



## City of Langford

# Planning, Zoning, and Affordable Housing Committee Minutes

March 14, 2022, 5:30 PM

Electronic Meeting

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

ABSENT: D. Horner

ATTENDING: M. Baldwin, Director of Planning and  
Subdivision  
M. Mahovlich, Director of Engineering  
and Public Works  
K. Dube, Manager of Information  
Technology  
C. Lowe, IT Support Specialist  
Kelsey 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 5:33 pm.

**3. APPROVAL OF THE AGENDA**

MOVED BY: WADE  
SECONDED: BLACKWELL

THAT the Committee approve the agenda with the reordering of Item #5.1 to 5.4.

**Motion CARRIED.**

**4. ADOPTION OF THE MINUTES**

MOVED BY: WADE  
SECONDED: ICKOVICH

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on February 28, 2022.

**Motion CARRIED.**

**5. REPORTS**

- 5.1 Z21-0043 - Application to Rezone 936 and 942 Klahanie Drive from the RR2 (Rural Residential 2) Zone to the R2 (One- and Two-Family Residential) Zone to allow 10 Single Family Lots, 2 Duplexes, and a Townhouse site

MOVED BY: ICKOVICH  
SECONDED: STEVENS

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

1. Direct staff to draft a Bylaw to:
  - a. Amend the zoning of the properties at 936 and 942 Klahanie Drive from the RR2 (Rural Residential 2) Zone to the R2 (One- and Two-Family Residential) Zone, subject to the following:
2. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit or subdivision approval:
  - a. \$660 towards the Affordable Housing Reserve Fund per half duplex or single-family lot less than 550 m<sup>2</sup>;
  - b. \$3,960 towards the General Amenity Reserve Fund per half duplex or single-family lot less than 550 m<sup>2</sup>;
  - c. \$1,000 towards the Affordable Housing Reserve Fund per single family lot 550 m<sup>2</sup> or greater;

- d. \$6,000 towards the General Amenity Reserve Fund per single family lot 550 m2 or greater;
  - e. \$610 towards the Affordable Housing Reserve Fund per townhouse unit and;
  - f. \$3,660 towards the General Amenity Reserve Fund per townhouse unit
- 3. That the applicant provides, **as a bonus for increased density**, \$447,228 towards the General Amenity Reserve Fund prior to subdivision approval;
  - 4. That **prior to Public Hearing**, the applicant provides a stormwater technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering;
  - 5. That **prior to Bylaw Adoption**, the applicant provides a Section 219 covenant registered in priority of all other charges on title that agrees to the following:
    - a. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
      - a. Full frontage improvements;
      - b. A storm water management plan;
      - c. A construction parking management plan;
    - d. That the site is in proximity to agricultural uses and that these may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances;
    - e. That a replanting plan for the open space shall be provided as part of the environmental development permit, to the satisfaction of the Parks Manager;
  - 6. Amend the R2 Zone to permit townhouses on the subject properties;

**Motion CARRIED.**

5.2 Z21-0046 - Application to rezone 2621 Sooke Road and 3260 Jacklin Road from the One- and Two-Family Residential (R2) Zone to the Residential Townhouse (RT1) Zone to Allow for the Construction of Approximately 92 Townhouses

MOVED BY: CREUZOT

SECONDED: STEVENS

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

- 1. Proceed with consideration of Bylaw No. 2044 to amend the zoning designation of the properties at 2621 Sooke Road and 3260 Jacklin Road from the One- and Two-Family Residential (R2) to Residential Townhouse 1 (RT1) subject to the following conditions:

- a. 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 Fund
- 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 stormwater can be adequately managed on-site for the proposed development;
  - ii. A Traffic Impact Assessment (TIA) from a qualified engineer be provided regarding the proposed development; and
  - iii. A road cross section be provided showing all required frontage improvements
- 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 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,
  - ii. That a storm water management plan be provided prior to the issuance of a building permit and implemented, as per Bylaw No. 1000, all to the satisfaction of the Director of Engineering; and
  - iii. That a construction parking, traffic management and delivery plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering
- d. That the applicant provides, **prior to Bylaw Adoption**, a subdivision plan that includes the required road dedication, to the satisfaction of the Director of Engineering.

**Motion CARRIED.**

5.3 TUP21-0006 - Application for a Temporary Use Permit at 1057 Marwood Avenue to Allow for a Light Industrial Use in a Heavy Industrial (M3) Zone

MOVED BY: WADE

SECONDED: CREUZOT

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

1. Proceed with the consideration of the temporary use permit for light industrial business of HVAC/R fabrication, installation, and service at 1057 Marwood Avenue, 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 the vehicles and materials that do not pertain to the business operation are removed from the property, prior to issuance of a business license;
  - iii. That the unenclosed storage use is completely screened to a height of at least 2.5m (8.2ft) by building or a solid decorative fence located within a landscape and screening area not less than 1.5m (4.9ft) in width or both;
  - iv. That all fire and life safety equipment servicing is up to date to the satisfaction of the Fire Chief prior to issuance of a business license;
  - v. That business operations at the site be restricted to the hours of 7 a.m. to 7 p.m.;
  - vi. That site lightning will be shielded to ensure that light does not shine directly onto or spill onto the neighboring properties.
  - vii. That the applicant apply to rezone the subject property within the term of the TUP;

**Motion CARRIED.**

J. Raappana, left the meeting at 7:00 p.m. due to a perceived conflict with Item #5.4.

5.4 Z21-0023 - Application to rezone 829, 831, 835, and 839 Hockley Avenue from R2 (One- and Two-Family Residential) Zone and RM3 (Apartment) Zone to CC1 (City Centre) Zone to Allow Two 6-Storey Apartment Buildings

MOVED BY: STEVENS

SECONDED: BROWN

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

1. Direct Staff to prepare a bylaw to amend the zoning designation of the properties located at 829, 831, 835, and 839 Hockley Avenue from R2 (One- and Two-Family Residential) and RM3 (Apartment) 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.

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

- b. That the applicant provides, **prior to Public Hearing**, the following:
  - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering.
  - ii. A Landscape Plan presented prior to Public Hearing; and
- 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 no occupancy permits shall be issued until the roundabout at Peatt Road and Hockley Avenue has been completed and is operational, to the satisfaction of the Director of Engineering;
  - 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 into a minimum of two lots 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.

**Motion CARRIED.**

**6. ADJOURNMENT**

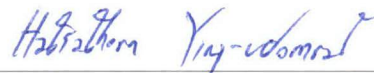
MOVED BY: WADE  
SECONDED: CREUZOT

The Chair adjourned the meeting at 7:29 pm.

**Motion CARRIED.**



Presiding Council Member



Certified Correct - Corporate Officer

**Will Ying-Udomrat**  
**Deputy Corporate Officer**