



City of Langford

Planning, Zoning, and Affordable Housing Committee Minutes

November 8, 2021, 5:30 PM
Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor R. Wade
C. Brown-Remote
D. Horner
K. Sheldrake-Remote
A. Ickovich
T. Stevens

ABSENT: A. Creuzot
J. Raappana

ATTENDING: M. Baldwin, Director of Planning and Subdivision
T. Cruikshank, Land Development Assistant
B. Agland, System Administrator
M. Mahovich, Director of Engineering and Public Works

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

1. CALL TO ORDER

The Chair called the meeting to order at 5:31 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 and Affordable Housing Committee Meeting - October 12, 2021

MOVED BY: WADE
SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting from October 12, 2021.

Motion CARRIED.

4. REPORTS

4.1 Application to Rezone 840 Arncote Avenue from the R2 (One- and Two-Family Residential) Zone to the Neighbourhood Institutional B (P1B) Zone to Allow for the Development of a Social Club

MOVED BY: HORNER
SECONDED: STEVENS

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 840 Arncote Avenue from the R2 (One- and Two-Family Residential) Zone to the P1B (Neighbourhood Institutional B) Zone subject to the following terms and conditions:
 - a. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - b. 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 any use other than the 'Langford 50 and Up Club' shall not be applied for, nor shall the City issue a permit or license for, unless the required onsite parking has been met and provided for in accordance with City regulations and bylaws.
 - ii. 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.

AND

2. Direct staff to prepare a bylaw to amend Zoning Bylaw No. 300 by adding the following to Section VI. of Table 1 of Section 4.01.01:

Charitable facility on the property legally described as Lot 3, Section 111, Esquimalt District, Plan 10901 (840 Arncote Avenue)	7
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Motion CARRIED.

4.2 Application to Rezone 791 and 795 Revilo Place and 2931 Phipps Road from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a 6-Storey Mixed-Use Building

MOVED BY: SHELDRAKE

SECONDED: BROWN

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 791 and 795 Revilo Place and 2931 Phipps Road from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) 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, **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 development.

- c. 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 three 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
- v. 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
- vi. 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
 - i. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
- vii. Frontage improvements, including mitigating options from the approved Traffic Impact Assessment;
- viii. A storm water management plan; and
- ix. A construction parking management plan.


Motion CARRIED.

5. ADJOURNMENT

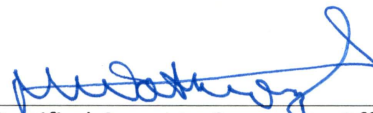
MOVED BY: WADE
SECONDED: STEVENS

The Chair adjourned the meeting at 5:52 pm.

Motion CARRIED.



Presiding Council Member



Certified Correct - Corporate Officer

Marie Watmough
Corporate Officer