

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Tuesday, April 10th, 2012 @ 7:00 pm

Council Chambers

PRESENT

Councillor D. Blackwell (Chair), Councillor R. Wade (Vice-Chair): Members: J. Butler-Smythe, M. Hall, S. Harvey, D. Horner, and N. Stewart.

ATTENDING

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

ABSENT

Members: K. Sheldrake and 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: N. STEWART

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 26th, 2012

MOVED BY: COUNCILLOR WADE

SECONDED: S. HARVEY

That the Planning, Zoning & Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on March 26th, 2012.

CARRIED.

4. REPORTS

**a) Application to Rezone 2835 Peatt Road from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A) to Allow a 4-Storey Mixed-Use Building
- Staff Report (File No. Z12-0004)**

MOVED BY: COUNCILLOR WADE

SECONDED: M. HALL

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 2835 Peatt Road from R1 (One-Family Residential) to C8A (Community Town Centre Pedestrian A), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density:
 - i. The following contributions per Single Family Equivalent created, prior to the issuance of a Building Permit:
 - a. \$1,000 towards the Affordable Housing Reserve Fund;
 - b. \$2,500 towards the General Amenity Reserve Fund;
 - c. \$10.75 per m² of commercial gross floor area towards the General Amenity Reserve Fund;
 - b) That the applicant registers a Section 219 Covenant, in priority over all other charges on title, prior to Bylaw Adoption, which agrees to the following:
 - i. That the owner will dedicate 1.98m (6.5ft) of road along the Peatt Road frontage, prior to the issuance of a Building Permit;
 - ii. That no portion of the new building may encroach into the Peatt Road right-of-way, including that portion dedicated as a condition of this application. If, despite the applicants best effort to eliminate encroachments, the final survey plan does identify an encroachment, the applicant will be required to close the necessary portion of Peatt Road and register an encroachment agreement prior to the registration of a strata plan;
 - iii. That the secure bicycle storage room within the main floor of the building contains at least one bicycle parking space for each residential unit and that an outdoor bicycle rack be provided in front of the building in a location approved by the City Engineer;
 - iv. That full frontage improvements to the downtown Langford standards of the Subdivision and Servicing Bylaw No. 1000 be completed to the satisfaction of the City Engineer;
 - v. That red brick pavers used for the public sidewalk within the road ROW extend onto private property, to the front building face;
 - vi. That internal fire sprinklers to NFPA standards be installed within the building as well as a strobe light and remote enunciator panel to the satisfaction of the Chief Building Inspector and Fire Chief;
 - vii. That a Fire Safety Plan for the construction period and occupancy be provided to the satisfaction of the Fire Chief; and

2. That the applicant provide \$5,000 towards the General Amenity Reserve Fund prior to issuance of a Development Permit that includes a variance to reduce the number of off-street parking spaces, and direct the city Planner to issue a variance within the Development Permit for not more than one parking space.

CARRIED.

**b) Application to rezone the properties at 997 and 999 Goldstream Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) in order to allow a Group Day Care as currently permitted by Temporary Use Permit TUP-11-0004)
- Staff Report (File No. Z12-0003)**

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. 1393, which will amend the zoning of the properties at 997 and 999 Goldstream Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) Zone subject to the following terms and conditions:
 - a. That the applicant provide, prior to final adoption of the bylaw, a Section 219 Covenant, registered in priority over all other charges on title, that agrees to the following:
 - i. That the applicant shall provide frontage improvements along Goldstream Avenue to Subdivision and Development Servicing Bylaw No. 1000 standards, and to the satisfaction of the City Engineer either upon a change of land use or when warranted by a traffic study, whichever should occur first; and
2. Amend the MU1A Zone to allow a Group Day Care on any floor of a building built before 2012 on the subject property; and
3. Direct staff to prepare a Development Variance Permit for lot width. Variance from 30.5m to 22.75m to be issued following adoption of Bylaw No. 1393.

CARRIED.

5. ADJOURNMENT

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

MAYOR

CERTIFIED CORRECT
Administrator