



## City of Langford

# Planning, Zoning, and Affordable Housing Committee Minutes

February 14, 2022, 5:30 PM  
Electronic Meeting

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

ATTENDING: M. Baldwin, Director of Planning and Subdivision  
M. Mahovich, Director of Engineering and Public Works  
M. Dillabaugh, Director of Finance - Remote  
T. Cruikshank, Land Development Assistant  
R. Gillich, Systems Administrator

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

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**1. TERRITORIAL ACKNOWLEDGEMENT**

**2. CALL TO ORDER**

The Chair called the meeting to order at 5:34 pm.

**3. APPROVAL OF THE AGENDA**

MOVED BY: WADE  
SECONDED: BROWN

THAT the Committee approve the agenda as presented.

**Motion CARRIED.**

**4. ADOPTION OF THE MINUTES**

4.1 Planning, Zoning and Affordable Housing Committee Meeting - January 31, 2022

MOVED BY: WADE  
SECONDED: BROWN

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on January 31, 2022.

**Motion CARRIED.**

**5. REPORTS**

5.1 Bylaw No. 2034 – Application to Amend the Text of the CD4 (Comprehensive Development - Olympic View) Zone at 749 Latoria Road, 781 Gwendolynn Drive, and 655 Frederick and an unaddressed parcel off Willing Drive

MOVED BY: CREUZOT  
SECONDED: ICKOVICH

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

1. Proceed with consideration of First Reading to Bylaw No. 2034 as drafted, to delete and replace the CD4 (Comprehensive Development – Olympic View) Zone subject to the following:
  1. That prior to Public Hearing, the applicant shall submit a Traffic Impact Assessment to the satisfaction of the Director of Engineering;
  2. That prior to bylaw adoption, the updated Master Development Agreement will be secured through a Section 219 Covenant registered in priority of all other charges on title that includes the following:
    1. That the developer will construct full frontage improvements in accordance with Bylaw No. 1000 to the satisfaction of the Director of Engineering which shall include the following:
      1. Sidewalk or a minimum 3.0 m wide multi-use paved trail on one side, boulevard/trees, and streetlights along the Gwendolynn frontage;
      2. A multi-use gravel road edge trail behind split rail fencing along the Klahanie Drive frontage;
      3. Bike lanes and a flashing pedestrian crossing lined up with Desmond Drive to provide access to the multi-use trail on the north side of the road along Latoria;

4. Multi-use trail and/or sidewalks per the Olympic View master plan in addition to boulevards and landscaping on all new interior roads;
2. That the developer provides a stormwater management plan and implement the approved plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval or building permit issuance, whichever is first;
3. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
4. That the applicant agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
5. Acknowledgment that the proximity to agricultural operations and to the South Vancouver Island Rangers has the potential to create conflict and nuisances for residents;
6. That the developer provides a construction parking management plan, to the satisfaction of the Director of Engineering, prior to any land alteration;
7. That 40% of the land will be used for open space, in general compliance with the Open Space Plan attached as Appendix A;
3. That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;

**Motion CARRIED.**

5.2 Various 2021 Official Community Plan Review Amendments – Climate Action

MOVED BY: ICKOVICH

SECONDED: BROWN

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

Direct staff to prepare a bylaw to amend to the Official Community Plan such that:

1. Objective 2.4 is amended by striking out the existing provisions and substituting the following:
  1. In order to implement the objectives of this OCP and fulfill the Climate Action Charter and Bill 27 requirements, the City will align long-term emissions reduction targets with Provincial and Regional energy and emissions strategies, where appropriate, in collaboration with local industry and institutions, other levels of government, neighboring municipalities, and First Nations, for the development and execution of climate action and resiliency initiatives.
  2. Set targets for reducing GHGs within the City and track and maintain these targets. Integrate these measures into the decision-making process.
2. Objective 2.5 is amended by striking out the existing provisions and substituting the following:
  1. Align GHG reduction targets with energy and emissions targets set by the Regional and Provincial governments, where appropriate. Continue to create and maintain mechanisms to incorporate emission reductions and overall climate considerations into municipal decision-making process.
  2. Collaborate with neighbouring municipalities and other external agencies to implement related GHG reduction targets.
3. The following is added as section 13.20:
  1. As a fully urbanized municipality, there are no sand and gravel deposits suitable for sand and gravel extraction in the City of Langford.
4. Objective 2.6 is amended by striking out the OCP overarching targets and substituting with the following:
  1. Decrease per-capita community GHG emissions from residential energy consumption by 10% below 2020 levels by 2030;
  2. Reach Net-Zero in corporate operations by 2050;
  3. Decrease per-capita community-wide GHG emissions by 61% from 2007 levels by 2038;
  4. Work with BC Transit to increase the proportion of residents within a 5-minute walk to frequent transit stations by 25% by 2030;
  5. Increase the proportion of local jobs to 0.36 jobs per person by 2038. This will reduce personal vehicle driving distances;
  6. All areas of Langford's City Centre will have a walk score of 70 or higher by 2038 (indicating most errands can be accomplished on foot);
  7. Discourage urban sprawl by supporting residential density in the City Centre with a Floor Area Ratio (FAR) between 3 and 6;
  8. Achieve a transportation system that sees 42% of all trips made by walking, cycling and transit by 2038;



9. Require 100% of residential parking stalls in new developments containing multi-family residential units to be “EV-Ready”;
  10. Implement policies that support 25% of all vehicles in Langford to be electric by 2030 (between 7,500 and 8,000 vehicles);
  11. Encourage all new building and structures to use materials composed of low embodied carbon (e.g mass timber, low carbon concrete).
5. Objective 2.7 is amended by striking out 1-2 above and substituting a-b below.
1. Monitor GHG reduction targets and policies annually to ensure the City is on track to meet the GHG and energy use reduction targets and Climate Action Charter commitments.
  2. Increase public awareness and provide informational material on the City’s website and other outlets highlighting annual GHG emissions.
6. By creating a new Climate Action DP Area designation;

AND Direct staff to prepare a bylaw to amend to the Zoning Bylaw:

7. By adding the following as Appendix W – DP Area for Climate Action:
1. Require the use of low embodied carbon building materials in all City-led capital improvement projects and private construction projects where use of such materials does not significantly delay the project (this will be subject to legal review);
  2. Track total embodied carbon for all new concrete projects, using Type III Environmental Product Declarations, where applicable (subject to legal review);
  3. Require 100% of resident parking stalls in new developments containing multi-family residential units to be energized and capable of providing L2 charging in the future;
  4. Where EV charging is required, the following must be included at the time of building permit application:
    1. A site plan that shows the location, number and specifications of all energized parking spaces; and
    2. A memo from an electrical engineer that verifies that the load capacity of the building can provide L2 EV charging to all residential stalls;
  5. Where load sharing is employed, an electrical engineer to verify that Level 2 charging can achieve at least 12kWh per vehicle over an eight-hour period when all vehicles are charging simultaneously (i.e. allocate at least 8A per vehicle on a 208V or 240V circuit, if all vehicles are sharing power equally);
  6. The developer shall ensure that all necessary permits, authorizations and variances under the Safety Standards Act, SBC 2003, c. 39, and the Electrical Safety Regulation, BC Reg. 50/2017, have been obtained for the installation and operation of the EVEMS, prior to occupancy permit;

7. Prior to occupancy permit, the owner shall provide a compliance form certified by a registered professional or qualified electrician, confirming that the energized spaces, and equipment meet the requirements of the EV plan;
8. Where an EVEMS is implemented (Load Sharing), provisions for management and maintenance should be provided to the building owner, strata and/or dwelling unit owner;
9. No more than 1 vehicle should be able to charge on a 20A circuit and no more than 2 vehicles on a 30A circuit;
10. Greater allowable levels of sharing are possible beyond 80A (**See Table 1 below**);
11. Where Environmental Management Systems are employed, the developer shall provide and install all communications equipment, control systems, and other devices required to operate the EVEMS and include a covenant that requires the strata to maintain the EMS in perpetuity;
12. Where load sharing is employed, the following table (**Table 1**) provides the minimum performance standard:

Where load sharing is employed, the following table (Table 1) provides the minimum performance standard:

<b>New MURB Developments EV Ready Level 2 Performance Requirements for Langford</b>	
Circuit breaker amperage	Maximum number of EV ready Parking Spaces Energized
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14
150	17

**Motion CARRIED.**

5.3 Planning Department Five-Year Budget Report for 2022-2026

MOVED BY: STEVENS

SECONDED: HORNER

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

1. Approve in principle the Development Services budget as attached and refer them to the Director of Finance for consideration and inclusion in the 2022-2026 Five Year Financial Plan;

**Motion CARRIED.**

**6. ADJOURNMENT**

MOVED BY: WADE

SECONDED: ICKOVICH

The Chair adjourned the meeting at 6:17 pm.

**Motion CARRIED.**



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Presiding Council Member



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Certified Correct - Corporate Officer

**Marie Watmough  
Corporate Officer**