

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Tuesday, September 3<sup>rd</sup>, 2019 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

---

**PRESENT**

Mayor Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, L. Szpak, and N. Stewart.

**ATTENDING**

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Parks and Recreation, C. Manton.

**ABSENT**

Councillor R. Wade.

**1. CALL TO ORDER**

Mayor Young called the meeting to order at 5:30 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR STEWART

That Council approve the agenda as presented.

CARRIED.

**3. PUBLIC HEARINGS**

**a) BYLAW NO. 1722**

**"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".**

The Mayor opened the Public Hearing for Bylaw No. 1722 at 5:31 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Harold Skadberg of Pacific Coast Land Company has applied on behalf of 1127100 BC Ltd to rezone 813 and 817 Orono Ave from R1 (One-Family Residential) to

MU2 (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow for the development of a 6-storey 31-unit apartment building.

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 the following:

- a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:
  - i. \$750 per unit towards the Affordable Housing Fund; and
  - ii. \$2,850 per unit towards the General Amenity Reserve Fund.

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- b) That the applicant provides, prior to Public Hearing, the following:
  - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements and a left turn lane from Orono Ave to Peatt Rd;
- c) That the applicant registers, prior to Bylaw Adoption, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- d) 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 all frontage improvements to Bylaw 1000 standards, including a left turn lane on Orono Ave, are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
  - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
  - iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
  - iv. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually

This proposal is consistent with the Official Community Plan City Centre designation.

Notifications and advertisements have been placed as required by the *Local Government Act*.

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1722 closed at 5:33 p.m.

**4. ADOPTION OF COUNCIL MINUTES**

**a) Minutes of the Special Meeting of Council – August 19<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Special Meeting of Council held on August 19<sup>th</sup>, 2019.

CARRIED.

**5. PUBLIC PARTICIPATION**

None presented.

**6. COMMITTEE RESOLUTIONS**

**a) Planning, Zoning and Affordable Housing Committee – July 8<sup>th</sup>, 2019**

**1. Minutes of the Planning, Zoning and Affordable Housing Committee  
– July 8<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on July 8<sup>th</sup>, 2019.

CARRIED.

**b) Planning, Zoning and Affordable Housing Committee – August 26<sup>th</sup>, 2019**

**1. Minutes of the Planning, Zoning and Affordable Housing Committee  
– August 26<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on August 26<sup>th</sup>, 2019.

CARRIED.

**2. Bylaw 1859 - Application to amend the lakefront lot subdivision regulations  
of the R2 Zone for the property at 3030 Glennan Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council direct staff to prepare a bylaw to amend the text within the R2 Zone for the subject property at 3030 Glennan Road such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550+ m2 lot to be created within a lakefront parent parcel, behind the lot that directly adjoins the lake;

Subject to the following:

- (a) That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering; and
- (b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
  - i. \$6,000 towards the General Amenity Reserve Fund; and
  - ii. \$1,000 towards the Affordable Housing Reserve Fund.

CARRIED.

**3. Bylaw No. 1858 - Application to Rezone 582 Goldstream Avenue from Office  
Commercial (C5) Zone to Mixed-Use Residential Commercial (MU2) Zone to  
Allow a Commercial-Medical Building and a Multi-Family Residential Building**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give 1<sup>st</sup> reading to the attached Bylaw No. 1858 to amend the zoning designation of the property located at 582 Goldstream Avenue from C5 (Office Commercial) to MU2 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:

- e) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
- iii. \$750 towards the Affordable Housing Fund; and
  - iv. \$2,850 towards the General Amenity Reserve Fund.
- subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
- f) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
- i. \$10.75 towards the General Amenity Reserve Fund.
- g) That the applicant provides, **prior to Public Hearing**, the following:
- iii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - iv. A traffic impact assessment to the satisfaction of the Director of Engineering;
- h) 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
  - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
  - iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
  - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.
- i) That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:
- i. By deleting the text of Section 6.56.06(1) and replacing it with, "*No building or structure may have a height less than two storeys or exceed a height of fifteen storeys.*"

CARRIED.

**4. Application for Development Variance Permit to Allow One Parking Stall Less than Required at 2699 Peatt Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the following variance at 2699 Peatt Road:

- a) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to allow 81 assigned parking spaces (1 per unit) plus 4 visitor parking spaces;

subject to the following terms and conditions:

- i) That a section 219 covenant be registered that stipulates the cost of rent of each unit includes 1 onsite parking space; and  
ii) That the applicant contributes \$7,500 towards the General Amenity Fund for Transportation Demand Management.

CARRIED.

**5. Application for Development Variance Permit to allow a storage structure with a height of 13.1 m at 873 Station Avenue**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the following variance at 873 Station Avenue:

That Section 6.71.06 of Zoning Bylaw No. 300 be varied from 12 m to 13.1 m for the proposed storage system structure.

CARRIED.

**7. REPORTS**

- a) **City Center Park Artificial Turf Field Use Agreement**  
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SZPAK

That Council authorize the Mayor and Chief Administrative Officer to execute the City Centre Park Artificial Turf Field Use Agreement.

CARRIED.

**8. BYLAWS**

- a) **BYLAW NO. 1722**  
"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".  
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1722 first and second readings.

CARRIED.

- b) **BYLAW NO. 1777**  
"Langford Zoning Bylaw, Amendment No. 534 (2670 Peatt Rd and 813 Arncote Ave), Bylaw No. 1777, 2019".  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1777.

CARRIED.

- c) **BYLAW NO. 1798**  
"Langford Zoning Bylaw, Amendment No. 544, (2439 Selwyn Road), Bylaw No. 1798, 2019".  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1798.

CARRIED.

- d) **BYLAW NO. 1825**  
"Langford Zoning Bylaw, Amendment No. 554, (1234 Goldstream Ave), Bylaw No. 1825, 2019".  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1825.

CARRIED.

- e) **BYLAW NO. 1829**  
"Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".  
(RESCIND FIRST READING)  
(GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council rescind first reading of Bylaw No. 1829.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1829 new first reading.

CARRIED.

- f) **BYLAW NO. 1833**  
"Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), Bylaw No. 1833, 2019".  
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1833.

CARRIED.

**Councillor Stewart declared a conflict of interest and left the room at 5:39 pm due to ownership of a neighbouring property.**

- g) **BYLAW NO. 1840**  
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".  
(ADOPTION)

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1840.

CARRIED.



- h) **BYLAW NO. 1841**  
"Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".  
(ADOPTION)

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1841.

CARRIED.

Councillor Stewart re-entered the meeting at 5:40.

- i) **BYLAW NO. 1851**  
"Langford Zoning Bylaw, Amendment No. 565, (939 Walfred Rd), Bylaw No. 1851, 2019".  
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1851.

CARRIED.

- j) **BYLAW NO. 1852**  
"Langford Official Community Plan Bylaw, Amendment No. 32, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1852, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1852 first reading.

CARRIED.

- k) BYLAW NO. 1853**  
"Langford Zoning Bylaw, Amendment No. 566, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1853, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1853 first reading.

CARRIED.

- l) BYLAW NO. 1854**  
"Langford Zoning Bylaw, Amendment No. 567, (2849 Lake End Rd), Bylaw No. 1854, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1854 first reading.

CARRIED.

- m) BYLAW NO. 1858**  
"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1858 first reading.

CARRIED.

- n) BYLAW NO. 1859**  
"Langford Zoning Bylaw, Amendment No. 572, (3030 Glennan Rd), Bylaw No. 1859, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1859 first reading.

CARRIED.

**o) BYLAW NO. 1863**  
**"Road Closure Bylaw No. 1863, 2019" (Citation Road).**  
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1863 first and second readings.

CARRIED.

**9. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

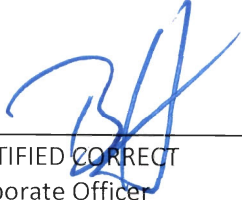
- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding negotiations and related discussions respecting the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; under Section 90 (1) (e) and (k) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

**10. ADJOURNMENT**

Mayor Young adjourned the meeting at 7:35 pm.

  
\_\_\_\_\_  
PRESIDING COUNCIL MEMBER:

  
\_\_\_\_\_  
CERTIFIED CORRECT  
Corporate Officer