## CITY OF LANGFORD BYLAW NO. 2105

## 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 One- and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the properties legally described as:
    - a) Lot 4, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-491, (781 Station Avenue);
    - b) Lot 5, Section 72, Esquimalt District, Plan 7280, PID No. 000-050-601, (775 Station Avenue); and
    - c) Lot 6, Section 72, Esquimalt District, Plan 7280, Except Part in Plans 7494 and 27503, PID No. 005-686-504 (771 Station Avenue);

as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CC1	2105	Lot 4, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-491, (781 Station Avenue);	a) \$2,850 per residential unit created towards the General Amenity Reserve Fund on the 1 <sup>st</sup> through 4 <sup>th</sup> storeys; and	No
		Lot 5, Section 72, Esquimalt District, Plan 7280, PID No. 000-050-601, (775 Station Avenue); and Lot 6, Section 72, Esquimalt District, Plan 7280, Except Part in Plans 7494 and 27503, PID No. 005- 686-504 (771 Station Avenue)	b) \$1,425 per residential unit created towards the General Amenity Reserve Fund on the 5 <sup>th</sup> and 6 <sup>th</sup> storeys; and c) \$750 per unit created towards the Affordable Housing Reserve Fund on the 1 <sup>st</sup> through 4 <sup>th</sup> storeys; and d) \$375 per unit created towards the Affordable Housing Reserve Fund on the the 5 <sup>th</sup> and 6 <sup>th</sup> storeys; and e) \$10.75 per m <sup>2</sup> of commercial gross floor	

	area created towards the General Amenity Reserve Fund.
B. This Bylaw may be cited for all purpos and 781 Station Avenue), Bylaw No. 2	ses as "Langford Zoning Bylaw, Amendment No. 694, (771, 77 105, 2022".
READ A FIRST TIME this 6 <sup>th</sup> day of Septem	ber, 2022.
PUBLIC HEARING held this day of , 202	3.
READ A SECOND TIME this day of , 202	3.
READ A THIRD TIME this day of , 2023	
APPROVED BY THE MINISTRY OF TRANSPO	ORTATION AND INFRASTRUCTURE this day of , 2023.
ADOPTED this day of , 2023.	
PRESIDING COUNCIL MEMBER	CORPORATE OFFICER

## Schedule A

