

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, April 19th, 2021 @ 5:30 p.m.

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

PRESENT

Mayor Young, D. Blackwell, M. Sahlstrom, L. Seaton, N. Stewart, L. Szpak, and R. Wade.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Director of Engineering, M. Mahovlich; Director of Planning and Subdivision, M. Baldwin; Director of Finance, M. Dillabaugh; Fire Chief, C. Aubrey, Manager of Legislative Services, M. Watmough; Manager of IT, K. Dube; and IT Support Specialist, C. Lowe.

By Telephone: Manager of Parks and Recreation, C. Manton, Deputy Director of Finance, Audrey Kryklywyj-Shortreid.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda by moving Public Participation from item number 7 to item number 6 and renumbering accordingly, by revising item 7a1) the April 12, 2021, Planning, Zoning and Affordable housing Committee Minutes; and that the resolution to item 9b) Bylaw No. 1844 be amended.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1761

“Langford Zoning Bylaw, Amendment No. 523, (2120 Millstream Rd), Bylaw No. 1761, 2021”

Mayor Young opened the Public Hearing for Bylaw No.1761 at 5:33 pm.

Mayor Young declared the Public Hearing for Bylaw No. 1761 closed at 5:38 p.m.

- b) BYLAW NO. 1952**
“Langford Zoning Bylaw, Amendment No. 614, (753 and 761 Station Ave), Bylaw No. 1952, 2021”

Mayor Young opened the Public Hearing for Bylaw No.1952 at 5:38 pm.

Councillor Seaton declared a conflict with respect to both Bylaw 1952 and Bylaw 1958 as he is a member of the Legion and a member of the Seniors Low Cost Housing and left the meeting at 5:38.

Mayor Young declared the Public Hearing for Bylaw No. 1952 closed at 5:41 p.m.

- c) BYLAW NO. 1958**
“Langford Zoning Bylaw, Amendment No. 618, (741 Station Ave), Bylaw No. 1958, 2021”

Mayor Young opened the Public Hearing for Bylaw No.1958 at 5:41.

Mayor Young declared the Public Hearing for Bylaw No. 1958 closed at 5:44 p.m.

Councillor Seaton returned to the meeting at 5:44 pm.

- d) BYLAW NO. 1970**
“Langford Zoning Bylaw, Amendment No. 622, (757 and 765 Latoria Rd), Bylaw No. 1970, 2021”

Mayor Young opened the Public Hearing for Bylaw No.1970 at 5:44 pm.

Mayor Young declared the Public Hearing for Bylaw No. 1970 closed at 6:01 p.m.

- e) BYLAW NO. 1844**
“Langford Zoning Bylaw, Amendment No. 564, (647 Goldstream Ave), Bylaw No. 1844, 2021”

Mayor Young opened the Public Hearing for Bylaw No.1844 at 6:02 pm.

Mayor Young declared the Public Hearing for Bylaw No. 1844 closed at 6:52 p.m. The Public Hearing was reopened at 6:52 pm and was closed at 6:54 pm.

4. ADOPTION OF COUNCIL MINUTES

- a) Minutes of the Regular Meeting of Council – March 15, 2021**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the regular meeting of Council held on March 15, 2021.

CARRIED.

5. **OTHER BOARD AND COMMISSION MINUTES**

a) **Minutes of the West Shore Parks and Recreation Board of Directors Meeting–
January 21, 2021, February 18, 2021, and March 11, 2021**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Board of Directors Meetings held on January 21, 2021, on February 18, 2021, March 11, 2021.

CARRIED.

6. **PUBLIC PARTICIPATION**

No comments.

7. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing Committee – April 12, 2021**
1. **Minutes of the Planning, Zoning and Affordable Housing Committee Meeting – April 12, 2021.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning Zoning and Affordable Housing Committee held on April 12, 2021, as amended.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE
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.

3. Bylaw No. 1957 - Application to Amend the CD9 (Baker View Heights) Zone to allow a One-Family Dwelling with secondary suite on 2104 Longspur Drive

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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.

4. Application to Allow Pet Grooming and Pet Daycare at 136-1047 Langford Parkway

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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.

5. 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

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

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, west of the east side of Knotty Pine Road 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.

8. REPORTS

a) **Committee Terms of Reference** - **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council:

1. Approve the attached Committee Terms of Reference, repealing the existing terms of reference for these committees.

CARRIED.

b) **2021 - 2025 Five-Year Financial Plan Approval** - **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council:

1. That Council approve the 2021 – 2025 Five Year Financial Plan and direct staff to bring forward the Five-Year Financial Plan Bylaw, 2021 and the 2021 Tax Rate Bylaw.

CARRIED.

c) **Amenity Credit for Terminus Development Public Art** - **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Approve Design Build Services' request to approve the public art feature to be located at the Terminus building in lieu of a future amenity credit.

CARRIED.

d) Community Wildfire Preparedness – UBCM FireSmart Economic Recovery fund
- **Staff Report (Fire)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Resolves to support an application by the City for the Community Wildfire Preparedness – UBCM FireSmart Economic Recovery fund, in the amount of \$28,610.00, and authorize the Mayor and Corporate Officer to execute any agreements related to a successful grant application.

CARRIED.

e) Disposition of a Portion of 1990 Bear Mountain Parkway to two Riviera Parcels
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with the sale of a portion of 1990 Bear Mountain Parkway and authorize the Mayor and Chief Administrative Officer to execute the agreement with minor amendments as required based on the terms attached.

CARRIED.

f) Renewal of Leases at Eagle Ridge Centre
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council:

1. Approve the Lease Agreements and direct that they may be signed by the Mayor and CAO on the terms substantially as presented, although minor amendments may be made prior to signing.

CARRIED.

g) Road Closure and Disposition for Consolidation with 2848 and 2852 Millstream Road
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council:

1. Authorize the Mayor and CAO to Enter into a Purchase and Sale Agreement substantially on the terms attached hereto with the Applicant for the disposition of a portion of Millstream Road, subject to minor amendments as may be necessary; and
2. Draft a Road Closure Bylaw and bring forward for 1st, 2nd, and 3rd readings; and
3. Direct staff to post a public notice as prescribed in the *Community Charter* for a road closure and disposition.

CARRIED.

h) 2021 Alternative Municipal Tax Collection Scheme
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council:

1. That Council direct staff to bring forward, for the 2021 Taxation Year only, an Alternative Tax Collection Scheme Bylaw that maintains the tax due date as July 2, 2021 and that the penalty will be applied as follows:
 - a. Class 1, 2, 3, 4, 5, 6, 7, 8 and Class 9: 5% on July 3, 2021 and an additional 5% on September 1, 2021; AND

That Council proceed with consideration of Alternative Municipal Tax Collection Scheme Bylaw No. 1978, 2021.

CARRIED.

**i) Bylaw No. 1761, Z17-0049 – 2120 Millstream, Park Addition
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council:

1. Accept the proposed park dedication as shown in Figure 1 and require that the remaining balance of 5% of the land be given as cash-in-lieu at the time of subdivision.

CARRIED.

9. BYLAWS

**a) BYLAW NO. 1761
“Langford Zoning Bylaw, Amendment No. 523, (2120 Millstream Rd), Bylaw
No. 1761, 2021”
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1761 second and third readings.

CARRIED.

**b) BYLAW NO. 1844
“Langford Zoning Bylaw, Amendment No. 564, (647 Goldstream Ave), Bylaw
No. 1844, 2021”
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

Amendment moved by COUNCILLOR BLACKWELL
Seconded by COUNCILLOR SZPAK

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1844 second and third readings with amendments as follows:

1. That there be a right in, right out turn onto Goldstream Avenue as a requirement of development secured by a section 219 covenant prior to bylaw adoption.
2. That Council give Bylaw No. 1844 second and third readings.

CARRIED.

- c) **BYLAW NO. 1883**
“Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw
No. 1883, 2021”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1883.

CARRIED.

- d) **BYLAW NO. 1918**
“Langford Zoning Bylaw, Amendment No. 595, (840, 844 and 848 Orono Ave),
Bylaw No. 1918, 2020”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1918.

CARRIED.

- e) **BYLAW NO. 1933**
“Langford Zoning Bylaw, Amendment No. 602, (3235 Happy Valley Rd), Bylaw
No. 1933, 2021”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1933.

CARRIED.

- f) **BYLAW NO. 1939**
“Langford Zoning Bylaw, Amendment No. 605, (671 Rockingham Rd), Bylaw
No. 1939, 2021”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1939.

CARRIED.

- g) BYLAW NO. 1949**
“Langford Zoning Bylaw, Amendment No. 611, (2848 and 2852 Millstream Rd),
Bylaw No. 1949, 2021”
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1949 first reading.

CARRIED.

- h) BYLAW NO. 1952**
“Langford Zoning Bylaw, Amendment No. 614, (753 and 761 Station Ave), Bylaw
No. 1952, 2021”
(SECOND AND THIRD READINGS)

Councillor Seaton left the meeting due to the earlier declared conflict.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1952 second and third readings.

CARRIED.

- i) BYLAW NO. 1958**
“Langford Zoning Bylaw, Amendment No. 618, (741 Station Ave), Bylaw
No. 1958, 2021”
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1958 second and third readings.

CARRIED.

Councillor Seaton returned to the meeting.

- j) BYLAW NO. 1957**
“Langford Zoning Bylaw, Amendment No. 617, (2104 Longspur Dr), Bylaw No. 1957, 2021”
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1957 first reading.

CARRIED.

- k) BYLAW NO. 1962**
“Langford Zoning Bylaw, Amendment No. 620, (2900 West Shore Pkwy), Bylaw No. 1962, 2021”
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1962 first reading.

CARRIED.

- l) BYLAW NO. 1970**
“Langford Zoning Bylaw, Amendment No. 622, (757 and 765 Latoria Rd), Bylaw No. 1970, 2021”
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1970 second and third readings.

CARRIED.

- m) BYLAW NO. 1972**
“Langford Zoning Bylaw, Amendment No. 623, (2749 Jacklin Rd), Bylaw No. 1972, 2021”
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1972 second and third readings.

CARRIED.

n) BYLAW NO. 1973

**"City of Langford Housing Agreement (#102 – 3309 Piper Rd) Bylaw
No. 1973, 2021
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1973 first, second and third readings.

CARRIED.

o) BYLAW NO. 1977

**"Revenue Anticipation Borrowing Bylaw No. 1977, 2021".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1977 first, second and third readings.

CARRIED.

p) BYLAW NO. 1978

**"City of Langford Alternative Municipal Tax Collection Scheme Bylaw, No 1978, 2021".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1978 first, second and third readings as amended.

CARRIED.

10. IN-CAMERA RESOLUTION

**THAT Council close the meeting to the public pursuant to section 90 (1) e, k, and l of the
Community Charter to consider:**

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

- discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]; under Section 90 (1) (e) (k) and (l) of the Community Charter.
- b) That Council continue the meeting in closed session.

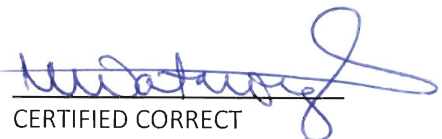
CARRIED.

11. ADJOURNMENT

Mayor Young adjourned the meeting at 8:53 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer

Marie Watmough
Deputy Corporate Officer