



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Sunday, February 14, 2021

DEPARTMENT: Planning

APPLICATION NO.: Z21-0031

SUBJECT: 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

PURPOSE

GolfBC Holdings Inc. has applied to amend the text of the CD4 (Comprehensive Development – Olympic View) Zone to allow for various zoning changes. The Olympic View lands, as they will be referred to within this report, are made up of four parcels: 749 Latoria Road, 781 Gwendolynn Drive, and 655 Frederick, and an unaddressed parcel that has access off Willing. As the entire zone is being reviewed, it is the appropriate time to look at the introduction of amenity fees and update the Master Development Agreement.

BACKGROUND

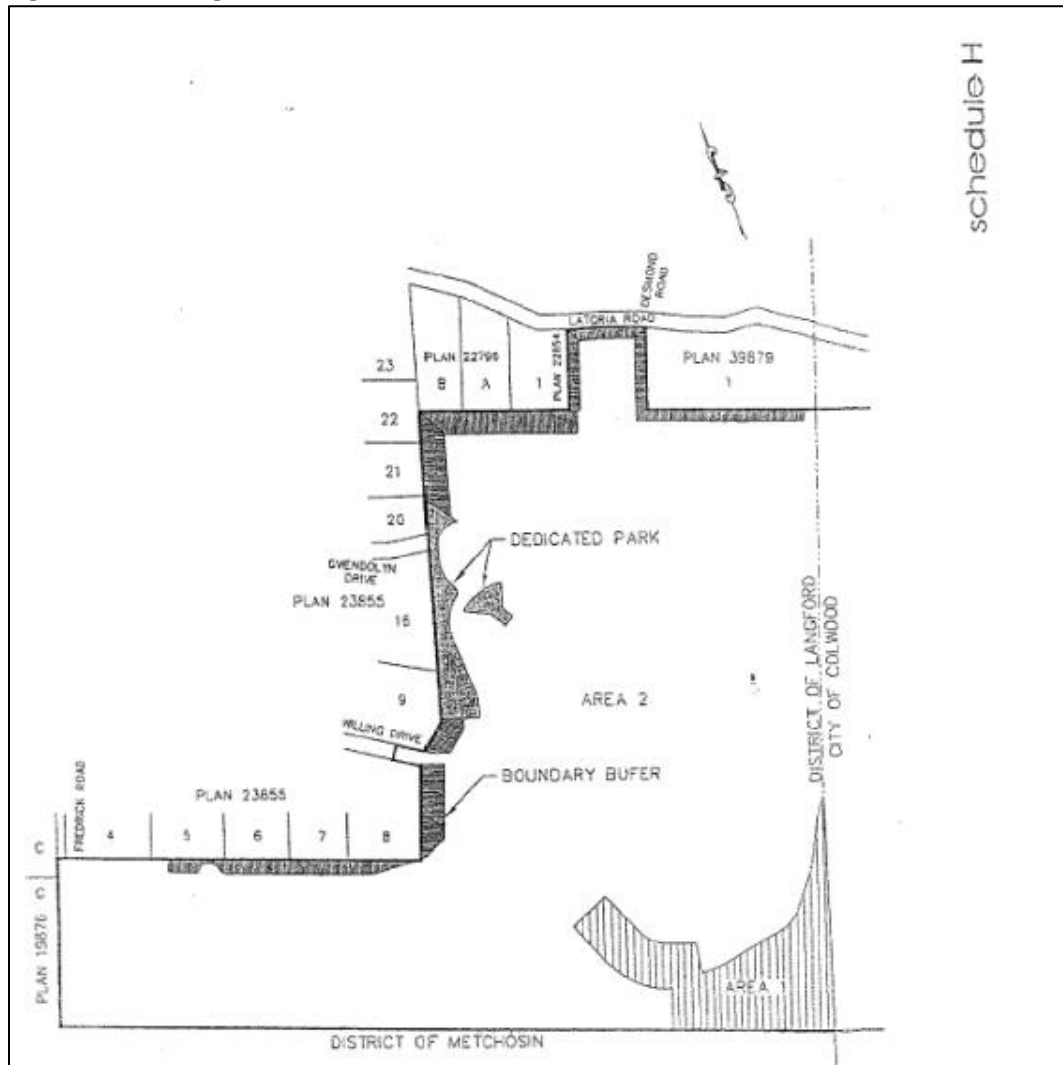
The CD4 - Olympic View lands span the Langford/Colwood municipal border, as well as the Langford/Metchosin municipal border, with approximately 127 acres of land located in the City of Langford.

While the Langford lands are currently used for a golf course and clubhouse, the properties were first zoned to allow 237 residential units in 1997, and further rezoned in June of 2001. The rezoning in 2001 allowed for up to 461 dwelling units in addition to a variety of



commercial uses, including: restaurants, recreation centres, retail stores, offices, among others. This rezoning also split the Olympic View lands on the City of Langford side into two distinct areas – Area 1 for commercial, higher density residential uses, and golf course, and Area 2 for lower density residential uses and golf course. The area breakdown can be seen in Figure 1 below.

Figure 1 – Existing Area Breakdown



Since the area was rezoned in 2001, no development has occurred. An environmental development permit has been issued for land clearing purposes and the applicant has recently started work on-site in accordance with the issued development permit. The scope of the development permit (DP21-0019) allowed for land clearing for access roads and utility construction only, supported by an Environmental Impact Assessment, Riparian Areas Assessment, Wildfire Hazard Assessment, and a Preliminary Landslide Hazard Assessment.

COMMENTS

As noted, the applicant wishes to amend the text of the CD4 (Comprehensive Development – Olympic View) Zone to allow for various zoning changes. The major changes proposed with this amendment are to increase the allowable number of residential units from 461 to 1000 – with a maximum of 500 units as single-family homes, increasing the amount of open space from 15% to 40%, adding some additional commercial uses, increasing the number of allowable hotel rooms from 120 to 200, and removing the Area delineations, thereby allowing the land uses to occur in any portion of the site. These changes, amongst other more minor changes will be discussed in more detail below.

The applicant is seeking to increase the overall allowable number of residential units from 461 to 1000. The current zoning does not specify the makeup of these units, but it is proposed that only 50% of the proposed 1000 units may be single family dwellings. The remainder of the proposed dwelling units would take the form of either apartments, townhouses, or duplexes. These denser housing forms help to concentrate development in a smaller area, allowing more area to remain as open space. As this proposal would result in more density, Council may wish to require that a Traffic Impact Assessment be provided to the satisfaction of the Director of Engineering prior to Public Hearing.

Due to this requested increase in allowable units, the applicant has agreed to providing 40% of the land as open space – an increase of 25% over the current minimum of 15%. In more tangible terms, that is an increase from 19 acres of open space to 50.8 acres. The applicant has provided a conceptual site plan which can be seen on Appendix A of this report. While this plan will be included in the updated Master Development Agreement, Council may wish to note that it is considered a best estimation and is subject to change. Exact locations of green space and development lands will be negotiated and determined through the development permit process. Council may wish to note that the 40% open space can be comprised of land dedicated to the City as park, private covenanted open space, or golf course.

The applicant is seeking to add some additional commercial uses to the CD4 zone including group daycare, preschool, library, senior citizens apartment, assisted living, bed and breakfasts, and schools. Given the increased density proposed for this site, Council may find the newly proposed allowable uses within reason and appropriate for a neighbourhood centre. The applicant is also looking to increase the allowable number of hotel units from 120 to 200 units. While it is unknown if a hotel will be constructed on the lands, if it were, no building for a hotel, apartment, or office use would be permitted to exceed 12 storeys, exclusive of any storey used wholly as parking.

As noted above, the applicant is proposing to remove the area delineations within the Olympic View lands. This would allow commercial and residential uses to occur anywhere within the lands (excluding the 40% open space). The applicant's rationale for this request is to facilitate future alternative land use layouts as dictated by community demands and ground truthing through the development process. As the development will be a phased one, community and market demands will inevitably shift as the morphology of the area unfolds.

Additional minor changes to the subdivision requirements have been requested. They include increasing the minimum lot size for single family lots from 500 m² to 550 m² and increasing the duplex minimum lot sizes from 500 m² to 600 m². The applicant is also proposing to reduce the minimum lot size for commercial uses from 695 m² to 450 m².

The applicant is seeking to increase the height limit for all uses. Council may wish to allow this as it will assist the applicant in achieving more open space by building up rather than out. As the number of allowable residential units would be capped at 1000, it is unlikely that the maximum height for apartments would be utilized in abundance.

Proposed changes to the maximum allowable height:

	Current Zoning Allowance	Proposed Zoning Allowance
<i>Single Family/Duplex</i>	9 m	10 m
<i>Townhouse</i>	9 m	3 storeys
<i>Apartment</i>	3 storeys	12 storeys (excluding parking)
<i>Commercial</i>	2 storeys (office 3 storeys)	12 storeys (excluding parking)
<i>Hotel</i>	6 storeys	12 storeys (excluding parking)

Amenity Contributions

As the applicant is proposing to increase the density on this site from 461 residential units to 1000 residential units, Council may wish to require an additional amenity contribution to make Olympic View comparable to other Comprehensive Development sites. The current Master Development Agreement (MDA) for the Olympic View lands stipulates that \$500 per dwelling unit shall be paid towards the Affordable Housing Reserve Fund. As such, Council may wish to continue to apply this amount to the first 461 residential units but apply a higher rate for additional units that is similar to what the City receives in other Comprehensive Development zones like Bear Mountain or Skirt Mountain. Council may wish to request that should the developer construct more than 461 residential units, they must pay a single family equivalent of \$2,000 per dwelling unit towards the General Amenity Reserve Fund, and \$1,000 per dwelling unit towards the Affordable Housing Reserve Fund. Should Council wish to apply this rate, they could expect the following contributions per unit type:

Housing Type	Single Family Equivalent (SFE)	Contribution per unit
Single Family on lot over 550 m ²	1.0	\$2,000 for General Amenity \$1,000 for Affordable Housing
Duplex	1.32 (0.66 x2)	\$2,640 for General Amenity \$1,320 for Affordable Housing
Multi-Family (townhousing and apartment)	0.61	\$1,220 for General Amenity \$610 for Affordable Housing

Master Development Agreement (MDA)

The existing MDA for the Olympic View lands was registered in 2003 and should be updated prior to bylaw adoption. This will include provisions in relation to the park dedication, trail network, water and sewer services, road improvements, riparian area management, and transit facilities, among other items. Within this MDA, Council may also wish for the developer to provide an acknowledgement that the proximity to agricultural operations and to the South Vancouver Island Rangers (rifle club) has the potential to create conflict and nuisances for residents.

Frontage Improvements

The Director of Engineering has specified certain improvements that will be required along the multiple road frontages of the Olympic View lands. They are as follows and will be secured within the MDA:

Gwendolynn: Frontage on Gwendolynn to include sidewalk or a minimum 3.0 m wide multi-use paved trail on one side, boulevard/trees, and streetlights

Klahanie: Frontage on Klahanie to include a multi-use gravel road edge trail behind split rail fencing

Latoria: Frontage on Latoria to include 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 Latoria.

New interior roads: All interior roads to have a multi-use trail and/or sidewalks per the Olympic View master plan. New roads will include boulevards and landscaping.

OPTIONS:**Option 1**

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:
 - a. That prior to Public Hearing, the applicant shall submit a Traffic Impact Assessment to the satisfaction of the Director of Engineering;
 - b. 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:
 - i. 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;
- ii. 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;
 - iii. 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;
 - iv. That the applicant agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;
 - v. Acknowledgment that the proximity to agricultural operations and to the South Vancouver Island Rangers has the potential to create conflict and nuisances for residents;
 - vi. That the developer provides a construction parking management plan, to the satisfaction of the Director of Engineering, prior to any land alteration;
 - vii. That 40% of the land will be used for open space, in general compliance with the Open Space Plan attached as Appendix A;
- c. That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;

OR Option 2

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

1. Take no action with regards to Bylaw No. 2034 at this time.

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: 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 – Open Space Concept Map



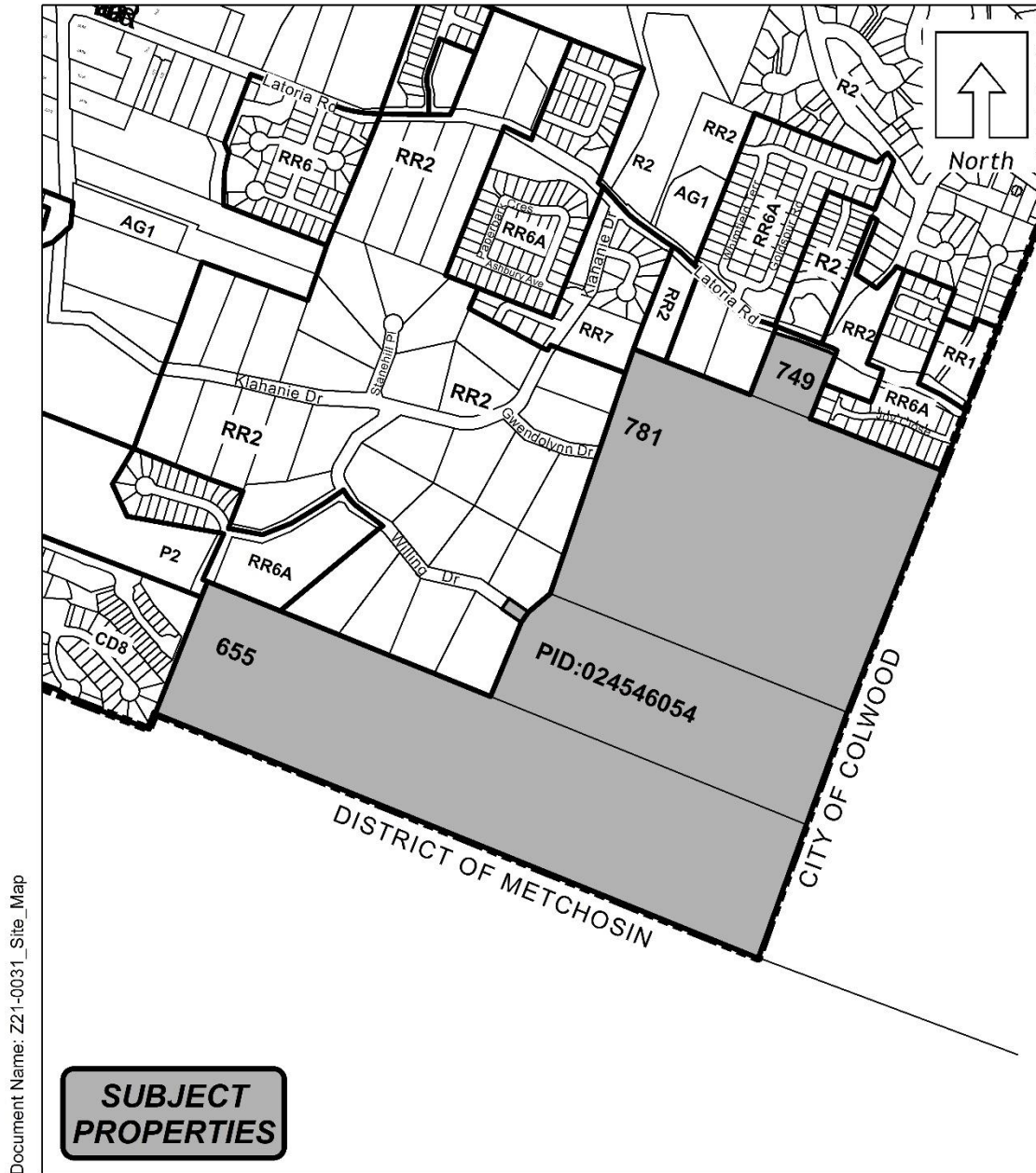
Appendix B – Site Map

REZONING BYLAW AMENDMENT

(Z21-0031)

749 Latoria Rd, 655 Frederic Rd, 781 Gwendolynn Dr &

PID:024546054



Document Name: Z21-0031_Site_Map

Scale: N.T.S.

Last Revised: 1/26/2022

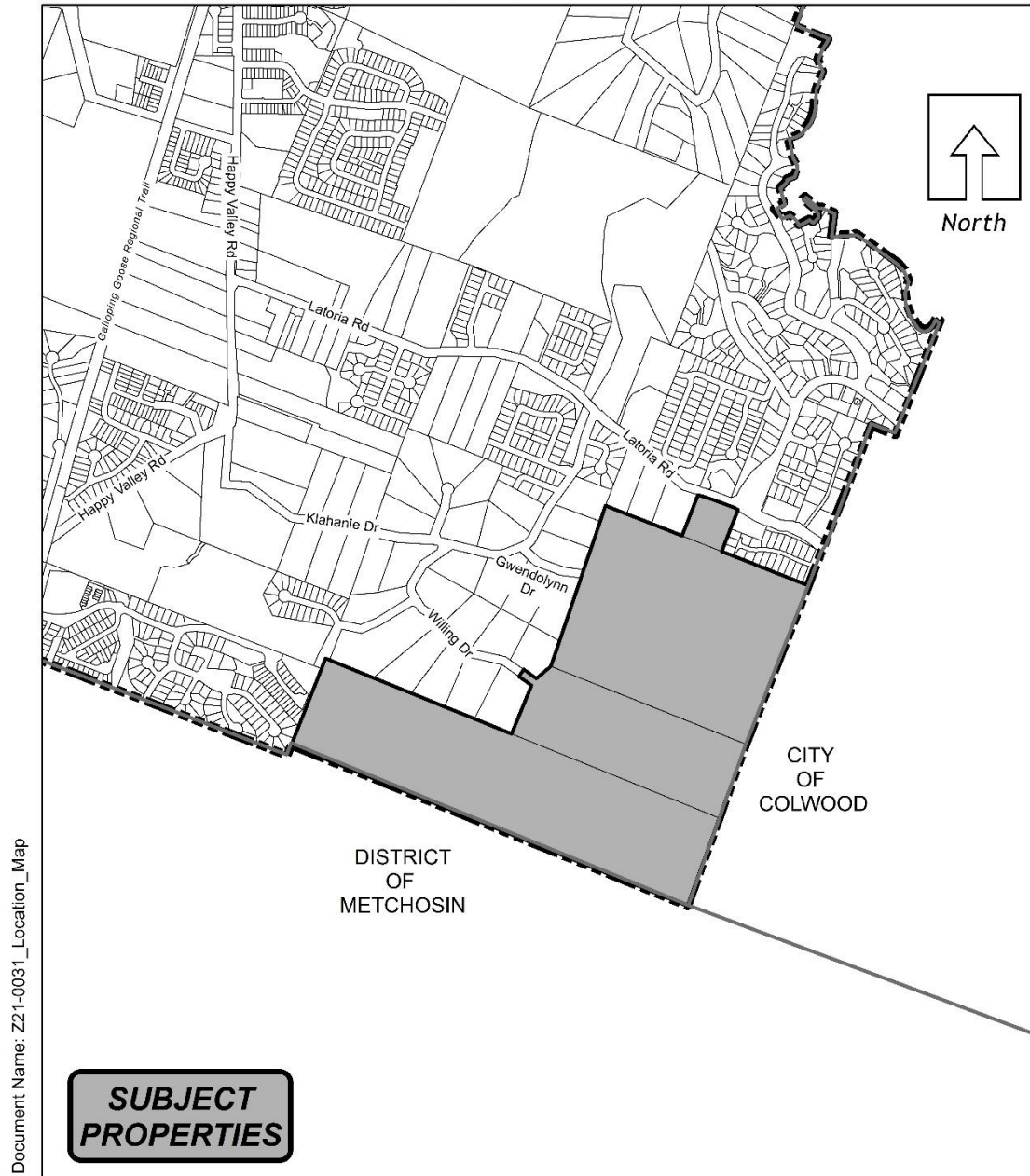
Appendix C – Location Map

REZONING BYLAW AMENDMENT

(Z21-0031)

749 Latoria Rd, 655 Frederic Rd, 781 Gwendolynn Dr &

PID:024546054



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Last Revised: 1/26/2022