

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, May 28th, 2012 @ 5:00 pm

Council Chambers

PRESENT

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

ATTENDING

Senior Planner, Leah Stohmann and Land Development Coordinator, Brent Molnar.

ABSENT

Members: None

1. CALL TO ORDER

The Chair called the meeting to order at 5:03 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE

SECONDED: D. HORNER

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 – May 14th, 2012

MOVED BY:

SECONDED:

That the Planning, Zoning & Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on May 14th, 2012.

CARRIED.

4. REPORTS

- a) **Application to Amend the Zoning Designation of the Property at 828 Hockley Avenue from R1 (One- Family Residential) to MU1A (Mixed Use Residential Commercial) to allow for the construction of a five (5) storey multi-family residential building consisting of approximately 32 dwelling units (File Z12-0020 – 828 Hockley Avenue)**

MOVED BY: M. HALL

SECONDED: K. SHELDRAKE

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

That Council:

1. Amend the zoning of the property at 828 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) 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 building permit:
 - i. \$2,500 per SFE created towards the General Amenity Reserve Fund; and
 - ii. \$1,000 per SFE created towards the Affordable Housing Reserve Fund.
 - b. 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 assess the Douglas-fir trees fronting 828 Hockley, and ensure that appropriate measures are in place to protect them during and after construction;
 - ii. A tree appraisal prepared by a certified arborist, to the satisfaction of the City Planner, for all trees in the City Right-Of-Way fronting 828 Hockley Avenue;
 - iii. A stormwater management plan, to the satisfaction of the City Engineer;
 - iv. A road dedication plan, if required, to the satisfaction of the City Engineer;
 - v. A traffic study, including both vehicular and pedestrian traffic, analyzing the impact of the proposed development on Hockley Ave and the intersection with Peatt Road, to the satisfaction of the City Engineer;
 - c. 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 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;
 - iii. Green Development Checklist is applied at a site scale at the Development Permit stage;
 - iv. Frontage improvements, works and services to Subdivision and Development Servicing Bylaw No. 1000 standards;
 - v. That a sidewalk to Subdivision and Development Servicing Bylaw No. 1000 standards be installed from the subject property to Peatt Road, to the satisfaction of the City Engineer;

- vi. That any improvements to Hockley Ave and the intersection of Hockley Ave with Peatt Road recommended by the traffic study be completed as a condition of Subdivision Approval;
2. Direct staff to investigate options for siting the driveway and frontage improvements in order to preserve the Douglas-fir trees on City Right-of-Way, prior to issuance of Development Permit.
3. Request the applicant provide a revised building design showing improved street presence, to the satisfaction of the City Planner, prior to issuance of Development Permit;
4. Direct staff to prepare a Development Variance Permit to vary the maximum height from four (4) storeys to five (5) storeys and reduce off-street parking requirement from 1.4 spaces per unit to 1.2 spaces per unit, provided that:
 - a. Prior to issuance of Development Variance Permit, the applicant provide a cash contribution of \$5000 towards the Downtown Parking Reserve Fund; and
 - b. The applicant provide, in addition to the residential spaces, 5 visitor parking spaces.
5. Direct staff to review sight lines at the corner of Hockley Ave and Peatt Road; and
6. Direct staff to review the possibility of designating medical vehicle parking within the frontage of 829 Hockley Ave.

CARRIED.

- b) Application to vary the requirement for the location of parking spaces for the one-family dwelling when a secondary suite in an accessory building is also built on the lot and to vary the maximum permitted gross floor area of a secondary suite in an accessory building on lots that are less than 550m² (5,920ft²) from 60m² (645ft²) to 90m² (970ft²); both variances are for Lots 14 – 21 on Dornier Road (currently addressed as 3091 Langford Lake Road)
- Staff Report (File DVP12-0008 – 3091 Langford Lk Road Westhills Ph 5)**

MOVED BY: M. HALL
SECONDED: S. HARVEY

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

1. Proceed with consideration of a Development Variance Permit No. DVP12-0008 for Lots 14 - 21 at 3091 Langford Lake Road, with the following variances:
 - a) That Section 3.08.04 (2) and (7) of Zoning Bylaw No. 300 be varied to permit the parking spaces for the one family dwelling to reside within the one family dwelling on a lot with an area less than or equal to 550m² (5,920ft²) that contains a secondary suite in an accessory building; and
 - b) That Section 3.08.04 (10)(d) be varied to increase the size of a secondary suite in an accessory building on a lot with an area less than or equal to 550m² (5,920ft²) from 60m² (645ft²) to 90m² (970ft²) in total, on the conditions that the ground level gross floor area is restricted to 60m² and the remaining 30m² may be in a mezzanine above.
2. Direct staff to work with the applicant to ensure adequate sight-lines and signage with respect to on-street parking at nearby intersections.

CARRIED.

- c) Application to Rezone 3622 Happy Valley Road from RR2 (Rural Residential 2) to a new RR3 (Rural Residential 3) Zone and to Amend the OCP Designation from Agricultural Strategy Lands to Neighbourhood to allow the subject property to be subdivided into approximately 11 lots - Staff Report (File Z12-0017 – 3622 Happy Valley Road)**

MOVED BY: S. HARVEY

SECONDED: COUNCILOR WADE

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

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3622 Happy Valley Road from “Agricultural Strategy Lands” to “Neighbourhood;”
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3622 Happy Valley Road from RR2 (Rural Residential 2) to a new RR3 (Rural Residential 3) Zone containing regulations listed in Table 3 of this report, 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/lot created, prior to subdivision approval:
 - i. \$660 per ½ duplex towards the Affordable Housing Reserve Fund;
 - ii. \$1,000 per one-family lot towards the Affordable Housing Reserve Fund;
 - iii. \$3,960 per ½ duplex towards the General Amenity Reserve Fund;
 - iv. \$6,000 per one-family lot towards the General Amenity Reserve Fund;
 - b) 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 the engineered accessory building that was erected without the benefit of any Permits or Inspections will be removed prior to the issuance of any further approvals by the City (including Development Permit, Subdivision Approval, Building Permit);
 - ii. That the applicant provide a detailed stormwater management plan prior to Subdivision Approval, and that this plan confirm that the proposed development will not increase the volume or decrease the quality of stormwater leaving the site compared to pre-development conditions and that stormwater works will be completed in accordance with the South Langford stormwater management plan as a condition of Subdivision;
 - iii. That a 3m portion of the subject property will be dedicated as road, for the purpose of widening the Vitality Road right-of-way to 15m;
 - iv. That a new 14m road right-of-way be dedicated through the subject property to provide access to lands beyond, in the location shown on the proposed site plan, at the time of Subdivision;

- v. That no lots will be permitted to have direct driveway access to Happy Valley Road;
 - vi. That the applicant retain the existing trees located along the Happy Valley Road frontage;
 - vii. That the applicant construct a trail from Vitality Way, through the City's amenity lot at 3620 Vitality Way into the stormwater/amenity lot to be dedicated to the City on the subject property, to the specifications and satisfaction of the Parks Manager;
 - viii. That full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards are completed as a condition of
 - ix. That the applicant provide an area, approximately as shown on the proposed site plan, to be dedicated to the City for stormwater management and amenity purposes at the time of Subdivision.
3. Direct staff to amend the South Langford Neighbourhood Plan designation from "Rural" to "Suburban Residential";
4. Direct staff to include two-family dwellings as a permitted use in the new RR3 Zone for the subject property only;

CARRIED.

**d) Application for Temporary Use Permit to allow for the storage of funeral service related items on the property at 1064 Goldstream Ave
- Staff Report (File TUP12-0001 – 1064 Goldstream Avenue)**

MOVED BY: M. HALL

SECONDED: A. CREUZOT

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

1. Issue a Temporary Use Permit for the storage of funeral service related items on the property at 1064 Goldstream Avenue, for a period of three (3) years, subject to:
 - a) That the applicant provide landscape screening along the shared property line with 1062 Goldstream, to the satisfaction of the City Planner;
2. Direct staff to update Zoning Bylaw No. 300 by including a definition of 'funeral parlour' and allowing for standalone related uses in those zones where a 'funeral parlour' is a permitted use as well as determine if the current parking requirement is adequate; OR

CARRIED.

- e) **Application for a text amendment the M1 Zone with respect to the property at #109-937 Dunford Avenue, in order to allow a Skateboarding School (as currently permitted by Temporary Use Permit TUP-11-0005)**
- Staff Report (File Z12-0013 - #109-937 Dunford Avenue)

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Give First Reading to Bylaw No. 1407, which will amend the M1 (Light Industrial) Zone such that "skateboard school and related uses including manufacturing, retail sale and repair of skateboards " is permitted on the property located at #109-937 Dunford Avenue only.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:25p.m.

CHAIR

CERTIFIED CORRECT
Administrator