



City of Langford

Special Planning, Zoning, and Affordable Housing Committee Minutes

December 13, 2021, 5:30 PM
Electronic Meeting

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

ABSENT: J. Raappana

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

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 5:32 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 29, 2021

MOVED BY: WADE
SECONDED: STEVENS

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee held on November 29, 2021.

Motion CARRIED.

5. REPORTS

5.1 Application to Rezone 3420 Luxton Rd, 1120 Finney Rd, and 3219 & 3235 Loledo Pl from RR2 (Rural Residential 2) to RS1 (Residential Small Lot 1) to allow a mix of small lots, large lots with suites, duplexes, and townhomes.

MOVED BY: SHELDRAKE
SECONDED: BROWN

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

1. Direct staff to draft a Bylaw to:
 - a) Amend the zoning of the properties at 3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place from the RR2 (Rural Residential 2) Zone to the RS1 (Residential Small Lot 1) Zone, subject to the following:
2. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - a) \$660 towards the Affordable Housing Reserve Fund per half duplex or single-family lot less than 550 m²;
 - b) \$3,960 towards the General Amenity Reserve Fund per half duplex or single-family lot less than 550 m²;
 - c) \$1,000 towards the Affordable Housing Reserve Fund per single family lot 550 m² or greater;
 - d) \$6,000 towards the General Amenity Reserve Fund per single family lot 550 m² or greater
 - e) \$610 towards the Affordable Housing Reserve Fund per townhouse unit; and
 - f) \$3,660 towards the General Amenity Reserve Fund per townhouse unit
3. That prior to Public Hearing, the applicant provides the following, to the satisfaction of the Director of Engineering:
 - a) A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development;
 - b) A Traffic Impact Assessment; and
 - c) A site plan showing proposed lot layout and access.

4. That prior to Public Hearing, staff receive feedback on the proposal from the Ministry of Transportation;
5. That prior to Bylaw Adoption, the applicant:
 - a) Provides a Section 219 covenant registered in priority of all other charges on title that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
 1. Full frontage improvements including the completion of Finney Road which will require two driving lanes, streetlights, bike lanes, road stormwater control, and a sidewalk.
 2. A storm water management plan;
 3. A construction parking management plan;
 - ii. That road dedication for the extension of Finney Road will be provided, to the satisfaction of the Director of Engineering;
 - iii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - iv. That the site is in proximity to agricultural and business park areas, and that these may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances.
 - b) Amend the RS1 (Residential Small Lot 1) Zone to allow two-family dwellings pursuant to the regulations of the R2 (One- and Two-Family Residential) Zone;
 - c) Amend the RS1 (Residential Small Lot 1) Zone to allow townhouses on the subject properties, pursuant to the regulations of the RT1 (Residential Townhouse) Zone.

Motion CARRIED.

5.2 Application for Development Variance Permit to allow for setback variances at 3235 Happy Valley Road

MOVED BY: CREUZOT
 SECONDED: STEVENS

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

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 3235 Happy Valley Rd with the following variances:

1. That Section 6.22.07(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback requirement from 3m to 1.55 m for the existing structure only on Proposed Lot A, subject to the following condition:
 - a) That the developer agrees to modify the design of the front façade of the existing home to align better with the Design Guidelines for Intensive Residential development on corner properties, to the satisfaction of the Director of Planning;
 - b) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.
2. That Section 6.22.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback requirement from 5.5 m to 3.95 m for the existing structure only on Proposed Lot A;
3. That Section 6.20.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback requirement from 3.5 m to 1.5 m for Proposed Lot C, subject to the following condition:
 - a) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.

Motion CARRIED.

5.3 Application to Rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for a Four-Storey Residential Building

MOVED BY: ICKOVICH

SECONDED: CREUZOT

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

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the property at 982, 984, 986 and 988 Bray Avenue 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.
 - b) 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;
 - ii. A site plan showing the entry and exit to the parkade as far east as possible;

- iii. A Traffic Impact Assessment (TIA) from a qualified engineer be provided regarding the proposed development to determine if a left turning lane is required;
- iv. A road cross section be provided to determine possible land dedication;
- c) That **prior to Bylaw Adoption**, the applicant registers a road dedication plan, if required, in accordance with the road cross section drawings provided and 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 all 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 a separate covenant be registered that informs individuals about the potential noise that will be generated from the neighbouring Park at various times;
 - iv. That no occupancy permit be issued for the proposed building unit 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 developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone;

- vii. That the following will be provided to the standards of Bylaw No. 1000 and implemented to the satisfaction of the Director of Engineering, prior to issuance of a building permit:
 - 1. Any upgrades, connections and installation of services and utilities required to support the proposed development;
 - 2. A formal storm water management plan;
 - 3. A construction parking and traffic management plan;
 - 4. Full frontage improvements including but not limited to parking scallops, a bike lane, a 2.2 m separated sidewalk, boulevard landscaping with irrigation and street lighting;
- viii. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances.

Motion CARRIED.

5.4 Application to Rezone 2772 Vantilburg Crescent from One- and Two-Family Residential (R2) Zone to City Centre 2 (CC2) Zone to Allow for the Development of 20 Townhomes

MOVED BY: WADE
SECONDED: STEVENS

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

- 1. Take no action at this time with respect to Bylaw No. 2012; and
- 2. That the applicant consult with the neighbourhood.

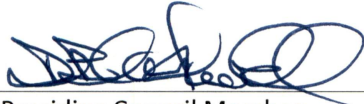
Motion CARRIED.

6. ADJOURNMENT

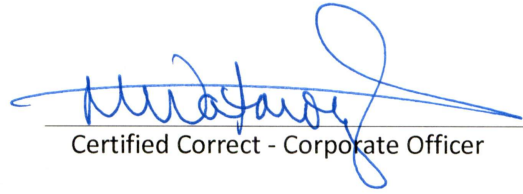
MOVED BY: WADE
SECONDED: CREUZOT

The Chair adjourned the meeting at 7:00 pm.

Motion CARRIED.



Presiding Council Member



Certified Correct - Corporate Officer

Marie Watmough
Corporate Officer