

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, June 17th, 2019 @ 5:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

ABSENT

Mayor Young.

1. CALL TO ORDER

Acting Mayor Blackwell called the meeting to order at 5:00 pm.

2. 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 land matters, information that is or would be prohibited under FOI, and information held in confidence related to negotiations under Section 90 (1) (e) and (j) and 90 (2) (b) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

Acting Mayor Blackwell concluded the closed portion of the meeting at 5:30 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council approve the agenda and move 9f) Bylaw No. 1840 and 9g) Bylaw No. 1841 to after 9k) Bylaw No. 1851 and renumber the items accordingly.

CARRIED.

4. **PUBLIC HEARINGS**

- a) **BYLAW NO. 1840 and BYLAW NO. 1841**
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
"Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".

The Acting Mayor opened the Public Hearing for Bylaw No. 1840 and Bylaw No. 1841 at 5:31 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Chad Bryden of Pavery Holdings Ltd. has applied on behalf of the City of Langford to amend the Official Community Plan designation of 4365 West Shore Pkwy from Hillside or Shoreline to Business or Light Industrial and to amend the zoning of 4365 West Shore Pkwy from the RM2A (Attached Housing), RR4 (Rural Residential 4) and RR5 (Rural Residential 5) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone.

This is being proposed in order for the property to be included as part of the Glenshire Business Park.

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

This proposal is consistent with the Official Community Plan Business or Light Industrial designation.

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Blackwell called a second time for presentations.

None presented.

Acting Mayor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1840 and Bylaw No. 1841 closed at 5:31 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – June 4th, 2019

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on June 4th, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

Kathy Noel addressed Council to thank them for helping to contribute to the success of the Annual Goddess run and acknowledged that \$15,000 was raised this year.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – June 10th, 2019

1. Minutes of the Planning, Zoning and Affordable Housing Committee – June 10th, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on June 10th, 2019.

CARRIED.

2. **Bylaw No. 1843 Application to Rezone 950 Isabell Avenue from the Residential One and Two Family (R2) to the Residential Small Lot 3 (RS3) Zone to Allow for a small lot subdivision of 5 one family homes**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1843 to amend the zoning designation of the property located at 950 Isabell Avenue from the R2, Residential One and Two Family, Zone to the RS3, Residential Small Lot 3, Zone subject to the following:

- a) That the owner agrees to provide, **as a bonus of increased density**, the following contributions per lot, prior to subdivision approval:
 - i) \$3,960 per lot towards the General Amenity Reserve Fund;
 - ii) \$660 per lot towards the Affordable Housing Reserve Fund;

- b) That the applicant provides, prior to **Public Hearing**, the following:

- i) A technical memo from a qualified engineer that verifies storm water can adequately managed on-site, to the satisfaction of the Director of Engineering;
 - ii) A fire fighting vehicle turning template to confirm the proposed road will be functional to the satisfaction of the Fire Chief;
- c) That the applicant provides, **prior to bylaw Adoption**, a section 219 covenant, registered in priority overall all other charges on title, that agrees to the following:
- i) That the applicant provide full frontage improvements, including but not limited to: road edge, offsite parking and boulevard planting, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - ii) That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - iii) That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval;
 - iv) That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
 - v) That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
 - vi) That the buildings are constructed in likeness and with a character similar to the those drawings included within this report;
 - vii) That the applicant registers a covenant, to the satisfaction of the Manager of Parks, prior to subdivision approval, that secures the responsibility of the boulevard landscaping to the future home owners of the property, including installing and maintaining irrigation to the boulevard as well as maintaining and replacing boulevard landscaping as required;
 - viii) That the applicant submits calculations to determine the FUS required to provide adequate water flows to the site prior to the issuance of a Development Permit that approves building setbacks for the subject property; and
 - ix) That the applicant agrees to make future home owners of the subject property aware of the limitations of constructing additional structures due to the lot coverage of the properties being close to the allowable limit.
- d) Authorize the Director of Planning to vary the following regulations within the RS3 Zone for the subject property;
- i) That the setback distance between the rear property line and the principal dwelling be reduced from the required 5.5 m to 3.0 m;
 - ii) That the setback distance between the exterior side property line and the principal building be reduced from the required 3.5 m to 2.4 m;

CARRIED.

3. Bylaw No. 1696 and 1803: Omnibus Amendment to Zoning Bylaw No. 300 to Allow Garden Suites on Residentially Zoned Lots Larger than 550 m² and Carriage Suites on Residentially Zoned Lots Larger than 1000 m²

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1696 (Zoning Bylaw) and Bylaw No. 1803 (OCP) as drafted; and direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September.

CARRIED.

b) Administration and Finance Committee – June 11th, 2019

1. Minutes of the Administration and Finance Committee – June 11th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee meeting held on June 11th, 2019.

CARRIED.

8. REPORTS

a) Stadium Operating and Management Agreement

- Staff Report (Administration)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council authorize staff to extend the Stadium Operating and Management Agreement with Performance Plus Hockey Inc. to December 31st, 2019 or until a new agreement is approved by the Council.

CARRIED

b) 2018 Annual Report

- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the 2018 Annual Report.

CARRIED

c) Remuneration Update
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt the amended Salary Policy POL-0040-FIN.

Amendment:

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council adopt the amended Salary Policy POL-0040-FIN with the following amendments to the Salary and Benefits Package:

- A salary increase to \$27 410 for Council effective January 1, 2019; and
- A salary increase to \$75 863 for the Mayor, effective January 1, 2019 or phased according to the mayors preference.

CARRIED

On the main motion as amended:

CARRIED

d) West Shore Parks and Recreation 2019 Agreement Extensions
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council extend the Co-Owners Agreement, the Members Agreement and the Operating, Maintenance and Management Agreement for West Shore Parks and Recreation until December 31, 2019.

CARRIED

e) Infrastructure Planning Grant Application
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council direct staff to apply for an Infrastructure Planning Grant for the preparation of an Asset Management Plan and fund the City's portion of the Asset Management Plan from General Amenity Funds.

CARRIED

9. **BYLAWS**

a) **BYLAW NO. 1775**

"Langford Zoning Bylaw, Amendment No. 533, (3342 Turnstone Drive), Bylaw No. 1775, 2019".

(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1775.

CARRIED.

b) **BYLAW NO. 1803**

"Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".

(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1803 first reading.

CARRIED.

c) **BYLAW NO. 1696**

"Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".

(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1696 first reading.

CARRIED.

d) **BYLAW NO. 1821**

"Road Closure Bylaw No. 1821, (Page Avenue) 2019".

(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1821.

CARRIED.

- e) **BYLAW NO. 1839**
"Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 1822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), 2019".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1839 first, second and third readings.

CARRIED.

- f) **BYLAW NO. 1842**
"Employee Bylaw No. 1842".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1842.

CARRIED.

- g) **BYLAW NO. 1843**
"Langford Zoning Bylaw, Amendment No. 563, (950 Isabell Ave), Bylaw No. 1843, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1843 first reading.

CARRIED.

- h) **BYLAW NO. 1844**
"Langford Zoning Bylaw, Amendment No. 564, (641 Goldstream Ave), 2019".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1844 first, second and third readings.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1851 second and third readings.

CARRIED.

- j) **BYLAW NO. 1840**
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1840 second and third readings.

CARRIED.

- k) **BYLAW NO. 1841**
"Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1841 second and third readings.

CARRIED.

10. ADJOURNMENT

Acting Mayor Blackwell adjourned the meeting at 5:43 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer