

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Tuesday, November 13th, 2012 @ 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

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

ABSENT

Members: A. Creuzot, J. Butler-Smythe, 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: COUNCILLOR WADE

SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – October 22nd, 2012

MOVED BY: COUNCILLOR WADE

SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on October 22nd, 2012.

CARRIED.

4. REPORTS

**a) Application to Rezone 3372 Happy Valley Road from GR2 (Greenbelt Residential 2) To A New CD21 (Comprehensive Development Zone – Radiant Way) Zone to Allow For Approximately 11 Lots in A Residential Subdivision
- Staff Report (File Z12-0039)**

MOVED BY: COUNCILLOR WADE
SECONDED: M. HALL

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

That Council direct staff to prepare a bylaw to amend the zoning designation of the subject property at 3372 Happy Valley Road from GR2 (Greenbelt Residential 2) to the CD21 (Comprehensive Development Zone – Radiant Way) zone 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; 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) That the owner will provide road dedication along the Happy Valley Road frontage and to the satisfaction of the City Engineer, as a condition of final subdivision approval;
 - 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) All driveways are proposed to be located off of Radiant Way and no driveways will be permitted onto Happy Valley Road;
 - d) That the entire front yards facing Happy Valley Road and at least 40% of the yard areas facing the internal road will be landscaping with shrubs and trees to provide some height to the landscaping beyond a simple groundcover (without impeding sight lines) to offset the visual impact of reduced setbacks and double wide driveways and parking areas, and the landscaping works shall to be bonded for prior to issuance of a building permit and to the satisfaction of the City Planner;
 - e) That buildings situated on Happy Valley Road are designed to present a front-like façade towards both Happy Valley Road and the internal road. Houses presenting a front-like appearance towards Happy Valley Road will include front door entranceways, gables, ornate detailing and substantial window area, all culminating in an attractive, interesting façade and to the satisfaction of the City Planner;
 - f) That the owner shall build the project in accordance with the Green Development Checklist to the satisfaction of the City Planner;

- g) That requires the owner to provide fencing to the satisfaction of the City Planner along the western property line prior to subdivision approval; and
 - h) Notification to future land owners that legal nuisance from the South Vancouver Island Rangers gun range exists in near proximity to the subject property;
 - i) That the applicant provide a 1.8 m (6 ft) high solid board fence along the southerly property boundary, except where hedging now exists, to the satisfaction of the City Planner prior to subdivision approval;
- c. Direct the City Planner to approve the front yard setback variance for the existing house as generally shown in Appendix A, and the 2m (10ft) rear yard setback for the garage area only for the townhomes, in the Development Permit; and
 - d. Direct the City Planner 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 site alteration to ensure that the proposed project will not cause any harm to the trees on the CRD property.

CARRIED.

b) Application to Vary Setbacks, Parking Requirements, and Minimum Lot Coverage Requirement to Allow For An Expansion And Façade/Landscape Upgrade To And Existing Commercial Development

- Staff Report (File No. DVP12-0023 – 2800- & 2806 Jacklin Road)

MOVED BY: M. HALL
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of a Development Variance Permit No. DVP12-0023 for 2800 and 2806 Jacklin Road, with the following variances:

- i) That Section 6.41.06(1)(d) of Zoning Bylaw No 300 be varied to reduce the distance of a building from the rear lot line from 3m to 1.34m; and
- ii) That Section 6.41.04(2) be varied to reduce the minimum lot coverage for a building in the C3 Zone from 50% to 34% for 2806 Jacklin Road and 22% for 2800 Jacklin Road.

CARRIED.

c) Application To Vary The Requirement For Connection To Municipal Sewer As Part Of The Construction Of A One-Family Dwelling With A Secondary Suite At 297 Atkins Avenue - Staff Report (File No. DVP12-0025 – 297 Atkins Ave)

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of Development Variance Permit No. DVP12-0025 for the property at 297 Atkins Avenue for the construction of a one-family dwelling with a secondary suite, with the following variance:

- a) That Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 is varied to allow development without connecting to the municipal sanitary sewer system under the following conditions:
 - 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 City Engineer, which requires the proposed one-family dwelling to be connected to the municipal sanitary sewer system and the on-site sewer disposal system to be decommissioned within six (6) months of the municipal sewer service being extended along the property's Atkins Avenue frontage;
 - ii. Payment of the Sewer Capital Recovery Fee (SCRF) to the Westshore Environmental Services or the City of Langford, prior to the issuance of a Building Permit; and
 - iii. 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, as part of the works and services installed on the subject property.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:16 p.m.

CHAIR

CERTIFIED CORRECT
Administrator