AGENDA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES
   a) Planning, Zoning & Affordable Housing Committee Meeting – May 14th, 2018

4. REPORTS
   a) Application to Rezone 2512 Duncan Place from One- and Two-Family Residential (R2) Zone to Residential Small Lot 3 (RS3) Zone to Allow a Development of Nine One-Family Residential Lots
      - Staff Report (Planning)

   b) Application to Rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) to allow a future development of a 102-unit apartment building.
      - Staff Report (Planning)

5. ADJOURNMENT
CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, May 14\textsuperscript{th}, 2018 @ 5:30 pm

Council Chambers

PRESENT

Councillors: Councillor Blackwell (Chair), R. Wade (Vice-Chair); Members: A. Creuzot, S. Harvey, D. Horner, and K. Sheldrake.

ATTENDING

L. Stohmann, Deputy Director of Planning; M. Mahovlich, Director of Engineering.

ABSENT

Members: M. Hall and N. Stewart

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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 23\textsuperscript{rd}, 2018

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on April 23\textsuperscript{rd}, 2018.

CARRIED.
4. REPORTS

a) Application to Rezone 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) Zone to Allow for a 21 Unit Multi-Family Residential Building
   - Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: D. HORNER

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2670 Peatt Road and 813 Arncote 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, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a Building Permit:

      i. $2,562 towards the General Amenity Reserve Fund;
      ii. $610 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, prior to Public Hearing, the following:

      i. A technical memo from a qualified engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering;
      ii. A traffic impact study from a qualified professional that this development will have on the surrounding road network, to the satisfaction of the Director of Engineering.
      iii. Frontage drawings that indicate whether or not road dedication is needed.

   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 a stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
      ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;
      iii. That all recommended improvements stemming from the completed traffic impact study be completed prior to issuance of a building permit.
      iv. That appropriate corner cuts are provided to the satisfaction of the Manager of Land Development prior to the issuance of a building permit;
      v. That no unit created may have more than two bedrooms; and
vi. That the onsite visitor parking be painted as ‘Visitor’ parking and that these spaces be designated as common property, not limited common property, on the strata plan.

2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2670 Peatt Road and 813 Arncote Avenue:

   a) That Section 6.51A.07(1)(a) be varied to reduce the minimum front yard setback from 2.0m to 1.3m; and  
   b) That Section 6.41A.07(1)(b) be varied to reduce the minimum exterior side yard setback from 2.0m to 1.4m; and  
   c) That Section 6.51A.07(1)(c) be varied to reduce the minimum rear yard setback from 7.5m to 4.6m  

      CARRIED.

b) Bylaw No. 1774 - Application to Rezone 852, 856, 858 and 860 Orono Avenue from the R1, Residential One Family and MU1, Mixed Use Residential Commercial to the MU1A, Mixed Use Residential Commercial, Zone to Allow a Six Storey Residential Building.  
   - Staff Report (Planning)

MOVED BY: K. SHELDRAKE  
SECONDED: COUNCILLOR WADE

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

1. Give first reading to Bylaw 1774, as presented, to amend the text within the MU1A zone to allow the FAR to be increased to 2.25 if the developer provides 50% of the parking spaces required within an underground or enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% so provided, to a maximum FAR of 4.

2. Give First Reading of Bylaw 1774, as presented to amend the zoning designation of the property located at 852, 856, 858 Orono Avenue from the R1, One Family Residential, Zone to MU1A Mixed Residential Commercial, Zone and 860 Orono Avenue from the MU1, Mixed Use Residential Commercial, Zone to the MU1A Zone 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, prior to building permit issuance:

      i. $750 per unit towards the Affordable Housing Contribution Reserve Fund;  
      ii. $2850 per unit towards the General Amenity Contribution Reserve Fund;

   b) That the per unit amount of General Amenity Contributions, listed in items 2(a)(ii) may be reduced by 69%, if the developer agrees to register a covenant on title that restricts use of the residential building as rental accommodations for a period of 10 years from the date of occupancy the charge. The 69% reduction is only applicable if a building permit
for the construction of the aforementioned apartment building on the subject property is issued prior to December 2018.

c) That the applicant provides, prior to Public Hearing, the following:
   
i. A technical stormwater management memo that addresses on site drainage containment in light of the underground parking being proposed;
   
ii. A redesign of the proposed building as shown in the report attached as Appendix A, to include a prominent entry feature and additional materials on the enclosed parkade.

d) 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 developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
   
ii. That the developer will complete road improvements required to facilitate access into the property, which may include but is not limited to an extended left turn lane on Orono Avenue, to the standards of Bylaw No. 1000 and to the Director of Engineering;
   
iii. That the per unit General Amenity Fund contributions listed in Bylaw No. 1774 may be reduced by 69% if the developer registers a covenant on title which restricts the use of the property for residential rental accommodation for a period of 10 years from the date of occupancy. The 69% per unit reduction to the General Amenity Fund Contributions listed in Bylaw No.1774 will only be applicable if a building permit to construct the building on the subject property is issued prior to December 2018;
   
iv. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer’s expense;
   
v. That the developer acknowledges that an amendment to the parking requirements in the Zoning Bylaw may result in the need for additional parking and a redesign of the proposed development;
   
vi. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;
   
vii. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to clearing or commencing any work on the subject site;
   
viii. That the applicant agrees to substantially design the proposed building as per the plans submitted, and attached to this report as Appendices A;
   
ix. That notification be provided that the properties are close to industrial operations, which may generate noise nuisances
3. Authorize the Director of Planning to issue the following variances through a Development Permit:

   a) A variance to subsection 6.51A.07(1)(c) to reduce the required building set back from the rear property line from 7.5 m to 1.24 m;
   b) A variance to subsection 6.51A.09(2) to allow parking and loading facilities to be located in the front of the primary building;
   c) A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces; and
   d) A variance to subsection 6.51A.08(3) to allow the Director of Planning to approve a landscaping design that is appropriate for the site

   CARRIED.

c) Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use Residential Commercial, Zone to align with the zoning of the adjacent property.

   - Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

   a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

      i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.
      ii. $750 per unit towards the Affordable Housing Reserve Fund;

   b. That the developer provide the following items prior to Public Hearing:

      i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

   c. That the developer register a Section 219 covenant, prior to Bylaw Adoption, that includes the following:

      i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a
sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;

ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer’s expense;

iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;

iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

   a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces;

   CARRIED.

5. **ADJOURNMENT**

The Chair adjourned the meeting at 6:08 p.m.

__________________  ______________________
CHAIR                CERTIFIED CORRECT
                   (Corporate Officer)
Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: June 11, 2018
Department: Planning
Application No.: Z18-0001
Subject: Application to Rezone 2512 Duncan Place from One- and Two-Family Residential (R2) Zone to Residential Small Lot 3 (RS3) Zone to Allow a Development of Nine One-Family Residential Lots

PURPOSE
Marty Block has applied on behalf of Jane Parkinson to rezone 2512 Duncan Place from One- and Two-Family Residential (R2) Zone to Residential Small Lot 3 (RS3) Zone to allow for the future subdivision of nine one-family small lots.

BACKGROUND

PREVIOUS APPLICATIONS
The City has not received any previous planning applications on the subject property.

Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Marty Block</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Jane Parkinson</td>
</tr>
<tr>
<td>Civic Address</td>
<td>2512 Duncan Place</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 3, Sections 108 and 109, Esquimalt District, Plan 22999, Except Those Parts in Plans 28050 and 37232</td>
</tr>
<tr>
<td>Size of Property</td>
<td>3,377m² (0.83 acres)</td>
</tr>
<tr>
<td>DP Areas</td>
<td>None</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>Current: One- and Two-Family Residential (R2) Proposed: Residential Small Lot 3 (RS3)</td>
</tr>
<tr>
<td>OCP Designation</td>
<td>Neighbourhood</td>
</tr>
</tbody>
</table>
SITE AND SURROUNDING AREA

The subject property is primarily treed except for the area that was cleared to construct the existing one-family residential dwelling and its’ surrounding yard. Topographically, this site is steep throughout, rising from a level grade at Duncan Place to approximately 6m in the rear yard. Surrounding properties are zoned One- and Two-Family Residential, but most are larger than the minimum size requirement of 550m².

Table 2: Surrounding Land Uses

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North One- and Two-Family Residential (R2)</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East One- and Two-Family Residential (R2)</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>South One- and Two-Family Residential (R2)</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West One- and Two-Family Residential (R2)</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

Figure 1 – Subject Property
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN
The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as ‘Neighbourhood’ and ‘Neighbourhood Centre’, which are defined by the following text:

**Neighbourhood**
- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.

Figure 2: A Concept for Neighbourhood

DEVELOPMENT PERMIT AREAS
The subject property is not located within any Environmental Development Permit area, but a Development Permit for Form and Character of each residential dwelling will be required prior to issuance of a building permit.

COMMENTS

DEVELOPMENT PROPOSAL
The applicant is proposing to construct a bit more than half of a municipal road, which would fit all the required services and allow for two-way traffic. This would give the opportunity for the property to the north to construct the other half of the road and create similar lots in the same fashion as shown in Appendix A on the opposite side of this road.

This development would also provide their required five street parking spaces at the narrow section of this property near Duncan Place, perpendicular to the travelled portion of the road. There would also be enough room in the cul-de-sac for the future development to add parking stalls in the centre.

Given the number of new lots proposed against existing neighbours, Council may wish to require all new lots to have a 1.8m high fence installed along their rear property lines and a 1.2m high fence installed along the eastern property line next to the newly built road.
### Table 3: Proposal Data

<table>
<thead>
<tr>
<th></th>
<th>Permitted by R2 (Current Zoning)</th>
<th>Permitted by RS3 (Proposed Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Uses</strong></td>
<td>• One- or Two Family Dwelling</td>
<td>• One-Family Dwelling</td>
</tr>
<tr>
<td></td>
<td>• Secondary suites within one-family dwellings</td>
<td>• Home occupation</td>
</tr>
<tr>
<td></td>
<td>• Home Occupation</td>
<td>• One boarder in a one-family dwelling</td>
</tr>
<tr>
<td></td>
<td>• Group Daycare</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Temporary construction or real estate marketing office</td>
<td></td>
</tr>
<tr>
<td><strong>Density (min. lot size)</strong></td>
<td>550m²</td>
<td>220m²</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>16.0m</td>
<td>9.0m</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>9.0m</td>
<td>8.5m</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>6.0m</td>
<td>3.0m (to the dwelling)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5.5m (to the garage)</td>
</tr>
<tr>
<td><strong>Interior Side Yard Setback</strong></td>
<td>1.5m</td>
<td>1.2m</td>
</tr>
<tr>
<td><strong>Exterior Side Yard Setback</strong></td>
<td>4.5m (to the dwelling)</td>
<td>3.5m</td>
</tr>
<tr>
<td></td>
<td>5.5m (to the garage)</td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>6.0m</td>
<td>5.5m</td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>• 2 spaces per dwelling;</td>
<td>• 2 spaces per dwelling</td>
</tr>
<tr>
<td></td>
<td>• 1 space per secondary suite;</td>
<td></td>
</tr>
</tbody>
</table>

**FRONTAGE IMPROVEMENTS**

**Duncan Place**

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, however it is not anticipated there would be much improvements needed along Duncan Place given how narrow the property is at this point. Road improvements may include the following:

- Paving
- Curbing
- Streetlights, and the removal of the existing davit arm
- Drainage control
- Landscaping (including irrigated street trees)
New Municipal Road
The applicant will be required to construct a portion of a new road in accordance with Bylaw 1000 prior to subdivision approval. Improvements for this road would include the following:

- A minimum 8.0m wide road dedication
- A minimum of two 3.0m wide drive lanes
- Five street parking stalls, 2.6m wide and a minimum 5.5m long.
- Street lighting, but conduits and servicing to the ultimate street light location in the centre of the cul-de-sac
- Landscaped boulevard (including irrigated street trees)
- No sidewalk is required on this cul-de-sac

Given the unique layout of the street parking stalls and additional space surrounding them, Council may wish to require additional landscaping with irrigation in this area and a solid 1.2m high fence west of the parking stalls to prevent headlights from shining into the neighbours’ property. Council may also wish to require a construction management plan given that this property is located on a cul-de-sac and there is limited space for parking in this area.

PARKS AND BOULEVARD
Landscaping within the new municipal road would entail street trees at a density of one per 15m complete with municipal drip irrigation. If the applicant cannot provide the required number of street trees due to spacing constraints, cash-in-lieu of each missing tree in the amount of $1,100 each would be accepted. However, the additional trees planted in around the parking stalls may provide space for any missing trees along the length of the road. As there is no park land requested or provided, the applicant would be requested to provide 5% cash-in-lieu of park land of the post-rezoning land assessment at the time of subdivision as per Section 510 of the Local Government Act.

SEWERS
A sewer main exists within Duncan Place and the developer will be required to extend the main into the site, through approved civil engineering drawings. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant’s expense.

DRAINAGE AND STORMWATER MANAGEMENT
As a condition of subdivision approval, Bylaw No 1000 allows the applicant to manage storm water either through on-site detention or infiltration. As no storm water drain exists in Duncan Place, it is anticipated infiltration will occur, but this would need to be demonstrated.

As a condition of rezoning, Council may wish to require the applicant to examine how storm water can be managed onsite and to provide a technical memo prior to public hearing from a qualified professional in this regard to the satisfaction of the Director of Engineering.

FINANCIAL CONTRIBUTIONS
Council’s Amenity Contribution Policy
The amenity contributions that apply as per Council’s Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.
### Table 4 – Amenity Contributions per Council Policy

<table>
<thead>
<tr>
<th>Amenity Item</th>
<th>Per Unit Contribution</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Reserve Fund</td>
<td>$660 per lot</td>
<td>$5,940</td>
</tr>
<tr>
<td>General Amenity Reserve Fund</td>
<td>$3,960 per lot</td>
<td>$35,640</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$41,580</strong></td>
</tr>
</tbody>
</table>

### Table 5 – Development Cost Charges

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per Unit Contribution</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$3,985 per lot</td>
<td>$35,865</td>
</tr>
<tr>
<td>Park Improvement</td>
<td>$1,890 per lot</td>
<td>$17,010</td>
</tr>
<tr>
<td>Park Acquisition</td>
<td>$1,100 per lot</td>
<td>$9,900</td>
</tr>
<tr>
<td>ISIF Fees</td>
<td>$371.25 per lot</td>
<td>$3,341.25</td>
</tr>
<tr>
<td>Integrated Survey Area</td>
<td>$35 per lot</td>
<td>$315</td>
</tr>
<tr>
<td><strong>Subtotal (DCCs to Langford)</strong></td>
<td></td>
<td><strong>$66,431.25</strong></td>
</tr>
<tr>
<td>CRD Water</td>
<td>$2,655.34 per lot</td>
<td>$23,898.06</td>
</tr>
<tr>
<td>School Site Acquisition</td>
<td>$698 per lot</td>
<td>$6,282</td>
</tr>
<tr>
<td><strong>TOTAL (estimate) DCCs</strong></td>
<td></td>
<td><strong>$72,712.25</strong></td>
</tr>
</tbody>
</table>
OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2512 Duncan Place from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) subject to the following terms and conditions:

   a) That the applicant agrees to provide, as a bonus for increased density, the following contributions per one-family lot created, prior to subdivision approval:

      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund.

   b) That the applicant provides, prior to Public Hearing, the following:

      i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

   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 a minimum 8.0m wide road dedication be provided for the proposed road.
      ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
      iii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
      iv. That the applicant install a 1.8m high privacy fence along the rear property lines of the new lot and a 1.2m high solid fence along the east side of the proposed road as well as along the west property line west of the five parking spaces;
      v. That the applicant install a minimum three trees and landscaping with irrigation in the area surrounding the five parking spaces.
      vi. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

OR Option 2

1. Take no action at this time with respect rezoning 2512 Duncan Place.
| Submitted by: | Robert Dykstra, MCIP, RPP, Land Development Planner |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning    |
| Concurrence:  | Chris Aubrey, Fire Chief                           |
| Concurrence:  | Cory Manton, Manager of Parks and Recreation      |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence:  | Michael Dillabaugh, CPA, CA, Director of Finance   |
| Concurrence:  | Braden Hutchins, Director of Corporate Services    |
| Concurrence:  | Darren Kiedyk, Chief Administrative Officer        |
Appendix A
SITE PLAN
Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z18-0001)
2512 Duncan Pl

SUBJECT PROPERTY
Staff Report to Planning, Zoning and Affordable Housing Committee

Date: June 11, 2018
Department: Planning
Application No.: Z18-0014
Subject: Application to Rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) to allow a future development of a 102-unit apartment building.

PURPOSE
Ironclad Developments Inc. has applied on behalf of Ryan Van Damme to rezone 1062 Goldstream Avenue from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) to allow for the future development of a 102-unit apartment building.

BACKGROUND

PREVIOUS APPLICATIONS
The City has not received any previous application on the subject properties.

Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Ironclad Development Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Ryan Van Damme</td>
</tr>
<tr>
<td>Civic Address</td>
<td>1062 Goldstream Avenue</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot A of Section 99, Esquimalt District, Plan 13266, Except Parcel A (DD 300197-I)</td>
</tr>
<tr>
<td>Size of Property</td>
<td>3,680m² (0.9 acres)</td>
</tr>
<tr>
<td>DP Areas</td>
<td>Drainage Concern, Riparian Area</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>Existing: CS1 (Service Commercial) and RR4 (Rural Residential 4)</td>
</tr>
<tr>
<td>OCP Designation</td>
<td>Existing: City Centre</td>
</tr>
</tbody>
</table>
SITE AND SURROUNDING AREA
The site is situated along the north side of Goldstream Avenue, immediately west of Spencer Middle School. Currently the site is used as a garden centre (Little Elf Garden Centre) and includes a residential building as well as several accessory building throughout the property. There are a number of mature trees on this site and the property slopes down towards the rear property line.

At the rear property line, and immediately to the east on the Middle School property is a drainage area that contains both a pond area (Spencer Pond) and a drainage course.

Properties to the east are currently used for single family residential purposes as well as industrial (Tower Fence). To the north and east is Spencer Middle School, to the south are existing townhomes, and at the corner with Leigh Road is a site that is currently under construction for a 165-unit apartment building.

Table 2: Surrounding Land Uses

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>P2 (Community Institutional)</td>
<td>Middle School</td>
</tr>
<tr>
<td>East</td>
<td>P2 (Community Institutional)</td>
<td>Middle School</td>
</tr>
<tr>
<td>South</td>
<td>RM2 (Attached Housing)</td>
<td>Townhomes</td>
</tr>
<tr>
<td></td>
<td>MU1A (Mixed Use Residential Commercial A)</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>West</td>
<td>CS1 (Service Commercial)</td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>CS3 (Commercial Industrial)</td>
<td>Industrial</td>
</tr>
</tbody>
</table>

Figure 1: Subject Property
COMMENTS

OFFICIAL COMMUNITY PLAN
The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as ‘Neighbourhood’. However, Council recently endorsed a City initiated proposal to expand to the ‘City Centre’ designation in the OCP, which would encompass the subject property. If the designation change were to be adopted, the OCP designation for the subject property would be defined by the following text:

- A major regional growth centre that support a wide range of high density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City’s major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 2: A Concept for the City Centre

DEVELOPMENT PERMIT AREAS
The subject property is located within two environmental Development Permit areas, which include Drainage Concern and Riparian Area. A Development Permit for these, as well as for Form and Character of the multi-family building, would be required prior to a building permit being issued. The applicant is aware of this and has already retained the necessary professionals to conduct studies for the environmental development permits.

COMMENTS

DEVELOPMENT PROPOSAL
The applicant is proposing to construct a 102-unit apartment building consisting of seven storeys. The mass of building itself will be situated close along the eastern boundary next to the Middle School property while leaving a larger setback from the western boundary. The western boundary would predominantly consist of parking, drive aisles, and a vehicle ramp to access the two parking levels.

For this number of units proposed within an apartment that is located within the designated City Centre, 140 parking stalls are required, whereas 132 are proposed. The reason for being short 8 parking stalls is
due to the fact that there are 12 units proposed that have 3 bedrooms, which require 2.25 parking spaces per unit pursuant to the proposed new parking ratios currently under review via Bylaw 1752. The applicant had designed each unit in the apartment to have 1.25 parking stalls, not realizing additional parking will be required for units with 3 bedrooms or more. Instead of turning these 3 bedroom units into 2 bedrooms, the applicant has suggested a cash amenity contribution for these 8 stalls at a rate of $7,500 per stall ($60,000). While it is unlikely that Council would build structured public parking near this project, Council could use these funds to support a car share program, such as MODO, or some other transportation demand management (TDM) measures.

A previous development from the same applicant saw the required parking provided onsite, but these were offered at an additional cost to the individual renters. With renters choosing not to pay for parking, the result saw empty stalls onsite and parking problems offsite. Council may wish to require a covenant be registered that agrees to include the designated parking stalls with each units rent and not at an additional cost in order to prevent future parking problems offsite.

For the overall building, there are 105 bicycle parking spaces proposed, which would need to be within a secured space and protected from the elements. Detail of this would be further addressed within the Form and Character DP. Below, Table 3 provides a summary of the project details and highlights the proposed variances.

**Table 3: Proposal Data**

<table>
<thead>
<tr>
<th></th>
<th>Permitted by CS1 (Current Zoning)</th>
<th>Permitted by RR4 (Current Zoning)</th>
<th>Proposed by MU1A (Proposed Zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Uses</strong></td>
<td>Automobile Repair</td>
<td>Agriculture</td>
<td>Townhouses</td>
</tr>
<tr>
<td></td>
<td>Gas Stations</td>
<td>Group Day Care</td>
<td>Apartments</td>
</tr>
<tr>
<td></td>
<td>Office</td>
<td>One/Two Family Dwelling</td>
<td>Financial institutions</td>
</tr>
<tr>
<td></td>
<td>Restaurants</td>
<td></td>
<td>Restaurant</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>1.0 FAR</td>
<td>One residential building per lot</td>
<td>2.0 FAR (2.5 if parking is provided underbuilding)*</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>12m (39 ft)</td>
<td>10.5m (34 ft)</td>
<td>Six (6) storeys *</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>max 50%</td>
<td>max 30%</td>
<td>min 50%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>max 90%</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>7.5m (25 ft)</td>
<td>7.5m (25 ft)</td>
<td>2.0m (6.5 ft) *</td>
</tr>
<tr>
<td><strong>Interior Side Yard Setback</strong></td>
<td>6.0m (20 ft)</td>
<td>3.0m (10 ft)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Exterior Side Yard Setback</strong></td>
<td>7.5m (25 ft)</td>
<td>7.5m (25 ft)</td>
<td>2.0m (6.5 ft)</td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>3.0m (10 ft)</td>
<td>3.0m (10 ft)</td>
<td>7.5m (25 ft) *</td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>1 per 30m² gfa of office</td>
<td>2 space per dwelling</td>
<td>1.25 per 1/2 bedrooms</td>
</tr>
<tr>
<td></td>
<td>1 per 4 seats in restaurant</td>
<td></td>
<td>2.25 per 3/4 bedrooms *</td>
</tr>
</tbody>
</table>

* Variance required
**VARIANCE REQUESTS**

The applicant is proposing a number of variances as noted in bold in the above Table 3 and outlined in detail in Table 4 below. It should be noted that the density cannot be varied, but would require the requested increase to be included in the zone itself.

**Table 4 – Variance Requests**

<table>
<thead>
<tr>
<th></th>
<th>Required by MU1A Zone</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
<td>Six (6) Storeys</td>
<td>Seven (7) Storeys</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>2.0m (6.5 ft)</td>
<td>0.4m (1.3 ft)</td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>7.5m (25 ft)</td>
<td>1.2m (4.0 ft)</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>140 stalls</td>
<td>132 stalls</td>
</tr>
</tbody>
</table>

A height variance has been requested to accommodate the construction of an additional floor. Council may wish to amend the MU1A Zone to allow for 7 storey buildings.

For the proposed front yard setback, the requested variance is due to the location of the garbage and recycling enclosure located at the front of the building. The building itself has been designed to be at least 2.8m back from the property line, and increases the further west you go.

The rear yard setback is proposed to be 1.2m, but would apply to the elevated portions of the building. The ground level which has parking stalls along the rear property line is proposed to be constructed 5.0 metres from the property line, which corresponds to the recommendations of the biologists’ report.

If Council has no objection to the three requested variances noted above, they may wish to direct the Director of Planning to include these variances in the Development Permit for Form and Character that will be issued on this site.

The eight stalls that they are short are due to the fact that there are 3 bedroom units proposed in the building, but were designed to have parking provided at a ratio of 1.25 per unit as opposed to 2.25 per unit. The applicant has requested to provide cash in lieu of these 8 stalls at a rate of $7,500 per stall.

The permitted density (Floor Area Ratio) of the MU1A zone allows individuals to construct a building up to an FAR of 2.5 if 75% of the required parking is provided underground and/or underbuilding. The applicant is requesting an increase of the permissible FAR to 2.52, which is minor but is above what the zone permits. Council has given first reading to Bylaw 1774, which includes an amendment to the FAR provisions of this zone that would make this project compliant. As the timing of adoption of Bylaw 1774 in relation to this rezoning is uncertain, Council may wish to include the change within this rezoning bylaw as well to ensure it is in place for this project.

If Council has no objection to accepting cash as part of a variance for parking stalls and increasing the Floor Area Ratio, they may direct staff to include a site specific Amenity Contribution for the eight stalls that are not provided as well as an increased Floor Area Ratio.
PEDESTRIAN, CYCLING AND MOTORIST NETWORK

A small amount of road dedication is requested along Goldstream Avenue to achieve an equal amount of dedication along the properties on this side of Goldstream. The total dedication is not anticipated to be greater than 40m² (430 ft²). Improvements within the Goldstream road right of way fronting this site would be to Bylaw 1000 standards and include such items as a centre turning lane, a bike lane, a sidewalk, streetlights, and boulevard landscaping.

Frontage improvements along Goldstream would coincide with the road dedication to ensure the boulevard, bike lane, thru lane, and turning lane all fit and function appropriately and safely with this area which is increasingly busy. The centre turning lane will correspond with improvements being completed by the development across the road that’s creating the 165-unit apartment building.

INFRASTRUCTURE

Municipal sewer and water will need to be provided to the site in accordance with Bylaw 1000. Water mains do exist along Goldstream Avenue and should have sufficient pressure to provide adequate fire and domestic water to the site, but a Fire Underwriters Survey (FUS) Report will still need to be submitted to verify this. Any upgrades to the water system noted in the FUS report would need to be completed at the developers’ expense prior to a building permit being issued.

In accordance with Bylaw 1000, stormwater management is considered to be appropriately addressed through infiltration on this site. Such a system will be designed through the civil engineering process that appropriately addresses the 2- and 10-year storm events. A technical memo from a certified engineer that states storm water can be adequately be addressed on site for the proposed development will need to be submitted prior to public hearing, to the satisfaction of the Director of Engineering.

There are various overhead wires that exist at this location along both frontages that also span across the road. Past practice has been to require such overhead wires to be placed underground, with the exception of 3-phase hydro as feedback from the development community has noted how expensive it is to underground 3-phase hydro. The Fire Department benefits from the undergrounding of wires next to apartment buildings as overhead wires prevent ladder trucks from reaching upper floors. Fiber optics would also be installed (underground) at this location as the City moves towards its goal to have fiber optics available along prominent corridors, such as Goldstream Avenue.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit a higher density of development will increase the assessed value of the property, and increase municipal revenue. As the applicant will connect the development to municipal services and complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council’s Amenity Contribution Policy as well as Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 6 below.
**Table 4 – Amenity Contributions per Council Policy** *(per apartment unit in the City Centre)*

<table>
<thead>
<tr>
<th>Amenity Item</th>
<th>Per unit contribution</th>
<th>Total (102 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Amenity Reserve Fund (1-4 storeys)</td>
<td>$2,850</td>
<td>$145,350</td>
</tr>
<tr>
<td>General Amenity Reserve Fund (5-6 storeys)</td>
<td>$1,425</td>
<td>$48,450</td>
</tr>
<tr>
<td>General Amenity Reserve Fund (7+ storeys)</td>
<td>$712.50</td>
<td>$12,112.50</td>
</tr>
<tr>
<td>Affordable Housing Reserve Fund</td>
<td>$750</td>
<td>$76,500</td>
</tr>
<tr>
<td><strong>TOTAL POLICY CONTRIBUTIONS</strong></td>
<td></td>
<td><strong>$282,412.50</strong></td>
</tr>
</tbody>
</table>

**Table 5 – Additional Amenity Contributions**

<table>
<thead>
<tr>
<th>Amenity Item</th>
<th>Per stall contribution</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Amenity Fund (for TDM)</td>
<td>$7,500</td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>TOTAL AMENITY CONTRIBUTIONS</strong></td>
<td></td>
<td><strong>$60,000</strong></td>
</tr>
</tbody>
</table>

According to Council’s direction, the contributions toward the Downtown Parking Fund will be paid toward the General Amenity Reserve Fund.

**Table 6 – Development Cost Charges**

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per unit Contribution</th>
<th>Total (102 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$3,188</td>
<td>$325,176.00</td>
</tr>
<tr>
<td>Park Improvement</td>
<td>$1,890</td>
<td>$192,780.00</td>
</tr>
<tr>
<td>Park Acquisition</td>
<td>$1,100</td>
<td>$112,200.00</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
<td>$331.65</td>
<td>$33,828.30</td>
</tr>
<tr>
<td><strong>Subtotal (DCCs paid to City of Langford)</strong></td>
<td></td>
<td><strong>$663,984.30</strong></td>
</tr>
<tr>
<td>CRD Water</td>
<td>$2,323.43</td>
<td>$236,989.86</td>
</tr>
<tr>
<td>School Site Acquisition</td>
<td>$439.60</td>
<td>$44,839.20</td>
</tr>
<tr>
<td><strong>TOTAL (estimate) DCCs</strong></td>
<td></td>
<td><strong>$945,813.36</strong></td>
</tr>
</tbody>
</table>
OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1062 Goldstream Road from CS1 (Service Commercial) and RR4 (Rural Residential 4) to MU1A (Mixed Use Residential Commercial A) subject to the following terms and conditions:

   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per unit, prior to issuance of a building permit:

      i. $2,850 towards the General Amenity Reserve Fund, with a 50% reduction for the units on the 5th and 6th storey, and a 75% reduction for the units on the 7th storey;

      ii. $750 towards the Affordable Housing Reserve Fund;

   b) That the owner agrees to provide, as a bonus for increased density, the following contributions per required parking stall that is not provided, prior to issuance of a building permit:

      i. $7,500 towards the General Amenity Fund for Transportation Demand Management.

   c) That the applicant provide, prior to Public Hearing, the following:

      i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

   d) That the applicant provide, prior to Bylaw adoption, the following:

      i. Road dedication along the frontage to the satisfaction of the Director of Engineering.

   e) 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, which includes an operational 3-lane cross-section;

      ii. That all boulevard improvements to Bylaw 1000 standards are provided to the satisfaction of the Manager of Parks;

      iii. That a detailed storm water management plan be provided prior to issuance of a building permit, to the satisfaction of the Director of Engineering, and its operation and maintenance plan be registered on title;

      iv. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.
v. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually.

2. Direct staff to prepare a bylaw to increase the allowable FAR in the MU1A Zone to a maximum of 4.0 as per Bylaw 1774.

3. Direct staff to prepare a bylaw to increase the maximum height in the MU1A Zone to a maximum of 7 storeys.

4. Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit:
   i. Reduce the front yard setback from 2.0m (6.5 ft) to 0.4m (1.3 ft) for the garbage and recycling enclosure;
   ii. Reduce the rear yard setback from 7.5m (25 ft) to 5.0 (16.5 ft) for the parkade levels and to 1.2m (4.0 ft) for the 2nd to 7th storeys.
   iii. Reduce the number of off-street parking by a maximum of 8 stalls.

OR Option 2

5. Reject this application for rezoning.
Submitted by:  Robert Dykstra, MCIP, RPP  Land Development Planner
Concurrence:  Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:  Chris Aubrey, Fire Chief
Concurrence:  Cory Manton, Manager of Parks and Recreation
Concurrence:  Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:  Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:  Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:  Braden Hutchins, Director of Corporate Services
Concurrence:  Darren Kiedyk, Chief Administrative Officer
Appendix B
ELEVATIONS