

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, June 19th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, J. Bowden, Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Incoming Director of Finance, M. Dillabaugh, Deputy Director of Engineering, G. Henshall, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda with the addition of 8(g) Bylaw No. 1694 "Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017" and 8(h) Bylaw No. 1703 "Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017."

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1702

"Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1702 at 5:31 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Heather Rock of M'akola Development Services has applied on behalf of M'akola Housing Society to amend the zoning of 731 Station Ave from the RM3 (Apartment) Zone to the

MU1A (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow a non-profit development consisting of approximately 55 apartment units and 600m² of commercial office space.

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

As per Council's resolution, the applicant has provided a frontage plan prior to this public hearing which confirms that no road dedication is required; however if any existing frontage improvements are impacted, the applicant will be required to repair or replace the impacted improvements.

In support of this application, the applicant has agreed to provide a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- i. That a stormwater maintenance covenant will be registered on title prior to the request for Occupancy Permit;
- ii. That the owner will provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and
- iii. That any frontage improvements required in accordance with Bylaw No. 1000 be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit.

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

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1702 closed at 5:32 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – June 8th, 2017

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Regular Meeting of Council held on June 8th, 2017.

CARRIED.

5. **PUBLIC PARTICIPATION**

None.

6. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing – June 12th, 2017**

1. **Application to Rezone 2148 and 2150 Millstream from R2A and RR4 to RT1, Residential Townhouse zone to allow for 47 townhouse units (Z17-0018)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2148 and 2150 Millstream Road from R2A (One and Two Family Residential 2) and RR4 (Rural Residential 4) zone to RT1 (Residential Townhouse) zone, subject to the following terms and conditions:

- b) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:
 - i. \$3660 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;

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:

- iii. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
 - iv. That the applicant will submit a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
 - v. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;
 - vi. That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
 - vii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.
- c) That the applicant registers, **prior to Bylaw Adoption**, a statutory right of way in order to extend Kingbird and Longspur Drives to the northern boundary of the subject to the satisfaction of the Director of Engineering; and
 - d) That the applicant registered, prior to **Bylaw Adoption**, a road dedication plan to widen Millstream Road to the satisfaction of the Director of Engineering.

CARRIED.

2. **Application to Rezone 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) to allow a future subdivision of six (6) new single-family residential lots and the development of 72 townhomes (Z17-0015)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit, prior to building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
 - ii. That all municipal works and third party utility services are installed within municipal road dedication;
 - iii. That the west side of Piper Road include as many parking scallops as possible within the size requirements of Bylaw 1000;
 - iv. That a parks plan be developed for the dedicated open space along Piper Road to the satisfaction of the Parks Manager prior to subdivision approval;
 - v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
 - vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
 - vii. That road dedication along Piper and Luxton Roads be provided to the satisfaction of the Director of Engineering prior to subdivision approval.
2. Direct staff to prepare a bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

- a) By replacing 6.31A.04 with, "Lot coverage of all buildings and structures may not exceed 40%."
 - b) By replacing 6.31A.05(1) with, "No building or structure may exceed a height of 3 storeys."
3. Authorize the Director of Planning to issue the following variances within the Development Permit for 3343, 3347, and 3359 Luxton Road:
- a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 5.0m;
 - b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 3.0m; and
 - c) That Section 6.36A.06(5) be varied to reduce the minimum rear yard setback to 5.0m.

CARRIED.

3. Application to rezone 2839 Jacklin Road and 866, 864 and 862 Orono Avenue from MU1 zone to MU2 zone to in order to permit the construction of two 6 storey apartment buildings (Z17-0023)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give first reading of Bylaw 1710 as presented to amend the text within Zoning Bylaw No. 300 to reduce the amount of required landscaping to 0 m between two parcels zoned for multi-residential or mixed use residential commercial development.
2. Give first reading of Bylaw 1710 as presented to amend the zoning designation of the property located at "2839 Jacklin Road, 866, 864 and 862 Orono Avenue from MU1, Mixed Residential Commercial 1 zone to MU2, Mixed Residential Commercial 2, subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling, prior to subdivision approval or building permit issuance, whichever is first, and that these may be further reduced if the terms of Council's policies for Contribution fee reductions are met:
 - i. \$1525 per unit towards the General Amenity Reserve Fund ;
 - ii. \$610 per unit towards the Affordable Housing Reserve Amenity Fund
 - b) That the applicant provides, prior to Bylaw First Reading, the following:
 - i. A frontage design drawing that identifies all required road dedications, and a left hand turn lane on Orono Avenue into the subject site and a left hand turn lane on Orono Avenue on to Jacklin Road;
 - c) That the applicant provides, prior to **Public Hearing**, the following:

- i. Confirmation that the applicant has engaged the public regarding the application to rezone the property at 2839 Jacklin Road and 866, 864 and 862 Orono Avenue.
 - 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 agrees to provide full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering, which will include left turn lanes on Orono Avenue to Jacklin Road and a left turn lane on Orono Avenue to the subject site;
 - ii. That any necessary underground or above ground servicing upgrades, extensions, or other required servicing requirements be fulfilled at the applicant's expense;
 - iii. That prior to the issuance of a building permit, the applicant provides a stormwater management plan to the satisfaction of the Director of Engineering and 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 for rezoning the land;
 - iv. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to building permit issuance;
 - v. That the applicant agrees to construct the building in substantial conformance with Appendices "A" to "C";
 - vi. That applicant agrees to register, on title, a reciprocal agreement between the two properties that grants each property access to, waste and recycling facilities, bicycle stalls and all storage and building maintenance rooms.
 - e) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering;
- 3. Authorize the Director of Planning to issue the following variances through a Development Variance or Development Permit:
 - a) A variance to Section 4.01.01 to reduce the required amount of bicycle parking for Building "A" from the required 78 to 0 on the condition that:
 - i. The applicant enter into an easement agreement in favor of the municipality, that allows the bicycle parking required by Building "A" be provided on the parcel occupied by Building "B;"
 - b) A variance to Section 4.01.01 to reduce the required amount of required parking for an apartment within the City Centre from the required 45 resident parking stalls and 5 visitor parking stalls to 30 resident parking stalls and no visitor stalls, on the condition that:
 - i. The applicant enter into an easement agreement in favor of the municipality, that allows the additional parking required by Building "B" be provided on the parcel occupied by Building "A;"

CARRIED.

4. Application for Development Variance Permit to reduce the required number of on-site parking spaces for a new multi-family residential development in the Westhills Village Centre (DVP17-0011)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for the subject site on that portion of 1290 Langford Parkway, 1220 Parkdale Drive and 3210 West Shore Parkway shown on Appendix B:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the minimum required number of parking spaces from 1.75 spaces per dwelling unit to 1.17 spaces per dwelling unit for the proposed multi-family residential development in the CD3 Zone.

CARRIED.

7. REPORTS

- a) **Director of Finance Appointment**
 - **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

- 1. That Michael Dillabaugh be appointed Financial Officer (Director of Finance); alternate staff signatory for all contracts, agreements and other municipal documents; and authorized signatory for bank documents.

CARRIED.

- b) **Application for Development Variance Permit to allow a 3m interior side lot line setback at 2363 Setchfield Avenue (Lakewood Elementary), to allow a 1m interior side lot line setback at 3291 Happy Valley Road (Happy Valley Elementary), and to allow a 1m front lot line setback at 626 Hoylake Avenue (Millstream Elementary)**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to proceed with consideration of the following variances:

- a) That Section 3.05.03(2) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback for an accessory building from the required 3m to 2.4m for 2363 Setchfield Avenue;
- b) That Section 6.81.05(2) of Zoning Bylaw No. 300 be varied to reduce the required interior side lot line setback from 6m to 1m for 3291 Happy Valley Road;

- c) That Section 6.81.05(1) of Zoning Bylaw No. 300 be varied to reduce the required front lot line setback from 7.5m to 1m for 626 Hoylake Avenue.

CARRIED.

8. BYLAWS

- a) **BYLAW NO. 1668**
"Road Closure Bylaw No. 1668 (Redington Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1668 First, Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1699**
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1699.

CARRIED.

- c) **BYLAW NO. 1702**
"Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1702 Second and Third Reading.

- d) **BYLAW NO. 1705**
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederick Rd and 765 Willing Dr), 2017".
(RESCIND FIRST READING)
(GIVE FIRST READING AS AMENDED)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give rescind first reading and give Bylaw No. 1705 First Reading as amended.

CARRIED.

e) BYLAW NO. 1714

"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017." (FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1714 First, Second and Third Reading.

CARRIED.

f) BYLAW NO. 1800

**"City of Langford Soil Removal and Deposit Bylaw, 2017, No. 1800".
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1800.

CARRIED.

g) BYLAW NO. 1694

**"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1694.

CARRIED.

h) BYLAW NO. 1703

**"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1703.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding personnel matters, employee relations and land disposition under Section 90 (1) (a) (c) and (e) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

RISE AND REPORT ON IN-CAMERA

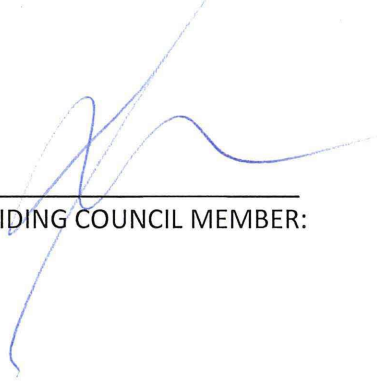
MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That the City support the potential 2022 Commonwealth Games, including the use of Westhills Stadium for rugby and the Juan de Fuca Recreation Centre for other sports, subject to demonstration of a viable business case for the Games, significant financial support from the federal and provincial governments, including financial support for security, and confirmation of the cost implications to the City of Langford.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:36 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer