



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, November 8, 2021

DEPARTMENT: Planning

APPLICATION NO.: Z21-0001

SUBJECT: 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

BACKGROUND:

Matthew Moradian has applied on behalf of Langford Gateway Developments to rezone 840 Arncote Avenue from R2 (One- and Two-Family Residential) to P1B (Neighbourhood Institutional B) to allow for the development of a private social club, that being the 'Langford 50 and Up Club'.

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject property.

Table 1: Site Data

<i>Applicant</i>	Matthew Moradian	
<i>Owner</i>	Langford Gateway Developments Inc.	
<i>Civic Address</i>	840 Arncote Avenue	
<i>Legal Description</i>	Lot 3, Section 111, Esquimalt District, Plan 10901	
<i>Size of Property</i>	820m ² (8,830 ft ²)	
<i>DP Areas</i>	City Centre	
<i>Zoning Designation</i>	Existing: R2 (One- and Two-Family Residential)	Proposed: P1B (Neighbourhood Institutional B)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The subject property used to contain an older single-family dwelling (shown in Figure 1 below), but it has recently been removed. The surrounding properties are a mix of one- and two-family dwellings and townhomes. The properties to the east, across Sunderland Road, have an active rezoning application that is proposing redevelopment into mixed-use, multi-family residential and commercial, buildings. Council has directed staff to proceed with preparing the bylaw for that rezoning.

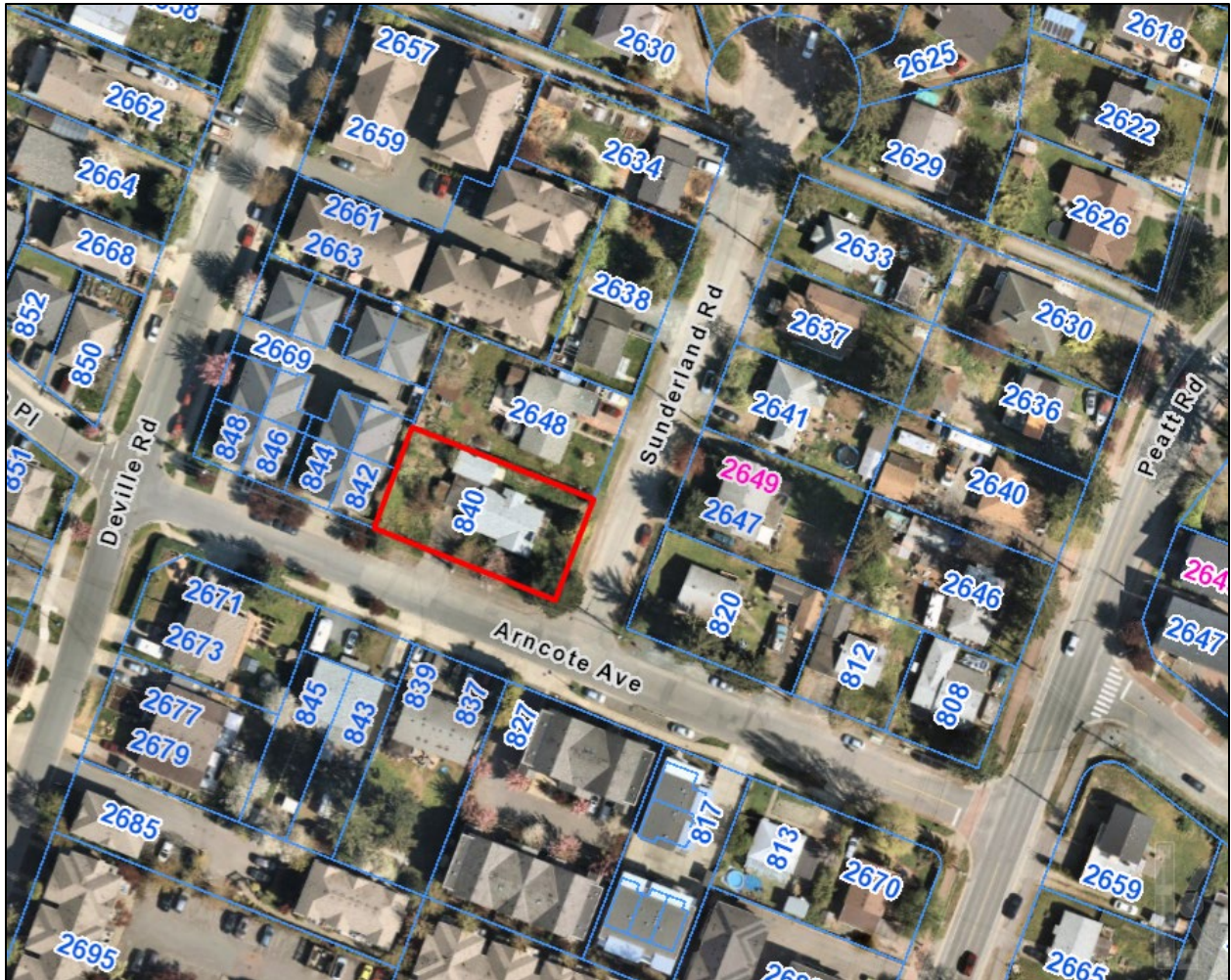
Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	R2 (One- and Two-Family Residential)	Residential
<i>East</i>	R2 (One- and Two-Family Residential)	Residential
<i>South</i>	R2 (One- and Two-Family Residential) RM7 (Medium-Density Apartment)	Residential Residential
<i>West</i>	RM7 (Medium-Density Apartment)	Residential

Figure 1 – Previous Condition of Subject Property



Figure 2 - Subject Property



COUNCIL POLICY

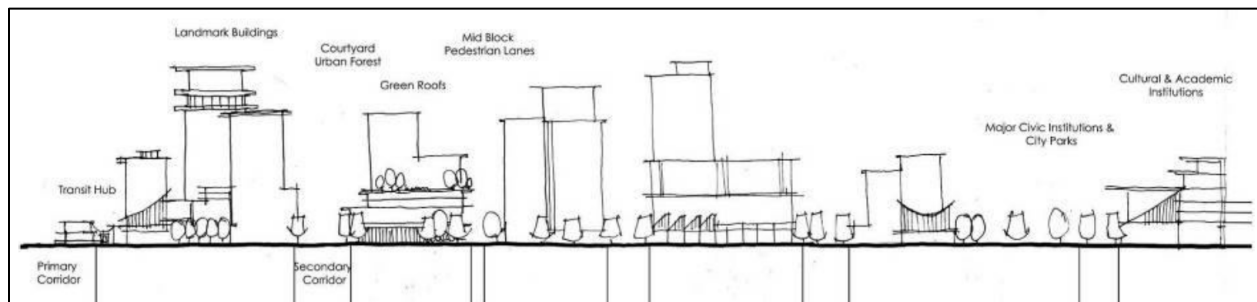
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'City Centre', which is defined by the following text:

- A major regional growth centre that support a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration

- A wide range of public squares, parks and open spaces are integrated throughout
- The City's major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 3: A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, since these properties are located within the City Centre Development Permit Area, a Development Permit for Form and Character will be required. This DP would need to be issued prior to a building permit to ensure the design is consistent with the City's Design Guidelines.

DESIGN GUIDELINES

The subject properties are located within 'N4 Deville' of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 4. For this region of the City Centre, the design intent is as follows:

Figure 4: N4 Deville



The Deville neighbourhood is located at the northern edge of the City Centre restricted by the Highway to the north.

This neighbourhood is comprised predominantly of residential buildings. Further residential development shall consist of medium and high-density buildings that maximize the infill density of the neighbourhood.

A development emphasis should incorporate green and open space into the residential developments to increase active space for residents within the neighbourhood

Further to these Neighborhood Guidelines, the subject property was identified as being appropriate for consideration of the City Centre 2 (CC2) Zone (Multi-Family Residential with a maximum height of 4 storeys) on the City Centre Concept Map recently added to the City Centre design guidelines. However, the supporting policies added concurrently with this Map anticipate that Council may wish to deviate from the Concept Map under various circumstances, one of those being to allow for smaller scale, stand alone commercial projects to emerge and provide variation in the urban fabric, create employment opportunities, and serve the needs of Langford residents. Council may feel that this proposal meets the intent of this guideline and as such opt to move forward with consideration of the proposal.

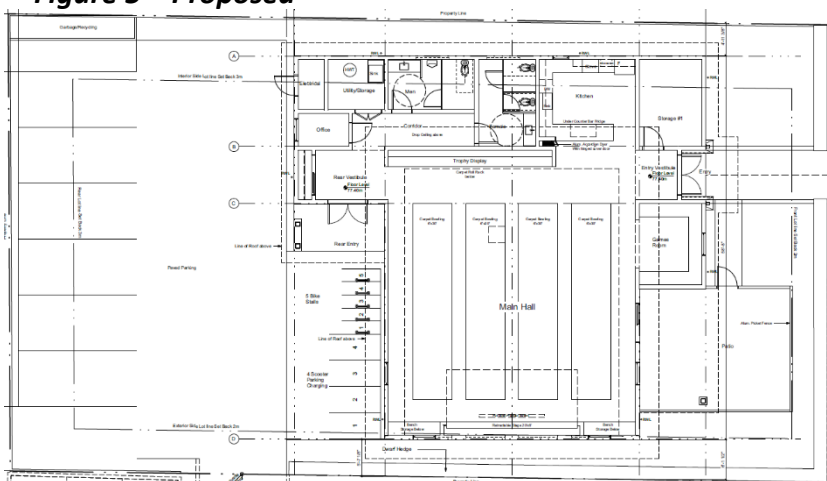
DEVELOPMENT PROPOSAL

The applicant is proposing is to rezone the subject property to P1B (Neighbourhood Institutional B) to allow for the construction of a private social club, specifically the 'Langford 50 and Up Club' (50+ Club). The owner is doing this on behalf of the 50+ Club as part of the negotiated purchase and sale of the property where the 50+ Club currently operates (2637 Sunderland Road).

The new facility would be a one-storey building that includes 4 inside bowling greens, a games room, a kitchen, and bathrooms. Figures 5 and 6 below illustrate the proposed layout and building design as well as a rendering of the building.

It should be noted that the proposal includes seven onsite parking stalls, which is the current number of parking stalls the 50+ Club has at their existing location. Seven stalls does not comply with the Zoning Bylaw requirements; however, a parking study submitted by the applicant states that seven stalls would be sufficient given the proposed use and size of the building. Additionally, the site plan will include four scooter parking spaces with access to charging outlets as well as 10 bicycle stalls.

Figure 5 – Proposed



Given the finding from the parking study, the applicant is requesting that Council permit seven onsite parking stalls for this use. If Council is supportive of permitting a reduction in the number of required onsite parking stalls (from 12 to 7), they may wish to amend the zoning bylaw to permit seven stalls for the proposed use on this specific property. Any change in use in the future would then need to comply with the onsite parking requirements of the bylaw. This would be secured in a covenant on title.

Figure 6 – View from Sunderland Road



Table 3: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by P1B (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • One or Two-Family Dwelling • Group Day Care • Home Occupation 	<ul style="list-style-type: none"> • Charitable Facility • Cultural Facility • Fitness Centre • Office
<i>Density</i>	n/a	n/a
<i>Height</i>	9m (30 ft)	12m (39.4 ft)
<i>Site Coverage</i>	40% max	75% max
<i>Front Yard Setback</i>	3.0 m (9.8 ft), and 5.5m (18 ft) for garage portion	6.0m (19.7 ft)
<i>Interior Side Yard Setback</i>	1.5m (5.0 ft)	1.5m (4.9 ft)

<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), and 5.5m (18 ft) for garage portion	1.5m (4.9 ft)
<i>Rear Yard Setback</i>	5.5m (18 ft)	4.5 (14.8 ft)
<i>Parking</i>	2 per unit + 1 per suite	7 (use specific) *

* The proposed parking numbers would be site and use specific

FRONTAGE IMPROVEMENTS

Arncote Avenue

The applicant will be required to provide full frontage improvements along Arncote Road in accordance with Bylaw 1000 prior to issuance of a building permit. Improvements would include parking, a red brick paver sidewalk, street lighting, and boulevard landscaping with irrigation.

Sunderland Road

The applicant will be required to provide full frontage improvements along Sunderland Road in accordance with Bylaw 1000 prior to issuance of a building permit. Improvements would include parallel parking, concrete sidewalk, street lighting, and boulevard landscaping with irrigation.

SEWERS

Sewer mains do exist within both road frontages, and a connection from the building to one of these mains would be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. Stormwater mains do not exist within this region of Langford. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site through infiltration and have a technical memo from a qualified engineer be provided in this regard to the satisfaction of the Director of Engineering prior to public hearing. A full stormwater management plan will be required prior to issuance of a Building Permit.

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is required to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of

Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The Affordable Housing, Park and Amenity Contribution Policy applies to residential, commercial, business park, and industrial developments. Therefore, no amenity contributions would be required with this development. However, Development Cost Charges would be applicable, have been listed out in Table 4 below and based on 270m² of institutional space.

Table 5 – Development Cost Charges

Development Cost Charge	Per area contribution	Total
<i>Roads</i>	\$69.58 per m ²	\$18,788.60
<i>Incremental Storage Improvement Fees</i>	\$430 per 1,000ft ²	\$1,249.58
Subtotal (DCCs paid to City of Langford)		\$20,038.18
<i>CRD Water</i>	\$23.74 per m ²	\$6,409.80
TOTAL (estimate) DCCs		\$26,447.98

OPTIONS:

Option 1

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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OR Option 2

3. THAT the Planning, Zoning and Affordable Housing Committee take no action at this time with respect to this application to rezone 840 Arncote Avenue.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

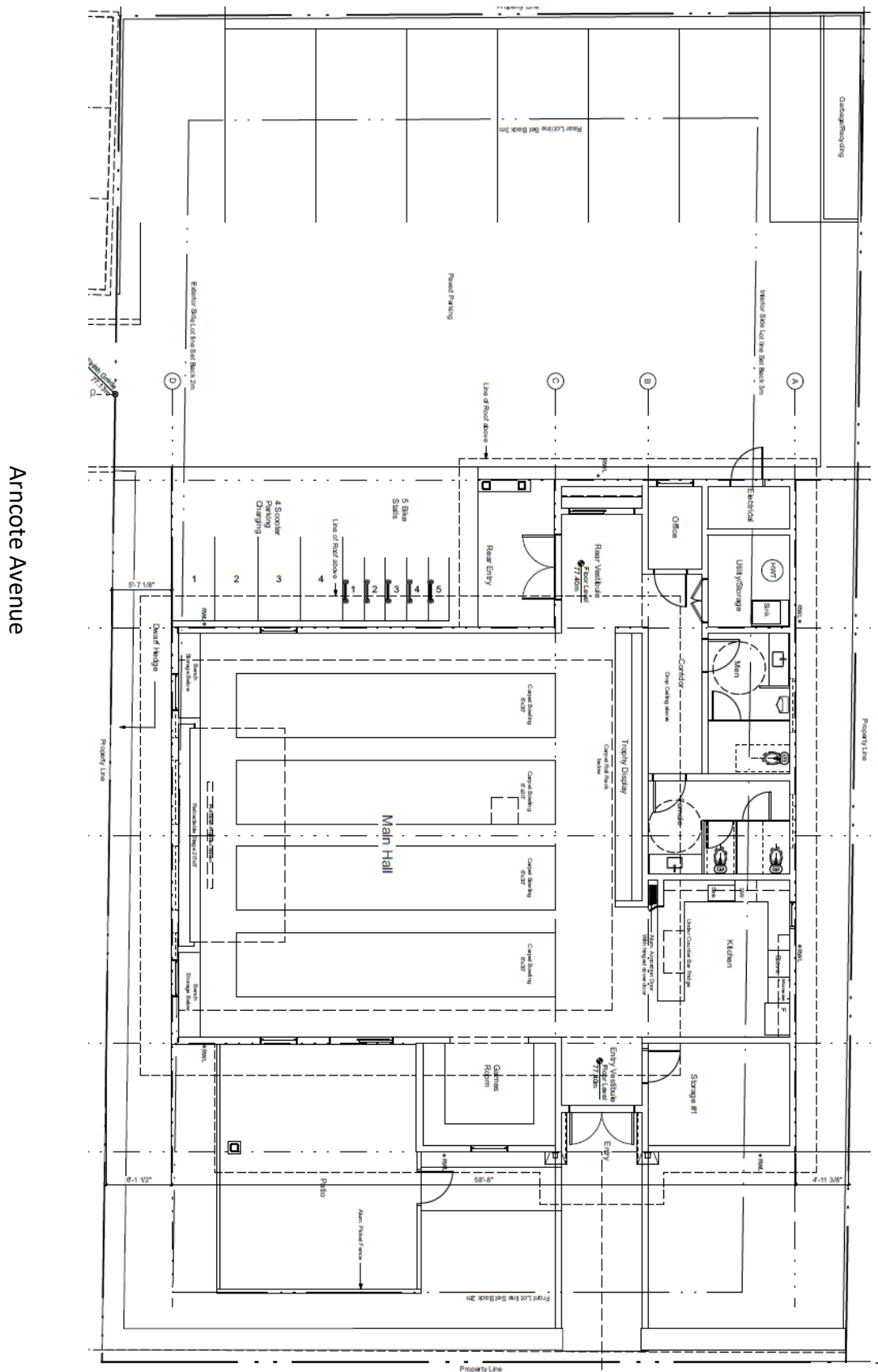
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A

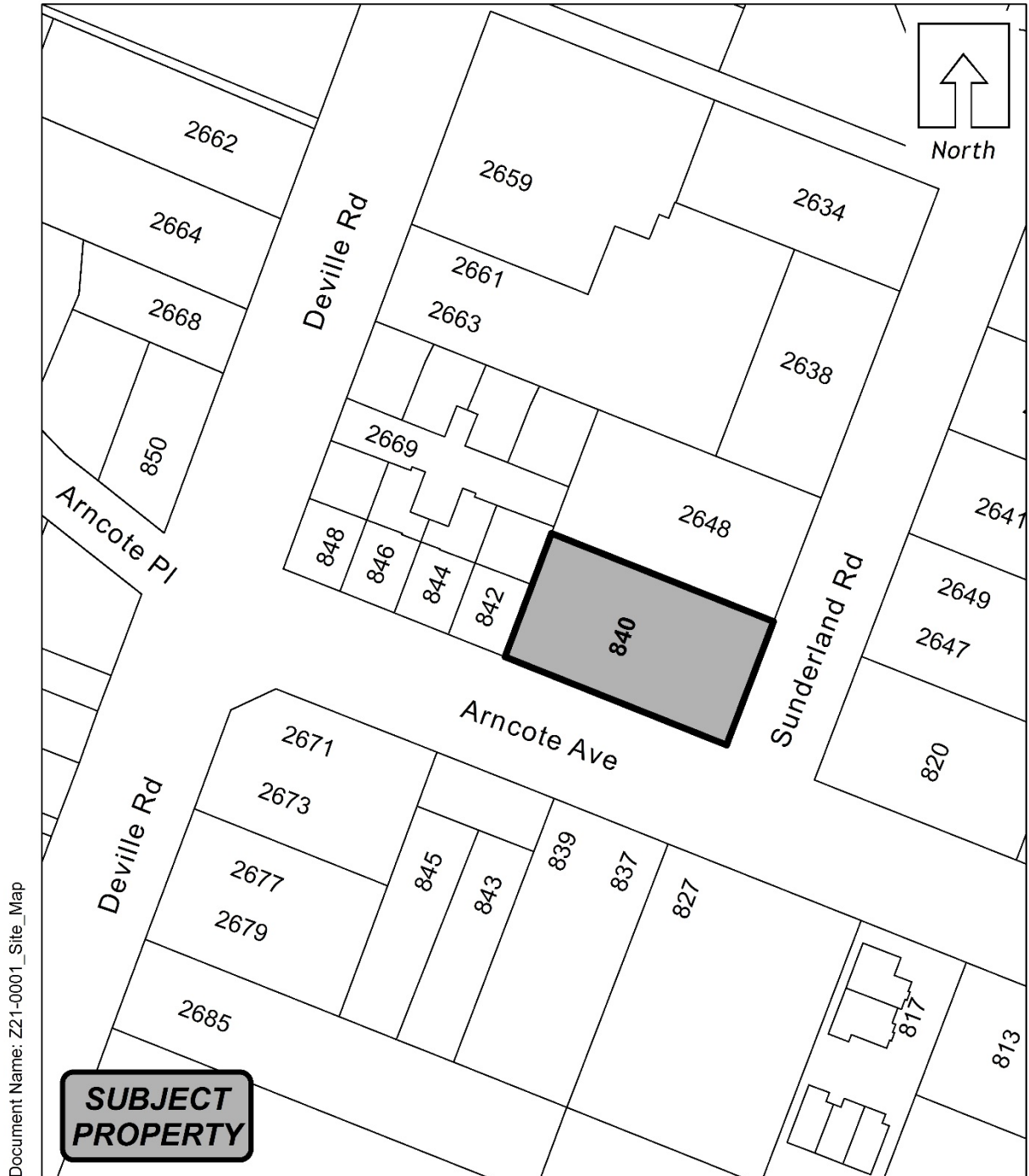
SITE PLAN



Sunderland Avenue

Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z21-0001)
840 Arncote Ave



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z21-0001)
840 Arncote Ave

