

**CITY OF LANGFORD**

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

**Monday, March 26<sup>th</sup>, 2012 @ 7:00 pm**

**Council Chambers**

**PRESENT**

Councillor D. Blackwell (Chair), Councillor R. Wade (Vice-Chair): Members: S. Harvey, K. Sheldrake and N. Stewart.

**ATTENDING**

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

**ABSENT**

Members: M. Hall, D. Horner, J. Butler-Smythe, A. Creuzot,

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR WADE

SECONDED: S. HARVEY

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 – March 12<sup>th</sup>, 2012**

MOVED BY: N. STEWART

SECONDED: COUNCILLOR WADE

That the Planning, Zoning & Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on March 12<sup>th</sup>, 2012.

CARRIED.

#### 4. REPORTS

- a) **Application to vary lot width, setbacks, parking requirements, turnaround area and height to allow for a five lot subdivision at 3380 Happy Valley Road**  
- Staff Report (File No. DVP12-0004)

MOVED BY: COUNCILLOR WADE

SECONDED: S. HARVEY

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

That Council:

1. Proceed with consideration of a Development Variance Permit No. DVP12-0004 for 3380 Happy Valley Road, with the following variances:

- i) That Section 6.27.02 (2) of Zoning Bylaw No. 300 be varied to reduce the lot width from the required 9m (29.5ft) to 8.25m (27ft) for Lot 4;
- ii) That Section 6.27.06 (1)(a) of Zoning Bylaw No. 300 be varied reduce the distance of a building to a front lot line from the required 3m (10ft) to 2m (6.6ft) for Lot 2 and for the portion that comprises a garage only;
- iii) That Section 6.27.06 (1)(b) of Zoning Bylaw No. 300 be varied to reduce the distance of a building to a rear lot line from the required 5.5m (18ft) to 1.5m (5ft) for Lot 1;
- iv) That Section 6.27.06 (2) of Zoning Bylaw No. 300 be varied to increase the height of a one-family dwelling from 8.5m (28ft) to three storeys for Lots 1-4;
- v) That Section 4.01.01 VII be varied to reduce the required parking stalls from 2.5 stalls per unit to 2 stalls per unit;
- vi) That the required two-point turnaround area in Schedule 11 - 36 of Subdivision and Development Servicing Bylaw No. 1000 be varied from the required 5m (16ft) wide and 13m (42ft) deep to 3.5m (11.5ft) wide and 9m (29.5ft) deep.

Subject to the owner installing a 1.8m (6ft) high solid board fence along the northern property boundary.

2. Direct Staff to amend Zoning Bylaw No. 300 to reduce the parking requirement for RS3 (Residential Small Lot 3) from 2.5 parking spaces to 2 parking spaces per dwelling unit;

CARRIED.

**b) Application to Amend the Zoning Designation of the Property at 790 Hockley Avenue from R1 (One- Family Residential) to C8A (Community Town Centre Pedestrian A) to allow for the construction of a four (4) storey multi-family residential building consisting of approximately 21 dwelling units.**

**- Staff Report (File No. Z12-0008)**

MOVED BY: COUNCILLOR WADE

SECONDED: N. STEWART

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

That Council:

1. Give First Reading to Bylaw No. 1391, which will amend the zoning of the property at 790 Hockley Avenue from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) subject to the following terms and conditions:
  - a. That the following amenity contributions are included in the bylaw for increased density, to be payable at the time of subdivision:
    - i. \$2,700 per unit created towards the General Amenity Reserve Fund;
  - b. That the upper storeys of the building being proposed at 790 Hockley Ave are setback by at least 4ft to the satisfaction of the City Planner;
  - c. That the applicant provide the following items prior to public hearing:
    - i. A tree preservation plan prepared by a certified arborist to the satisfaction of the City Planner to ensure that appropriate measures are in place to protect the Garry Oak tree in the road Right-of-Way; and
    - ii. A road dedication plan, if required, to the satisfaction of the City Engineer;
  - d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
    - i. The owner provide secure and enclosed bicycle storage for residents to the satisfaction of the City Planner;
    - ii. The owner obtains a construction easement prior to excavation to the satisfaction of the City Engineer should the footings of the building encroach into neighbouring properties;
    - iii. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the City Engineer; and
    - iv. Frontage improvements, works and services to Subdivision and Servicing Bylaw No. 1000 standards.

CARRIED.

**c) Planning Department – Statistical Information – February 2012  
- Staff Report (File No. Planning)**

MOVED BY: COUNCILLOR WADE

SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing Committee receive the Planning Department Statistical Information Report for February, 2012.

CARRIED.

**5. ADJOURNMENT**

The Chair adjourned the meeting at 7:17 p.m.

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MAYOR

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CERTIFIED CORRECT  
Administrator