

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 14th, 2020 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

M. Baldwin, Director of Planning and Subdivision; and 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: A. CREUZOT

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 – March 9th, 2020

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on March 9th, 2020.

CARRIED.

4. REPORTS

- a) **Application to Rezone 2120 Millstream Road from RR4 (Rural Residential 4) Zone to the RS1, Residential Small Lot 1, Zone to allow for a 37-lot subdivision for one family dwellings, and 47 townhouses on the property**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Give First Reading of Bylaw No. 1761, to amend the text within RS1 (Residential Small Lot 1) Zone to add Townhouses, not to exceed 47 units, as an allowable use on the subject property;
2. Give First Reading of Bylaw No. 1761, a Bylaw to amend the zoning designation of the property located at 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) 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 unit, prior to issuance of a building permit:
 - i. \$3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - ii. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
 - iii. \$3660 per townhouse unit towards the General Amenity Reserve Fund; and
 - iv. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
 - b) That the developer provides, prior to **Public Hearing** the following:
 - i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;
 - ii. A frontage drawing for each road frontage (Millstream Road, Kingbird Drive and Longspur Drive), to the satisfaction of the Director of Engineering;
 - c) That the applicant registers, prior to **Bylaw Adoption**, road dedication for the amount of frontage necessary along Millstream Road to accommodate required improvements, to the approval of the Director of Engineering and the standards of Bylaw No.1000;
 - 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 agrees to submit and implement, prior to subdivision approval, a formal storm water management plan, approved by the Director of Engineering, and to complete any required improvements and/or upgrades to on site and off-site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;
 - ii. That the developer agrees to install, prior to subdivision approval or building permit issuance, which ever is first, full frontage improvements including, but not limited to:

- the installation of a sidewalks, boulevard landscaping, and light standards in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering;
- iii. That the developer agrees that if at time of subdivision of the subject property a connection to Longspur Drive and Kingbird Road has not been constructed to Bylaw No.1000 standards and to the approval of the Director or Engineering, a temporary turnaround must be constructed where these roads meet the property at 2148 Millstream, prior to any subdivision approval on the property;
 - iv. The developer agrees to register a Section 219 covenant, prior to subdivision approval, on each individual property, that acknowledges proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;
 - v. That the developer agrees to dedicate to the City internal roads, Longspur Drive and Kingbird Road, and to develop these to Bylaw No.1000 standards, and to the approval of the Director of Engineering, prior to subdivision approval;
 - vi. The developer will be required to submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;
 - vii. 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;
 - viii. That the developer agrees to implement the recommendations and findings of the Traffic Impact Assessment, and assumes responsibility for any costs incurred from doing so. Necessary road works shall be constructed prior to subdivision approval, or building permit issuance, whichever is first;
 - ix. That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;
 - x. That the developer submits a fire safety plan prior to the issuance of development permit for the construction on the site;
 - xi. That the developer covenants the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan as a condition of subdivision;

CARRIED.

**b) Application to Rezone 630 Strandlund Ave from One-and Two Family Residential (R2) to Residential Townhouse 1 (RT1), to allow for a 10-unit townhouse development
- Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: C. BROWN

That Council:

1. Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 630 Strandlund Avenue from R2 (One-and Two Family Residential) to RT1 (Residential Townhouse 1), subject to the following terms and conditions:
 - a. That the applicant provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:

- i. \$3,660 towards the General Amenity Reserve Fund
 - ii. \$610 towards the Affordable Housing Reserve Fund
- b. That the applicant provide, **prior to Public Hearing**, the following:
- i. A technical memo from a qualified engineer that verifies stormwater can be managed on site, to the satisfaction of the Director of Engineering;
- c. That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
- i. That the developer agrees to install, or bond for, all frontage improvements to Bylaw 1000 standards, and to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - ii. That the Oak trees within the City boulevard are to be preserved, and delineated with tree protection fencing to the satisfaction of the Parks Manager, prior to commencement of works;
 - iii. That a stormwater management plan be provided and implemented, to the satisfaction of the Director of Engineering;
 - iv. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - v. That the developer will connect and be responsible for any upgrades required to the services and utilities required to the development;
 - vi. That the developer will submit Fire Underwriters Survey (FUS) calculations prior to issuance of a development permit, and acknowledges that the calculations may determine different setbacks than what is prescribed in the zone or authorized through variance, and dictate building material or the requirement for additional fire protection measures including sprinkler protection or fire walls;
 - vii. That the enclosed parking garages for each unit are designated for parking of vehicles only and not replaced with storage or hobby space;
- d. That Council authorize of the Director of Planning to issue the following variance within the Form and Character Development Permit for the subject property:
- i. That section 6.28.07(1)(a) be varied to reduce the front lot line setback from the required 3.0 m to 2.13 m;
 - ii. That section 6.28.07(1)(d) be varied to reduce the rear lot line setback from the required 5.5 m to 3.29 m;

CARRIED.

- c) Application for Development Variance Permit to reduce the rear yard setback from the required 6.0 m to 3.0 m for the property located at 628 Kestrel Ridge** **35**
- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit:

a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m;

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A;
- ii) That the applicant constructs the deck in accordance with the recommendations of the report provided by Strathcona Consulting, dated June 2020 attached to this report as Appendix D;

CARRIED.

**d) Application to allow temporary parking at 3160 and 3150 Aggregate Court
- Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

That Council reject this application for temporary use permit.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:32 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)