



City of Langford

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Staff Report to Planning, Zoning and Affordable Housing Committee

Date: July 12, 2021
Department: Planning
Application No.: TUP21-0003
Subject: Application to allow for Commercial and Tourism based uses on leased land along Station Ave.

PURPOSE

City of Langford staff have been working with the Island Corridor Foundation (ICF) on the Station Avenue Revitalization Project (SARP) to repurpose and beautify a stretch of the E&N rail corridor running through Langford's City Centre. This project will focus on the creation of a Cultural Precinct for residents and tourists to discover local businesses, artists and eateries. Additionally, the informal parking between Jacklin Rd. and Veterans Memorial Parkway will see a reorganization and restructuring, resulting in formal stalls, site grading, servicing upgrades and general beautification. As this is a unique undertaking and the current lands have numerous zoning designations (as identified in Table 1), the purpose of this TUP on the properties described as; Lot 2, Section 73, Esquimalt District, Plan VIP86164, PID No. 009-019-898; Lot 1, Section 5, Esquimalt District, Plan VIP86164, PID No. 024-749-478; and Lot A, Section 72, Esquimalt District, Plan VIP65130, PID No.023-825-600, is to allow for the following uses:

- Artist or craftsperson studio
- Cultural facility
- Licensed Premise
- Office
- Parking facility
- Public Assembly and Entertainment uses
- Recreation facility, outdoor
- Restaurant
- Retail Store
- Tourist information centre
- Transportation terminal

Additional uses already permitted within every zone as per the Zoning Bylaw No. 300 include:

- Parks
- Accessory uses

BACKGROUND

The City of Langford was approached by the ICF regarding the revitalization of a significant portion of lands adjacent to the E&N Railway corridor between Jacklin Rd. and Veterans Memorial Parkway in Langford City Centre that for many years has been used as informal parking for residents, construction and business employees, recreation and second vehicles and unfortunately derelict vehicles. The City of Langford has recently agreed upon a 30-year lease with the ICF for use of these lands.

The Provincially established Gas Tax Fund (GTF) is available to the City to fund this project. This fund is subject to provincial auditing and therefore the use of these funds must meet specific criteria. City Staff have engaged the Province to ensure that the proposed works are a justified use of the GTF, and can confirm that the proposed project falls under and meets the criteria for a “Cultural Precinct” and shall be developed as such.

In order to prove out this Cultural Precinct, City Staff are proposing this TUP prior to an official rezoning of the lands in perpetuity. Should this project thrive and manage to be sustainable in the long term, an official rezoning of the lands may occur in the future. Staff anticipate that construction work on this project could be completed by Spring 2022.

Should Council approve the TUP, staff will research the appropriate mechanism in which to enact and uphold City of Langford regulations for Public and Open Space use.

Table 1: Site Data

<i>Applicant</i>	City of Langford	
<i>Owner</i>	Island Corridor Foundation	
<i>Civic Address</i>	860 Station Avenue	
<i>Legal Description</i>	Lot 2, Section 73, Esquimalt District, Plan VIP86164, PID No. 009-019-898; Lot 1, Section 5, Esquimalt District, Plan VIP86164, PID No. 024-749-478; Lot A, Section 72, Esquimalt District, Plan VIP65130, PID No.023-825-600	
<i>Size of Property</i>	33,120m ² approximate	
<i>DP Areas</i>	City Centre DPA	
<i>Zoning</i>	Existing: C3, C8A, C8, CS1, M2, MU1, MU1A, MU2, R2, RM2, RM4, RM7	Proposed: Maintain zoning designations, with permission to operate uses listed in the proposed.
<i>OCP Designation</i>	Existing: City Centre	Proposed: N/A

SITE AND SURROUNDING AREA

The site is a long corridor running through the City Centre, stretching from Veterans Memorial Parkway to Jacklin Road along Station Avenue. Due to the length and location of this site, the subject site adjoins many properties and a wide variety of uses including Commercial, Service Commercial, Light Industrial, Multi-Family Residential, and Residential. The proposed uses shall be complementary and not competitive to existing uses and businesses of the surrounding properties.

Table 2: Surrounding Land Uses

Adjacent Zonings	Use
C8 (Community Town Centre Pedestrian)	Mixed Multi-family and Commercial
C8A (Community Town Centre Pedestrian A)	Commercial
C3 (District Commercial)	Commercial
CS1 (Service Commercial)	Commercial-Light Industrial
M2 (General Industrial)	Commercial- Light Industrial
MU1 (Mixed Use Residential Commercial)	Mixed Multi-family and Commercial
MU1A (Mixed Use Residential Commercial A)	Mixed Multi-family and Commercial
R2 (One- and Two-Family Residential)	Residential
RM2 (Attached Housing)	Multi-family Residential
RM4 (Apartment)	Multi-family Residential
RM7 (Medium-Density Apartment)	Multi-family Residential

OFFICIAL COMMUNITY PLAN

The City Centre as defined by the Official Community Plan (OCP) includes:

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs:
- **A place where a wide range of public squares, parks, and open spaces are integrated throughout;**
- **A place of community gathering and celebration where civic uses and public buildings are key landmarks; and**
- **A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.**

This proposal incorporates a number of the City Centre goals through the creation of this Cultural Precinct.

DEVELOPMENT PERMIT AREAS

This site is located entirely within the City Centre Development Permit Area. Therefore, the development of these lands would typically require a development permit. City Staff are proposing that Council waive

the requirement of a Development Permit for the Form and Character of this Commercial area provided that this site is developed in accordance with the renderings attached as Appendix A.

It is noted that the renderings include constructed wood kiosk structures, food trucks, converted shipping containers, and perhaps other types of structures. Exterior design elements will be added to the structures as much as possible to make the space attractive, and to encourage residents to use the public spaces. The shipping containers in particular may not entirely fit into the Design Guidelines; however, Council may agree that this range of structure types is appropriate in this case due to the new and innovative nature of the proposal, as well as the temporary time frame. Converting some of the temporary or mobile structures into permanent structures could be considered should this Cultural Precinct become a permanent use of the lands.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The proposed project looks to add value and infrastructure upgrades to the existing transportation network. With a regional trail located on the other side of the E&N tracks, and bike lanes nearby, pedestrians and cyclists will have a new Langford destination to target by way of safe and environmentally friendly methods. Additionally, the formalization of park and ride and commuter parking will provide additional opportunities for alternative transportation methods as BC transit is quite established on Station Ave.

INFRASTRUCTURE

The Engineering department is overseeing the infrastructure upgrades that will be necessary to serve the proposed land uses and site development. The following upgrades for the Station Avenue site can be implemented through the Gas Tax Fund:

- Hydro and water servicing upgrades
- Sewer connection
- Frontage and accessibility improvements
- Drainage (grading and stormwater management)

NEIGHBOURHOOD CONSULTATION

City staff have established a direct line of communication for residents to communicate concerns and questions regarding the project and how it is anticipated to integrate within the neighbourhood. Information and stakeholder sessions are being held to incorporate the needs and concerns of the communities that are anticipated to be utilizing business and artisan spaces.

FINANCIAL CONTRIBUTIONS

There are no financial contributions required as part of the TUP application and process. As noted, the majority of the Station Avenue Revitalization Project will be funded by the GTF as a under the heading of "Cultural Precinct".

Impacts on municipal revenue and expenses are anticipated to be minimal. Revenue through the leasing of business spaces and studios is anticipated to cover the maintenance expenses.

OPTIONS

Option 1

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

1. Direct staff to provide notice that Council will consider issuing a Temporary Use Permit for a period of three years for the lands identified on Appendix B, to allow for the following uses:
 - a. Artist or craftsperson studio
 - b. Cultural facility
 - c. Licensed Premise
 - d. Office
 - e. Parking facility
 - f. Public Assembly and Entertainment uses
 - g. Recreation facility, outdoor
 - h. Restaurant
 - i. Retail Store
 - j. Tourist information centre
 - k. Transportation terminal

2. That Council waive the requirement of a Form and Character Development Permit provided that the site is developed in substantial accordance with the renderings attached as Appendix A.

OR Option 2

3. Recommend that Council reject this application for temporary use permit.

Respectfully submitted,

Submitted by:	Wolfgang Schoenefuhs, Planning Technician – Approved
Concurrence:	Donna Petrie, Manager of Business Development and Events - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services – Approved
Concurrence:	Chris Aubrey, Fire Chief – Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement - Approved
Concurrence:	Yari Nielsen, Manager of Parks and Recreation - Approved
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering – Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Acting Director of Planning - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:WCS

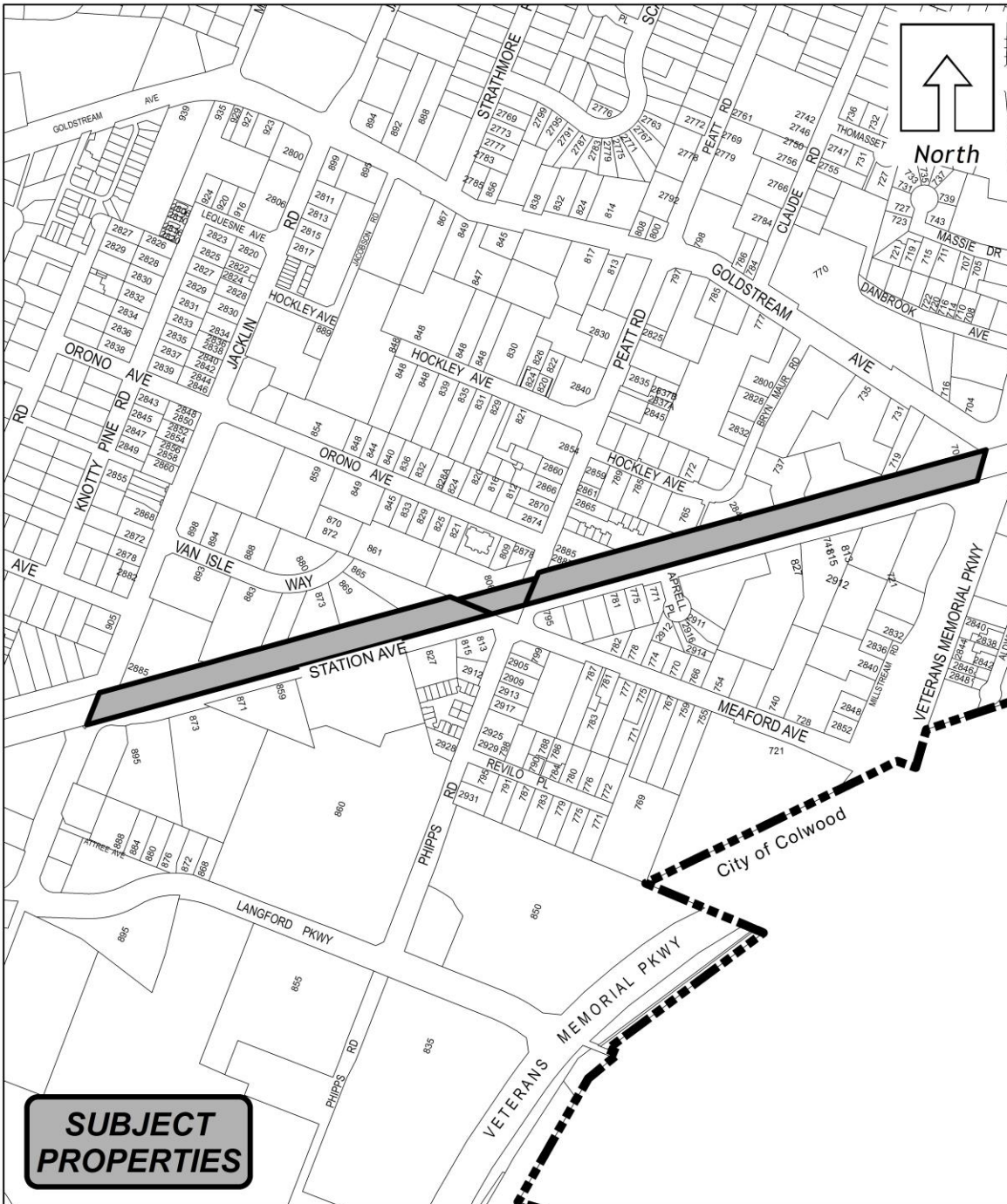
Appendix A





Appendix B

**TEMPORARY USE PERMIT
(TUP21-0003)
Island Corridor Foundation Lands**



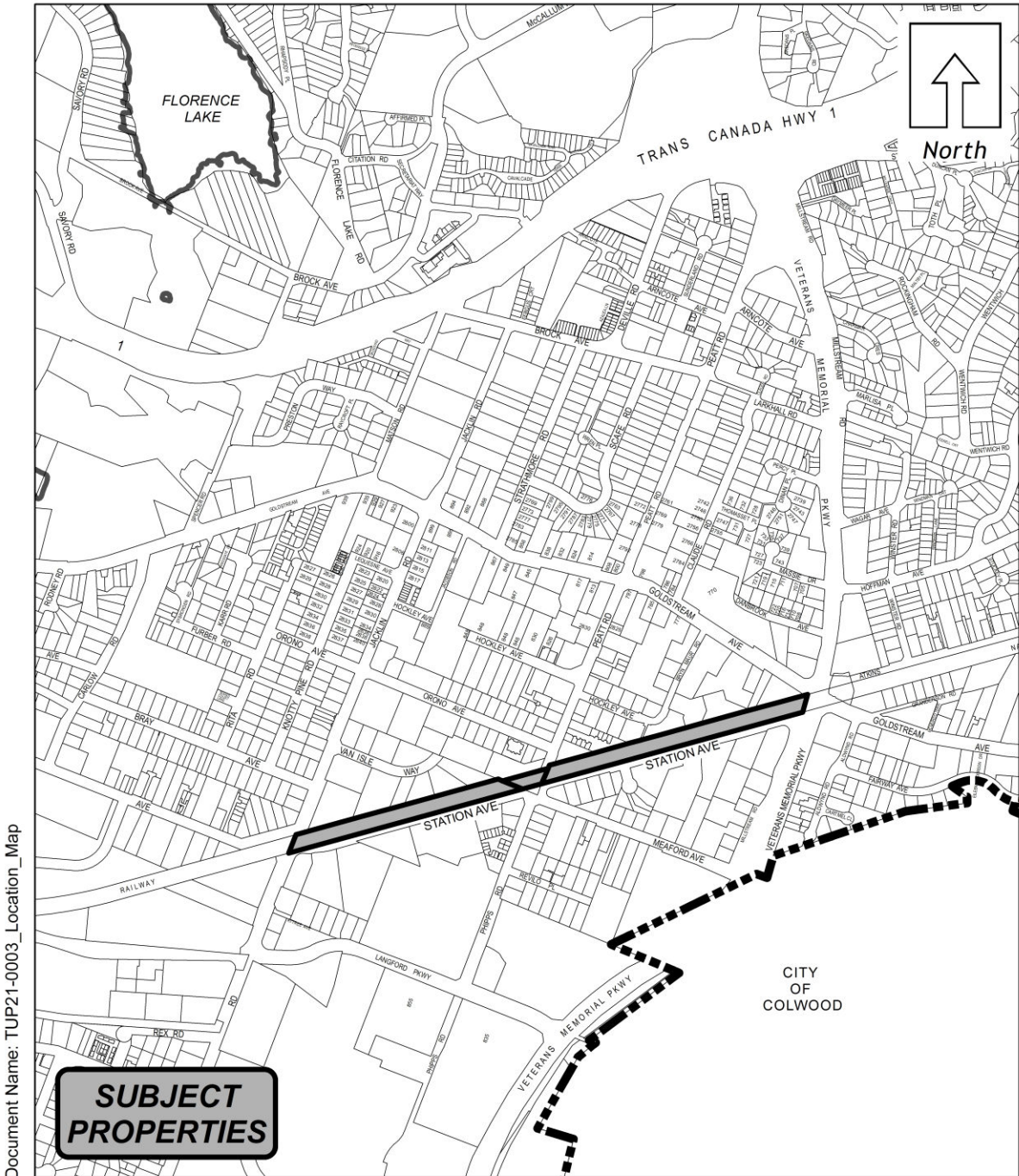
Document Name: TUP21-0003_Site_Map

Scale: N.T.S.

Last Revised: 7/6/2021

Appendix C

**TEMPORARY USE PERMIT
(TUP21-0003)
Island Corridor Foundation Lands**



Document Name: TUP21-0003_Location_Map

Scale: N.T.S.

Last Revised: 7/5/2021