

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, June 20th, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

CAO J. Bowden, Deputy Clerk, L. Kaercher, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

ABSENT

Mayor Young

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Agenda as ADD: Agenda item 9(a2) Brochure – Humanitarian Aid Project.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1622

"Langford Zoning Bylaw, Amendment No. 453, (2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6), 2016".

The Mayor opened the Public Hearing for Bylaw No. 1622 at 7:04 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 Ron Coutre of Goldstream Heights Properties Ltd. and Southpoint Partners Ltd. and Blair Robertson of Totangi Properties Ltd. have applied to amend the zoning of 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6 by amending the text of the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone with respect to land use, an overall reduction in development density and amenity contribution requirements.

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

In support of this application, the applicant has agreed to provide the following:

1. An amenity contribution of \$2,000 per SFE towards the general amenity reserve fund to replace the existing amenity contribution requirements;
2. Construct park and trail improvements as required by the City;

The applicant is proposing that the existing Master Development Agreement registered on title of the subject properties be revised as part of this application. A draft of the proposed new MDA is with the City’s solicitor for review. Some of the proposed changes include removing the following requirements:

- The construction of a public plaza by 1410 dwelling units;
- The establishment of at least 5 commercial or institutional uses in the zone by 1410 dwelling units;
- The dedication of a firefighting training area;
- The creation of a community garden;
- Subsequent environmental reports/plans including: integrated pest management plan, retention of wildlife corridors and water quality monitoring of downstream waterbodies including Florence Lake and Spencer’s Pond;
- Specific green building requirements, including: use of permeable paving materials, energy efficiency rating level, On-site renewable energy system, diversion of at least 50% of construction waste and requirement for a third-party audit of development permit applications;

The applicant wishes to retain the requirement for the public plaza within the mixed-use core, but remove the requirement for it to be constructed prior the development of more than 1410 dwelling units. A concept plan would still be required prior to the issuance of any DP in Area IV – Mixed Use Core, and the plaza would be constructed as part of the works approved for adjoining buildings.

There are four Areas of the CD12 Zone (IV, V-A, V-B and VI) that only, or primarily, permit commercial uses. Area III also permits commercial uses as part of a mixed-use building. Due to this, there is minimal risk that fewer than 5 commercial uses will be incorporated into the development.

The dedication of the firefighting training area and community garden were to occur within the lands dedicated as open space, so the City may still allocate space for these uses if desired and/or needed.

The environmental reports/plans/conditions specified in the MDA can be secured where applicable as part of the Development Permit or Subdivision approval processes.

The applicant is proposing to retain the requirement to certify each building pursuant to a third-party green building certification system (such as Built Green, LEED-NC, or similar), and proposes that Council accept this as meeting the intent of creating a green development in lieu of the other more specific requirements.

Finally, the MDA contains conditions that restrict development to a certain trigger point until various road improvements are constructed. Once such improvement - the Leigh Road Interchange - has been completed since this Agreement was first written, and another - the Echo Valley Dr connection to the northern zone boundary adjoining the CD6 (Bear Mountain) Zone - has been deemed unnecessary as part of a recent traffic impact assessment. Therefore, references to these works may be removed from this MDA. Council is considering establishing a new Local Service Area to fund the Bear Mountain Parkway construction, so references in the MDA to this road may be removed and/or adjusted should this LSA be successful. In the event that the LSA is not created, the City can still require road construction from the property owner at the time of subdivision.

The applicant has also requested that a new clause be inserted into the MDA which would allow certain improvements such as playgrounds or trails constructed on open space land transferred to the City to be DCC creditable.

This proposal is consistent with the Official Community Plan Neighbourhood Centre, Hillside or Shoreline and Business or Light Industrial designations and notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Mr. Ron Coutre of Goldstream Heights Properties Ltd and the proponents addressed Council and provided a verbal outline of the proposed development.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1622 closed at 7:16 p.m.

b) BYLAW NO. 1624

"Langford Official Community Plan Bylaw, Amendment No. 20, (1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella), 2015".

c) BYLAW NO. 1623

"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1624 and Bylaw No. 1623 at 7:16 p.m.

Acting Mayor Seaton 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. Acting Mayor Seaton 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 Eric Gerlach of Ecoasis Developments LLP and Philip Selbee of 0877319 BC Ltd. have applied to amend the Official Community Plan designation of Bear Mountain Remainder properties from "Open Space" to "Hillside or Shoreline and to amend the zoning of Bear Mountain Remainder properties by creating a new CD6A (Bear Mountain Comprehensive Development A) zone which would be similar to, but have different uses, densities and amenity contribution requirements than the existing CD6 zone, while retaining CD6 zoning for the developed portions of the Bear Mountain comprehensive development.

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

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In support of these/this application, the applicant has agreed to provide the following:

1. An amenity contribution of \$2500 per SFE towards the general amenity reserve fund to replace existing amenity contribution requirements;
2. Construct park and trail improvements as required by the City;

The applicant is proposing that the existing Master Development Agreement registered on title of the subject properties be revised as part of this application. A draft of the proposed new MDA is with the City's solicitor for review. Some of the proposed changes include:

- amending the design covenant aspects of the agreement to provide more latitude to Bear Mountain with respect to building form and character, and specifically allowing West Coast Contemporary architecture in addition to the existing Traditional Arts and Crafts theme;
- providing clarity with respect to the sprinklering of buildings;
- removal of conditions relating to the completion of the Bear Mountain Parkway, as this is to be completed through a proposed Local Service Area;
- revising language in the Master Development agreement with respect to environmental management and stormwater management, given the extent of works that have already been provided;
- including a new open space plan to the master development agreement;

There are several elements of the current MDA which have been satisfied through the development to-date at Bear Mountain. These restrictions are to be removed from the remaining development lands through this revision to the MDA. This application does not propose to alter or amend the Master Development Agreement with respect to the developed portions of the CD6 Bear Mountain Comprehensive Development zone.

The applicant has applied concurrently to amend a portion of the lands at Bear Mountain from "Open Space" to "Hillside or Shoreline". The rezoning proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

Submissions stating their concerns were received from Skyline Park Strata, M.s Elaine Limbrick and John and Hannah Nuttal.

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

The Acting Mayor called a first time for presentations.

Eric Gerlach of Ecoasis Developments LLP and Philip Selbee of 0877319 BC Ltd. Addressed Council and provided an overview and highlights of the proposed development.

Mr. Erwin Allerdings on behalf of Skyline Park Strata addressed Council and read his submission requesting Council consideration regarding their concerns of Property Asset and Human Safety, Riparian Zone Preservation and Wildlife Habitat Corridor.

Mr. Don Page of 515-1400 Lynburn Pl addressed Council opposed to Bylaw No. 1623.

Ms. Elaine Limbrick of 417-1400 Lynburne Place addressed Council and read her submission opposed to Bylaws No. 1624 and 1623.

Acting Mayor Seaton called a second time for presentations.

Mr. Lee Griff of 204-1324 Bear Mountain Pkw addressed Council and asked the definition of "Hillside".

The City Planner provided the OCP definition of "Hillside".

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1624 and Bylaw No. 1623 closed at 7:59 p.m.

d) BYLAW NO. 1633

"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1633 at 7:59 p.m.

Acting Mayor Seaton 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 Jared Steingard of Westbrook Consulting Ltd. has applied on behalf of Cottyn Developments Inc. and 0939916 BC Ltd. to amend the zoning of 1021 and 1053 Englewood Ave from the RR2 (Rural Residential 2) Zone and adding to the R2A (One- and Two Family Residential A) Zone.

This is being proposed in order to allow for the development of a residential subdivision with approximately 29 lots.

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

In support of these/this application, the applicant has agreed to provide the following:

1. \$6000 per single family equivalent unit towards the City's General Amenity Reserve fund; and
2. \$1000 per single family equivalent unit towards the City's Affordable Housing reserve fund;
3. Provide an advisory, registered on title, noting that the property is in proximity to the SVI Rangers gun range and permitted agricultural uses;
4. And the applicant will widen an existing trail from 1.5m to 2m;

This proposal is consistent with the Official Community Plan Neighbourhood designation. Notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Mr. Jared Steingard of Westbrook Consulting Ltd addressed Council and provided an overview of the proposed development.

Mr. Doug Walker of 1013 Sandalwood Crt addressed Council and requested the proposed development be similar to the homes and lot sizes in the Sandalwood subdivision. Mr. Walker asked that the road barrier be kept in place during the course of construction and that the pond be saved.

The City Engineer advised that a traffic management plan will be done prior to construction.

Acting Mayor Seaton called a second time for presentations.

Ms. Ann Nicole of 1018 Englewood addressed Council and asked that the pond be saved.

The City Engineer advised that it is not possible to save the storm retention pond.

Mr. Steingard advised the pond is not contiguous with any other body of water and that the pond does not have enough levitation for a storm water pond.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1633 closed at 8:12 p.m.

- e) **BYLAW NO. 1641**
"Langford Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016".
- f) **BYLAW NO. 1642**
"Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1641 and Bylaw No. 1642 at 8:12 p.m.

Acting Mayor Seaton 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. Acting Mayor Seaton 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 Rohan Rupf of KeyCorp Developments has applied on behalf of the Redington Property Group Ltd. to amend the Official Community Plan designation of 647 and 667 Redington Ave and 2478 and 2482 Selwyn Rd from Neighbourhood to Mixed-Use Employment Center and to amend the zoning from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) Zone.

This is being proposed in order to allow for a mixed-use development consisting of mini storage, apartments and townhouses.

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

In support of these/this application, the applicant has agreed to provide the following:

1. \$3660 per dwelling unit towards the General Amenity Reserve Fund;
2. \$661 per dwelling unit towards the Affordable Housing Reserve Fund;
3. Provide traffic signage, as required by the City Engineer, on Reddington Avenue;
4. A construction parking management plan;
5. Provide the required FUS calculation for the proposed development prior to subdivision;
6. Construct pedestrian connectivity between Reddington and Selwyn;
7. Construct a trail connection between Selwyn Road and Bellamy Link, including a bridge across Millstream Creek, and that this may be accepted as partial payment of the required General Amenity Reserve fund contribution;

This proposal is consistent with the Official Community Plan Neighbourhood and Mixed-Use Employment Centre designation. Notifications and advertisements have been placed as required by Council policy.

A submission was received from Lorna and Floyd Lewis stating their concerns with respect to the proposed development.

The Acting Mayor called a first time for presentations.

Rohan Rupf of KeyCorp Developments addressed Council and provided an overview of the proposed Development.

Mr. Terry Meagher of 2357 Selwyn Rd addressed Council and stated he has concerns with street parking and traffic speed on Selwyn.

Ms. Alisha Lemmen of 607 McCallum Rd addressed Council opposed to the proposed development.

Ms. Cheryl Secom of 2414 Selwyn Rd addressed Council opposed to the proposed development.

Acting Mayor Seaton called a second time for presentations.

Ms. Terry Cottyn of 2451 Selwyn Rd addressed Council and stated her concerns with respect to traffic.

Ms. Neela Doidge of 671 Redington Ave addressed Council opposed to the proposed development.

Ms. Lorna Lewis of 617 Redington Ave addressed Council opposed to the proposed development.

Mr. Rupf addressed the following concerns:

- The development has 130 units with 205 parking stalls on site;
- Currently the residents on Selwyn are using the side of the road to park their own trailers and trucks;
- A biologist report was prepared in the fall and has confirmed there are no endangered species on site, specifically the sharp tail snake;
- A traffic report has been prepared and submitted to the City;
- The property is currently zoned for development;
- The proposed development is for apartment and does not have low income.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1641 and Bylaw No. 1642 closed at 8:45 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – May 16th, 2016

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Regular Meeting of Council held on May 16th, 2016.

CARRIED.

b) Minutes of the Special Meeting of Council – June 1st, 2016

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council approve the Minutes of the Special Meeting of Council held on June 1st, 2016.

CARRIED.

5. **RECEIPT OF OTHER BOARD AND COMMISSION MINUTES**

a) West Shore Parks & Recreation Society Board of Directors – April 14th, 2016

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council receive the West Shore Parks & Recreation Minutes for April 14th, 2016.

CARRIED.

6. PUBLIC PARTICIPATION

Laura Davis, West Shore Arts Council address Council regarding Agenda item 10(f).

7. TEMPORARY USE PERMIT

a) TUP16-0001 - #115 – 963 Langford Parkway

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Temporary Use Permit No. TUP16-0001 for the City of Langford to Vicky NG, Kumon West Shore to permit the operation of Kumon Math and Reading Centre after school program at #115 – 963 Langford Pkwy subject to the following terms and conditions:

1. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) Proceed with the consideration of this Temporary Use Permit for a school on the property at #115 - 963 Langford Parkway for a period of three (3) years;
- b) Direct staff to amend the Zoning Bylaw to allow for a school in the CD2 – Area A (Hull’s Field) zone

CARRIED.

8. DEVELOPMENT VARIANCE PERMIT

a) DVP 15-0018 – 3030 Jacklin Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP15-0018 for the City of Langford to Bobby Bains to vary the minimum lot coverage and parking stalls to permit the construction of a mixed-use building with approximately 12 residential apartment units and approximately 35m² of commercial floor space on the ground floor at 3030 Jacklin Rd subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) That Section 6.51A.05 (2) of Zoning Bylaw No. 300 be varied to decrease the minimum required lot coverage from 50% to 42%; and
- b) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to decrease the required parking stalls from 19 to 18 for the proposed mixed-use development at 3030

Jacklin Road which consists of 12 residential units and 35m² (375ft²) subject to the condition below.

3. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

- a) That the applicant provide, a \$7,500 contribution to the City of Langford's General Amenity Reserve Fund to be used for a downtown parking structure prior to issuance of a Development Permit.

CARRIED.

b) DVP16-0006 – 2176 Champions Way

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0006 be issued by the Council for the City of Langford to Cindy Scott, KC Custom Designs Ltd. to vary the rear lot line setback to accommodate a covered patio at 2176 Champions Way subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied from 10 m to 6.3 m for the patio roof element only ; and
 - i. That the site is developed in accordance with the plan attached.

CARRIED.

9. COMMITTEE RESOLUTIONS

a) Protective Services Committee – May 24th, 2016

1. Mayor Philip Germuth, Mayor of Kitimat re COREY Motorcycle Safety GLP-M

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the letter dated April 15, 2016 addressed to Premier Christy Clark from Philip Germuth, Mayor District of Kitimat and copied to UBCM Communities regarding implementation of the Graduated Licensing Program for Motorcycles with Training and Power Restrictions and send a letter of support for the initiative.

CARRIED.

2. Humanitarian Aid Projects
- Verbal – Councillor Szpak

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council appoint Councillor Szpak and the Fire Chief to work with the community to create a pictorial and illustrative tribute to Langford's humanitarian aid projects that celebrate Langford's legacy as a caring community.

CARRIED.

b) Planning Zoning & Affordable Housing Committee – June 13th, 2016

1. Application to Rezone 967A Isabell Avenue from R2 to RS3 to allow for a 5 fee simple lot (Planning Z16-0004)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 967A Isabell Avenue from R2 to RS3, subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new 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 applicant provides, prior to Public Hearing, an FUS report prepared by a professional Engineer that demonstrates adequate water pressure is available to the site.
 - 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 full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
 - ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
 - iii. That a Construction Parking Management Plan be provided prior to any alteration of the land.
2. That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround rather than the required cul de sac.

CARRIED.

2. Application to Rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a future subdivision of five new single-family residential lots. (Planning Z16-0010)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council reject this application to rezone 592 Phelps Avenue from R2 (One and Two Family Residential) to RS3 (Residential Small Lot).

CARRIED.

3. Application to Vary Front, Rear and Side Yard Setbacks on 2030 Country Club Way and 1445 Bear Mountain Pkwy (File No. DVP16-0008)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for the property at 2030 Country Club Way and 1445 Bear Mountain Pkwy:

- a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
- b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
- c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
- d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
- e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
- f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
- g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
- h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
- i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
- j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

Subject to the following terms and conditions:

- i) That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
- ii) That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
- iii) That the site is developed in accordance with the plan attached to this report as Appendix A;
- iv) That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

CARRIED.

At 8:56pm Councillor Blackwell left the meeting due to a conflict of interest.

4. Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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 unit prior to subdivision approval:
 - i) \$2,562 towards the General Amenity Reserve Fund; and
 - ii) \$610 towards the Affordable Housing Reserve Fund.
 - b) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - i) That the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;
 - ii) The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;
 - iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and
 - iv) That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.
2. Amend the MU1A zone to:
 - a. To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.

3. Amend the CS1 zone to:
 - a. To permit offices as a permitted use;
 - b. To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.
4. Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.
5. Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.

CARRIED.

At 9:58pm Councillor Blackwell returned to the meeting.

c) Transportation and Public Works Committee – June 14th, 2016

1. Request for No Parking Signs at 3412 Hazelwood Road

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

That Council direct Engineering staff to review other options to improve access to allow deliveries to the owner's property at 3412 Hazelwood Road without impacting parking and bring back to the Transportation and Public Works Committee for review.

CARRIED.

2. Amendment to Policy POL-0003-ENG Road and Storm Drainage DCC Credits (Engineering)

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

That Council adopt the amended Road and Storm Drainage DCC Credits Policy No. POL-0003-ENG as attached to the staff report dated June 14th, 2016

CARRIED.

3. Reserved Parking Request for Motorcycle Event at 662 Goldstream Avenue (Dagwoods) (Engineering)

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to the request for Motorcycle Event Bike Only parking at 662 Goldstream Avenue (Dagwoods).

CARRIED.

4. Highway Encroachment Agreement – 2707 Winster Road (Land Development)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a highway encroachment agreement for signatures, as outlined in this report for 2707 Winster Road.

CARRIED.

5. Lakehurst Drive – Request for Blackberry Removal (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to tell the property owner of 2826 Lakehurst to remove the blackberries and the City will dispose of them; and
2. Direct staff to bring back a design for budget to relocate the fence and install multi-use lanes for grant application.

CARRIED.

10. REPORTS

- a) West Shore Parkway Segments 6, 7 and 9 Pre-Approval – Award to Lowest Bid**
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to award the construction contract for Segment 6, 7 and 9 of the West Shore Parkway Project, funded from the City's Development Cost Charge Program and the New Building Canada Infrastructure Fund, to the lowest bidder who is in compliance with the tender documents.

CARRIED.

- b) Bylaw No. 1645, A Bylaw to Amend Traffic Bylaw No. 33, 1995 Boulevard Reinstatement**
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council consider first three readings to Bylaw No. 1645, a Bylaw to amend Traffic Bylaw No. 33, 1995.

CARRIED.

c) Hazelwood Neighbourhood One-Way Couplet Proposal
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to create a one-way couplet in the Hazelwood neighbourhood, with Merlin Road southbound and Piper Road northbound, at cost of \$1500.

CARRIED.

d) Bylaw No. 1644 – Development Cost Charge Bylaw no. 26, Amendment No. 13 to Road Dcc's
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council give first three readings to the revised Development Cost Charge Bylaw 1644, "Langford Development Cost Charges Bylaw, Amendment No. 13, (Roads), 2016".

CARRIED.

e) Selection of Architect for Rugby Canada Facility
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council award the Architectural contract to JSA to design and oversee the construction of the Rugby Canada Training Facility for the price of \$150,000 plus any additional professional fees approved by the City of Langford and Rugby Canada.

CARRIED.

f) Funding for West Shore Arts Council Lantern Festival and Victoria Symphony at Bear Mountain
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council

1. Approve \$5,000 for the West Shore Arts Council for the Lantern Event;
2. Request that the Arts Council consider whether they can provide any funding for the Victoria Symphony event; and
3. Advise the Victoria Symphony that requests for arts funding should be made through the West Shore Arts Council

CARRIED.

**g) West Shore Parks & Recreation Fees & Charges Amendment Bylaw No. 1639
- Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council considers first three readings of Bylaw No. 1639, Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw Amendment No. 12 Bylaw No. 1639, 2016.

CARRIED.

11. CORRESPONDENCE

**a) Peter Fassbender, Minister of Community, Sport and Cultural Development
Re: Capital Integrated Services and Governance Initiative**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive and file the letter dated June 1st, 2016 from Peter Fassbender, Minister of Community, Sport and Cultural Development with respect to the Capital Integrated Services and Governance Initiative.

CARRIED.

12. BYLAWS

a) BYLAW NO. 1622

"Langford Zoning Bylaw, Amendment No. 453, (2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6), 2016".

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1622 Second and Third Reading.

CARRIED.

b) BYLAW NO. 1624

"Langford Official Community Plan Bylaw, Amendment No. 20, (1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella), 2015".

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1624 Second and Third Reading.

CARRIED.

c) BYLAW NO. 1623

**"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016".
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1623 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1633

**"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1633 Second and Third Reading.

CARRIED.

At 9:05pm Councillor Blackwell left the meeting due a conflict of interest.

e) BYLAW NO. 1638

**"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1638 First Reading.

CARRIED.

At 9:06pm Councillor Blackwell returned to the meeting.

f) BYLAW NO. 1639

**Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 12, Bylaw No. 1639, 2016."
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1639 First, Second and Third Reading.

CARRIED.

- g) BYLAW NO. 1640**
"Bylaw No. 1640, Traffic Bylaw No. 33 Amendment No. 20, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1640.

CARRIED.

- h) BYLAW NO. 1641**
"Langford Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1641 Second and Third Reading.

CARRIED.

- i) BYLAW NO. 1642**
"Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1642 Second and Third Reading.

CARRIED.

- j) BYLAW NO. 1644**
"Langford Development Cost Charges Bylaw, Amendment No. 13, 2016".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1644 First, Second and Third Reading.

CARRIED.

**k) BYLAW NO. 1645
"Traffic Bylaw No. 33 Amendment No. 21, 2016"
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1645 First, Second and Third Reading.

CARRIED.

13. 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 Property Matters, New Service, Contracts and Personnel under 90 (1) (c), (e) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

14. ADJOURNMENT

The Chair adjourned the meeting at 9:06 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Administrator