



Planning, Zoning, and Affordable Housing Committee Minutes

November 29, 2021, 5:30 PM
Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor R. Wade
A. Creuzot
D. Horner
J. Raappana - Remote
A. Ickovich
T. Stevens - Remote

ABSENT: C. Brown-Remote
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
K. Dube, Manager of Information Technology
C. Lowe, IT Support Specialist
M. Mahovlich, Director of Engineering and Public Works
S. Paulus, Planning Assistant

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

1. TERRITORIAL ACKNOWLEDGEMENT

2. CALL TO ORDER

The Chair called the meeting to order at 5:33 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: WADE

SECONDED: ICKOVICH

That the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - November 8, 2021

MOVED BY: WADE

SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting from November 8, 2021.

Motion CARRIED.

5. REPORTS

5.1 Application to Rezone 3216 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone to Allow for an 18-unit Townhouse Development

MOVED BY: WADE

SECONDED: CREUZOT

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

1. Proceed with consideration of 1st reading of Bylaw No. 2015 as follows:

a) to amend the zoning designation of the property located at 3216 Happy Valley Road from the Rural Residential 2 (RR2) Zone to the Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:

1) That the applicant agrees to provide, as a bonus for increased density, the following contributions per new dwelling unit, prior to issuance of a building permit:

- a) \$3,660 towards the General Amenity Reserve Fund; and
- b) \$610 towards the Affordable Housing Reserve Fund.

2) That the applicant provides, prior to Public Hearing, the following:

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

3) 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:

a) That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering; and

b) That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering; and

c) That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

b) By including the following amendments to Zoning Bylaw 300:

1) Adding the following text as Section 6.28.03(3):

“(3) Notwithstanding Subsection 6.28.03(1), on land whose legal description is Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524 (3216 Happy Valley Road), the maximum floor area ratio may be increased to 1.5 if the owner of the land proposed to be developed:

a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit;”

2) By amending the text of Section 6.28.06 to read as follows:

“No building or structure may exceed a height of 3 storeys.”

AND

2. Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 3216 Happy Valley:

i. That Section 6.28.07(1)(d) be varied to reduce the minimum rear yard setback from the required 5.5m (18 ft) to 5.0m (16.4 ft).

Motion CARRIED.

5.2 Application to Rezone 640 and 644 Granderson Road from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a Multi-Family Residential Building

MOVED BY: CREUZOT

SECONDED: ICKOVICH

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

1. Proceed with consideration of 1st reading of Bylaw No. 2016 to amend the zoning designation of the properties located at 640 and 644 Granderson 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; and
- ii. A Traffic Impact Assessment;

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 the two subject properties be consolidated prior to issuance of a Development Permit for Form and Character;
- ii. That the design of the building includes a reduced height along the eastern property boundary as presented to Council;
- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and for visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;
- iv. 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;
- v. 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
- vi. 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, a turnaround, and any recommendations stemming from the Traffic Impact Assessment;
 2. A storm water management plan; and
 3. A construction parking management plan.
- vii. That a covenant is added to advise future owners of their proximity to the E&N Railway which presently is, or in the future may be, an active transportation corridor, and that there will be activities related to the use of those adjacent railway lands that may result in noise, dust, light, traffic and vibration, which may negatively impact the use and enjoyment of the Properties and any buildings located on the Properties.

Motion CARRIED.

5.3 719 Station Avenue Rear Lot Line Setback Development Permit Variance

MOVED BY: WADE

SECONDED: STEVENS

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

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for 719 Station Ave:
 - a) That section 6.45.07 (3) of Zoning Bylaw No. 300 be varied from 6m to 1.2m.

Motion CARRIED.

5.4 Application to Rezone 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) to allow approximately 19 Single Family Dwellings, and a future townhouse site.

MOVED BY: WADE

SECONDED: HORNER

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

1. Proceed with consideration of First Reading to and amended version of Bylaw No. 2011 that would amend the zoning designation of a portion of the property located at 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1; AND

2. Direct staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential to RM2A (Attached Housing), subject to the following terms and conditions:
 - a. That the owner agrees to provide, as a bonus for increased density, the following contributions per lot/unit, prior to subdivision approval for the single-family lots and prior to Building Permit issuance for the townhouse units:
 - i. \$3,960 towards the General Amenity Reserve Fund for the creation of a single-family lot less than 550 m²;
 - ii. \$660 towards the Affordable Housing Reserve Fund for the creation of a small lot for the creation of a single-family lot less than 550 m²;
 - iii. \$3,660 towards the General Amenity Reserve Fund for the creation of a townhouse unit; and
 - iv. \$610 towards the Affordable Housing Reserve Fund for the creation of a townhouse unit;
 - b. That the applicant provides, prior to Public Hearing, 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 to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, including the construction of a sidewalk and road edge parking along Rockingham Road, prior to the issuance of a building permit or subdivision approval, whichever comes first;
 - ii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner as a condition of subdivision approval, to the satisfaction of the Director of Engineering;
 - iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
3. Direct staff to amend Section 6.31A.02(1) within the RM2A (Attached Housing) Zone to change the minimum lot area required for subdivision from 1,800 m² to 1,600 m².
4. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for the property at 621 and 629 Rockingham Road:
 - a. That Section 6.31A.06(3) be varied to reduce the rear lot line setback from the required 7.5 m to 0.9 m for the existing duplex structure only.

Motion CARRIED.

5.5 Application to Rezone 1300 Valemount Court from Attached Housing (RM2A) to Business Park – Sooke Road West (BP2A)

MOVED BY: HORNER

SECONDED: STEVENS

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

1. Proceed with consideration of first reading of Bylaw No. 1989 to amend the policy designation within Langford's OCP from Hillside or Shoreline Policy designation to

the Business or Light Industrial Policy designation for the property located at 1300, 1289, 1277, 1265 and 1253 Valemount Court.

2. Proceed with consideration of first reading of Bylaw No. 1990 to rezone the property at 1300 Valemount Court from RM2A (Attached Housing) Zone to BP2A (Business Park – Sooke Road West) and rezone 1289, 1277, 1265 and 1253 Valemount Court from Rural Residential (RR5) to Business Park – Sooke Road West (BP2A), subject to the following terms and conditions;

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

1. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
2. A Traffic Impact Assessment (TIA) to determine the traffic volume and frequency difference between the current OCP designation (Hillside or Shoreline) to the proposed OCP designation (Business or Light Industrial), to the satisfaction of the Director of Engineering.

2. That the applicant provides, prior to Bylaw Adoption, a section 219 covenant, registered in priority of all other charges on titles, that agrees to the following:

1. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
2. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
3. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit.

Motion CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 6:58 pm.



Presiding Council Member



Certified Correct - Corporate Officer

Marie Watmough
Corporate Officer