



# Staff Report to Council

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**DATE:** Monday, December 4, 2023

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z23-0010

**SUBJECT:** First Reading Report for Bylaw No. 1927 – Application to Rezone 957 Walfred Road from the (RS1) Residential Small Lot 1 Zone to the (RT1) Residential Townhouse 1 Zone

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## EXECUTIVE SUMMARY:

Kyle Velikovsky has applied on behalf of White Wolf Homes Ltd. to rezone 957 Walfred Road from RS1 (Residential Small Lot 1) to RT1 (Residential Townhouse 1) to allow for a townhouse development with approximately 17 units.

## BACKGROUND:

This application was reviewed by the Sustainable Development Advisory Committee on October 16<sup>th</sup>, 2023. The Committee recommended that Council direct staff to work with the applicant to address the below issues, to be presented at First Reading of the Bylaw, prior to Public Hearing:

1. Relocation of the front entrances (north face) of townhouse blocks “A” and “B”.
2. Detailing of a solid board fence on the north and east interior boundaries.
3. Landscaping and irrigation possibilities within the cul-de-sac bowtie.

Council received the Committee recommendation at their regular meeting on October 23<sup>rd</sup>, 2023, accepted the Committee recommendation, and directed staff as per above.

## COMMENTARY:

### Item 1 – Relocating the front entrances (north face) of Blocks “A” and “B”

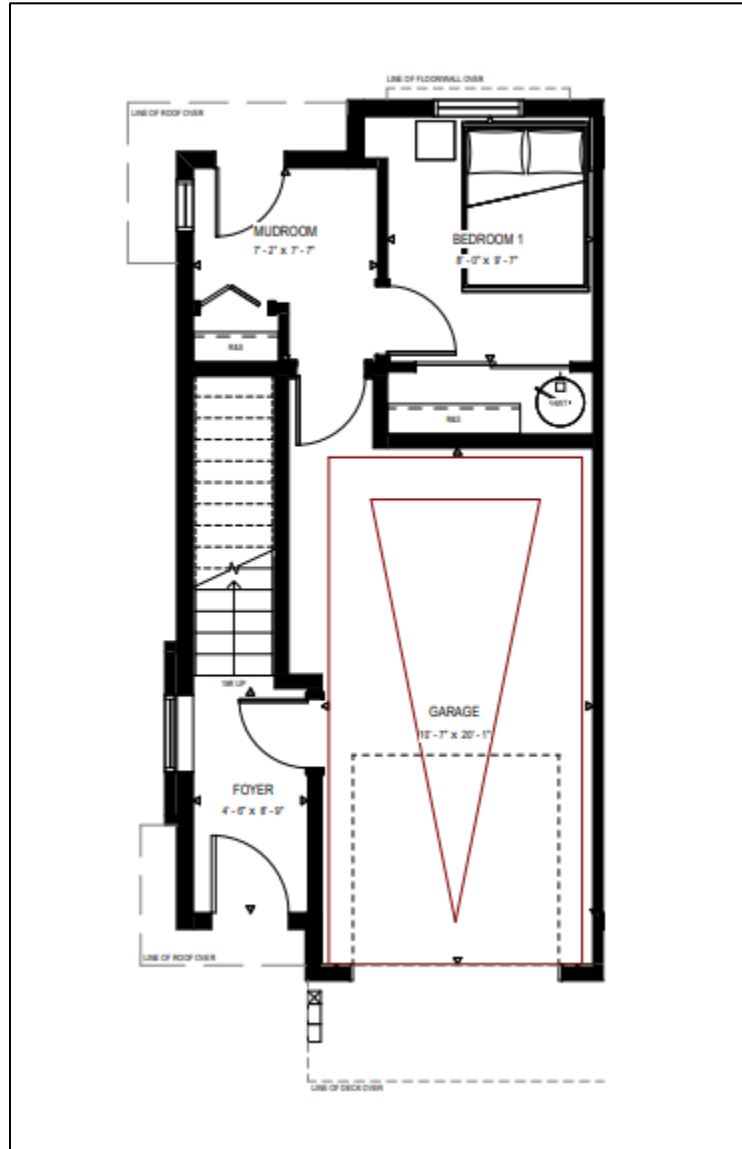
The applicant has looked into relocating the front entrance of Blocks “A” and “B” to the south, as per the Committee and Council’s request. This was requested to increase the privacy to the neighbouring property at 955 Walfred Road. The applicant has submitted revised floor plans for the units to reflect this change request, but it has resulted in a very unconventional layout.

**Figure 1: Revised Floor Plan**

As you can see to the right, if a resident was wanting to access their ground floor bedroom or mudroom (which leads to their outdoor space), they would need to go through the garage. This is due to the fact that the stairwell had to be flipped to face the front door.

The applicant looked into other options such as a switchback staircase, but it resulted in the loss of a bedroom on the upper floor. As the applicant is trying to construct family sized units, the option demonstrated in Figure 1 is the best option while locating the front door to the south.

The revised layout is not ideal and would negatively impact the use and enjoyment of the home, not to mention possibly inviting the conversion of the ground-floor bedroom into an illegal suite. Given this, the applicant is requesting that Council reconsider the location of the front doors for Blocks “A” and “B” and allow them to keep the front doors located on the north side. For comparison, the original floor plan with the front door on the north side has been included as Figure 2.

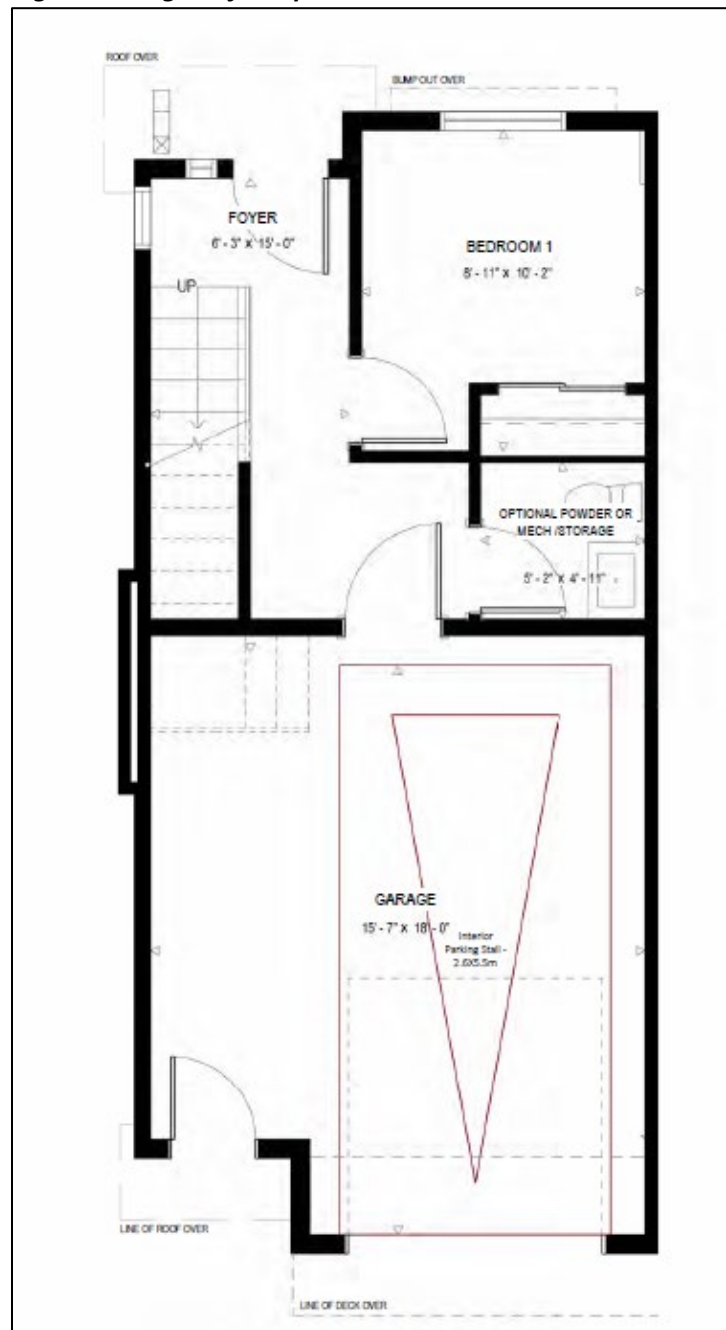


As shown in Figure 2, the original floor plan included a foyer at the formal front door to the north, with access to the ground floor bedroom. This allowed the garage to be oversized which would allow for additional storage options and bike parking. As shown, there was also a secondary door to the south from within the garage which residents will likely use when leaving the property by bike, taking out the garbage, and other day to day activities. Given this, the formal front door to the north would be primarily used for visitors, package delivery, etc. Council may wish to note that while locating the front door to the north is also a bit unconventional, the Fire Department is comfortable with it, subject to sufficient addressing and wayfinding signage. This kind of detailed design work will be determined at the time of development permit and building permit.

To address privacy concerns to the north at 955 Walfred, the applicant has shrunk the window sizes on the north façade. There will also be a solid board fence installed, as discussed in the next section of this report. For reference, the primary dwelling of 955 Walfred is 5.5 m away from property line and there is a grade change between the two sites. As the proposed development site sits higher than 955 Walfred Road, it's unlikely that residents of the townhomes would be able to see into the windows of 955 Walfred.

The original site plan has been attached to this report for reference. Given the challenges created by moving the front door to the south face of blocks "A" and "B", Council may wish to allow the applicant to proceed with their original design with the front doors on the north face.

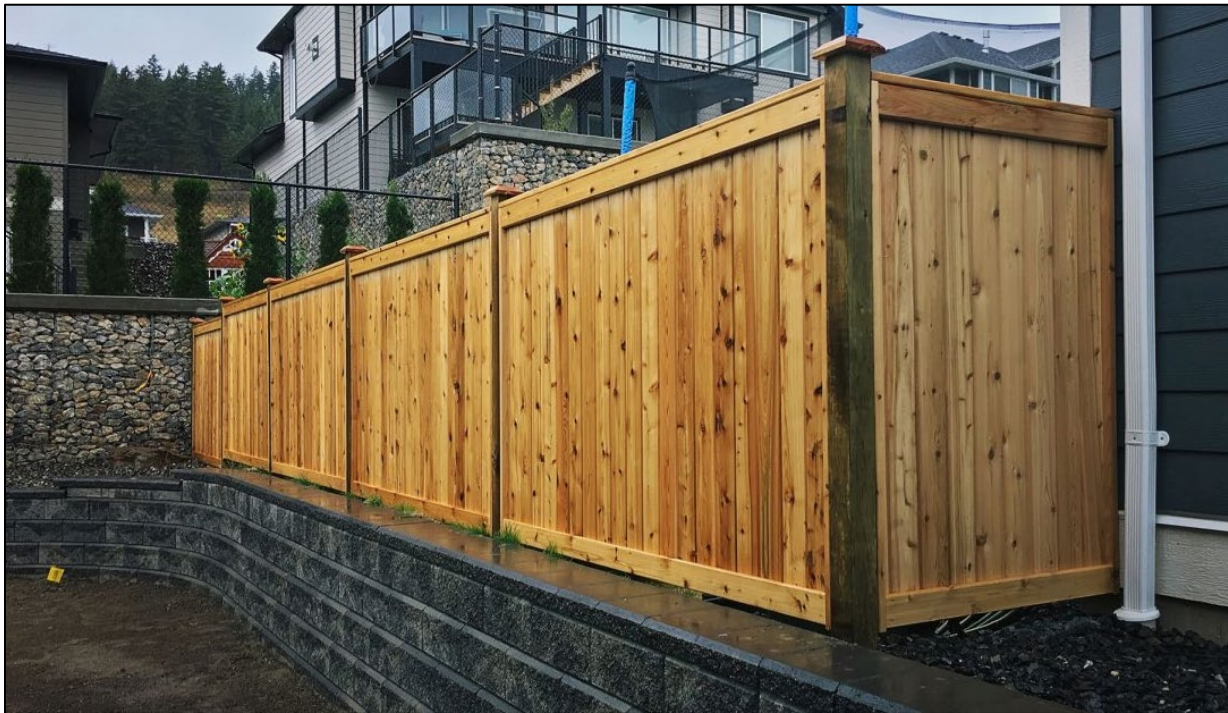
**Figure 2: Original floor plan**



Item 2 – Detailing of solid board fence on north and east interior boundaries

The applicant has provided a reference image of the six-foot fence they intend to install, as shown below in Figure 3.

**Figure 3: Fence style**



Council may wish to note that it is already a bylaw requirement embedded into the City's Zoning Bylaw to have a six-foot solid board fence installed along interior and rear property lines for multi-family projects (townhomes) abutting single family homes. Staff will further ensure the fence is included in the landscape plan as part of the Form and Character Development Permit process.

Item 3 – Landscaping and irrigation possibilities within the cul-de-sac

In discussion with the Engineering and Parks Departments, landscaping and irrigation within the cul-de-sac are possible. Bylaw No. 1000, the City's Subdivision and Servicing Bylaw, includes a standard for a 4-parking stall bowtie that allows for plantings, which is attached as Appendix A of this report. The applicant will be required to construct the cul-de-sac according to the bylaw. The reference image notes that the center of the bowtie (between planting areas) can be either hard-surfaced or artificial turf, but Council may wish to note that artificial turf has been removed as an option through a subsequent bylaw amendment. As such, the center of the bowtie will be stamped concrete with plantings on either side. As this is already embedded into Bylaw No. 1000, Council does not need to further secure this through a resolution.

Given that the applicant has addressed the three items outlined in Council’s resolution from October 23<sup>rd</sup>, 2023, they may wish to proceed with giving First Reading to Bylaw No. 1927 and directing staff to schedule a Public Hearing.

**OPTIONS:**

**Option 1**

That Council:

1. Give First Reading to Bylaw No. 1927.

AND

2. Allow the front doors of Blocks “A” and “B” to remain on the north face of the units, as per the original site plan.

AND

3. Direct staff to schedule a Public Hearing for Bylaw No. 1927.

**OR Option 2**

That Council:

1. Take no action at this time with respect to Bylaw No. 1927 until such time as the following items are addressed and reviewed by Council:
  - a. \_\_\_\_\_;
  - b. \_\_\_\_\_;
  - c. \_\_\_\_\_.

**SUBMITTED BY: Julia Buckingham, Planner II**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

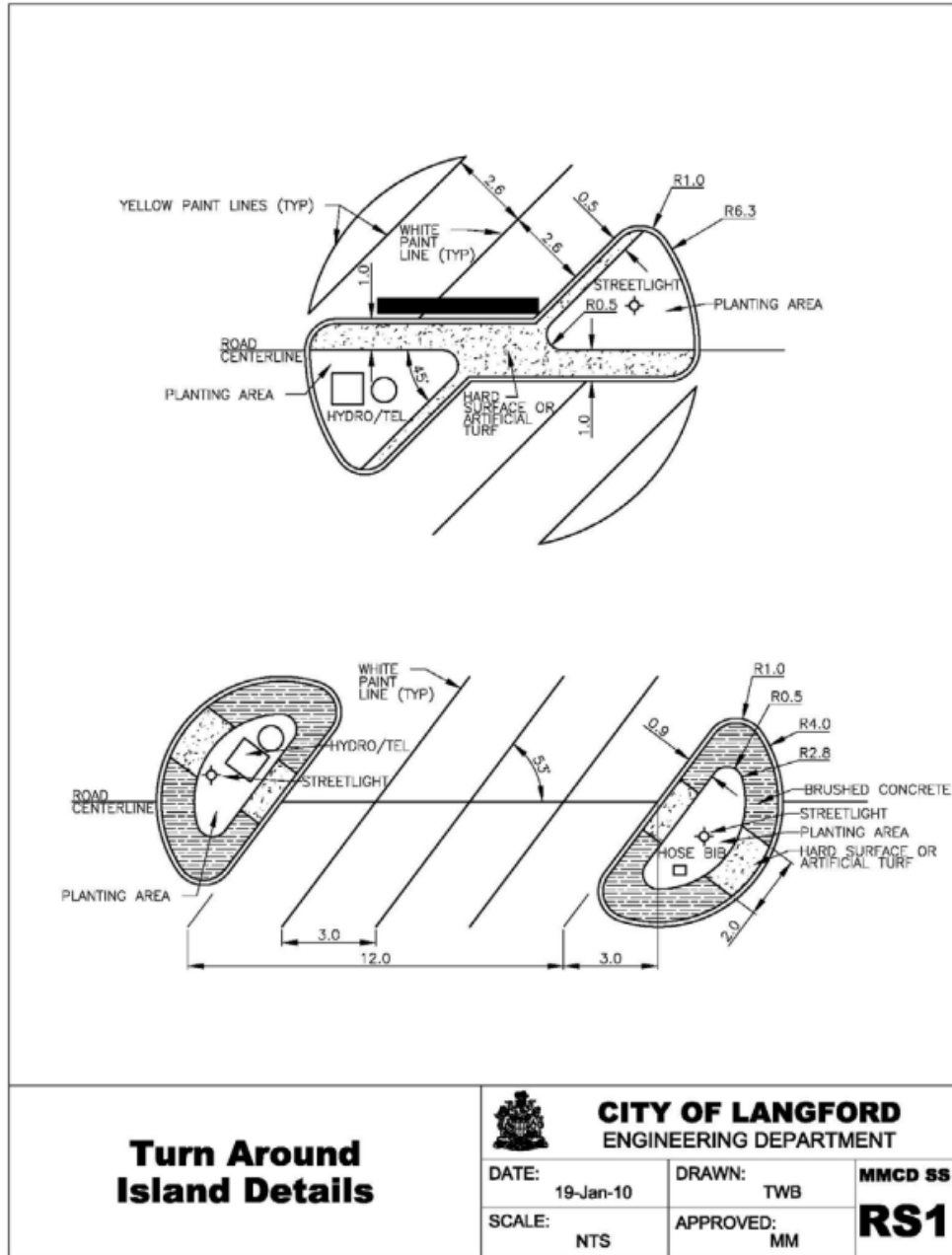
**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Deputy Director of Corporate Services

**Concurrence:** Braden Hutchins, Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

**Appendix A – Cul-de-sac bowtie with planting opportunities (top image)**



Last Revised: Bylaw 1817, February 2019



PROPOSED REZONING - TOWNHOUSES  
957 WALFRED, VICTORIA, BC



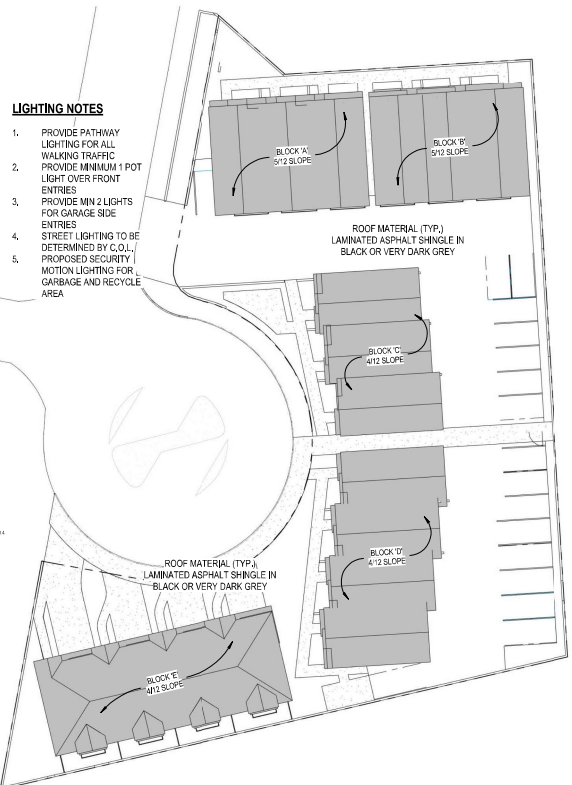
1 Site Plan  
1 : 192

**SITE PLAN FILL REGION LEGEND**

[Green]	PRIVATE-SITE GRASSYARD
[Light Green]	PLANTINGS AND/OR GRASS
[Grey]	PATHWAYS
[Dark Grey]	PAVING
[Red Hatched]	MUNICIPAL PATHWAYS/SIDEWALK

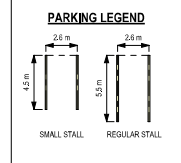
- LIGHTING NOTES**
1. PROVIDE PATHWAY LIGHTING FOR ALL WALKING TRAFFIC
  2. PROVIDE MINIMUM 1 POT LIGHT OVER FRONT ENTRIES
  3. PROVIDE MIN 2 LIGHTS FOR GARAGE SIDE ENTRIES
  4. STREET LIGHTING TO BE DETERMINED BY C.O.L.
  5. PROPOSED SECURITY MOTION LIGHTING FOR GARBAGE AND RECYCLE AREA

2 Site Plan - Roof context  
1 : 240

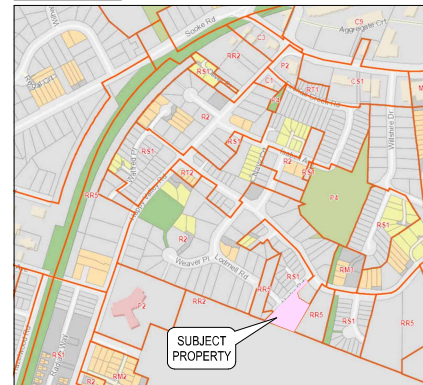


**PARKING**

LAND USE CATEGORY	TOWNHOUSE
TOTAL UNITS	17
REQUIRED PARKING SPACES PER DWELLING UNIT (34)	
REQUIRED VISITOR PARKING (4 VISITOR PARKING)	
TOTAL REQUIRED PARKING	38



VICINITY MAP



**PROJECT INFORMATION**

ADDRESS	957 WALFRED ROAD, LANGFORD
PID #	027-919-021
PROJECT DESCRIPTION	TOWNHOME REZONING
ALR	NO
DEVELOPMENT AREA	TBD
ZONING	CURRENT: RS1 PROPOSED: RT1
BEDROOMS	BUILDING A: 9 BUILDING B: 9 BUILDING C: 9 BUILDING D: 12 BUILDING E: 12
BATHROOMS	9 9 9 10 10
SUITE	NO

**FLOOR AREA RATIO**

LOT AREA	2668.1
FIRST FLOOR	BUILDING A: 68.4 BUILDING B: 68.4 BUILDING C: 65.9 BUILDING D: 89 BUILDING E: 127
SECOND FLOOR	128.2 128.2 127.6 168.4 199.8
THIRD FLOOR	142.5 142.5 148 194.4 202.3
SUBTOTAL	339.1 339.1 341.5 451.8 529.1
TOTAL	81.7 81.7 80.6 107.1 86.71
GARAGE	ALLOWED: 1330.6 - 3201.7 PROPOSED: 2000.6
FLOOR AREA RATIO	0.5 - 1.2 0.75

**LOT COVERAGE**

LOT AREA	2668.1
BUILDING	BUILDING A: 164.4 BUILDING B: 164.4 BUILDING C: 161.8 BUILDING D: 216 BUILDING E: 218.7
TOTAL FOOTPRINT	925.3
ALLOWED	925.3
TOTAL FOOTPRINT	1600.86
LOT COVERAGE	60% 35%

**SETBACKS**

* VARIANCE REQUESTED	ALLOWED	PROPOSED
FRONT SETBACK - CULDESAC	3m	3.3m
FRONT SETBACK - HINKS RD	3m	1.2m*
FRONT GARAGE SETBACK	5m	5m
REAR SETBACK - EAST	5.5m	1.5*
REAR SETBACK - SOUTH	5.5m	1.5*
INTERIOR SETBACK - N/E	1.5m	2.7m
INTERIOR SETBACK - N/W	1.5m	3.8m

**BUILDING HEIGHT**

AVERAGE GRADE	ASSUMED
AVERAGE FINISHED GRADE	ASSUMED
ALLOWED	PROPOSED
BUILDING 'A'	10m 9.19m
BUILDING 'C'	10m 9.34m
BUILDING 'E'	10m 9.24m



PHONE NUMBER:  
(778) 955-4944  
whitewolf@bcnexus.ca

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
1	2023-06-28	REVISIONS FOR PERMITTING
2	2023-06-28	REVISIONS FOR PERMITTING
3	2023-06-28	REVISIONS FOR PERMITTING
4	2023-06-28	REVISIONS FOR PERMITTING
5	2023-06-28	REVISIONS FOR PERMITTING
6	2023-06-28	REVISIONS FOR PERMITTING
7	2023-06-28	REVISIONS FOR PERMITTING
8	2023-06-28	REVISIONS FOR PERMITTING
9	2023-06-28	REVISIONS FOR PERMITTING
10	2023-06-28	REVISIONS FOR PERMITTING

RESERVED FOR CONSULTANT'S SEAL

FOR: WHITE WOLF HOMES  
LOCATION: 957 WALFRED RD, LANGFORD, BC

Project No. RVT 001  
Date: 2023-06-28  
Designed By: EEL  
Drawn By: EEL  
Checked by: EEL

Site Plans, Site Data  
X-000

Scale: As Indicated

**CITY OF LANGFORD  
BYLAW NO. 1927**

**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 deleting from the Residential Small Lot 1 (RS1) Zone and adding to the Residential Townhouse (RT1) Zone the property legally described as:  
  
a) Lot 1, Section 84, Esquimalt District, Plan VIP86631, PID No. 027-919-021 (957 Walfred Road)  
  
as shown shaded on Schedule A attached to and forming part of this Bylaw.
2. By removing the amenity contributions required through Bylaw No. 1261 from Table 1 of Schedule AD and 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
RT1	1927	Lot 1, Section 84, Esquimalt District, Plan VIP86631, PID No. 027-919-021	a) \$610 per townhouse unit towards the Affordable Housing Reserve Fund; and  b) \$3,660 per townhouse unit towards the General Amenity Reserve Fund;	No



B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 706, (957 Walfred Road, Bylaw No. 1927, 2023".

READ A FIRST TIME this    day of    , 2023.

PUBLIC HEARING held this    day of    , 2023.

READ A SECOND TIME this    day of    , 2023.

READ A THIRD TIME this    day of    , 2023.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this    day of    , 2023.

ADOPTED this    day of    , 2023.

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PRESIDING COUNCIL MEMBER

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CORPORATE OFFICER

Schedule A

