

CITY OF LANGFORD

PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, January 13th, 2020 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

ABSENT

Members: M. Hall, S. Harvey, and K. Sheldrake.

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: 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 – December 9, 2019

MOVED BY: A. CREUZOT

SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on December 9th, 2019.

CARRIED.

4. REPORTS

- a) **Application to Rezone 2681 Claude Road from R2 (One- and Two-Family) Residential to MU2 (Mixed-Use Residential Commercial Zone) to Allow a Future Development of 35 Multi-Family Residential Units in a 6-Storey Building**
- Staff Report (Planning)

MOVED BY: A. CREUZOT

SECONDED: D. HORNER

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

1. Rescind 1st, 2nd, and 3rd reading of Bylaw 1678; and
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2681 Claude Road from R2 (One- and Two-Family Residential) to MU2 (MU2 (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 issuance of a Building Permit:
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund.subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
 - b) That the applicant provides, **prior to Public Hearing**, the following:
 - i. An onsite landscape plan to the satisfaction of the Director of Planning;
 - ii. 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 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 balcony screening will be opaque and that any portions that are perpendicular to the rear building face are constructed to a 5 foot height;
 - iv. That a construction parking and traffic management plan be provided prior to issuance of a building permit, to the satisfaction of the Director of Engineering; and

- v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.

CARRIED.

- b) **Bylaw No. 1873 - Application to Amend the OCP on 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, and 32311 Loledo Place from 'Hillside or Shoreline' to 'Business or Light Industrial'**
 - **Staff Report (Planning)**

MOVED BY: D. HORNER

SECONDED: C. BROWN

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

1. Give First Reading to Bylaw No. 1873 as drafted; and
2. Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and
3. Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may not occur beyond 2-years from the commencement of these works.

CARRIED.

- c) **Bylaw No. 1862: OCP19-0006 - Official Community Plan Text Amendment – Regional Context Statement**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

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

1. Give first reading to Bylaw No. 1862; and
2. Authorize Staff to refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:15 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)