



Planning, Zoning, and Affordable Housing Committee Minutes

October 12, 2021, 5:30 PM

Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor R. Wade
C. Brown
A. Creuzot
D. Horner
J. Raappana

ABSENT: K. Sheldrake

ATTENDING: M. Mahovlich, Director of Engineering and Public Works
M. Baldwin, Director of Planning and Subdivision
K. Dube, Manager of Information Technology
T. Cruikshank, Land Development Assistant

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

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: WADE

SECONDED: HORNER

That the Committee approve the agenda as presented.

Motion CARRIED.

3. ADOPTION OF THE MINUTES

3.1 Planning, Zoning & Affordable Housing Committee Meeting – September 27, 2021

MOVED BY: WADE

SECONDED: CREUZOT

Motion CARRIED.

4. REPORTS

4.1 Bylaw No. 1992 – Zoning Bylaw Amendment No. 632 – Enforceability and Definition Revisions (Planning)

MOVED BY: CREUZOT
SECONDED: BROWN

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

1. Consider proceeding with First Reading to Bylaw No. 1992 as drafted.

Motion CARRIED.

4.2 Application for Development Variance Permit to reduce the rear lot line setback and to allow a permanent two-point turnaround at 967A and 967B Isabell Avenue to facilitate the construction of 5 single-family dwellings (Planning)

MOVED BY: HORNER
SECONDED: BROWN

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

1. Direct staff to proceed with consideration of this development permit with the following variances for 967A and 967B Isabell Ave:
 - a. That Section 6.20.06(1)(b) of Zoning Bylaw No. 300 be varied to reduce the required rear lot line setback from 5.5m to 3.0m for proposed Lot A and to 2.39 m for proposed Lot B;
 - b. That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround in lieu of the required cul-de-sac.
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.

Motion CARRIED.

4.3 Application to Rezone 3429, 3431, and 3433 Luxton Road and 3436 Hazelwood Road from the RR1, RR2, and RR5 Zones to the R2 and RT1 Zones to Allow for a Development of 11 Single-Family Dwellings and 60 Townhouse Units (Planning)

J. Raappana left the meeting at 5:45pm due to the fact that the applicant is a client.

MOVED BY: CREUZOT
SECONDED: HORNER

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

1. Proceed with consideration of Bylaw No. 2004 to amend the zoning designation of the properties located at 3429, 3431, and 3433 Luxton Road and 3436 Hazelwood Road from the RR1 (Rural Residential 1), RR2 (Rural Residential 2), and RR5 (Rural Residential 5) Zones to the R2 (One- and Two-Family Residential) and RT1 (Residential Townhouse 1) zones subject to the following terms and conditions:

a. That the applicant provides, as a bonus for increased density, the following contributions per townhouse unit, prior to issuance of a building permit:

- i. \$610 towards the Affordable Housing Reserve Fund; and
- ii. \$3,660 toward the General Amenity Reserve Fund.

b. That the applicant provides, as a bonus for increased density, the following contributions per single-family lot, prior to subdivision approval:

- i. \$1,000 towards the Affordable Housing Reserve Fund; and
- ii. \$6,000 toward the General Amenity Reserve Fund.

c. That the applicant provides, prior to Public Hearing, the following:

- i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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 following be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit for the townhouse site and prior to subdivision approval for the single-family site:

- a. full frontage improvements;
- b. a storm water management plan; and
- c. a construction parking management plan.
- ii. That the 0.387 hectares (0.96 acres) of land immediately west of the single-family lots be dedicated as Park to the City at the time of subdivision of the single-family lots.
- iii. That a statutory right of way be registered on the townhouse site to allow the City access to the future Park to the satisfaction of the Parks Manager.
- iv. That an easement for a sewer force main be registered over the R2 side of the development, in favour of the townhouse site.
- v. That the townhouses abutting the rear property lines of 3413-3425 Luxton Road be limited in height to 2-storeys.
- vi. That a playground area, approximately 320m² (3,200 ft²) in size, be provided for along with appropriate play equipment, within the townhouse site.
- vii. That the full amount of contribution intended for the General Amenity Reserve Fund from the townhouse site, be secured prior to issuance of the first building permit and used to complete the sidewalk along the east side of Luxton Road, north of this site; and

e. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant,

registered in priority of all other charges on title, that notifies future land owners of the potential nuisances that may arise from surrounding land uses, specifically those related to agricultural uses and that of the South Vancouver Island Rangers gun range; and

f. That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that notifies future land owners that any required off-street parking that is situated in a garage is to be used for the parking of vehicles and not storage of items that prevents the parking of vehicles.

Motion CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:19 pm.



Presiding Council Member



Certified Correct - Corporate Officer

Adriana Proton
Deputy Corporate Officer