

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, June 14, 2021 @ 5:30 pm

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

PRESENT

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

Members: D. Horner, and A. Creuzot.

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

ATTENDING

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

ABSENT

Members: M. Hall and S. Harvey.

1. CALL TO ORDER

The Chair called the meeting to order at 5:32 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 with the amendment of moving item 4(b) Bylaw No. 1984 to 4(g) and renumbering accordingly.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – May 3, 2021

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on May 3, 2021.

CARRIED.

4. REPORTS

- a) **Application to amend the zoning of the properties located at 2627 and 2631 Millstream Road from the R2 (One- and Two-Family Residential) Zone to the RM9 (Medium Density Apartment), Zone to allow for approximately 113 apartment units**
 - **Staff Report (Planning)**

MOVED BY: A. CREUZOT

SECONDED: K. SHELDRAKE

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

1. Direct Staff to draft a Bylaw to amend the zoning of the properties located at 2627 and 2631 Millstream Road from the R2 (One- and Two-Family Residential) Zone to the RM9 (Medium Density Apartment) Zone, subject to the following:
 - 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. \$610 towards the Affordable Housing Fund;
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - iii. (i) and (ii) are subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy;
 - iv. That the total amount of contribution, after reductions, to the General Amenity Reserve Fund may be reduced by the estimated cost of installing additional sidewalk in front of the properties located at 2635 Millstream Road and 2623 Millstream Road;
 - b) That the developer provides, **prior to Public Hearing**, to the satisfaction of the Director of Engineering:
 - i. A technical stormwater management memo that verifies storm water can be adequately managed on-site for the proposed development;
 - ii. A frontage drawing to confirm if road dedication is required to complete all required frontage improvements; and
 - iii. The estimated cost for installing sidewalk within the frontages of 2635 and 2623 Millstream Road, approximately 37 m of additional sidewalk;
 - c) That, **prior to Bylaw Adoption**, the developer:
 - i. Registers, if necessary, a road dedication plan required in accordance with frontage drawings to the satisfaction of the Director of Engineering;

- ii. Provides a Section 219 covenant registered in priority of all other charges on title that agrees to the following:
 1. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior the issuance of a building permit:
 - a. Full frontage improvements, including the installation of sidewalks along the frontage of the properties and along the frontage of 2635 and 2623 Millstream Rd; and
 - b. A storm water management plan;
 2. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 3. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 4. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit;
 5. That the developer consolidates the properties prior to the issuance of a development permit;
 6. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300, and that parking is not separated from individual units nor provided in exchange for compensation separate than that of the residential unit; and
 - a. 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
 - b. Energized outlets shall be labelled for the use of electric vehicle charging;
 - c. 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
 - d. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
- d) That Council authorize the Director of Planning to issue the following variances within the form and character Development Permit:
 - i. That Section 6.39.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 4.8 m;
 - ii. That Section 6.39.06(5) of Zoning Bylaw No. 300 be varied to reduce the rear lot line when abutting a lot in a residential zone from the required 7.5 m to 3.3 m; and
 - iii. That Table 1 of Section 4.01.01 be varied to allow the City Centre apartment parking ratio to be applied.

CARRIED.

- b) **Bylaw No. 1985 and 1986 – Application to rezone 3553 and 3559 Happy Valley Road from Agricultural (AG1) to Neighbourhood Commercial (C1), including adding additional uses to the C1 Zone, and to amend of the Official Community Plan designation of the subject properties from Agricultural to Neighbourhood Centre**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Proceed with consideration of Bylaw 1985 to amend the Official Community Plan designation of the properties located at 3553 and 3559 Happy Valley from Agricultural to Neighbourhood Centre;
2. Proceed with consideration of Bylaw 1986 to amend the zoning designation of the properties located at 3553 and 3559 Happy Valley from Agricultural 1 (AG1) to Neighbourhood Commercial (C1), subject to the following terms and conditions:
 - a. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development; and
 - ii. A frontage drawing demonstrating road dedication required to accommodate frontage improvements and confirming driveway accesses to adjoining public roads;
 - b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Planning:
 - i. Detailed renderings in accordance with the City of Langford's Design Guidelines and related Development Permit Areas.
 - c. That the applicant provides, prior to **Bylaw Adoption**, the following:
 - i. A subdivision plan that consolidates the two subject properties and includes required road dedication, to the satisfaction of the Director of Engineering;
 - ii. An SRW, registered in priority of all other financial charges on title, in favour of the City of Langford on the northwest corner at the intersection to allow a stormwater culvert to be installed;
 - iii. A Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

1. That the following will be provided to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering prior to issuance of a Building Permit or subdivision approval, whichever is first:
 - a. General frontage improvements including but not limited to;
 - i. A landscape plan indicating all separated boulevards shall require soil and sod, with irrigation from a dedicated water meter.
 - b. A storm water management plan; and
 - c. a construction parking management plan.

AND

3. Proceed with consideration of Bylaw 1986 to amend the text within the C1 Zone for the properties located at 3553 and 3559 Happy Valley to include the following additional permitted uses:
 - a. Daycare with a maximum of 50 children;
 - b. Liquor Store;
 - c. Veterinary practice;
 - d. Library;
 - e. Fitness Centre;

AND

4. Authorize the Director of Planning to issue to following variances at the time of Development Permit:
 - i. Section 3.26.02(6) of Bylaw 300 is varied to allow a daycare to be located within 3 m of a single-family residential lot;
 - ii. Section 6.40.07(2) of Bylaw 300 is varied to reduce the interior side lot line setback from the required 6 m to 3 m;
 - iii. Section 6.40.07(3) of Bylaw 300 is varied to reduce the exterior side lot line setback from the required 7.5 m to 7 m
 - iv. Section 6.40.07(4) of Bylaw 300 is varied to reduce the rear lot line setback from the required 10 m to 6.5 m.

CARRIED.

- c) **Bylaw No. 1982 - Application to Rezone 887 Klahanie Drive from RR7 (Rural Residential 7) to R2 (One- and Two-Family Residential) to Allow an 11 lot subdivision**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Proceed with consideration of Bylaw No. 1982 to amend the zoning designation of the property located at 887 Klahanie Drive from the RR7 (Rural Residential 7) to R2 (One- and Two-Family Residential) subject to the following conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per lot prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, 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:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first:
 - i. Full frontage improvements; and
 - ii. A storm water management plan;
 - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
 - iii. That a non-disturbance covenant be registered over 25% of the land to be protected as open space prior to subdivision approval, to the satisfaction of the Approving Officer;
 - iv. That a replanting plan for the disturbed open space be provided at the time of development permit, to the satisfaction of the Director of Planning;
 - v. That the site is in proximity to agricultural areas and the South Vancouver Island Rangers gun range, and that these may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances.

CARRIED.

- d) **Application for Development Variance Permit to allow a two-point turn in lieu of a cul-de-sac at the proposed townhouse site at 3296 Jacklin Road**
 - **Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: A. CREUZOT

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 for 3296 Jacklin Rd with the following variance:
 - a) That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround in lieu of a cul-de-sac.

CARRIED.

- e) **Application for Development Variance Permit to allow for the front lot line setback reduction at 517 Langvista Drive**
 - Staff Report (Planning)

MOVED BY: A. CREUZOT
SECONDED: C. BROWN

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 for 517 Langvista Dr with the following variance:
 - a) That Section 6:22.07(1)(a) of Zoning Bylaw No. 300 be varied from 5.5m to 2.35m;

Subject to the following terms and conditions:

- i. That prior to subdivision approval, a 219 Covenant prohibiting secondary suites and home occupations that require additional onsite parking is registered on the title of proposed Strata Lot A; and
- ii. That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

- f) **Application for Development Variance Permit to reduce the interior and exterior side lot line setbacks for proposed Lots 1 and 4 at 2566 and 2572 Wentwich Road**
 - 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 provide notice that Council will consider issuing a Development Variance Permit:
 - a) That Section 6.22.07(1)(c) of Zoning Bylaw No. 300 be varied to allow an exterior side lot line setback of 1.5 m for Proposed Lots 1 and 4.
 - b) That Section 6.22.07(1)(d) of Zoning Bylaw No. 300 be varied to allow an interior side lot line setback of 1.0 m for Proposed Lot 4.

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.

CARRIED.

Councilor Wade excused himself from the meeting due to a perceived conflict of interest.

- g) **Bylaw No. 1984 - Application to Rezone 3540 Myles Mansell Road from CD13 (Comprehensive Development 13 – South Walfred) Zone to R2 (One- and Two-Family Residential) Zone to Allow a for a four-lot subdivision with three strata lots and one fee simple lot**
 - **Staff Report (Planning)**

MOVED BY: A. CREUZOT

SECONDED: D. HORNER

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

1. Proceed with consideration of Bylaw No. 1984 to amend the zoning designation of 3540 Myles Mansell Road from the CD13 (Comprehensive Development – South Walfred) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following conditions:
 - a) That the applicant provides, the following contributions per lot prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - c) That **prior to Public Hearing**, the applicant provides a replanting plan from a registered professional biologist, to the satisfaction of the Director of Planning;
 - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:

- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
 - i. A storm water management plan;
 - ii. A replanting plan
- ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
- iii. That the applicant pay cash-in-lieu to the City in the amount of \$1,100 for each required boulevard tree that cannot be accommodated.

CARRIED.

Michelle Mahovlich excused herself from the meeting due to a perceived conflict of interest.

- h) Application for Development Variance Permit to allow a 1.82 m (6.0 ft) high fence and two gates to be constructed on a lot line abutting a Highway at 2904 Leigh Road**
- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: J. RAAPPANA

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

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2904 Leigh Rd:
 - a) That Section 3.21.03(3) of Zoning Bylaw No. 300 be varied from the requirement of a maximum 1.2m (3.9 ft) high, wrought iron, picket or similar style fence providing less than complete visual screening to allow a 1.82m (6.0 ft) high solid board fence;


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.

CARRIED.


5. ADJOURNMENT

The Chair adjourned the meeting at 7:06 p.m.



CHAIR

DENISE BLACKWELL



CERTIFIED CORRECT
(Corporate Officer)

Braden Hutchins
Corporate Officer