

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, July 8th, 2019 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: C. Brown, A. Creuzot, M. Hall, D. Horner.

ATTENDING

Matthew Baldwin, Director of Planning and Subdivision; L. Stohmann, Deputy Director of Planning and Subdivision.

ABSENT

Members: K. Sheldrake and S. Harvey.

1. CALL TO ORDER

The Chair called the meeting to order at 5:35 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

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 – June 24th, 2019

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on June 24th, 2019.

CARRIED.

4. REPORTS

- a) **Application to Rezone 804 Latoria Rd and 950 Worrall Drive from RR2 (Rural Residential 2) to RS5 (Residential Small Lot 5) to accommodate a residential development that includes a variety of housing types and the potential for a school site, public open space and community facilities.**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

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

1. Accept the following items as community benefits to reduce the 40% open space requirement within Hillside or Shoreline OCP designation to 30% open space:
 - a. The construction of 10 homes offered for a purchase not exceeding \$399,000, with an additional 20 homes offered for sale at market value all constructed on lots 200 m² or less;
 - b. A community facility that can support the operation of a Group Child Care centre;
 - c. The contribution of \$1.5 million to construct a recreational amenity;
 - d. A school site to be owned and operated by the Sooke School District;
2. Direct staff to create a Bylaw for the creation of a new R5 (One-Family Residential 5) Zone which will serve to create affordable dwelling units on parcels 200 m² or less and will also include one family dwellings, townhouses, secondary suites, community amenity space, group day cares, schools and preschools and will restrict the density within the zone in accordance with the following:
 - a. That there may be no more than 100 residential dwellings constructed on the property until the developer has completed the construction of 10 one family dwellings, that are subject of a housing agreement and that they be offered to the public with a purchase price no greater than \$399,000;
 - b. That there may be no more than 200 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - c. That there may be no more than 250 residential dwellings constructed on the property until the developer has constructed an additional 10 one family dwellings on lots 200 m² or less;
 - d. That the developer contributes \$1.5 million towards the construction of a recreational amenity for the City of Langford prior the issuance of a building permit for a Sooke District School or prior to issuance of building permit for the 101st home constructed on the property, whichever is first;

- e. That there may be no more than 100 residential dwellings constructed on the property until the developer has transferred a school site to the Sooke School District, or amended their Master Development Permit to include 40% open space;
 - f. That the overall density in the R5 Zone is limited to 450 single family equivalent (SFE) units, whereas townhouses may not make up any more than 61 SFE units, or 100 townhouse units, and a maximum of 30 one-family dwellings on lots 200 m² or less are permitted;
3. Direct staff to apply a Development Cost Charge credit towards the Park Improvement DCCs, for the installation of a trail and associated infrastructure. The DCC Credit for Park Improvements shall be in an amount that equals the costs associated with constructing a Nature Trail, as defined in Bylaw No.1000, and as approved by the Manager of Parks. These costs shall be submitted along with a Master Development Permit, required prior to the approval of any subdivision on the property;
 4. Direct staff to prepare a Bylaw to amend the zoning designation of the properties located at 804 Latoria Road and 950 Worrall Road from the RR2 (Rural Residential 2) Zone to the R5 (One-Family Residential 5) Zone subject to the following terms and conditions:
 - a. That the applicant agrees to provide 30% of the total property located at 804 Latoria and 905 Worrall as open space, which may include up to 1.56ha of land owned and occupied by Sooke School District No. 62 and developed as playing fields;
 - b. That the owner agrees to provide, **as a bonus for increased density** the following contributions per lot or unit, prior to subdivision approval or issuance of a building permit, whichever is first:
 - i. \$6000 per one family dwelling towards the General Amenity Reserve Fund;
 - ii. \$3960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - iii. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
 - iv. \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
 - v. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund, except for those one family dwellings on lots smaller than 200 m²;
 - vi. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
 - c. That, **prior to First Reading**, the applicant holds a public consultation meeting;
 - d. That, **prior to scheduling a Public Hearing**, the applicant provides the following:
 - i. a technical stormwater management assessment to the satisfaction of the Director of Engineering;
 - ii. a traffic impact assessment approved by the of the Director of Engineering;
 - e. That **prior to Bylaw Adoption** the developer provides the following:
 - i. a frontage drawing for Latoria Road that demonstrates whether road dedication will be necessary to accommodate all required frontage improvements, municipal works and

third party utility services installed within the municipal road dedication, to the satisfaction of the Director of Engineering;

- ii. a Section 219 Covenant, registered with the properties in priority of all other charges on title, that agrees to the following:
 - a) That the developer provide a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;
 - b) That the developer agree to dedicate road along Latoria Road, if necessary, to accommodate the improvements required by Bylaw No.1000 and Latoria Road Master Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval;
 - c) That the developer agrees to dedicate to the City, a portion of the property necessary to continue a trail from the property at 866 Latoria Road up through the subject property at 950 Worrall Drive, to a standard and extent approved by the Manager of Parks, and that the developer agree to install the necessary trail infrastructure to support the trail to Bylaw No.1000 standards;
 - d) That, as part of a phased development, temporary emergency access points must be included in plans submitted with each new phase prior to any subdivision. As well, a Fire Underwriters Survey (FUS) must be submitted at time of building permit or subdivision, whichever is first, that proves the water flow necessary to comply with the FUS calculations are available to the subject site;
 - e) That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
 - f) That the developer will construct full frontage improvements in accordance with Bylaw No.1000, on internal roads to the satisfaction of the Director of Engineering, including but not limited to: sidewalks, pedestrian connections, street lights and boulevard landscaping. As well, in accordance with the Latoria Road Master Plan, full frontage improvements on Latoria Rd including but not limited to a road side trail, a middle turn lane, a bike lane, streetlights and an access point to Latoria Road, which may connect to the rest of the proposed subdivision and may include a crosswalk.
 - g) That the developer agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
 - h) That the developer is aware that the proximity to agricultural operations and the South Vancouver Rangers property could create conflict with future residents of

the property, and endeavours to make future residents aware of these established nuisances.

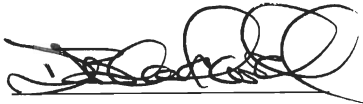
- i) That a Development Permit Master plan be submitted prior to the approval of any subdivision on the property or prior to the alteration of any land, whichever is first, which in addition to securing the layout of the development, identifies the following:
 - a. The amount and location of trail connections and dedicated open spaces as parks spaces;
 - b. A cost estimate of the costs associated with constructing trails and installing park and trail infrastructure;
 - c. Amount and location of SPEA non-disturbance area, in accordance with the RAR prepared by Cordivae or a RAR prepared by a registered professional Biologist;
 - d. Amount and location of private, covenanted non-disturbance open space;
 - e. Location of the Community Facility;
 - f. Location of the Recreational Amenity, if applicable
 - g. Location of the School Site;
- j) That the developer agrees to register a Section 219 covenant on all properties where a portion of the property has been designated as non-disturbance area and that in the portion designated as non-disturbance area no structures may be located, built or stored and/or landscaping, plant removal, or alteration of any kind may take place;
- k) That the developer may disturb the land within a **private** covenanted non-disturbance area that is a part of an individual property and outside of a SPEA, during time of site grading and preparation, but that these areas must be remediated and replanted to a natural state in accordance with a replanting plan prepared by a registered professional Biologist (RPBIO) prior to subdivision approval;
- l) That the developer construct a permanent fence, or screening, that may include a wall, to delineate the private non-disturbance area from the private usable outdoor space and that any wall or fence be placed along the non-disturbance property;
- m) That the developer agrees to dedicate any roads, trails, park areas, facilities and/or amenities, as necessary, to the satisfaction of the Director of Engineering and/or the Manager of Parks, prior to the approval of any subdivision on the property;
- n) That any home on lots less than 200 m² contain three bedrooms and at least 10 m² of storage space, exclusive of closet space; and

- o) That the developer provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:10 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)