

CITY OF LANGFORD

MINUTES OF THE MEETING OF COUNCIL

Monday, January 6th, 2020 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor, L. Szpak; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, 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 Legislative Services, A. Proton.

ABSENT

Mayor Young.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council approve the agenda, with a correction to the title of Bylaw 1770, the "Langford Zoning Bylaw, Amendment No. 529, (2848 and 2852 Millstream Rd), Bylaw No. 1770, 2020".

CARRIED.

3. PRESENTATION

- a) **Rotary Club of the West Shore**
RE: Sarah Beckett Memorial Cheque

Council received the cheque for the Sarah Beckett Memorial Park from the Rotary Club of the West Shore, and thanked the Rotary Club for their generous donation.

4. PUBLIC HEARINGS

- a) **BYLAW NO. 1869**
"Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd),

Bylaw No. 1869, 2020".

The Acting Mayor opened the Public Hearing for Bylaw No. 1869 at 5:35 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Kim Mohns has applied to amend the zoning of 2865 Carlow Road from the R2 (One and Two Family) Zone to the RM7A (Medium Density Apartment A) Zone.

This is being proposed in order to allow for the development of a townhouse complex comprised of approximately 9 units.

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. \$3,800 per unit towards the General Amenity Reserve Fund;
2. \$1000 per unit towards the Affordable Housing Fund;

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 Acting Mayor called a first time for presentations.

Wil Peereboom of Victoria Design Group, on behalf of the applicant – Introduced the development, and described how the design is intended to keep cars at the rear of the property and increase street presence.

Resident on Rodney Road – Requested more information about onsite parking, and stated that they are in favour of the development if parking is sufficient.

Applicant from the Victoria Design Group – Responded that there will be 2 parking spaces for each unit in the garage, plus 3 guest spaces, and 5 spaces along the curb.

Acting Mayor Szpak called a second time for presentations.

None.

Acting Mayor Szpak called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1869 closed at 5:40 p.m.

5. ADOPTION OF COUNCIL MINUTES

- a) **Minutes of the Special Meeting of Council – December 9th, 2019**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Special Meeting of Council held on December 9th, 2019.

CARRIED.

b) Minutes of the Special Meeting of Council – December 17th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Special Meeting of Council held on December 17th, 2019.

CARRIED.

6. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – November 14th, 2019

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Board, held on November 14th, 2019.

CARRIED.

7. PUBLIC PARTICIPATION

None.

8. COMMITTEE RESOLUTIONS

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

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

CARRIED.

2. Application to Rezone 595 Hansen Avenue from One- and Two-Family Residential (R2) Zone to Attached Housing (RM2A) Zone and Residential Small Lot 4 (RS4) Zone to Allow for Seven New Townhouses while the Existing Dwelling Remains in Place with a Suite on a Small Lot

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 595 Hansen Avenue from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4) and RM2A (Attached Housing), subject to the following terms and conditions:

- a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 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 be adequately managed onsite, to the satisfaction of the Director of Engineering.
- 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
 - ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
 - iii. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering.
- d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 595 Hansen Avenue:
 - i. That Section 6.31A.06(1) be varied to reduce the minimum front yard setback from the required 5.5m (18 ft) to 3.0m (10 ft).

CARRIED.

3. Application to rezone a portion of 991 Loch Glen Place from One-and Two Family Residential (R2) to Residential Small Lot 4 (RS4), and to amend the subdivision requirements of the R2 Zone to remove the requirement to exclude the Streamside Protection and Enhancement Area (SPEA) non-disturbance area in the calculation of minimum lot size for lakefront lots, to facilitate a two-lot subdivision

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the text within the One-and Two Family Zone such that the SPEA may be included in the calculation of minimum lot area for lakefront lots for the **property located at 991 Loch Glen Place; AND**

Direct staff to prepare a bylaw to amend the zoning designation **of a portion of the property located at 991 Loch Glen Place** from R2 (One- and Two-Family Residential) to RS4 (Residential Small Lot 4);

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, to the satisfaction of the Director of Engineering;
- (b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:
 - i. \$6,000 per lot towards the General Amenity Reserve Fund; and
 - ii. \$1,000 per lot towards the Affordable Housing Reserve Fund.
- (c) That the applicant provides, **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 applicant agree to install all frontage improvements are provided to Bylaw No. 1000 standards, and to the satisfaction of the Direction of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
 - ii. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;
 - iii. 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;
 - iv. 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; and
 - v. That the applicant provide a construction parking and traffic management plan to the satisfaction of the Director of Engineering.

CARRIED.

- b) Administration and Finance Committee – December 10th, 2019**
 - 1. Minutes of the Administration and Finance Committee – December 10th, 2019**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

2. Monthly Accounts Payable – September to November 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

9. BYLAWS

a) BYLAW NO. 1662

"Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various Amendments), Bylaw No. 1662, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1662 first reading.

CARRIED.

b) BYLAW NO. 1722

"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2020".

(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1722.

CARRIED.

c) BYLAW NO. 1770

"Langford Zoning Bylaw, Amendment No. 529, (2848 and 2852 Millstream Rd), Bylaw No. 1770, 2020".

(RESOLUTION and FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1770 first reading in order to amend the zoning designation of the properties located at 2848 and 2852 Millstream Road from Service Commercial (CS1) to Mixed Use Commercial Residential (MU1A), and that the rezoning be subject to the following terms and conditions:

- 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. \$610 towards the Affordable Housing Fund, and
 - ii. \$2,562 towards the General Amenity 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 be adequately managed onsite, to the satisfaction of the Director of Engineering.
- c) That the applicant provided, **prior to Bylaw Adoption**, the following:
 - i. A registered lot consolidation plan that includes a 5m by 5m corner cut at the intersection of Meaford Avenue and Millstream Road.
- 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 as part of the required frontage improvements for this site, the owner will provide 6 parking stalls along the east side of Millstream Road across from this site, to the satisfaction of the Director of Engineering; and
 - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering and Manager of Parks prior to issuance of a building permit; and
 - iii. That a detailed storm water management plan be provided prior to issuance of a building permit and implemented at the applicant's expense, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
 - 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.

Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit:

- i. Reduce the rear yard setback from 7.5m to 5.5m;
- ii. Reduce the onsite visitor parking from 10 stall to 7 stalls.

CARRIED.

d) BYLAW NO. 1843

**"Langford Zoning Bylaw, Amendment No. 563, (950 Isabell Ave),
Bylaw No. 1843, 2019".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1843.

CARRIED.

e) BYLAW NO. 1857

**"Langford Zoning Bylaw, Amendment No. 570, (684 Hoylake Ave),
Bylaw No. 1857, 2019".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1857.

CARRIED.

f) BYLAW NO. 1869

**"Langford Zoning Bylaw, Amendment No. 575, (2865 Carlow Rd),
Bylaw No. 1869, 2020".**

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1869 second and third readings.

CARRIED.

g) BYLAW NO. 1878

**"Langford Zoning Bylaw, Amendment No. 579, (991 Loch Glen Pl),
Bylaw No. 1878, 2020".**

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1878 first reading.

CARRIED.

h) BYLAW NO. 1879

**"Langford City Hall Strata Property Delegation Bylaw No. 991, 2005,
Amendment No. 2, Bylaw No. 1879, 2019."**

(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1879.

CARRIED.

i) BYLAW NO. 1881

"Sewer Utility Bylaw Amendment No. 3, Bylaw No. 1881, 2020".

(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1881.

CARRIED.

j) BYLAW NO. 1882

**"Langford Zoning Bylaw, Amendment No. 580, (936 Jenkins Avenue),
Bylaw No. 1882, 2020".**

(FIRST READING)


MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1882 first reading.


CARRIED.

10. ADJOURNMENT

Acting Mayor Szpak adjourned the meeting at 5:50 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer