

**CITY OF LANGFORD**

**MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE**

**Monday, March 12<sup>th</sup>, 2012 @ 7:00 pm**

**Council Chambers**

**PRESENT**

Councillor D. Blackwell (Chair), Councillor L. Seaton (A/Vice-Chair): Members: J. Butler-Smythe, A. Creuzot, S. Harvey, K. Sheldrake and N. Stewart.

**ATTENDING**

City Planner, Matthew Baldwin and Deputy Manager of Engineering, Michelle Mahovich.

**ABSENT**

Members: M. Hall and D. Horner

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

MOVED BY: A.CREUZOT

SECONDED: J. BUTLER-SMYTHE

That Planning, Zoning and Affordable Housing Committee approved the Agenda as circulated.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee Meeting – February 27<sup>th</sup>, 2012**

MOVED BY: N. STEWART

SECONDED: J. BUTLER SMYTHE

That the Planning, Zoning & Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on February 27<sup>th</sup>, 2012.

CARRIED.

#### 4. REPORTS

**a) Application to Rezone 703 Massie Drive from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) in order to create a ten (10) unit residential development.**

**- Staff Report (File No. Z11-0010)**

MOVED BY: A. CREUZOT

SECONDED: S. HARVEY

That the Planning, Zoning & Affordable Housing Committee recommend to Council:

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from R2 (One- and Two-Family Residential 1) to the MU1A (Mixed Use Residential Commercial), 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 issuance of a building permit:
    - i) \$2,700 towards the General Amenity Reserve Fund.
  - b) That prior to adoption of any bylaw to rezone the subject property, the applicant provides a Section 219 Covenant, registered on title that agrees to the following:
    - i) The applicant shall demonstrate that the site can handle on-site storm water management. If drainage cannot be managed on site and works are required to be constructed beyond the subject parcel, the applicant will incur the costs of such works as a condition of rezoning;
    - ii) That each residential unit will get 1 parking space allocated and the remaining 0.4 per unit of parking spaces are not allocated as limited common property and remain as visitor and overflow parking; and
    - iii) The applicant shall provide frontage improvements to the satisfaction of the City Engineer; and
2. Direct the City Planner to issue the requested rear yard setback variance within the required Development Permit.

CARRIED.

**b) Omnibus amendments to Zoning Bylaw No. 300**

**- Staff Report (File No. Z12-0007)**

MOVED BY: N. STEWART

SECONDED: K. SHELDRAKE

That the Planning, Zoning & Affordable Housing Committee recommend to Council:

That Council:

1. Direct staff to prepare an omnibus amendment to Bylaw No. 300 that would:
  - a. Increase the maximum height of an apartment building in the C8, C8A, MU1, MU1A, RM7, RM7A and RM9 zones from four (4) to six (6) storeys;

- b. Amend Sec. 6.29.02(5) of Zoning Bylaw No. 300 so that the maximum density of development reads “No subdivision plan may be approved unless the number of lots created divided by the size of the parent parcel is equal to or less dense than 1 unit per 4047 m<sup>2</sup> (4 units per acre)”;
  - c. Revising Sec. 3.03 so that seasonal recreational vehicles may not be parked or stored on any lot smaller than 550 m<sup>2</sup> (5920 ft<sup>2</sup>); and
2. Consider first reading to Bylaw 1388 as drafted.

CARRIED.

- c) Application to amend the CD10 Zone (Comprehensive Development - Boulder Ridge) for the properties at 3347, 3348, 3351, 3354, 3355, 3359, 3360, 3363, 3364, 3367, 3368, 2271, 3375 Vision Way and 903 Tayberry Terrace  
- Staff Report (File No. Z12-0001)**

MOVED BY: A. CREUZOT  
SECONDED: K. SHELDRAKE

That the Planning, Zoning & Affordable Housing Committee recommend to Council:

That Council:

1. Direct staff to prepare a bylaw to amend the CD10 zone (Comprehensive Development – Boulder Ridge) for the subject properties subject to the following terms and conditions:
  - a) That the owner will provide 4 rental houses to be rented for a 25 year period with ownership and responsibility retained by the developer, in lieu of the previous affordable housing contribution;
  - b) To insert as permitted uses in Area 1: “Group Day Care”, “Pet Day Care” and “Veterinary Practice” in enclosed buildings ;
  - c) To permit not more than four residential units in Area 1, and that the building may be entirely residential;
  - d) To amend the site coverage requirement for Area 1 from 40% to 75% for all buildings and structures;
  - e) To include, as a permitted use, “one-family dwelling with secondary suite” for Lot #2 in Area 2 as shown on Appendix B, instead of it being solely restricted to a Group Day Care;
  - f) To include as a permitted use, two non-strata attached townhouses on Lots #3 and #4 in Area 2, (shown on Appendix B);
  - g) To permit three storeys in height for single family dwellings in the CD10 zone, except for those properties on Tayberry Terrace that are not subject to this zoning application;
  - h) To include as permitted uses, one family dwellings and attached housing in Area 4;
  - i) That prior to adoption of any bylaw to rezone the subject property, the applicant provides a Section 219 Covenant, registered on title that agrees to the following:
    - a. ;The applicant shall provide frontage improvements to Bylaw No. 1000 standards including: the installation of a street lights, conduit, sidewalks, asphalt paving,

street trees, and landscaped boulevards all for the road extensions of Tayberry Terrace, Sanderling Way and Turnstone Drive; and

2. Direct the City Planner to accept that 2 off-street parking spaces per unit in the Development Permit is appropriate given that the up to one third of the lots will provide 3 parking spaces per unit.

CARRIED.

**d) Application to Rezone 963 Walfred Rd from R2 (One and Two-Family Residential) to RS3 (Residential Small Lot 3) to Allow a 1-lot Subdivision  
- Staff Report (File No. Z12-0010)**

MOVED BY: J. BUTLER-SMYTHE  
SECONDED: S. HARVEY

That the Planning, Zoning & Affordable Housing Committee recommend to Council:

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 963 Walfred Road from R2 (One and Two-Family Residential) to RS3 (Residential Small Lot 3), 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. \$9,300 towards the General Amenity Reserve Fund;
    - ii. \$4.19 per m<sup>2</sup> lot area towards the General Amenity Reserve Fund;
    - iii. An amount equal to 5% of the assessed value (post-rezoning) of 2,027.6m<sup>2</sup> of land towards the General Amenity Reserve Fund;
  - b) That Staff bring forward for Council's consideration a report outlining the park dedication/cash-in-lieu requirements specific to the subject property;
  - c) That the house design for Proposed Lot A be in substantial compliance with the plans attached this report as Appendix B;
  - d) Direct the applicant to apply for a Development Variance Permit for the setback variances noted in Table 3 of this report, prior to the issuance of a Building Permit; and
2. Waive the requirement for an Intensive Residential Development Permit.

CARRIED.

**5. ADJOURNMENT**

The Chair adjourned the meeting at 7:32 p.m.

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MAYOR

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CERTIFIED CORRECT  
Administrator