

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, September 16th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

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

Mayor Young.

1. CALL TO ORDER

Acting Mayor Seaton called the meeting to order at 5:02 pm.

2. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL

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 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; information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*; 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) (j) (k) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

Acting Mayor Seaton recalled the regular meeting of Council to order at 5:35 pm.

3. **APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented.

CARRIED.

4. **PUBLIC HEARINGS**

a) **BYLAW NOs 1803 and 1696**

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

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

The Acting Mayor opened the Public Hearing for Bylaw Nos 1803 and 1696 at 5:36 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that the purpose for this amendment is to permit the inclusion of garden suites (ground floor, rear yard detached suites) and carriage suites (above a detached garage, located in the front yard), to the list of uses permitted on residentially zoned lots. Garden suites would be permitted on lots that are equal to or greater than 550 m² and carriage suites would be permitted on lots that are equal to or greater than 1000 m².

This is being proposed in order to provide families with more housing options including flexible living arrangements, mortgage assistance, aging in place, housing a family member, and/or greater privacy between owners and renters.

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

Advertisements have been placed as required by the Local Government Act.

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Seaton called a second time for presentations.

None presented.

Acting Mayor Seaton called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw Nos 1803 and 1696 closed at 5:36 p.m.

- b) **BYLAW Nos. 1828 and 1829**
“Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019”.
“Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019”.

The Acting Mayor opened the Public Hearing for Bylaw Nos. 1828 and 1829 at 5:37 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that the City of Langford’s Planning and Subdivision Department has been working with Dr. Avi Friedman Consultant Inc. to prepare an updated Appendix J to the Zoning Bylaw 300 which currently contains the Downtown Langford Design Guidelines. This work has included studies of Langford as a whole, the recently expanded City Centre and stakeholder engagement sessions to gather and distribute information. As a result, Dr. Friedman’s team has put together a number of proposed updates for the Zoning Bylaw 300 “Appendix J”. The planning department has incorporated the proposed updates with the existing appendix as well as the visions and objectives set out in the Official Community Plan (OCP) to create a blended, comprehensive document, now titled “Appendix J: General Guidelines for Langford City Centre”.

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

Advertisements have been placed as required by the Local Government Act.

The Acting Mayor called a first time for presentations.

Resident on Rita Road – Addressed Council to ask about heights on Jacklin, Bray and Rita Road.

Matthew Baldwin, Director of Planning - clarified that the design guidelines don’t speak to density and height.

Acting Mayor Seaton called a second time for presentations.

None presented.

Acting Mayor Seaton called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw Nos. 1828 and 1829 closed at 5:44 p.m.

- c) **BYLAW NO. 1860**
“Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019”.

The Acting Mayor opened the Public Hearing for Bylaw No. 1860 at 5:44 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Keycorp Consulting Ltd. has applied on behalf of Goldstream Rock Products to rezone two un-addressed properties abutting the South Skirt Mountain Zone from RR4 (Rural Residential 4) to CD-12 (Comprehensive Development 12 – South Skirt Mountain) Zone.

This is being proposed in order to to allow for an expansion of the South Skirt Mountain / CD12 Zone.

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

1. In support of this application, the applicant has agreed to provide the following:
 - a) That the applicant provide, prior to Public Hearing, a Traffic Impact Study to the satisfaction of the Director of Engineering, which may include recommended road works that would then be required to be completed.
 - b) That the applicant provides, prior to Bylaw Adoption, the registration of an amended Master Development Agreement on both the Seacliff Properties lands and the Southpoint Partners lands, as per the following:
 - i. The maximum number of dwelling units that may be constructed on lands currently owned by Seacliff Properties shall be 1,600.
 - ii. The maximum number of dwelling units that may be constructed on lands currently owned by Southpoint Partners shall be 850.
 - iii. Replace Schedule A1 with the revised Open Space Plan that has been attached as Appendix A to the rezoning report.
 - iv. Complete any requirements of the Traffic Impact Assessment Study.
 - c) That the applicant provides, prior to Bylaw Adoption, the registration of the revised Master Development Agreement, registered in priority of all other charges on title, on the subject properties.
2. Replace Section 6.101.04(8) of Bylaw 300 with, 'Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600.'
3. Replace Schedule X of Bylaw 300 with the plan attached to the rezoning report as Schedule B.

This proposal is consistent with the Official Community Plan Hillside or Shoreline, Neighbourhood Centre designation.

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

The Acting Mayor called a first time for presentations.

Resident on Goldstream Avenue – Asked about notification, as he didn't get anything in the mail.

Matthew Baldwin, Director of Planning – clarified that mail outs did go out.

Resident on Goldstream Avenue – indicated that he would like to be a part of the development.

Ron Coutre, Representing South Point Partners – helped to provide clarification of possible access to properties between the Trans-Canada Highway and the rezoning in question.

Acting Mayor Seaton called a second time for presentations.

None presented.

Acting Mayor Seaton called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1860 closed at 5:55 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – September 3rd, 2019

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Regular Meeting of Council held on September 3rd, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

None presented.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – September 9th, 2019

**1. Minutes of the Planning, Zoning and Affordable Housing Committee
– September 9th, 2019**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on September 9th, 2019.

CARRIED.

**2. TUP19-0004; Application to allow Planet Cannabis (1188770 BC Ltd.) to
operate a Cannabis Retail Store at 2317 Millstream Road by means of a
Temporary Use Permit.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0004 Planet Cannabis (1188770 BC Ltd.) for it to operate a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. Commencement of the TUP would be subject to an occupancy permit for the addition to 2317 Millstream Road being issued by the City of Langford.

CARRIED.

3. Application to add retail sales of parts and accessories for automobiles, trucks, boats, recreation vehicles, farm machinery and manufactured homes as a temporary use at the property located at Unit 2B #103 977 Langford Parkway.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0006 to Jim Pattison Developments Inc. and Peterbilt Pacific Inc. to operate a Truck parts and accessories retail store at unit 2B #137-975 Langford Parkway.

CARRIED.

b) Administration and Finance Committee – September 10th, 2019

1. Minutes of the Administration and Finance Committee – September 10th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee meeting held on September 10th, 2019.

CARRIED.

2. Request for Years 2020-2029 Permissive Tax Exemptions Canadian Rugby Union (3019 Glen Lake Rd – Athletic Training Facility)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2020-2029 Permissive Tax Exemption for the property at 3019 Glen Lake Rd, known as the "Al Charron Rugby Canada National Training Centre"; and That Council proceed to give *Tax Exemption (2020-2029), Rugby Canada, Bylaw No 1866, 2019* the first three readings at the regular Council Meeting of September 16, 2019.

CARRIED.

3. Monthly Accounts Payable – January to August 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from January to August 2019, as outlined in the Accounts Payable Report dated September 10, 2019.

CARRIED.

Councillor Seaton left the meeting at 6:01 pm due to being a member of both the Royal Canadian Legion and the Goldstream Masonic Hall.

4. 2020-2021 Permissive Tax Exemptions

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the following 2020-2021 Permissive Tax Exemptions for these properties:

- i. Juan de Fuca Cadet Youth Society –948 Dunford Ave
- ii. Langford 50 and Up Club – 2637 Sunderland Road
- iii. Metchosin Farmers Institute –the Luxton Fairgrounds
- iv. South Vancouver Island Rangers – 3498 Luxton Road
- v. Gordon United Church of Canada –929 and 935 Goldstream Avenue
- vi. The Lighthouse Christian Academy – 1289 Parkdale Drive
- vii. Grace Baptist Church – 2731 Matson Road
- viii. St. Vincent De Paul Society - 2784 Claude Road
- ix. West Shore Chamber of Commerce – 2830 Aldwynd Road
- x. Bishop of Victoria - 798 Goldstream Avenue
- xi. The Forge, formerly “Western Community Baptist Church” – 2610/2612 Sooke Road
- xii. Royal Canadian Legion – 761 Station Avenue
- xiii. Westwind Plaza (JV) Properties Ltd. – 119-755 Goldstream Avenue
- xiv. Habitat for Humanity - 849 Orono Avenue
- xv. Victoria Conservatory of Music – #210-1314 Lakepoint Way
- xvi. Victoria Association for Community Living – 157-2745 Veterans Memorial Parkway
- xvii. Goldstream Masonic Hall - 679 Goldstream Avenue
- xviii. Island Corridor Foundation – E&N Corridor on Vancouver Island
- xix. Nature Conservatory of Canada – 1152 Lippincott Rd (lot 1)
- xx. Farmfolk/Cityfolk Society – 1152 Lippincott Rd (lot 2)
- xxi. Vancouver Island Autistic Homes Society – 1072 Jenkins Ave
- xxii. Redeemer Lutheran Church of Victoria – 3024 Jacklin Road
- xxiii. Greater Victoria Animal Crusaders – 2770 Penelope Place
- xxiv. Indigenous Perspectives Society – 664 Granderson Road

And, that Council proceed to give Tax Exemption Bylaw No. 1867, 2019 the first three readings at the regular Council Meeting of September 16, 2019.

CARRIED.

Councillor Seaton re-entered the meeting at 6:02 pm.

8. **DEVELOPMENT VARIANCE PERMIT**

a) **DVP18-0011 - 2439 Selwyn Rd**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP18-0011 be issued by the Council for the City of Langford to Branon Dol to allow the construction of a single-family dwelling at 2439 Selwyn Road, subject to the following terms:

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*:

That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the minimum front yard setback from the required 6.0m (20 ft) to 2.0m (6.5 ft).

CARRIED.

b) **DVP19-0001 - 2699 Peatt Rd**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP19-0001 be issued by the Council for the City of Langford to **Ironclad Developments Inc.** on behalf of **Oakcrest Park Estates Ltd.** to vary the number of parking spaces to allow a residential development at **2699 Peatt Road** 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 Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to vary the number of required parking spaces to 81 assigned parking spaces (1 per unit) plus 4 visitor parking spaces.

3. Conditions

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

- a) That a s.219 covenant be registered that stipulates the cost of rent of each unit includes one on-site parking space; and
- b) That the applicant contributes \$7,500 towards the General Amenity Fund for Transportation Demand Management.

CARRIED.

Councillor Stewart left the meeting at 6:02 pm due to owning the adjacent parcel.

c) **DVP19-0002 - 4365 West Shore Parkway**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP19-0002 be issued by the Council for the City of Langford to the **City of Langford** to vary the requirements for connection to the municipal sanitary sewer, installation of a fire sprinkler system, back up generators, water requirements, and requirements for underground electrical and telecommunication systems to permit a **business park** at **4365 West Shore Parkway** subject to the following terms:

1. Appendix

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

2. Variances

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

- a) That Section 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied by to allow subdivision without connecting to the municipal sanitary sewer system, subject to the following conditions:
 - i. That a covenant containing the following be registered on the title of the properties, to the satisfaction of the Director of Engineering:
 - ii. That the applicant design the on-site sewage disposal system to the approval of Island Health and to the satisfaction of the Chief Building Inspector prior to building permit; and
- b) That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication.

CARRIED.

Councillor Stewart re-entered the meeting at 6:04 pm.

d) DVP19-0003 - 873 Station Ave

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP19-0003 be issued by the Council for the City of Langford to Kennametal Ltd. to vary the maximum height of a building to allow construction of a storage system structure at 873 Station Avenue, subject to the following terms:

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 6.71.06 of Zoning Bylaw No. 300 be varied by increasing the height of a proposed storage system structure from the required 12 m to 13.1 m.

CARRIED.

9. CORRESPONDENCE

- a) **Kevin Pritchard, Director, Crombie REIT**
RE: Belmont Market Plaza Dedication Name - Victor Chen Memorial Park

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive the letter from Kevin Pritchard regarding the Belmont Market Plaza Dedication Name and that Council support the naming of the "Victor Chen Memorial Park".

CARRIED.

- b) **City of Colwood**
RE: Royal Bay Waterfront Pre-Feasibility Study Passenger Ferry

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council receive the letter from the City of Colwood regarding the Royal Bay Waterfront Pre-Feasibility Study Passenger Ferry; and

That the City of Langford support in principle the location of a passenger ferry terminal on the Royal Bay waterfront in the City of Colwood and a passenger ferry terminal in the City of Victoria, subject to further studies regarding potential impact to the shoreline and capacity of transportation infrastructure.

CARRIED.

c) Kirk and Stephanie Lewis, Langford Triathlon
RE: Thank you to Council

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council receive the correspondence from Kirk and Stephanie Lewis regarding the Langford Triathlon.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1803
"Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1803 second and third readings.

CARRIED.

b) BYLAW NO. 1696
"Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1696 second and third readings.

CARRIED.

- c) **BYLAW NO. 1814**
"Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), Bylaw No. 1814, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1814.

CARRIED.

- d) **BYLAW NO. 1828**
"Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1828 second and third readings.

CARRIED.

- e) **BYLAW NO. 1829**
"Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1829 second and third readings.

CARRIED.

- f) **BYLAW NO. 1860**
"Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".
(SECOND AND THIRD READINGS)

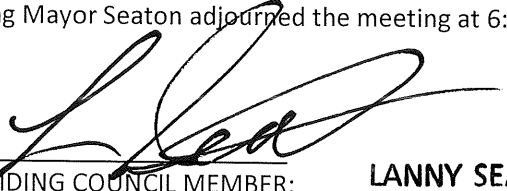
MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1860 second and third readings.


CARRIED.

11. ADJOURNMENT

Acting Mayor Seaton adjourned the meeting at 6:10 pm.



PRESIDING COUNCIL MEMBER: **LANNY SEATON
ACTING MAYOR**



CERTIFIED CORRECT
Corporate Officer **Braden Hutchins
Corporate Officer**