CITY OF LANGFORD
MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, May 13th, 2013, @ 7:00 pm
Council Chambers

PRESENT

Councillor D. Blackwell (Chair), Members: A. Creuzot, M. Hall, S. Harvey, D. Horner, K. Sheldrake and N. Stewart

ABSENT

Councillor R. Wade (Vice-Chair) and Member: J. Butler-Smythe

ATTENDING

Director of Planning, M. Baldwin and Director of Engineering, Michelle Mahovlich.

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: D. HORNER

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 – April 22nd, 2013

MOVED BY: N. STEWART
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on April 22nd, 2013.

CARRIED.
4. REPORTS

a) Application to Vary Subdivision and Development Servicing Bylaw No. 1000 by Waiving the Requirement for Frontage Improvements as Part of a Two-Lot Residential Subdivision at 2251 Millstream Road  
- Staff Report (File DVP12-0027 – 2251 Millstream Road)

MOVED BY: M. HALL  
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
That Council direct staff to proceed with consideration of the following variance for 2251 Millstream Road:

a) That Section 2.1.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied by waiving the requirement for frontage improvements along the property’s Millstream Road road frontage;

   Subject to:

   i) The applicant installing way-finding signage along Millstream Road as well as Goldie Avenue. The way-finding signage should be permanently located, be reflective in coating and hard mounted to the satisfaction of the Director of Engineering and Fire Chief; and

   ii) The applicant installing a fire hydrant on Goldie Avenue, to replace the existing standpipe, to the satisfaction of the Director of Engineering and Fire Chief.

CARRIED.

b) Application to vary the minimum distance of a building to rear and front yard lot lines to permit the construction of a single family dwelling at 2067 Hedgestone Lane  
- Staff Report (File DVP13-0009 – 2067 Hedgestone Lane)

MOVED BY: S. HARVEY  
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
That Council direct staff to proceed with consideration of the following variances for 2067 Hedgestone Lane:

b) That Section 6.95.09 (1)(a) of Zoning Bylaw No. 300 be varied reduce the distance of a building to a front lot line from the required 7.5m (25ft) (previously varied to 6m (20ft)) to 5.94m (19.5ft) as shown on the site plan attached as Appendix A;

c) That Section 6.95.09 (1)(b) of Zoning Bylaw No. 300 be varied reduce the distance of a building to a rear lot line from the required 10m (33ft) to 7.2m (23.5ft) as shown on the site plan attached as Appendix A.

CARRIED.
c) Application to Vary Section 3.26.03(4) of Zoning Bylaw No. 300 in order to increase the maximum size of a group daycare from 20 children to 72 children and to vary Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 by allowing one of the required staff parking spaces for the group daycare to be allocated for pick-up/drop off use at 965 Langford Parkway.

- Staff Report (File DVP13-0011 – 965 Langford Parkway)

MOVED BY: M. HALL
SECONDED: K. SHELDRAKE

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

That Council direct staff to proceed with consideration of the following variances for 965 Langford Parkway:

a) That Section 3.26.03(4) of Zoning Bylaw No. 300 be varied to allow the maximum capacity permitted for a group daycare on a lot with an area less than or equal to 1,099m² to be increased from 20 children to 72 children,

b) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied by reducing the staff parking component of the group daycare off-street parking requirement from 7 spaces to 6 spaces;

Subject to:

i. The provision of three pick-up / drop-off spaces on the subject property;

ii. That 7 or fewer staff are required for the group daycare; and

iii. The registration of a reciprocal use easement over a minimum of three parking spaces on 967 Langford Parkway, prior to the issuance of a Business License for the group daycare. The easement will, at a minimum, designate the (minimum) three parking spaces for exclusive use of the daycare on a short-term (e.g. 15 minute) basis between 5:00-6:00 p.m. on days that the daycare is in operation.

CARRIED.

d) Application to amend the Official Community Plan designation for a portion of 3579 Happy Valley Road and 935 Latoria from Agricultural Strategy Lands to Neighbourhood and to rezone a portion of the lands from AG1 (Agriculture 1) to the R4 (Residential 4) to permit the development of a subdivision with approximately 31 - 47 residential lots

- Staff Report (File Z12-0006 – 935 Latoria Rd & 3579 Happy Valley Rd)

MOVED BY: M. HALL
SECONDED: K. SHELDRAKE

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

That Council

1. Direct staff to prepare two bylaws (for both the 31 and 47 lot proposals) to amend the Official Community Plan for a portion of the subject properties at 3579 Happy Valley Road and 935 Latoria Road from Agricultural Strategy Lands to Neighbourhood;
2. Direct staff to prepare two bylaws (for both the 31 and 47 lot proposals) to amend the Zoning Bylaw No. 300 by:

i. Amending the zoning designation of the subject portions of the subject properties at 3579 Happy Valley Road and 935 Latoria Road from AG1 (Agriculture 1) to the new RR4 (Rural Residential 4) zone; and

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. $1,000 per unit towards the Affordable Housing Reserve Fund; and
   ii. $6,000 per unit towards the General Amenity Reserve Fund (less the cost of the green buffer along Latoria Road)

3. That the applicant provide the following items prior to final adoption of the bylaw:

i. Either provide $100,000 (for the 31 lot proposal) or $400,000 (for the 47 lot proposal) worth of farmland improvements as noted in the Section of this report titled: Net Increase to Agricultural Production, to the satisfaction of the project Agrologist and Director of Planning;

ii. 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 (measured 12.5 m from the centerline of the roadway) along the Latoria Road frontage, as a condition of final subdivision approval;
   b) Requires the applicant to provide fencing along the eastern and western boundaries of the park space buffer to the satisfaction of the Director of Planning prior to subdivision approval;
   c) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located less than a kilometer away and may generate a noise nuisance;
   d) For the 31 lot proposal, that the applicant give to the City a 0.5 acre portion of park area based on the ALC mandated buffer (at 10m (33ft) wide by 200m (656ft)) deep and that the park space be designated as Class “E” park space (ecological) and be planted based on edge planting principles and the owner shall install a roughed in trail to the satisfaction of the Parks Manager;
   e) For the 47 lot proposal, that the applicant give to the City a 1.75 acre portion of park space area and that the park be designated as Class “E” park space (ecological) and be planted based on edge planting principles and the owner shall install a roughed in trail to the satisfaction of the Parks Manager;
   f) Requires the applicant to provide a green buffer on City boulevard along Latoria Road which includes retaining the riparian areas (secured in the DP process) and replanting a new green buffer consisting of a mix of coniferous and deciduous species to the satisfaction of the Parks Manager and Director of Engineering.
4. That Council direct staff to change the frontage design for Happy Valley and Latoria Roads for the subject project to the reduced standards as described in the Section titled: Frontage Improvements; and
5. That Council consider varying frontage improvements to nil on Happy Valley and Latoria Road for the portions of the frontage that are not adjacent to the proposed new subdivision to be considered in a subsequent Development Variance Permit.

CARRIED.

e) Various Omnibus Amendments to Zoning Bylaw No. 300, including but not limited to: changes to uses and density requirements in the C3 zone, changes to the GB1 Zone and changes to off-street parking options in areas where Commercial uses are permitted
- Staff Report (File Z13-0005 – Omnibus #35)

MOVED BY: S. HARVEY
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to prepare a bylaw to amend Zoning Bylaw No. 300, as outlined in the staff report dated May 13th, 2013, and refer that draft bylaw to the Westshore Developers’ Association for their review and comment back to the Planning, Zoning and Affordable Housing Committee.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:55 p.m.