

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, June 25th, 2012 @ 7:00 pm

Council Chambers

PRESENT

Councillor D. Blackwell (Chair), Councillor L. Szpak (Vice-Chair), Members: S. Harvey, A. Creuzot, and D. Horner.

ATTENDING

City Planner, Matthew Baldwin and Director of Engineering, Michelle Mahovlich.

ABSENT

Members: N. Stewart, J. Butler-Smythe, M. Hall and K. Sheldrake.

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: S. HARVEY

That Planning, Zoning and Affordable Housing Committee approve the Agenda as amended:
DELETE item 4(b).

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – May 28th, 2012

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on May 28^h, 2012.

CARRIED.

4. REPORTS

- a) **Application to Amend the OCP Designation from Agricultural Strategy Lands to Neighbourhood, to Rezone 3634 and 3660 Happy Valley Road from RR2 (Rural Residential 2) to a new RR3 (Rural Residential 3) Zone and the C1 (Neighbourhood Commercial) Zone, and to Vary the minimum required lot width and minimum required setbacks to allow the subject property to be subdivided into approximately 29 residential lots and 1 commercial lot**
- Staff Report (File No. Z12-0015 – 3634 & 3660 Happy Valley Road)

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

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

That Council:

1. Give first reading to Bylaw No. 1425 to amend the Official Community Plan designation of the property located at 3634 and 3660 Happy Valley Road from “Agricultural Strategy Lands” to “Neighbourhood;”
2. Give first reading to Bylaw No. 1419 to amend the Zoning designation of the property located at 3634 and 3660 Happy Valley Road from RR2 (Rural Residential 2) to RR3 (Rural Residential 3) and C1 (Neighbourhood 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 new lot created, prior to subdivision approval:
 - i. \$1,000 per new residential lot towards the Affordable Housing Reserve Fund;
 - ii. \$6,000 per new residential 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 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;
 - ii. That a new 14m road right-of-way (or other width as necessary to accommodate services and frontage improvements) be dedicated in the location shown on the proposed site plan, at the time of Subdivision, to the satisfaction of the City Engineer;
 - iii. That an emergency-only access easement/SRW from the end of the new 14m road to Happy Valley Road be registered through the commercial lot or that road access be created from the end of the 14m road across the Galloping Goose Trail to Lomalinda Drive, as a condition of Subdivision Approval, to the satisfaction of the City Engineer and Fire Chief. Further, this emergency access will be blocked to regular vehicular traffic by bollards, will have a mountable curb on either end, and will be separated from the commercial building by a fence, to the satisfaction of the Fire Chief;

- iv. That the commercial lot be accessed by a one-way right-in/right-out driveway as approved by the City Engineer;
 - v. That the commercial building will be designed with a residential character, to the satisfaction of the City Planner;
 - vi. That no lots will be permitted to have direct driveway access to Happy Valley Road;
 - vii. That the applicant retain the existing trees located along the Happy Valley Road frontage, except those affected by the driveway access to the commercial site;
 - viii. That full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards are completed the subject property's Happy Valley Road frontage as a condition of Subdivision;
 - ix. That the applicant provide an area, approximately as shown on the proposed site plan, to be dedicated to the City for open space and amenity purposes at the time of Subdivision.
- c) Direct staff to amend the South Langford Neighbourhood Plan designation from "Rural" to "Suburban Residential" and "Neighbourhood Commercial;" and
3. Direct staff to proceed with consideration of issuance of Development Variance Permit No. DVP12-0013 for the property at 3634 and 3660 Happy Valley Road, with the following variances:
- a) That Section 6.12.02(2) of Zoning Bylaw No. 300 be varied to reduce the minimum lot width from the required 16m to:
 - i. 11.5m for Lot 29;
 - ii. 13.0m for Lots 14, 16, 17, 18;
 - iii. 13.5m for Lot 19, 21;
 - iv. 14.0m for Lots 2, 9, 28;
 - v. 14.5m for Lots 5, 26, 27;
 - vi. 15.0m for Lots 1, 6;
 - vii. 15.5m for Lots 7, 8, 15, 22;
 - b) That Section 6.12.07(1) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from the required 6m to 4.0m for Lot 14;
 - c) That Section 6.12.07(3) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from the required 4.5m to 3.5m for Lots 14 and 29.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:14 p.m.

CHAIR

CERTIFIED CORRECT
Administrator