

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 27, 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 A. Creuzot, D. Horner.

By Telephone: C. Brown and K. Sheldrake.

ATTENDING

M. Baldwin, Director of Planning and Subdivision; M. Mahovich, Director of Engineering and Public Works; and M. Watmough, Acting Director of Corporate Services.

ABSENT

Member: J. Raappana.

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: D. HORNER

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 – September 13, 2021

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on September 13, 2021.

CARRIED.

4. REPORTS

- a) **Application for Development Variance Permit to allow a setback variance at 2601 Savory Road**
 - **Staff Report (Planning)**

MOVED BY: A. CREUZOT

SECONDED: D. HORNER

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 2601 Savory Rd. with the following variance:
 - a) That Section 6.26.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior lot line setback from the required 3.5 m to 1.6m for the proposed addition to the existing structure;

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the site plan attached to this report as Appendix A;
- ii) That the shed encroaching on City property be removed, prior to issuance of a Building Permit.

CARRIED.

- b) **Application to Rezone 2633 to 2647 Sunderland Road, 808 to 820 Arncote, and 2630 to 2646 Peatt Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone – Area 2 to Allow for Four Mixed-Use Buildings That Range Between 13 and 22 Storeys in Height**
 - **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

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 2633, 2637, 2641, and 2647 Sunderland Road, 808, 812, and 820 Arncote, and 2630, 2636, 2640, and 2646 Peatt Road 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 the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed developments;
 - ii. A revised ground floor plan be submitted that complies with City Centre Pedestrian zone, to the satisfaction of the Director of Planning;
 - iii. A Traffic Impact Assessment from a qualified engineer be provided regarding the proposed development.
 - iv. Civil drawings that illustrate the additional road improvements outlined in the Traffic Impact Study, including an outline of any additional land required to complete these works.
 - v. That the applicant provide new drawings that show ground floor commercial uses and greenspace on-site.
- 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 all 11 properties associated with this rezoning be consolidated together prior to issuance of a Development Permit for Form and Character;
 - ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
 - iv. 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
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. 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
 - 3. 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

- v. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
 1. Frontage improvements on all three roads, and all recommended improvements from the Traffic Impact Assessment, which may include land acquisition at the applicant's expense along Peatt Road;
 2. Formalize improvements to the pedestrian connection north of the site;
 3. A storm water management plan; and
 4. A construction parking management plan.

CARRIED.

A. Creuzot left meeting at 7:32 pm.

A. Creuzot returned to meeting at 7:34 pm.

- c) **Application to Rezone 2739 to 2751 Scafe Road and 2746 Peatt Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone – Area 2 to Allow for Two Mixed-Use Buildings 18 and 24 Storeys in Height**
 - **Staff Report (Planning)**

MOVED BY: A. CREUZOT

SECONDED: D. HORNER

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

That Council:

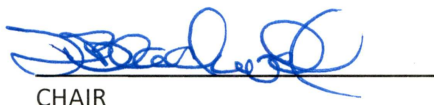
1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2739, 2743, 2747, 2749 and 2751 Scafe Road and 2746 Peatt Road from the R2 (One- and Two-Family Residential) zone to the CCP (City Centre Pedestrian) zone subject to the following terms and conditions:
 - 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 in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height.
 - 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 the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed developments;

- ii. A Traffic Impact Assessment from a qualified engineer be provided regarding the proposed development.
- iii. That the applicant provide new drawings that show ground floor commercial uses and greenspace on-site.
- 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 all six subject properties be consolidated together prior to issuance of a Development Permit for Form and Character;
 - ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
 - iv. 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
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. 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
 - 3. 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
 - v. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
 - 1. Frontage improvements;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan.

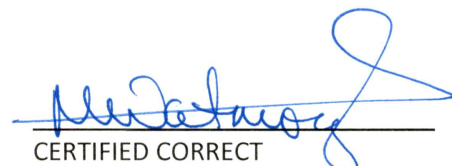
CARRIED.

5. **ADJOURNMENT**

The Chair adjourned the meeting at 8:44 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)

Marie Watmough
Corporate Officer