics to be discusses include:

- **Exactly** how it happens
- Acute vs. chronic pain
- Your options
- Superficial vs. thorough exam
- Insurance guidelines
- Your records and rights
- Injury risk factors
- Injuries commonly missed
- Caregivers - who's trained and who is not
- Treatment and therapies; what helps, what doesn't and how to tell the difference.

**GVPL JUAN DE FUCA**

1759 Island Highway, Colwood

**Saturday, January 14 • Noon - 2pm**

**Call: 778-440-1828 to register**

**www.citycentrechiropractic.ca**

*First 10 registrants receive a free orthopedic support pillow.*

City of Langford
*www.cityoflangford.ca*

**NOTICE OF PUBLIC HEARING**

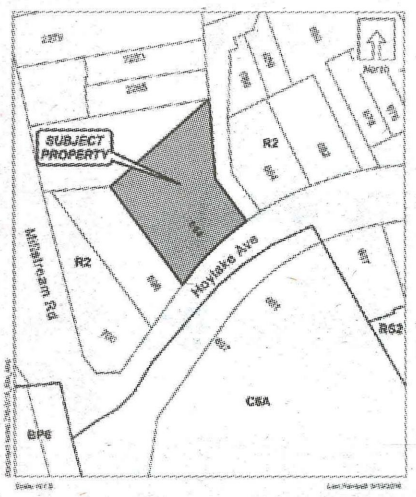
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1664. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1664 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. 1664 from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units.**

**Applicant:** **Brant Hoff, BTH Construction**

**Location:** **The land that is the subject of Bylaw No. 1664 is 694 Hoylake Ave as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

## 4. REPORTS

### a) Application to Rezone 694 Hoylake Ave from R2 (One- and Two-Family Residential) to RM7 (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units
**- Staff Report (Planning Z16-0015 – 694 Hoylake Ave)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at "694 Hoylake Avenue" from "R2"(Residential One- and Two-Family Dwelling) zone to "RM7A", (Medium-Density Apartment A) zone subject to the following terms and conditions:

    a) That the owner agrees to provide, as a bonus for increased density, the following contributions to the City, prior to issuance of a building permit:
        i. $3660 per unit towards the General Amenity Reserve Fund;
        ii. $610 per 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 prior to building permit issuance the applicant provide a boulevard tree planting plan to the satisfaction of the City Planner and the Parks Director and that irrigation to the boulevard will be provided via hook up to the strata property at 694 Hoylake Avenue;
        ii. That prior to building permit issuance, the applicant provides full frontage improvements per Bylaw No. 1000 requirements, to the satisfaction of the City Engineer

    c) Authorize the Director of Planning to issue the setback variances described in Table 3 subject to the implementation of the boulevard planting plan secured by Covenant in item 1(b)(i) above.

CARRIED.

## 6. PUBLIC PARTICIPATION

A Representative from the Victoria Cycling Coalition - addressed Council in support of Agenda item 9 (c) CRD Regional Transportation Service.

## 7. COMMITTEE RESOLUTIONS

**a) Planning, Zoning and Affordable Housing Committee – October 24th, 2016**

**1. Application to Rezone 694 Hoylake Ave from R2 (One- and Two-Family Residential) to RM7 (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units (File No. Z16-0015)**

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 "694 Hoylake Avenue" from "R2"(Residential One- and Two-Family Dwelling) zone to "RM7A", (Medium-Density Apartment A) zone subject to the following terms and conditions:
    a) That the owner agrees to provide, as a bonus for increased density, the following contributions to the City, prior to issuance of a building permit:
        i. $3660 per unit towards the General Amenity Reserve Fund;
        ii. $610 per 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 prior to building permit issuance the applicant provide a boulevard tree planting plan to the satisfaction of the City Planner and the Parks Director and that irrigation to the boulevard will be provided via hook up to the strata property at 694 Hoylake Avenue;
        ii. That prior to building permit issuance, the applicant provides full frontage improvements per Bylaw No. 1000 requirements, to the satisfaction of the City Engineer
    c) Authorize the Director of Planning to issue the setback variances described in Table 3 subject to the implementation of the boulevard planting plan secured by Covenant in item 1(b)(i) above.

CARRIED.

**b) BYLAW NO. 1616**
**"Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".**
**(ADOPTION)**

MOVED BY: COUNCILOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1616.

CARRIED.

**c) BYLAW NO. 1649**
**"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".**
**(ADOPTION)**

MOVED BY: COUNCILOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1649.

CARRIED.

**d) BYLAW NO. 1661**
**"Langford Zoning Bylaw, Amendment No. 465, (1144-1198, 1216-1230 Goldstream Ave; 1136, 1142 Donna Ave; 1106, 1110 Sergio Pl; 2752 Leigh Rd; 2730, 2734, 2738 Trans Canada Hwy), 2016".**
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1661 Second and Third Reading.

CARRIED.

**e) BYLAW NO. 1664**
**"Langford Zoning Bylaw, Amendment No. 467, (694 Hoylake Ave), 2016".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1664 First Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

**Date:** **October 24, 2016**

**Department:** **Planning**

**Application No.:** **Z16-0015**

**Subject:** **Application to Rezone 694 Hoylake Avenue from R2 (One- and Two-Family Residential) to RM7 (Medium Density Apartment A) to permit the development of approximately 10 Townhouses units**

## PURPOSE

Brant Hoff has applied on behalf of Nicholas Salvador to rezone 694 Hoylake Ave from R2 (One- and Two-Family Residential) zone to RM7A (Medium Density Apartment A) zone to permit the development of approximately 10 townhouse units.

## BACKGROUND

PREVIOUS APPLICATIONS

An application for subdivision was applied for in 2014 (SUB14-0032) to create two lots, each containing one of the existing dwellings currently on the parcel. However, the subdivision application was never pursued by the applicant to completion, so the application expired.

***Table 1: Site Data***

| | | |
|---|---|---|
| *Applicant* | Brant Hoff | |
| *Owner* | Nicholas Salvador | |
| *Civic Address* | 694 Hoylake Ave | |
| *Legal Description* | LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 | |
| *Size of Property* | 1534.74 $m^2$ or 0.38 acres | |
| *DP Areas* | Riparian Environmental Protection Development Permit Area<br>Flood Plain Hazardous Condition Development Permit Area | |
| *Zoning* | Existing: R2 | Proposed: RM7 |

| | | |
|---|---|---|
| *OCP Designation* | Existing:<br>Neighbourhood and Neighbourhood Centre | Proposed:<br>Unchanged |

SITE AND SURROUNDING AREA

The subject parcel shares its property lines with low density residential developments in the form of one family dwellings. The subject site is within close proximity to a variety of commercial services and businesses. Millstream Village with its various retail and service providers is located within walking distance to the subject parcel. Millstream and Lakewood Elementary schools are both close to the parcel as is Lake Ida Anne which has a small walking trail around its perimeter.

Across Hoylake Avenue, to the south of the subject property, the parcel at 691/697 Hoylake Avenue was rezoned in 2015 (Z13-0014) from RH1 (Mobile Home Park) to C6A (Neighbourhood Mixed-Use). This zoning amendment included a modification to the C6A zone to allow for residential dwellings on the main floor as well as a height allowance of 6 storeys. A traffic study was requested by Council as part of the original rezoning which recommended that the developer extend the sidewalk along Millstream Road frontage to Hoylake Avenue, and continue this sidewalk along the Hoylake Avenue Frontage to the site driveway. As well, the study recommended that the signal timing at Millstream Road/Treanor Avenue be updated. This traffic study was approved by the Director of Engineering and is to be implemented at the time of subdivision or building permit. A subsequent Development Variance Permit (DVP15-0013) was approved which varied the building setbacks to side lot lines and allowed portions of the building to project into required setbacks. Also varied was the amount of parking on site, from the required two stalls for units with more than two bedrooms to one stall per unit regardless of the number of bedrooms. The Development Permit that subsequently followed the DVP (DP15-0047) was to allow for two 5 storey apartment buildings with a total of 147 residential units and construction is currently underway.

Other than this development the Hoylake Avenue neighbourhood has not experienced a great deal of redevelopment of its primarily residential parcels.

***Table 2: Surrounding Land Uses***

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North (2287 Millstream Road)* | R2 (One and Two Family Residential) Zone | One family dwelling |
| *East (684 Hoylake Ave)* | R2 (One and Two Family Residential) Zone | One family dwelling |
| *South (691 Hoylake Ave)* | C6A (Neighbourhood Mixed Use) Zone | Apartment style residential buildings (147 units) |
| *West (696 & 698 Hoylake Ave)* | R2 (One and Two Family Residential) Zone | Two family dwelling |

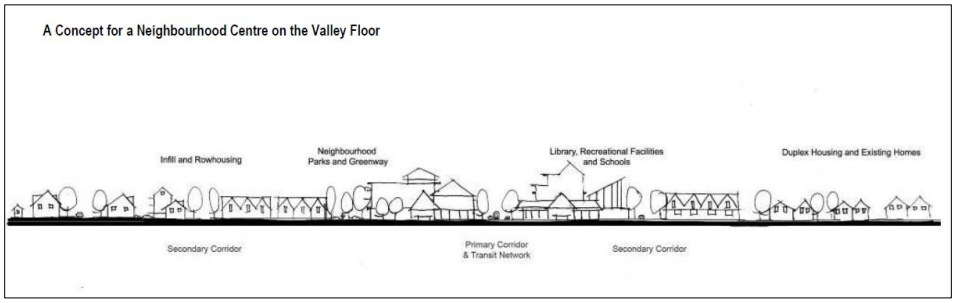
**COUNCIL POLICY**

OFFICIAL COMMUNITY PLAN (OCP)

The OCP designates the South portion of this property as *Neighbourhood Centre.* The Neighbourhood Centre is defined as:

- *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*
- *Small scale local-serving retail nodes defines the predominant commercial uses*

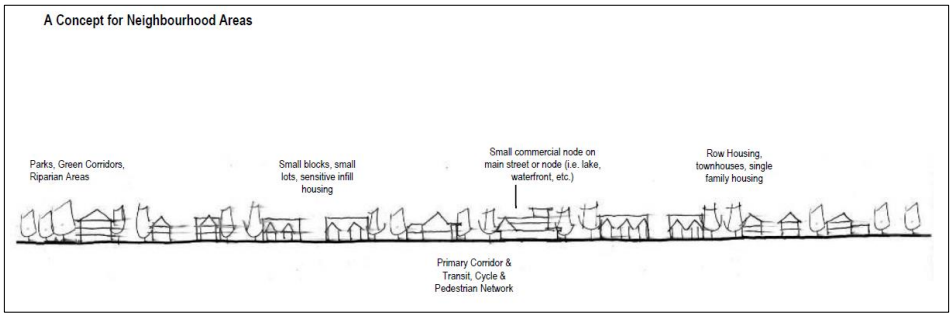
***Figure 1: Neighbourhood Centre Concept***




The OCP designates the North portion of this property as *Neighbourhood.* The Neighbourhood is defined as:

- *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 servicing 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: Neighbourhood Concept***



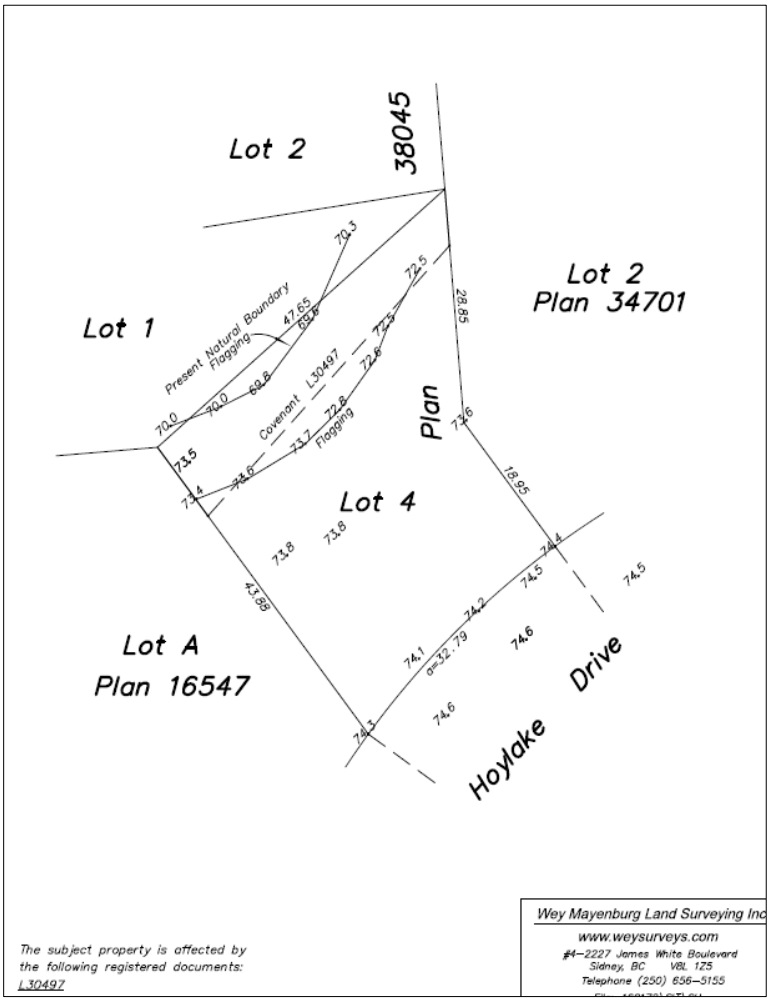
COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN (OCP)

The Neighbourhood Centre designation contemplates medium to high density development which is close to services, open space, schools and transit opportunities. The proposed development is within close proximity to two elementary schools, several retail and service businesses within Millstream Village, and recreational sites and meets the density objectives in the OCP.

DEVELOPMENT PERMIT AREAS

A large portion of the parcel lies within a Riparian Development Permit Area due to a water course located at the northerly boundary of the parcel. As such, a Development Permit will be required prior to any alteration of land. A draft Riparian Areas Regulation Assessment Report has been submitted with this rezoning application, as establishment of the minimum Streamside Protection and Enhancement Area (SPEA) is critical in determining the feasibility of developing this property.

***Figure 3: Flagged SPEA Area***




The subject property also falls within the Hazardous conditions Development Permit area as the property falls within the 200 year flood plain created by a water course. However, as the flood plain is within the Riparian Area (and SPEA) this area will not be altered and will remain as a non-disturbance area.

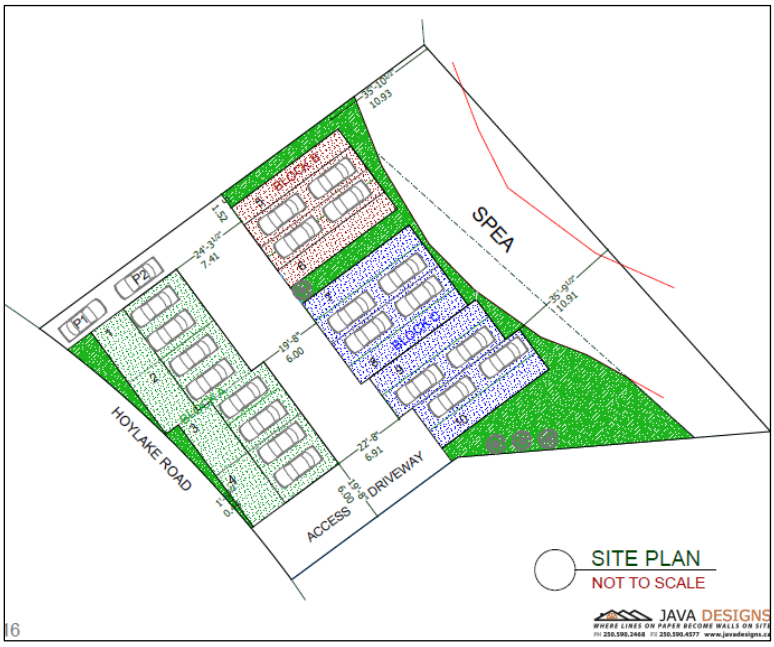
## COMMENTS

### DEVELOPMENT PROPOSAL

The applicant intends to build ten stratified townhouse units with four units directly fronting Hoylake Avenue and the remaining six units located along the rear of the property on the edge of the designated SPEA. The units will be accessed via a main driveway off of Hoylake Avenue on the east portion of the parcel and adjacent to an existing easement on the neighbouring parcel. Visitor parking is proposed to be located along the west side of the property, with one stall being accessed directly off of Hoylake Ave and the other accessed via the driveway into the strata property.

As the rezoning application primarily addresses land use and density, the design of the site, including the form and character, will be addressed through the Development Permit process after the rezoning process is complete. Council should note that as the site plan parameters haven't been proven out by a BC Land Surveyor the proposed site layout (shown in Figure 4) may be subject to some modifications.

***Figure 4: Proposed Site Plan***




### PARKING

The applicant is proposing parking which complies with the regulations of Section 4.01.01 in the Zoning Bylaw at 2 parking spaces per dwelling unit and 2 additional onsite spaces for visitors. Access to the site must conform to Building Code regulations, and a turning template to prove units are accessible by emergency vehicles must be submitted at time of development permit.

***Table 3: Proposal Data***

| | **Permitted by R2 (Current Zoning)** | **Permitted by RM7A (Proposed Zoning)** | **Proposed by Rezoning Application** |
|---|---|---|---|
| *Height* | 9 m | 3 stories | 3 stories |
| *Site Coverage/ FAR* | 35% | 1.25 | 36%/1.14 |
| *Front Yard Setback* | 6 m | 7.5 m | Range of 0 m – 1.5 m* |
| *Interior Side Yard Setback* | 1.5 m | 3 m | 1.5 m* |
| *Rear Yard Setback* | 6 m | 7.5 m | 10.91 m* |
| *Parking Requirement* | 2 parking stalls per unit | 2 spaces per dwelling, and an additional 2 stalls for visitor parking (22 stalls) | 2 spaces per dwelling and 2 additional visitor parking stalls (22 stalls) |

*Variance Required

VARIANCES

As shown in Table 3, the applicant is proposing a range of 0 - 1.5 m for the front yard setback which will result in minimal landscaping. As the boulevard frontage along the property is 6.30 m wide at narrowest point, the perceived setback should be negligible. Council may wish to request the applicant provide landscaping within the boulevard in lieu of providing it in the setback. This will ensure that the landscape objectives of the Design Guidelines are achieved. Furthermore, Council may wish to request that the applicant provide irrigation to the landscaping from the subject strata property and have the landscaping be irrigated in perpetuity by the strata.

***Figure 5: Proposed Front Elevation, facing Hoylake Avenue***



Council may wish to authorize the Director of Planning to issue setback variances within the Development Permit application, in accordance with the City of Langford's design guidelines for Multi-Family Residential Permit areas.

BUS, PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject parcel is a close walk to the No. 52 bus route which travels north and southbound down Millstream Road between Langford and downtown Victoria. Also within walking distance are the No. 47 bus which goes back and forth from Goldstream Meadows to downtown Victoria, the No. 56 bus which runs to and from downtown Langford to Thetis Lake, and the No. 57 bus which runs back and forth from Westhills to Thetis Lake. These bus routes run east and westbound down Treanor Avenue.

The Langford Trolley is also within walking distance to the proposed development with a stop in Millstream Village. The Langford Trolley operates afternoons to early evening Thursday to Sunday and runs from Millstream Village to the View Royal Casino with stops at City Centre Park, Westshore Town Centre, downtown Langford and Costco.

Bike paths exist north and south bound on Millstream Road but do not extend to Hoylake Avenue. Side walk infrastructure exists on the west side of Millstream Road but currently there are no sidewalks on Hoylake Avenue.

INFRASTRUCTURE

Full frontage improvements to Bylaw No.1000 standards will be required for Hoylake Avenue, to be secured within a covenant, prior to Bylaw Adoption. As part of these improvements, the applicant may be required to install a light standard to illuminate the frontage and ensure safe access for future residents.

SITE SERVICING

The subject property has municipal sanitary sewer available to it at Hoylake Avenue frontage. The applicant will bear the costs associated with connecting to the municipal sewer system, and further development of the site without connection to the municipal sanitary system is not possible given the availability of this service.

Water supply will be confirmed as part of the FUS submission and any and all upgrades to meet the FUS will be the responsibility of the developer

NEIGHBOURHOOD CONSULTATION

The applicant has informed surrounding neighbours of this application by canvassing door to door.

## FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes 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 (for 10 Units)** |
|---|---|---|
| *General Amenity Reserve Fund* | $3660 | $36,600 |
| *Affordable Housing Reserve Fund* | $610 | $6,100 |
| **TOTAL POLICY CONTRIBUTIONS** | **$4270** | **$42,700** |

***Table 5 – Development Cost Charges***

| **Development Cost Charge** | **Per unit contribution** | **Total (for 10 units)** |
|---|---|---|
| *Roads* | $4,423 per townhouse unit | $44,230 |
| *Storm Drainage* | n/a | |
| *Park Improvement* | $1,890 per lot/ or Multi- family Unit* | $18,900 |
| *Park Acquisition* | $1,100 per lot/or Multi-family unit* | $11,000 |
| *Incremental Storage Improvement Fees* | $331.65 per Multi-family unit | $3,316.50 |
| *Integrated Survey Area* | $35 per lot | $350.00 |
| **Subtotal (DCCs paid to City of Langford)** | **$7,779.65** | **$77,796.50** |
| *CRD Water* | $2,323.43 per Multi-family unit | $23,234.30 |
| *School Site Acquisition* | $628 per Multi-family unit | $6280 |
| **TOTAL (estimate) DCCs** | **$2,951.43** | **$121,977.3** |

**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 "694 Hoylake Avenue" from "R2"(Residential One- and Two-Family Dwelling) zone to "RM7A", (Medium-Density Apartment A) zone subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions to the City, prior to issuance of a building permit:
        i. $3660 per unit towards the General Amenity Reserve Fund;
        ii. $610 per 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 prior to building permit issuance the applicant provide a boulevard tree planting plan to the satisfaction of the City Planner and the Parks Director and that irrigation to the boulevard will be provided via hook up to the strata property at 694 Hoylake Avenue;
   ii. That prior to building permit issuance, the applicant provides full frontage improvements per Bylaw No. 1000 requirements, to the satisfaction of the City Engineer

c) Authorize the Director of Planning to issue the setback variances described in Table 3 subject to the implementation of the boulevard planting plan secured by Covenant in item 1(b)(i) above.

**OR Option 2**

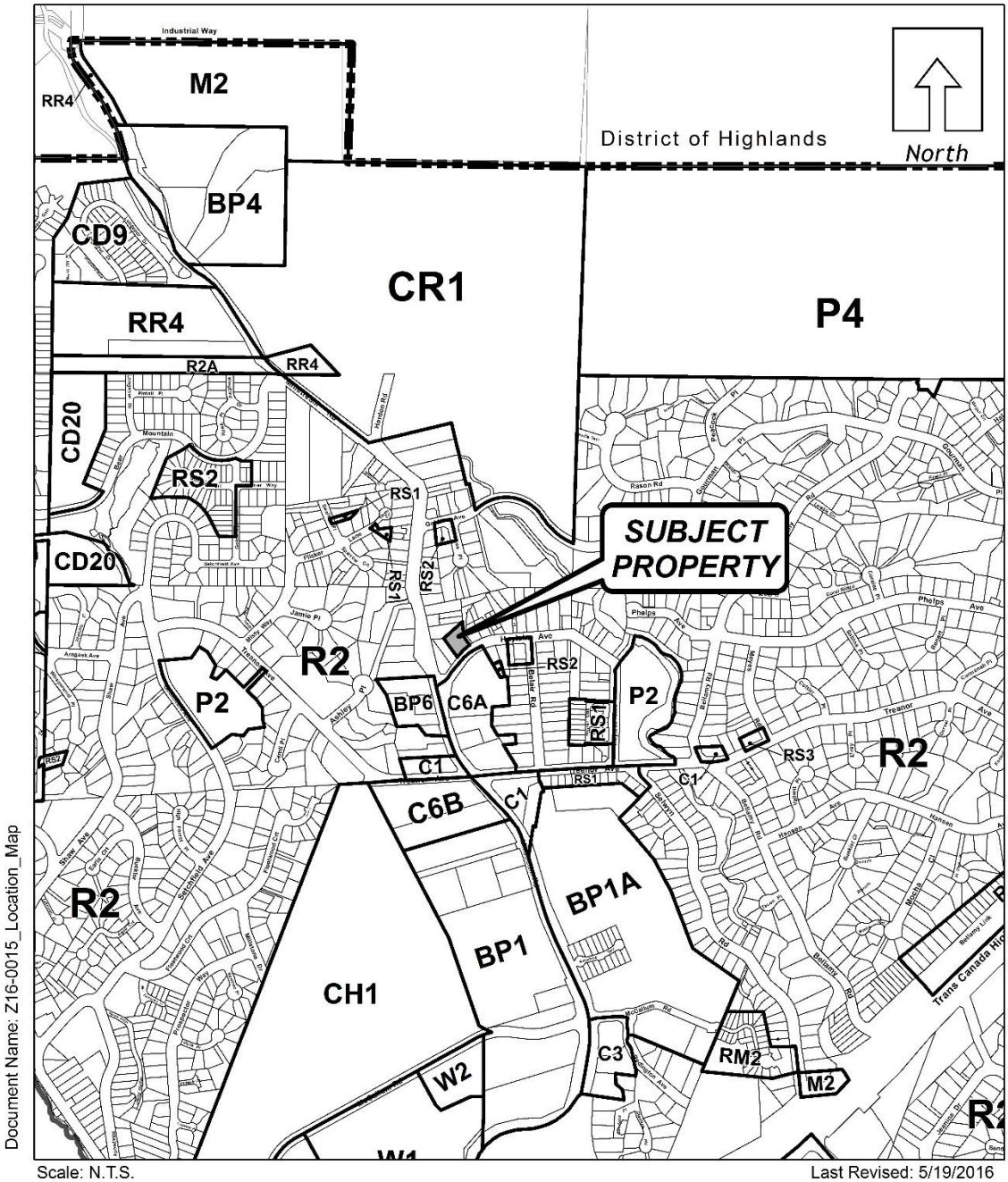
2. Reject this application for rezoning.

| | |
|---|---|
| Submitted by: | Lauren Morhart, MCIP, RPP Planner 2 |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Bob Beckett, Fire Chief |
| Concurrence: | Mike Leskiw, Parks and Recreation Manager |
| Concurrence: | George Henshall, Acting Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Audrey Kryklywyj-Shortreid, Deputy Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

:lhm

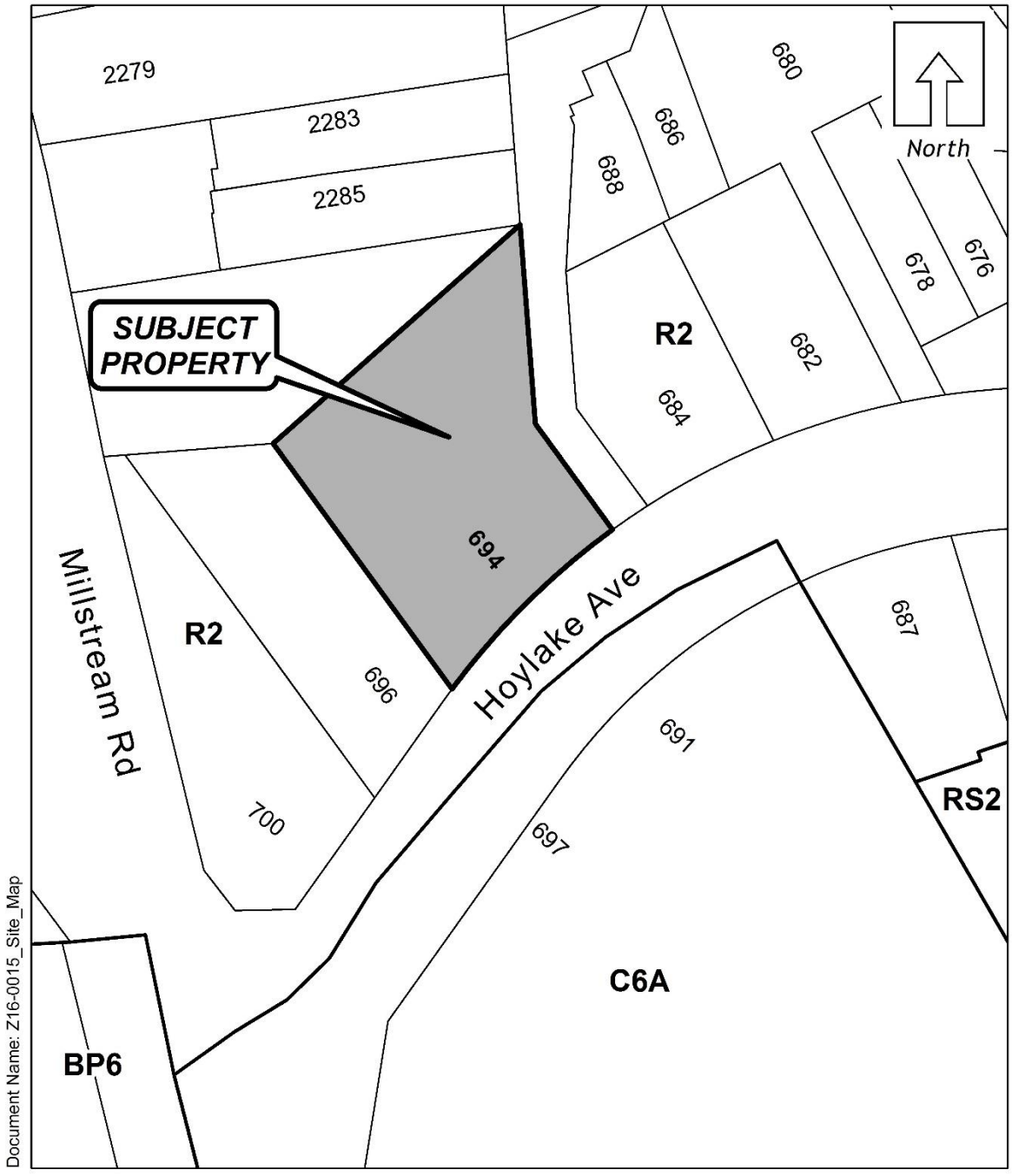
**Appendix A**

***REZONING BYLAW AMENDMENT***
***( Z16-0015 )***
***694 Hoylake Ave***



**Appendix B**

***REZONING BYLAW AMENDMENT***
***( Z16-0015 )***
***694 Hoylake Ave***




Scale: N.T.S.

Last Revised: 5/19/2016

**From:** Julia Buckingham
**To:** Suzette Chapman
**Subject:** FW: Hoylake avenue
**Date:** Monday, October 24, 2016 4:01:44 PM
**Attachments:** image001.gif

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Hi Suzette,

Could you print this off for the meeting tonight?

Thanks!

Julia Buckingham
Planning Technician

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

T (250) 478-7882

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**From:** kimberly horvath [mailto:horvathkc@hotmail.com]
**Sent:** Monday, October 24, 2016 3:59 PM
**To:** Julia Buckingham <jbuckingham@cityoflangford.ca>
**Subject:** Hoylake avenue

Sent from my iPhone

Begin forwarded message:

> **From:** kimberly horvath <horvathkc@hotmail.com>
> **Date:** October 24, 2016 at 1:41:22 PM PDT
> **To:** kimberly horvath <horvathkc@hotmail.com>
>
> Thank you for taking the time to read my email .
> My family moved onto Hoylake ave in June of this year and after only a few short moths we are already considering moving because of the terrible traffic in this area during the morning and evenings Monday to Friday . We have had to cut 2 trees down in the front yard as my child almost got hit by a car twice . With all this building happening around here and no side walks or even a big enough road way to accommodate this sort of traffic it's a huge danger ! To add more homes and traffic is just absurd to me . With that huge condo building being put in and a new housing development how will the traffic be then ? 10 times worse then now

? . This is a school zone and I can't understand why it's appropriate to allow this without any proper form of road ways to deal with the cars . People use Hoylake and Belaire as a pass through to avoid the lights in millstream and treat our roads as a race trace and to add more cars to that ?
If this new development goes through I really hope the city will do something to control the traffic coming up Hoylake and turning onto Belaire . It's only a matter of time before a child trying to walk to or from school is injured by this insane amount of traffic and I really hope the city takes the safety of the school children and people of this areas safety into consideration . Also all the construction workers park on permit only areas and our yards , then leave their garbage and cigarette butts everywhere . They stand in front of ours homes and it's uncomfortable and rude , we don't want to hear about their weekends and hear their profanity while they talk to each other or are on their phones !
Thank you , kim
Sent from my iPhone

**From:** Julia Buckingham
**To:** Suzette Chapman
**Cc:** Lauren Morhart
**Subject:** FW: Zoning Amendment Z16-0015
**Date:** Tuesday, October 25, 2016 11:16:47 AM
**Attachments:** image001.gif

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Another Hoylake comment for the file!

Julia Buckingham
Planning Technician

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

T (250) 478-7882

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**From:** Linda Richmond [mailto:mrs.r@shaw.ca]
**Sent:** Tuesday, October 25, 2016 11:13 AM
**To:** Julia Buckingham <jbuckingham@cityoflangford.ca>
**Subject:** Zoning Amendment Z16-0015

Hi Julia. Thank you for speaking with me yesterday. I didn't manage to get this note out to you in time for the meeting last night….but hoping you can forward to the Council for their consideration.

We live at 2309 Belair Road. My concern about adding 10 townhouse units to the property at 694 Hoylake Avenue is only about the added traffic to Hoylake Avenue & Belair Road. With the construction of several units on Hoylake at Millstream, we are very worried that our residential street is going to become a main thoroughfare for the occupants of this building. My son & daughter-in-law live at the corner of Hoylake & Belair, and my 8 year old grandson has almost been hit on his bike. Our families bought in this quiet neighborhood earlier this year, with school just around the corner, and are just worried about the traffic. I know things change and neighborhoods grow!!
Please please please consider lowering the speed limit on Hoylake & Belair, with signage.
If this is not the correct avenue for this request….please pass on to Engineering. I have spoken to David in Engineering as well.
Thanks so much in advance for your consideration.

Linda & Wayne Richmond

# PUBLIC HEARING
## Monday, 16 January 2017

# Bylaw No. 1667
# File No. Z16-0020

***A Bylaw to amend the text of the C3 (District Commercial) Zone for 2780 Veterans Memorial Pkwy to permit a 90 child group day care***

# CITY OF LANGFORD
# BYLAW NO. 1667

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

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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 as Section 6.41.01 (14) and renumbering the subsequent sections accordingly:

"Group daycare with a maximum capacity of 90 children on the lot legally described as LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN EPP24286 (2780 Veterans Memorial Parkway)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".

READ A FIRST TIME 5th this day of December, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

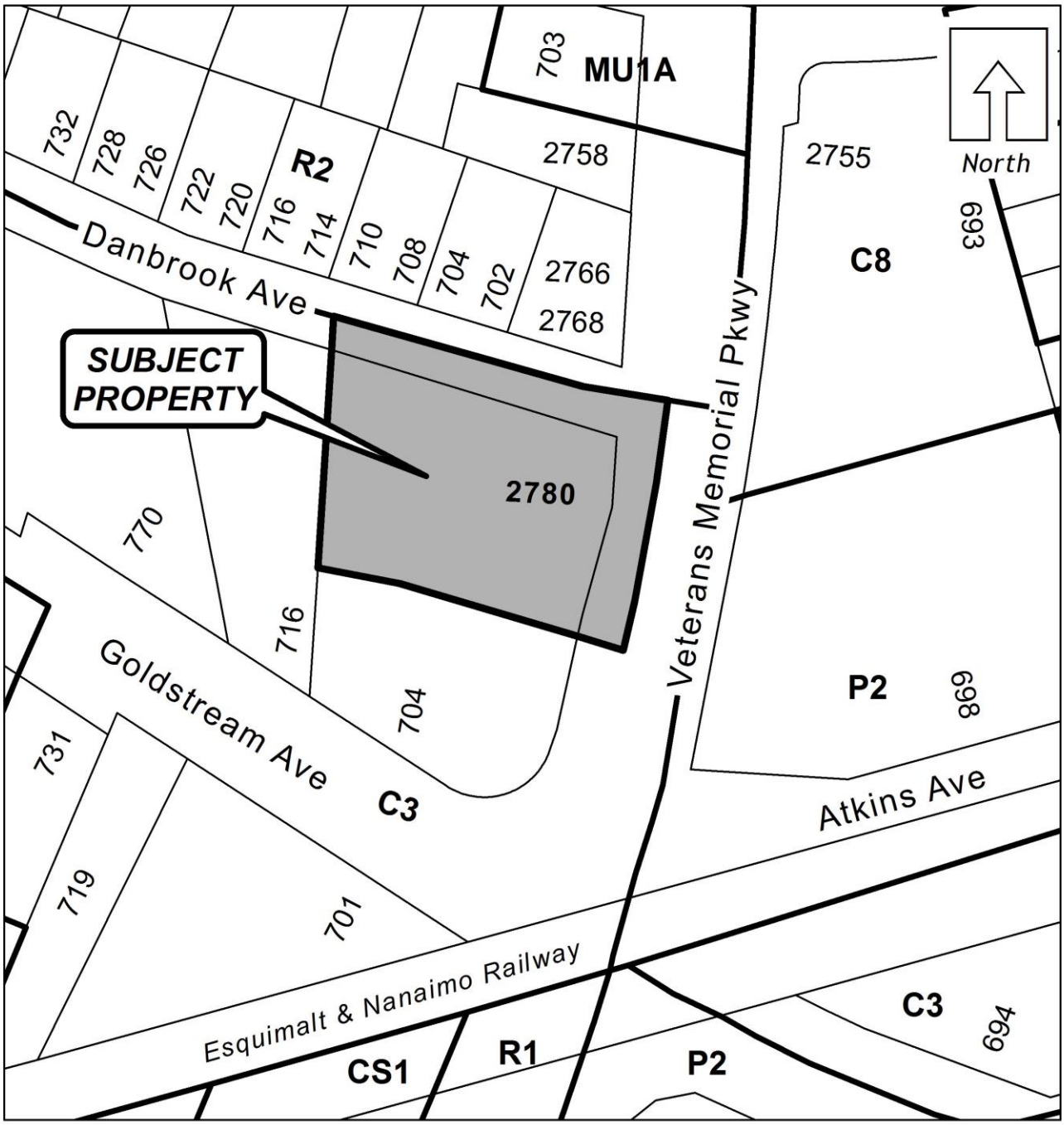
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1667_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1667

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/22/2016

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. 1667. 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. 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, 16 January 2017 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 2780 Veterans Memorial Pkwy | |
| File | Z16-0020 | Bylaw Number: 1667 |
| Official Community Plan | Current: City Centre | Proposed: no change |
| Zoning | Current: C3 (District Commercial) | Proposed: Text Amendment to C3 (District Commercial) |
| Proposal | To permit a 90 child group day care. | |

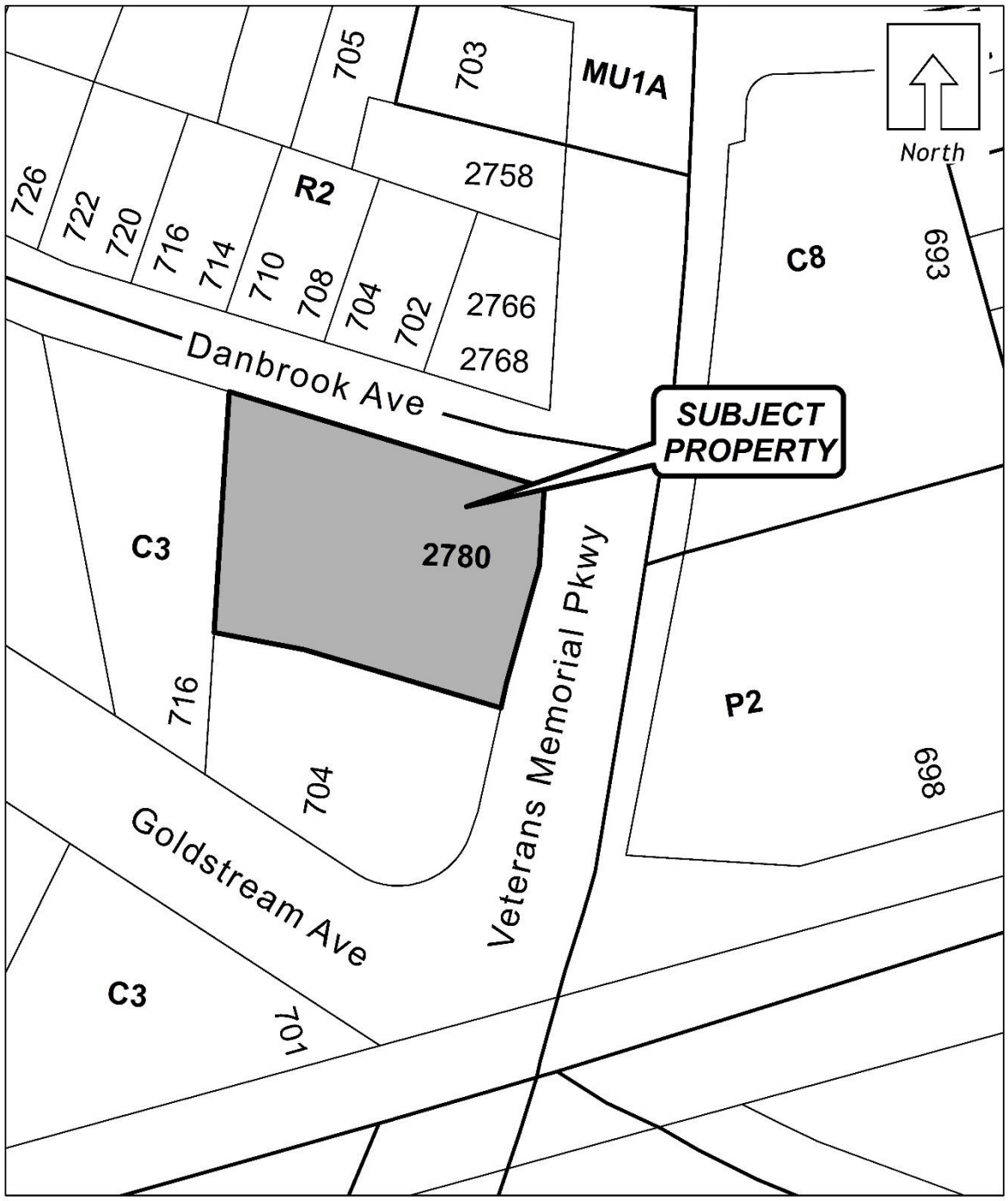
**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

***REZONING BYLAW AMENDMENT***

***( Z16-0020 )***

***2780 Veterans Memorial Pkwy***




Document Name: Z16-0020_Site_Map

Scale: N.T.S.

Last Revised: 9/30/2016

# Langford resident fears for future of popular trail

## Neighbouring private property is being prepped for development

Katherine Engqvist
*News Gazette staff*

A recent wind storm forced one resident's safety concerns to the forefront as trees came crashing down on a well used trail off of Setchfield Avenue in Langford.

"Everybody's really angry down here," said Langford resident Brian Westwood, noting the trail was very well taken care of by the City, until now.

The trail connects just north of where Setchfield and Shaw avenues meet and continues further north to neighbourhoods off of Bear Mountain Parkway. The popular walkway, which runs adjacent to a creek, is enjoyed by neighbouring residents young and old, Westwood said, noting many children use it to get to Lakewood elementary school.

But now, due to the recent tree removal on a site off Echo Valley Drive which overlooks the Setchfield Avenue end of the trail, Westwood is concerned the integrity of the hillside and the few trees that remain along the creek have been compromised. He's worried that residents using the path could now be in danger of the remaining trees coming down at any time. "The devastation is beyond belief," he added.

When voicing his concerns to staff at the City of Langford, Westwood said he told them that the first storm that passes through the area would uproot trees. "Sure enough there's two trees down," he said after high winds on Dec. 20.

Thankfully, he added, at the time school was out for the winter break so the hordes of students weren't on the trail. Although, he noted one of his neighbours – a woman in her late 80s –walks her pug on the trail every day. "I'm just grateful she didn't get whacked."

A City of Langford staff member confirmed the developer of the property has obtained the proper development permits and is operating within those specifications, which also require a biologist to supervise the site.

"That hill was heavily forested," Westwood said. "I don't know why they would want to do it."

He added that he often brings his grandchildren to walk on the trail. "It was great," he said, adding they would see deer and quail. Last year, he noted, the trail was even closed for a few days because there was a cougar sighting in the area. "There won't be any deer here now."



**Brian Westwood is concern for the safety of the residents that frequent the popular Setchfield Trail in Langford. Two trees recently came down on the trail during a wind storm.**
*Katherine Engqvist /News Gazette staff*

Langford parks manager Mike Leskiw noted it is pretty typical for trees to come down during wind storms. "It's just the nature of trees, sometimes they may have weak root stock," he said.

He added that several residents in the area phoned to report the downed trees and Langford had crews clean up the debris right away.

"The trail is safe," he said, adding that the City will continue to monitor it in the future.

He asked that if residents see anything they think is or may become a problem to contact Langford's parks department right away by phoning city hall at 250-478-7882.

*katie@goldstreamgazette.com*

# Mobile home fire a good reminder

## Two treated for minor smoke inhalation at scene

Katherine Engqvist
*News Gazette staff*

After a recent structure fire, West Shore fire departments are reminding residents to have their furnaces and wood stoves regularly checked and serviced, especially during colder months.

Local crews were called to Chief Robert Sam Lane in the Songhees Nation at approximately 7:50 p.m. on Dec. 28 after a fire broke out in a mobile home.

The fire was contained to the furnace because a resident was able to use a fire extinguisher to knock down the blaze before crews arrived on scene.

Eighteen firefighters from View Royal and Colwood responded with two engines, one ladder truck and other station vehicles. They ventilated the building and disconnected the furnace so the residents were able to stay in the home for the night.

Two elderly residents were treated for minor smoke inhalation and released by B.C. Ambulance.

The cause of the fire was undetermined at the *Gazette's* press deadline, but View Royal Fire Chief Paul Hurst noted the furnace appeared to have not been serviced for some time.

View Royal fire crews were busy over the Christmas break, attending 18 emergency calls from Dec. 24 to 26.

*katie@goldstreamgazette.com*

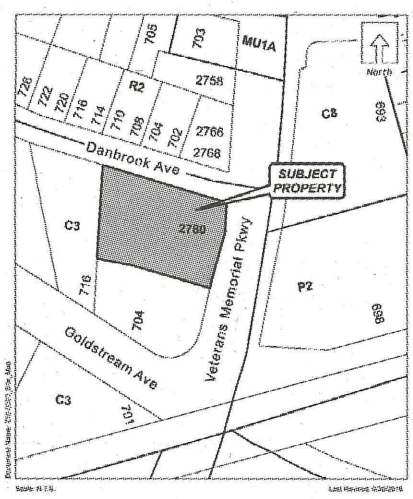
City of Langford
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1667. 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 in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1667 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C3 (District Commercial) Zone to allow for a 90 child group day care.**
**Applicant:** **Doug Wong, Wensley Architecture**
**Location:** **The land that is the subject of Bylaw No. 1667 is 2780 Veterans Memorial Pkwy as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.




Jim Bowden
Administrator

## CHURCH SERVICES in the West Shore

**The Anglican Church of Canada**
**Saint Mary of the Incarnation**
4125 Metchosin Road
Service at 9 am on Sundays
For info contact 250-474-4119
*All are welcome*

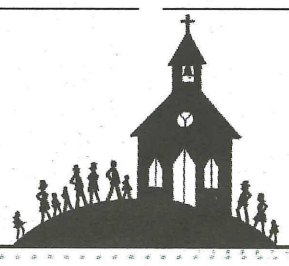
**CHURCH OF THE ADVENT**
ANGLICAN CHURCH OF CANADA
www.colwoodanglican.ca
510 Mt. View Ave.
(Behind the SHELL Station)
Rev. Sandra Hounsell-Drover
250-474-3031
Sunday services:
8:30 Traditional Worship
10:00 Family Service

**COLWOOD PENTECOSTAL CHURCH**
2250 Sooke Road
250-478-7113
***You Belong***
Sun. services at
9 am and 11 am
www.colwoodchurch.com

**Gordon United Church**
935 Goldstream Avenue
250-478-6632
www.gordonunitedchurch.ca
*Rev. Heidi Koschzeck*
*Music by Tim Olfert*
Favourite Hymns: 10:15am
Worship and Childrens
Program: 10:30

**CALVARY CHAPEL WESTSHORE**
Sunday 10am
934 Goldstream Ave
778-679-2092
www.ccwestshore.com

**WESTSHORE ALLIANCE CHURCH**
*Loving God ... Loving Others*
Worship Services
Sunday at 10:00 am
2207 Millstream Road
Located next to Western Speedway
wachurch.org



Capital Regional District CRD

## CRD Arts Advisory Council Appointments

The Capital Regional District is seeking volunteers to serve on the Arts Advisory Council. The AAC adjudicates funding programs and provides advice to the CRD Arts Committee on issues relating to the arts in the capital region.

For details on responsibilities and how to apply, please visit www.crd.bc.ca/service/arts-funding.

The application deadline is **4:30 pm on Monday, January 16, 2017**.

Any inquiries can be directed to:
CRD Arts Development
625 Fisgard Street, Victoria, BC, V8W 1R7
T: 250.360.3215
E: artsdevelopment@crd.bc.ca

# SPORTS

**Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224**

# Rebels head coach steps away from sidelines

## J.C. Boice led the team to its most successful campaign in years, but has decided not to return for the 2017 season

Joel Tansey
*News Gazette staff*

The man at the helm of the Westshore Rebels' remarkable turnaround has decided to step away from the team.

Head coach J.C. Boice, hired by the then-struggling Rebels organization two years ago, announced on Friday that he has resigned from the club that he led to a B.C. Football Conference title last year, citing a desire to spend more time with his family and focus on his work with the National Football Academy, a player development company that he co-owns.

The decision to step away from the team was a difficult one, Boice explained.

"It's something that I really laboured on. I know it's the right decision but I'm not comfortable with it. I still feel like there's things left undone," he said.

Boice initially joined a Rebels team that had languished near the bottom of the BCFC standings for years. Westshore went 2-8 in Boice's first year on the sidelines, but a strong group of new recruits and improvement from returning players led the team on a remarkable ride in 2016 that ended in a Cullen Cup B.C. title and a Canadian Bowl appearance.

"I'm going to miss hearing my daughter sing the national anthem and I'm going to miss going to battle with those kids. I literally watched young men make decisive life choices where they went from being scared kids that weren't sure what was going to happen to ... going out there and imposing their will.

"That was an incredibly rewarding thing."

The resignation didn't come as a shock to general manager Jonathan Poppitt, as the amount of volunteer time and energy that a coach has to commit to running a successful program makes the role a daunting one.

"It's a lot of work. It's a big grind and a lot of commitment and a lot of time away from your family ... I certainly don't blame him," Poppitt said.

"He did a fantastic job getting the Rebels on a complete 180-degree turnaround. I think he just had to do what was right for his family."

Long hours without any financial compensation admittedly wore on Boice and that played a role in his decision to quit.

"To be successful takes so much time, time away from the family, time away from the business ... I would do it (for free) if I was in a position to do that, but I'm simply not in that position," he said.

Poppitt hadn't lined up any interviews with potential replacement coaches as of Friday, but hopes to have a new coach in place within the next couple of weeks.

Associate head coach Shane Beatty, who had a wildly successful run as the head coach of the Okanagan Sun prior to moving to the Rebels last year, would appear to be a natural fit as the team's next head coach, but he remains unsure of his plans for 2017.

Looking ahead, Boice wouldn't rule out coming back to the organization in the future and the Saanich resident says he may be seen from time to time at Rebels practices and games when he's not on the road with the NFA.

"When I die and they do the autopsy there's going to be a giant, red Rebel 'R' in the middle of my soul," he said.

*joel.tansey@goldstreamgazette.com*



*Joel Tansey/News Gazette staff*

**J.C. Boice announced on Friday that he wouldn't return to the Westshore Rebels sidelines for a third season, opting to spend more time with his family and focusing on his football player development business.**

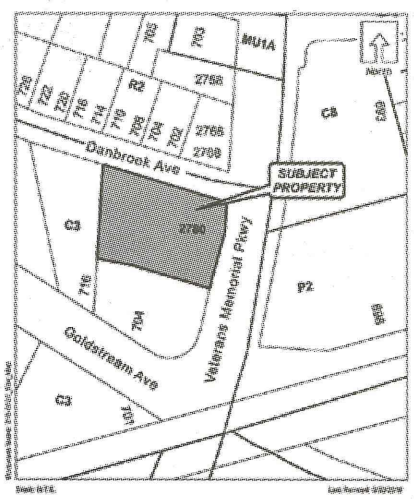
City of Langford
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### NOTICE OF PUBLIC HEARING

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**Proposal:** **The purpose of Bylaw No. 1667 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C3 (District Commercial) Zone to allow for a 90 child group day care.**
**Applicant:** **Doug Wong, Wensley Architecture**
**Location:** **The land that is the subject of Bylaw No. 1667 is 2780 Veterans Memorial Pkwy as shown shaded on the plan.**

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Jim Bowden
Administrator

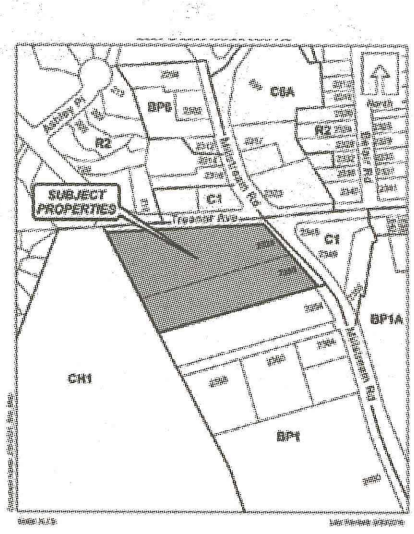
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www.cityoflangford.ca

### NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1580. 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 in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, 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. 1580 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C6B (Neighbourhood Mixed Use) Zone of the land that is the subject of Bylaw No. 1580 to allow apartments as a stand-alone permitted use, to increase the maximum permitted height of an apartment or mixed use building to 7 storeys, to increase the maximum permitted height of a commercial building to 3 storeys, to establish a maximum Floor Area Ratio for apartment and mixed-use buildings and to amend the required amenity contributions.**
**Applicant:** **Seymour Pacific Developments**
**Location:** **The land that is the subject of Bylaw No. 1580 is 2326 and 2350 Millstream Rd as shown shaded on the plan.**

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Jim Bowden
Administrator

## 4. REPORTS

**a) Application to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for a 90 child group day care**
**- Staff Report (Planning Z16-0020)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing recommend to Council:
That Council direct staff to prepare a bylaw to amend the C3 zone to allow for a 90 child day care on the property located at 2780 Veterans Memorial Parkway only, subject to the following terms and conditions:

a) 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. To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit.

CARRIED.

## 5. ADJOURNMENT

The Chair adjourned the meeting at 5:39 p.m.

CHAIR

CERTIFIED CORRECT
(City Manager)

along the frontage of Peatt Road, and that irrigations are provided to the boulevard trees from 2691 Peatt Road

CARRIED.

## 7. COMMITTEE RESOLUTIONS

### a) Planning, Zoning and Affordable Housing Committee –November 14th, 2016

#### 1. Application to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for a 90 child group day care (Planning Z16-0020)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:
Direct staff to prepare a bylaw to amend the C3 zone to allow for a 90 child day care on the property located at 2780 Veterans Memorial Parkway only, subject to the following terms and conditions:

a) 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. To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit.

CARRIED.

### b) Transportation and Public Works Committee – November 15th, 2016

#### 1. Request to Lower Speed Limit on Peatt Road

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council do nothing at this time with the posted speed limit of 50km/h on Peatt Road between Brock Avenue and Goldstream Avenue.

CARRIED.

#### 2. 1325 Bear Mountain Parkway Sightline Concerns

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to designate the on-street parking stall located immediately uphill of the driveway to the condominium building located at 1325 Bear Mountain Parkway as Emergency Vehicle Stopping Only and paint the curb of the stall and sign this stall to designate it as Emergency Vehicle Stopping Only.

CARRIED.

**d) BYLAW NO. 1666**
**"City of Langford Dust Control Bylaw No. 1666, 2016"**
**(FIRST, SECOND AND THRID READING)**

As per item 7 (c), this item was removed from the agenda.

**e) BYLAW NO. 1667**
**"Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1667 First Reading.

CARRIED.

**11. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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 Personnel and New Service under Section 90 (g) & (k) of the Community Charter.
b) That Council continues the meeting in closed session.

CARRIED.

**11. ADJOURNMENT**

The Chair adjourned the meeting at 5:50 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
City Manager

City of Langford
www.cityoflangford.ca

# Staff Report
# to
# Planning, Zoning and Affordable Housing Committee

**Date:** **November 14, 2016**

**Department:** **Planning**

**Application No.:** **Z16-0020**

**Subject:** **Application to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for a 90 child group day care**

---

## PURPOSE

Doug Wong of Wensley Architecture has applied on behalf of First Capital (Millstream) Corporation to amend the text of the C3 zone at 2780 Veterans Memorial Parkway to allow for a 90 child group day care.

## BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous applications for this property.

***Table 1: Site Data***

| | | |
|---|---|---|
| *Applicant* | Doug Wong, Wensley Architecture | |
| *Owner* | First Capital (Millstream) Corporation | |
| *Civic Address* | 2780 Veterans Memorial Parkway | |
| *Legal Description* | LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN EPP24286 | |
| *Size of Property* | 2863.2m$^2$ | |
| *DP Areas* | Downtown Pedestrian Commercial | |
| *Zoning* | Existing: C3 (District Commercial) | Proposed: Amended C3 (District Commercial) |
| *OCP Designation* | Existing: City Centre | Proposed: No Change |

SITE AND SURROUNDING AREA

The subject property is located in Millstream Centre on the southwest corner of Danbrook Avenue and Veterans Memorial Parkway, just north of Goldstream Avenue. It is located in a predominantly commercial area (Langford Centre and Goldstream Station), with a single-family dwelling neighbourhood located directly north.

The subject property consists of a two-storey commercial building that hosts a variety of businesses like offices, a crematorium, a college, and community resource center. Currently, half of the ground floor retail space is vacant. The site has two separated parking areas, one in front of the building along Veterans Memorial Parkway, and another behind the building. Both parking areas have access off of Danbrook Avenue. There is also a ramp leading from the front parking area into an underground storage space below the building.

***Table 2: Surrounding Land Uses***

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North* | R2 (One-and Two-Family Residential) | Single-family dwellings |
| *East* | P2 (Community Institutional) | RCMP Office |
| *South* | C3 (District Commercial) | Commercial |
| *West* | C3 (District Commercial) | Commercial |

## COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan Bylaw No. 1200 designates the subject property as ***City Centre*****,** as defined below**:**

**City Centre:**

- 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

The applicant's proposal to have a 90 child group day care at 2780 Veterans Memorial Parkway is in alignment with Council's Official Community Plan designation of City Centre as it is a commercial use that is predicted to employ approximately twenty people.

DEVELOPMENT PERMIT AREAS

As the subject property is in the C3 (District Commercial) zone and is located in downtown Langford, any exterior changes or improvements will be subject to a form and character Development Permit in accordance with the General Commercial and Downtown Langford Development Permit Area Guidelines. If this rezoning is granted, a development permit will be needed as the applicant is proposing to create a new outdoor play space for the use of the day care and realign the parking areas. The subject property is not located in any environmentally sensitive or hazardous Development Permit areas and will therefore not require a Development Permit of that kind.

## COMMENTS

DEVELOPMENT PROPOSAL

The applicants are proposing to amend the text of the C3 (District Commercial) zone in order to permit a group day care for 90 children at 2780 Veterans Memorial Parkway.

The applicant intends to take over the leases of all ground floor tenancies and amalgamate them into one large unit that would become the group day care. The Building department has noted that substantial upgrades may be required to meet the 2012 BC Building Code as part of a Tenant Improvement in order to issue the group day care a business license. The applicants have been made aware of these upgrades and have agreed to complete them if this rezoning is approved.

The applicants are planning to make significant changes to the front and rear parking lots as well as the ramp to the lower storage area in order to create an outdoor play area as required by Island Health.

PARKING AND TRAFFIC

The areas shaded grey on Appendix A represent the proposed outdoor play area on the site. In order to construct this play area as shown, the front parking lot will have to be reconfigured by reducing the central manoeuvering aisle and shifting the location of several parking spaces. The resulting configuration will contain three fewer parking stalls than the existing parking lot. The applicants are also proposing to eliminate three parking spaces in the rear parking lot and fill in the vehicle ramp that accesses the underground storage area to contribute to the outdoor play space. The underground storage area would then be accessible via a pedestrian walkway only. This would then allow for the new outdoor play area to form an “L” shape, reaching from the rear parking lot, along Danbrook Avenue, and into the front parking area as shown in Appendix A.

To mitigate the loss of six parking stalls at 2780 Veterans Memorial Parkway, the applicants are proposing that they move the Air Handling Unit to the roof in order to alleviate space for two additional small car spaces. The applicants will also be creating additional on-street parking as part of their frontage improvement requirements.

This property falls in the Downtown Pedestrian Commercial Area and is therefore subject to a parking ratio of 1 space per $35m^2$. Given the floor area of the entire building, the property must provide a minimum of 44 off-street parking spaces to meet the requirements of Zoning Bylaw No. 300. Currently, the property has 48 parking spaces, meaning that a surplus of 4 parking spaces exist. Although the

applicants are removing 6 parking spaces they will be creating an additional 2 on-site spaces and are therefore able to maintain the required 44 spaces.

Currently, the garbage and recycling areas are located at the bottom of the ramp to the underground storage area. The applicants are proposing to move the garbage and recycling areas for this property to the neighbouring property at 716 Goldstream Avenue which is also owned by First Capital (Millstream) Corporation. Despite First Capital (Millstream) Corporation owning both properties, an easement must be registered in order for the garbage and recycling from 2780 Veterans Memorial Parkway to be located at 716 Goldstream Avenue prior to the issuance of a development permit. While the proposed location for the garbage and recycling area would eliminate two parking spaces, the applicant believes that there is a surplus of parking at 716 Goldstream Avenue so this should not result in a variance. However, this will be further explored and evaluated as part of the development permit process. The garbage and recycling containers located at 716 Goldstream Avenue must be properly screened to Zoning Bylaw No. 300 standards.

Access to this site is limited as Danbrook Avenue is a dead-end and Veterans Memorial Parkway has a median between opposing lanes of traffic which prevents left-hand turns. Currently the only way to access the site is by turning right off of Veterans Memorial Parkway onto Danbrook Avenue. Conversely, the only way to exit the property is by turning right off of Danbrook Avenue onto Veterans Memorial Parkway. There is potential for traffic issues as the exit from the front parking area is very close to the stop sign at Veterans Memorial Parkway. This could potentially cause a backup in the parking lot as there is only one way out of the property. There is the potential that patrons of businesses located at 2780 Veterans Memorial Parkway will access the site by turning off Goldstream and driving through the parking lot of 716 Goldstream which has an exit onto Danbrook Avenue. This would not be appropriate as the area is a parking lot and was not designed to be a safe through-road.

The Ministry of Transportation has commented and has stated that they do not have any objections to the proposal but are requesting that the City monitor traffic flow into the site and if necessary, limit the ability to turn left into the facility from Danbrook to prevent traffic backing up onto Veterans Memorial Parkway.

### Frontage Improvements

The applicant will be responsible for completing frontage improvements that will include finishing the brick sidewalk, extending the scallop parking on Danbrook Avenue to the existing driveway, and installing a decorative streetlight on Danbrook Avenue. This will be confirmed by the Engineering Department during the frontage approval process.

FortisBC has also made a note that if this rezoning is successful, they would request approval to install a curb valve just outside of the property line.

### Neighbourhood Consultation

The applicants are planning to place an informational sign on the premises to inform the neighbourhood that a day care is being proposed to open at the location in 2017. The sign will provide contact information to allow for community members to have the opportunity to email their questions or concerns to the operator. The applicants are also planning to provide the tenants of the building with a letter to inform

them of the day care application and will give notice to the tenants in the building that will be affected (ground floor only) that they will be relocated according to the terms and conditions of their lease.

**FINANCIAL CONTRIBUTIONS**

Rezoning the subject property to permit an increased range of commercial activities may increase the assessed value of the property, and this may increase municipal revenue. The property is already connected to municipal sewers, and the applicant will complete frontage improvements so the direct capital costs to the municipality associated with this development will be negligible.

**OPTIONS**

**Option 1**

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

1. Direct staff to prepare a bylaw to amend the C3 zone to allow for a 90 child day care on the property located at 2780 Veterans Memorial Parkway only, subject to the following terms and conditions:

    a) 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. To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit;

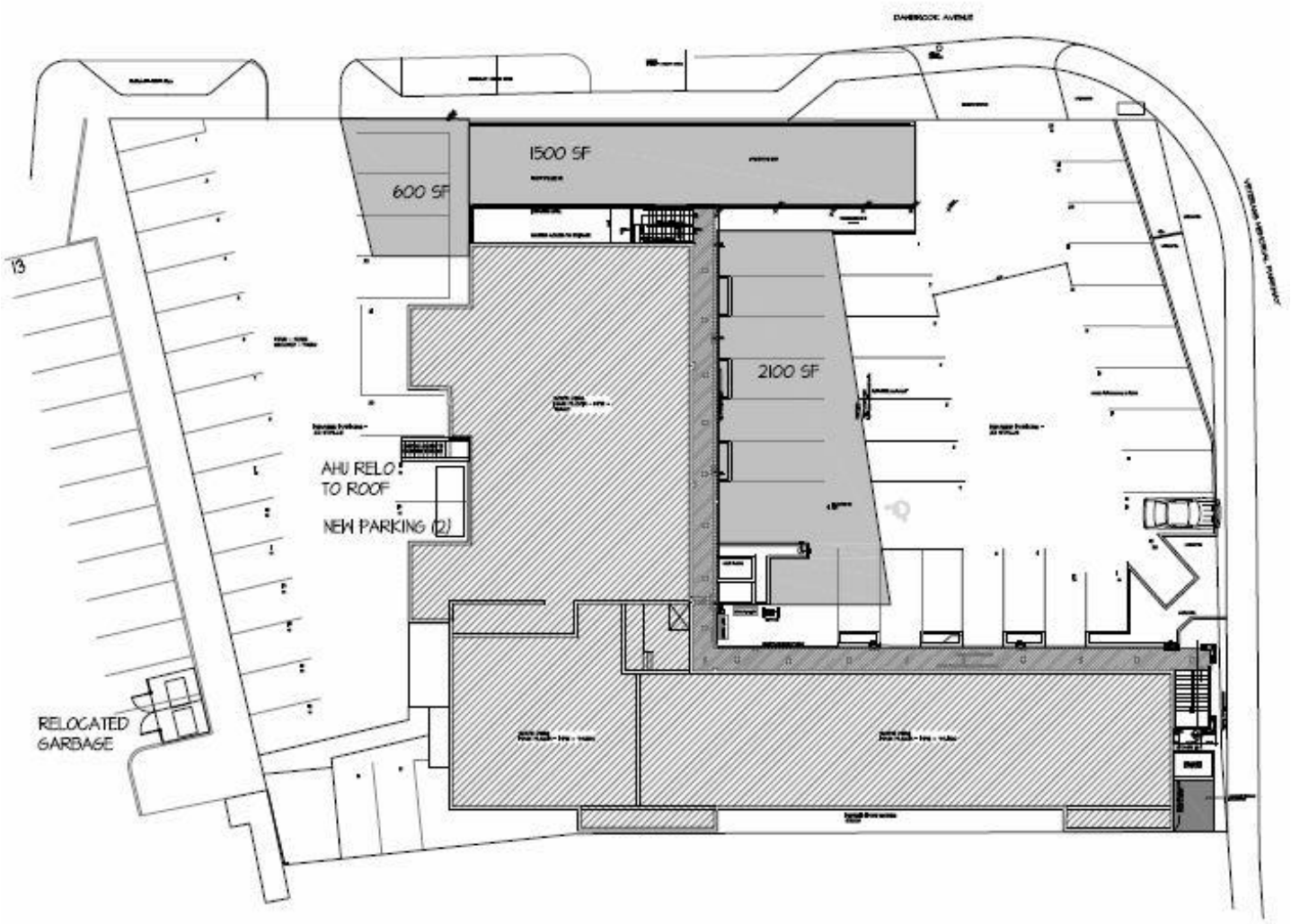
**OR Option 2**

2. Reject this application for rezoning.

| | |
|---|---|
| Submitted by: | Julia Buckingham |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Bob Beckett, Fire Chief |
| Concurrence: | Mike Leskiw, Parks and Recreation Manager |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Audrey Kryklywyj, Deputy Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

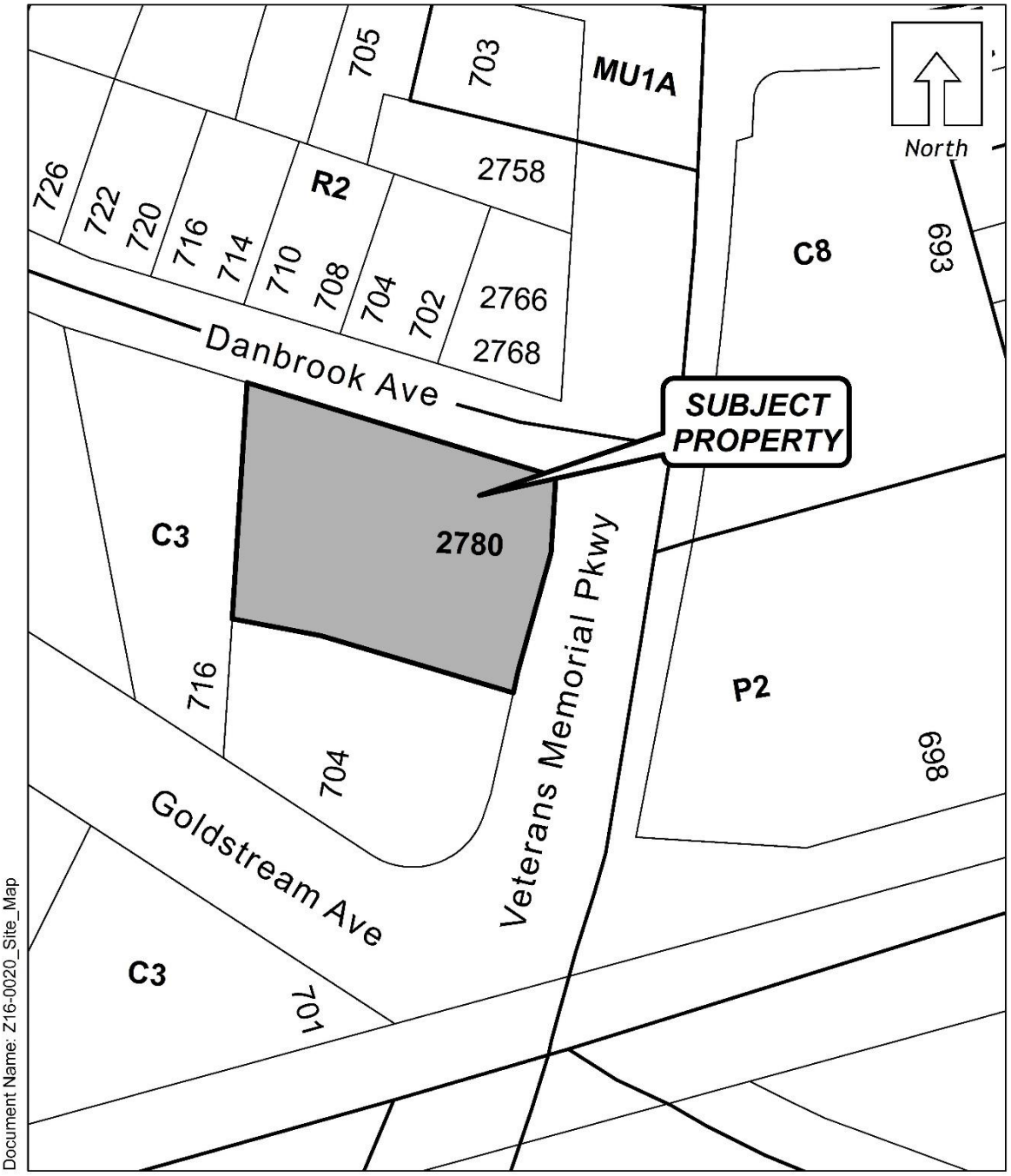
:jb

**Appendix A**


1500 SF
600 SF
2100 SF
AHU RELO
TO ROOF
NEW PARKING (2)
RELOCATED
GARBAGE

**Appendix B**

***REZONING BYLAW AMENDMENT***
***( Z16-0020 )***
***2780 Veterans Memorial Pkwy***

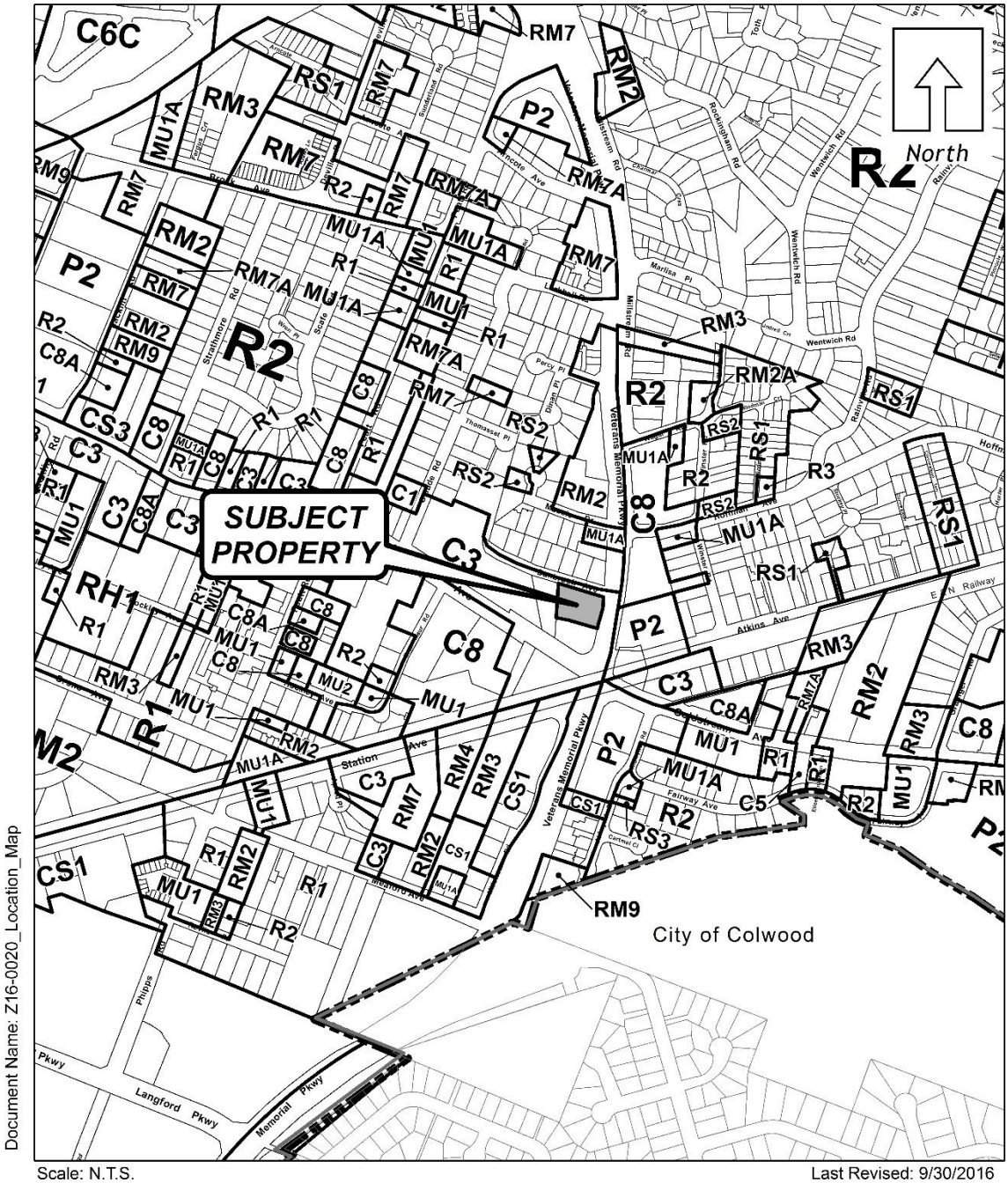



Scale: N.T.S.

Last Revised: 9/30/2016

**Appendix C**

## *REZONING BYLAW AMENDMENT*
## *( Z16-0020 )*
## *2780 Veterans Memorial Pkwy*



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6
Ph. 250-479-6800 · Fx. 250-727-9551 · E. info@viewroyal.ca · www.viewroyal.ca

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

**Attention: Jim Bowden, Administrator**

Dear Mr. Bowden:

**Re: 2780 Veterans Memorial Parkway – Amendment to Zoning Bylaw No. 300**

At their meeting held January 10, 2017, the Committee of the Whole was in receipt of the City of Langford's Notice of Public Hearing regarding the amendment to Zoning Bylaw No. 300 for 2780 Veterans Memorial Parkway.

The Committee of the Whole passed a resolution supporting the amendment to the City of Langford's Zoning Bylaw No. 300 by means of proposed Bylaw No. 1667 to permit a ninety child group day care at 2780 Veterans Memorial Parkway. This recommendation will be brought forward to the January 17, 2017 Town of View Royal Council meeting for adoption.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Elena Bolster
Deputy Corporate Officer

Recycled Paper

**CITY OF LANGFORD**

**MINUTES OF THE REGULAR MEETING OF COUNCIL**

**Monday, December 19th, 2016 @ 5:30 p.m.**

**Council Chambers, 3rd Floor, 877 Goldstream Avenue**

**PRESENT**

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

**ATTENDING**

Chief Administrative Officer, J. Bowden, Administrative Assistant, J. Coneybeer, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

**ABSENT**

Councillor W. Sifert.

## 1. CALL TO ORDER

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

## 2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council Approve the Agenda as presented.

CARRIED.

## 3. ADOPTION OF MINUTES

### a) Minutes of the Regular Meeting of Council – December 5th, 2016

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council approve the Minutes of the Regular Meeting of Council held on December 5th, 2016.

CARRIED.

## 4. PRESENTATION

### a) Brad Atchison
**Re: Expression of Appreciation to Fire Rescue First Responders**

Mr. Brad Atchison expressed his appreciation to First Responders and along with Mayor Young, presented a service award certificate to Fire Chief Bob Beckett who received it on behalf of the Fire Rescue first responders that were involved in Mr. Atchison's medical emergency rescue on Mt Finlayson when he suffered a heart attack May 5th, 2016.

## 5. OTHER BOARD AND COMMISSION MINUTES

### a) West Shore Parks and Recreation – November 17th, 2016

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the Minutes of the West Shore Parks and Recreation held on November 17th, 2016.

CARRIED.

## 6. PUBLIC PARTICIPATION

There was no public participation.

## 7. COMMITTEE RESOLUTIONS

### a) Administration and Finance Committee –December 13th, 2016

#### 1. Draft Contaminated Sites Accounting and Reporting Policy (POL-0156-FIN)

MOVED BY: COUNCILLOR SAHLTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt "POL-0156-FIN City of Langford Contaminated Sites Accounting and Reporting Policy" as outlined in the staff report dated December 13th, 2016.

CARRIED.

#### 2. Monthly Approval of Accounts Payable – September to November 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from September to November 2016, as outlined in the Accounts Payable Report dated December 2, 2016.

CARRIED.

**b) Transportation and Public Works Committee – December 13th, 2016**

**1. Request for Speed Bumps Braeburn Avenue**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to not install speed bumps on Braeburn Avenue at this time.

CARRIED.

**2. Establishment of Parking on Grainger Road (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council direct staff to install 3 permit parking stalls along the west side of Grainger Rd at a cost of $540 for the signs to be funded from the City's Traffic Sign budget.

CARRIED.

**3. Sooke Lake / Amy Road Speed Limits**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Instruct staff to remove the 40km/h speed limit signs from Amy Road; AND
2. Leave Sooke Lake Rd speed limit posted at 50km/h.

CARRIED.

**4. Westhills Lakepoint and BC Transit Shared Funding Request**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council approve entering into a tri-party agreement with Westhills Development and BC Transit to construct a four-bay transit exchange on Westhills Drive funded from the City's Neighbourhood Beautification Budget subject to BC Transit approving the proposed transit exchange for their 2017 capital and operating budgets.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council refer this funding request for consideration as part of the 2017 budget discussion.

CARRIED.

**5. 2017 Engineering Department Capital and Operating Budgets**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council approve in principle the 2017-2021 Engineering Department Capital and Maintenance & Operating budgets and the five year financial plans as presented in the staff report dated December 13th, 2016 and refer them to the Director of Finance for budget consideration.

CARRIED.

**8. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personnel and New Service under Section 90 (1) (a) (e) & (k) of the Community Charter.
b) That Council continues the meeting in closed session.

CARRIED.

**9. ADJOURNMENT**

The Chair adjourned the meeting at 5:46 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
City Manager

# CITY OF LANGFORD
# TEMPORARY USE PERMIT

**TUP16-0005 – 976 Capella Dr**

That Temporary Use Permit No. TUP16-0005 be issued by the Council for the City of Langford to Alex Doucette of IWCD (Island West Coast Developments) Ltd. on behalf of Ecoasis Developments LLP for a construction management office with accessory outdoor storage in the CD6 Zone at 976 Capella Drive for a period of three years subject to the following terms and conditions:

**1. Conditions**

The following requirements are imposed under Section 493 of the *Local Government Act*:

a) That TUP16-0005 expires three years after the issuance date;

b) That all areas of the site used for the outdoor storage of construction materials and equipment be screened by a solid 1.8 metre (6.0 foot) high fence; and

c) That the movement of construction materials and equipment on the site be limited to between the hours of 7:00 a.m. and 7:00 p.m., or sunset, in accordance with City of Langford Bylaw No. 961 "A Bylaw to Provide for the Abatement and Control of Objectionable Noise in the Electoral Areas of the Capital Regional District".

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Temporary Use Permit*

**NOTICE** is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, at 5:30 pm.

| | |
|---|---|
| File | Temporary Use Permit No. TUP16-0005 |
| Purpose | The purpose of the proposed Temporary Use Permit is to allow a construction management office with accessory outdoor storage of construction materials and equipment. |
| Applicant | Alex Doucette, IWCD (Island West Coast Developments) Ltd. |
| Location | The land that is the subject of TEMPORARY USE PERMIT NO. TUP16-0005 is 976 Capella Dr. |

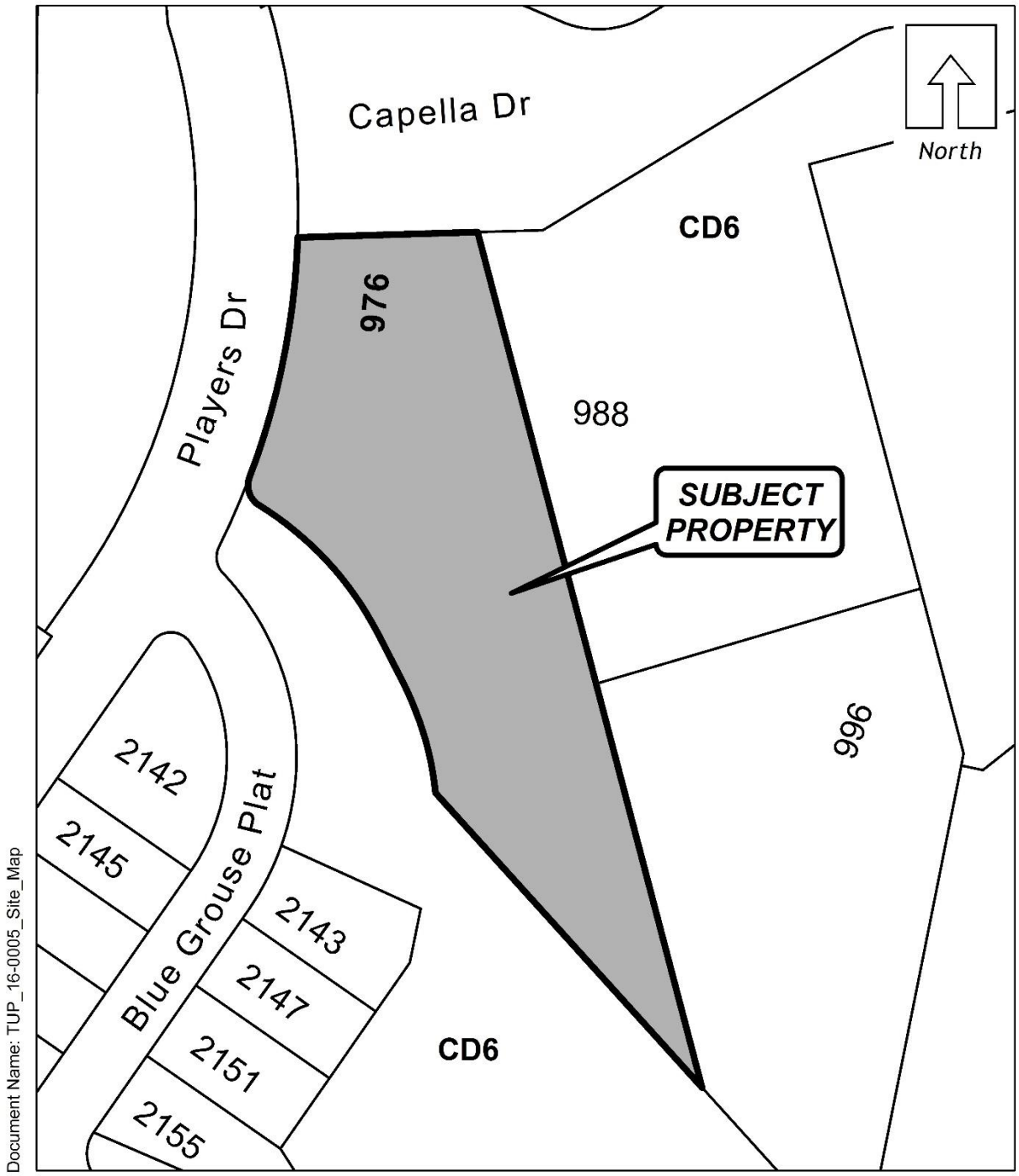
**COPIES** of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator

***TEMPORARY USE PERMIT***

***( TUP16-0005 )***

***976 Capella Dr***




Document Name: TUP_16-0005_Site_Map

Scale: N.T.S.

Last Revised: 10/26/2016

# Gutted Grizzlies look ahead to puck playoffs

Don Descoteau
*News Gazette staff*

Three unanswered third-period goals, including a shorthanded marker scored during a four-minute penalty kill, carried the Juan de Fuca Grizzlies to a 5-3 win over Cowichan Valley on Sunday at Westhills Arena.

The win helped salvage their Island Tier 1 midget hockey league weekend, following Saturday's 6-2 loss to the Peninsula Eagles in North Saanich.

Grizzlies head coach Chris Kueber, suspended and watching from the sidelines at Westhills after receiving an unsportsmanlike conduct and game misconduct penalties at the end of the Peninsula game, said his players dug deep after Cowichan took a 3-2 lead late in the second period.

"We're a hard-working team," he said, noting that the flu has run rampant through the lineup in the past week. "They work for their opportunities, and like I say, we're sick, but the guys give what they've got. That's the m.o. for our team."

With teammate Ian Ker serving a double minor for slashing, Juan de Fuca's Brett Hattie converted a Ben Duffin pass for the 3-3 goal just over six minutes into the third period Sunday. The goal and the subsequent successful penalty kill appeared to give the Grizzlies a burst of energy. Eric Le scored from Kevin Smith five minutes later and Hattie scored an empty netter in the final minute.

Jax Leeson and Smith also scored for the Grizzlies, while Brady Thompson picked up the win in goal. Thomas Webber led the Caps with a goal and two assists.

Watching his team assessed double minor penalties for two separate checks contacting the head, and losing a player to a checking from behind call, all in the first half of Saturday's game, had Kueber steaming at the referee by the end of the game and led to his suspension, which is under appeal. The Eagles scored three power play goals.

"We were shorthanded 14 minutes of the first half (30 minutes), and we're the least penalized team in the league," Kueber said, still rather upset at the scenario.

Zack Whittaker and Evan Kneip scored in the loss for the Grizzlies, who were using a few Tier 2 Juan de Fuca players due to illnesses.

"Between the flu and the Christmas break we've struggled a little bit getting our feet back underneath us," Kueber said. "But it's only a matter of time; we're getting prepared for the end of the season playoffs."

The Grizzlies have three road games remaining before then; Saturday against Comox Valley, Sunday against Cowichan and Jan. 21 in Port Alberni.

Nanaimo leads the league with an 8-2 record, although both losses have come at the hands of the Grizzlies.

With teams reverting back to their associations' designations for playoffs, Juan de Fuca, Nanaimo, Saanich and Comox Valley play a Tier 1 round robin starting in February. The top two finishers will play a series to determine which team advances to the provincials in March.

## Grizzlies go 2-3 in Richmond

After beating Abbotsford and the Anaheim U-18 Ducks and losing by a goal to Chilliwack and the Sno-King Thunderbirds to finish third in their pool at the Richmond Invitational tournament during the holidays, the Grizzlies lost a 2-1 decision to nemesis Nanaimo in a penalty filled consolation game Dec. 30.

*editor@goldstreamgazette.com*



*Don Descoteau/News Gazette staff*

**Juan de Fuca's Tyler Magnuson (right) looks to get a stick on the puck near sprawled Cowichan Valley goalie Chris Akerman, as teammate Evan Kneip is sandwiched by a pair of Capitals defenders. The Grizzlies won this Island Tier 1 midget game 5-3 Sunday at Westhills Arena.**

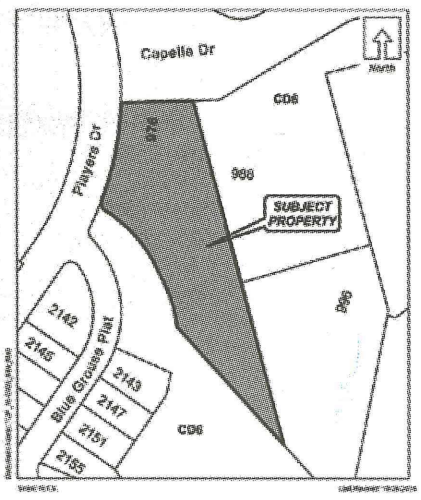
City of Langford
www.cityoflangford.ca

### Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 January 2017, at 5:30 pm.**

**File:** Temporary Use Permit No. TUP16-0005
**Purpose:** The purpose of the proposed Temporary Use Permit is to allow a construction management office with accessory outdoor storage of construction materials and equipment.
**Applicant:** Alex Doucette, IWCD Ltd.
**Location:** The land that is the subject of TEMPORARY USE PERMIT NO. TUP16-0005 is 976 Capella Dr.

**COPIES** of the complete proposed **TEMPORARY USE PERMIT** and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 January 2017 to Monday, 16 January 2017, inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department with any questions on this Temporary Use Permit.




Jim Bowden
Administrator






# CITY OF LANGFORD
# DEVELOPMENT VARIANCE PERMIT

**DVP16-0009 – 892 Klahanie Dr**

That Development Variance Permit No. DVP16-0016 be issued by the Council for the City of Langford to Denise Kors of Kors Development Services Ltd on behalf of Debra and Richard Carter to vary the interior side yard setback from 3m to 1.5m for Lot 5 and to exempt the 10% minimum frontage requirement (as per the *Local Government Act*) for Lots 5 and 6 for 892 Klahanie Drive subject to the following terms and conditions:

**1. Appendix**

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

**2. Variances**

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

a) That Section 6.17.06 (2) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3m to 1.5m for the interior side yard setback for Lot 5.

**3. Exemption**

a) Exempt Lots 5 and 6 as shown in Subdivision File No. SUB16-0018 from the 10% frontage requirement and direct the Approving Officer to accept the proposal at the time of subdivision.

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Development Variance Permit*

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 16 January 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

| | |
|---|---|
| File | Development Variance Permit No. DVP16-0009 |
| Applicant | Denise Kors, Kors Development Services Ltd. |
| Location | 892 Klahanie Dr |
| Proposal | That Section 6.17.06 (2) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3m to 1.5m for the interior side yard setback for Lot 5; and |
| Purpose | To facilitate the retention of the majority of the existing house on Lot 5 as part of a 6-lot subdivision of the subject property. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 11 January 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 January 2017 during the Public Participation Section at the beginning of the meeting.

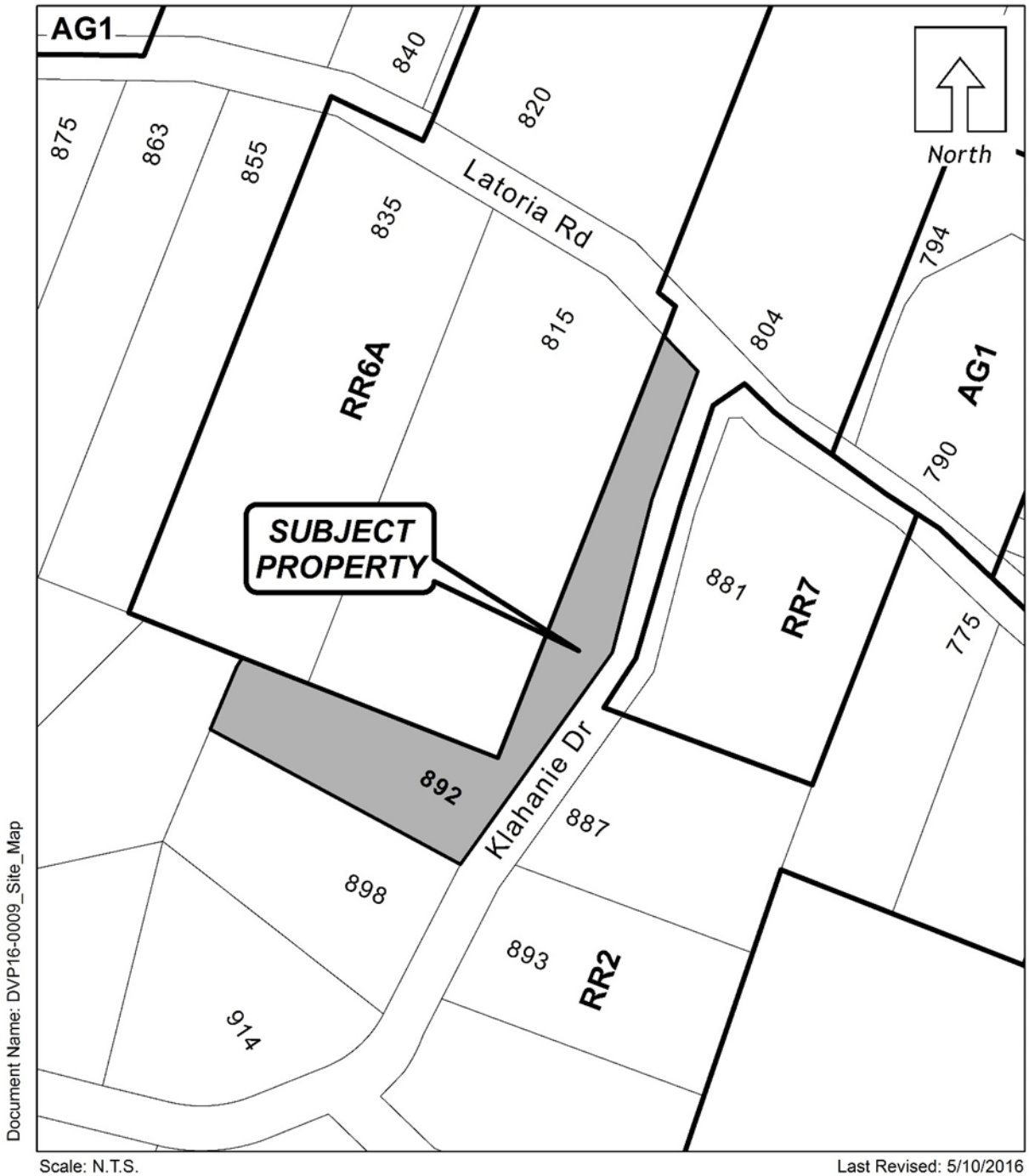
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Grant Liebscher in the Planning Department.

Jim Bowden
Administrator

***DEVELOPMENT VARIANCE PERMIT***

***( DVP16-0009 )***

***892 Klahanie Dr***




Document Name: DVP16-0009_Site_Map

Scale: N.T.S.

Last Revised: 5/10/2016

# CITY OF LANGFORD
# DEVELOPMENT VARIANCE PERMIT

**DVP16-0016 – 3416 Hazelwood (future address of 1003 Foxwood Pl)**

That Development Variance Permit No. DVP16-0016 be issued by the Council for the City of Langford to Paul King on behalf of Luxbury Development Corporation to vary the distance of a building to the exterior side yard lot line from the required 3.5m to 1.2m to allow for the construction of a one-family dwelling at 3416 Hazelwood Road (soon to be addressed as 1003 Foxwood Place) subject to the following terms and conditions:

**1. Appendix**

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

**2. Variances**

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

a) That Section 6.27.06 (1)(c) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3.5m to 1.2m for the exterior side yard lot line for the one-family dwelling to be addressed as 1003 Foxwood Place.

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Development Variance Permit*

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 16 January 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

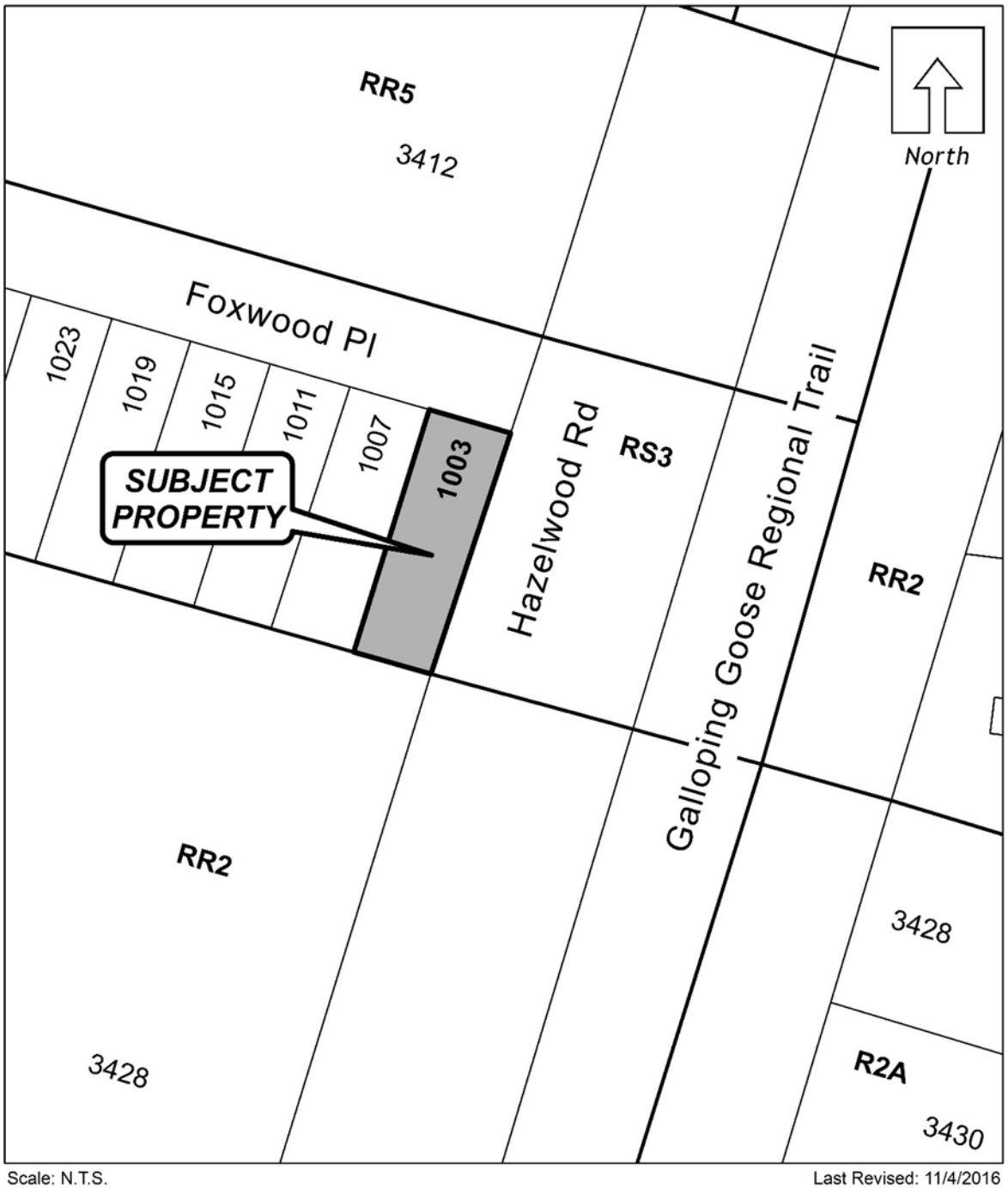
| | |
|---|---|
| File | Development Variance Permit No. DVP16-0016 |
| Applicant | Paul King, Luxbury Development Corp |
| Location | 3416 Hazelwood Dr (future address of 1003 Foxwood Pl) |
| Proposal | That Section 6.27.06 (1)(c) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3.5m to 1.2m for the exterior side lot line setback for the one-family dwelling to be addressed as 1003 Foxwood Place. |
| Purpose | To allow for a reduced exterior side lot line setback for one of the one-family dwellings to be constructed as part of a new development consisting of 10 one-family dwellings and four townhouses. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 11 January 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 January 2017 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call the Planning Department.

Jim Bowden
Administrator

## DEVELOPMENT VARIANCE PERMIT
## ( DVP16-0016 )
## 1003 Foxwood Pl




Document Name: DVP16-0016_Site_Map_new

Scale: N.T.S.

Last Revised: 11/4/2016

**CITY OF LANGFORD**

**RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING**

**Monday, January 9th, 2017**

**1. Application to Rezone 3370, 3344 Luxton Road and 2869 Sooke Road from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone to accommodate additional onsite uses (Planning Z16-0024)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3344 Luxton Road, 3370 Luxton Road, and 2869 Sooke Road from Rural Residential 2 (RR2) to Business Park 2A – Sooke Road West (BP2A) with the following text amendments, and subject to the following terms and conditions:

    a. That the following uses be added to those permitted within the Business Park – Sooke Road West (BP2A) Zone on lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Schools;
        ii. Retail stores;

    b. That the following uses be prohibited within the Business Park – Sooke Road West (BP2A) Zone, on the lands legally described as Lot 1, Sections 87 and 88, Metchosin District, Plan 18854 (3370 Luxton Road); Lot A, Section 87, Metchosin District, Plan 17666 (3344 Luxton Road); Amended Lot 1 (DD 319289-I) of Block B, Section 87, Metchosin District, Plan 1139 (2869 Sooke Road):
        i. Gravel and aggregate processing and sale; and
        ii. Retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, and small industrial equipment such as skid steer loaders and heavy industrial equipment and heavy trucks (ie. Greater than 2700 gf GVW) and parts and accessories thereof.

    c. That the applicant provides, **prior to Public Hearing,** a Traffic Study to the satisfaction of the Director of Engineering.

**CONT'D**

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 applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
    ii. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;
    iii. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable;

e. That the applicant provides the following, **prior to Bylaw Adoption**:
    i. Road dedication to the satisfaction of the Director of Engineering and to the standards of Bylaw No. 1000.

**2. Application for Development Variance Permit to allow for a parking variance and rear yard setback variance at 884 Attree Avenue (Planning DVP16-0020)**

That Council:

1. Direct staff to proceed with consideration of the following variances for 884 Attree Avenue:
    a) That Section 6.41.06(1)(d) of Zoning Bylaw No. 300 be varied from the required 3 m rear lot line setback to a rear lot line setback of 0 m;
    b) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from the required 19 parking spaces to 18 parking spaces.

**3. Planning Department – Five year Financial Plan for 2017-2021**

That Council:

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects:

| **Item** | **Estimated Cost** | **Priority** |
|---|---|---|
| Townfolio Web-Based Data Service | $10,000 | 1 |
| Zoning Bylaw Re-Write | $15,000 | 2 |
| Official Community Plan (OCP) review | $15,000 | 3 |
| Community Energy and Emissions Reduction | $20,000 | 4 |
| Film Commission Funding | $2,500 | 5 |

**CONT'D**

2. Direct Staff to prepare a bylaw to amend the City's Development Procedures Bylaw (Bylaw No. 209) to include a 2%, cost-of-living increase to planning related fees.

**CITY OF LANGFORD**

**RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING**

**Tuesday, January 10th, 2017**

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**1. 2017 Land Development Budget and Five Year Financial Plan (2017-2021) (Land Development)**

That Council approve in principle the 2017 figures in the Land Development 5-year financial plan for 2017-2021 as presented in Schedule A of the staff report dated January 10, 2017 and refer them to the City Treasurer.

**2. Monthly Approval of Accounts Payable – December 2016 (Finance)**

That Council approve the City of Langford disbursements from December, 2016 as outlined in the Accounts Payable Report dated January 10th, 2017.

**3. 2017-2021 General Government Five-Year Financial Plan (Finance)**

That Council approve in principle the General Government Five Year Financial Plan for 2017-2021 as presented in the staff report dated January 10, 2017 and refer it to the Treasurer for inclusion in the consolidated Financial Plan.

City of Langford
www.cityoflangford.ca

# Staff Report to Council

**Date:** January 16, 2017

**Department:** Planning, Land Development, and Building Departments

**Subject:** Quarterly (Year End) Report – October 1st, 2016 to December 31st, 2016

## PLANNING DEPARTMENT

**New Applications 2016**

| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 1 | DP-16-01 | 8-Jan-16 | 26-Jan-16 | 233 & 235 Bellamy Link | Form & Character - Duplex |
| 2 | DP-16-02 | 13-Jan-16 | 3-Feb-16 | 239 & 241 Bellamy Link | Form & Character - Duplex |
| 3 | DP-16-03 | 18-Jan-16 | 22-Jan-16 | 257 & 259 Bellamy Link | Form & Character - Attached Duplex |
| 4 | DP-16-04 | 25-Feb-16 | 8-Apr-16 | 300 Phelps Ave | Form & Character - 2 Multi-Family Townhouses |
| 5 | DP-16-05 | 21-Jan-16 | | 3348 Vision Way | Form & Character - 3 SFDs |
| 6 | DP-16-06 | 27-Jan-16 | 11-Feb-16 | 2435 Millstream Rd | Form & Character - Petro Canada Signage and Exterior Stucco Painted |
| 7 | DP-16-07 | 28-Jan-16 | 3-Mar-16 | 2666 and 2670 Secretariat Way | Form & Character - McCallum 5 Unit Townhouse Block 2 |
| 8 | DP-16-08 | 12-Feb-16 | 24-Feb-16 | 855 Langford Pkwy | Form & Character - Canada Tire Pergola and Skid Cover |
| 9 | DP-16-09 | 17-Feb-16 | 17-May-16 | 3416 Hazelwood Rd | Form & Character - 10 SFDs and 4 Townhouses |
| 10 | DP-16-10 | 26-Feb-16 | 3-Mar-16 | 1053 Englewood Ave | Environmental - Soil Deposition |
| 11 | DP-16-11 | 3-Mar-16 | 21-Mar-16 | 251 & 253 Bellamy Link | Form & Character - Attached Duplex |
| 12 | DP-16-12 | 3-Mar-16 | 21-Mar-16 | 245 & 247 Bellamy Link | Form & Character - Attached Duplex |
| 13 | DP-16-13 | 9-Mar-16 | 29-Jun-16 | 687 Strandlund Ave | Form & Character - 24 Townhouse Development |
| 14 | DP-16-14 | 10-Mar-16 | 12-May-16 | 2662 & 2666 Secretariat Way | Form & Character - 8 unit Townhouse |
| 15 | DP-16-15 | 15-Mar-16 | 18-Apr-16 | 610 Atkins Ave | Detached Duplex |
| 16 | DP-16-16 | 16-Mar-16 | 12-Apr-16 | PIDs: 026-228-203 & 026-228-211 (Bear Mountain unaddressed properties) | Environmental - 2.6ha clearing for future subdivision |
| 17 | DP-16-17 | 23-Mar-16 | 9-May-16 | 3220 West Shore Pkwy (1446 to 1498 Commander Crt (Phase 6 – Paradise Falls)) | Form & Character - 27 Lot Subdivision (Commander Court) |
| 18 | DP-16-18 | 30-Mar-16 | | 2781 Strathmore Rd | Form & Character - 3 Storey - 10 Unit Building |
| 19 | DP-16-19 | 30-Mar-16 | 14-Apr-16 | 892 Goldstream Ave | Form & Character - Garage Addition for the service and storage of automobiles |
| 20 | DP-16-20 | 31-Mar-16 | 2-Aug-16 | 881 Klahanie Dr | Environmental - Land Prep for an 11 Lot Subdivision |
| 21 | DP-16-21 | 4-Apr-16 | 12-May-16 | 4391 West Shore Pkwy | Form & Character - Warehouse with a 2 storey office |

| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 22 | DP-16-22 | 4-Apr-16 | 2-Jun-16 | 2769, 2775, 2781, 2787 & portion of 2793 Leigh Rd | Form & Character - 14 Strata Units-commercial space with 2nd level offices/residential |
| 23 | DP-16-23 | 8-Apr-16 | 6-Jun-16 | 221 and 223 Bellamy Link | Form & Character - Attached Duplex |
| 24 | DP-16-24 | 14-Apr-16 | 6-Jun-16 | 679 Wagar Ave | Form & Character - 7 Townhouse Units |
| 25 | DP-16-25 | 20-Apr-16 | 10-May-16 | 777 Hockley Ave | Form & Character - 30 Rental Dwelling Unit Bldg |
| 26 | DP-16-26 | 3-May-16 | 4-May-16 | 850 Langford Pkwy | Form & Character - Tree Replacement |
| 27 | DP-16-27 | 3-May-16 | | 892 Klahanie Dr | Environmental - portion of property |
| 28 | DP-16-28 | 12-May-16 | 30-Jun-16 | 3002 Irwin Rd | Amendment to DP-12-52 for residential subdivision |
| 29 | DP-16-29 | 17-May-16 | 15-Jun-16 | 2611 Savory Rd | Environmental - Build a SFD in Riparian and Fire Hazard Area |
| 30 | DP-16-30 | 20-May-16 | 20-Jun-16 | 3061 & 3067 Jacklin Rd | Form & Character - Belmont Market |
| 31 | DP-16-31 | 20-May-16 | 20-Jun-16 | 2930 Leigh Pl | Environmental - Site prep for new SFD with Suite |
| 32 | DP-16-32 | 20-May-16 | 30-May-16 | 2798 Lakehurst Dr | Form & Character - Attached Duplex |
| 33 | DP-16-33 | 24-May-16 | 29-Jul-16 | 1270, 1289, 1445, 1450 Bear Mountain Pkwy; 2030 Country Club Way; 2133 Champions Way; 009-853-081 | Environmental - 28 Lots |
| 34 | DP-16-34 | 26-May-16 | 20-Jun-16 | 957 Loch Glen Pl | Form & Character - Detached Duplex |
| 35 | DP-16-35 | 3-Jun-16 | 4-Jul-16 | 3003 Irwin Rd | Form & Character - 28 Lot Subdivision |
| 36 | DP-16-36 | 3-Jun-16 | 19-Jul-16 | 1270 and 1445 Bear Mountain Pkwy | Form & Character - Cypress Mews and Cypress Gate |
| 37 | DP-16-37 | 3-Jun-16 | 23-Jun-16 | 2953 Jacklin Rd | Form & Character - Signage Esso Station |
| 38 | DP-16-38 | 6-Jun-16 | 21-Jun-16 | 227 & 229 Bellamy Link | Form & Character - Attached Duplex |
| 39 | DP-16-39 | 8-Jun-16 | 30-Jun-16 | 2662 Secretariat Way | Form & Character - 6 Unit Townhouse Development |
| 40 | DP-16-40 | 13-Jun-16 | 12-Aug-16 | 648 Strandlund Ave | Form & Character - Attached Duplex |
| 41 | DP-16-41 | 22-Jun-16 | 5-Aug-16 | 647 667 Redington Ave & 2478 2482 Selwyn Rd | Form & Character & Environmental - Self Storage and Townhouse Development |
| 42 | DP-16-42 | 30-Jun-16 | 22-Jul-16 | 3245 Puffin Pl | Form & Character - SFD Construction and variances |
| 43 | DP-16-43 | 5-Jul-16 | 15-Aug-16 | 2697 & 2701 Peatt Rd | Form & Character - 81 Unit Apartment Bldg |
| 44 | DP-16-44 | 5-Jul-16 | 23-Aug-16 | 2658 Secretariat Way | Form & Character - 4 Unit Townhouse |
| 45 | DP-16-45 | 6-Jul-16 | 20-Aug-16 | 2920 Amy Rd | Form & Character - Mobile Storage Warehouse |
| 46 | DP-16-46 | 13-Jul-16 | 25-Oct-16 | 2691 Peatt Rd | Form & Character - 6 Unit Rental Bldg |
| 47 | DP-16-47 | 15-Jul-16 | 24-Aug-16 | 3030 Jacklin Rd | Form & Character - 12 Unit Condo with underground parking and small commercial space |
| 48 | DP-16-48 | 20-Jul-16 | 19-Dec-16 | 2350 Bear Mountain Pkwy | Form & Character - 68 Unit Townhouse Development |
| 49 | DP-16-49 | 18-Jul-16 | 26-Sep-16 | 2309 Echo Valley Dr | Environmental - clearing, grubbing and grading |
| 50 | DP-16-50 | 19-Jul-16 | | 1253 Goldstream Ave | Environmental - subdivide in a Riparian and Flood Plain area |
| 51 | DP-16-51 | 21-Jul-16 | 3-Oct-16 | 732 Meaford Ave | Form & Character - Warehouse with Offices Above |
| 52 | DP-16-52 | 22-Jul-16 | 11-Aug-16 | 2510 Florence Lake Rd | Environmental - Interface Fire Hazardous Area - SFD & Duplex |
| 53 | DP-16-53 | 26-Jul-16 | 20-Sep-16 | 3306, 3310, 3326 & 3328 Happy Valley Rd | Form & Character - 39 Unit Townhouse Development |
| 54 | DP-16-54 | 28-Jul-16 | 26-Aug-16 | 4397 West Shore Pkwy | Form & Character - Co-Op Gas Station - Amends DP15-0052 |
| 55 | DP-16-55 | 19-Aug-16 | 1-Sep-16 | 1021 & 1053 Englewood Ave | Environmental - Amends DP-16-10 |
| 56 | DP-16-56 | 30-Aug-16 | 12-Sep-16 | 304 Selica Rd | Form & Character - Duplex |
| 57 | DP-16-57 | 31-Aug-16 | 18-Nov-16 | 3003 Irwin Rd | Environmental - land clearing |
| 58 | DP-16-58 | 6-Sep-16 | 22-Sep-16 | 2924 Jacklin Rd | Form & Character - Elevator Installation |
| 59 | DP-16-59 | 13-Sep-16 | 18-Nov-16 | 2169 Trans Canada Hwy | Environmental-RAR Area and Sewer Main construction |
| 60 | DP-16-60 | 19-Sep-16 | | 683 Goldie Ave | Environmental - 3 lot bare land strata |
| 61 | DP-16-61 | 20-Sep-16 | | 2854 Peatt Rd | Form & Character - 63 Apartment Units with Retail |
| 62 | DP-16-62 | 21-Sep-16 | 27-Sep-16 | 2920 Amy Rd | Environmental-Encroachment into the SPEA |
| 63 | DP-16-63 | 22-Sep-16 | 18-Oct-16 | 3532 Grenadier Rd | Form & Character - 9 Lot Subdivision |
| 64 | DP-16-64 | 27-Sep-16 | 28-Sep-16 | 2824 Lakehurst Dr | Form & Character - Duplex |
| 65 | DP-16-65 | 7-Oct-16 | 26-Oct-16 | 3362 Turnstone Dr | Form & Character - Amends DP-11-06 Front Yard Setback Reduction |
| 66 | DP-16-66 | 11-Oct-16 | 8-Nov-16 | 1270 Bear Mountain Pkwy | Environmental-Osborn Creek Infilling and Expanding near 18th Tee Box |

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|---|---|---|---|---|---|
| 67 | DP-16-67 | 11-Oct-16 | 1-Nov-16 | 2926 Leigh Pl | Environmental - Rebuild deck around existing structure |
| 68 | DP-16-68 | 11-Oct-16 | | 2430 Millstream Rd | Form & Character - Façade Improvements |
| 69 | DP-16-69 | 14-Oct-16 | 15-Nov-16 | 1000 Henry Eng Pl | Form & Character - BC Transit Centre |
| 70 | DP-16-70 | 18-Oct-16 | 12-Dec-16 | 3483 Happy Valley Rd | Form & Character - 27 Townhomes, 10 of which are strata and move 1 existing House |
| 71 | DP-16-71 | 21-Oct-16 | | 1193 Goldstream Ave | Environmental - Demo of house and rebuild in same footprint |
| 72 | DP-16-72 | 21-Oct-16 | 2-Dec-16 | 950 Whirlaway Cres | Form & Character - 4 Storey Residential, Ground Floor Commercial |
| 73 | DP-16-73 | 24-Oct-16 | | 3003 Irwin Rd | Form & Character - 30 Lots - Ph 5 Westhills Nova Lands |
| 74 | DP-16-74 | 25-Oct-16 | 15-Nov-16 | 1270 Bear Mountain Pkwy; 2030 Country Club Way | Amends DP-16-36 - use of cedar shingles on front exterior of homes |
| 75 | DP-16-75 | 8-Nov-16 | | 733 Goldstream Ave | Form & Character - 60 Rental Apartment Units |
| 76 | DP-16-76 | 9-Nov-16 | 7-Dec-16 | 2300 Bear Mountain Pkwy | Form & Character - 92 Single Family Homes |
| 77 | DP-16-77 | 10-Nov-16 | 22-Nov-16 | 2230 & 2250 Compass Pointe Pl | Form & Character - construction of a pool and patio |
| 78 | DP-16-78 | 10-Nov-16 | | 2000 Hannington Rd | Form & Character - 13 Storey Multi-Family Residential Bldg |
| 79 | DP-16-79 | 14-Nov-16 | 22-Nov-16 | 2691 Peatt Rd | Form & Character - Amends DP-16-46 for 6 unit townhouse relaxation |
| 80 | DP-16-80 | 16-Nov-16 | 12-Dec-16 | 2150 Millstream Rd | Environmental - 13 Lot Subdivision |
| 81 | DP-16-81 | 17-Nov-16 | 9-Dec-16 | 2946 Leigh Pl | Environmental - Replace existing SFD with new SFD with secondary suite |
| 82 | DP-16-82 | 18-Nov-16 | 14-Dec-16 | 754 Walfred Rd | Environmental - 750sqft addition |
| 83 | DP-16-83 | 23-Nov-16 | | 884 Attree Ave | Form and Character - 1 storey commercial |
| 84 | DP-16-84 | 23-Nov-16 | | 1067 Braeburn Ave | Amendment to DP14-0027 |
| 85 | DP-16-85 | 24-Nov-16 | | 2920 Ed Nixon Terr | Form & Character - Amends DP-14-52 new Warehouses and Sales/Office areas for Distribution of Products |
| 86 | DP-16-86 | 29-Nov-16 | | 3003 Irwin Rd | Form & Character - Amends DP-16-28 for subdivision of approx. 160 lots plus multi-family sites |
| 87 | DP-16-87 | 1-Dec-16 | 19-Dec-16 | 2510 Florence Lake Rd | Form & Character - Attached duplex |
| 88 | DP-16-88 | 13-Dec-16 | | 2294 Millstream Rd | Form & Character - Amends DP-14-13 |
| 89 | DP-16-89 | 19-Dec-16 | | 3078 Leigh Pl | Environmental - rebuild of a rear deck |
| 90 | DP-16-90 | 20-Dec-16 | | 814 Goldstream Ave | Form & Character - Addition to existing Bldg and installation of a full size elevator |
| 91 | DP-16-91 | 30-Dec-16 | | 956 Page Ave | Environmental - New Home Construction in a Riparian Area |
| 92 | DP-16-92 | 30-Dec-16 | | 951 Whirlaway Cres | Form & Character - Mr. Mike's Steakhouse |
| 93 | SDP-16-01 | 4-Jan-16 | 10-Feb-16 | #101 - 891 Attree Ave | 2 Façade - Pemberton Holmes |
| 94 | SDP-16-02 | 6-Jan-16 | 8-Jan-16 | #111 - 866 Goldstream Ave | 2 Façade - Langford Dental |
| 95 | SDP-16-03 | 15-Jan-16 | 27-Jan-16 | #125 - 2401G Millstream Rd | 1 Façade - Lifelabs |
| 96 | SDP-16-04 | 27-Jan-16 | 28-Jan-16 | 2435 Millstream Rd | 1 Façade - Petro Canada |
| 97 | SDP-16-05 | 2-Feb-16 | 10-Feb-16 | 2885 Peatt Rd | 1 Façade - West Shore Family Naturopathic Ltd |
| 98 | SDP-16-06 | 3-Feb-16 | 10-Feb-16 | #129-735 Goldstream Ave | 1 Façade - Win Resale Shop |
| 99 | SDP-16-07 | 8-Mar-16 | 16-Mar-16 | #110 - 2944 Westshore Pkwy | 2 Façade, 1 Freestanding - CREST, Emergency Communications |
| 100 | SDP-16-08 | 14-Mar-16 | 18-Mar-16 | #117 - 777 Goldstream Ave | 1 Façade - Kharma |
| 101 | SDP-16-09 | 23-Mar-16 | 30-Mar-16 | 1319 Rosewell Rd | 1 Façade - YMCA/YWCA Childcare |
| 102 | SDP-16-10 | 29-Mar-16 | 4-Apr-16 | 963 Langford Pkwy | 2 Façade - Raymond James Financial Planning |
| 103 | SDP-16-11 | 30-Mar-16 | 6-Apr-16 | 3061 Jacklin Rd | 1 Temporary Development Sign - Belmont Market |
| 104 | SDP-16-12 | 8-Apr-16 | 11-Apr-16 | #110 - 2298 Millstream Rd | 1 Façade - Skillz Canada |
| 105 | SDP-16-13 | 13-Apr-16 | 18-Apr-16 | #176 - 2945 Jacklin Rd | 1 Façade - Tommy Gun's Original Barbershop |
| 106 | SDP-16-14 | 14-Apr-16 | 21-Apr-16 | 963 Langford Pkwy | 1 Freestanding - Hendry Swinton McKenzie HSM Insurance |
| 107 | SDP-16-15 | 14-Apr-16 | 3-May-16 | Unit 211G - 2401 Millstream Rd | 1 Façade - Fido #225 |
| 108 | SDP-16-16 | 20-Apr-16 | 27-May-16 | 2663 Sooke Rd | 2 Façade, 1 Freestanding, 1 Directional - Boyd Auto Repair Shop |
| 109 | SDP-16-17 | 29-Apr-16 | 10-May-16 | 2792 Peatt Rd | 1 Façade, 1 Freestanding - Waterwheel Liquor Store |
| 110 | SDP-16-18 | 3-May-16 | 25-May-16 | 300 Phelps Ave | 1 Temporary Development - Park Land Townhomes Turner Lane Development |
| 111 | SDP-16-19 | 4-May-16 | 10-May-16 | 2885 Jacklin Rd | 1 Freestanding - Denfor Investments |

| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 112 | SDP-16-20 | 12-May-16 | 19-May-16 | 2095 Millstream Rd | 1 Temporary - P & R Truck Centre |
| 113 | SDP-16-21 | 13-May-16 | 7-Jun-16 | #117 - 2355 Millstream Rd | 1 Façade, 1 Projected, 1 Sandwich Board - Domino's Pizza |
| 114 | SDP-16-22 | 27-May-16 | 1-Jun-16 | 2924 Jacklin Rd | 1 Façade - Weavers Leather |
| 115 | SDP-16-23 | 1-Jun-16 | 3-Jun-16 | 2972 Jacklin Rd | 2 Façade - Starbucks |
| 116 | SDP-16-24 | 8-Jun-16 | 10-Jun-16 | #125 - 735 Goldstream Ave | 1 Façade - Sleep Clinic |
| 117 | SDP-16-25 | 22-Jun-16 | 4-Jul-16 | 105 - 847 Goldstream Ave | 1 Sandwich Board - Rhino Labour Employment Agency |
| 118 | SDP-16-26 | 27-Jun-16 | 29-Jun-16 | 687 Strandlund Ave | Banner Sign - Temporary Construction SunTerra Townhomes |
| 119 | SDP-16-27 | 30-Jun-16 | 5-Jul-16 | #104 - 3212 Jacklin Rd | 1 Façade - Wensley Architecture |
| 120 | SDP-16-28 | 5-Jul-16 | 5-Jul-16 | 1999 Country Club Way | 2 Façade - Westin Bear Mountain Golf Resort & Spa |
| 121 | SDP-16-29 | 11-Jul-16 | 3-Aug-16 | #115 - 963 Langford Pkwy | 1 Façade - Kumon Math & Reading Centre |
| 122 | SDP-16-30 | 15-Jul-16 | 19-Jul-16 | #102 - 2298 Millstream Rd | 1 Façade - H & R Exteriors |
| 123 | SDP-16-31 | 18-Jul-16 | 25-Jul-16 | 2771 Jacklin Rd | 1 Freestanding - Signart Studio |
| 124 | SDP-16-32 | 25-Aug-16 | 29-Aug-16 | 2945 Jacklin Rd | 1 Façade - Bluenotes |
| 125 | SDP-16-33 | 6-Sep-16 | | 2655 Sooke Rd | 3 Other - Awning Graphic signs |
| 126 | SDP-16-34 | 21-Sep-16 | 22-Sep-16 | #106 - 2298 Millstream Rd | 1 Façade - Talon Signs Ltd. |
| 127 | SDP-16-35 | 23-Sep-16 | 26-Sep-16 | 2401 Millstream Rd | 1 Façade - Telus/Koodo |
| 128 | SDP-16-36 | 19-Oct-16 | 4-Nov-16 | 4386 West Shore Pkwy | 1 Façade - AJM CAMPBELL Make Your Move the Best |
| 129 | SDP-16-37 | 21-Oct-16 | 26-Oct-16 | #129 - 2955 Phipps Rd | 1 Façade - Sizzling Tandoor |
| 130 | SDP-16-38 | 25-Oct-16 | 26-Oct-16 | 3194 Jacklin Rd | 1 Façade & 1 Freestanding - My Sushi Place |
| 131 | SDP-16-39 | 2-Nov-16 | 4-Nov-16 | #210 - 967 Langford Pkwy | 1 Façade - Heatherbrae Builders Co Ltd. |
| 132 | SDP-16-40 | 10-Nov-16 | 18-Nov-16 | 1112 Goldstream Ave | 1 Façade, 1 Banner, 1 Sandwich Board - Re-Buy-Cycle Shop |
| 133 | SDP-16-41 | 14-Nov-16 | 18-Nov-16 | #102 - 2823 Jacklin Rd | 1 Façade - Dustin Pewarchuk Inc Chartered Professional Accountant |
| 134 | SDP-16-42 | 14-Nov-16 | 18-Nov-16 | #102 - 2932 Ed Nixon Terr | 1 Façade - RT Prime Industries |
| 135 | SDP-16-43 | 15-Nov-16 | 18-Nov-16 | 2555 Millstream Rd | 1 Home Occupation - Garderie La Vie In Home Daycare |
| 136 | SDP-16-44 | 17-Nov-16 | 24-Nov-16 | #107 - 859 Orono Ave | 1 Façade - Glass Doctor Victoria |
| 137 | SDP-16-45 | 22-Nov-16 | 22-Nov-16 | 2095 Millstream Rd | 1 Freestanding - PnR Truck Centre |
| 138 | SDP-16-46 | 23-Nov-16 | 29-Nov-16 | 2920 Ed Nixon Terr | 2 Façade - Starline Windows |
| 139 | SDP-16-47 | 5-Dec-16 | 5-Dec-16 | 2945 Jacklin Rd | 1 Façade - Westshore Town Centre |
| 140 | SDP-16-48 | 1-Dec-16 | 6-Dec-16 | #113 - 1325 Bear Mountain Pkwy | 1 Projecting - Vicarious Spa and Salon |
| 141 | DVP-16-01 | 4-Jan-16 | 21-Mar-16 | 2781 Strathmore Ave | Vary the Rear Yard Setback |
| 142 | DVP-16-02 | 26-Jan-16 | 18-Apr-16 | 899 McCallum Rd | Vary Visitor Parking |
| 143 | DVP-16-03 | 3-Mar-16 | CL/12Dec16 | 007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr | Parking Variances |
| 144 | DVP-16-04 | 7-Mar-16 | | 2627 and 2639 Millstream Rd | Cul de Sac Variance |
| 145 | DVP-16-05 | 15Ma416 | 2-May-16 | 566 Treanor Ave | Rear yard setback for existing House |
| 146 | DVP-16-06 | 31-Mar-16 | 20-Jun-16 | 2176 Champions Way | Rear Yard Setback Reduction |
| 147 | DVP-16-07 | 1-Apr-16 | | 967A Isabell Ave | Relax Road Structure - Bylaw 1000 |
| 148 | DVP-16-08 | 8-Apr-16 | 18-Jul-16 | 1445 Bear Mountain Pkwy & 2030 Country Club Way | Vary Setbacks tor all 27 Lots |

| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 149 | DVP-16-09 | 3-May-16 | | 892 Klahanie Dr | Lot 5 Sideyard Setback for Existing House |
| 150 | DVP-16-10 | 15-Jun-16 | 6-Sep-16 | 2758 Peatt Rd | Parking Variance - to include a dance studio along with existing daycare |
| 151 | DVP-16-11 | 22-Jun-16 | 6-Sep-16 | 913 Latoria Rd | Rear Yard Setback Reduction on Lot 43 |
| 152 | DVP-16-12 | 11-Jul-16 | 15-Aug-16 | 3017 & 3021 Glen Lake Rd | 1.75 front, 0.60 side and 1.90 wall/0.90 roof at the rear |
| 153 | DVP-16-13 | 18-Jul-16 | 3-Oct-16 | 890 Bear Mountain Pkwy and 2309 Echo Valley Dr | Setback, lot area Variances; Hammerhead turnaround Bylaw 1000 Variance |
| 154 | DVP-16-14 | 13-Sep-16 | | 2559 Millstream Rd | Setback Variances |
| 155 | DVP-16-15 | 15-Sep-16 | 21-Nov-16 | 2691 Peatt Rd | Parking Regulation Variance to 1 Stall Per Unit |
| 156 | DVP-16-16 | 2-Nov-16 | | 1003 Foxwood Pl | Exterior side yard seback variance |
| 157 | DVP-16-17 | 1-Nov-16 | 5-Dec-16 | 2981, 2985, 2989, 2993, 2997 & 2994 Bombardier Crt | Bylaw 1000 variance-no turn around in cul de sac requirement |
| 158 | DVP-16-18 | 2-Nov-16 | 5-Dec-16 | 1144-1198, 1216-1230 Goldstream Ave; 1132, 1134, 1136, 1142 Donna Ave; 1106, 1110 Sergio Pl; 2752 Leigh Rd; 2730, 2734, 2738 Trans-Canada Hwy | Amends DVP-14-10 to include additional properties |
| 159 | DVP-16-19 | 4-Nov-16 | | 1018 Fashoda Pl | Lot width variance for 5 lot subdivision |
| 160 | DVP-16-20 | 23-Nov-16 | | 884 Attree Ave | Setback and Parking variances |
| 161 | DVP-16-21 | 30-Dec-16 | | 1189 Goldstream Ave | Renovations and additions to an existing single family dwelling |
| 162 | TUP-16-01 | 11-May-16 | 20-Jun-16 | #115 - 963 Langford Pkwy | Operate a Kumon Math & Reading Centre |
| 163 | TUP-16-02 | 30-May-16 | | 809 Orono Ave | Licensed Group Childcare |
| 164 | TUP-16-03 | 15-Aug-16 | 6-Sep-16 | 3010 Amy Rd | Allow BP3 & AM Permitted Uses |
| 165 | TUP-16-04 | 14-Oct-16 | CL/5Dec16 | 2668 Sooke Rd | Allow sales of autos, trucks, boats, camper vehicles |
| 166 | TUP-16-05 | 21-Oct-16 | | 976 Capella Dr | Management and Administration of Construction Projects on Bear Mountain with Ecoasis |
| 167 | TUP-16-06 | 29-Nov-16 | | 2619 Sooke Rd | Daycare for 24 Children |
| 168 | LLP-16-01 | 22-Oct-15 | | Darcy's Pub | 737 Goldstream |
| 169 | LLP-16-02 | 14-Jan-16 | | Axe & Barrel | 2323 Millstream Rd |

| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 170 | Z-16-01 | 28-Jan-16 | 18-Jul-16 | 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6 | Amend CD12 Zone - South Skirt |
| 171 | Z-16-02 | 29-Jan-16 | 15-Aug-16 | 1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella Dr; 2089 and 2133 Champions Way; 1175 Natures Gate;2182 Navigators Rise; 2235 Players Dr; 2079 Hedgestone;2310 Echo Valley Dr; 1000 Gade; 2190 and 2220 Spirit Ridge Dr | Create CD6A Zone - residential density, open space requirement, amenity contributions |
| 172 | Z-16-03 | 4-Feb-16 | 21-Mar-16 | 2793 Leigh Rd | Rezone a portion of Property (44ft) from BT1 to CS3 |
| 173 | Z-16-04 | 12-Feb-16 | | 967A Isabell Ave | R2 to RS3 for 6 Lot Subdivision |
| 174 | Z-16-05 | 16-Feb-16 | 18-Jul-16 | 1021 & 1053 Englewood Ave | RR2 to R2A for 29 Lot Subdivision |
| 175 | Z-16-06 | 16-Feb-16 | | 817 Arncote Ave | R2 to RM7A - 5 New Townhomes |
| 176 | Z-16-07 | 18-Feb-16 | | 2681 Claude Rd | R2 to RM7A - 11 Unit 2 Townhouse Development |
| 177 | Z-16-08 | 18-Feb-16 | 3-Oct-16 | 1067/99; 1128/64 Braeburn Ave | CD15 Text Amendment |
| 178 | Z-16-09 | 19-Feb-16 | 18-Jul-16 | 647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd | Zone to accommodate storage facility, apartments, townhouses and/or SFDs as permitted uses |
| 179 | Z-16-10 | 14-Mar-16 | | 592 Phelps Ave | Rezone to create 5 new lots |
| 180 | Z-16-11 | 31-Mar-16 | 15-Aug-16 | 720, 724 & 732 Meaford Ave | For Office and Commercial Warehouse Uses and new MU2 for Rental Apartment Use |
| 181 | Z-16-12 | 1-Apr-16 | 21-Nov-16 | 2285 Bellamy Rd | C1 Text Amendment to increase number of children in a daycare |
| 182 | Z-16-13 | 15-Apr-16 | | 1128 Finlayson Arm Rd | RR4 to RAE1 |
| 183 | Z-16-14 | 29-Apr-16 | | 2555 & 2559 Millstream Rd | Lot Line Adj and a Residential Small Lot Rezoning |
| 184 | Z-16-15 | 18-May-16 | | 694 Hoylake Ave | 10 Unit Townhouse Development |
| 185 | Z-16-16 | 26-May-16 | 19-Sep-16 | 2789 Grainger Rd | Text Amendment for Cooking Facilities in C8 Zone |
| 186 | Z-16-17 | 10-Aug-16 | | 2762 and 2768 Claude Rd | To MU2 - 6 Storey Apartment Bldg |
| 187 | Z-16-18 | 18-Jul-16 | 5-Dec-16 | 2822 and 2824 Knotty Pine Rd | To RM7A - 2 blocks of 3 Townhouses |
| 188 | Z-16-19 | 10-Aug-16 | | 2845, 2847 & 2850 Bryn Maur Rd | To MU2 - 6 Storey Apartment Bldg |
| 189 | Z-16-20 | 6-Sep-16 | | 2780 Veterans Memorial Pkwy | C3 Group Day Care permitted use |
| 190 | Z-16-21 | 20-Sep-16 | | 2326 & 2350 Millstream Rd | C6B Text Amendment - remove requirement of above ground residential units only and height to 6-7 storeys for residential buildings |

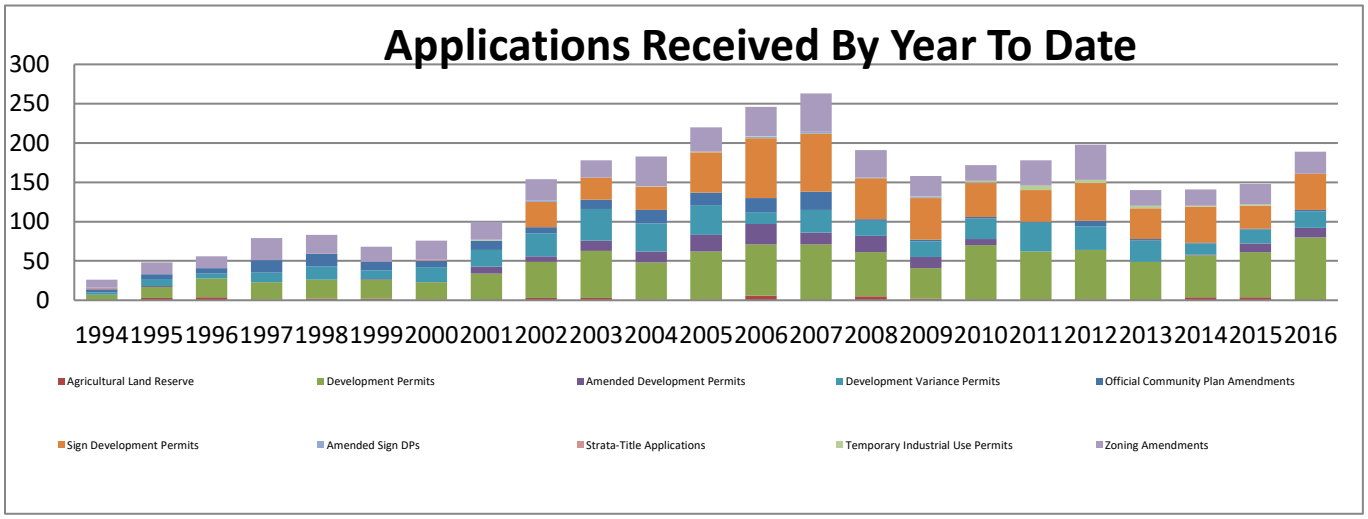
| Application | | Received | Issued | Address | Proposal |
|---|---|---|---|---|---|
| 191 | Z-16-22 | 18-Oct-16 | 5-Dec-16 | 1144-1198, 1216-1230 Goldstream Ave; 1136, 1142 Donna Ave; 1106, 1110 Sergio Pl; 2752 Leigh Rd; 2730, 2734, 2738 TCH | Amend the Amenity Contribution Provisions of the Mixed Use Employment 1 (MUE1) Zone |
| 192 | Z-16-23 | 19-Oct-16 | | Omnibus No. 44 - Various Amendments | Omnibus No. 44 - Various Amendments |
| 193 | Z-16-24 | 8-Nov-16 | | 3344 & 3370 Luxton Rd & 2869 Sooke Rd | RR2 to BP2A Zone with text amendments |
| 194 | Z-16-25 | 5-Dec-16 | | 2401 Millstream Rd | BP1A Text Amendment to include Personal Services |
| 195 | Z-16-26 | 5-Dec-16 | | 3427 Happy Valley Rd | R2 to RM7A & RS2 - 4 Storey Apartment Bldg and 6 Lot for RS2 |
| 196 | Z-16-27 | 8-Dec-16 | | 3296 Jacklin Rd | RR5 to RT1 and RS1 - 2 SFD, 10 Townhouse Dwelling Units |
| 197 | Z-16-28 | 22-Dec-16 | | 616 Goldstream Ave | RM2 to RM7 for 156-Unit Non-Profit Housing Development |
| 198 | OCP-16-01 | 29-Jan-16 | 15-Aug-16 | 1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella | Amendment Map 2 - Remove Openspace Mapping |
| 199 | OCP-16-02 | 24-Mar-16 | 18-Jul-16 | 647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd | Portion of 647 & 667 Redington from Neighbourhood to Mixed Use Employment Centre |

## Current Applications

| Type of Application | In Process | Issued/Adopted This Quarter |
|---|---|---|
| Agricultural Land Commission | 3 | 0 |
| Development Permits* | 21 | 20 |
| Sign Development Permits | 6 | 13 |
| Development Variance Permits | 9 | 4 |
| OCP Amendments | 0 | 0 |
| Temporary Use Permits | 2 | 0 |
| Zoning Amendments | 21 | 7 |
| TOTAL | 62 | 44 |

## Applications Received to Date

| | ALR | DP | ADP | DVP | OCP | SDP | ASDP | Strata | TUP | Zoning | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **1994** | 0 | 7 | 0 | 3 | 4 | 0 | 0 | 2 | 0 | 10 | **26** |
| **1995** | 3 | 14 | 1 | 9 | 6 | 0 | 0 | 0 | 0 | 15 | **48** |
| **1996** | 4 | 24 | 0 | 6 | 7 | 0 | 0 | 0 | 0 | 15 | **56** |
| **1997** | 1 | 22 | 0 | 12 | 16 | 0 | 0 | 0 | 0 | 28 | **79** |
| **1998** | 2 | 24 | 0 | 17 | 16 | 0 | 0 | 0 | 0 | 24 | **83** |
| **1999** | 2 | 24 | 1 | 11 | 11 | 0 | 0 | 0 | 0 | 19 | **68** |
| **2000** | 1 | 22 | 0 | 19 | 8 | 0 | 0 | 2 | 0 | 24 | **76** |
| **2001** | 0 | 34 | 9 | 21 | 12 | 0 | 0 | 0 | 1 | 23 | **100** |
| **2002** | 3 | 46 | 7 | 29 | 8 | 32 | 2 | 0 | 0 | 27 | **154** |
| **2003** | 3 | 60 | 13 | 40 | 12 | 28 | 0 | 0 | 0 | 22 | **178** |
| **2004** | 1 | 47 | 14 | 36 | 17 | 29 | 0 | 0 | 1 | 38 | **183** |
| **2005** | 1 | 61 | 21 | 38 | 16 | 51 | 0 | 0 | 1 | 31 | **220** |
| **2006** | 6 | 65 | 26 | 15 | 18 | 76 | 2 | 0 | 1 | 37 | **246** |
| **2007** | 0 | 71 | 15 | 29 | 23 | 74 | 3 | 0 | 0 | 48 | **263** |
| **2008** | 5 | 56 | 21 | 19 | 2 | 52 | 1 | 0 | 0 | 35 | **191** |
| **2009** | 2 | 39 | 14 | 20 | 2 | 53 | 1 | 0 | 1 | 26 | **158** |
| **2010** | 0 | 70 | 8 | 26 | 2 | 43 | 1 | 0 | 2 | 20 | **172** |
| **2011** | 0 | 62 | 0 | 37 | 1 | 40 | 0 | 0 | 6 | 32 | **178** |
| **2012** | 1 | 63 | 0 | 30 | 7 | 48 | 0 | 0 | 4 | 45 | **198** |
| **2013** | 0 | 49 | 0 | 27 | 2 | 39 | 0 | 0 | 3 | 20 | **140** |
| **2014** | 4 | 56 | 1 | 15 | 1 | 55 | 0 | 0 | 1 | 21 | **154** |
| **2015** | 2 | 55 | 13 | 18 | 2 | 29 | 0 | 0 | 3 | 28 | **150** |
| **2016** | 0 | 80 | 12 | 21 | 2 | 48 | 0 | 0 | 6 | 28 | **197** |
| **Total** | **41** | **1051** | **176** | **498** | **195** | **697** | **10** | **4** | **30** | **616** | **3318** |



## Fees Collected By Type of Application by Month and By Year

| | ALR | DP | DVP | Rezoning | PH | SDP | TUP | Monthly Total | Total to Date |
|---|---|---|---|---|---|---|---|---|---|
| **Jan** | $ - | $ 8,200 | $ 1,250 | $ 12,300 | $ 2,200 | $ 400 | $ - | $ 24,350 | $ 24,350 |
| **Feb** | $ - | $ 11,900 | $ 1,250 | $ 34,800 | $ 13,200 | $ 600 | $ - | $ 61,750 | $ 86,100 |
| **Mar** | $ - | $ 42,800 | $ 5,000 | $ 24,100 | $ 2,200 | $ 950 | $ - | $ 75,050 | $ 161,150 |
| **Apr** | $ - | $ 17,650 | $ 2,500 | $ 17,900 | $ 6,600 | $ 1,050 | $ - | $ 45,700 | $ 206,850 |
| **May** | $ - | $ 29,100 | $ 1,250 | $ 7,600 | $ 6,600 | $ 1,100 | $ 3,400 | $ 49,050 | $ 255,900 |
| **Jun** | $ - | $ 30,711 | $ 1,500 | $ - | $ - | $ 700 | $ - | $ 32,911 | $ 288,811 |
| **Jul** | $ - | $ 49,800 | $ 2,500 | $ 5,000 | $ - | $ 500 | $ - | $ 57,800 | $ 346,611 |
| **Aug** | $ - | $ 12,040 | $ - | $ - | $ - | $ 300 | $ - | $ 12,340 | $ 358,951 |
| **Sep** | $ - | $ 7,779 | $ 2,500 | $ 4,700 | $ 6,600 | $ 550 | $ - | $ 22,129 | $ 381,080 |
| **Oct** | $ - | $ 32,444 | $ 1,250 | $ 2,700 | $ 4,030 | $ 450 | $ - | $ 40,874 | $ 421,954 |
| **Nov** | - | $ 43,837 | $ 3,826 | $ 10,928 | $ 2,334 | $ 1,175 | - | $ 62,100 | $ 484,054 |
| **Dec** | $ - | $ 10,161 | $ 1,326 | $ 14,217 | $ 5,859 | $ 350 | $ 1,875 | $ 33,788 | $ 517,842 |
| **Total** | $ - | $ 296,422 | $ 24,152 | $ 134,245 | $ 49,623 | $ 8,125 | $ 5,275 | $ 517,842 | $ 517,842 |
| | | | | | | | | | |
| **2016** | $ - | $ 296,422 | $ 24,152 | $ 134,245 | $ 49,623 | $ 8,125 | $ 5,275 | | $ 517,842 |
| **2015** | $ 1,500 | $ 231,603 | $ 17,500 | $ 79,270 | $ 44,000 | $ 4,535 | $ 1,700 | | $ 380,108 |
| **2014** | $ 1,800 | $ 169,859 | $ 20,750 | $ 121,400 | $ 35,200 | $ 9,025 | $ 1,700 | | $ 359,734 |
| **2013** | $ - | $ 143,608 | $ 25,450 | $ 62,800 | $ 28,600 | $ 6,725 | $ 5,275 | | $ 272,458 |
| **2012** | $ 300 | $ 190,621 | $ 20,475 | **$ 192,752** | **$ 76,630** | $ 8,050 | **$ 4,825** | | $ 493,653 |
| **2011** | $ - | $ 242,039 | $ 34,450 | $ 91,120 | $ 44,100 | $ 7,625 | $ 3,525 | | $ 422,859 |
| **2010** | $ 3,600 | $ 339,882 | $ 29,055 | $ 50,075 | $ 24,300 | $ 6,600 | $ 2,350 | | $ 455,862 |
| **2009** | $ 600 | $ 177,908 | $ 24,330 | $ 133,750 | $ 26,400 | $ 10,800 | $ - | | $ 373,788 |
| **2008** | **$ 3,600** | $ 286,539 | $ 19,990 | $ 149,982 | $ 55,311 | $ 11,445 | $ - | | $ 526,867 |
| **2007** | $ - | $ 277,015 | $ 31,577 | $ 130,696 | $ 91,473 | $ 14,405 | $ - | | $ 545,167 |
| **2006** | $ 3,150 | $ 372,655 | $ 15,425 | $ 139,796 | $ 40,600 | **$ 14,800** | $ - | | $ 586,426 |
| **2005** | $ 300 | **$ 412,137** | $ 34,195 | $ 178,171 | $ 36,400 | $ 10,270 | $ - | | **$ 671,474** |
| **2004** | $ - | $ 261,296 | $ 30,920 | $ 167,845 | $ 45,766 | $ - | $ - | | $ 505,828 |
| **2003** | $ 1,200 | $ 178,048 | **$ 39,965** | $ 182,920 | $ 24,850 | $ - | $ - | | $ 426,983 |
| **2002** | $ - | $ 97,072 | $ 37,851 | $ 61,082 | $ 20,262 | $ - | $ - | | $ 216,266 |

* 2016 fees calculated to December 31, 2016

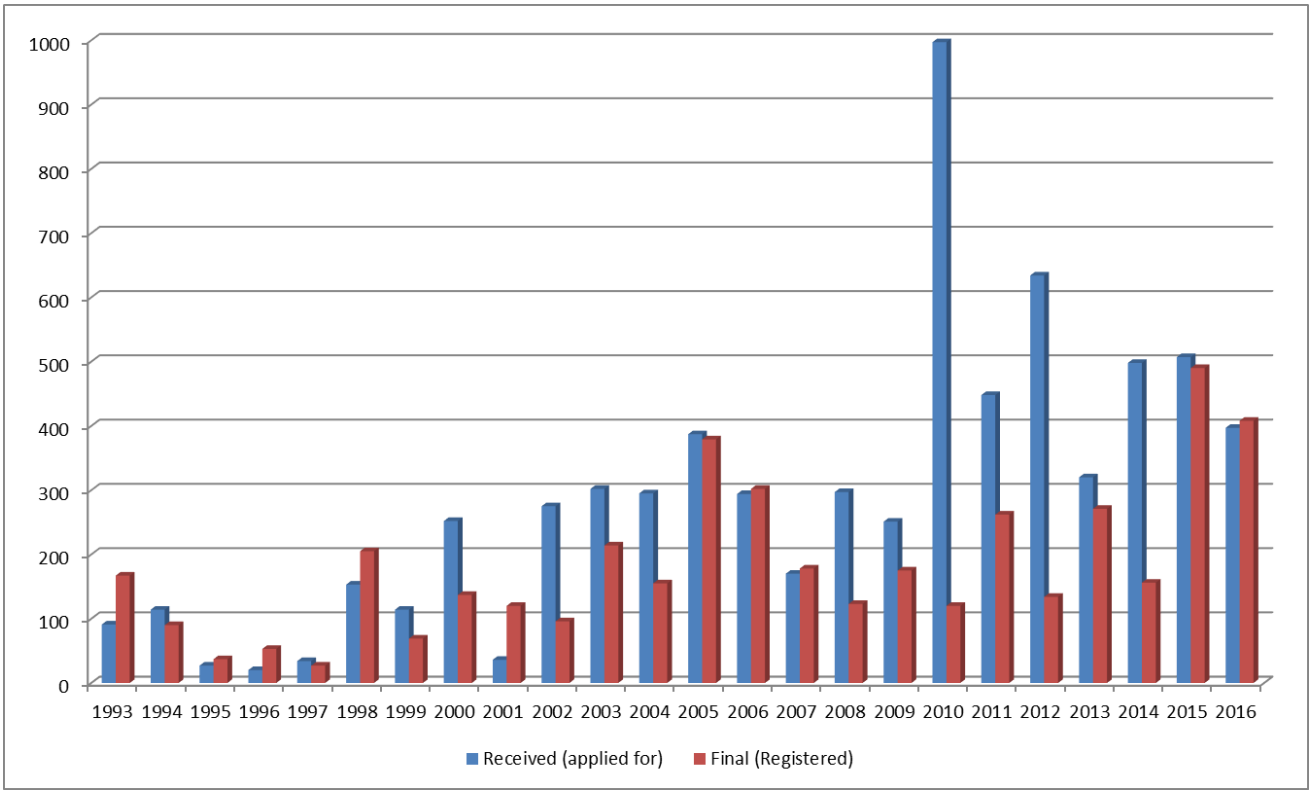
# LAND DEVELOPMENT

**Subdivision Applications Received this Year (non-shaded are this quarter)**

| Sub Number | Location | Status | Application Date | SOC Issued Date | # of Lots |
|---|---|---|---|---|---|
| SUB16-0058 | 1080 Jenkins Ave | Strata-title Conversion | 2016-12-28 | No SoC Req'd Rpt to Council *PENDING* | 1 |
| SUB16-0057 | 1431 Grand Forest Close, Ph 2 South Ridge Plateau | Application | 2016-12-20 | SoC issuance pending | 9 |
| SUB16-0056 | 2023 Millstream Rd | Application | 2016-12-20 | SoC issuance pending | 1 |
| SUB16-0055 | Langford Ridge | Application | 2016-11-24 | 2016-11-24 Developer to apply for Final | |
| SUB16-0054 | 906 Gade Rd | Application | 2016-11-23 | Under Review | 1 |
| SUB16-0053 | 2150 Millstream Rd | Application | 2016-11-16 | Under Review | 13 |
| SUB16-0052 | 1159 and 1167 Finlayson Arm Rd | Boundary Adjustment | 2016-11-15 | Application Denied | |
| SUB16-0051 | 1018 Fashoda Pl | Subdivision | 2016-11-01 | 2016-11-23 | 5 |
| SUB16-0050 | 647 and 667 Redington Rd and 2478 and 2482 Selwyn Rd | Subdivision (2 business park lots, 1 townhouse site, 2 apartment lots) | 2016-10-31 | 2016-12-10 | 5 |
| SUB16-0049 | 1000 Gade Rd and 2310 Echo Valley Dr | Boundary Adjustment | 2016-10-31 | 2016-11-23 | |
| SUB16-0048 | 620 Rockingham Rd | Subdivision | 2016-10-21 | 2016-11-23 | 1 |
| SUB16-0047 | 2566 and 2570 Wentwich Rd | Subdivision | 2016-09-30 | | 2 |
| SUB16-0046 | 757 Latoria Rd | Subdivision | 2016-09-29 | 2016-11-04 | 9 |
| SUB16-0045 | 300 Phelps Ave | Form P Strata | 2016-09-26 | No SoC Req'd Form P Strata Consideration enabled | |
| SUB16-0044 | 2030 Pebble Dr | Form P Strata | 2016-09-19 | No SoC Req'd Form P Strata Consideration enabled | |
| SUB16-0043 | 1454 and 1464 Bear Mountain Pky | Form P Strata | 2016-09-19 | No SoC Req'd Form P Strata Consideration enabled | |
| SUB16-0042 | 1067 Braeburn Ave (McCormick Meadows) | Subdivision | 2016-09-12 | 2016-10-03 | 35 |
| SUB16-0041 | 3439 Ambrosia Cres and 1164 Braeburn Ave | Boundary Adjustment – Final | 2016-09-01 | 2016-09-15 | 0 |
| SUB16-0040 | 1021 and 1053 Englewood Ave | Subdivision | 2016-08-24 | 2016-11-04 | 30 |
| SUB16-0039 | 2300, 2350 Bear Mountain Pky | Boundary Adjustment/ Road Dedication | 2016-08-23 | 2016-09-09 | 0 |
| SUB16-0038 | 1067 Braeburn Ave, Phase 3, McCormick Meadows | Subdivision | 2016-08-22 | 2016-09-12 | 1 |
| SUB16-0037 | 2840 Sooke Lake Rd | Subdivision | 2016-07-29 | 2016-09-08 | 3 |
| SUB16-0036 | 734 Latoria Rd | Subdivision | 2016-07-22 | 2016-10-28 | 6 |
| SUB16-0035 | 951 Whirlaway Cres | Subdivision | 2016-07-21 | 2016-08-23 | 4 |
| SUB16-0034 | 2490 Jeanine Dr | Subdivision | 2016-07-21 | 2016-09-08 | 1 |
| SUB16-0033 | 890 Bear Mountain Pky | Subdivision | 2016-07-21 | 2016-09-15 | 29 |
| SUB16-0032 | 2510 Florence Lake Rd | Subdivision | 2016-07-12 | 2016-08-04 | 1 |

| | | | | | |
|---|---|---|---|---|---|
| SUB16-0031 | 2769, 2775, 2781, 2787, 2793 Leigh Rd | Subdivision | 2016-07-11 | n/a | 0 |
| SUB16-0030 | 1253 Goldstream Ave | Subdivision | 2016-07-11 | 2016-08-23 | 4 |
| SUB16-0029 | 3017, 3021 Glen Lake Ave (Rugby Canada) | Subdivision | 2016-07-11 | n/a | 0 |
| SUB16-0028 | 3067, 3139 Jacklin Rd (Sobeys) | Subdivision | 2016-07-06 | Pending Application | 2 |
| SUB16-0027 | 683 Goldie Ave | Subdivision | 2016-06-30 | 2016-08-23 | 2 |
| SUB16-0026 | 2555, 2559 Millstream Rd | Boundary Adjustment | 2016-06-08 | Complete | 0 |
| SUB16-0025 | 1019 Fashoda Pl | Application | 2016-06-08 | 2016-06-30 | 2 |
| SUB16-0024 | 2182 Navigators Rise, 2235 Players Dr | Subdivision | 2016-05-25 | On Hold Rqst from appl | 29 |
| SUB16-0023 | 757 Latoria Rd | Subdivision | 2016-05-24 | WITHDRAWN | 9 |
| SUB16-0022 | 3003 Irwin Rd, Westhills Ph 6 | Subdivision | 2016-05-24 | 2016-12-13 | 42 |
| SUB16-0021 | 3483 Happy Valley Rd | Subdivision | 2016-05-17 | 2016-07-06 | 12 |
| SUB16-0020 | 1311 Lakepoint Way | Subdivision | 2016-05-13 | 2016-05-13 | 1 |
| SUB16-0019 | 4373 West Shore Pky | Subdivision | 2016-05-06 | | 1 |
| SUB16-0018 | 892 Klahanie Dr | Subdivision | 2016-05-04 | 2016-07-29 | 6 |
| SUB16-0017 | 1067 Braeburn Ave | Subdivision | 2016-05-02 | 2016-05-23 | 34 |
| SUB16-0016 | 732 Meaford Ave, 2840 Millstream Rd | Final Application and Boundary Adjustment | 2016-04-12 | n/a | 2 |
| SUB16-0015 | 2323 Millstream Rd, 2332 Belair Rd | Boundary Adjustment | 2016-04-08 | | 0 |
| SUB16-0014 | 903 Tayberry Terr | Subdivision | 2016-04-08 | 2016-05-04 | 26 |
| SUB16-0013 | 1270 Bear Mountain Pky, 2030 Country Club Way | Subdivision | 2016-04-07 | 2016-05-26 | 28 |
| SUB16-0012 | 3306-3328 Happy Valley Rd | Subdivision | 2016-04-06 | 2016-05-30 | 1 |
| SUB16-0011 | 566 Treanor Ave | Subdivision | 2016-04-05 | 2016-05-04 | 1 |
| SUB16-0010 | 2930 Amy Road | Final Application | 2016-04-04 | n/a | 1 |
| SUB16-0009 | 967A and B Isabelle Ave | Subdivision | 2016-03-31 | 2016-05-09 | 6 |
| SUB16-0008 | 3416 Hazelwood Road | Subdivision | 2016-02-29 | 2016-04-18 | 14 |
| SUB16-0007 | 209 Cottier Place | Subdivision | 2016-02-19 | 2016-04-13 | 1 |
| SUB16-0006 | 881 Klahanie Drive | Subdivision | 2016-02-16 | 2016-04-08 | 10 |
| SUB16-0005 | 917 Avrill Road (Hayworth Building – Airspace Subdivision) | Subdivision | 2016-02-05 | n/a | 3 |
| SUB16-0004 | 2639 Millstream Road | Subdivision | 2016-01-20 | 2016-02-25 | 2 |
| SUB16-0003 | 3275 Walfred Road | Subdivision | 2016-01-19 | 2016-03-15 | 1 |
| SUB16-0002 | 1306 Westhills Drive – Road Dedication | Subdivision | 2016-01-06 | n/a | |
| SUB16-0001 | 2798 Lakehurst Drive | Subdivision | 2016-01-05 | 2016-02-23 | 2 |
| | | | | **Total Lots Under Consideration 4th Quarter** | **36** |
| | | | | **Total Lots Under Consideration 3rd Quarter** | **125** |
| | | | | **Total Lots Under Consideration 2nd Quarter** | **197** |
| | | | | **Total Lots Under Consideration 1st Quarter** | **39** |
| | | | | **Year To Date** | **397** |

**Subdivision Activity (Number of Lots)**




| Average Processing Time in Number of Days | | | | |
|---|---|---|---|---|
| Year | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter |
| 2012 | 29.6 | 77.6 | 72.8 | 79.9 |
| 2013 | 60.2 | 36.6 | 57.1 | 42.5 |
| 2014 | 51.0 | 57.5 | 33.8 | 43.0 |
| 2015 | 78.6 | 63.8 | 45.8 | 48.7 |
| 2016 | 57.6 | 42.4 | 35.75 | 29.33 |

| Subdivision Revenue | | | |
|---|---|---|---|
| Account | Budget | 2016 | Variance |
| 10-02-115-472-0000-0078–Subdivision Application Fees | $182,700 | $231,964 | $49,264 |
| 10-02-115-472-0000-0079–Subdivision Final Approval | $71,100 | $69,242 | $1,858 |
| 10-02-115-472-0000-0080–Strata Conversion Applications | $2,000 | $0 | $0 |
| 10-02-115-472-0000-0081–Subdivision Onsite Eng Approval | $71,100 | $90,603 | $19,503 |
| 10-02-150-472-0000-0548–Latecomer Processing Charges | $1,000 | $0 | $0 |

**Land Development Administration Synopsis**

In North Langford;

- Ecoasis has worked with BC Hydro and several invested stake-holders to resolve the hydro restriction on the lands. BC Hydro has tentatively agreed that as works will be undertaken in early 2017, and complete by November 2017 that no further restriction due to Hydro is necessary. Ecoasis continues to develop several multi-family sites as well as realizing some single family lot creation.
- PCC Lands –
    - North side of the TCH - largely built-out (Bellamy Link) excepting the lands between Selwyn and Redington Road.
    - South Side – clearing and grubbing works continuing.
- Skirt Mountain – Statement of Conditions have been issued for the first residential portion, and development consideration has been applied to the first multi-family site (both located off Road A; the first road located off Bear Mountain Parkway). Works on Bear Mtn Parkway provide for the services necessary to serve the lands.

In South Langford;

- Latoria Road – North Side - McCormick lands continue development, however the lands require a storm drainage route that at present cannot be enabled due to the agricultural lands. CRD Water has notified the City of a water service restriction due to elevations. A pump station is likely the solution.
- Latoria Road – South Side – there was a significant amount of development activity on the south side in 2016 including the intersection with Klahanie Drive.

General;

- Water supply for emergency response (FUS) continues to be a factor of discussion.
    - Developers are aware due to the notice provided at various points during the development process, and problems in regards to knowledge and submission timing are lessoning.
    - An area of concern due to supply restrictions continues to be the City's down-town core (north of Goldstream and bound by Matson on the west and Peatt to the east). Discussions with CRD have identified that the City has requested priority elsewhere in the City;
    - The WSDA has proposed that Water supply be delegated to the CRD.
        - As water is a CRD resource, this delegation is not necessary and clarity in regards to CoL / CRD Coordination was obtained in 2016, however discussions continue.

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# Building Inspection Department

Quarterly Report for the 4th quarter of 2016

| | 4th qtr 2016 | 4th qtr 2015 |
|---|---|---|
| **Single Family Dwelling** | **67** | **46** |
| # of Units Created | 100 | 59 |
| Construction Cost | $31,654,671.00 | $19,799,869.00 |
| Permit Fees | $263,834.81 | $161,283.60 |
| **Duplex** | **2** | **3** |
| # of Units Created | 4 | 3 |
| Construction Cost | $1,135,712.00 | $854,463.00 |
| Permit Fees | $9,379.02 | $7,049.00 |
| **Multifamily** | **10** | **4** |
| # of Units Created | 12 | 155 |
| Construction Cost | $2,805,799.00 | $10,848,672.00 |
| Permit Fees | $23,736.11 | $56,658.00 |
| **Residential Additions/Alterations** | **14** | **11** |
| # of Units Created | 3 | 0 |
| Construction Cost | $369,200.00 | $763,900.00 |
| Permit Fees | $4,216.59 | $7,177.00 |
| **Commercial/Industrial** | **16** | **14** |
| # of Units Created | 0 | 1 |
| Construction Cost | $5,325,352.00 | $1,976,500.00 |
| Permit Fees | $39,910.87 | $16,193.00 |
| **Institutional** | **0** | **0** |
| # of Units Created | | |
| Construction Cost | | |
| Permit Fees | | |
| **Plumbing** | **121** | **115** |
| Permit Fees | $38,093.74 | $36,941.50 |
| **Chimney** | **9** | **7** |
| Permit Fees | $231.00 | $190.00 |
| ***Suites*** | ***38*** | ***17*** |
| **Quarterly Totals** | **239** | **200** |
| # of Units Created | 119 | 218 |
| Construction Cost | $41,290,734.00 | $34,243,404.00 |
| Permit Fees | $379,402.14 | $285,492.10 |

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Trina Cruikshank, Assistant, Land Development Department |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Matthew Baldwin, Director of Planning, MCIP, RRP |
| Concurrence: | Jerry Worobec, Acting Chief Building Inspector |

:tlc/sc

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# Staff Report to Council

**Date:** **January 16, 2017**

**Department:** **Planning**

**Application No.:** **TUP16-0006**

**Subject:** **Application for Temporary Use Permit to allow for Group Daycare for 28 children at 2619 Sooke Road**

---

**PURPOSE**

Marianne Whitaker has applied on behalf of Normand Waiter for a Temporary Use Permit to allow a group day care for 28 children at 2619 Sooke Road

**BACKGROUND**

No previous planning applications.

***Table 1: Site Data***

| | |
|---|---|
| *Applicant* | Marianne Whitaker |
| *Owner* | Normand Watier and Theresa Exner |
| *Civic Address* | 2619 Sooke Road |
| *Legal Description* | Lot A, Strata Lot E and Strata Lot D, Section 83, Esquimalt District, PID VIP88613 |
| *Size of Property* | 751 $m^2$ |
| *DP Areas* | None |
| *Zoning Designation* | R2 – One and Two Family Residential Zone |
| *OCP Designation* | Neighbourhood Centre |

SITE AND SURROUNDING AREA

The subject parcel is located on a well-used section of Sooke Road used by those accessing Happy Valley Road, Glen Lake and communities further west. An area that is experiencing slow redevelopment, the surrounding land uses include newer high density residential buildings, a church and adjoining day care, as well as single family dwellings.

The subject property is a stratified lot that shares a driveway access and a front yard with 2617 Sooke Road, the parcel to the south of the subject site. Although the front portion of the lot is technically common property it is used by the day care as outdoor space.

***Table 2: Surrounding Land Uses***

| | ***Zoning*** | ***Use*** |
|---|---|---|
| *North (2616A & 2618 Sooke Road)* | R2 | Single family dwelling |
| *East (2615 Sooke Road)* | R2 | Single family dwelling |
| *South (2621 Sooke Road)* | R2 | Single family dwelling |
| *West (2621 Sooke Road)* | R2 | Single family dwelling |

## COMMENTS

### COUNCIL POLICY

Considered a "Neighbourhood Centre" area in the Official Community Plan the area contains of a variety of uses, including low and high density residential buildings, as well as commercial and institutional businesses.

Council has no specific policies with respect to temporary commercial use permits and applications for them are considered on their own individual merit. Part 3 of Zoning Bylaw No. 300. Sections 3.27.03 and 3.27.04 give Council the right to require that the form and character of the building meets the guidelines for commercial properties and any guidelines to do with environmental protection and/or hazardous conditions are adhered to.

This application is not proposing any changes to the land or building, therefore no plans to reinforce form and character of the building or regulations around environmental protection and hazardous land conditions have been requested.

### LOCAL GOVERNMENT ACT

Pursuant to Sec. 497 of the Local Government Act, the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The Local Government Act also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond this six (6) year period, they are required to make a new application to Council for a TUP or apply for rezoning.

### DEVELOPMENT PROPOSAL

Currently the group day care at this site is licensed to care for 20 children, as the applicant wishes to offer care to 8 more children, they have requested a temporary use permit to expand their capacity. The property is currently zoned R2 which permits group day cares, but section 3.26.02 (8) of the Zoning Bylaw No. 300 allows for a maximum of 20 children on lots less than 1,099 $m^2$. The subject property is 751 $m^2$, not including "common" property, and does not meet the minimum requirement to allow for more

children. The issuance of this temporary use permit would also allow the owners to operate the group day care out of a residential zone without living on the property themselves which is regulated in section 3.26.02(1) of the Zoning Bylaw No. 300.

There are 10 parking spaces on-site which satisfies the Zoning Bylaw No. 300 requirements of providing two off-street parking spaces for pick-up and drop-off as well as one additional parking space per non-resident employee. This group day care has 7 employees however only 4 employees work at the day care at a time.

It was noted by the Building Department that additional upgrades may be required if the children added to the day care were younger than 30 months. The applicant has indicated that necessary upgrades have already been done to the facility to accommodate this age group. Furthermore an inspection by the fire department will be triggered through the licensing process to expand the capacity of the day care to 28 children through Vancouver Island Health Authority.

NEIGHBOURHOOD CONSULTATION

The applicant has been advised to speak to their neighbours about their TUP application prior to this meeting.

**OPTIONS**

**Option 1**

That Council:

1. Proceed with the consideration of this Temporary Use Permit for a group daycare on the property at 2619 Sooke Road for a period of three (3) years;

**AND EITHER**

2. Direct staff to amend the Zoning Bylaw to allow for a group day care for 28 children in the R2 Zone at 2619 Sooke Road;

**OR**

3. Direct the applicant to make an application for rezoning within 36 months of issuance of this Temporary Use Permit, if they wish to continue this use beyond the three year term;

**OR**

4. Not require rezoning and only allow for the proposed use through a Temporary Use Permit with the opportunity to renew the permit only once more following it's 36 month term;

---

**OR Option 2**

1. Reject this application for a development variance permit.

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| | |
|---|---|
| Submitted by: | Lauren Morhart, MCIP, RPP Planner 2 |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Mike Leskiw, Parks and Recreation Manager |
| Concurrence: | Michelle Mahovlich, Acting Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

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# Staff Report to Council

**Date:** **January 16, 2017**

**Department:** **Finance**

**Subject:** **Approval of Major Asset Maintenance Reserve Expenditures (GVPL)**

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**Background**

In 2013 the owners of the Juan de Fuca library branch established a Major Asset Maintenance Reserve to provide funding for high-value maintenance/refurbishment of the library facility. Each member of the branch makes an annual contribution to the reserve and funds are expended on an as-required basis. The objective is to smooth out the budget impact of these major repairs while ensuring that funds are available when needed. The reserve is held by GVPL and spent only with approval of the affected Councils.

**Commentary**

The attached letter and schedule from the GVPL Chair presents the proposed expenditures for 2017-2023 and the request is for Council approval of the 2017 expenditures totalling $214,000. Council response is requested by January 31st.

The reserve has the necessary funding to pay for the 2017 proposed spending, and indeed, is projected to remain in a healthy position through the 7-year planning horizon in the schedule.

**Financial Implications**

Langford budgets for an annual contribution to the reserve of $38,428 (varies slightly from year-to-year in accordance with the cost sharing formula). The proposed expenditures will not affect Langford's contribution.

**Options**

That Council:

1. Approve the expenditure of $214,000 from the Major Asset Maintenance Reserve in 2017; **or**
2. Not approve the proposed expenditure from the Major Asset Maintenance Reserve

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

Attachment

GREATER VICTORIA PUBLIC LIBRARY

November 3, 2016

His Worship Mayor Stewart Young and Council
**City of Langford**
877 Goldstream Avenue, 2nd Floor
Langford, BC V9B 2X8

Dear Mayor Young and Council:

**Re: Juan de Fuca Branch Major Asset Maintenance ("JF MAM") Reserve**

As referenced in our Provisional budget cover letter of October 31, 2016 please find enclosed a proposed project plan for projects funded from the JF MAM Reserve. Our recommendation is as follows:

**THAT the enclosed project plan be approved by Council by January 31, 2017.**

The JF MAM reserve was established in 2013 to fund major building component replacement and is held in trust and administered by GVPL on behalf of the building owners. According to the Library Operating Agreement, the branch portion of building maintenance costs are the responsibility of the Municipality as part of fulfilling its obligation to provide branch premises.

Municipal contributions to the trust fund have been included in GVPL's Provisional Budget request (see page 4 of Provisional Budget document package). Contributions to the reserve are split between branch (80%) and administrative space (20%). The contributions for the branch portion are paid by the West Shore Municipalities in accordance with each of their share of the GVPL budget, which is based on property assessment and population.

Further to the enclosed project plan, we enclose a Memo which provides additional information on our understanding of the arrangement in place between GVPL, building owners and West Shore Parks and Recreation Society ("WSPRS"). It also references a lapsed agreement between the GVPL Board and the WSPRS relating to cost sharing for non-JF MAM building maintenance costs, including building insurance. Consequently, we make the further recommendation:

**THAT the Councils for the Cities of Langford and Colwood, and the Districts of Highlands and Metchosin direct Municipal staff to work with GVPL staff in development of an agreement between the Library Board and the West Shore Municipalities, which outlines the terms of the JF MAM trust fund administration and building maintenance role provided by GVPL.**

Sincerely,

Kevin Murdoch
Chair, Greater Victoria Public Library Board

Enclosures
Copies: Jim Bowden, CAO, City of Langford
Steve Ternent, Acting Director of Finance, City of Langford
Lanny Seaton, Councilor Representative on Greater Victoria Public Library Board
Maureen Sawa, CEO, Greater Victoria Public Library
Donna Phillips, Director of Finance and Facilities, Greater Victoria Public Library

## Major Asset Maintenance Reserve - Planned Projects from Trust Fund
## Juan de Fuca Branch Library (JF MAM)

GREATER VICTORIA PUBLIC LIBRARY

| Budget Year | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Age | Life Span | Actual Expended | Actual Expended | Actual Expended | Planned Projects | | | | | | |
| Fire corridor expansion / pony wall relocated | | | 8,439 | | | | | | | | | |
| Carpet replacement (CaTS) | 1 | 15 | 24,141 | | | | | | | | | |
| Linoleum flooring replacement (CaTS) | 1 | 15 | | | | | | | | | | |
| Carpet replacement, Branch and Meeting Room | 16 | 15 | | | 88,554 | | | | | | | |
| Flooring replacement, workrooms / offices | 16 | 15 | | | | | 30,000 | | | | | |
| Outer automatic doors | 16 | 15 | | 7,980 | | | | | | | | |
| Meeting room walls and door | 16 | 15 | | | | | | | | | | |
| Hot water tank | 16 | 15 | 691 | | | | | | | | | |
| Air Handling Unit #1 | 16 | 15 | | | | | | 45,000 | | | | |
| Air Handling Unit #2 | 16 | 15 | | | | | | 45,000 | | | | |
| Air Handling Unit #3 | 16 | 15 | | | | | | | 45,000 | | | |
| Air Handling Unit #4 | 16 | 15 | | | | | | | | 45,000 | | |
| Air Handling Unit #5 | 16 | 15 | | | | | | | | 45,000 | | |
| Air Handling Unit #6 | 16 | 15 | | | | | | | | | 45,000 | |
| Tile flooring - Lobby | 16 | 25 | | | | | | | | | | 20,000 |
| Inner auto doors/ branch renovation | 16 | 20 | | | | | | | | | 40,000 | 20,000 |
| Branch expansion | 16 | 25 | | | | | | | | | | 300,000 |
| Roof envelope, including flashing | 16 | 20 | 1,770 | | | 179,000 | | | | | | |
| Sky Lights | 16 | 20 | | | | | 10,000 | | | | | |
| Exterior Patch and Paint | 16 | 15 | | | | 35,000 | | | | | | |
| **Total Expenditures** | | | **$ 35,041** | **$ 7,980** | **$ 88,554** | **$ 214,000** | **$ 40,000** | **$ 90,000** | **$ 45,000** | **$ 90,000** | **$ 85,000** | **$ 340,000** |
| **Approved Budget** | | | $ 44,980 | $ 88,000 | $ 214,000 | | | | | | | |
| **Variance - Carry forward to future years** | | | $ 9,939 | $ 80,020 | $ 125,446 | | | | | | | |
| Note on variance | | | | 1 | 2 | | | | | | | |

| **Fund Balances** | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| JF MAM Fund Balance, Jan 1st | 80,132 | 161,949 | 210,217 | 286,028 | 282,023 | 152,532 | 195,746 | 189,392 | 227,975 | 221,943 |
| Contribution | 80,880 | 80,880 | 80,880 | 80,880 | 80,880 | 80,880 | 80,880 | 80,880 | 80,880 | 323,520 |
| Interest, estimated | 937 | 2,428 | 2,911 | 3,669 | 3,629 | 2,334 | 2,766 | 2,703 | 3,089 | 5,455 |
| JF MAM Fund Balance - Available | 161,949 | 245,258 | 294,008 | 370,577 | 366,532 | 235,746 | 279,392 | 272,975 | 311,943 | 550,918 |
| Deduct: Expenditures from Prior Year | - | (35,041) | (7,980) | (88,554) | (214,000) | (40,000) | (90,000) | (45,000) | (90,000) | (85,000) |
| **JF MAM Fund Balance, Dec 31st** | **$ 161,949** | **$ 210,217** | **$ 286,028** | **$ 282,023** | **$ 152,532** | **$ 195,746** | **$ 189,392** | **$ 227,975** | **$ 221,943** | **$ 465,918** |

Note 1 - Meeting room walls and door project ($12,000) no longer required. Roof envelope ($4,000) rolled into larger upgrade in 2017. Outer automatic door replacement came in $12,000 under budget. Carpet replacement project expanded and deferred to 2016. Exterior patch and paint project deferred to 2017.

Note 2 - Roof envelope and flashing deferred to 2017.

# Staff Report

# to

# Council

**Date:** **January 16, 2017**

**Department:** **Land Development**

**Subject:** **Strata Title Conversion – 1080 Jenkins Avenue**

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**Background**

Mark Compton has applied to stratify a property that has an existing dwelling and room for another dwelling to be built next to it. The subject property is located at 1080 Jenkins Avenue (see Figure 1 below). The proposed stratification would occur at a later date after the second dwelling is constructed.

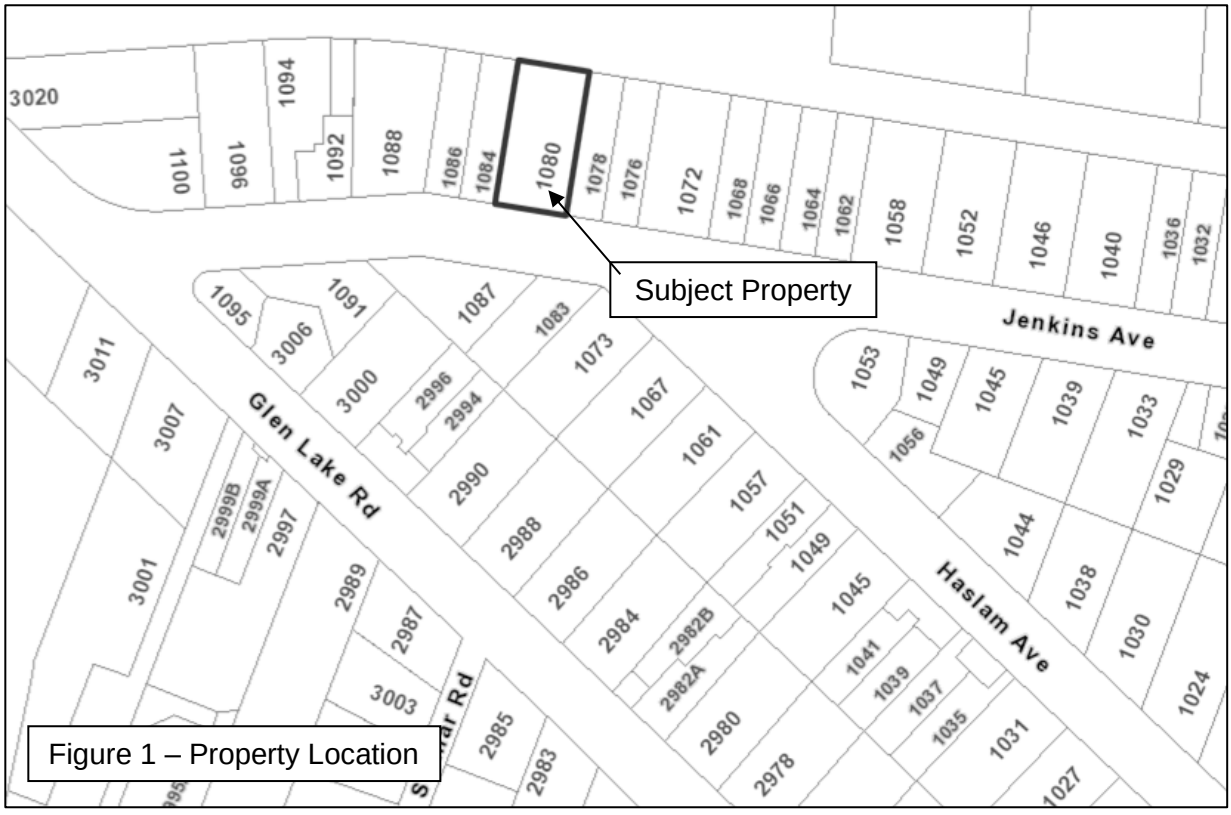


Figure 1 – Property Location

**Commentary**

The application is for the conversion of an existing dwelling and one that is still to be built. The strata tile conversion would give each unit its own legal description and property identification number (PID), thereby allowing separate sales of each unit. Such an application requires Council's consideration and resolution prior to the Approving Officer signing any proposed strata plan these conversions would remove a rental unit from the market.

In accordance with section 242 of the Strata Property Act, the applicant is required to demonstrate that the previously occupied building substantially complies with the building regulation within the meaning of the Building Act. The applicant has engaged a qualified architect to complete an analysis of the building and its compliance with the Building Code. This report has been attached as Appendix 'A', which outlines a number of recommended upgrades to the existing dwelling in order to bring it to satisfactory compliance with the Code.

Additionally, as a duplex is intended to be realized on this property, a Development Permit (DP) for Form and Character will be required. This DP will not only address the Form and Character of the proposed new dwelling, but will also apply to the existing dwelling and may require upgrades or changes to this building accordingly.

**Financial Implications**

There are no known financial implications for the City with this proposal.

**Legal Implications**

There are no known financial implications for the City with this proposal.

**Options**

That Council:

1. Endorse the proposed strata titling of 1080 Jenkins Avenue, legally known as Lot 7, Block 1, Section 81, Esquimalt District, Plan 12500 (PID 004-771-664), and direct the Approving Officer to sign the strata plans on their behalf;

   **AND**

2. Direct staff to ensure any outstanding payments with Westshore Environmental Services (WSES) have been settled to the satisfaction of WSES prior to approving the strata title conversion;

   **AND**

3. Direct staff to ensure all referral comments received from other City Departments and outside agencies that request items to be completed are satisfactorily addressed prior to approving the strata title conversion;

   **AND**

4. Require that the recommendations in the architect's report from Jack James (dated December 18th, 2016) be completed to the satisfaction of the architect and that a completion report be submitted by the architect to the Chief Building Inspector to his satisfaction.

   **OR**

5. Not endorse the proposed strata title conversion of 1080 Jenkins Avenue, legally known as Lot 7, Block 1, Section 81, Esquimalt District, Plan 12500 (PID 004-771-664).

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Robert Dykstra, MCIP, RPP  Land Development Planner |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

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# JACK JAMES / ARCHITECT

2288 SELWYN ROAD

VICTORIA, BC. V9B 3K8

**Phone 250-4789388 e-mail jjamesarchitect@gmail.com**


Date: December 18th, 2016

Project: Proposed Strata Conversion / 1080 Jenkins Avenue
Re: Building Assessment including 2012 BCBC Compliance Analysis
To: City of Langford
2nd Floor, 877 Goldstream Avenue

Attention: Brent Molnar, AScT

Dear Brent,

*Overview:*

This report has been prepared for submission to the City of Langford to provide information in regards to the "Strata Title Conversion" application for 1080 Jenkins and a two story single family dwelling that has been continuously occupied since 1965. It is our understanding that the City will rely on this report for assistance in determining the necessary information with regards to the proposed Strata Title Conversion of this property as required by s.242 of the Strata Property Act.

At the request of my client, Mark Compton, I conducted an inspection of the above mentioned premises. As mentioned, the house was built on about 1965. It has been used as a single family residence since that time. The two storey building is approximately 1000 sf. / floor. The exterior walls are 2x4 construction with a maximum insulation value of R-12. There have been minor renovations to the building including the addition of a two-vehicle carport. The carport has been poorly built and only has a maximum headroom of 6'-2". It is my understanding that it is destined to be removed to make room for a new residence as an adjunct part of this strata application.

The house is in the process of a much needed upgrade with walls, washrooms and kitchen included in the renovation. The existing exterior walls have 2x4 studs and therefore a maximum R value of R-12. This undertaking should provide an ideal opportunity address some of the Code deficiencies we have outlined below.

*Observations and Code Related Comments:*

1) The house is currently on a ***septic system*** for waste removal. I am told that it had been upgraded about 20 years ago and is currently functioning well.

2) The ***roof*** shingles are approximately 11years old and appear to be in good condition. An examination of the the attic however reveals a small opening between the chimney and the roof deck. A couple of the ***rain water leaders*** requiring repair, in particular at the front of the house. The chimney height appears to meet the requirements as stated in the Code (A.9.21.4.4.(1).

3) The ***windows*** have been retrofitted with double glazed vinyl units c/w slider, casement and awning openers. While there is no evidence that the windows meet the current Code requirements (BCBC Art. 5.10.2.2), I see no efficiency vs cost benefit in changing them.

4) The front entry is via a ***porch*** 6'-10" above ground and unsafe at present. The guards protecting the porch edge are incomplete leaving an opening on the West side. The ***guards*** on the access stairs have open ballustrades and the West guard is structurally unsafe ( BCBC Art. 4.1.5.15 and 9.8.8).

5) There are two ***hose bibs,*** one on the front and one on the carport side. Neither appear to have frost free bibs The front one does have a shut off valve on the inside roughly 12" from the exterior wall as per Code.

6) The ***site*** is relatively flat in the back but slopes down from the road at the street. While the existing grade adjacent to this foundation wall does not slope away from the wall, the perimiter of the house has a wide flat gravel border that should mitigate water run-off issues before water gets to the perimiter drain tile. The wall cladding terminates approximately 8" above grade.

7) Currently, the ***carport*** has a partially built stair leading up to the roof however there are no guard rails on the roof deck. As mentioned above, this structure is destined for removal.

8) The building has not been ***rainscreened*** (BCBC Art. 9.25.5.2., c}. The exterior cladding is vinyl and stucco. The vinyl siding currently qualifies as rainscreen. lt would be very difficult and expensive to remove the stucco and install a new rainscreened cladding. The building does have overhangs and appears to have survived well for over 50 years with no obvious signs of exterior water damage. There are, however, some areas that require stucco patching.

9) ***Heating*** is by means of an oil fired hot air furnace. There is no indication of mechanical or natural ventilation other than window vents (BCBC Art. 9.32).

10) The ***electrical panel*** is 100 Amp. While this may be adequate, *I* recommend replacing this old panel with either a 125 or a 200 amp panel. It would be a relatively inexpensive installation and would provide more options to a future occupant.

11) The house is on Municipal water. The ***water line*** may be the original ½" type. If this is the case, it may require an up-grade to a 1" line. This could be confirmed by the City.

12) The ***roof*** is stick-framed with 2x6s. The ***insulation*** is 6" batts (+/- R-20) on a Kraft paper ***vapour barrier*** that should be thoroughly inspected as some tears are visable. The insulation should be upgraded to a minimum of R-40. The attic ***ventilation*** is just adequate at the top via three 12" roof jacks but the 4 small corner soffit vents not only don't provide the +/- 50% of the total ventilation required at the bottom (size) but they appear to have been rendered ineffective by placing insulation on top of them. They should have clear air-chutes for free circulation (BCBC Art. 9.19.1.2.). There is an adequately sized ***attic hatch*** but it should also be insulated to R-40 c/w a vapour barrier.

13) There are no ***CO detectors*** (BCBC Art. 9.32.4.2.) and only 2 ***smoke detectors*** located in the hall with one on each level. The Code requires hard-wired smoke and CO detectors in each bedroom (BCBC Art. 9.10.19.1.).

14) There is an electric ***hot water heater*** c/w a temperature and pressure relief valve but it has not been seismically secured (BCBC Art. A.9.31. 6.2. (3).

15) The concrete ***foundation*** has a couple of small cracks in a couple of places and should be repaired. The carport (lower floor) exit does not have a landing.

16) The lower floor washroom does not have an electric ***exhaust fan*** however it does have an opening window. A fan should be installed as per Code (BCBC Art. 9.32 and Table 9.32.3.3.B).

17) The ***toilet*** in the lower floor washroom is not the low-flush type (it is 14.5 gph). There is a currently, a new toilet being installed upstairs (1.28 gph}.

18) I found the ***living room floor*** to be bouncy and not completely level.

19) There is no provision for a ducted ***stove exhaust*** in the kitchen (BCBC Art. Table 9.32.3.3. B}.

20) The ***windows*** in the living room extend down to the floor and therefore the vertical sliders should have restrictors (BCBC Art. 9.8.8.1.6).

21) The exterior walls are 2x4 construction with a maximum insulation value of R-12. While the Code mandates a minimum R value of R-20, I believe that the cost to strap all the exterior walls out to accommodate the increase in insulation would be far exceed the benefits over the life expectancy of the building.

***Conclusions and recommendations:***

Once completed, the current renovations should substantially improve the building. At a minimum, I recommend that the following above mentioned items be included in the remedial work:

Item 2) Seal and flash the opening at the chimney and repair or replace the damaged rain water leaders.

Item 4) Complete installation of 42" high front entrance porch guards, add stair balustrades and repair West stair guard.

Item 7) Remove the carport completely.

Item 9) Improve ventilation. At a minimum, add wall relief vents to each level.

Item 10) Consider upgrading the electrical service.

Item 12) Inspect and repair the (kraft paper) vapour barrier. Add insulation to achieve a minimum of R-40. Install larger soffit vents and air chutes to allow free air circulation.

Item 13) Install hard wired smoke and CO detectors in all bedrooms.

Item 14) Install seismic restraints to hot water heater.

Item 16) Install an exhaust ventilation fan.

Item 17) Replace the lower level washroom toilet with a low-flow type.

Item 18) Investigate the addition of cross bridging to upper floor joists supporting the living room to improve stiffness (currently accessible as the ceiling has been removed.)

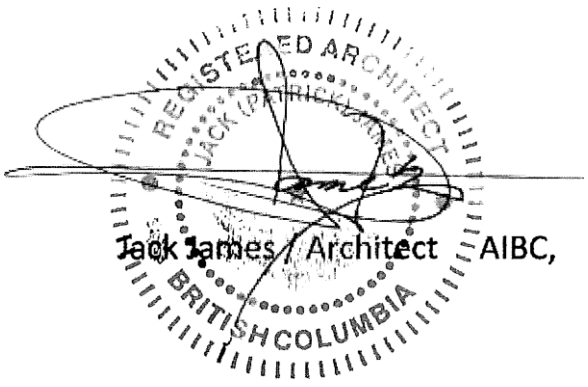
Item 19) Install a stove exhaust in the kitchen.

Item 20) Install restrictors to the living room window vertical sliders.

**Summary**:

It is my opinion that should the owner include, at a minimum, these 13 recommendations in his planned renovation, from a life safety standpoint the building would substantially comply with the 2012 BCBC. I believe that were the owner to completely upgrade the building to meet the current Code, the perceived costs incurred by him would be onerous and would not provide him with a commensurate benefit in terms of safety. One such example would be an upgrade of all existing exterior waif insulation to the current R-20. To this end I

refer to Appendix A-1.1.11(1). Following renovations, I would expect an additional building life expectancy of at least 35 more years.



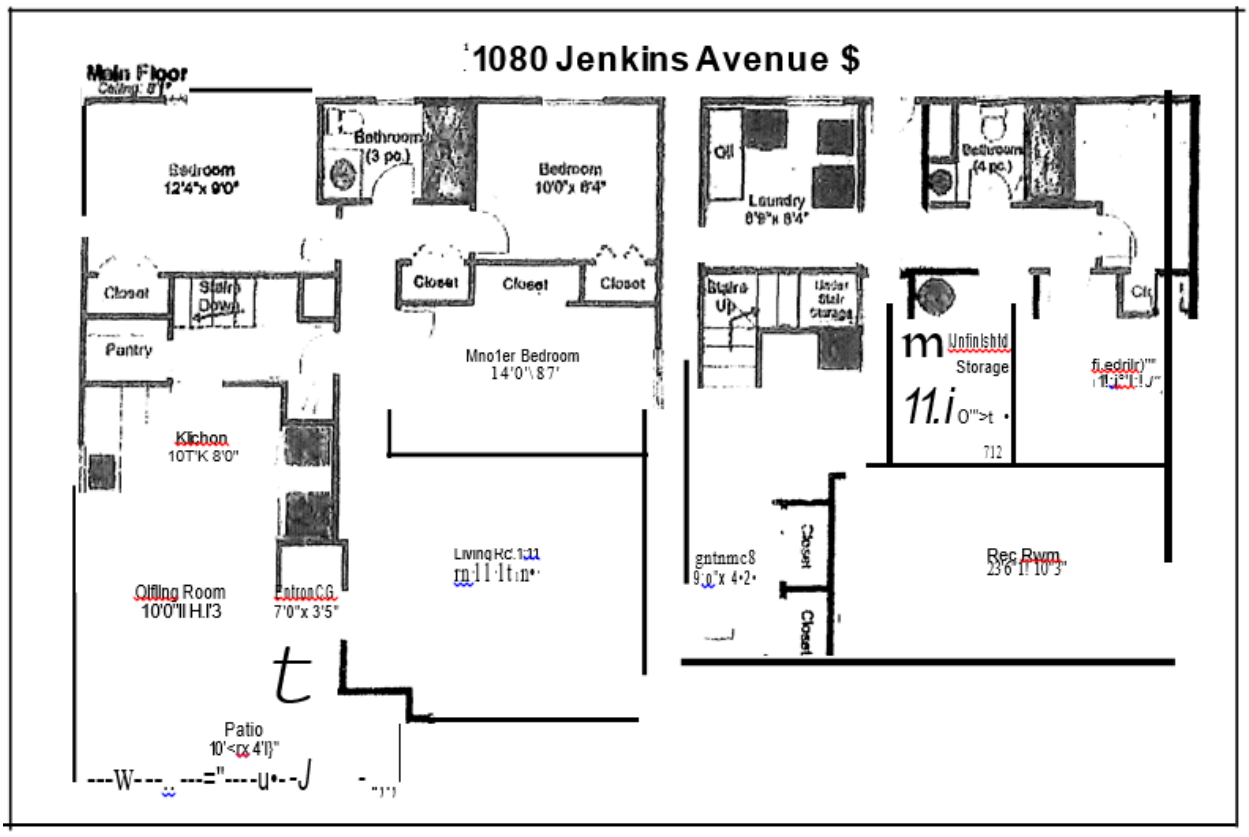

Jack James / Architect AIBC,

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








1080 Jenkins Avenue $
Main Floor
Bedroom
12'4"x 9'0"
Bathroom
(3 pc.)
Bedroom
10'0"x 8'4"
Oil
Laundry
8'8"x 8'4"
Bedroom
(4 pc.)
Closet
Stairs Down
Closet
Closet
Closet
Stairs Up
Under Stair Storage
Pantry
Mno1er Bedroom
14'0"\ 8'7"
Unfinished
Storage
Kitchen
10T'K 8'0"
Living Rc.1;11
Dining Room
10'0"ll H.I'3
Patron C.C.
7'0"x 3'5"
Closet
Closet
Rec Rwm
Patio
10'<rx 4'l}"

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# Staff Report

# to

# Council

**Date:** **January 16, 2017**

**Department:** **Administration**

**Subject:** **Municipal Boundary Extension Application to the Minister of Community, Sport and Cultural Development;**

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**Background**

On October 28th and November 2nd, 2016, the City placed a notice in the Goldstream Gazette advising electors of the City of Langford of an opportunity for an Alternative Approval Process (AAP) for a proposed boundary extension of the municipal boundary into the District of Metchosin (Centre Mountain).

This AAP was available to the electors of Langford until 4:30pm on Friday, December 2nd. As of that day and time the City received no (0) responses from electors.

On January 3rd, 2017 the City of Langford published the following notice in the BC Gazette:

> ***PROPOSED BOUNDARY EXTENSION***
> *Notice is hereby given that under Section 12 of the Local Government Act, that the Council of the City of Langford intends to petition the Minister of Community, Sport and Cultural Development requesting an extension of the area of the municipality to include the following described lands:*
>
> - *Lot 10 Block 3 Plan VIP1817 Section 97 Land District 30; PID: 001-703-374*
> - *Lot 8 Plan VIP54839 Section 96 & 97 Land District 30; PID: 018-034-209*
> - *Section 92 Land District 30; PID: 001-668-374*
> - *Lot 7 Plan VIP54839 Section 93 Land District 30; PID: 018-034-195*
> - *Lot 6 Plan VIP54839 Section 94 Land District 30; PID: 018-034-187*
>
> *And further take notice that the City of Langford intends to proceed with the boundary extension request to the Minister of Community, Sport and Cultural Development for consideration, given that the City has:*
> - *provided the electors with an alternate approval opportunity; AND*

- *received at Langford City Hall, prior to 4:30pm on Friday December 2nd, 2016 less than the required ten percent number of Elector Responses indicating opposition to this proposal through this alternate approval;*
-

*For the purpose of conducting the alternative approval opportunity, the number of electors for the City of Langford is calculated as 22,940.*

*This is the first and last publication of this notice in The British Columbia Gazette.*
*— City of Langford, Jim Bowden, Administrator.*

**Commentary**
Having completed the AAP and provided notice in the BC Gazette, Council may now formally request that the boundary of the City of Langford be extended, in accordance with the proposal outlined in the AAP process.

**Financial Implications**
The City of Langford will benefit from additional taxable land through this boundary adjustments. Separate agreements about tax sharing may limit the tax benefit to something other than what would be otherwise normally be expected from land within the municipality, but regardless this boundary extension will be a positive tax benefit to the City.

**Legal Implications**
None. The City is compliant with all requirements precedent to making this request to the Minister.

**Options**

That Council:

**Option 1:**

THAT the City of Langford has obtained the assent of the electors to petition the Minister of Community and Rural Development to extend the boundaries of the City of Langford as it appeared in the Gazette under issue of January 3rd, 2017, and in the local newspaper, the Goldstream News Gazette, under issues of October 28th and November 2nd, 2016.

THAT all relevant legislative requirements pertaining to a municipal boundary extension in the Local Government Act and Community Charter have been completed.

THAT the parcels approved for inclusion within the City of Langford are as follows:

- Lot 10 Block 3 Plan VIP1817 Section 97 Land District 30; PID: 001-703-374
- Lot 8 Plan VIP54839 Section 96 & 97 Land District 30; PID: 018-034-209
- Section 92 Land District 30; PID: 001-668-374
- Lot 7 Plan VIP54839 Section 93 Land District 30; PID: 018-034-195
- Lot 6 Plan VIP54839 Section 94 Land District 30; PID: 018-034-187

That Council petition the Minister of Community, Sport and Cultural Development requesting an extension of the area of the municipality to include the lands as described above;

Option 2:

Take no action at this time with respect to a proposed boundary adjustment with the District of Metchosin;

Respectfully Submitted,

| | |
|---|---|
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Bob Beckett, Fire Chief (approved via email) |
| Concurrence: | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence: | Mike Leskiw, Parks and Recreation Manager |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

**Julie Coneybeer**

**From:** sharusse@gmail.com on behalf of Shannon Russell <petewilling@gmail.com>
**Sent:** Monday, January 9, 2017 9:19 AM
**To:** Julie Coneybeer
**Subject:** Langford's Music in the Park - 2017 Summer Session

Dear Mayor Young and Council,

I am writing to request the opportunity to run Langford's "Music in the Park" program for the 2017 summer season.

Over the last seven years that I have administered the program it has proven to be a great success with every week bringing in an average crowd of 150 to 200 people per show. Each year I receive positive feedback about the location, the weekly band choices and Langford's support of such a family-friendly event. The children's playground and water park were a big hit again last year and increased the attendance of young families who not only appreciate a great place to bring their little ones, but they can spend a fun afternoon listening to music, have a picnic and meet up with their friends.

I would apply the same event format I have used in previous years with the program running every Sunday from 2:00 to 4:00pm, beginning July 9th and ending on August 27th, 2017. I have arranged for 98.5 The Ocean to provide additional advertising support, and the Goldstream Gazette is also on board again to write an article highlighting our opening band.

The Langford Legion did well with their concession again last year and I would like to provide them with this fundraising opportunity again this summer.

My charge for running the 2017 summer program would remain the same as previous years at a rate of $10,000.

Thank you for your consideration.

Regards,

Peter Willing
Peter Willing Premier Entertainment
250-217-9304
petewilling@gmail.com

SCANNED

Colwood

Date: December 15, 2016
File: 0400-50-CAP-18727

Mayor and Council
City of Langford
2nd Floor, 877 Goldstream Ave
Victoria, BC V9B 2X8

Dear Mayor and Council:

Re: CRD Service Review

Two recent announcements of diverting resources from existing functions to support new initiatives at the Capital Regional District has my Council calling into question why we were paying into the existing functions if they no longer served a purpose, raising the question of a service review.

Council passed the following resolution:

*That Staff be directed to investigate the feasibility of initiating a CRD service review and that the information be circulated to other municipalities in the Capital Regional District.*

At this time we are advising all the local municipalities in the capital region of our intent to initiate a service review, which is intended to identify and generate discussion about any existing CRD service budgets that are, or appear to be, inactive and unnecessary.

Please let us know if the City of Langford is interested in working on this initiative.

Sincerely,

Carol Hamilton
Mayor

**COLWOOD CITY HALL**
3300 Wishart Road
Colwood, BC V9C 1R1

**CONTACT**
Phone: 250.478.5999
Fax: 250.478.7516
mayor@colwood.ca

**OFFICE HOURS**
8:30 am – 4:30 pm
Monday – Friday
except stat holidays

www.colwood.ca

# CITY OF LANGFORD
# BYLAW NO. 1580

## 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 in Section 6.43B.01 1.:"Apartments on land shown as Area 1 in Schedule AL"

2. By deleting the text "in Section 6.43B.04(1) and replacing it with the following text "No building or structure for a commercial use may exceed a height of 3 storeys";

3. By deleting the text in Section 6.43B.04 (2) and replacing it with the following text "No building or structure for a building containing apartments or a mix of apartment and commercial uses may exceed a height of 7 storeys."

4. By adding the following text in Section 6.43B.05 (2) and renumbering subsequent subsections accordingly: "The Floor Area Ratio of all residential or mixed use buildings containing apartments or a mix of apartments and commercial uses within the Neighbourhood Mixed Use (C6B) Zone shall not exceed 1.7."

5. By adding the map attached as Schedule A to this Bylaw as Schedule AL.

6. By deleting the following line from Table one of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions |
|---|---|---|---|
| C6B | 1335 | a) 5 Lots 1 and 2, Sections 112 and 112A, Esquimalt District, Plan 6252 (2326 and 2350 Millstream Road) | b) $10 900 per dwelling unit, in excess of 1, towards the General Amenity Reserve Fund |

And replacing it with the following text:

| Zone | Bylaw No. | Legal Description | Amenity Contributions |
|---|---|---|---|
| C6B | 1580 | LOT 1, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6252 (2326 Millstream Rd); and<br>LOT 2, SECTIONS 112 AND 112A, ESQUIMALT DISTRICT, PLAN 6252 (2350 Millstream Rd) | a) $3,660 per unit to the General Amenity Reserve Fund<br>b) $610 per unit to the Affordable Housing Reserve Fund |

## Schedule A

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".

READ A FIRST TIME this 21st day of November, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

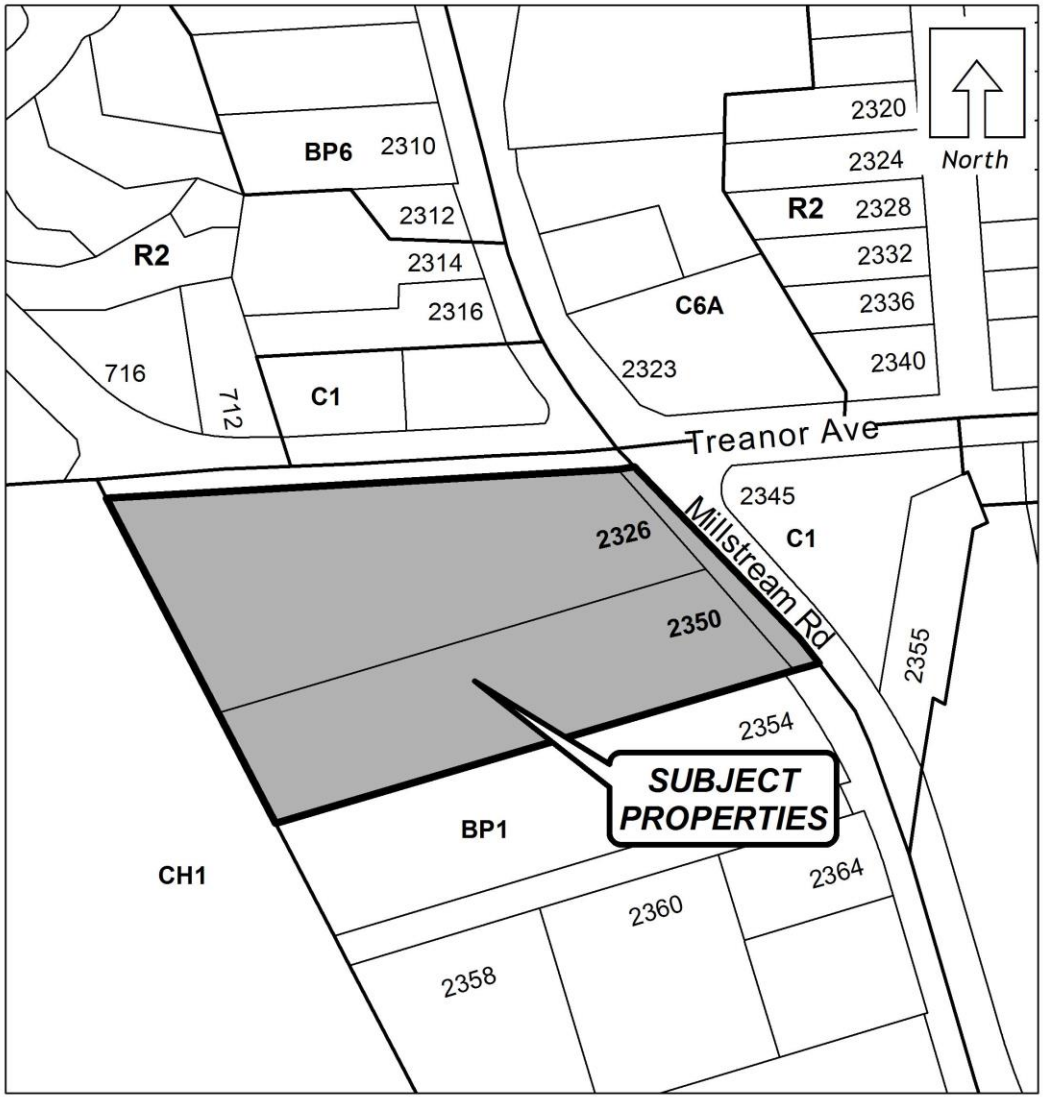
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1580_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1580

_____
MAYOR

ADOPTION: _____

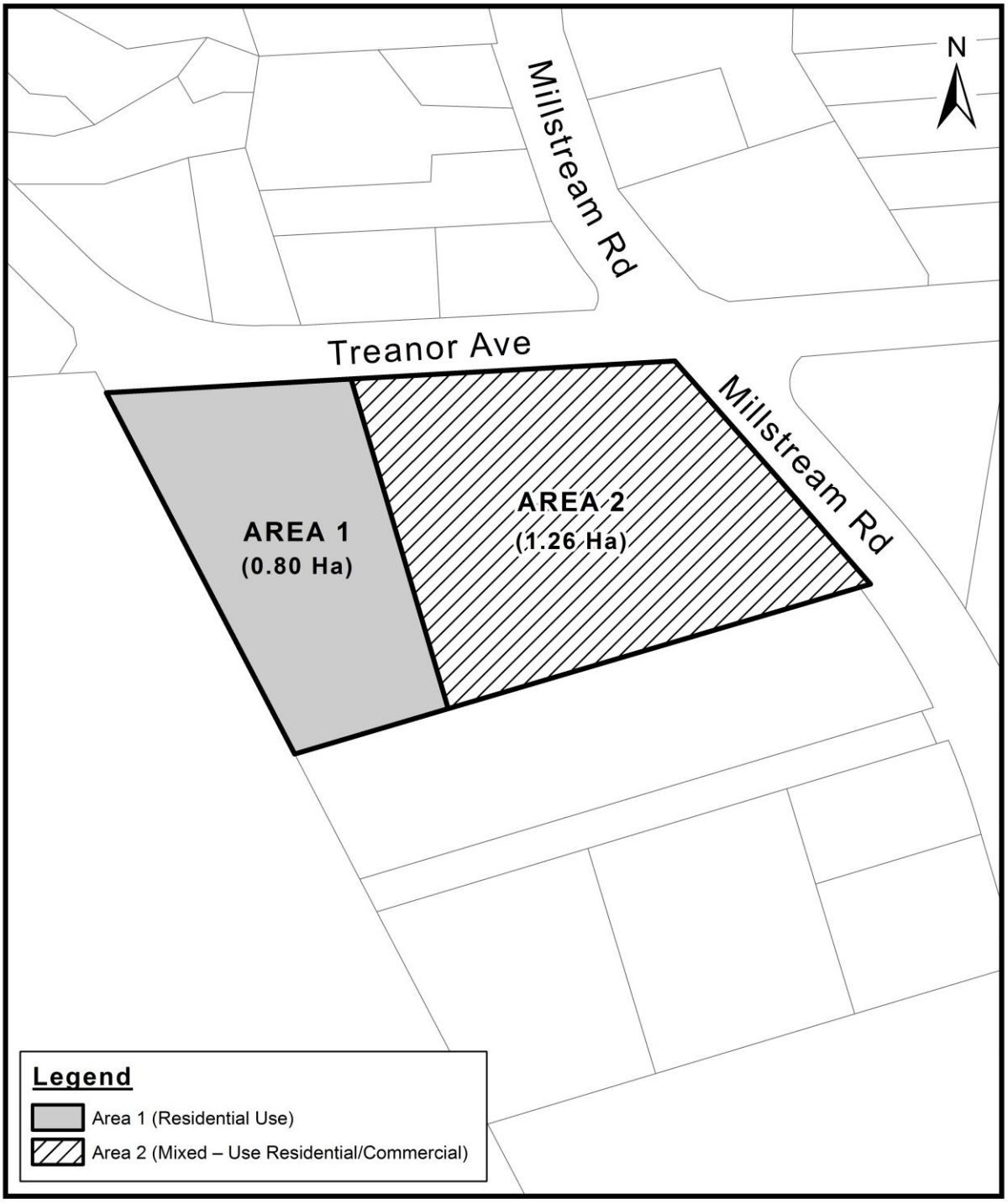
_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/24/2015

**Schedule A**

## Schedule "AL" to Bylaw No.300



City of Langford
www.cityoflangford.ca

# Staff Report to Council

| | |
|---|---|
| **Date:** | **16/01/2017** |
| **Department:** | **Planning** |
| **Application No.:** | **Z16-0014** |
| **Subject:** | **Bylaw No. 1650 - Application to Rezone 2555 and 2559 Millstream Rd from R2 to RS3 to Allow one new lot** |

---

At their Regular Meeting of July 18th 2016, Council passed the following resolution with respect to the property at 2555 and 2559 Millstream Rd:

*That Council:*

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property at 2559 Millstream Rd and a portion of the property located at 2555 Millstream Rd from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) subject to the following terms and conditions:*
   a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:* ***(SECURED IN BYLAW NO. 1650)***
      i. *$2,772 towards the General Amenity Reserve Fund;*
      ii. *$660 towards the Affordable Housing Reserve Fund;*
   b) *That, with regards to the proposed architectural design, the applicant either:*
      i. *Construct the dwellings in substantial accordance with the plans attached to this report as Appendix B;* ***(INCLUDED IN COVENANT)***
   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:* ***(INCLUDED IN COVENANT)***
      i. *That each dwelling will contain a 2-car garage unless a 5.5m setback to the garage face is provided;*
      ii. *That full frontage improvements, including a vehicle turnaround area adjacent to the driveways, be provided to the satisfaction of the Director of Engineering prior to Subdivision Approval;*

iii. *That the dwellings will be constructed with a shared driveway access, which must include an alternate pavement surface with a minimum width of 1m extending from the shared property line;*
iv. *That the garages must be used for vehicle parking, and that vehicle parking is prohibited within the driveway;*
v. *That the dwellings be constructed in accordance with the plans approved by Council as per the option in item b) above;*
vi. *That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit; and*

2. *Direct staff to proceed with consideration of the following variances for 2555 and 2559 Millstream Rd, subject to the applicant applying for the necessary DVP:*
   a) *That Section 6.27.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 3m to nil for the principal building, and from 5.5m to 1.6m for the garage portion;*
   b) *That Section 6.27.06(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 5.5m to 3m;*
   c) *That Section 6.27.06(1)(e) of Zoning Bylaw No. 300 be varied by reducing the interior side lot line setback from the required 1.2m to nil.*

**COMMENTS**

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (c) of Council's above-noted resolution. The variances noted in item 2 above will be further considered by Council following the completion of this rezoning application.

Bylaw No. 1650 was signed by the Minister of Transportation on September 7, 2016.

As no further conditions must be fulfilled, Council may wish to consider adoption Bylaw No. 1650 at this time.

**OPTIONS**

That Council:

1. Adopt Bylaw No. 1650;

2. Take no action at this time with respect to Bylaw No. 1650;

| | |
|---|---|
| Submitted by: | Leah Stohmann, MCIP, RPP Deputy Director of Planning |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Brent Molnar, Manager of Land Development |
| Concurrence: | Steve Ternent, Director of Finance |
| Concurrence: | Jim Bowden, Chief Administrative Officer |

:ls

# CITY OF LANGFORD
# BYLAW NO. 1650

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

---

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

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

1. By deleting the from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLAN VIP62938 PID No.: 000-730-904 (2555 Millstream Rd); LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLANS VIP62949 AND VIP69760 PID No.: 005-812-721 (2559 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RS3 | 1650 | LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLAN VIP62938 (2555 Millstream Rd)<br>And<br>LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLANS VIP62949 AND VIP69760 (2559 Millstream Rd) | a) $2772 per new lot created towards the General Amenity Reserve fund;<br>b) $660 per new lot created towards the Affordable Housing Reserve fund; | N/A |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".

READ A FIRST TIME this 15th day of August, 2016.

PUBLIC HEARING held this 6th day of September, 2016.

READ A SECOND TIME this 6th day of September, 2016.

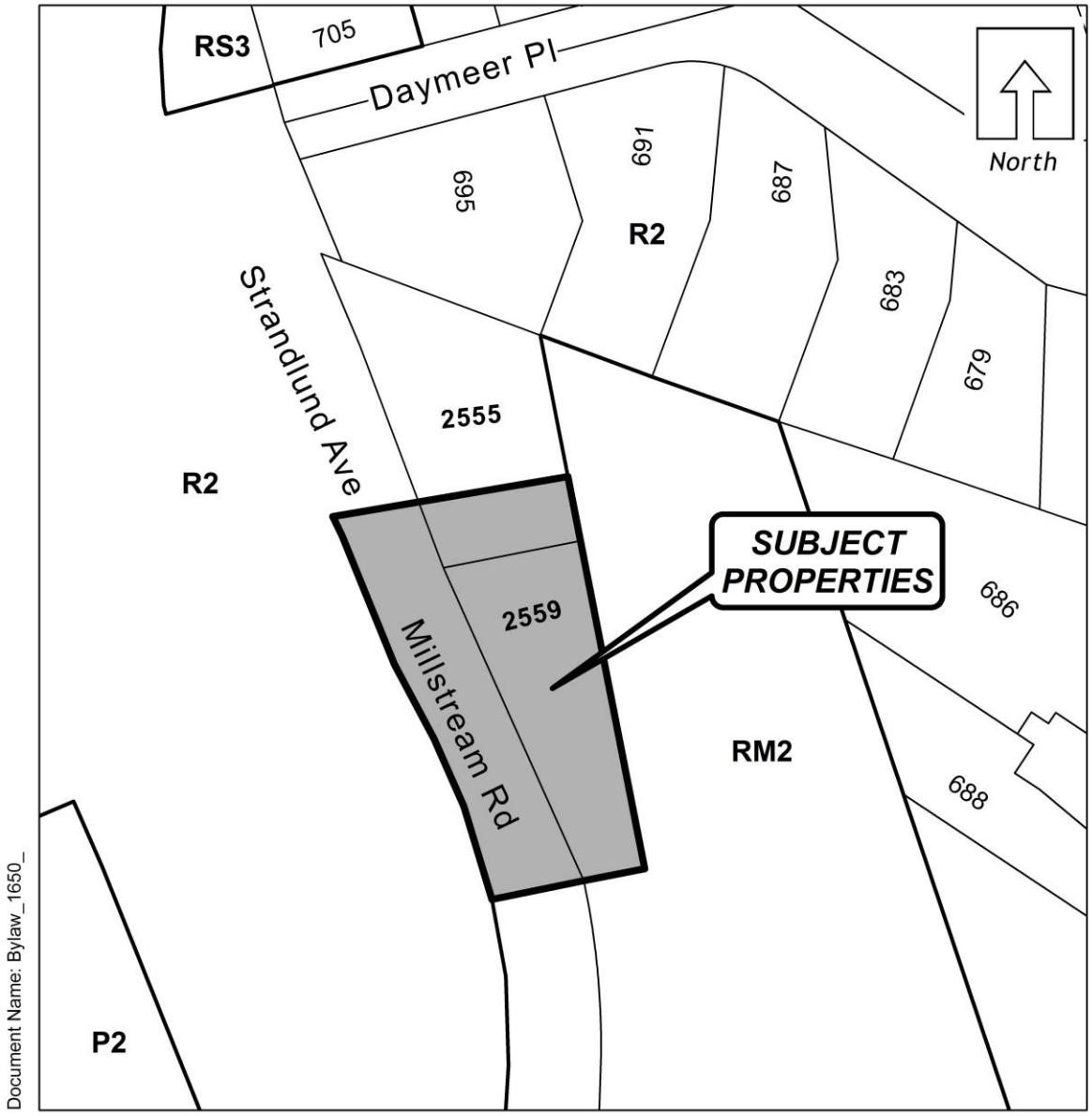
READ A THIRD TIME this 6th day of September, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of September, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1650_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1650

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/4/2016

# CITY OF LANGFORD
# BYLAW NO. 1664

## 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 the **RM7A (Medium Density Apartment A) Zone** the property legally described as LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 PID No.: 001-004-859 (694 Hoylake Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RM7A | 1664 | LOT 4, SECTION 1, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 38045 (694 Hoylake Ave) | a) $3660 per unit towards the General Amenity Reserve Fund; and<br>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. 467, (694 Hoylake Ave), 2016".

READ A FIRST TIME this 21st day of November, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

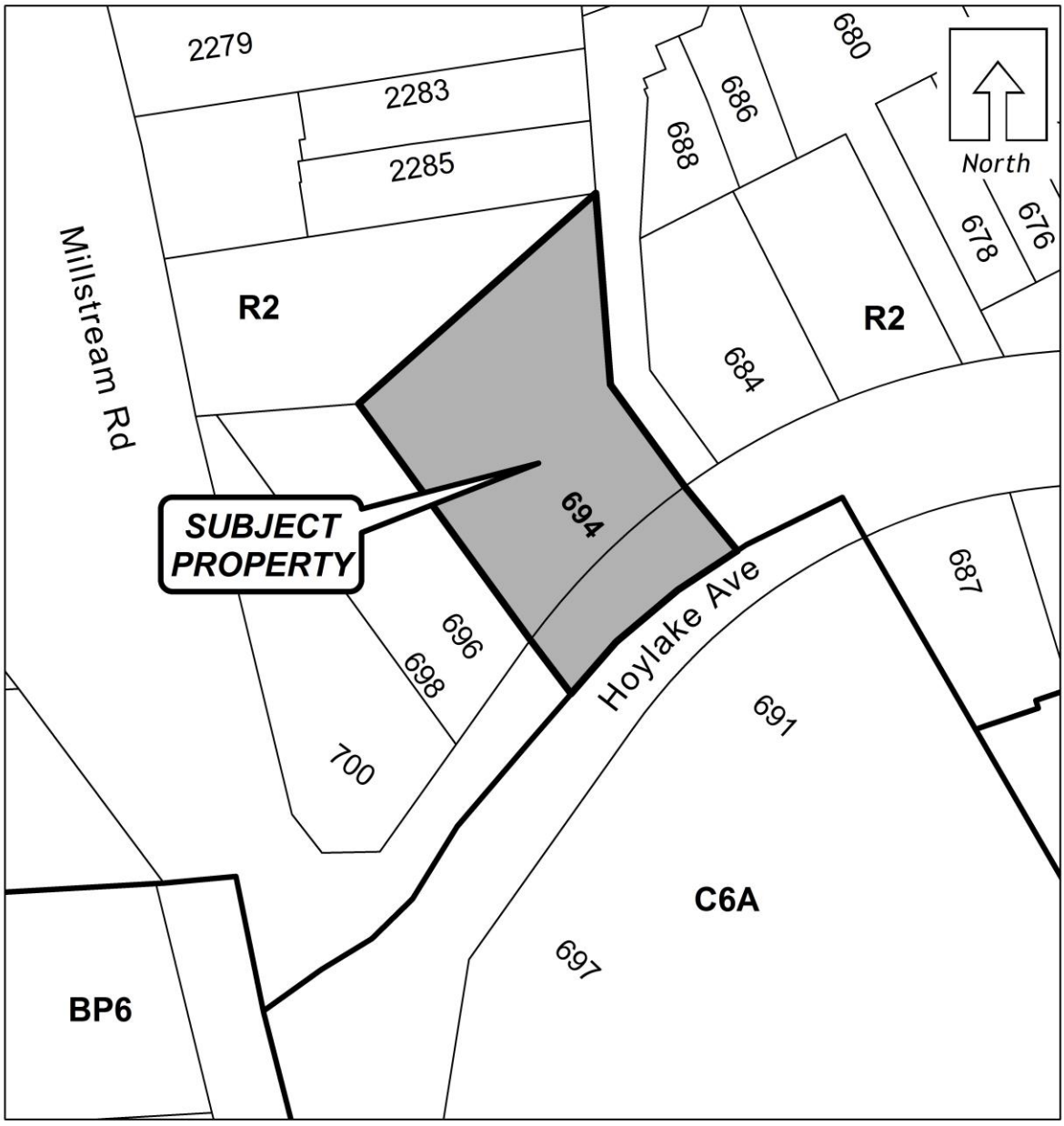
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1664_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1664

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/14/2016

# CITY OF LANGFORD
# BYLAW NO. 1667

## 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 as Section 6.41.01 (14) and renumbering the subsequent sections accordingly:

"Group daycare with a maximum capacity of 90 children on the lot legally described as LOT 1 SECTION 72 ESQUIMALT DISTRICT PLAN EPP24286 (2780 Veterans Memorial Parkway)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2780 Veterans Memorial Pkwy), 2016".

READ A FIRST TIME 5th this day of December, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

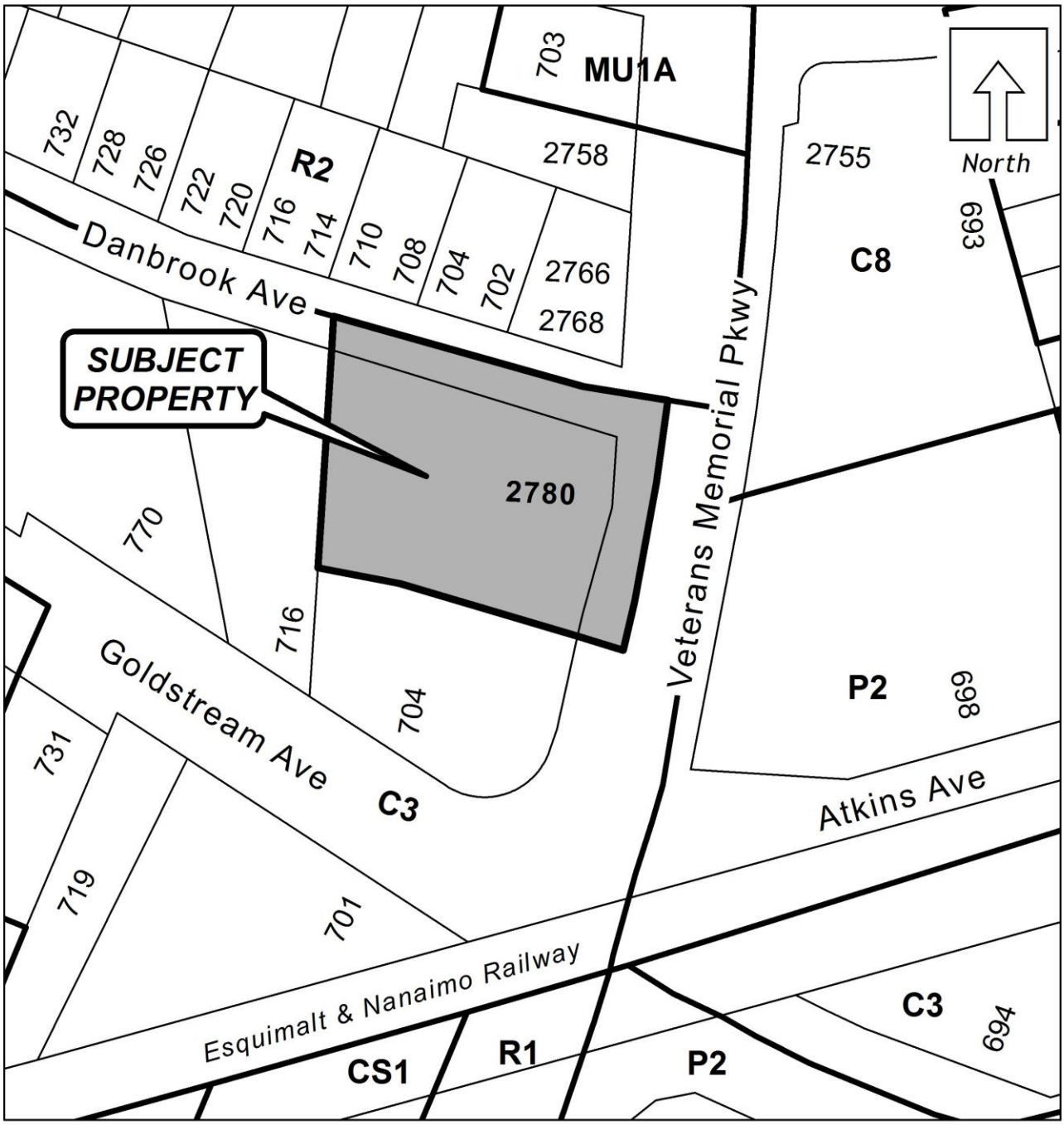
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1667_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1667

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/22/2016

City of Langford
www.cityoflangford.ca

January 16th, 2017

**In-Camera Resolution**

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 Land under Section 90 (1) (e) of the Community Charter.
b) That Council continues the meeting in closed session.

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