

CITY OF LANGFORD BYLAW NO. 2199

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 CC1 (City Centre 1) Zone the properties legally described as:

- Lot 4, Section 79, Esquimalt District, Plan 18207, PID No. 000-129-844 (2866 Rita Road);
- Lot 11, Section 79, Esquimalt District, Plan 17397, PID No. 000-769-941 (950 Bray Avenue); and
- Lot 12, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-997 (2870 Rita Road);

as shown shaded on Schedule A 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	2199	<ul style="list-style-type: none"> · Lot 4, Section 79, Esquimalt District, Plan 18207, PID No. 000-129-844 (2866 Rita Rd); · Lot 11, Section 79, Esquimalt District, Plan 17397, PID No. 000-769-941 (950 Bray Ave); and · Lot 12, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-997 (2870 Rita Rd) 	<ul style="list-style-type: none"> a) \$2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) \$1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) 1,425 per non-market residential unit created towards the General Amenity Reserve Fund; and d) \$750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and e) \$375 per unit created towards the Affordable Housing Reserve Fund on the the 5th and 6th storeys; and f) \$375 per non-market residential unit created towards the General Amenity Reserve Fund; g) That the total contribution to the General Amenity Reserve Fund as specified in a) through c) may be reduced by the amount equal to the cost of constructing the sidewalk extension beyond the frontage on Rita Road to the corner of Tennis Court Lane, to the satisfaction of the Director of Engineering. 	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024".

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

