

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, August 13th, 2012 @ 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

City Planner, Matthew Baldwin and Manager of Land Development, Brent Molnar

ABSENT

Member: 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 approve the Agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – June 25th, 2012

MOVED BY: S. HARVEY

SECONDED: J. BUTLER-SMYTHE

That the Planning, Zoning and Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on June 25th, 2012.

CARRIED.

4. REPORTS

- a) **Application to Rezone 3504, 3508 and 3512A Happy Valley Road from RR2 (Rural Residential 2) to RS3 (Residential Small Lot 3) to Allow for approximately 53 lots in a Residential Subdivision**
- Staff Report (File Planning Z12-0016)

MOVED BY: M. HALL

SECONDED: N. STEWART

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

That Council:

1. Direct staff to prepare a bylaw to amend portions of the zoning designation of the subject properties at 3504, 3508, 3512A Happy Valley Road from RR2 (Rural Residential 2) to the RS3 (Residential Small Lot 3) 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. \$660 per unit towards the Affordable Housing Reserve Fund or provide 1 in 15 single-family dwellings as an affordable housing unit; and
 - ii. \$3,960 per unit towards the General Amenity Reserve Fund.
 - b. That the applicant provide the following items prior to final adoption of the bylaw:
 - i. Register a Sec. 219 covenant registered in priority over all other charges on title that includes the following:
 - a) Requires the applicant to provide road dedication along the Happy Valley Road frontage, as proposed at the public hearing, as a condition of final subdivision approval;
 - b) Requires the applicant to provide fencing to the satisfaction of the City Planner along the southern and western property lines prior to subdivision approval;
 - c) That only Lots 45, 46, 49 and the existing house at 3512A Happy Valley Road may have driveway access from Happy Valley Road;
 - d) Notification to future land owners that legal nuisances from agriculture and the South Vancouver Island Rangers gun range exist in near proximity to the subject property.
 - c. Direct staff to amend the zoning bylaw to permit 3504 Happy Valley Road to have a carriage house (an accessory building with a secondary suite) as a permitted use and that the lot remain in the RR2 (Rural Residential) zone;
 - d. Direct the applicant to provide a new site plan that eliminates both lots 51 and 52 (as shown on Appendix A) to preserve the large property and its rural setting;
 - e. Direct staff to amend the zoning bylaw to permit residential small lot zones to have secondary suites on lots that are 550m² (5,920ft²) or greater in lot area;
 - f. Direct staff to ensure that the trees on private property at 3504 Happy Valley (and lots 51 and 52) remain on site and that it be secured in the Development Permit process; and
 - g. Direct staff to require the applicant to provide an arborist's report and mitigation strategy prior to issuance of a Development Permit to assess the trees in relation to the building envelopes to ensure that the proposed project will not cause any harm to the trees on the CRD property.

CARRIED.

**b) Application to Rezone 912 Jenkins Avenue from R2 (One and Two-Family Residential) to RM7A (Medium Density Apartment) to Allow the Construction of Approximately 10 Residential Townhouse Units
- Staff Report (File Planning Z12-0021)**

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property at 912 Jenkins Avenue from R2 (One and Two-Family Residential) to the RM7A (Medium Density Apartment 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 building permit except that these contributions may be reduced by up to 50% if the project is built in accordance with the Green Development Checklist as secured by a Section 219 covenant:
 - i. \$610 per unit towards the Affordable Housing Reserve Fund; and
 - ii. \$2,562 per unit towards the General Amenity Reserve Fund.
 - b) That the applicant provide the following items prior to final adoption of the bylaw:
 - i. Register a Section 219 covenant registered in priority over all other charges on title that includes the following:
 - a) That as a condition of rezoning the owner shall provide frontage improvements to Bylaw No. 1000 standards along the Jenkins Avenue road frontage and pay for the costs of relocating the identification pole for the bus stop that exists in front of the subject property;
 - b) That the owner will provide a construction parking management plan to the satisfaction of the Director of Engineering and City Planner prior to issuance of a building permit;
 - c) That the buildings shall be equipped with fire suppression sprinklers built to the standards as per NFPA 13 R; and
 - d) That if the owner chooses to build the project in accordance with the Green Development Checklist the owner may to seek a reduction in the amenity contributions by up to 50%.
2. Direct the City Planner to issue the requested setback variances within the required Development Permit.
3. Proceed with consideration of the following Variance for 912 Jenkins Avenue:
 - a) That Section 6.36A.05 (2) of Zoning Bylaw No. 300 be varied to increase the maximum permitted height from 9m (30ft) to 13m (42ft) for the portions of the buildings as shown in Appendix A.

CARRIED.

c) Application to Rezone 679 Wagar Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) to Allow a 7-unit Townhouse Development - Staff Report (File Planning Z12-0023)

MOVED BY: COUNCILLOR WADE
SECONDED: M. HALL

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 679 Wagar Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial), subject to the following terms and conditions:
 - a) That the owner agrees to provide the following contributions, prior to issuance of a building permit:
 - i. \$610 per unit towards the Affordable Housing Reserve Fund; and
 - ii. \$2,562 per unit 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 owner provide two bicycle hooks in a garage or storage area in each dwelling unit, to the satisfaction of the City Planner, at the time of building permit;
 - ii. That the owner will provide a construction parking management plan to the satisfaction of the Director of Engineering and City Planner prior to issuance of a building permit;
 - iii.
 - iv. That parking spaces provided in the garage portion of the building will be maintained as spaces that allow for the parking of motor vehicles;
 - v. That the applicant will maintain the normal drainage system of the subject property and regulate both the quality and quantity of storm water run-off from the site, as a condition of rezoning;
 - vi. That the new access to the proposed townhouse unit development is constructed with a permeable material, to the satisfaction of the City Planner; and
 - vii. That the owner provide frontage improvements according to the City's Subdivision and Development Servicing Bylaw 1000;
 - c) That Council authorize the City Planner to issue a Development Permit with a variance for off-street parking, if necessary, to the parking standard of Zoning Bylaw No. 300 as of August 13th, 2012.

CARRIED.

**d) Application to Rezone a portion of 925 Isabell Avenue from R2 (One- and Two-Family Residential to RS3 (Small Lot Residential 3) to Allow a One-Lot Residential Subdivision
- Staff Report (File Planning Z12-0024)**

MOVED BY: S. HARVEY

SECONDED: N. STEWART

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

1. Direct staff to prepare a bylaw to amend the zoning designation of part of the property located at 925 Isabell Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot), subject to the following terms and conditions:
 - a) That the owner agrees to provide the following contributions per unit, at the time of subdivision:
 - i. \$660 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund;
 - b) That the applicant provide elevation drawings which show the design concept for the proposed new dwelling, prior to Public Hearing;
 - c) 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 will maintain the normal drainage system of the subject property and regulate both the quality and quantity of storm water run-off from the site, as a condition of rezoning; and
 - ii. That the dwelling on the new lot will be constructed in substantial compliance with the elevation drawings shown at public hearing;
 - d) That Council waive the required development permit for this property;
 - e) That Council grant an easement over a part of Ed Fisher Park, at the time of subdivision, to accommodate driveway access to the proposed new lot if this would result in retention of the large tree located along Isabell Avenue, until such time the tree is to be removed:
 - i. Subject to the owner registering a covenant, at the time of subdivision, stating that the large tree located along Isabell Avenue shall be retained and not trimmed or pruned unless recommended otherwise by a certified arborist and to the satisfaction of the City Planner.

CARRIED.

**e) Application to Rezone 2800 Lake End Road from R1 (One-Family Residential) to RS3 (Residential Small Lot 3) to Allow for a Residential Subdivision of approximately Four Lots
- Staff Report (File Planning Z12-0025)**

MOVED BY: S. HARVEY

SECONDED: COUNCILLOR WADE

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

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of part of the property located at 2800 Lake End Road from R1 (One-Family Residential) to RS3 (Residential Small Lot), subject to the following terms and conditions:
 - a) That the owner agrees to provide the following contributions per unit, at the time of subdivision:
 - i. \$660 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund;
2. Direct the applicant to apply for a Development Variance Permit for the rear yard setback variance noted in this report, prior to the issuance of a Building Permit.

CARRIED.

- f) **Application to Amend the OCP Designation of a portion of 3420 Luxton Road from Hillside or Shoreline to Mixed-Use Employment Centre, to Rezone from RR2 (Rural Residential 2) to BP2 (Business Park 2 - Sooke Road), and to Vary Subdivision and Development Servicing Bylaw No. 1000 to allow "development" without sewer to allow for the construction of a warehouse building.**
- Staff Report (File Planning OCP12-0004/Z12-0031/DVP12-0018)

MOVED BY: M. HALL

SECONDED: J. BUTLER-SMYTHE

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

That Council:

1. Give First Reading to Bylaw No. 1345, to amend the Official Community Plan designation of a 4,178 m² (1.03 ac) portion of the property located at 3420 Luxton Road from Hillside or Shoreline to Mixed-Use Employment Centre;
2. Direct staff to proceed with a review of the Official Community Plan and South Langford Neighbourhood Plan land use designations in the vicinity of the subject property, and report back to the Planning, Zoning and Affordable Housing Committee at a later date;
3. Give First Reading to Bylaw No. 1346, which will:
 - amend the zoning designation of a 4,178 m² (1.03 ac) portion of the property located at 3420 Luxton Road from RR2 (Rural Residential 2) to BP2 (Business Park 2 – Sooke Road);
 - add "one dwelling unit used as a caretaker suite in conjunction with other permitted uses" as a permitted use in the BP2 Zone; and
 - amend the Subdivision Lot Requirements of the RR2 Zone to allow for the proposed subdivision;

subject to the following terms and conditions:

- a) 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 registers an access easement on the title of the subject property, prior to the issuance of a Building Permit, allowing the City to access the storage building located on the property at 3416 Luxton Road; and
 - ii. That notwithstanding the permitted uses listed within the BP2 Zone, that the use of the subject property will be restricted to a single storage

warehouse principal use, which may include accessory unenclosed storage, an accessory residential caretaker suite within a principal use building, and that this restriction continue until such time that alternative access to the subject property from lands beyond and connection to the municipal sanitary sewer service are provided to the satisfaction of the Director of Engineering.

4. Direct staff to proceed with consideration of issuance of Development Variance Permit No. DVP12-0018 for the property at 3420 Luxton Road, with the following variance:
 - a) That Section 6.1.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow “development” without connection to the municipal sanitary sewer system, subject to:
 - i. That a covenant be registered on the title of the subject property, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering, which requires all buildings to be connected to the municipal sanitary sewer system and the on-site sewage disposal system to be decommissioned within six (6) months of the municipal sewer service being extended along the frontage of 3416 Luxton Road (as the subject property itself does not have direct road frontage);
 - ii. Payment of the Sewer Capital Recovery Fee (SCRF) to Westshore Environmental Services or the City of Langford, prior to the issuance of a Building Permit;
 - iii. Installation of any on-site plumbing necessary to allow municipal sanitary sewer to be connected to each building in accordance with the BC Building Code, as part of the works and services installed on the subject property.

CARRIED.

- g) Application to Vary the Lot Width for Five Proposed Lots from 16 metres to 8.6 and 11.2 metres, to Vary the Rear Yard Setback for Proposed Lot 6 from 6 metres to 5 metres, and to Exempt Five Proposed Lots from the 10% Frontage Requirement of Section 944 (1) of the Local Government Act to Allow for an Eight (8) Lot Subdivision at 517, 525 and 529 Langvista Drive - Staff Report (File Planning DVP12-0011)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

- 1) Proceed with consideration of Development Variance Permit No. DVP12-0011 for the properties at 517, 525 and 529 Langvista Drive, with the following variances:
 - a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied by reducing the required lot width for proposed Lot 1 from 16 metres to 8.6 metres;
 - b) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied by reducing the required lot width for proposed Lots 2 through 5 from 16 metres to 11.2 metres; and
 - c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the required rear yard setback for the existing dwelling on proposed lot 6 from 6 metres to 5 metres;

- 2) Grant the exemption for the proposed lots at 517 and 529 Langvista Drive:
 - a) That the proposed Strata Lots 1 through 5 are exempt from the 10% minimum frontage requirement of Section 944 (1) of the Local Government Act;
Subject to:
 - i) The owner providing a way finding sign along Langvista Drive and clear house numbering for all dwelling units of the subdivision;
 - ii) The owner conducting a pre-blast survey prior to any alteration of the land by blasting.

CARRIED.

**h) Application to vary the requirement for connection to the municipal sanitary sewer system as part of the construction of a second dwelling (detached duplex) at 1330 Creek Side Trail
- Staff Report (File Planning DVP12-0014)**

MOVED BY: J. BUTLER-SMYTHE
SECONDED: M. HALL

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

1. Direct staff to proceed with consideration of the following variance for 1330 Creek Side Trail:
 - a) That Section 6.1.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for development of a second dwelling which is not serviced by a municipal sanitary sewer system, subject to:
 - Registration of a Section 219 Covenant, registered on title in priority over all other charges stating that each dwelling will connect to municipal sanitary sewers within six (6) months of that service being available to the property;
 - Payment of the Sewer Capital Recovery Fee (SCRF) to the Westshore Environmental Services or the City of Langford;
 - Installation of any on-site plumbing necessary to allow municipal sanitary sewer to be connected to each dwelling unit in accordance with the BC Building Code.

CARRIED.

**i) Application to Vary the minimum required lot width in the RR3 Zone from 16m to 12m to Allow an 11 lot subdivision at 3622 Happy Valley Road.
- Staff Report (File Planning DVP12-0016)**

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

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

1. Subject to Council adopting Zoning Amendment Bylaw No 1418 and Official Community Plan Amendment Bylaw No 1424, Council authorizes the issuance of development variance permit no. DVP12-0016 in respect of land legally described as *Lot 5, Section 80, Metchosin*

District, Plan 7142, Except Parcel "A" (DD 247137-I) Thereof varying the minimum lot width from 16 to 12 metres.

2. Pass a resolution requiring that the applicant design the driveways in a "twinned" configuration allowing for on street parking and servicing, while maintaining a landscaped strip between driveways, to the satisfaction of the City Engineer.

CARRIED.

**j) Amendments to Parking Regulations in Part 4 of Zoning Bylaw No. 300.
 - Staff Report (File Planning Z06-0031)**

MOVED BY: COUNCILLOR WADE
 SECONDED: N. STEWART

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

1. Direct staff to prepare a bylaw to amend Part 4 of Zoning Bylaw No. 300 in the following ways:
 - a) Replace table 1 in Section 4.01.01 with the following:

Land Use Category	Number of Parking Spaces		
I. RESIDENTIAL			
Apartment in Downtown Pedestrian Commercial Area as shown on Map 21 in Bylaw No. 1200	1 space per dwelling unit	Visitor Parking	
		Less than 10 units	2 spaces
		11 to 15	3 spaces
		16 to 20	4 spaces
		21+	5 spaces
Apartment outside of Downtown Pedestrian Commercial Area as shown on Map 21 in Bylaw No. 1200	1 space per dwelling unit with one bedroom or less; 2 spaces per dwelling unit with more than one bedroom	Visitor Parking	
		Less than 10 units	2 spaces
		11 to 15	3 spaces
		16 to 20	4 spaces
		21+	5 spaces
Apartments within the CD1 (Goldstream Meadows), CD3 (Westhills), CD4 (Olympic View), CD6 (Bear Mountain), and CD12 (South Skirt Mountain) zones	1.75 spaces per dwelling unit (of which 0.25 space per unit is assigned to visitors)		
Affordable Housing developed in accordance with the City of Langford Affordable Housing Policy	1 space per dwelling unit		
Assisted Living Dwelling Unit	1 space per 4 dwelling units		
Attached Housing	2 spaces per dwelling unit	Visitor Parking	
		Less than 10 units	2 spaces
		11 to 15	3 spaces
		16 to 20	4 spaces

		21+	5 spaces
Flex Unit	1 space per dwelling unit		
Secondary Suite	1 space per dwelling unit		
Single-Family Dwelling	2 spaces per dwelling unit		
Residential Dwelling in Area 3 of the CD1 (Goldstream Meadows) Zone	1 space per dwelling unit	Visitor Parking	
		Each 2 dwelling units	1 space
Two-Family Dwelling (duplex)	2 spaces per dwelling unit		
Townhouse	2 spaces per dwelling unit	Visitor Parking	
		Less than 10 units	2 spaces
		11 to 15	3 spaces
		16 to 20	4 spaces
		21+	5 spaces
Mobile/Manufactured Home	2 spaces per home site	Visitor Parking	
		1 space per 5 home sites or part thereof	
II. COMMERCIAL			
Appliance Repair	1 space per 50 m ² gfa		
Auction House	1 space per 20 m ² gfa		
Automotive and RV Sales, Rental or Repair (≤ 5000 kg GVW)	Minimum of 4 spaces for customers and staff, and one space per 55 m ² gfa of office and sales area combined and 3 spaces per service bay for customer vehicles		
Automotive, RV and Industrial Equipment Sales or Rental (>5 000 kg GVW)	greater of 3 spaces and 1 space per 100 m ² gfa		
Automotive and Industrial Equipment Repair (>5 000 kg GVW)	3 spaces per service bay, and these spaces must be appropriately sized for the equipment being serviced		
Banquet and Catering Facility	greater of 1 space per 5 seats or 1 space per 30 m ² gfa		
Beauty Salon/Hair Care/Barber Shop	1 space per 20 m ² gfa		
Bed and Breakfast	2 spaces per dwelling unit plus 1 space per room to be rented out		
Boarding	1 space per sleeping unit		
Building Materials (< 10,000 ft ² gfa)	1 space per 20 m ² gfa of retail floor area		
Building Materials (> 10,000 ft ² gfa)	1 space per 35 m ² gfa of retail floor area		
C6B (Neighbourhood Mixed Use) – all commercial uses	1 space per 25 m ² gfa		
C8 (Community Town Centre Pedestrian) on the property legally described as Lot 12, Section 5, Esquimalt District, Plan 7165 – all commercial uses	7 spaces (Bylaw No. 817)		
Car Wash Facility	2 spaces per wash bay		
Cold Beer and Wine Store	6 spaces		
Commercial uses in Downtown Pedestrian Commercial Area	1 space per 35 m ² gfa		
Contractor's Yard	1 space per 2 employees		

Gas Bar	2 spaces
Gas Station with Automobile Service Station	3 spaces per service bay
Government Liquor Store	1 space per 13 m ² gfa
Gymnasium/Health Club/Spa	1 space per 25 m ² gfa
Financial Institution	1 space per 22 m ² gfa
Funeral Parlour	greater of 1 space per 4 seats or 1 space per 5.6 m ² of assembly space
Furniture, Large Appliance, Carpet Stores, or Similar Uses (<2 000 m ² gfa)	1 space per 80 m ² gfa
Furniture, Appliance, Carpet Stores, or Similar Uses (> or + 2 000 m ² gfa)	1 space per 100 m ² gfa
Home-based Business or Industry	1 space per business plus 1 space per employee
Hotel/Motel/Motor Inn	1 space per room
Hotel with conference facility or restaurant/lounge	1 space per room plus 1 space per 4 seats in a restaurant, or 1 space per 5 seats in a conference facility
Large Format Business (> 2 000 m ² gfa – large warehouse/household goods stores, clothing stores, office supplies, catalogue stores nursery/garden centres, drug stores or similar uses)	1 space per 30 m ² gfa
Laundromat/Coin-op Dry Cleaning Without Dry Cleaners	greater of 1 space per 19 m ² gfa or 1 spaces per 2 washing machine
Laundry/With Dry Cleaners	1 space per 20 m ² gfa
Medical or Dental Office	1 space per 25 m ² gfa
Non-Automotive Machinery and Equipment Sales and/or Rentals	1 space, plus 1 parking space per 45 m ² gfa
Non-Automotive Machinery Service	greater of 3 spaces and 1 space per 45 m ² gfa
Premises Licensed Pursuant to the <i>Liquor Control and Licensing Act</i>	1 space per 35 m ² where liquor is served
Printing/Publishing/Bookbinding	1 space 35 m ² gfa
Professional, Administrative, Business, Real Estate office	1 space per 35 m ² gfa
Public Transportation Terminal/Depot/Facility	1 space per 30 m ² gfa
Restaurant, Coffee Shop, Fast Food Restaurant	1 space per 4 seats
Refund Container Refund Depot	1 space per 47 m ² of building area
Service Station (with convenience store)	10 spaces
Shopping Centre	1 space per 20 m ² gla
Sign Shop	1 space per 40 m ² gfa
Stand Alone Convenience Store (neighbourhood grocery)	1 space per 35 m ² gfa or a minimum of 4 spaces
Supermarket	1 space per 20 m ² gfa
Taxicab Office/Stand	2 spaces plus 1 space per taxi
Tires Sales/Repair	2 spaces plus 2 spaces per service bay

TV/Radio Station	greater of 1 space per 2 employees counted as total 2 shifts or 1 space per 40 m ²
Veterinary Clinic, Animal Care, or Training	1 space per 28 m ² gfa
Retail or Service Not Specifically Listed in Subsection 6.1 to 6.4	1 space per 20 m ² gfa
III. INDUSTRIAL	
Business Park Zones, excluding BP3 (all commercial uses)	1 space per 45 m ² gfa
Business Park 3 Zone (BP3 – Amy Road)	1 space per 100 m ² gfa; 1 space per 25 m ² gfa for a medical clinic
Commercial or business uses in the Langford Business and Technology Park (BT1) Zone, except as otherwise specified	1 space per 30 m ² gfa
Industrial (light & general)	1 space per 45 m ² gfa
Industrial (heavy)	1 space per 90 m ² gfa
Manufacturing	1 space per 100 m ² gfa
Mini-storage (warehouse style)	1 space per 400 m ² gfa
Mini-storage (individual units)	1 space per 185 m ² gfa
Warehouse (storage)	1 space per 200 m ² gfa
Warehouse (wholesale distribution)	1 space per 100 m ² gfa
IV. INSTITUTIONAL	
Ambulance or Fire Station	1 space per 40 m ² gfa
Group Day Care	2 spaces in addition to 1 space per staff person, and in addition to the required parking for any other uses.
Home Occupation Day Care	1 space in addition to 1 space per non-resident staff person and in addition to the required parking for any other use on the same lot.
Hospital (public)	greater of 1.8 spaces per bed or 1 space per 56 m ² gfa
Hospital (private)	greater of 1 space per 3 beds or 1 space per 56 m ² gfa
Personal Care Facility	1 space per 3 beds
Place of Worship	greater of 1 space per 8 m ² gfa of assembly area and office or 1 space per 10 seats
Police Station	1 space per employee
Post Office	1 space per 20 m ² gfa
Prison	1 per 2 employees counted as total of 2 shifts
Nursery/Pre-School (Bylaw Nos. 544, 1039)	1 space per 5 children (minimum of 4 spaces) (Bylaw No. 544)
Elementary (K-7)	2 spaces plus 1 space per employee
Junior Secondary (8 – 10)	1 space per employee plus 1 space per classroom
Secondary (10 -12)	1 space per employee plus 1 space per 10 students
Colleges, business colleges and adult learning centres	1 parking space per 30 m ² gfa
University	1 space per 50 m ² gfa
V. MARINE	
Marine Repair and Service (Bylaw No. 637)	3 spaces per service bay and these spaces must be appropriately sized for the equipment being serviced

	(Bylaw No. 637)	
Marine Sales and Rental	1 space plus 1 space per 45 m ² gfa or sales and office area combined	
VI. RECREATIONAL/CULTURAL		
Archery/Shooting Range	1 space per target corridor	
Arena/Roller/Ice Skating Rink	greater of 1 space per 60 m ² of rink surface or 1 space per 3 seats	
Assembly Use	1 space per 14 m ² gfa	
Batting Cage	1 space per cage	
Bowling Alley/Bowling Green	3 spaces per alley	
Campground	1 spaces per site	Visitor Parking
		1 space per 6 sites or a part thereof
Cultural Facility	1 space per 10 m ² gfa	
Curling Rink	1 space per employee plus 4 spaces per ice sheet	
Golf Course	4 spaces per golf hole	
Golf Driving Range	1 space per tee plus 1 space per 2 employees	
Health Clubs and Gymnastics on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550 except parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place)	29 spaces	
Miniature Golf	1 space per hole plus 1 per 2 employees	
Riding stable	1 space per boarded and rental horse plus 1 space per employee	
Stadium	1 space per 3 seats	
Swimming Pool (public)	1 space per 5 m ² of pool water surface	
Tennis/Racquetball Courts	3 spaces per court	
Theatre (drive-in)	Theatre spaces plus 6	
Theatre (including cinemas)	1 space per 4 seats	
Amusement Park	1 space 9 m ² of commercial use site area plus 1 space per 8 patrons that can be accommodated	
Entertainment Establishment	1 space per 14 m ² gfa	
Recreation Centre	1 space per 20 m ² gfa	
Tourist Attraction	1 space per 4 persons capacity	

b) Add the following visitor parking ratios to Sec. 4.01.01:

All multi-family residential (attached housing, townhouse, apartment)	Number of dwelling units	Minimum number of visitor parking spaces
	Less than 10 units	2
	11 to 15	3
	16 to 20	4
	21 +	5
Mobile/Manufactured Home	1 space per 5 home sites or a part thereof	
Campground	1 space per 6 sites or a part thereof	

- c) Replace the dimensions in table in Sec. 4.01.02 Parking Spaces and Aisle Dimensions with the following:

Parking Angle in Degrees	Width of Stall	Depth of Stall Perpendicular to Manoeuvring Aisle	Width of Stall Parallel to Aisle	Overall Depth in Aisle	Width of Manoeuvring Aisle
0	7.0	2.6m	7.0 m	8.9 m	3.7 m
30	2.6 m	5.0 m	5.2 m	13.7 m	3.7 m
45	2.6 m	5.7 m	3.7 m	15.5 m	4.1 m
60	2.6 m	6.0 m	3.0 m	17.6 m	5.6 m
90*	2.6 m	5.5 m	2.6 m	18.0 m	7.0 m – may be reduced to 6.7 m for in-building and underground private parking in multi-family residential developments

- d) Add the following requirement to Sec. 4.01.02:
Dimensions for Stalls Adjacent an Obstruction, Wall or Fence:
If a stall is directly adjacent on one side to an obstruction, wall or fence of more than 0.3 m in height that the width of parking stall is 2.7 m clear. If a stall is obstructed on two sides that the width of parking stall is 3.0 m clear.
- e) Revise Sec. 4.01.04 (1) as follows:
Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that in the Downtown Pedestrian Commercial Area, an owner or occupier may comply with subsection (a), (b) or (c):
- f) Add the following to Sec. 4.01.04(1):
Allow a 10% reduction in the commercial parking requirement or 1 space per 40 m², whichever is less, provided that a cash contribution of \$5000 per parking space is provided. This may be further reduced to 1 parking space per 45 m² or a reduction of 15%, whichever is less, provided that a cash contribution of \$11,000 is provided.
- g) Delete Sec. 4.01.04(2), which states the following:
(2) Notwithstanding 4.01.04(1), an owner or occupier of land that is in either the C3, C8, or MU1 Zones, and within the designated “Downtown Pedestrian Commercial Design Area” may count on-street parking as part of the off-street parking requirement if:
(a) The on-street parking spaces are on an adjacent public street;
(b) The on-street parking spaces are immediately adjacent to the subject property; and
(c) The applicant has provided full frontage improvements, including the demarcation of the on-street parking spaces.
- h) Add the following to Sec. 4.01.01:
Allow an owner or occupier of land that is in the Downtown Pedestrian Commercial Area to count on-site visitor parking stalls towards commercial parking requirement in mixed-use developments and register a Statutory Right of Way at time of rezoning to secure the shared parking stalls;
- i) Revise Sec. 4.01.04(7)(a) in Part 4 as follows:

Small car parking may only account for a maximum of one third of the total parking required for all uses, except for residential where small car parking may only be allocated to the visitor parking requirement.

- j) Replace Sec. 4.01.06(1) with the following:
 (1) Accessible parking spaces for persons with a disability must be provided as follows:
 a) Parking spaces for disabled persons shall be provided in accordance with the current edition of the British Columbia Building Code;
 b) Notwithstanding 4.01.06(1), for all commercial uses, a minimum of 1 accessible parking space shall be provided where in Table 1 of Section 4.01.01 requires the provision of more than 10 and fewer than 30 off-street parking spaces, excluding those required for dwelling units, and for every 50 spaces or part thereof in excess of 30.
- k) Add the following to Sec. 4.01.06:
 Delineate accessible parking stalls with an international symbol of accessibility for the disabled and assign signage and design criteria in conformance with the current edition of the B.C. Building Code;
- l) Add the following bicycle parking ratios:

Use	Bicycle Spaces Required
RESIDENTIAL	
Apartment	One per dwelling unit
Townhouse	One per dwelling unit
Assisted Living	One per 15 dwelling units
COMMERCIAL	
Hotel/Motel	One per 15 rooms
Office (all), retail sales of goods and services, financial institutions, restaurants, veterinary clinic, Personal Service Establishments, Denturists, Service Stations, Food and Beverage Manufacturers, Warehouses.	One per 250 m ² gfa for the first 5000 m ² and one per 500 m ² gfa for any additional area.
Shopping Centre	One per 250 m ² gfa for the first 5000 m ² and one per 500 m ² gfa for any additional area
INDUSTRIAL	One per 950 m ² gfa
INSTITUTIONAL	
Hospitals	One per 500 m ² gfa plus six space rack at each entrance
Schools	All levels: One per 10 employees
Elementary	One per 10 students
Junior Secondary (Middle)	One per 8 students
Senior Secondary	One per 8 students
College	One per 5 students
University	One per 5 students (full-time, max attendance)
Churches	One per 50 fixed seats
Library/Museum/Art Gallery	1 per 100 m ² gfa
Personal Care/Nursing Home/Group Home	One per 15 dwelling units
Correctional Institutions	One per 50 beds
CULTURAL & RECREATIONAL	
Stadium, Arena, Pool, Exhibition Hall, Assembly Facility, similar places with spectator facilities	One per 100 m ² of surface area
Gymnasium, Health Club	One per 80 m ² of surface area

Bowling Alley, Curling Rink	One per 2 alleys or sheets
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CARRIED.

- k) Omnibus Amendment to Zoning Bylaw No. 300 with Respect Live/Work Studio Use, Flex Units, various setbacks in Business Park and Industrial Zones, the height of carriage houses, various density bonus provisions, and the delegation of Temporary Use Permits for the processing of aggregate materials.**
- Staff Report (File Planning Z12-0029)

MOVED BY: COUNCILLOR WADE

SECONDED: M. HALL

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

That Council:

1. Give first reading to Bylaw No. 1437, as presented;
2. Direct staff to include a parking variance that is consistent with the plan presented at the time of rezoning as part of any Development Permit for the property at 685 Fairway Avenue.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 9:07 p.m.

CHAIR

CERTIFIED CORRECT
Administrator