

REVISED

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, April 12, 2021 @ 5:30 pm

**Due to COVID-19 Council Chambers is Closed
Meeting By Teleconference**

PRESENT

In Person: Councillors: D. Blackwell (Chair), and R. Wade (Vice-Chair).

By Telephone: Members: C. Brown, A. Creuzot, J. Raappana, and K. Sheldrake.

ATTENDING

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

ABSENT

Members: M. Hall, S. Harvey, and D. Horner.

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 – March 8, 2021

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on March 8, 2021.

CARRIED.

4. REPORTS

a) Application for Development Variance Permit to Allow 8 Townhomes in a Row at 2120 Triangle Trail

- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE

SECONDED: K. SHELDRAKE

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

That Council:

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

- a) That Section 6.31A.05(2) of Zoning Bylaw No. 300 be varied to increase the maximum width of a townhouse building from six dwelling units to eight dwelling units.

CARRIED.

b) Bylaw No. 1957 - Application to Amend the CD9 (Baker View Heights) Zone to allow a One-Family Dwelling with secondary suite on 2401 Longspur Dr

- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

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

That Council:

1. Proceed with consideration of Bylaw No. 1957 to amend the CD9 Zone to allow for the construction of a one-family dwelling with secondary suite on the property located at 2104 Longspur, subject to the following terms and conditions:
 - a) That the developer agrees to provide, **as a bonus for increased density**, the following contributions, prior to issuance of a building permit:
 - i. \$6,000 towards the General Amenity Reserve Fund; and
 - ii. \$1,000 towards the Affordable Housing Reserve Fund.

CARRIED.

c) Application to Allow Pet Grooming and Pet Daycare at 136-1047 Langford Parkway

- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

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

1. Proceed with consideration of the temporary use permit for 136-1047 Langford Parkway, subject to the applicant making application to rezone the property for this use within 12 months from the date of issuance of the TUP.

CARRIED.

- d) **Application to Rezone 2884 Jacklin Road and 905, 909, 913, 917, and 921 Bray Avenue from R2 (One- and Two- Family Residential) Zone to CCP (City Centre Pedestrian) Zone to Allow for a Mixed-Use Residential Development**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2884 Jacklin Road and 905, 909, 913, 917, and 921 Bray Avenue from the R2 (One- and Two-Family Residential) Zone to the CCP (City Centre Pedestrian) Zone subject to the following terms and conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$750 towards the Affordable Housing Fund; and
 - ii. \$2,850 towards the General Amenity 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, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
 - i. \$10.75 towards the General Amenity Reserve Fund.
 - c) That buildings abutting Bray Avenue, be limited in height to six storeys;
 - d) That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A frontage plan to determine if any road dedication is required; and
 - ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site;

- 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 no Development Permit be issued for these properties until they have been consolidated into one parcel;
 - ii. That 5% of the total lot area be provided as common outdoor amenity space;
 - iii. That the following are provided to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
 - i. Frontage improvements;
 - ii. A storm water management plan; and
 - iii. A construction parking management plan.
 - iv. That no occupancy permit be issued for the future development until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
 - v. That a separate covenant be registered prior to issuance of a building permit that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and are not provided in exchange for compensation separate from that of a residential unit;
 - vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:
 - i. Energized outlets shall be labelled for the use of electric vehicle charging;
 - ii. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

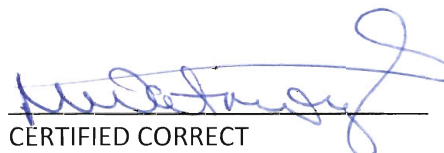
CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:16 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)

Marie Watmough
Deputy Corporate Officer