



# Planning, Zoning, and Affordable Housing Committee Agenda

Monday, April 25, 2022, 5:30 PM

Council Chambers & Electronic Meeting

Due to COVID-19 Council Chambers is Open for limited attendance. Please see the City of Langford website for details.

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 867 1149 2772

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 867 1149 2772

To Participate: During the public participation period, press **Star (\*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press \*6 to unmute the phone from your side as well.

We may experience a delay in opening the meeting due to technical difficulties. In the event that the meeting does not start as scheduled please be patient and stay on the line, we will get started as quickly as possible.

Public Dial-In Details are also posted at [www.langford.ca](http://www.langford.ca)

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1. TERRITORIAL ACKNOWLEDGEMENT	
2. CALL TO ORDER	
3. APPROVAL OF THE AGENDA	
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# Planning, Zoning, and Affordable Housing Committee Minutes

March 28, 2022, 5:30 PM  
Electronic Meeting

PRESENT: Councillor L. Seaton - Alternate Chair  
Councillor L. Szpak – Alternate Vice-Chair  
A. Creuzot  
D. Horner  
A. Ickovich  
T. Stevens  
C. Brown - Remote

ABSENT: J. Raappana  
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision  
M. Mahovlich, Director of Engineering and Public Works  
K. Dube, Manager of Information Technology  
K. Hutt, Planning Assistant

**Due to COVID-19 Council Chambers is open to limited attendance.  
Meeting available by Teleconference.**

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**1. TERRITORIAL ACKNOWLEDGEMENT**

**2. CALL TO ORDER**

The Chair called the meeting to order at 5:31 pm.

**3. APPROVAL OF THE AGENDA**

MOVED BY: CREUZOT  
SECONDED: HORNER

THAT the Committee approve the agenda as presented.

**Motion CARRIED.**

#### 4. ADOPTION OF THE MINUTES

MOVED BY: ICKOVICH

SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on March 14, 2022.

**Motion CARRIED.**

#### 5. REPORTS

##### 5.1 Application to amend the Official Community Plan designation of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road

MOVED BY: ICKOVICH

SECONDED: HORNER

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

1. Proceed with consideration of Bylaw No. 2061 to amend the Official Community Plan designation of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road and a portion of land formerly known as Hordon Road from “Business or Light Industrial” and “Neighbourhood” to “Mixed- Use Employment Centre.
2. Proceed with consideration of Bylaw No. 2062 to amend the text of a portion of the properties at 2207, 2213, 2217, 2155 Millstream Road and a portion of land formerly known as Hordon Road within “Business Park 9 – Millstream Road Northeast” (BP9) Zone to allow for townhouses and apartments as permitted uses, allow for a maximum height limit of 12 storeys within the shaded areas shown in Appendix B and eliminate section 6.69C.02(3) from the BP9 zone.
3. Require a minimum 5% of units constructed in any multi-family residential building be directed towards the Attainable Home Ownership Program, to be secured prior to issuance of a building permit and provide a variety of unit types and, restrict the density within the shaded areas shown in Appendix B to 150 residential units unless a film studio is built elsewhere within the BP9 zone, after which the maximum density is a floor area ratio of 4.0.
4. Direct the applicant to undertake public consultation prior to Public Hearing, especially with regards to the trail connection. A parking study shall also be provided prior to Public Hearing.

**Motion CARRIED.**

D. Horner declared a conflict on item 5.2 left the meeting at 6:19 p.m., and returned at 6:20 p.m.

5.2 Application to Rezone 1551 Sawyer Road from the Rural Residential 4 (RR4) Zone to Residential Small Lot 1 (RS1) Zone to Allow for a Development of Small Lots and Townhouses

MOVED BY: CREUZOT

SECONDED: HORNER

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

1. Refer the application back to staff until the applicant undertakes public consultation and provides additional details with regards to the number of units as well as the amount and type of greenspace and trail connections;

**Motion CARRIED.**

5.3 Application to Rezone 825-845 Orono Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a 6-Storey Multi-Residential Building

MOVED BY: ICKOVICH

SECONDED: STEVENS

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

1. Proceed with consideration of 1st reading of Bylaw No. 2060 to amend the zoning designation of the properties located at 825, 829, 833, and 845 Orono 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.

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. An offsite civil plan that includes all frontage improvements to determine whether or not road dedication is required.



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 four subject properties be consolidated 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 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;
- iii. 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;
- iv. 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.

v. 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. Full frontage improvements;
2. A storm water management plan; and
3. A construction parking management plan

vi. That a separate covenant be registered that informs individuals about the potential noise and nuisance that may be generated by neighbouring business park uses.

**Motion CARRIED.**

A. Ickovich left the meeting at 7:48 p.m., due to a perceived conflict with item 5.4.

5.4 Application to Rezone 2615 Sooke Road from One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) to allow approximately 115 units and two commercial units along Sooke Road

MOVED BY: CREUZOT  
SECONDED: STEVENS

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

1. Proceed with consideration of Bylaw No. 2045 to amend the zoning designation of the property at 2615 Sooke Road from One- and Two-Family Residential (R2) to Community Town Centre Pedestrian 9 (C9) subject to the following terms and conditions:

- a. That Bylaw No. 2045 be amended to limit the height in the (C9) zone to 6 storeys for this property.
- b. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to the issuance of a building permit**:
  - i. \$2,074 towards the General Amenity Reserve Fund; and
  - ii. \$610 towards the Affordable Housing Reserve Fund

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- c. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
  - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development; and
  - ii. A road cross section showing all required frontage improvements and associated road dedication;
- d. That the applicant provides, **prior to Public Hearing**, a Traffic Impact Assessment to the satisfaction of the Ministry of Transportation and Infrastructure, if required.
- e. 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 following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
    - 1. A storm water management plan; and
    - 2. A construction parking management plan.
  - ii. That all frontage improvements along Sooke Road are provided as per the Sooke Road Corridor Concept Plan and Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, prior to issuance of a building permit;

- 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 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 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 high to the parking space, and that:
    - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
    - 2. Where an electric vehicle 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.
  - f. That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering and Ministry of Transportation and Infrastructure;
- 2. Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2615 Sooke Road:
    - i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.
  - 3. Direct staff to prepare a bylaw to amend Table 1 of Section 4.01.01 to add Apartments in the Sooke Road Revitalization DP Area to the Apartment in the City Centre and Mixed-Use Employment Centre parking ratio;
  - 4. Allow 1080581 BC Ltd. to prepare for registration all documentation to allow for the discharge of Covenant EG47572 from the title of the subject property and authorize the Mayor and Corporate Officer to sign such documentation as required.

**Motion CARRIED.**

A. Ickovich returned to the meeting at 8:15 p.m.

T. Stevens left the meeting at 8:15 p.m., due to a perceived conflict with item 5.5

5.5 Application to Rezone 528 and 532 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for the Development of a 6-Storey Multi-Residential Building

MOVED BY: HORNER

SECONDED: ICKOVICH

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

1. Proceed with consideration of 1<sup>st</sup> reading of Bylaw No. 2055 to amend the zoning designation of the properties located at 528 and 532 Goldstream 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 and subject to reductions for the cost of extending the sidewalk along the frontage of 540 Goldstream Ave.
  - 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;
    - ii. Frontage drawings to confirm whether land is required on Goldstream Avenue; and
    - iii. 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 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 to visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;
    - iii. 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;
    - iv. 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;
- v. That the following are implemented to Bylaw 1000 standards, at the Developer's expense, to the satisfaction of the Director of Engineering prior to the earlier of issuance of a building permit or subdivision:
1. Full frontage improvements and any recommendations stemming from the Traffic Impact Assessment;
  2. The completion of a sidewalk along the frontage of 540 Goldstream Avenue;
  3. A storm water management plan; and
  4. A construction parking management plan.

**Motion CARRIED.**

M. Mahovich left the meeting at 9:10 p.m., due to a perceived conflict with item 5.6.

5.6 Application to Rezone 2869, 2875, 2885 Leigh Road and 1080 Dunford Avenue From R2 (One- and Two-Family Residential) to CC1 (City Centre) to Allow for a Six-Storey Mixed Use Apartment Building

MOVED BY: ICKOVICH  
SECONDED: CREUZOT

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

1. Consider proceeding with First Reading of Bylaw No. 2063 to amend the zoning designation of 2869, 2875, 2885 Leigh Road and 1080 Dunford Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) 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 the issuance of a building permit:
    - i. \$750 towards the Affordable Housing Reserve Fund; and
    - ii. \$2,850 towards the General Amenity Reserve Fund; and

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- iii. \$10.75 per m<sup>2</sup> of commercial gross floor area.
- b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
  - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments; and
  - ii. A frontage drawing to confirm if road dedication is required to complete all required frontage improvements
- c. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, 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 the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
    - 1. Full frontage improvements;
    - 2. A storm water management plan; and
    - 3. A construction parking management plan.
  - ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
  - iii. That the developer will install tree protection fencing around City boulevard trees to the satisfaction of the Parks Manager, prior to any land alteration;
  - iv. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
  - v. That the developer consolidate the parcels in accordance with the CC1 zone regulations, prior to the issuance of a development permit;
  - vi. 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; and
  - vii. 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
    - 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 is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

viii. That a separate covenant be registered that informs individuals about the potential noise and nuisance that may be generated by neighbouring business park uses.

- e. That the applicant discuss the opportunity to incorporate units for the Attainable Home Ownership Program with staff prior to Public Hearing.

**Motion CARRIED.**

**6. ADJOURNMENT**

MOVED BY: HORNER  
SECONDED: ICKOVICH

The Chair adjourned the meeting at 9:36 pm.

**Motion CARRIED.**

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Presiding Council Member

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Certified Correct - Corporate Officer



# Staff Report to the Planning, Zoning and Affordable Housing Committee

**DATE:** Monday, April 25, 2022

**DEPARTMENT:** Planning

**APPLICATION NO.:** TUP22-0001

**SUBJECT:** Application for a temporary use permit at 2874 Peatt Road to allow for a commercial office space

## PURPOSE:

Gary Brown of Paradise Homes Ltd has applied for a temporary use permit to convert the existing residential home at 2874 Peatt Road to a temporary commercial office space.

## BACKGROUND:

Concurrently with the temporary use permit application, the applicant has applied to rezone the subject property and the neighbouring property at 2870 Peatt Road (Z22-0005) from R2 (One- and Two-Family Residential) to CCP (City Centre Pedestrian) to permit a six-storey mixed use building.

**Table 1: Site Data**

<i>Applicant</i>	Gary Brown
<i>Owner</i>	Paradise Homes Ltd
<i>Civic Address</i>	2874 Peatt Road
<i>Legal Description</i>	Lot 15, Section 5, Esquimalt District, Plan 12186, PID 004-981-634
<i>Size of Property</i>	779 m <sup>2</sup>
<i>DP Areas</i>	City Centre Development Permit Area
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	City Centre



## SITE AND SURROUNDING AREA:

The subject property is located on the corner of Peatt Road and Orono Avenue and contains a single-family dwelling facing Orono Avenue. The property is flat in nature, with some sparse mature vegetation west of the parcel and privacy vegetation along its front and exterior lot lines.

**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	R2 (One- and Two-Family Residential)	Single family dwellings
<i>East</i>	RM2 (Attached Housing) MU1A (Mixed-Use Residential Commercial A)	Townhomes Mixed-use apartment
<i>South</i>	R2 (One- and Two-Family Residential)	Single family dwellings
<i>West</i>	MU2 (Mixed-Use Residential Commercial 2)	Apartment building (currently under construction)

## 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 supports 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

## DEVELOPMENT PROPOSAL:

As noted, the applicant wishes to temporarily convert the existing residential dwelling at 2874 Peatt Road into an office for their construction company, whilst their new office space is being built. The applicant has indicated that the current location of their office building is being demolished for redevelopment, and therefore a temporary location for their office is necessary.

The intention is to have 3-4 employees Monday to Friday between office hours of 8:30am- 5:00pm working out of the location. There will be no clients on site associated with the business activity. The

three bedrooms as well as the living room of the residential home will be converted into offices for the employees, with kitchen and dining areas being used as staff room. A building permit will be required for the change of occupancy and to ensure that all accessibility and fire safety issues are addressed prior to occupying the building as an office space. There is no intention to alter the exterior of the property or install new signage, therefore no Development Permit or Sign Permit will be required. A business licence will have to be obtained to operate from the location.

**Figure 1: Proposed Floor Plan**



Part 4 of the Zoning Bylaw 300 indicates that a commercial office is required to provide 1 parking spot for every 35m<sup>2</sup> of gross floor area. The gross floor area of the dwelling is approximately 80m<sup>2</sup>, therefore two parking stalls are required as per Zoning Bylaw 300. The garage and the driveway will be used for parking of the employees of the office, therefore parking requirement for a commercial office will be satisfied.

#### **LEGAL IMPLICATIONS:**

Pursuant to S. 497 of the *Local Government Act*, the City may issue a Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond 6 years period, they are required to make a new application to Council for a TUP or apply for rezoning.

Council has no specific policies with respect to TUPs. Applications for Temporary Commercial Use Permits are considered on their individual merit. However, Council does regulate TUPs through Part 3 of Zoning Bylaw No. 300. Sections 3.27.03 and 3.27.04 of Zoning Bylaw 300 give Council the right to require that the form and character of the building meet guidelines for commercial properties and allow Council to ask for specific information or reports. As stated above, there are no plans to alter the exterior of the property or install a new signage, therefore no Development Permit or Sign Permit will be required.

**OPTIONS:**

**Option 1**

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

1. Proceed with the consideration of the temporary use permit for a commercial office at 2874 Peatt Road, subject to the following terms and conditions:
  - i. That the temporary use permit be issued for a period of three years from time of issuance;
  - ii. That there are no clients on site;
  - iii. That a business licence and building permit be obtained from the City of Langford;

**OR Option 2**

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

1. Reject this application for a temporary use permit.

**SUBMITTED BY:** Anastasiya Mysak, Planning and Land Development Technician

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

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

**Concurrence:** Donna Petrie, Manager of Business Development and Events

**Concurrence:** Will Ying-udomrat, Manager of Legislative Services

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

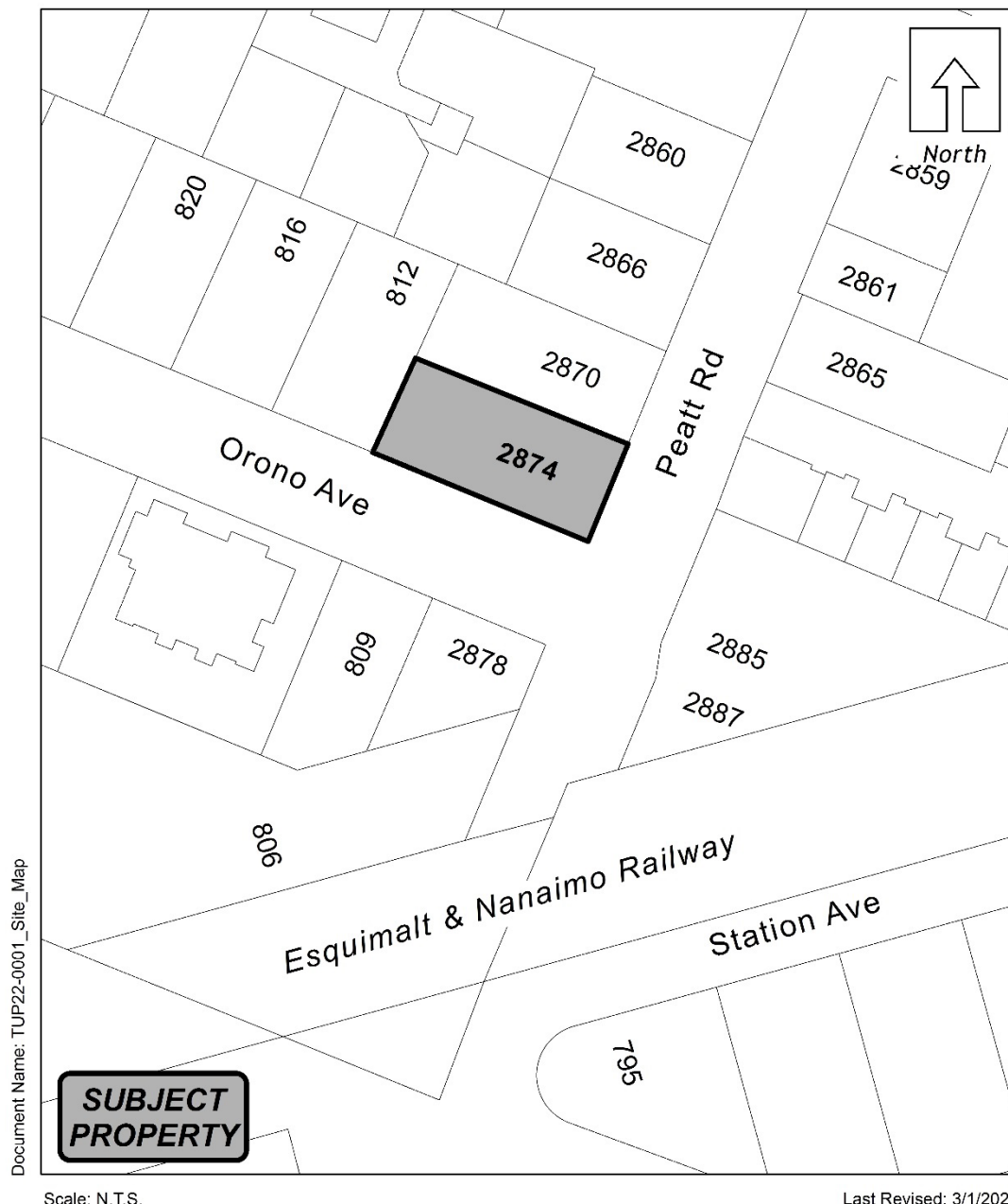
**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Acting Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

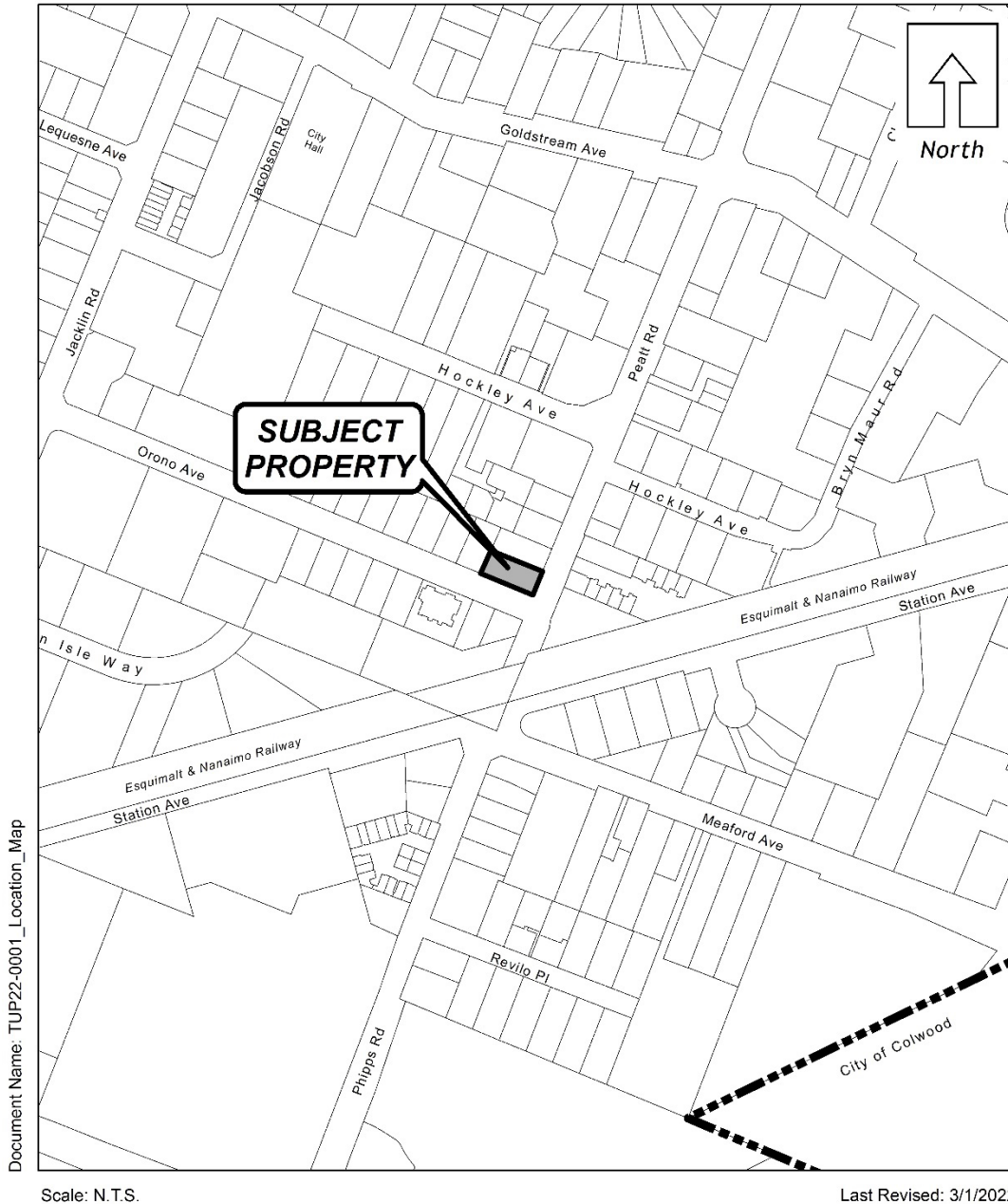
**SUBJECT PROPERTY MAP**

**TEMPORARY USE PERMIT  
( TUP22-0001 )  
2874 Peatt Rd**



LOCATION MAP

**TEMPORARY USE PERMIT  
( TUP22-0001 )  
2874 Peatt Rd**





# Staff Report to the Planning, Zoning and Affordable Housing Committee

**DATE:** Monday, April 25, 2022

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z22-0005

**SUBJECT:** Application to Rezone 2870 and 2874 Peatt Road from the R2 (One- and Two-Family Residential) Zone to the CCP (City Centre Pedestrian) Zone to Allow for a Six-Storey Mixed-Use Building

## PURPOSE

David McGrath on behalf of Paradise Homes Ltd has applied to rezone 2870 and 2874 Peatt Road from R2 (One-and Two-Family Residential) to CCP (City Centre Pedestrian) to allow for a six-storey mixed use building with approximately 44 residential units and 376 m<sup>2</sup> of commercial space.

## BACKGROUND

### PREVIOUS APPLICATIONS

There is currently an open application for a Temporary Use Permit (TUP22-0001) to convert the existing home at 2874 Peatt Road to a temporary office space. The applicant has noted that the location of their current office is being demolished for redevelopment and their new office space that they plan to relocate to has not been constructed yet. They would like to occupy 2874 Peatt Road in the interim until their new office space is available.

**Table 1: Site Data**

<i>Applicant</i>	Gary Brown
<i>Owner</i>	Paradise Homes Ltd
<i>Civic Address</i>	2870 and 2874 Peatt Road
<i>Legal Description</i>	LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 <b>(2870 Peatt Rd)</b> LOT 15, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186 <b>(2874 Peatt Rd)</b>
<i>Size of Property</i>	1,497 m <sup>2</sup> (combined total)
<i>DP Areas</i>	City Centre Development Permit Area
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	City Centre



#### SITE AND SURROUNDING AREA

The subject properties are located on the corner of Peatt Road and Orono Avenue. Each lot is flat with a few large trees at the rear and contains an existing single-family dwelling. The surrounding area has seen significant redevelopment within the past few years, with multiple new apartment buildings approved for Orono Ave, and major changes at the Peatt and Hockley intersection. The subject properties are located in downtown Langford and are in close proximity to many shops, services, transit options, and the E&N Trail.

**Figure 1: Subject Properties**



**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	R2 (One- and Two-Family Residential) MU2 (Mixed-Use Residential Commercial)	Single Family Residential Mixed-Use Apartment
<i>East</i>	RM2 (Attached Housing) MU1A (Mixed-Use Residential Commercial A)	Townhomes Mixed-Use Apartment
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Residential
<i>West</i>	MU2 (Mixed-Use Residential Commercial 2)	Apartment (under construction)

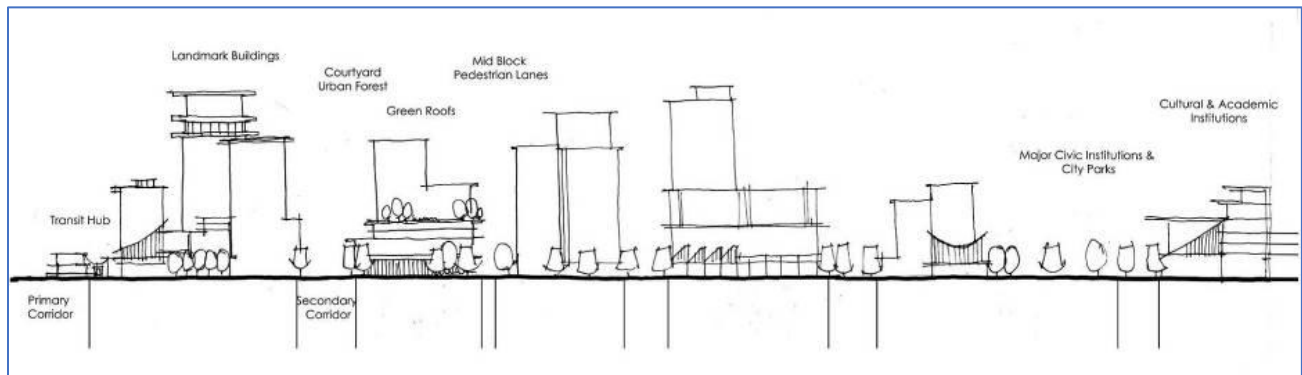
## **COMMENTS**

### **OFFICIAL COMMUNITY PLAN**

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties 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 2 - A Concept for the City Centre**



### **DEVELOPMENT PERMIT AREAS**

The subject properties are not located within any environmental or hazardous development permit areas. However, a form and character development permit would be required prior to the issuance of a building permit to review overall compliance with the City Centre and Multi-Family design guidelines as well as zoning bylaw requirements.

### **DESIGN GUIDELINES**

The subject properties are located within the City Hall (S2) neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Center, the design intent is as follows:



*The City Hall neighbourhood has a wide variety of uses from light industrial to mixed-use and residential. This neighbourhood, due to the variety of uses and central location in the City Centre, serves as a representation for the remainder of the City. Development within this neighbourhood shall include medium- and high-density residential as well as mixed-use buildings along Goldstream Avenue, Peatt Road and Jacklin Road. Buildings not used for residential purposes, shall incorporate and blend design to maximize consistency. Emphasis within the City Hall neighbourhood shall be to create a walkable, pedestrian-oriented neighbourhood.*

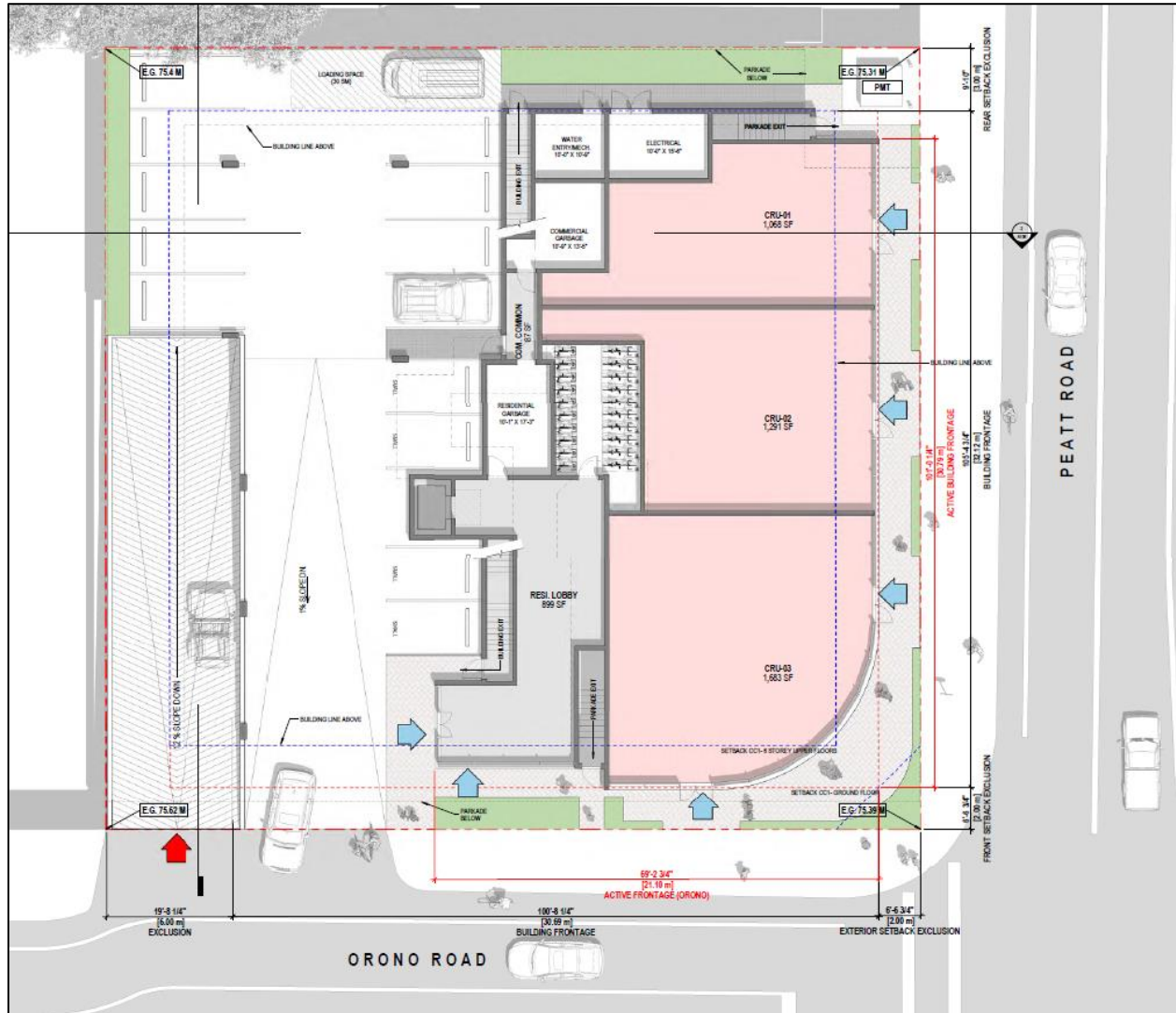
Further to these Neighborhood Guidelines, the subject properties were identified as being appropriate for consideration of the City Centre Pedestrian (CCP) Zone on the City Centre Concept Map now forming part of the City Centre design guidelines.



## **COMMENTS**

The applicant has applied to rezone 2870 and 2874 Peatt Road from R2 (One- and Two-Family Residential) to CCP (City Centre Pedestrian) to allow for a six-storey mixed-use apartment building with approximately 44 residential units and 376 m<sup>2</sup> of ground floor commercial space. These residential and commercial units would be supported by one floor of underground parking and surface parking that is hidden behind the building face. The commercial units for the building would face Peatt Road, in compliance with the City's Design Guidelines. The proposal meets the CCP zoning requirement for a minimum of 80% active building frontage and the requirement of providing at least 5% of the lot area as common outdoor amenity space on a second floor patio space. The site plan can be seen below in Figure 3.

**Figure 3: Site Plan**



As noted above, the applicant is proposing a shared patio for residents located on the second floor overlooking the corner of Orono Avenue and Peatt Road. This patio location has resulted in the upper floors of this building being further setback from the corner, creating an attractive building form. The applicant has provided a rendering of the building, although Council should note that the exterior finishing has not been decided at this time so the rendering demonstrates form only. Exterior finishing will be confirmed at the time of form and character development permit, in accordance with the City Centre design guidelines. The rendering can be seen below in Figure 4.

**Figure 4 – Project Rendering (form only)**



Presently, the proposal demonstrates a residential unit makeup of 14 one-bedroom units and 30 two-bedroom or two-bedroom with den units. Council may wish to have the applicant register a building strata plan as a condition of rezoning prior to issuance of an occupancy permit and have this provision secured within a section 219 covenant registered on title. As of recently, Council has been requiring this for most multi-family rezoning applications.

As the subject properties are located within the City Centre and no units are intended to be larger than two-bedrooms, a parking rate of 1.25 parking spaces per unit is required, where the 0.25 will be allocated to visitors. With 44 residential units, 55 parking spaces are required, of which 11 spaces will be designated for visitors. The commercial parking rate in the City Centre is 1 space per every 35 m<sup>2</sup> of commercial gross floor area. As the applicant is proposing 376 m<sup>2</sup> of commercial gross floor area, 11 commercial parking spaces are required. Presently, the Zoning Bylaw allows for visitor parking spaces in mixed-use buildings to count towards the commercial parking spaces, provided that a covenant in favour of the City is registered. As the applicant intends to utilize this option, a total of 55 parking spaces are required. The proposed plans currently demonstrate 57 parking spaces, which exceeds the bylaw requirements. If the applicant chooses to change their unit make-up at a later date to include 3-bedroom units, a rate of 2.25 parking spaces per unit will apply to units of that size or larger. Parking requirements will be re-confirmed at the time of development permit.

To remain consistent with other multi-family developments that have recently been rezoned, Council may wish to require the onsite parking stalls be secured to each unit in accordance with the Zoning Bylaw to

ensure separate rent is not charged for a parking space. This would prevent future tenants from declining to pay separately for a parking stall and choosing to park on the surrounding streets instead.

For vehicle options in the future, Council may wish to remain consistent in requiring the onsite parking spaces to be equipped with infrastructure so that electric charging stations can be installed at a future date without the need of an expensive retrofit to the building. Given the future development of electric vehicles, this may be viewed as a proactive step that would allow residents of the building a wider choice of vehicles in years to come.

**Table 3: Proposal Data**

	<b>Permitted by CCP (Proposed Zone)</b>	<b>Proposed by this development</b>
<i>Density (FAR and/or min. lot size)</i>	6.0 FAR	2.67 FAR
<i>Height</i>	No limit	6 storeys
<i>Site Coverage</i>	No limit	71%
<i>Front Yard Setback</i>	2 m (6.6 ft) for 1 <sup>st</sup> storey 4 m (13 ft) for 3+ storeys	2 m (1 <sup>st</sup> storey) 4 m (2+ storeys)
<i>Interior Side Yard Setback</i>	3 m or 5 m (for the 3 <sup>rd</sup> or higher storeys) if adjacent property zoned for 4+ storeys	<b>3 m for all storeys*</b>
<i>Exterior Side Yard Setback</i>	2 m (6.6 ft) for 1 <sup>st</sup> storey 4 m (13 ft) for 3+ storeys	2 m (1 <sup>st</sup> storey) 4 m (2+ storeys)
<i>Rear Yard Setback</i>	3 m or 5 m (for the 3 <sup>rd</sup> or higher storeys) if adjacent property zoned for 4+ storeys	3 m for all storeys
<i>Parking Requirement</i>	1.25 spaces per residential unit (0.25 of which is for visitors) 1 space per 35 m <sup>2</sup> of commercial gfa (can be shared with visitor)	55 parking spaces are required, applicant is proposing 57 spaces.

As noted in the table above, the applicant is requesting one setback variance for the interior side lot line that abuts the six-storey apartment at 810 Orono Avenue. The CCP zone requires an interior side and rear setback of 3 m, and for the 3<sup>rd</sup> storey and above requires a setback of 3 m except when the adjacent property is zoned for more than 4 storeys, in which case a setback of 5 m is required. Council may wish to amend this regulation within the zoning bylaw to apply this larger setback when the adjacent property is zoned for more than 6 storeys instead of 4 storeys. The intent of this regulation was to separate tall towers and Council may agree that 6 storeys or less does not constitute a tall tower. Should Council approve this zoning amendment, the applicant would not require a variance for their proposal.

#### PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject properties are located within downtown Langford and therefore are within close walking distance to many shops and services. The site is also situated close to many bus stops that provide frequent service to downtown Victoria, Sooke, and other neighbourhoods throughout Langford and the West Shore. The site is also very near to the E&N Trail which provides a safe cycling and walking route from Langford through View Royal and Esquimalt, terminating in downtown Victoria. Vehicle access to the development will be provided off Orono Avenue and no access directly from Peatt Road will be permitted.

#### FRONTAGE IMPROVEMENTS

Full frontage improvements have already been completed along Peatt Road. The applicant will be responsible for installing sidewalk, streetlighting, and boulevards on Orono Avenue. The Director of Engineering has noted that a Traffic Impact Assessment is not required.

#### DRAINAGE AND STORMWATER

As a condition of rezoning, Council may wish to request the applicant to examine how storm water 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.

#### CONSTRUCTION PARKING AND TRAFFIC MANAGEMENT PLAN

Council may wish to require a Construction Parking and Traffic Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

### **FINANCIAL CONTRIBUTIONS**

#### 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 responsible 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 amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 44 residential units and 376 m<sup>2</sup> of commercial gross floor area.

**Table 4 – Amenity Contributions per Council Policy**

Amenity Item	Per unit / area contribution	Total
<i>General Amenity Reserve Fund</i>	\$2,850 per residential unit (1st through 4 <sup>th</sup> storeys)	@26 units = \$74,100
	\$1,425 per residential unit (5 <sup>th</sup> & 6 <sup>th</sup> storeys)	@18 units = \$25,650
	10.75 per m <sup>2</sup> of commercial gfa	@ 376 m <sup>2</sup> = \$4,042
<i>Affordable Housing Reserve Fund</i>	\$750 per residential unit (1st through 4 <sup>th</sup> storeys)	@26 units = \$27,000
	\$375 per residential unit (5 <sup>th</sup> and 6 <sup>th</sup> storeys)	@18 units = \$6,750
<b>TOTAL POLICY CONTRIBUTIONS</b>		<b>\$137,542</b>

**Table 5 – Development Cost Charges**

Development Cost Charge	Per unit / area contribution	Total
<i>Roads</i>	Residential: \$3,092.39 per unit	@ 44 units = \$136,065.16
	Commercial: \$54.12 per m <sup>2</sup> of gfa	@ 376 m <sup>2</sup> = \$20,349.12
<i>Park Improvement</i>	Residential: \$1,890 per unit	@ 44 units = \$83,160
	Commercial: N/A	N/A
<i>Park Acquisition</i>	Residential: \$1,100 per unit	@ 44 units = \$48,400
	Commercial: N/A	N/A
<i>Incremental Storage Improvement Fees</i>	Residential: \$331.65 per unit	@ 44 units = \$14,592.60
	Commercial: \$140 per 1000 ft <sup>2</sup> of gfa	@ 4,047.2 ft <sup>2</sup> = \$566.61
<b>Subtotal (DCCs paid to City of Langford)</b>		<b>\$303,133.49</b>
<i>CRD Water</i>	Residential: \$1,644 per unit	@ 44 units = \$72,336
	Commercial: \$10.74 per m <sup>2</sup> of gfa	@ 376 m <sup>2</sup> = \$4,038.24
<i>School Site Acquisition</i>	Residential: \$600 per unit	@ 44 units = \$26,400
	Commercial: N/A	N/A
<b>TOTAL (estimate) DCCs</b>		<b>\$405,907.73</b>

**OPTIONS:**

**Option 1**

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

1. Consider proceeding with First Reading of Bylaw No. 2066 to amend the zoning designation of 2870 and 2874 Peatt Road from R2 (One- and Two-Family Residential) to CCP (City Centre Pedestrian) 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 the issuance of a building permit:

- i. \$750 towards the Affordable Housing Reserve Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund; and

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- iii. \$10.75 per m<sup>2</sup> of commercial gross floor area.

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

- i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development 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 the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:

1. Full frontage improvements inclusive of sidewalks, boulevards, and street parking;
2. A storm water management plan; and
3. A construction parking management plan.

- ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;

- iii. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;

- iv. That the developer consolidate the parcels in accordance with the CCP zone regulations, prior to the issuance of a development permit;

- v. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential 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; and
  - vi. 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
    - 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 is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
2. Direct staff to prepare a bylaw to amend Section 6.58.06(2)(b) and Section 6.58.06(2)(c) within the CCP (City Centre Pedestrian) Zone to change the interior side lot line and rear lot line setback requirement of 5 m to apply when the adjoining lot is zoned to permit a building of 7 or more storeys in height.

**OR Option 2**

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

Take no action at this time with respect to Bylaw No. 2066.

**SUBMITTED BY: Julia Buckingham, Planner II**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Donna Petrie, Manager of Business Development and Events

**Concurrence:** Will Ying-udomrat, Manager of Legislative Services

**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

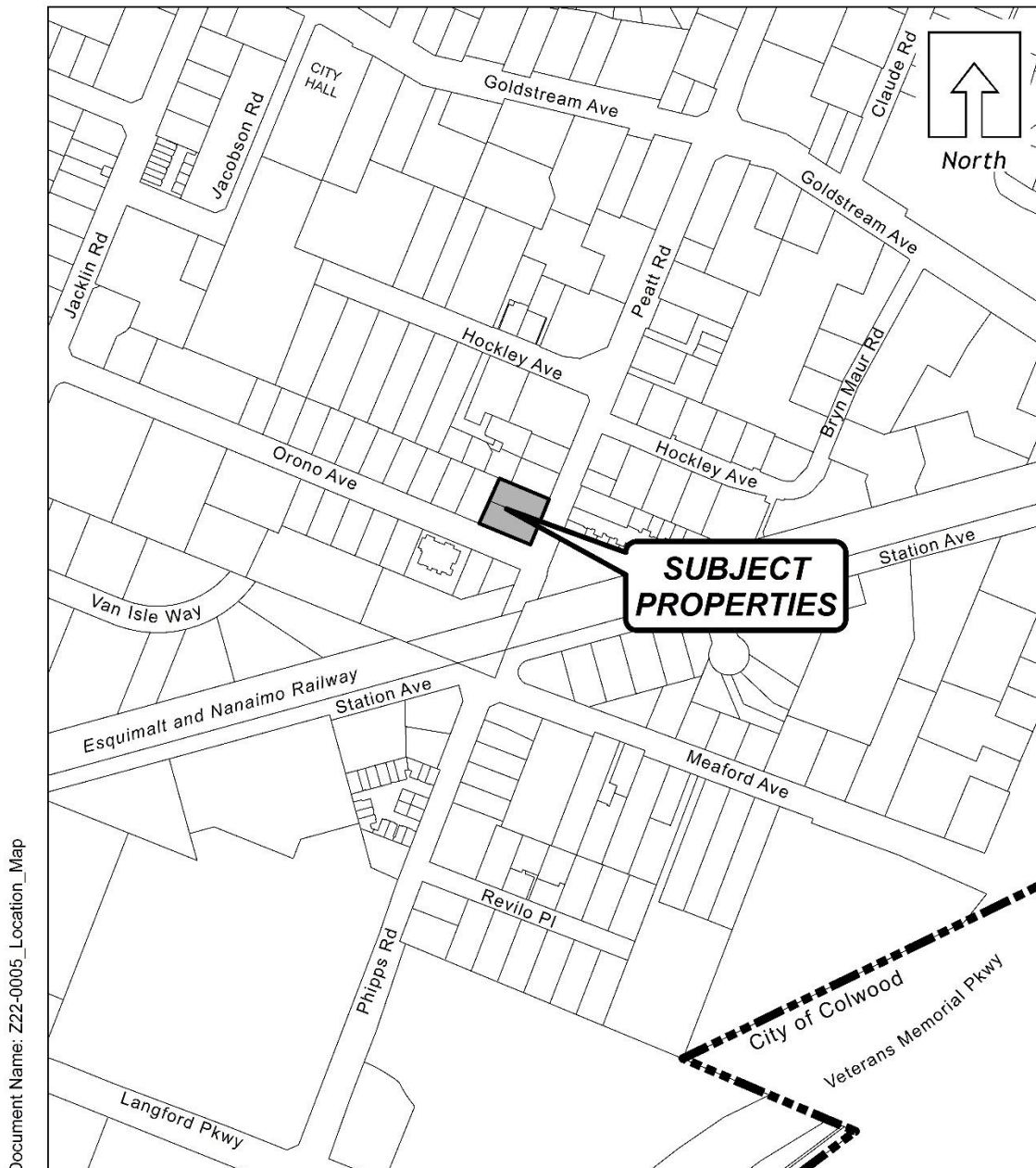
**Concurrence:** Marie Watmough, Acting Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

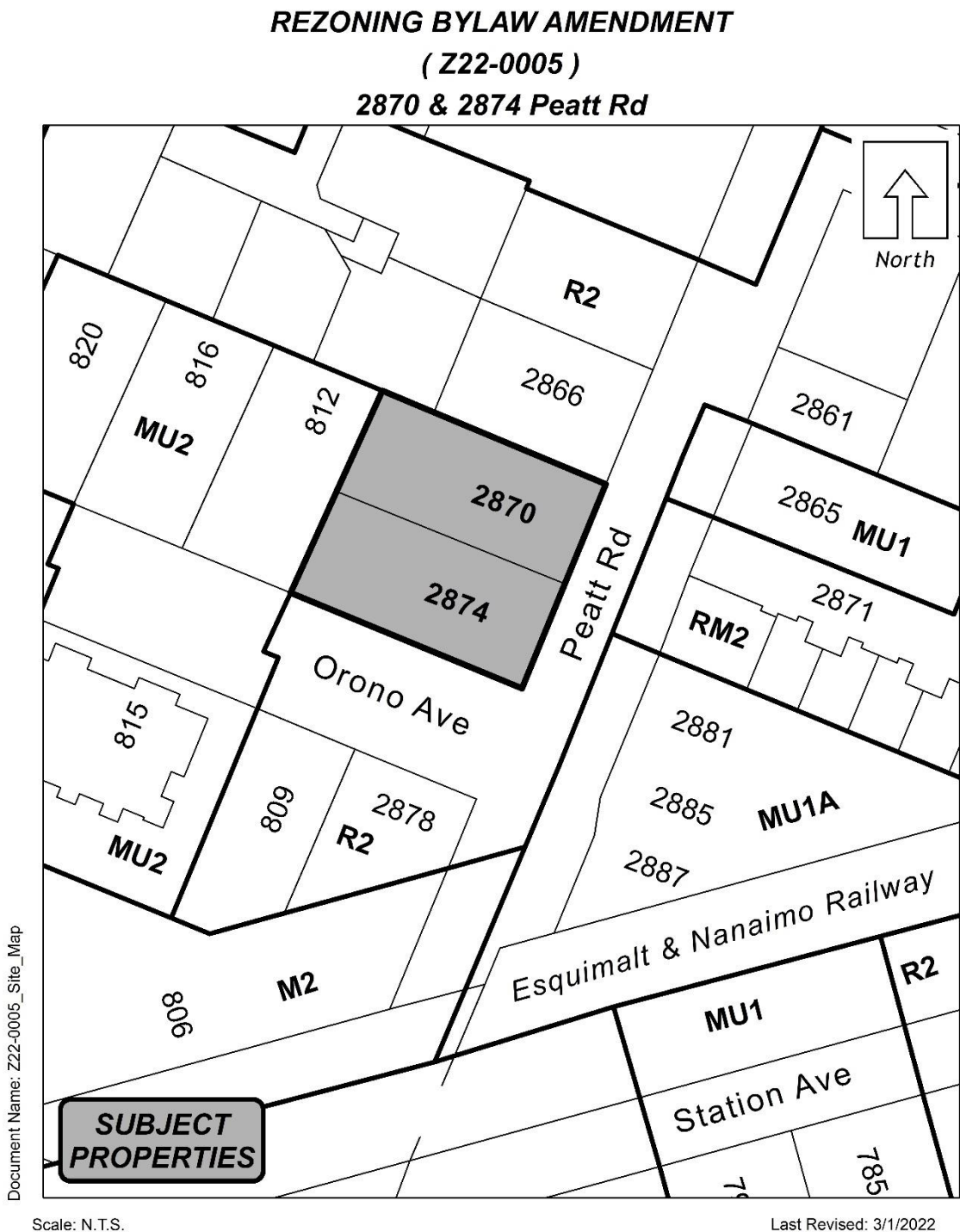
Appendix A – Location Map



**REZONING BYLAW AMENDMENT  
( Z22-0005 )  
2870 & 2874 Peatt Rd**



Appendix B – Site Map



**CITY OF LANGFORD  
BYLAW NO. 2066**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By replacing Section 6.58.06(2)(b) with the following:

*Within 3 m (9.8 ft) of any **interior side lot line**, nor within 5 m (16.4 ft) of any **interior side lot line** adjoining a **lot** zoned to permit a **building** 7 or more storeys in **height**;*

2. By amending Section 6.58.06(2)(c) with the following:

*Within 3 m (9.8 ft) of any **rear lot line**, nor within 5 m (16.4 ft) of any **rear lot line** adjoining a **lot** zoned to permit a **building** 7 or more storeys in **height**;*

3. By deleting from the One- and Two-Family Residential (R2) Zone and adding to the City Centre Pedestrian (CCP) Zone the properties legally described as:

- Lot 14, Section 5, Esquimalt District, Plan 12186, PID No. 002-541-378 (2870 Peatt Road); and
- Lot 15, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-634 (2874 Peatt Road);

as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

4. By adding to the CCP Zone map Schedule 'R' those portions of lands identified as 'Area 2' in the attached Schedule B;

5. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
CC1	2066	<ul style="list-style-type: none"> <li>Lot 14, Section 5, Esquimalt District, Plan 12186, PID No. 002-541-378 (2870 Peatt Road); and</li> <li>Lot 15, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-634 (2874 Peatt Road)</li> </ul>	<ul style="list-style-type: none"> <li>a) \$2,850 per new residential unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li> <li>b) \$1,425 per new residential unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and</li> <li>c) \$10.75 per m<sup>2</sup> of commercial gross floor area; and</li> <li>d) \$750 per new residential unit created on the 1<sup>st</sup> to 4<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and</li> <li>e) \$375 per new residential unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund.</li> </ul>	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 672, (2870 and 2874 Peatt Road), Bylaw No. 2066, 2022”.

READ A FIRST TIME this day of , 2022.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

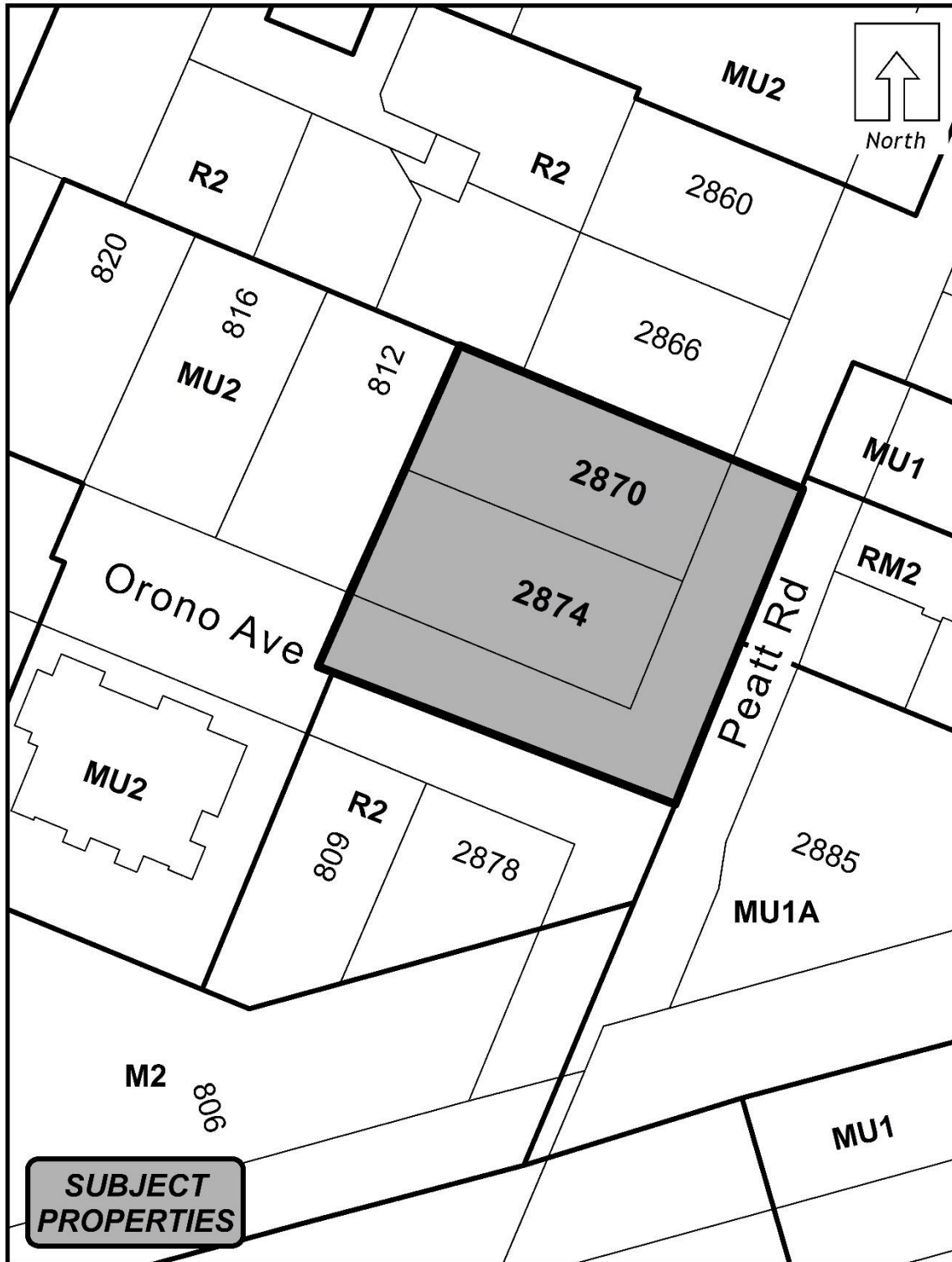
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

\_\_\_\_\_  
PRESIDING COUNCIL MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

Schedule A





Schedule B**CCP Zone****SCHEDULE "R" TO BYLAW No. 300**



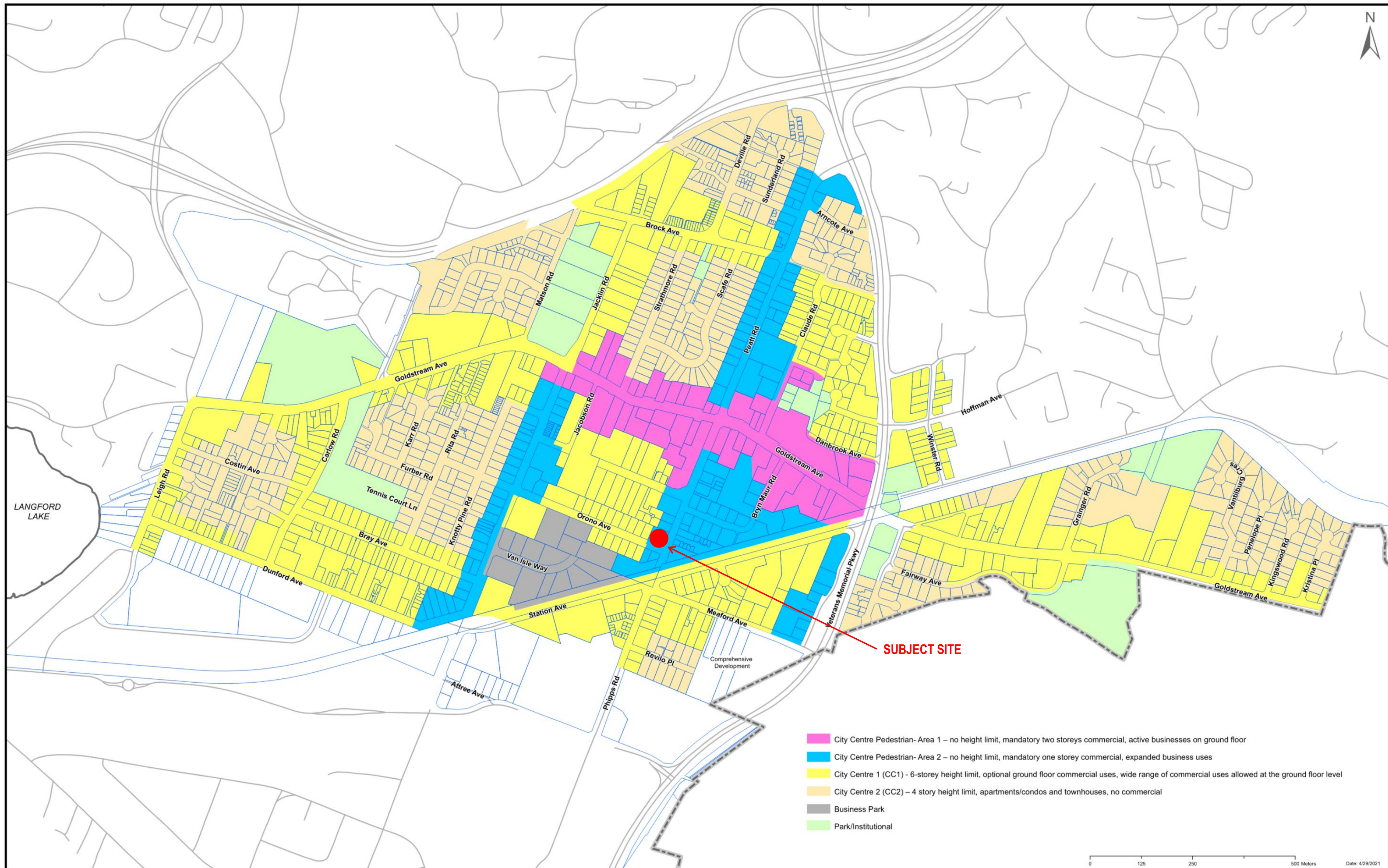


PROJECT STATISTICS				
PEATT AND ORONO MIXED-USE, LANGFORD				
Project No. 21087				
REVISION NO.		1	DATE: 2022-01-20	
SITE INFORMATION				
LEGAL DESCRIPTION		Lots 14 & 15, Section 5, Esquimalt District, Plan 12186 PID: 002541378 (Lot 14) & 004981634 (Lot 15)		
CIVIC ADDRESS		2870 / 2874 Peatt Road, Langford, Victoria, BC		
SITE AREA (ft²)		16,113	1,497 m2	
ZONING		R2 (Existing)		CC1 (Proposed)
SITE DATA		(Col. BYLAW NO. 300)	ALLOWED	PROPOSED
FLOOR AREA RATIO		6.57.05(2)		5.0 2.75
LOT COVERAGE		40%	Not Specified 71%	
BUILDING HEIGHT		6.57.06(1)	9 m	6 STOREYS 6 STOREYS
SETBACKS:		6.57.07(2)		LVL 01 LVL 02-06
			Front (East)	6.58' (2m) 13' (4 m)
			Exterior (South)	6.58' (2m) 13' (4 m)
			Interior Side (North)	9.8' (3m) 9.8' (3 m)
			Rear (West)	9.8' (3m) 9.8' (3 m)
AMENITY SPACE		LOCATION	DESCRIPTION	AREA* (SF)
INDOOR		01 LEVEL	RESI. INDOOR AMENITY	722
OUTDOOR		01 LEVEL	OUTDOOR AMENITY	1,673
BUILDING DATA				
COMMERCIAL				
LEVEL 01		4,104 SF	0.25	
		4,104 SF	0.25	
RESIDENTIAL				
LEVEL 01		814 SF	0.05	
LEVEL 02		7,089 SF	0.44	
LEVEL 03		7,771 SF	0.48	
LEVEL 04		7,771 SF	0.48	
LEVEL 05		7,771 SF	0.48	
LEVEL 06		7,771 SF	0.48	
		38,985 SF	2.42	
FLOOR AREA RATIO		43,089 SF	2.67	
COMMERCIAL EFFICIENCY				
COMMERCIAL		4,042 SF	98%	
COMMON		87 SF	2%	
		4,130 SF		
COMMERCIAL UNIT TYPES				
CRU-01		1	1,068 SF	
CRU-02		1	1,291 SF	
CRU-03		1	1,683 SF	
TOTAL COMMERCIAL		3	4,042 SF	
RESIDENTIAL EFFICIENCY				
AMENITY		722 SF	2%	
RESIDENTIAL		36,426 SF	85%	
RESIDENTIAL COMMON		5,502 SF	13%	
		42,650 SF		
RESIDENTIAL UNIT MIX				
1 BED		14	32%	
2 BED		30	68%	
TOTAL		44	100%	
PARKING REQUIRED				
RESIDENTIAL REQUIREMENT				
1BED X 1.25 CARS				
10 UNITS =		13		
2 BED X 1.25 CARS				
35 UNITS =		44		
VISITORS		INCLUDED ABOVE		
* 1 EV STALLS / UNIT PROVIDED				
COMMERCIAL REQUIREMENT				
1 CAR PER 35 SM				
4,104 SF (381.27 SM / 35) =		11		
TOTAL REQUIRED		69 CARS		
PARKING PROVIDED				
COMMERCIAL				
LEVEL 01				
SMALL CAR -(S)		4		
STANDARD CAR		9		
		13#		
RESIDENTIAL				
P1				
ACCESSIBLE CAR		1		
SMALL CAR -(S)		9		
STANDARD CAR		34		
		44		
TOTAL PROVIDED: 57		57		
# COMMERCIAL STALLS SHARED WITH RESI. VISITOR				
PARKING RATIO				
ACCESSIBLE CAR		1	2%	
SMALL CAR -(S)		13	23%	
STANDARD CAR		43	75%	
TOTAL PROVIDED		57		
BIKE STORAGE				
ONE BIKE SPACE FOR EACH UNIT PROVIDED				
BIKE STORAGE PROVIDED				
LEVEL 01				
BIKE -VERTICAL		10		
BIKE- HORIZONTAL		10		
		20		
P1				
BIKE -VERTICAL		1		
BIKE- HORIZONTAL		15		
BIKE- LOCKER		8		
		24		
TOTAL PROVIDED		44		

\*\*\*BCBC 3.8.3.4(1) in all other occupancies, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 for every 100 or part thereof

\*\*\*Resulting areas have been rounded up to the nearest whole number. Legal surveys of suite areas may differ from VIA Architects Ltd. methodology of determining saleable area.

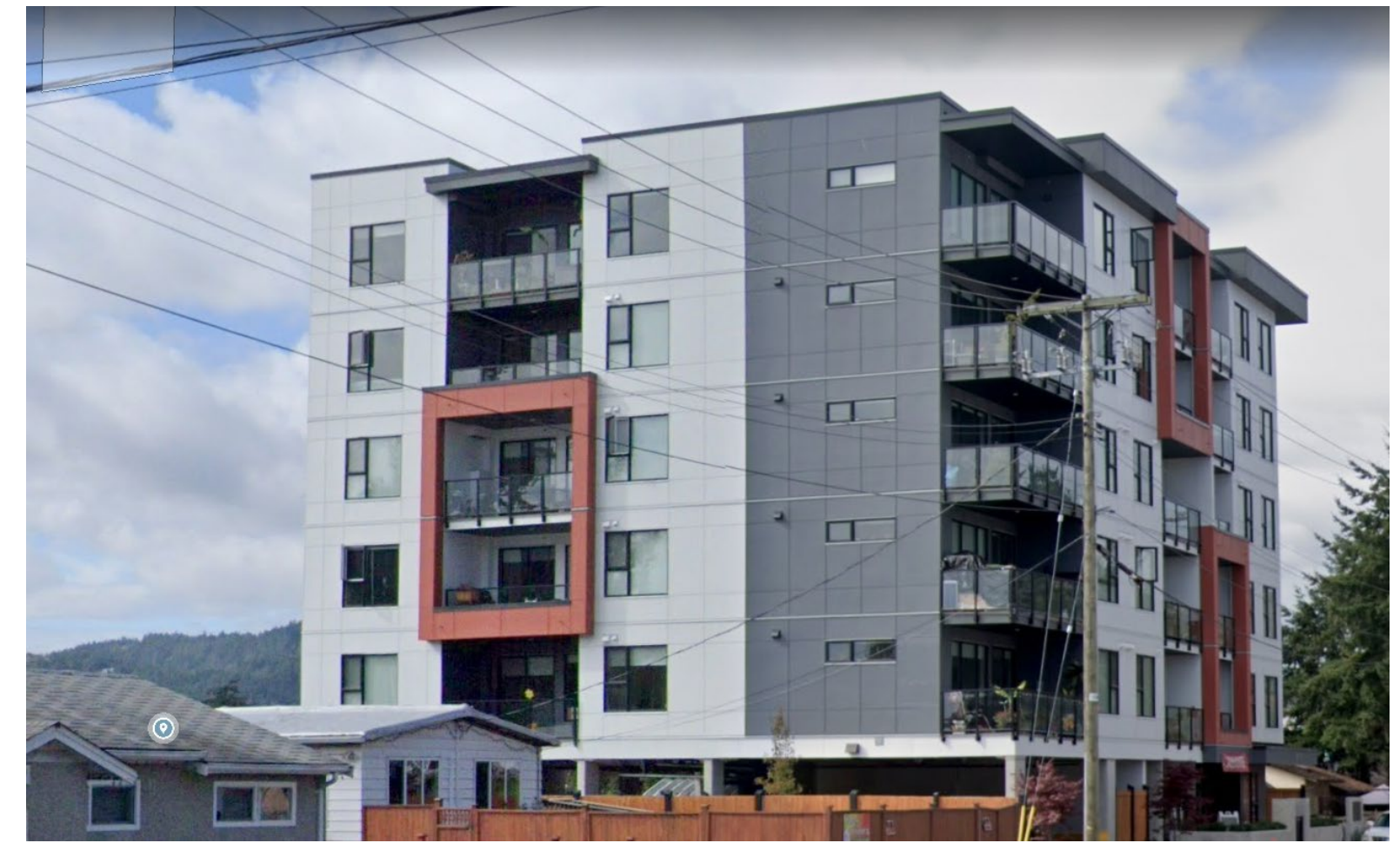








ED STONEGATE @ 2881 PEATT



PACIFIC TRILOGY -1 @ 815 ORONO



RENTAL APARTMENTS ON PEATT RD.



PACIFIC TRILOGY -2 @ 810 ORONO





PINNACLE @ 868 ORONO



ORONO PLACE @ 854 ORONO



765 HOCKLEY



VILLAGE WALK WEST @ HOCKLEY

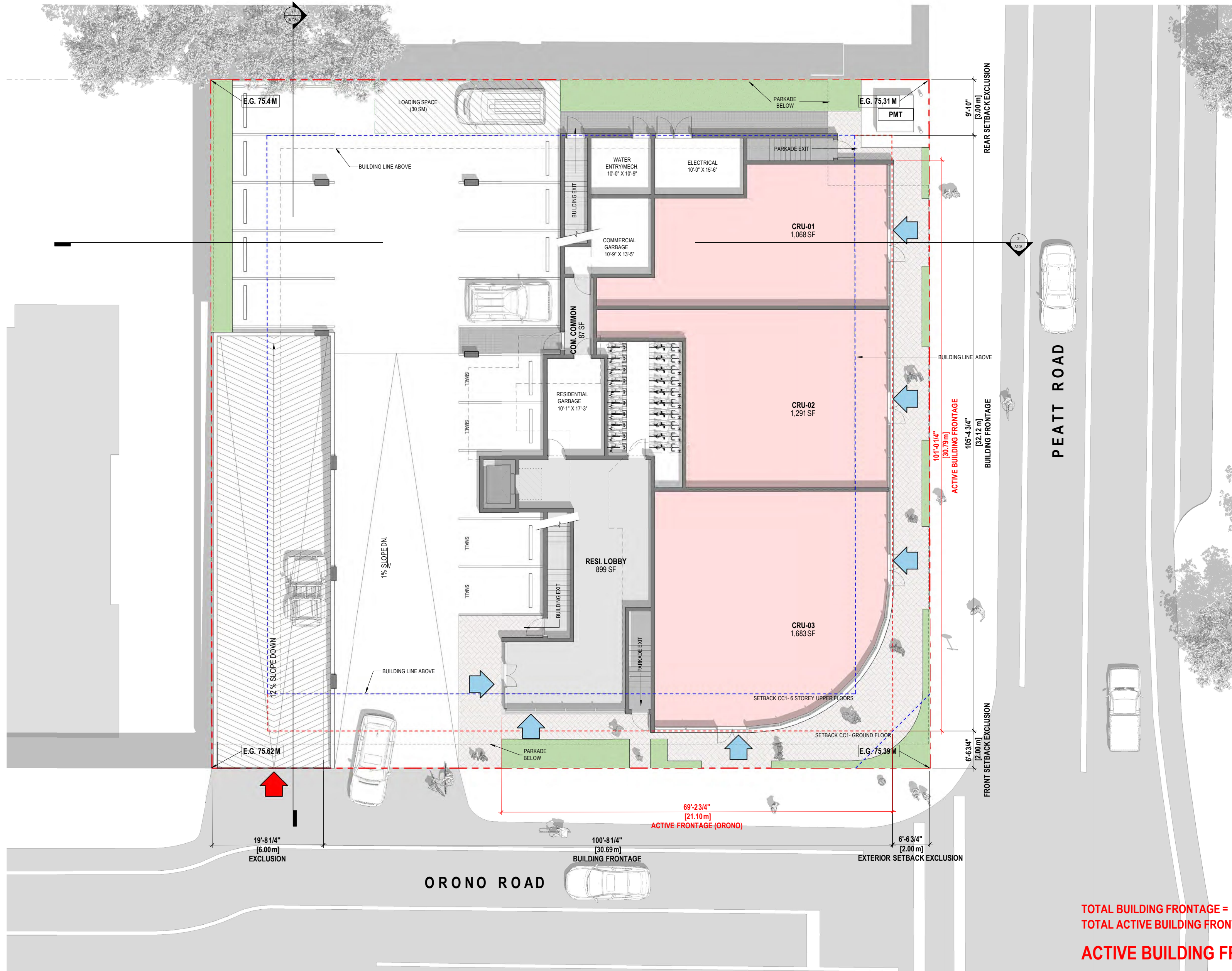


ROBERTS PLACE @ HOCKLEY



ROBERTS LANDING @ 772 HOCKLEY





COMMERCIAL UNIT TYPES		
CRU-01	1	1,068 SF
CRU-02	1	1,291 SF
CRU-03	1	1,683 SF
TOTAL COMMERCIAL	3	4,042 SF

RESIDENTIAL UNIT MIX		
1 BED	14	32%
2 BED	30	68%
TOTAL	44	100%

PARKING REQUIRED	
RESIDENTIAL REQUIREMENT	
1BED X 1.25 CARS	
10 UNITS =	13
2 BED X 1.25 CARS	
35 UNITS =	44
VISITORS	INCLUDED ABOVE
* 1 EV STALLS / UNIT PROVIDED	

COMMERCIAL REQUIREMENT	
1 CAR PER 35 SM	
4,104 SF (381.27 SM / 35) =	11
TOTAL REQUIRED	69 CARS

PARKING PROVIDED	
COMMERCIAL	
LEVEL 01	
SMALL CAR - (S)	4
STANDARD CAR	9
RESIDENTIAL	
P1	
ACCESSIBLE CAR	1
SMALL CAR - (S)	9
STANDARD CAR	34
	44
TOTAL PROVIDED: 57	57

PARKING RATIO		
ACCESSIBLE CAR	1	2%
SMALL CAR - (S)	13	23%
STANDARD CAR	43	75%
TOTAL PROVIDED	57	

BIKE STORAGE	
ONE BIKE SPACE FOR EACH UNIT PROVIDED	
BIKE STORAGE PROVIDED	
LEVEL 01	
BIKE - VERTICAL	10
BIKE - HORIZONTAL	10
	20
P1	
BIKE - VERTICAL	1
BIKE - HORIZONTAL	15
BIKE - LOCKER	8
	24
TOTAL PROVIDED	44

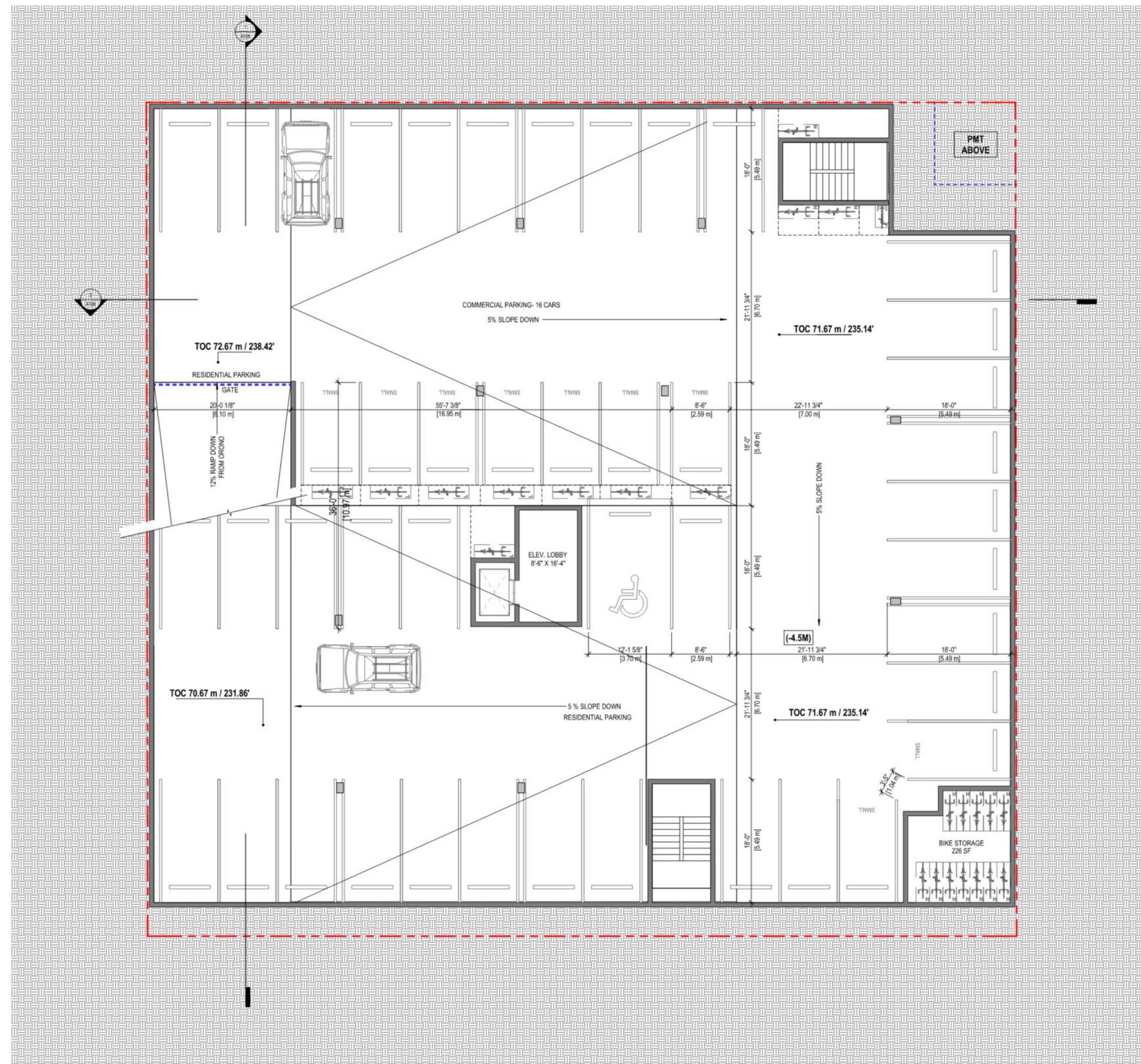
TOTAL BUILDING FRONTAGE =  
TOTAL ACTIVE BUILDING FRONTAGE=

ACTIVE BUILDING FRONTAGE =

32.12M + 30.69M = 62.81 M  
30.79M + 21.10M = 51.89 M

82.61%





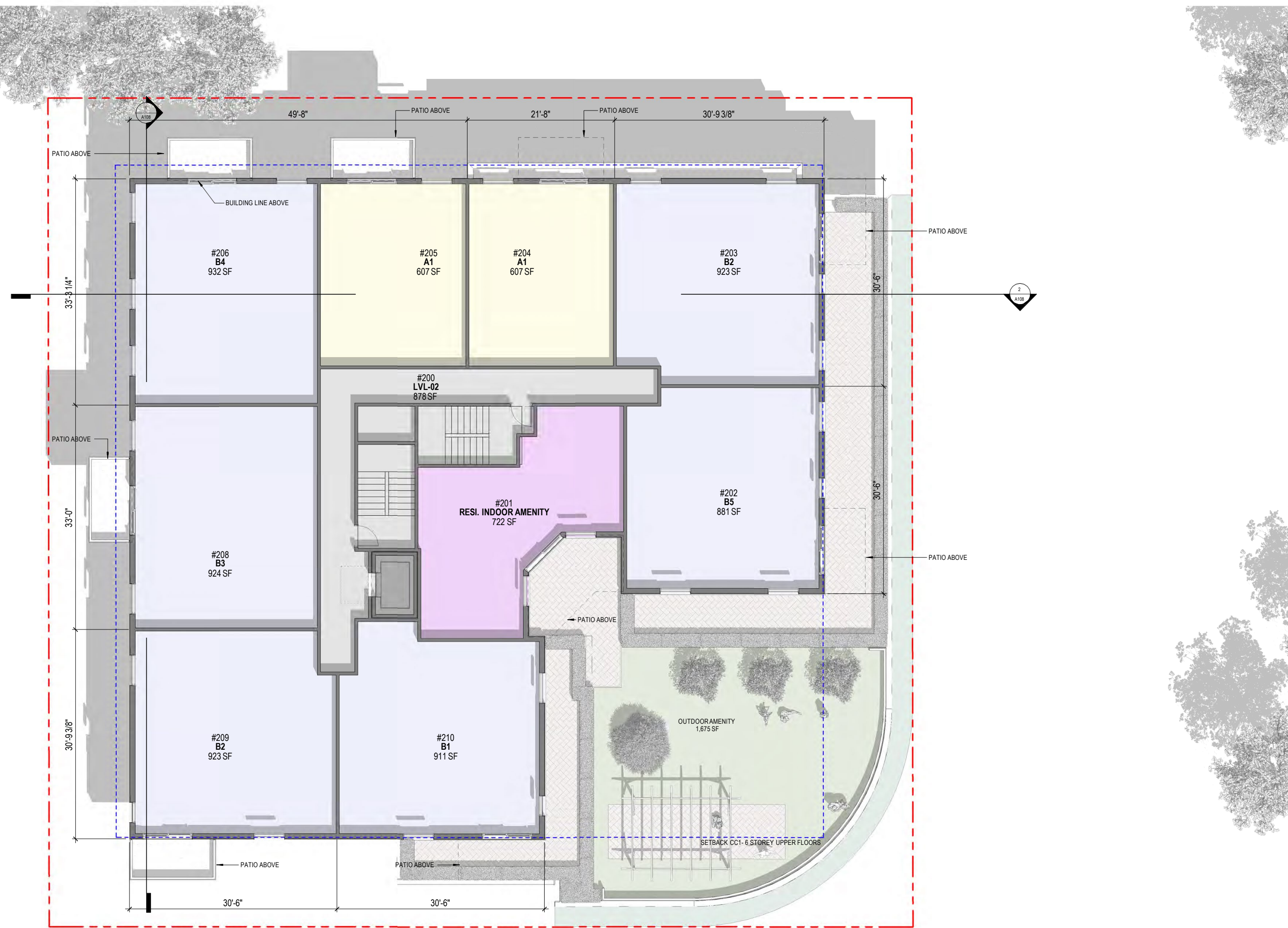
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PARKING REQUIRED	
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1 CAR PER 35 SM	
4,104 SF (381.27 SM / 35) =	11
TOTAL REQUIRED	69 CARS
PARKING PROVIDED	
COMMERCIAL	
LEVEL 01	
SMALL CAR - (S)	4
STANDARD CAR	9
	13
RESIDENTIAL	
P1	
ACCESSIBLE CAR	1
SMALL CAR - (S)	9
STANDARD CAR	34
	44
TOTAL PROVIDED: 57	57

PARKING RATIO		
ACCESSIBLE CAR	1	2%
SMALL CAR - (S)	13	23%
STANDARD CAR	43	75%
TOTAL PROVIDED	57	

BIKE STORAGE	
ONE BIKE SPACE FOR EACH UNIT PROVIDED	
BIKE STORAGE PROVIDED	
LEVEL 01	
BIKE - VERTICAL	10
BIKE - HORIZONTAL	10
	20
P1	
BIKE - VERTICAL	1
BIKE - HORIZONTAL	15
BIKE - LOCKER	8
	24
TOTAL PROVIDED	44



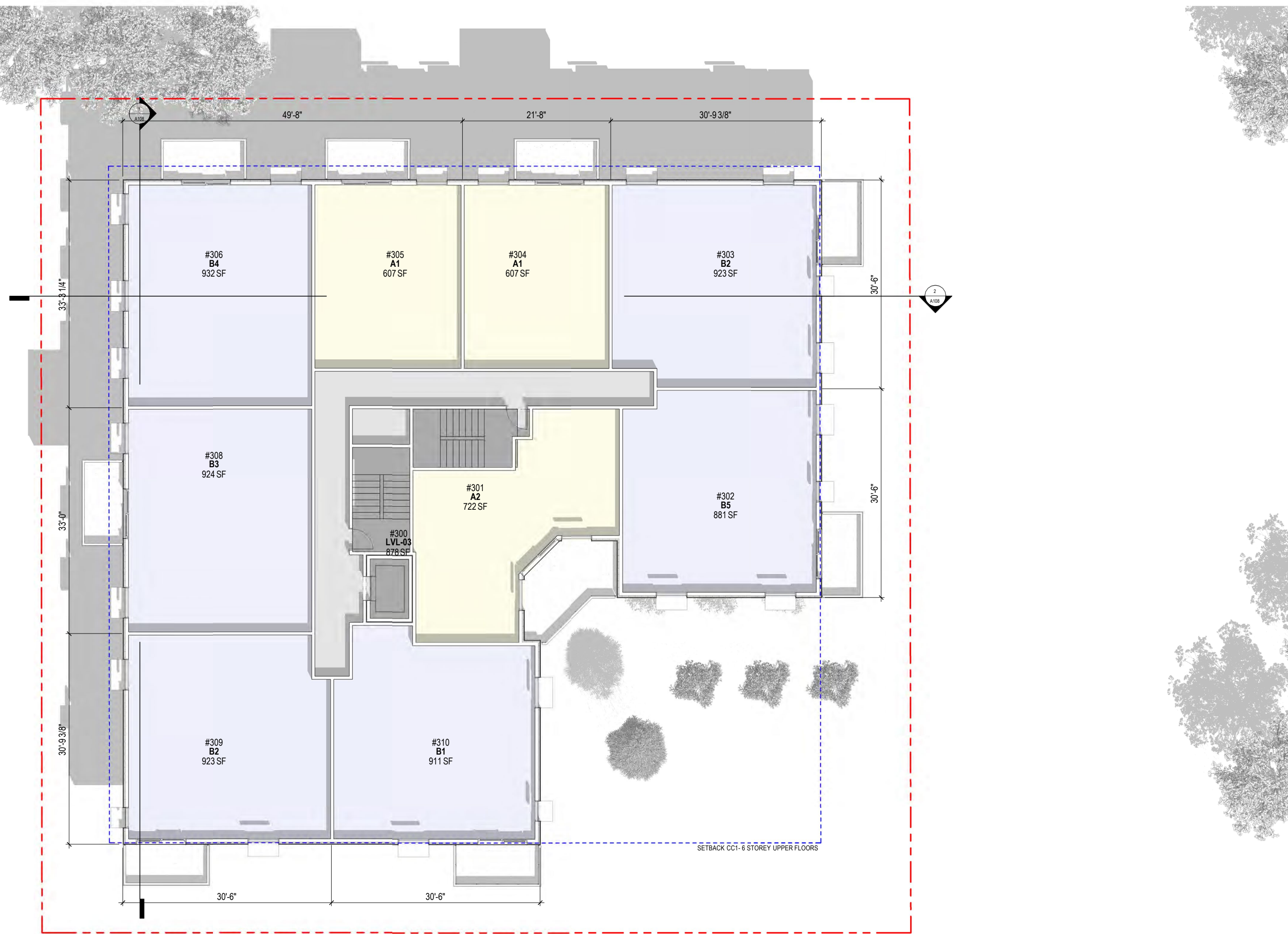


RESIDENTIAL EFFICIENCY		
AMENITY	722 SF	2%
RESIDENTIAL	36,426 SF	85%
RESIDENTIAL COMMON	5,502 SF	13%
	42,650 SF	

RESIDENTIAL UNIT MIX		
1 BED	14	32%
2 BED	30	68%
TOTAL	44	100%

RESIDENTIAL UNIT TYPES		
1BED		
A1	10	607 SF
A2	4	722 SF
	14	
2BED		
B1	5	911 SF
B2	10	923 SF
B3	5	924 SF
B4	5	932 SF
B5	5	881 SF
	30	
TOTAL	44	

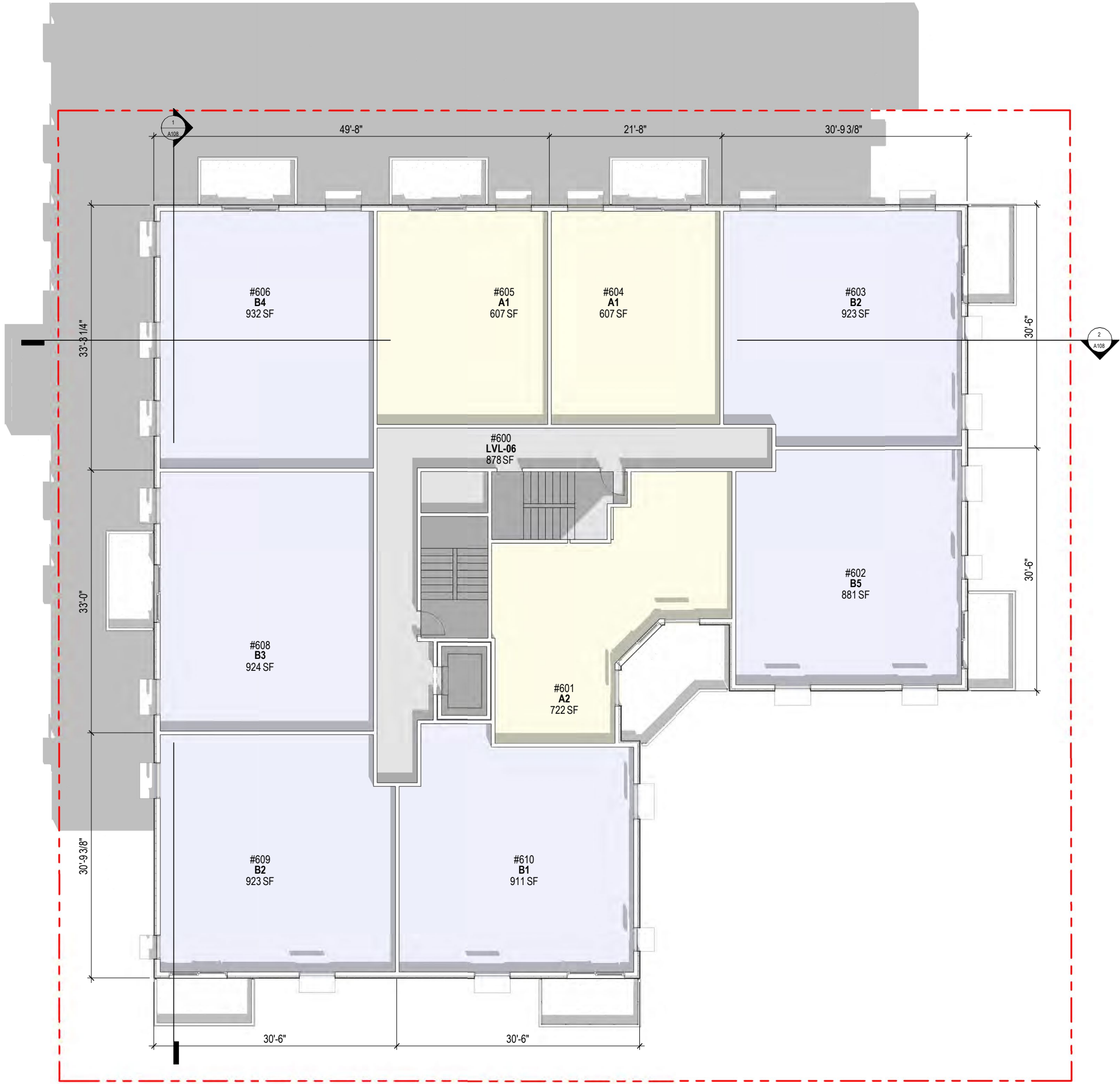




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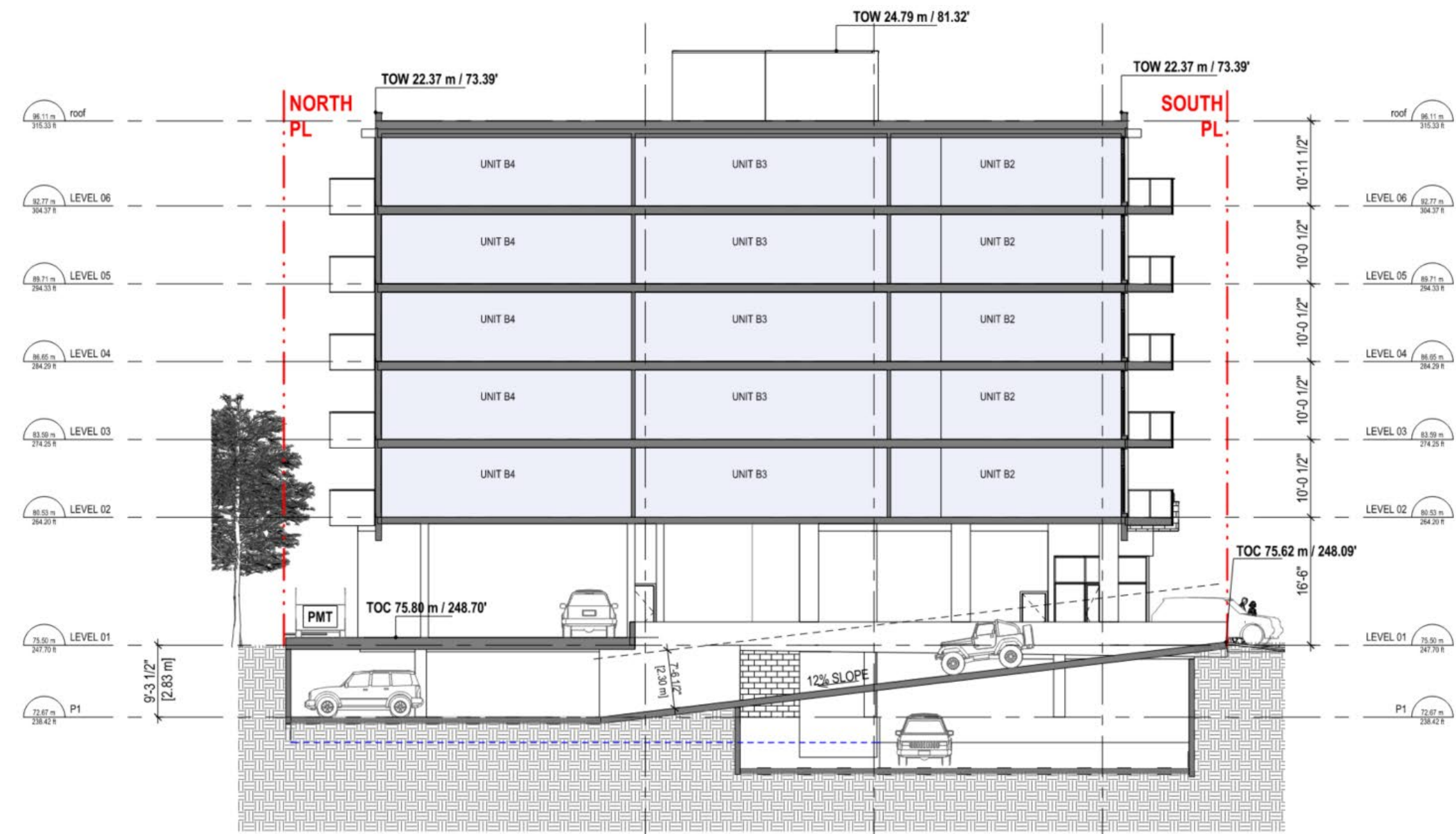


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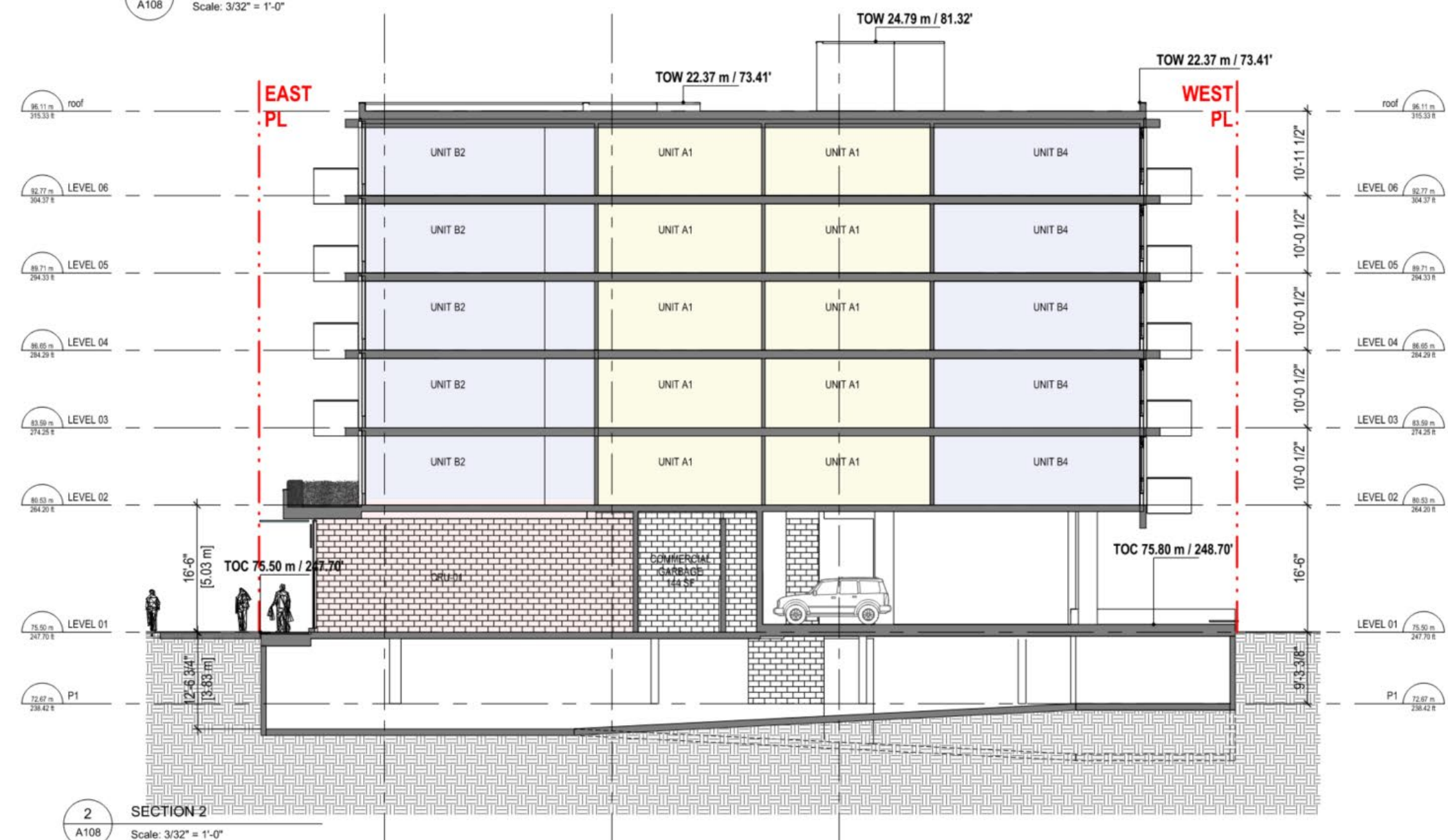
RESIDENTIAL UNIT MIX		
1 BED	14	32%
2 BED	30	68%
TOTAL	44	100%

RESIDENTIAL UNIT TYPES		
1BED		
A1	10	607 SF
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14		
2BED		
B1	5	911 SF
B2	10	923 SF
B3	5	924 SF
B4	5	932 SF
B5	5	881 SF
30		
TOTAL	44	



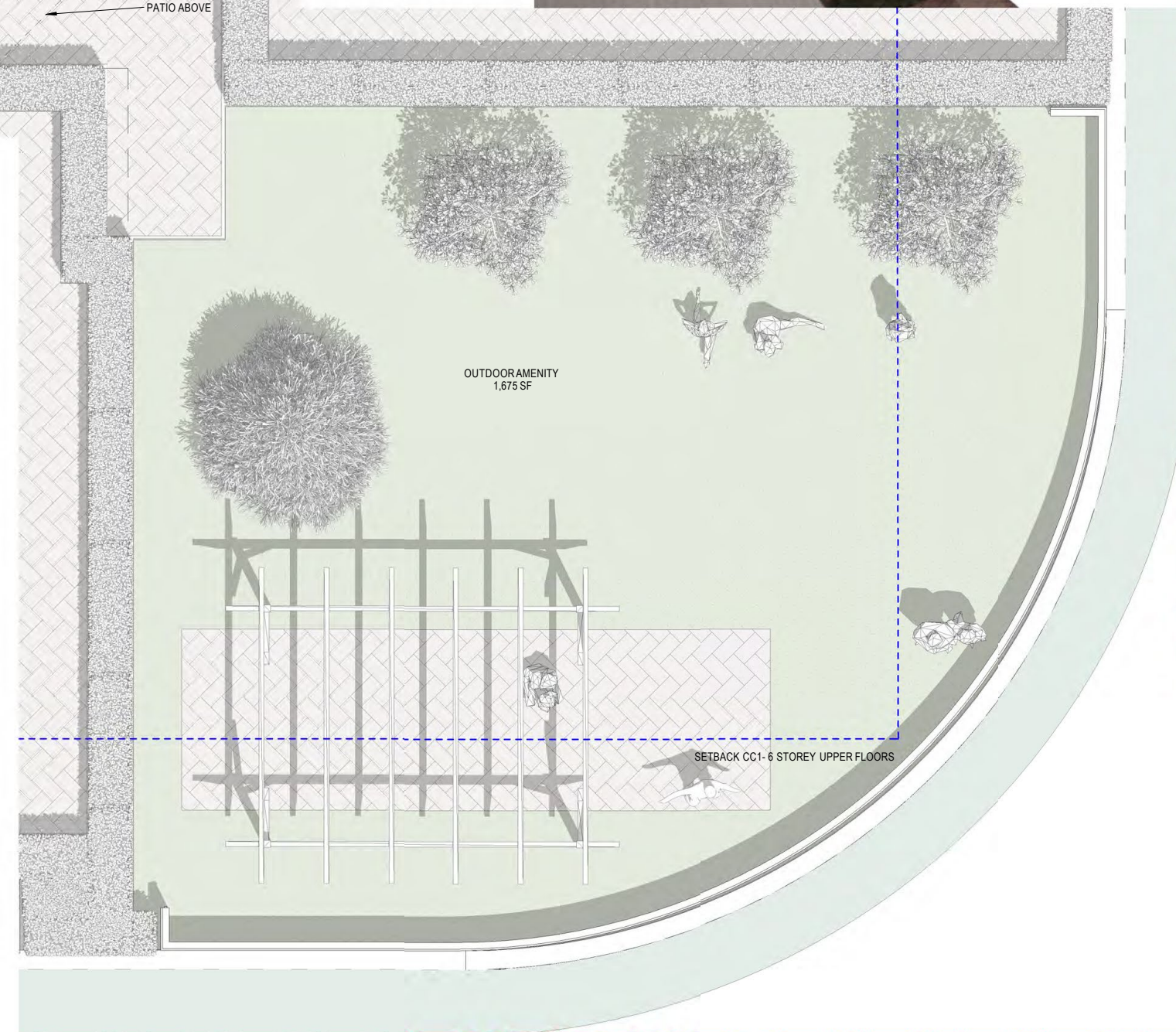
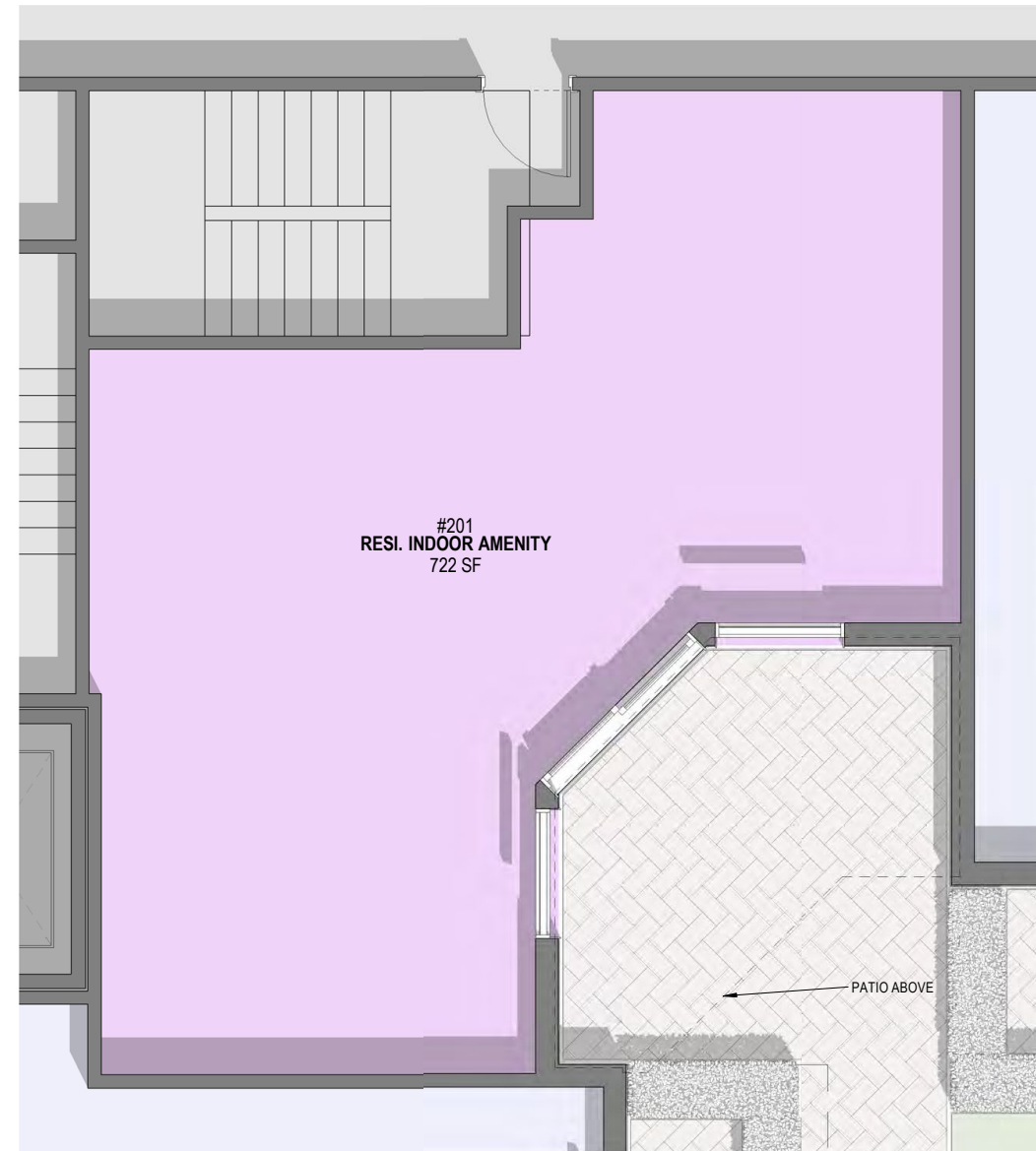


1 SECTION 1  
A108 Scale: 3/32" = 1'-0"



2 SECTION 2  
A108 Scale: 3/32" = 1'-0"





#### TOTAL OUTDOOR AMENITY SPACE REQUIRED

16,113 SF X 5 % = 805.65 SF

\* 6.57.05 (2) (B) PROVIDES AT LEAST 100 M<sup>2</sup> (1,076 FT<sup>2</sup>) OR 5% OF THE LOT AREA, WHICHEVER IS GREATER, AS COMMON OUTDOOR AMENITY SPACE

#### TOTAL OUTDOOR AMENITY SPACE PROVIDED

LEVEL -02

**OUTDOOR AMENITY PROPOSED = 1,675 SF**





















# Staff Report to the Planning, Zoning and Affordable Housing Committee

**DATE:** Monday, April 25, 2022

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z22-0006

**SUBJECT:** Application to Rezone 892 Walfred Road from Rural Residential 5 (RR5) to One- and Two-Family Residential (R2) to accommodate a five lot bare land strata subdivision

## **PURPOSE**

Rachael Sansom of Grayland Consulting Ltd. has applied on behalf of Steve and Deineke Boudewyn to rezone 892 Walfred Road from Rural Residential 5 (RR5) to One- and Two-Family Residential (R2) to accommodate a five lot bare land strata subdivision.

## **BACKGROUND**

### PREVIOUS APPLICATIONS

There have been no previous planning applications for this property.

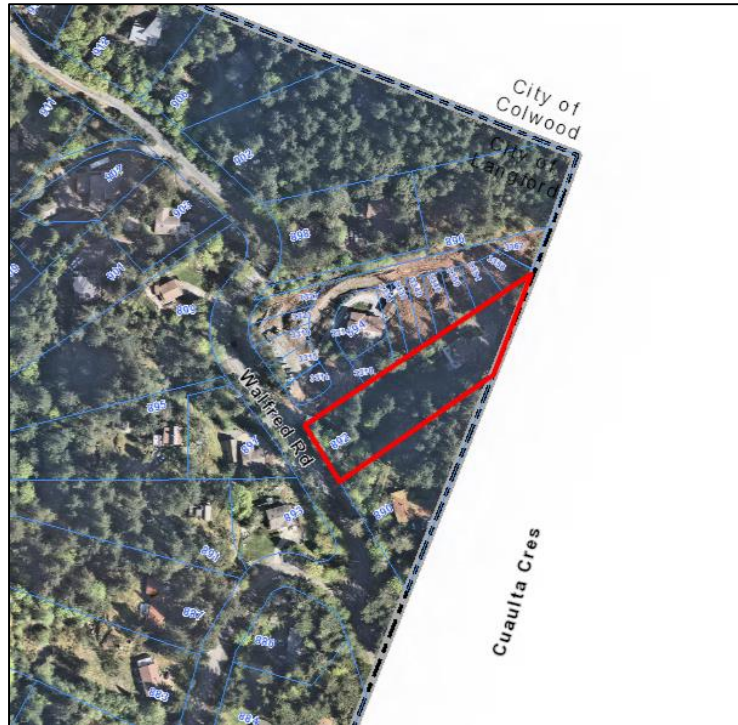
**Table 1: Site Data**

<i>Applicant</i>	Rachael Sansom, Grayland Consulting Ltd.
<i>Owner</i>	Steve and Deineke Boudewyn
<i>Civic Address</i>	892 Walfred Road
<i>Legal Description</i>	Parcel A (DD G34941), of Lot 4, Section 78, Esquimalt District, Plan 22056
<i>Size of Property</i>	5,214 m <sup>2</sup> (1.27 acres)
<i>DP Areas</i>	Potential Habitat and Biodiversity and Interface Fire Hazard
<i>Zoning Designation</i>	Rural Residential 5 (RR5)
<i>OCP Designation</i>	Hillside or Shoreline

### SITE AND SURROUNDING AREA

The subject property is located on the north side of Walfred Road, directly adjacent to the City of Colwood border. The site is heavily treed and the property slopes towards Walfred Road.

The surrounding properties are primarily large lots zoned for rural residential use, and with similar topography and environmental conditions. It is noted that to the west, near Jacklin Road, there are various new small lot subdivisions that have been completed in the past several years. To the north, the property located at 894 Walfred Road was rezoned to RS4 (now R2) to allow a 15-lot subdivision. Construction works are underway on this site and sewer will be extended down Walfred Road, to the subject property, as part of the subdivision requirements. Further to the south-east, the property at 890 Walfred was rezoned to the R2 Zone to allow an 8-lot subdivision.



**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	R2 and City of Colwood	One- and Two-Family Residential
<i>East</i>	City of Colwood	Residential
<i>South</i>	R2 and City of Colwood	One- and Two-Family Residential
<i>West</i>	RR5	Rural Residential

## **COMMENTS**

### **OFFICIAL COMMUNITY PLAN**

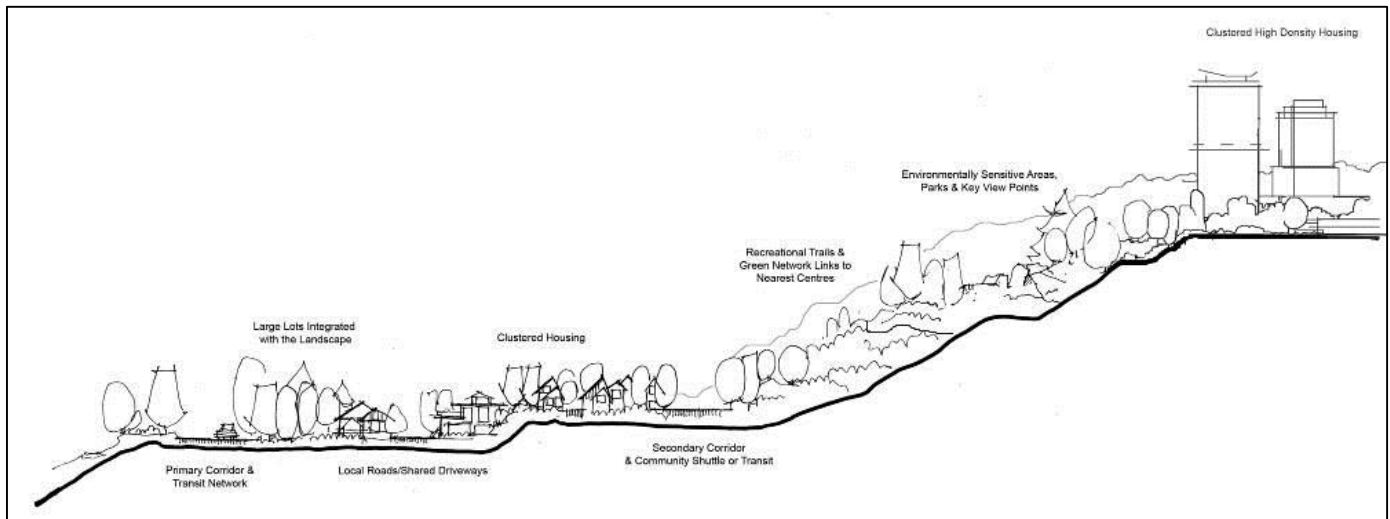
The subject property is designated as *Hillside or Shoreline* within the Official Community Plan Bylaw No. 1200 as described below:

### ***Hillside or Shoreline***

*Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.*

- Predominantly residential precinct that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes
- Transit stops are located where appropriate

#### ***A Concept for Hillside or Shoreline Areas***



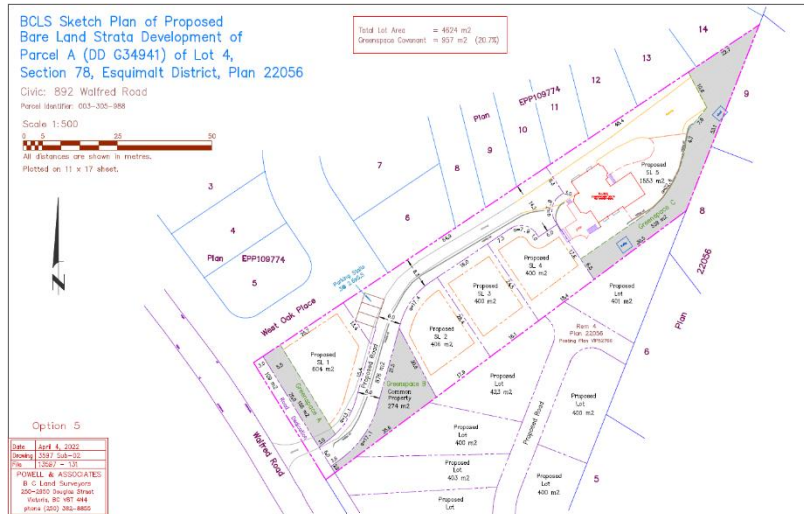
#### **DEVELOPMENT PERMIT AREAS**

The subject property is located within the Potential Habitat and Biodiversity and Extreme Interface Fire Hazard Development Permit Areas. Detailed reports prepared by registered professionals and issuance of a Development Permit will be required prior to the alteration of the land. A Development Permit for the form and character of Intensive Residential development will not be required, as the guidelines contain an exemption for subdivisions containing three or fewer lots less than 550 m<sup>2</sup>, as is proposed in this application.



## DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property to R2 (One- and Two-Family Residential) to allow for a 5-lot bare land strata subdivision. The existing dwelling would remain. The size of the lots range between 400 m<sup>2</sup> and 1553 m<sup>2</sup>, all of which would be eligible for a secondary suite as they exceed 400 m<sup>2</sup>. Each lot is required to have at least two parking spaces for the primary dwelling and a third space is required for any lot that contains a secondary suite.



As the applicant is intending to create five lots, they will be required to create three on-street parking spaces as per Bylaw No. 1000. They have demonstrated on their site plan where they intend for these spaces to be located.

The applicant has also provided undisturbed greenspace totaling approximately 957 m<sup>2</sup> or 20% of the site area. The proposed green space at the front of the property shall be registered as strata common property, and the proposed greenspace on SL5 around the existing house shall be protected by a non-disturbance covenant. Of note, the adjacent properties located at 894 and 890 Walfred Road which were adopted on June 1<sup>st</sup>, 2020 and January 10<sup>th</sup>, 2022 respectively, did not provide any protected greenspace. However, 902 Walfred Road, adopted on March 22<sup>nd</sup>, 2022 provided 31% of protected greenspace. Council may wish to require that the applicant register a non-disturbance covenant over the private and common property greenspace areas to ensure these areas are retained as proposed.

**Table 3: Proposal Data**

	Permitted by RR5 (Current Zoning)	Permitted by R2 (Proposed Zone)
Minimum Lot Size	4,046.86 m <sup>2</sup> (1 acre)	400 m <sup>2</sup>
Minimum Lot Width	n/a	12 m
Maximum Height	10.5 m (34.4 ft)	9 m (29.5 ft.)
Maximum Site Coverage	n/a	50%
Front Yard Setback	7.5 m (24.6 ft)	3 m (9.8 ft), and 5.5m (18ft) for the garage portion
Interior Side Yard Setback	3 m (9.8 ft)	1.5 m (4.9 ft)

<i>Exterior Side Yard Setback</i>	5.5 m (18 ft)	3.5 m (9.8 ft)
<i>Rear Yard Setback</i>	10 m (32.8 ft)	5.5 m (18 ft) , and 5.5m (18ft) for the garage portion
<i>Parking Requirement</i>	2 spaces per dwelling and 1 space for a secondary suite (if permitted)	2 spaces per dwelling and 1 space for a secondary suite (if permitted)

#### PARKS AND BOULEVARD

The Parks Department has indicated that vegetation within the road allowance on Walfred Road should be retained. If any vegetation is required to be removed, the applicant is required to replant the area and provide a temporary irrigation system from a private irrigation system, to be secured by way of a Section 219 Covenant.

The Parks Department has not requested that any park land be provided with this development. As such, in accordance with Section 510 of the *Local Government Act*, 5% cash-in-lieu of park land of the assessed value, following rezoning, would be required as a condition of subdivision approval.

#### INFRASTRUCTURE

Full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering will be required as a condition of subdivision approval. Of note, the Engineering Department has indicated that the proposal will be required to provide streetlights, cash-in-lieu for a multi-use path and no on-street parking on Walfred Road.

#### STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first. Council may wish to require a stormwater technical memo prepared by the project engineer prior to Public Hearing to verify that storm water can be adequately managed on-site for the proposed development.

#### **FINANCIAL CONTRIBUTIONS**

##### COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY

Rezoning the subject property may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will be responsible for frontage improvements and connection to the municipal sewer system, the direct capital costs to the municipality associated with this development will be negligible. A summary of the Amenity Contributions and Development Cost Charges that the developer will be expected to pay is outlined below in Tables 4 and 5.

**Table 4 – Amenity Contributions per Council Policy**

Amenity Item	Per unit contribution	Total (5 lots)
<i>Affordable Housing Reserve Fund</i>	\$660 (Small Lot)	\$1,980 (3 lots)
	\$1,000 (Single Family – 550+ m <sup>2</sup> lot)	\$2,000 (2 lots)
<i>General Amenity Reserve Fund</i>	\$3,960 (Small Lot)	\$11,880 (3 lots)
	\$6,000 (Single Family – 550+ m <sup>2</sup> )	\$12,000 (2 lots)
<b>TOTAL POLICY CONTRIBUTIONS</b>		<b>\$27,860</b>

**Table 5 – Development Cost Charges**

Development Cost Charge	Per unit contribution	Total (4 new lots)
<i>Roads</i>	\$5,876	\$23,504
<i>Storm Drainage</i>	\$1,878	\$7,512
<i>Park Improvement</i>	\$1,890	\$7,560
<i>Park Acquisition</i>	\$1,100	\$4,400
<i>Incremental Storage Improvement Fees</i>	\$495	\$1,980
<i>Integrated Survey Area</i>	\$35	\$140
<b>Subtotal (DCCs paid to City of Langford)</b>		<b>\$45,096</b>
<i>CRD Water</i>	\$2,922	\$11,688
<i>School Site Acquisition</i>	\$1,000	\$4,000
<b>TOTAL (estimate) DCCs</b>		<b>\$60,784</b>

**OPTIONS:**

**Option 1**

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

1. Proceed with consideration of Bylaw No. 2067 to amend the zoning designation of 892 Walfred Road from the RR5 (Rural Residential 5) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following terms and conditions:
  - a. That the applicant provides, as a bonus for increased density, the following contributions per lot **prior to subdivision approval**:
    - i. \$660 (Small Lot) towards the Affordable Housing Fund;
    - ii. \$1,000 (Single Family – 550 m<sup>2</sup> or more) towards the Affordable Housing Fund;
    - iii. \$3,960 (Small Lot) towards the General Amenity Fund; and
    - iv. \$6,000 (Single Family – 550 m<sup>2</sup> or more) towards the General Amenity Fund.
  - b. That, **prior to Public Hearing**, the applicant provides 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 that title, that agrees:
    - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first:
      1. Full frontage improvements; and
      2. A storm water management plan;
    - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
    - iii. That vegetation within the road allowance on Walfred Road should be retained. If any vegetation is removed, the applicant is required to replant the area and provide a temporary irrigation system from a private irrigation system to the satisfaction of the Manager of Parks;
    - iv. That a non-disturbance covenant be registered over 20% of the lands to preserve these areas as greenspace prior to subdivision approval, to the satisfaction of the Approving Officer.

**OR Option 2**

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

1. Take no action at this time with respect to Bylaw No. 2067.

**SUBMITTED BY: Matt Notley, Planner I**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Donna Petrie, Manager of Business Development and Events

**Concurrence:** Will Ying-udomrat, Manager of Legislative Services

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

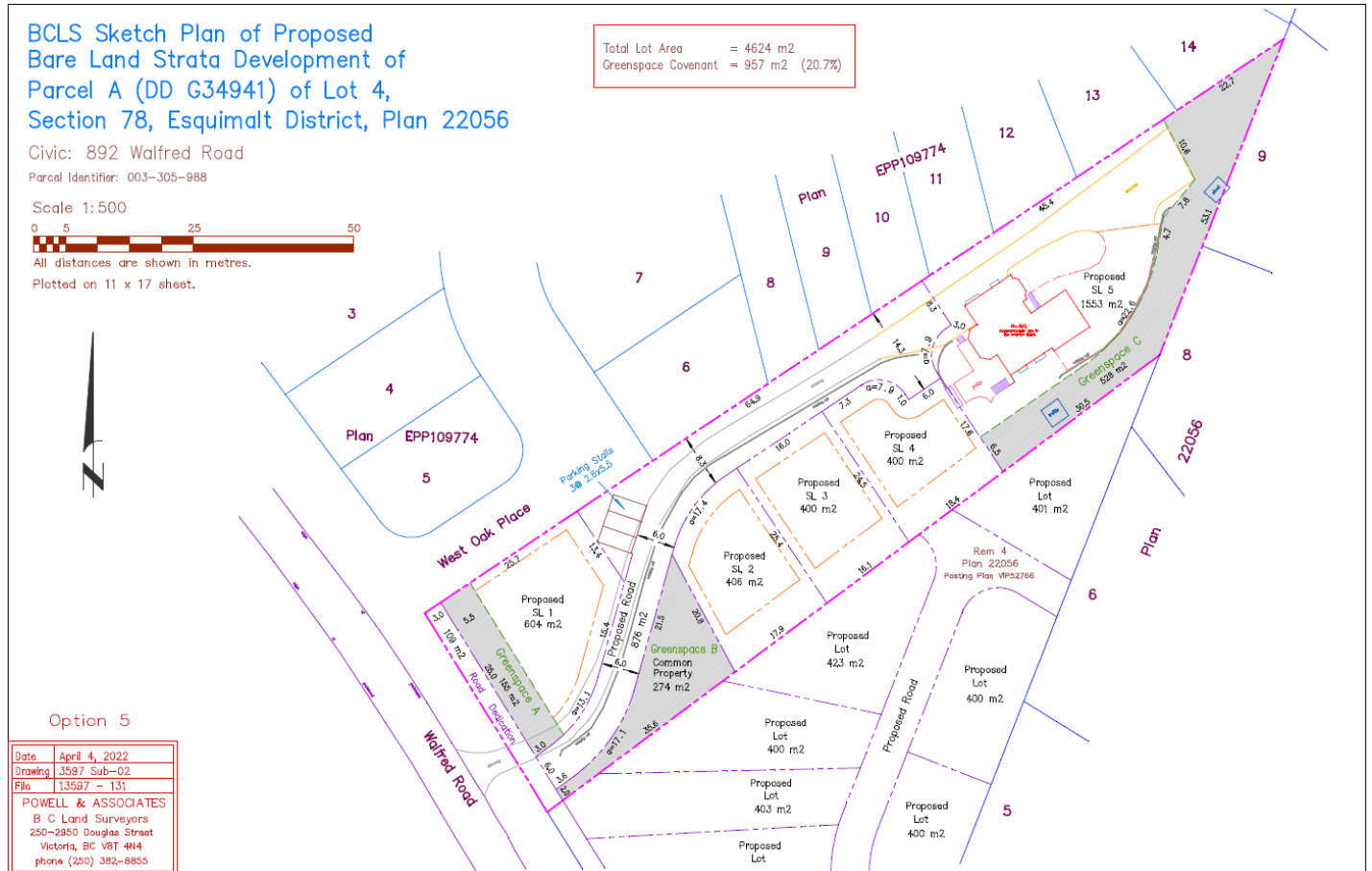
**Concurrence:** Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

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

**Concurrence:** Marie Watmough, Acting Director of Corporate Services

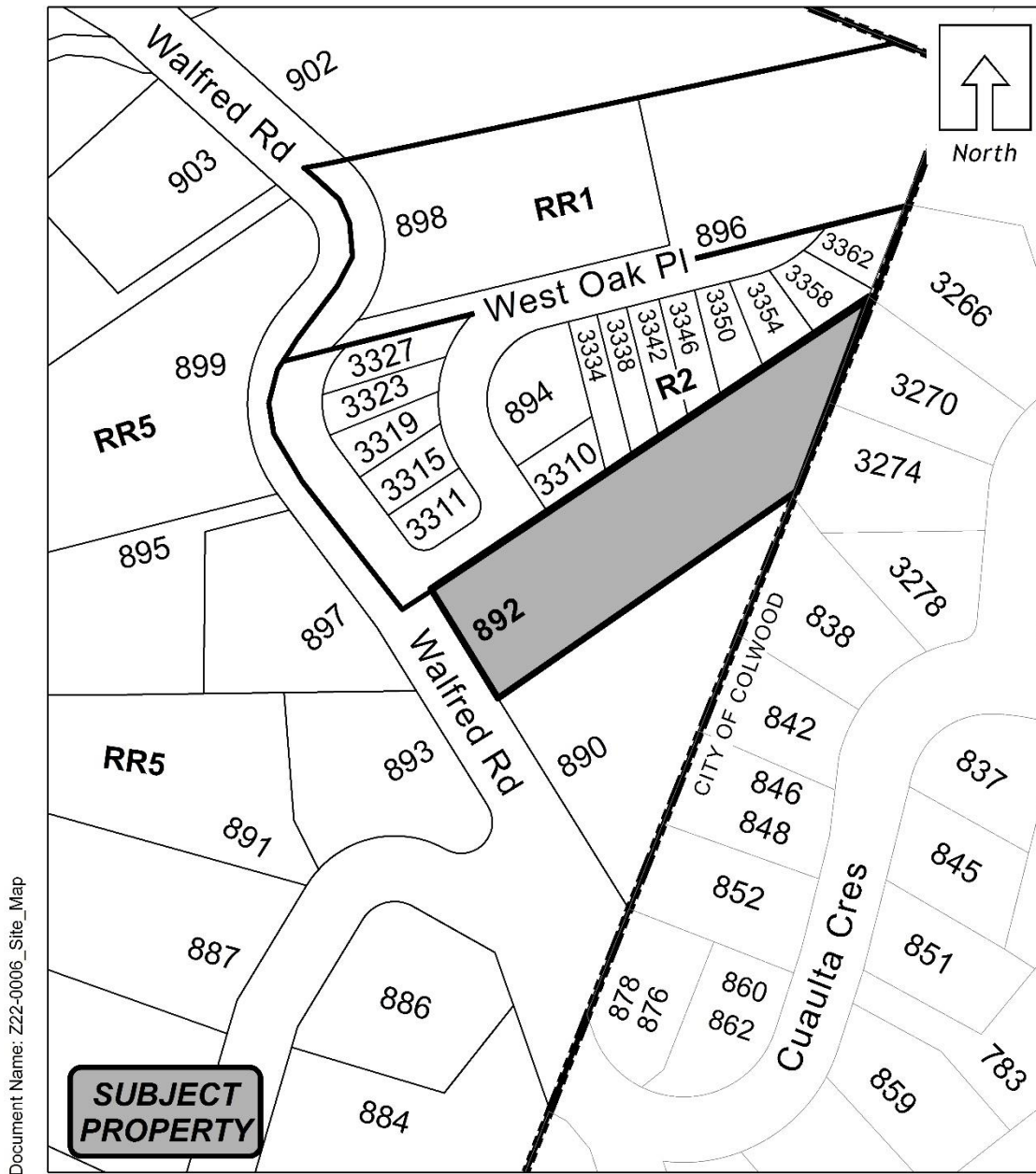
**Concurrence:** Darren Kiedyk, Chief Administrative Officer

## Appendix A – Proposed Site Plan



Appendix B – Site Map

**REZONING BYLAW AMENDMENT  
( Z22-0006 )  
892 Walfred Rd**

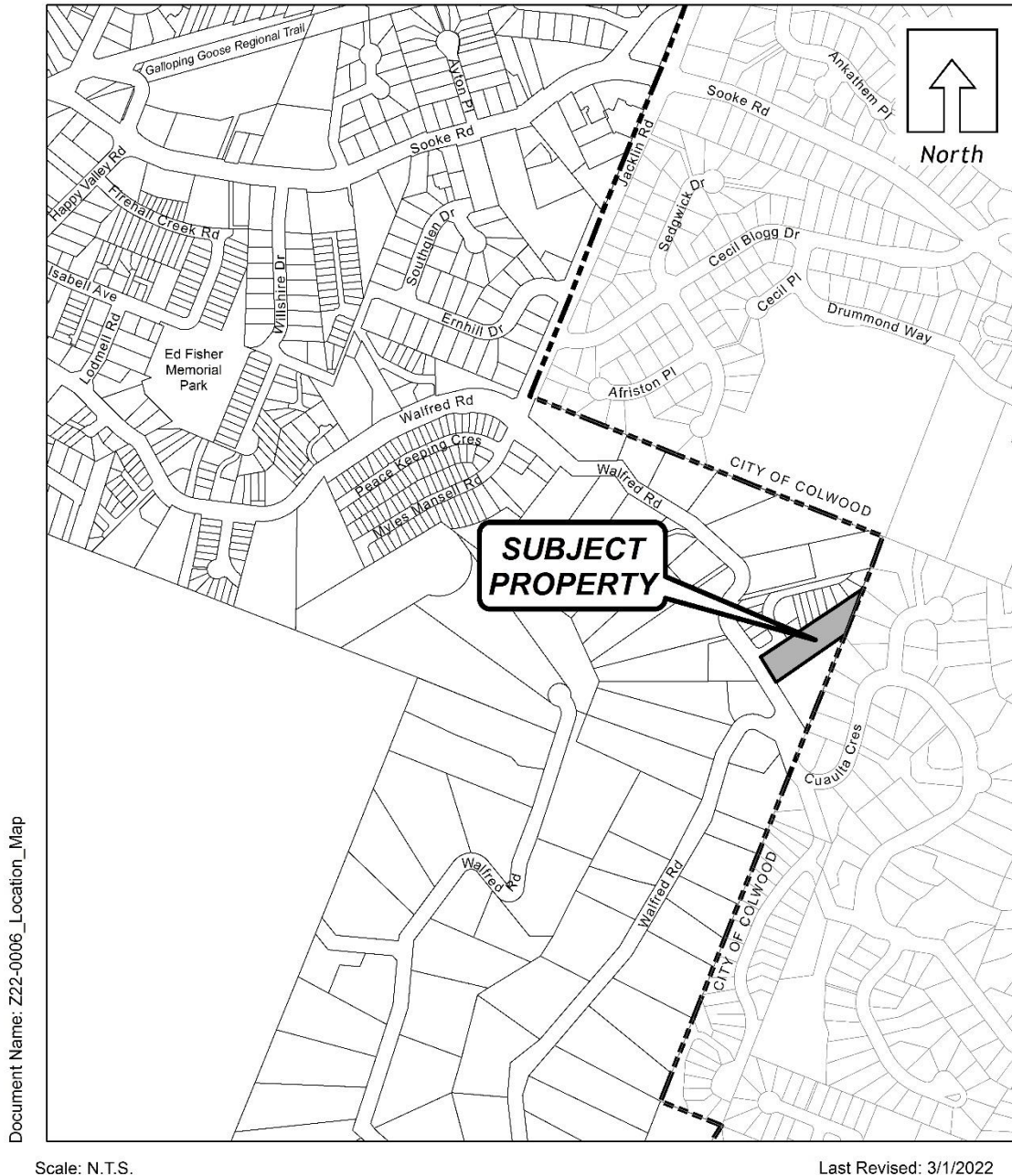


Scale: N.T.S.

Last Revised: 3/1/2022

**Appendix C – Location Map**

**REZONING BYLAW AMENDMENT  
( Z22-0006 )  
892 Walfred Rd**





**CITY OF LANGFORD  
BYLAW NO. 2067**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the Rural Residential (RR5) Zone and adding to the One- and Two-Family Residential (R2) Zone the properties legally described as Parcel A (DD G34941), of Lot 4, Section 78, Esquimalt District, Plan 22056, PID No. 003-305-988 (892 Walfred Road); as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
R2	2067	Parcel A (DD G34941), of Lot 4, Section 78, Esquimalt District, Plan 22056, PID No. 003-305-988 (892 Walfred Road)	a) \$3,690 per lot less than 550 m <sup>2</sup> towards the General Amenity Reserve Fund;  b) \$6,000 per lot 550 m <sup>2</sup> or greater towards the General Amenity Reserve Fund;  c) \$660 per lot less than 550 m <sup>2</sup> towards the Affordable Housing Reserve Fund;  d) \$1,000 per lot 550 m <sup>2</sup> or greater towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 673, (892 Walfred Road), Bylaw No. 2067, 2022".

READ A FIRST TIME this    day of    , 2022.

PUBLIC HEARING held this    day of    , 2022.

READ A SECOND TIME this    day of    , 2022.

READ A THIRD TIME this    day of    , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this    day of    , 2022.

ADOPTED this    day of    , 2022.

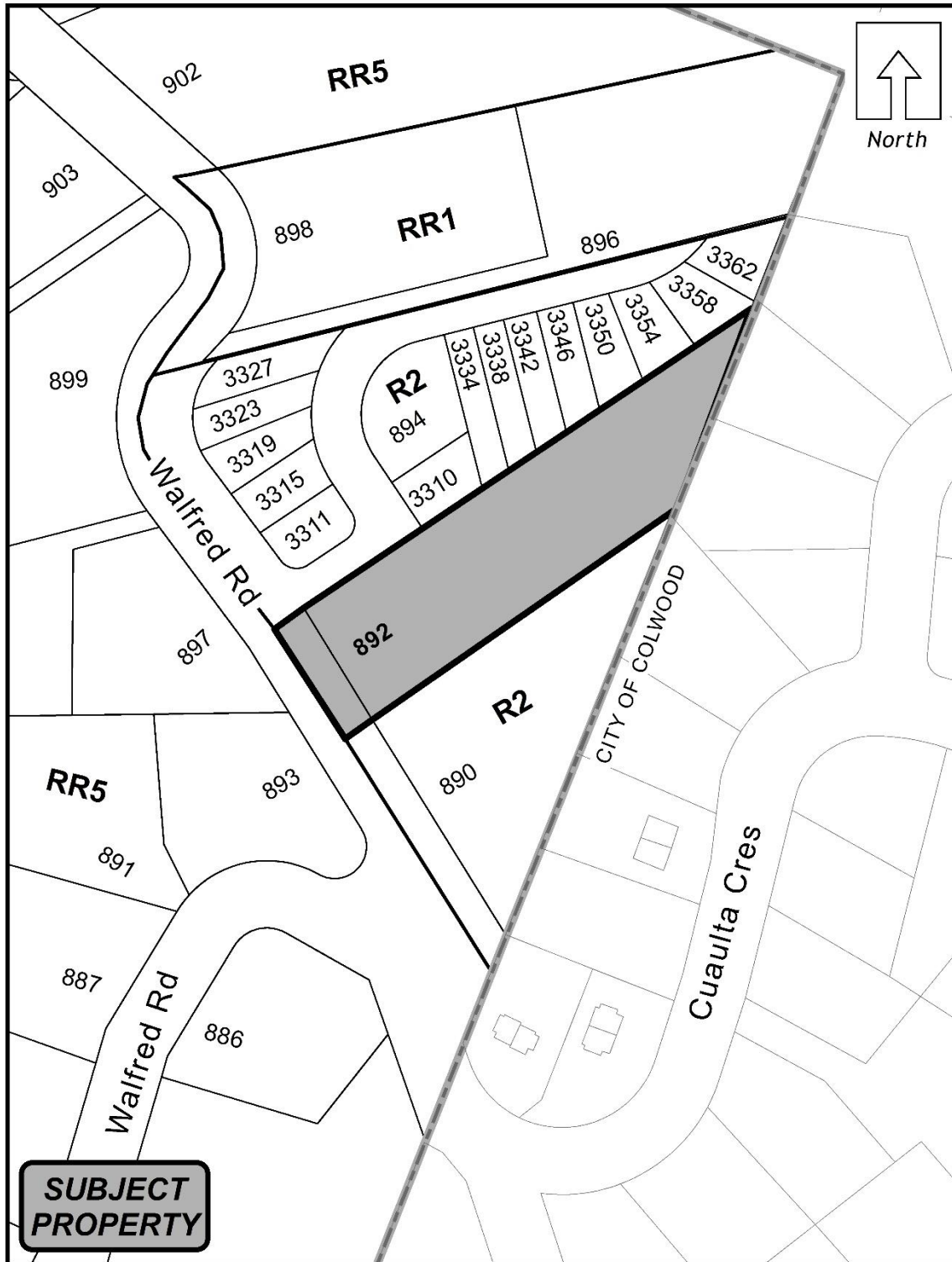
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PRESIDING COUNCIL MEMBER

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CORPORATE OFFICER

Schedule A



# 892 WALFRED ROAD

## REZONING PROPOSAL FOR A 5 LOT RESIDENTIAL SUBDIVISION

# THE PROPOSAL

REZONE FROM THE EXISTING RR5 RURAL RESIDENTIAL ZONE TO THE R2, ONE AND TWO FAMILY RESIDENTIAL ZONE

- APPROXIMATELY 5 BARE LAND STRATA LOTS, INCLUDING THE EXISTING HOME.
- MINIMUM 15% GREEN SPACE TO BE PRESERVED
- FULLY SERVICED BY SANITARY SEWER AND CRD WATER
- COMPLIANT WITH THE HILLSIDE AND SHORELINE OCP DESIGNATION
- DEVELOPMENT PERMITS FOR HABITAT AND BIODIVERSITY, INTERFACE FIRE HAZARD PRIOR TO ANY WORK ON SITE

# THE PROPOSAL

- TRANSIT IS AVAILABLE ON WALFRED AND SOOKE ROAD
- CLOSE TO HAPPY VALLEY ELEMENTARY SCHOOL, BELMONT MARKET, ERNHILL PARK AND GLEN LAKE
- SITE IS CURRENTLY IMPACTED BY RESIDENTIAL AND ACCESSORY USE
- VISITOR PARKING WILL BE ACCOMODATED ON SITE
- FRONTAGE IMPROVEMENTS INCLUDE ROAD-SIDE TRAIL AND STREET LIGHTS. TREES IN ROAD RIGHT OF WAY TO BE PRESERVED FOR GREEN CORRIDOR.

# PROPOSED BARE LAND STRATA SUBDIVISION

This proposal will provide mid-market housing for families, with mortgage helping suites. A bare land strata is proposed which uses the existing driveway for access. This will greatly reduce the need for blasting and grading to produce building sites.

No parking variances are required, 3 visitor parking stalls are accommodated on site.

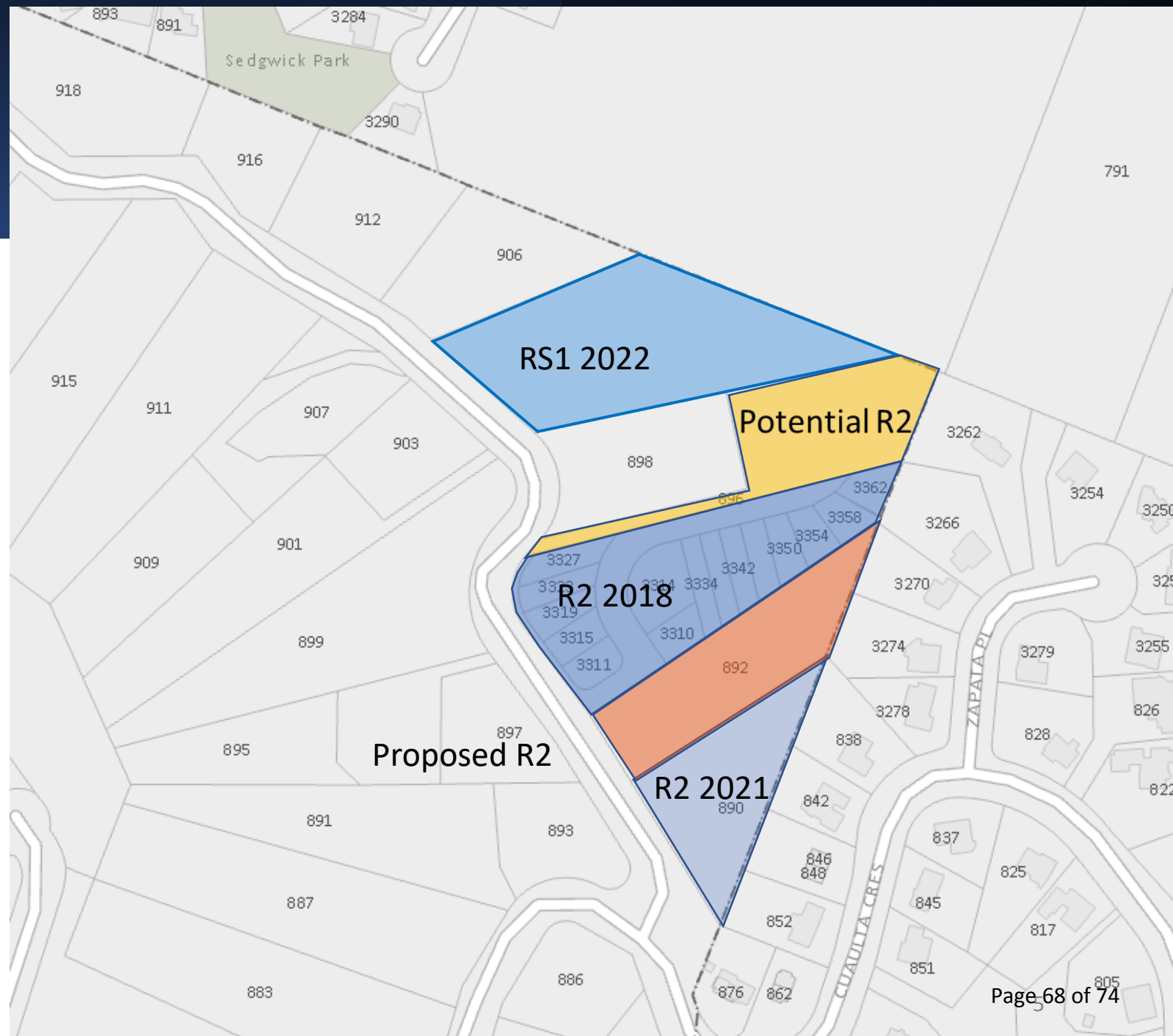




# AREA PLAN

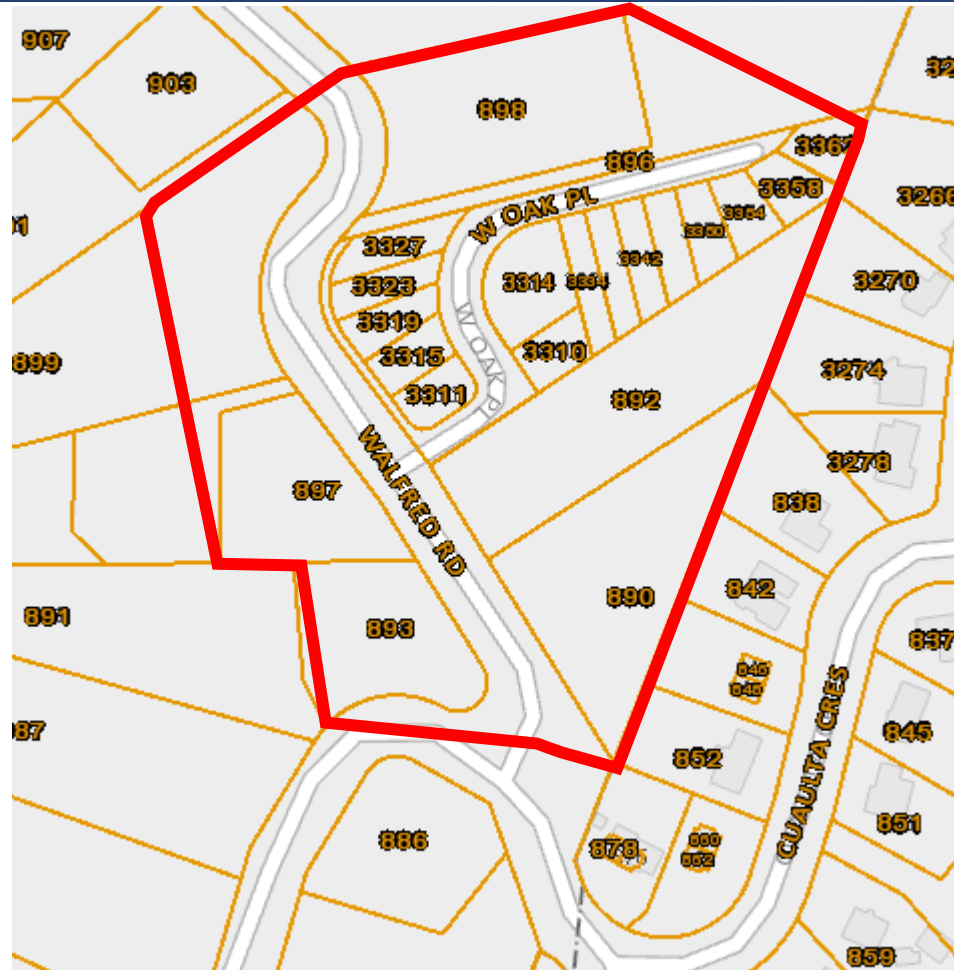
The East side of Walfred Road has three active subdivisions, with the potential for similar development adjacent (Subject to the rezoning process for each).

These developments new and proposed comply with the OCP for the “Hillside and Shoreline” designation.





# CONSULTATION



NEIGHBOURHOOD  
CONSULTATION WAS  
PERFORMED ON APRIL 13<sup>TH</sup>  
BY HAND DELIVERY (or email  
to owners) WITH CONTACT  
INFORMATION PROVIDED

TO DATE, NO COMMENTS  
HAVE BEEN RECEIVED BY  
THE APPLICANT



# EXISTING CONDITIONS



Existing driveway



Development area

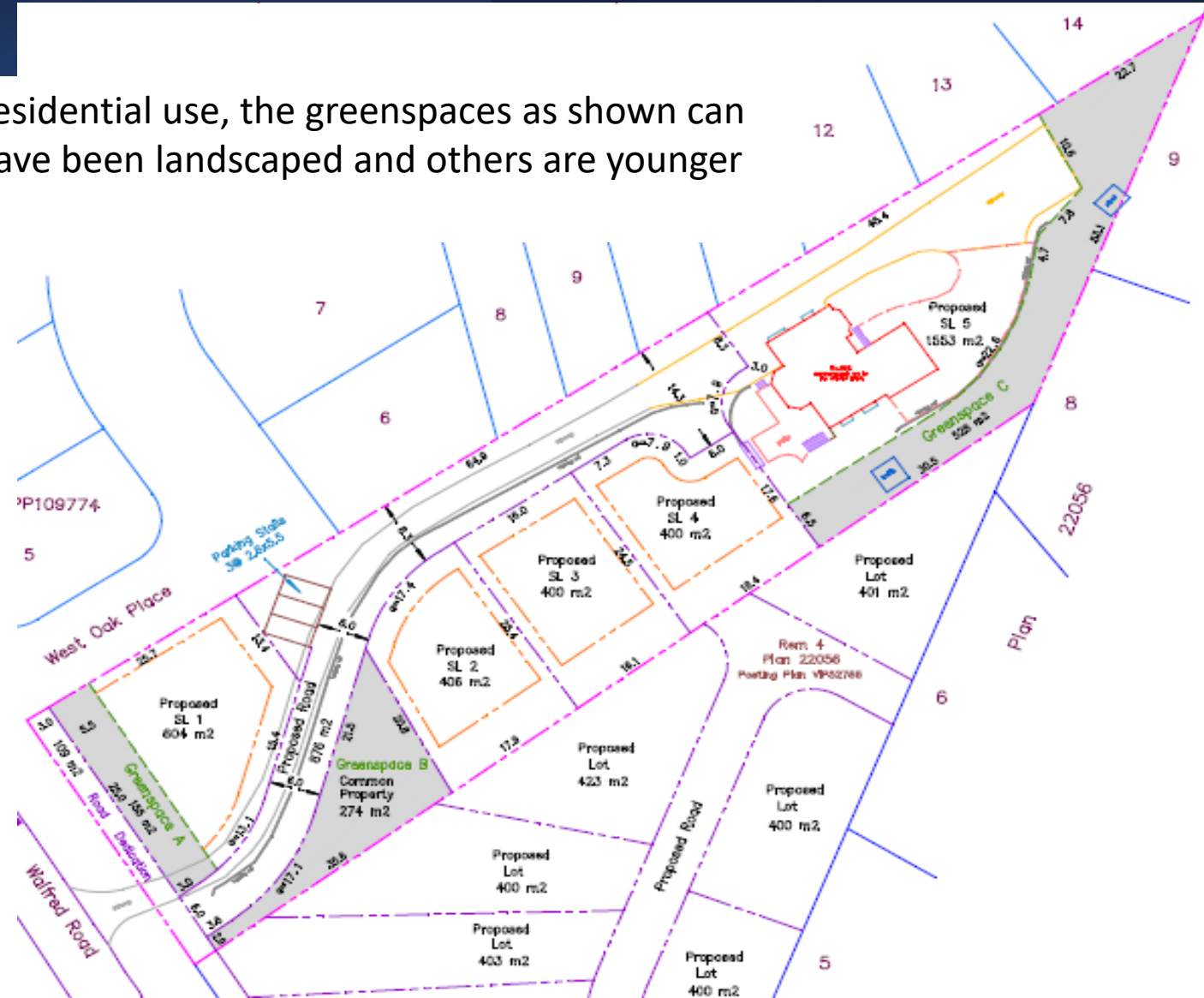


Existing house to remain



# PROPOSED GREENSPACE

While the whole site has been impacted by the existing residential use, the greenspaces as shown can be covenanted for non disturbance. Some of the areas have been landscaped and others are younger forest area.

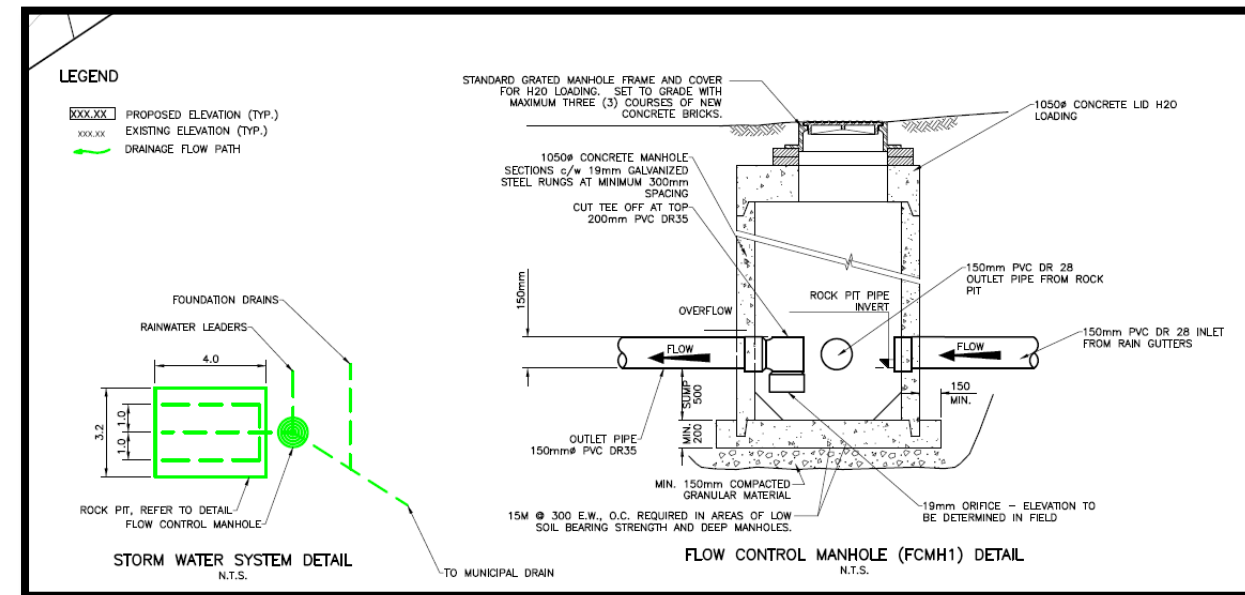


# SITE SERVICING

Sanitary Sewers were constructed to 894 Walfred Road in 2021. The sewers will be extended along the frontage of this development at the owner's expense at the time of subdivision.

The property is served by CRD water and there is a hydrant across the road from the driveway. Recent CRD works have improved fire flows in this area.

Each lot as well as the shared strata driveway will be required to detain storm drainage on site for release to mimic pre-development flows in accordance with Langford Bylaws.



# EARTHWORKS AND GRADING

The site slopes uphill from west to east. The existing driveway will be the approximate alignment of the new strata driveway. By using this existing driveway alignment there is a significantly reduced need for earthworks and blasting. All earthworks will be supervised and certified by the Geotechnical Engineer of Record for the project, per Langford Bylaws.

There will be minor blasting and grading works to create building lots and road, as most of the new lots are on previously impacted area of the site. Blasting notification must be provided to the City and Blasting Contractor must abide by the requirements of their industry with respect to safety and property protection.

The City of Langford is currently updating the existing Noise Bylaw that will restrict the days and hours that blasting, earthworks and construction can occur.



# 892 WALFRED ROAD

## THANK YOU FOR YOUR TIME