AGENDA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

   a) Planning, Zoning & Affordable Housing Committee Meeting – February 10th, 2020

4. REPORTS

   a) Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford’s OCP in order to allow a for commercial and light industrial uses to be developed on the property.
      - Staff Report (Planning)

   b) Application to amend the policy designation within Langford’s OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.

      Application to amend the zoning designation within Langford’s Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.
      - Staff Report (Planning)

5. ADJOURNMENT
CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, February 10, 2020 @ 5:30 pm
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

M. Baldwin, Director of Planning and Subdivision; M. Mahovlich, Director of Engineering.

ABSENT

Member: C. Brown

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: K. SHELDRAKE
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 – January 27th, 2020

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on January 27th, 2020.

CARRIED.
4. **REPORTS**

a) **Application to Rezone 1100 McCallum Road and 2780 Spencer Road to a new Mixed Use Employment Zone (MUE3) to Allow for Residential, Multi-Family, and Commercial Developments**

   - **Staff Report (Planning)**

**MOVED BY:** A. CREUZOT  
**SECONDED:** S. HARVEY

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

That Council:

Proceed with consideration of Bylaw No. 1885 to amend the zoning designation of the property located at 1100 McCallum Road and 2780 Spencer Road from R2 (One- and Two- Family Residential), CD12 (Comprehensive Development – South Skirt Mountain), RR4 (Rural Residential 4), RH1 (Mobile Home Park), and CT1 (Tourist Commercial – Motel) to a new MUE3 (Mixed-Use Employment 3) Zone subject to the following terms and conditions:

a) That the applicant provides, as a **bonus for increased density**, the following contribution prior to issuance of a building permit or subdivision approval:
   
   i. The dedication to the City of at least 4.0 hectares of land in a form and location to the satisfaction of the Director of Planning; and
   
   ii. The dedication to the City, or the registration of a non-disturbance covenant, of any additional lands that a qualified professional determines should be protected as per their analysis of the development permit areas; and
   
   iii. The construction of an 93m² (1,000 ft²) amenity building within Area 5 shown in Appendix A for the use of the residents of the mobile home park to the satisfaction of the Director of Planning.

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

   i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering.

b) 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 an overall mixed use concept plan implementing the objectives of the Mixed-Use Employment Centre OCP designation for each area identified in Appendix A be provided to the satisfaction of the Director of Planning prior to issuance of a Form and Character Development Permit for that area; and

   ii. That a no-build and non-disturbance covenant be registered on Area 5 identified in Appendix A that restricts the use to a mobile home park only until the mobile home residents and Council approves a compensation plan for home owners per Council’s Manufactured Home Park Redevelopment Policy; and
iii. That a qualified archaeologist assess the site prior to any site disturbance, and that the applicant complete the recommendations of the archeologist’s report as a condition of development; and

iv. That all road dedication of new roads and/or widening of existing roads is provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering and Approving Officer; and

v. That a Traffic Impact Assessment (TIA) be completed prior to issuance of a master plan development permit to the satisfaction of the Director of Engineering for the proposed development, and that the recommendations of the TIA be implemented; and

vi. That a Statutory Right of Way be provided on 1121 McCallum Road (identified as Area 1 on Appendix A) for access to lands to the west prior to issuance of a building permit or subdivision approval, whichever is first; and

vii. That all frontage improvements to Bylaw 1000 standards are provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering;

viii. That a storm water management plan be provided prior to issuance of a building permit or subdivision approval, whichever is first, and implemented as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and

ix. 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;

x. That the applicant provide a construction traffic and parking management plan to the satisfaction of the Director of Engineering prior to issuance of any Building Permit.

CARRIED.

5. **ADJOURNMENT**

The Chair adjourned the meeting at 6:27 p.m.

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

Date: February 24, 2020
Department: Planning
Application No.: Z20-0001 & OCP20-00001

Subject: Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford’s OCP in order to allow for commercial and light industrial uses to be developed on the property.

PURPOSE

Rachael Sansom has applied on behalf of 1109572 Ltd to rezone the property at 1336 Langshire Road from the RR4, Rural Residential 4, Zone to the BP2A, Sooke Road West, to allow light industrial uses on the subject properties. This proposal will also require a change to the Official Community Plan designation from the Hillside Shoreline to the Business and Light Industrial OCP designation.

As the property located at 1324 Langshire Road will be developed in tandem with 1336 Langshire Road this Staff Report will reference both properties to ensure there is an integrated approach to the site development.
Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Rachael Sansom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>1109572 BC Ltd.</td>
</tr>
<tr>
<td>Civic Address</td>
<td>1336 Langshire Road</td>
</tr>
<tr>
<td>Legal Description</td>
<td>LOT 4, SECTION 87 METCHOSIN DISTRICT PLAN 31715</td>
</tr>
<tr>
<td>Size of Property</td>
<td>40,468 m² (approximately 10 acres)</td>
</tr>
<tr>
<td>DP Areas</td>
<td>Habitat and Sensitive Ecosystems and Wood Land Environmental Protection Areas, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>RR4, Rural Residential 4, Zone</td>
</tr>
<tr>
<td>OCP Designation</td>
<td>Hillside or Shoreline</td>
</tr>
</tbody>
</table>

Site and Surrounding Area
The subject property is located in the western area of Langford, between West Shore Parkway and Mount Wells Regional Park.

The majority of the property is heavily forested while the area closest to the road frontage and around existing the home site has been cleared. Currently the site contains a one family dwelling and activities associated with rural residential properties are visible on the property.

The property at located at 1336 Langshire Road did have driveway access off of Glenshire Road through a statutory right of way registered on the property located at 1324 Langshire Road. The construction of the West Shore Parkway gives the property direct access from Langshire Road.
PREVIOUS APPLICATIONS
There have been no development related applications for the subject property.

The West Shore Parkway was constructed to facilitate the connection of between the Trans-Canada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone, to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive to Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

*Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow*
Table 2: Surrounding Land Uses (4342 West Shore Parkway)

<table>
<thead>
<tr>
<th>Address</th>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (1220 Parkdale Drive)</td>
<td>CD3, Comprehensive Development Westhills, Zone</td>
<td>undeveloped</td>
</tr>
<tr>
<td>East (1300 Valemont Drive)</td>
<td>RM2A, Attached Housing, Zone</td>
<td>one family dwelling</td>
</tr>
<tr>
<td>East (4365 West Shore Parkway)</td>
<td>BP2A, Sooke Road West Business Park, Zone</td>
<td>vacant</td>
</tr>
<tr>
<td>South (4366 West Shore Parkway)</td>
<td>BP2A, Sooke Road West Business Park, Zone</td>
<td>vacant, being developed</td>
</tr>
<tr>
<td>West (1348 Langshire Road)</td>
<td>P4, Park and Open Space, Zone</td>
<td>Mount Wells Regional Park</td>
</tr>
</tbody>
</table>

Figure 2: Showing the subject property and including 4342 West Shore Parkway and 1336 Langshire Road
COMMENTS

ZONING

The RR4 Zone does not list light industrial or commercial businesses as allowable uses and therefore the property will have to be rezoned to allow the uses that the developer is proposing.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from TransCanada Highway 1 to Sooke Road. The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties on either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway to Sooke Road makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 40,468 m$^2$ to the existing land area zoned BP2A, ensuring consistent development for this area.

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone, and will be done as part of the Bylaw to rezone the properties at 4342 West Shore Parkway and 1324 Langshire Road. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.
Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)

Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous land area of approximately 120,000 m² or 30 acres.

Official Community Plan

The current designation of the properties is Hillside or Shoreline that allows for residential and institutional uses and that capitalizes on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the site for commercial and light industrial uses an from the Hillside or Shoreline policy designation will be required to the Business and Light Industrial designation. The Business or Light Industrial is an appropriate OCP designation as it follows the developer’s intention to construct businesses allowed within the BP2A Zone, that are predominantly light industrial with some small retail, offices and food service businesses allowed as well.
The OCP contains the following Policies and Objectives for lands designated as *Business or Light Industrial Centre*:

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

### A Concept for Business or Light Industrial Centre

![A Concept for Business or Light Industrial Centre](image)

### Objective 1.1 Ensure long term supply of employment lands.

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.\(^1\)

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.

### Development Permit Areas

The subject property has been identified as being within two different Environmental Protection Development Permit Areas, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application prior to any subdivision or site preparation. The site has also been designated as being within the Extreme High-Risk Fire DP Area, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices to avoid an interface fire in the area. In addition, a form and character Development Permit is required as commercial and industrial uses are within the scope of Langford’s development permit areas. The developer can submit one Development Permit application that can address all these identified DP areas if the design style and site layout are known upfront.
PEDESTRIAN, CYCLING AND MOTORIST NETWORK

West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Sooke Road. The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway, the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in more BC transit routes being added.

FRONTAGE IMPROVEMENTS

Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.

Frontage improvements of Langshire Road will include building out the road to its full width and extent, road edge parking, boulevard landscaping and installing streetlights (if required). As Langshire Road road terminates where it meets Mount Wells Regional Park it is not anticipated to be extended to or provide access to the Park in the future, therefore a turnaround (cul de sac) at the end of Langshire Road will have to be constructed as part of the required frontage improvements to Bylaw No. 1000 standards, and to the satisfaction of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer’s responsibility to install these improvements.
INFRASTRUCTURE
Sewer runs within the West Shore Parkway road right of way and will have to be extended to serve the subject property. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer’s expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. The developer will be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the property is within the Extreme Risk Fire Hazard DP Area, Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council’s Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.
COMMENTS

DEVELOPMENT PROPOSAL
The developer would like to capitalize on the property’s access to West Shore Parkway by constructing business park uses on the site that would benefit from the connection between the Trans-Canada Highway and Sooke Road. As the current zone doesn’t support the proposed uses, the developer wishes to rezone the property from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone. Additionally, the designated policy for the zone, Hillside or Shoreline also doesn’t allow for the proposed business park uses and will have to be amended to the Business Park and Light Industrial OCP designation.

The applicant has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the requirements of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

The property will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1324 Langshire Road will be further assessed at the subdivision stage of the development.

During a visit to the property a watercourse was visually identified on the property, within Mount Wells Regional park. When a property contains a waterbody or watercourse a memo or report must be prepared by a professional biologist to determine whether the water course has particular riparian values that require further investigation. If a watercourse is identified as being a provincial spatial distance from the high-water mark of the watercourse to establish a SPEA (Streamside Protection and Enhancement Area). A SPEA is treated as a buffer between development and the watercourse, and recommendations are specified within the Riparian Area Report (RAR) that often includes permanent fencing, and the removal of invasive plants from the area. A RAR will be required, prior to Public Hearing, to identify possible SPEA and how it will impact development on the property located at 1336 Langshire Road.
<table>
<thead>
<tr>
<th>Table 3: Proposal Data</th>
<th>Permitted by RS4 (Current Zoning)</th>
<th>Permitted by BP2A (Proposed Zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density minimum lot size)</strong></td>
<td>400 m²</td>
<td>1,000 m²</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>Lot Size &gt; 550 m²: 9 m&lt;br&gt;Lot Size &lt; 550 m²: 8.5 m&lt;br&gt;Townhomes: 3 stories</td>
<td>Building: 4 stories&lt;br&gt;Structure: 15 m</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>50%</td>
<td>60% maximum, 10% lot coverage on lots less than 1000 m²</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>3 m (10 ft)</td>
<td>• 4.5 m (14.8 ft) of any lot adjacent to Sooke Road&lt;br&gt;• 3 m (9.8 ft) of an lot line adjacent to a highway&lt;br&gt;• 3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional</td>
</tr>
<tr>
<td><strong>Interior Side Yard Setback</strong></td>
<td>1.2 m (5 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Side Yard Setback</strong></td>
<td>3.5 m (11 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>5.5 m (18 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites</td>
<td>• 1 space per 45 m² gfa for commercial uses&lt;br&gt;• Dependant on specific use for all industrial uses</td>
</tr>
</tbody>
</table>
DEVELOPMENT COST CHARGES
Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible. A summary of Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council’s Affordable Housing and Amenity Contribution Policy (POL-0011-PLAN)

Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per unit industrial</th>
<th>Per unit commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$7.97/m² gfa</td>
<td>$55.78/m² gfa</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
<td>$208/1000 ft² of floor area</td>
<td>$140/1000 ft³ of floor area</td>
</tr>
<tr>
<td>Integrated Survey Area</td>
<td>$35 per lot created</td>
<td></td>
</tr>
<tr>
<td>CRD Water</td>
<td>$9.76/m²</td>
<td>$5.29/m²</td>
</tr>
<tr>
<td>School Site Acquisition</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>
OPTIONS

Option 1

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

1. Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford’s OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road.

2. Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:
   
a) That the applicant provides, prior to Public Hearing, the following:
      
i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;

      ii. A memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;

b) 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 agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;

   ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac;

   iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;

   iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

   v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;

vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;

ix. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;

x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering;

Option 2
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Take no action with regards to the rezoning and OCP amendment for 1336 Langshire Road.
<table>
<thead>
<tr>
<th>Submitted by:</th>
<th>Lauren Mattiussi, MCIP, RPP, Planner 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concurrence:</td>
<td>Matthew Baldwin, MCIP, RPP, Director of Planning</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Adriana Proton, Manager of Legislative Services</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Leah Stohmann, MCIP, RPP, Deputy Director of Planning</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Michael Dillabaugh, CPA, CA, Director of Finance</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Braden Hutchins, Director of Corporate Services</td>
</tr>
<tr>
<td>Concurrence:</td>
<td>Darren Kiedyk, Chief Administrative Officer</td>
</tr>
</tbody>
</table>

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Appendix B
Location Map

REZONING BYLAW AMENDMENT
(Z20-0001)
1336 Langshire Rd

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

Date: February 24, 2020
Department: Planning
Application No.: Z19-0028 and OCP19-0007

Subject:
Application to amend the policy designation within Langford’s OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.

Application to amend the zoning designation within Langford’s Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

PURPOSE
Niall Patiel has applied on behalf of Urban Pro Developments Ltd. to rezone 4342 West Shore Parkway from the RS4 (Residential Small Lot 4) Zone, and on behalf of Norma Wright, Mark Stewart and Sandra Stewart to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone, to the to the BP2A (Business Park - Sooke Road West). The proposal also includes an amendment to the policy designation of the both properties within Langford’s Official Community Plan (OCP) from the Hillside Shoreline to the Business and Light Industrial designation. This policy resignation is required to allow for light industrial and commercial uses on the subject properties.

As the property located at 1324 Langshire Road will have to be developed in tandem with 1336 Langshire Road, this Staff report will refer to this property to ensure there is an integrated approach to the development of the site.
Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Niall Patiel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Urban Pro Developments Ltd</td>
</tr>
<tr>
<td>Civic Address</td>
<td>4342 West Shore Parkway and 1324 Langshire Parkway</td>
</tr>
<tr>
<td>Legal Description</td>
<td>LOT 1 SECTION 87 METCHOSIN DISTRICT PLAN EPP77125 (4342 West Shore Parkway), LOT 3 SECTION 87 METCHOSIN DISTRICT PLAN 31715 EXCEPT PART IN PLAN EPP74393 (1324 Langshire Road)</td>
</tr>
<tr>
<td>Size of Property</td>
<td>Combined 62,832 m² (15.53 acres)</td>
</tr>
<tr>
<td>DP Areas</td>
<td>Steep Slopes (4342 West Shore Parkway), Woodland Environmental DP Area, Habitat and Sensitive Ecosystems, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>RS4 (Residential Small Lot 4) Zone and RR4 (Rural Residential 4) Zone</td>
</tr>
<tr>
<td>OCP Designation</td>
<td>Hillside or Shoreline</td>
</tr>
</tbody>
</table>

SITE AND SURROUNDING AREA

The subject properties are located in the western area of Langford, north of Sooke Road, between West Shore Parkway and Mount Wells Regional Park.

Both sites are heavily forested while the areas closest to the road frontage and around existing home sites has been cleared. The properties contain fairly steep slopes and include a grade differential of 55 m between their west and north eastern property boundaries.

Currently the sites contain a one family dwelling each, and activities associated with rural residential properties are visible on the properties.

The property at 4342 West Shore Parkway originally had driveway access from what was Glenshire Drive that was closed with the development of the lands south of the property, therefore, access to the property now exists off of West Shore Parkway.

The one family dwelling at 1324 Langshire Road has driveway access off of Langshire Road.
PREVIOUS APPLICATIONS
The West Shore Parkway was constructed to facilitate a connection between the TransCanada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road and south of Langshire Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive and Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

*Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow*
4342 West Shore Parkway
The subject property was purchased by the City to facilitate the completion of the West Shore Parkway. The portion of the property that wasn’t used was sold once construction of the Parkway was completed and addressed as 4342 West Shore Parkway.

In 2015, Development Permit DP15-0061 was issued to allow for the construction of the West Shore Parkway through the parent property, prior to it being dedicated as road in the Riparian, Habitat and Biodiversity, Woodland, Terrestrial Herbaceous, Steep Slopes and Interface Fire Hazard Development Permit areas.

In 2018 Council adopted Bylaw No.1741 that rezoned the property from the RR4, (Rural Residential 4), Zone to the RS4 (Residential Small Lot 4) Zone to allow for the construction of small lot one family dwellings and townhouses. As part of this approval to rezone this property, 20% of the land was to be retained as natural open space in order to satisfy the open space requirements that applied due to the OCP designation of Hillside or Shoreline.

1324 Langshire Road

DP15-0061, also addressed the property located at 1324 Langshire Road.

Table 2: Surrounding Land Uses (4342 West Shore Parkway)

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (1220 Parkdale Drive)</td>
<td>CD3, Comprehensive Development Westhills, Zone</td>
</tr>
<tr>
<td>East (1300 West Shore Parkway)</td>
<td>RM2A, Attached Housing, Zone</td>
</tr>
<tr>
<td>East (4365 West Shore Parkway)</td>
<td>BP2A, Sooke Road West Business Park, Zone</td>
</tr>
<tr>
<td>South (4366 West Shore Parkway)</td>
<td>BP2A, Sooke Road West Business Park, Zone</td>
</tr>
<tr>
<td>West (1348 Langshire Road)</td>
<td>P4, Park and Open Space, Zone</td>
</tr>
</tbody>
</table>
Figure 2: Showing the parcel conditions of the subject properties (highlighted)
COMMENTS
ZONING

Both subject properties currently have residential zones. The property at 4342 West Shore Parkway is zoned RS4, (Residential Small Lot 4) and the property zoned 1324 Langshire Road is zoned RR4 (Rural Residential 4). As residential zones, neither allows for light industrial or commercial business uses and therefore the properties will have to be rezoned to accommodate these uses.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from Trans-Canada Highway 1 to Highway 14 (Sooke Road). The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties from either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.
Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)

Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous land area of approximately 120,000 m² or 30 acres.

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway 1 to Highway 14 makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses within the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 63,000 m² to the existing land area zoned BP2A, ensuring consistent development for this area.
OFFICIAL COMMUNITY PLAN

The current designation of the properties is Hillside or Shoreline which allows for residential and institutional uses that capitalize on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the properties for commercial and light industrial uses, an amendment from the Hillside or Shoreline policy designation to the Business and Light Industrial designation will be required. The Business or Light Industrial is an appropriate OCP designation as it follows the developer’s intention to develop the site for businesses that are predominantly light industrial, with some small retail, offices, and food service businesses allowed as well.

The OCP contains the following Policies and Objectives for lands designated as Business or Light Industrial Centre:

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

A Concept for Business or Light Industrial Centre

Objective 1.1 Ensure long term supply of employment lands.

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.¹

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.
DEVELOPMENT PERMIT AREAS
Both subject properties have been identified as being within an Environmental Protection Development Permit Area, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application.

Both sites are also within an area identified as being within the Extreme High-Risk Fire, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices necessary to avoid an interface fire in the area.

In addition, a form and character Development Permit will be required as commercial and industrial uses are within the scope of Langford’s development permit areas. A Development Permit to address these conditions must be issued prior to any subdivision or site preparation can take place on the site.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK
The West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Highway 14 (Sooke Road). The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway; the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in additional BC transit routes being added.

FRONTAGE IMPROVEMENTS
4342 West Shore Parkway
As a fairly new highway, the West Shore Parkway does not require any frontage improvements, therefore the property at 4342 West Shore Parkway will not be required to install any improvements as a condition of development.

1324 Langshire Road
Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.
Frontage improvements on Langshire Road will include paving the road to the centreline, road edge parking, boulevard landscaping and installing streetlights (if required). Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer’s responsibility to install these improvements.

**INFRASTRUCTURE**

Sewer runs within the West Shore Parkway road right of way fronting this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer’s expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. Any required service upgrades to facilitate connections to the property will be the shared responsibility of the developers of the properties located at 4342 West Shore Parkway, 1324 Langshire Road and 1336 Langshire Road. The developer will also be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the properties are within the Extreme Risk Fire Hazard DP Area. Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of this requirement to submit FUS calculations prior to a DP.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council’s Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.
COMMENTS

DEVELOPMENT PROPOSAL

The developer would like to capitalize on the access to West Shore Parkway by developing business uses that would benefit from the connection between the TransCanada Highway and Sooke road. As the current zoning doesn’t support the proposed uses, the developer wishes to rezone the properties to the BP2A (Business Park – Sooke Road West) Zone and amend the OCP designation to the Business Park and Light Industrial to develop the site to accommodate these uses.

The developer has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the regulations of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

As mentioned, the BP2A zone allows for a variety of uses to be constructed. Council should note that Section 3.13.01 contains regulations around fencing associated with unenclosed storage for properties zoned Business Park adjacent to a highway.

When the subject property at 4342 West Shore Parkway was rezoned in 2017 a Section 219 covenant was registered to secure the preservation of 20% natural open space in order to satisfy the Hillside or Shoreline OCP policy requirements for open space. Council may wish to discharge this covenant, as the proposed policy change would result in an amendment to the Business or Light Industrial OCP designation that has no such requirements for open space. Council may wish to acknowledge that an Environmental Impact Study submitted with a Development Permit may identify relevant areas on the property that are to be protected for the purposes of protecting at-risk species or established wildlife corridors.

The property located at 4342 West Shore Parkway will have direct access from West Shore Parkway, and while no plans have been submitted, the developer will be constructing a private internal road network to facilitate the movement of vehicles within site. A review of the proposed network will be done at time of subdivision and will have to comply with the Subdivision and Servicing Bylaw No. 1000, as well as any regulations tied to facilitating fire fighting vehicles in around the property.

The property at 1324 Langshire Road will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1336 Langshire Road will be further addressed at the subdivision phase of the development.
Table 3: Proposal Data

<table>
<thead>
<tr>
<th></th>
<th>Permitted by RS4 (Current Zoning)</th>
<th>Permitted by BP2A (Proposed Zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density minimum lot size</strong></td>
<td>400 m²</td>
<td>1,000 m²</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>Lot Size &gt; 550 m²: 9 m</td>
<td>Building: 4 stories</td>
</tr>
<tr>
<td></td>
<td>Lot Size &lt; 550 m²: 8.5 m</td>
<td>Structure: 15 m</td>
</tr>
<tr>
<td></td>
<td>Townhomes: 3 stories</td>
<td></td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>50%</td>
<td>60% (max), 10% minimum on lots less than 1000 m²</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>3 m (10 ft)</td>
<td>4.5 m (14.8 ft) of any lot adjacent to Sooke Road</td>
</tr>
<tr>
<td></td>
<td>1 m (3 ft)</td>
<td>3 m (9.8 ft) of a lot line adjacent to a highway</td>
</tr>
<tr>
<td></td>
<td>1 m (3 ft)</td>
<td>3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional</td>
</tr>
<tr>
<td><strong>Interior Side Yard Setback</strong></td>
<td>1.2 m (5 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Side Yard Setback</strong></td>
<td>3.5 m (11 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>5.5 m (18 ft)</td>
<td></td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites</td>
<td>1 space per 45 m² gfa for commercial uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dependant on specific use for all industrial uses</td>
</tr>
</tbody>
</table>

**Development Cost Charges**

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible. A summary of Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council’s Affordable Housing and Amenity Contribution Policy (POL-0011-PAN)

Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per unit industrial</th>
<th>Per unit commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$7.97/m² gfa</td>
<td>$55.78/m² gfa</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
<td>$208/1000 ft² of floor area</td>
<td>$140/1000 ft² of floor area</td>
</tr>
<tr>
<td>Integrated Survey Area</td>
<td>$35 per lot created</td>
<td></td>
</tr>
<tr>
<td>CRD Water</td>
<td>$9.76/m²</td>
<td>$5.29/m²</td>
</tr>
</tbody>
</table>
OPTIONS

Option 1

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

1. Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford’s Official Community Plan;

And

2. Proceed with consideration of first reading of Bylaw No. 1887 to remove “Gravel and Aggregate Processing and sale”, as an allowable use within the BP2A (Business Park – Sooke Road West) Zone.

3. Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

   a. That the applicant provides, prior to Public Hearing, the following:

      i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;

   b. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:

      i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;

      ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;

      iii. That the applicant will submit frontage drawings, within 1 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;

v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;

vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.

vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;

ix. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;

x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;

xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

OR

Option 2

1. Take no action at this time with respect to amending the OCP designation or the Zoning of the properties at 4342 West Shore Parkway or 1324 Langshire Road.
<table>
<thead>
<tr>
<th>Submitted by:</th>
<th>Lauren Mattiussi, MCIP, RPP, Planner 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concurrency:</td>
<td>Matthew Baldwin, MCIP, RPP, Director of Planning</td>
</tr>
<tr>
<td>Concurrency:</td>
<td>Adriana Proton, Manager of Legislative Services</td>
</tr>
<tr>
<td>Concurrency:</td>
<td>Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering</td>
</tr>
<tr>
<td>Concurrency:</td>
<td>Leah Stohmann, MCIP, RPP, Deputy Director of Planning</td>
</tr>
<tr>
<td>Concurrency:</td>
<td>Michael Dillabaugh, CPA, CA, Director of Finance</td>
</tr>
<tr>
<td>Concurrency:</td>
<td>Braden Hutchins, Director of Corporate Services</td>
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<td>Concurrency:</td>
<td>Darren Kiedyk, Chief Administrative Officer</td>
</tr>
</tbody>
</table>

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Appendix A

Site Map

REZONING BYLAW AMENDMENT
(Z19-0028)

4342 Westshore Pkwy & 1324 Langshire Rd