

Z21-0040

2772 VANTILBURG CRESCENT

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES
WITHIN IN THE CITY CENTRE 2 ZONE (CC2)

UPDATED APPLICATION

At the November 29th Planning, Zoning and Affordable Housing meeting, the applicant was instructed to proceed with neighborhood consultation:

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.

NEIGHBOURHOOD CONSULTATION

Letters were sent to the residents of both Vantilburg Crescent and Penelope Place, with contact information and a summary of concerns raised at that November meeting.

Zoning – The neighbourhood has indicated that they would be more comfortable with an RT1 or RT2 Townhouse designation as opposed to the City Centre 2 (CC2) zone which might allow a broader range of land uses and densities. Because these applicants have come forward with a townhouse application, and that is what will be discussed at the Public Hearing, a new rezoning with full public input would be required to change that to a higher density. The neighbourhood can take comfort that there will be no change from the proposed townhouse use in the future without their knowledge and input.

NEIGHBOURHOOD CONSULTATION

School Capacities - Langford works closely with SD62 to determine future needs of the community and are referred with each land use application. In addition, developers are charged a per unit fee for future school site acquisition, which is paid directly to the School District.

Project	Project Description	Current Status	Date of Approval	Occupancy
Royal Bay Secondary Expansion	Addition of 600 student spaces	Complete	Feb. 2018	Sept. 2020
Pexsisen Elementary	New school (capacity 500)	Under Construction	Mar. 2019	Sept. 2022
Centre Mountain Lellum Middle	New School (capacity 700)	Under Construction	Mar. 2019	Sept. 2022
Elementary in South Langford	New School (capacity 500)	Seeking Approval	TBD	
Elementary in South Colwood	New School (capacity 500)	Seeking Approval	TBD	
Secondary in North Langford	New School (capacity 800-1000)	Seeking Approval	TBD	
Elementary in Sooke River	New School (capacity 500)	Seeking Approval	TBD	
Elementary in North Langford	New School (capacity 500)	Seeking Approval	TBD	

NEIGHBOURHOOD CONSULTATION

Traffic and Pedestrian Safety – The Director of Engineering makes the determination if a traffic impact study is required. The existing traffic plans and models for the City anticipate growth in accordance with the Official Community Plan. While Vantilburg has a connection to Savory School, the low traffic volumes for this local road do not indicate the need for sidewalks at this time. That said, the developer is required to construct sidewalks in the road frontage for connection to future sidewalks when the time comes.

Drainage – As with all development applications, a Storm Water Management Plan is required that will ensure that there is no negative impact from the development on surrounding properties. The stormwater management plan must be approved by the Director of Engineering prior to Public Hearing and development permits.

Parking – No variances have been requested. Two stalls per unit plus four visitor stalls will be provided in accordance with the zoning bylaw for off street parking.

NEIGHBOURHOOD CONSULTATION

Protective Services – The Fire Department is referred in all applications and had no concerns regarding this proposal. The buildings and access routes will be constructed in accordance with B.C. Building Code for fire safety. Existing fire hydrants are analyzed for adequate capacity.

Sanitary Sewers - Sanitary sewers will be extended from Goldstream Avenue to the subject property. Residents will have opportunities to connect to this sewer line.

If a majority of the homeowners (over 75%) are interested in connecting to the new sanitary system, it could be extended to serve all homes on both Vantilburg Crescent and Penelope Place. We can assist with coordination with West Shore Environmental Services if needed.

NEIGHBOURHOOD CONSULTATION

Notification Period – The public has noted that the notices did not arrive in time for appropriate response. We trust that this opportunity will provide time for further comment and conversation. For Public Hearing, a sign will be posted on the property with the Public Hearing date and time, ads will be placed for two consecutive weeks, and 10 days notification will be provided to the residents.

Environmental Issues – There are no known environmentally sensitive areas on the property. The applicant is willing to enter into a covenant that requires a nesting survey to be conducted before any trees are removed.

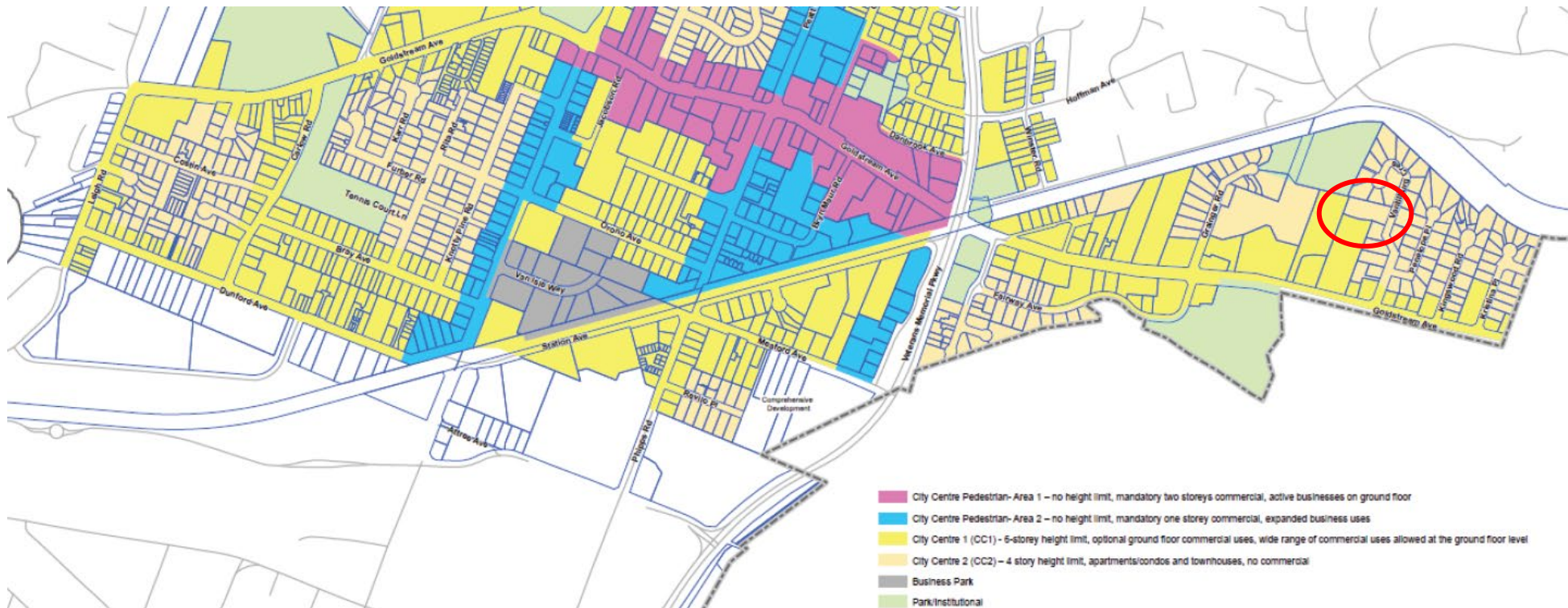
THE PROPOSAL

To rezone from the existing R2 Residential Zone to the City Centre 2 Zone (CC2) to accommodate 20 townhomes.

A healthy housing market offers choices, from studio apartments to townhomes to large lot residential and everything in between. This proposal will provide mid-market housing for first time homeowners, downsizers and young families.

AREA PLAN

The property lies within the City Centre Planning area, for 4 storeys maximum in the CC2 zone.

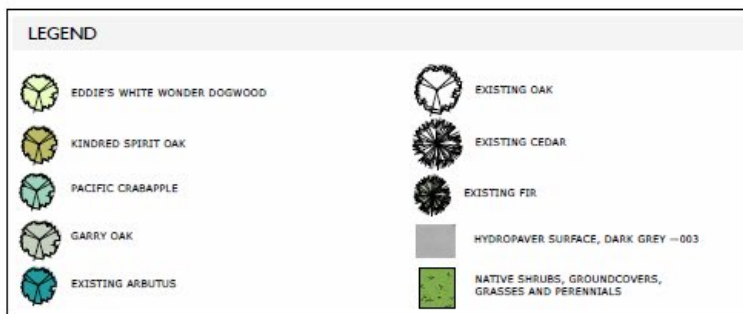


EXISTING CONDITIONS



PROPOSED TOWNHOMES





KINDRED SPIRIT OAK
(QUERCUS X WAREI NADLERII)



EDDIE'S WHITE WONDER
DOGWOOD
(CORNUS EDDIE'S WHITE
WONDER)



GARRY OAK (QUERCUS GARRYANA)



PACIFIC CRABAPPLE
(MALUS FUSCA)



1.8m VERTICAL PANEL
PERIMETER FENCING



HYDROPAPER SURFACE

Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE
PROPOSED LANDSCAPE PLAN for
KHATAW DEVELOPMENT
2772 VANTILBURG CRESCENT, LANGFORD BC

PAGE TITLE
LANDSCAPE CONCEPT PLANS, PAGE ONE OF TWO

DATE
FEBRUARY 16, 2022

SCALE
1:120

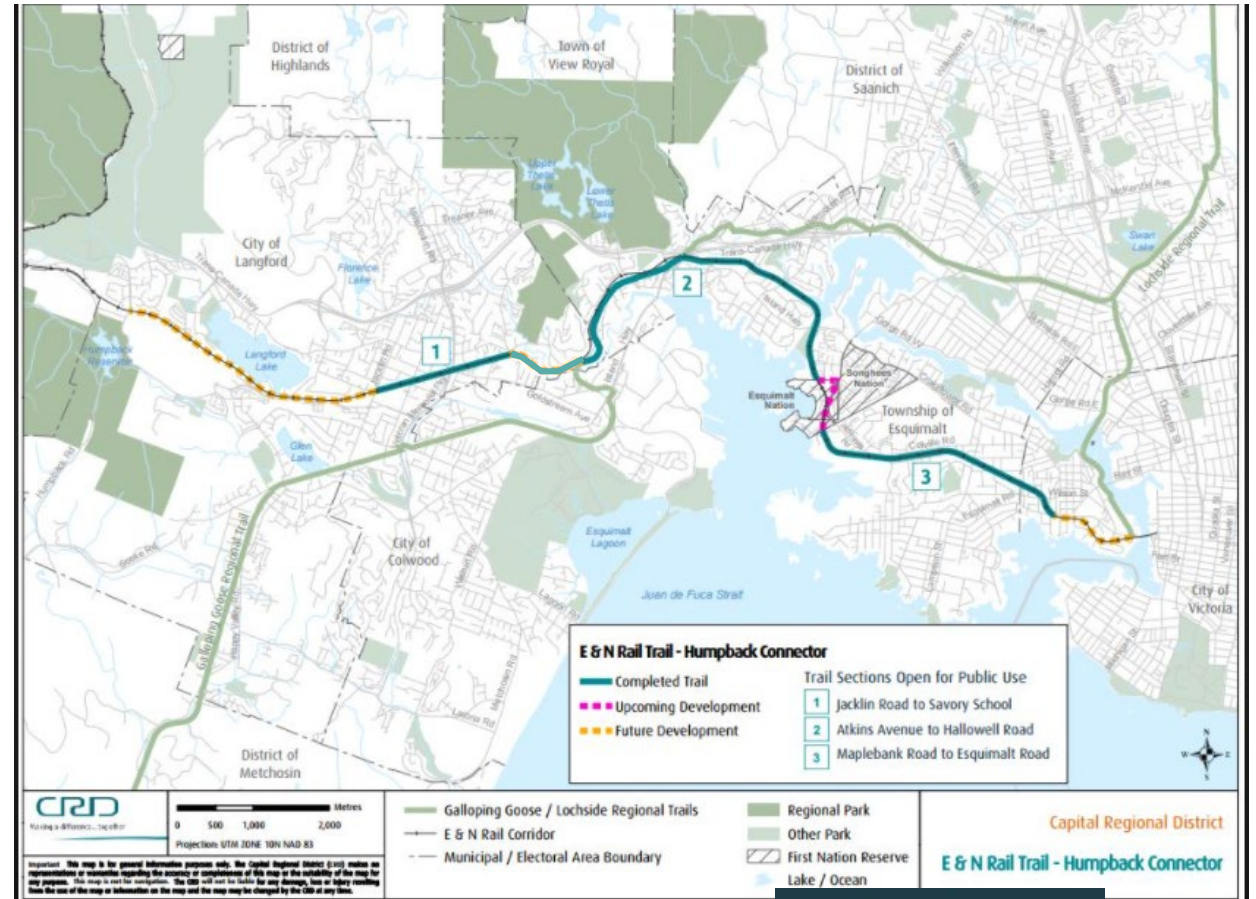
LOCAL AMENITIES

Close to all amenities: Schools, Downtown Langford shops and services (1.0KM), Veterans Memorial Park and Playground, Summer Market (1.0km), Westshore Parks and Recreation (1.5KM)



ACCESS TO CYCLING AND TRANSIT

- Excellent location for Cycling at the E&N Rail trail west, or the Galloping Goose to the east.
- B.C. Transit has regular service on Goldstream to the exchanges at Station Avenue or Old Island Highway



AMENITIES AND FEES

Table 4: Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total
<i>General Amenity Reserve Fund</i>	\$3,800 per unit	\$76,000
<i>Affordable Housing Reserve Fund</i>	\$1,000 per unit	\$20,000
TOTAL POLICY CONTRIBUTIONS		\$96,000

Table 5: Estimated Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,865	\$77,300
<i>Park Improvement</i>	\$1,890	\$37,800
<i>Park Acquisition</i>	\$1,100	\$22,000
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$7,425
Subtotal (DCCs paid to City of Langford)		\$144,525
<i>CRD Water</i>	\$1,644	\$32,880
<i>School Site Acquisition</i>	\$800	\$16,000
TOTAL DCC's (estimated)		\$193,405

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THANK YOU FOR YOUR TIME