



City of Langford

Council Minutes

April 19, 2022, 5:30 PM

Council Chambers & Electronic Meeting

PRESENT:	Acting Mayor R. Wade Councillor M. Sahlstrom Councillor L. Seaton	Councillor N. Stewart Councillor L. Szpak
ABSENT:	Mayor S. Young	Councillor D. Blackwell
ATTENDING:	M. Baldwin, Director of Planning and Subdivision M. Dillabaugh, Director of Finance M. Mahovlich, Director of Engineering and Public Works K. Dube, Manager of Information Technology	W. Ying-udomrat, Manager of Legislative Services C. Lowe, IT Support Specialist B. Boisvert, Records Assistant

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

1. **TERRITORIAL ACKNOWLEDGEMENT**

2. **CALL TO ORDER**

Acting Mayor Wade called the meeting to order at 5:33 pm.

3. **APPROVAL OF THE AGENDA**

MOVED BY: SEATON

SECONDED: SAHLSTROM

THAT Council approve the agenda with the removal of item 7.1.2.

Motion CARRIED.

4. **PUBLIC HEARINGS**

4.1 BYLAW NO. 2016

Acting Mayor Wade opened the Public Hearing for Bylaw No. 2016 at 5:34 pm.

Director of Planning Matthew Baldwin advised that Ruchir Dhall of Architecture Panel has applied on behalf of Gurbax Singh and Baldish Aujla to amend the zoning of 640 and

644 Granderson Road from the 'One- and Two-Family Residential' Zone to the 'City Centre 1' Zone.

This is being proposed in order to allow for the development of approximately 67 residential units.

In support of this application, the applicant has agreed to provide the following:

1. \$750 per unit to the Affordable Housing Fund.
 2. \$2,850 per unit to the General Amenity Reserve Fund.
- both subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy.

Prior to bylaw adoption, the applicant will register a section 219 covenant that agrees to the following:

1. That both properties are consolidated prior to issuance of a Development Permit.
2. That the design of the building includes a reduced height along the eastern boundary.
3. That a separate covenant be registered prior to issuance of a building permit to ensure parking is allocated to each unit.
4. That a strata plan be registered for the building prior to issuance of an occupancy permit.
5. That 100% of residential parking stalls are capable of providing Level 2 charging for electric vehicles.
6. That full frontage improvements, a storm water management plan; and a construction parking management plan be provided and implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit.

This proposal is consistent with the 'City Centre' designation of the Official Community Plan.

Notifications and advertisements have been placed as required by the *Local Government Act*.

Ruchir Dhall, representing the applicant, gave a presentation of the proposed development, noting the project location and proposed design, and answered questions on rentals and access to the proposed building

Acting Mayor Wade called a first time for presentations.

B. Milne, 644 Goldstream Avenue, asked whether a traffic plan has been made available. It was noted that the traffic plan has been received by the City.

L. Plomp, 3592 Whimfield Terr, expressed concerns that the proposed development does not fit with the neighbourhood and asked for clarifications on the traffic impact assessment.

D. Martino, #102-643 Granderson Rd, expressed concerns about the impacts to parking spaces.

Acting Mayor Wade called a second time for presentations.

Acting Mayor Wade called for a third and final time for presentations. There being none, he declared the Public Hearing for Bylaw No. 2016 closed at 5:48 pm.

4.2 BYLAW NO. 2034

Acting Mayor Wade opened the Public Hearing for Bylaw No. 2034 at 5:48 pm.

Director of Planning Matthew Baldwin advised that Golf BC Holdings Inc. has applied to amend the text of the CD4 (Comprehensive Development – Olympic View) zone at 749 Latoria Road, 781 Gwendolynn Drive, 655 Frederick, and an unaddressed parcel off Willing Drive (the Olympic View Lands).

This is being proposed in order to allow for various zoning changes including increasing the total number of allowable residential units from 461 to 1000, increasing the total number of allowable hotel units, expanding the allowable commercial uses, removing the area delineations, introducing an amenity contribution per residential unit, increasing the required amount of open space from 15% to 40%, and adjusting the height and minimum lot sizes.

In support of this application, the applicant has agreed to provide the following:

1. 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:
 - a) That the developer will construct full frontage improvements in accordance with Bylaw 1000 to the satisfaction of the Director of Engineering which shall include the following:
 - i. Sidewalk or a minimum 3.0 m wide multi-use paved trail on one side, boulevard/trees, and streetlights along the Gwendolynn frontage;
 - ii. A multi-use gravel road edge trail behind split rail fencing along the Klahanie Drive frontage;
 - iii. 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;
 - iv. Multi-use trail and/or sidewalks per the Olympic View master plan in addition to boulevards and landscaping on all new interior roads;
 - b) That the developer provides a stormwater management plan, construction parking management plan, and 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 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;
 - c) That the applicant agrees to implement the recommendations garnered from the submitted Traffic Impact Assessment;

- d) Acknowledgment that the proximity to agricultural operations and to the South Vancouver Island Rangers has the potential to create conflict and nuisances for residents;
- e) That 40% of the land will be used for open space, in general compliance with the Open Space Plan attached as Appendix A;

2. That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation.

Notifications and advertisements have been placed as required by the *Local Government Act*.

The applicant gave a presentation on the proposed project, outlining the project benefits.

Acting Mayor Wade called a first time for presentations.

L. Plomp, 3592 Whimfield Terr, expressed concerns about the traffic, the lack of public access to the area, and inadequate public consultation.

Acting Mayor Wade called a second time for presentations.

Acting Mayor Wade called for a third and final time for presentations.

G. Willing, 739 Willing Drive, expressed support for the project.

Acting Mayor Wade declared the Public Hearing for Bylaw No. 2034 closed at 6:08 pm.

5. PUBLIC PARTICIPATION

No speakers.

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting - April 4, 2022

MOVED BY: SAHLSTROM

SECONDED: SEATON

That Council approve the minutes of the regular meeting of Council held on April 4, 2022.

Motion CARRIED.

7. COMMITTEE RESOLUTIONS

7.1 Transportation and Public Works Committee Meeting - April 12, 2022

7.1.1 Minutes of the Transportation and Public Works Committee Meeting - April 12, 2022

MOVED BY: STEWART
SECONDED: SZPAK

THAT Council receive the minutes of the Transportation and Public Works Committee meeting held on April 12, 2022.

Motion CARRIED.

7.1.2 Request for Designated Parking Use

Referred to next Council meeting.

7.1.3 Designated Parking Goldstream Avenue at Spencer Middle School

MOVED BY: STEWART
SECONDED: SZPAK

THAT Council approve installation of school pick up and drop off signs for the parking spaces on Goldstream Avenue from the east to west end of the Spencer Middle School frontage this summer for the following school year and fund the cost from the Signs budget.

Motion CARRIED.

7.1.4 Permit Parking at Marlisa Place

MOVED BY: STEWART
SECONDED: SZPAK

THAT Council direct staff to install a Resident Permit Parking only sign on Marlisa Place and issue the necessary parking permits to all residents on Marlisa Place and the residents located at 2623 Millstream Road and fund this from the Engineering Department Signs budget.

Motion CARRIED.

8. REPORTS

8.1 2022-2026 Five Year Financial Plan Bylaw No. 2069, 2022 and Tax Rates Bylaw No. 2070, 2022

MOVED BY: SAHLSTROM
SECONDED: SZPAK

THAT Council:

- a. Consider giving City of Langford 2022-2026 Financial Plan Bylaw No. 2069, 2022 first, second and third readings; and
- b. Consider giving City of Langford Tax Rates Bylaw No. 2070, 2022 first, second and third readings.

Motion CARRIED.

8.2 Road Closure Bylaw No. 2073 and Disposition of City Gate Boulevard

MOVED BY: SZPAK
SECONDED: STEWART

THAT Council

1. Approve the Purchase and Sale Agreement as per the attached and authorize execution of the documents by the Mayor and CAO subject to minor amendments if needed.

2. Consider adopting Road Closure Bylaw No. 2073.

Motion CARRIED.

9. CORRESPONDENCE

9.1 Letter from Fondation Emergence - International Day Against Homophobia and Transphobia, May 17, 2022

MOVED BY: SZPAK
SECONDED: STEWART

THAT Council proclaim May 17 International Day Against Homophobia and Transphobia and to recognize this day as such, and

THAT Council purchase a flag for the cost of \$15 from Fondation Emergence, raise the flag, and submit the photo for inclusion in the mosaic image to be shared across Canada.

Motion CARRIED.

10. BYLAWS

10.1 BYLAW NO. 2010

MOVED BY: SAHLSTROM
SECONDED: SEATON

THAT Council adopt Bylaw No. 2010.

Motion CARRIED.

10.2 BYLAW NO. 2033

MOVED BY: SAHLSTROM
SECONDED: SEATON

THAT Council adopt Bylaw No. 2033.

Motion CARRIED.

10.3 BYLAW NO. 2011 (Background Report Attached)

MOVED BY: SAHLSTROM
SECONDED: STEWART

That Council adopt Bylaw No. 2011.

Motion CARRIED.

10.4 BYLAW NO. 2027

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council adopt Bylaw No. 2027.

Motion CARRIED.

10.5 BYLAW NO. 2073

MOVED BY: STEWART
SECONDED: SAHLSTROM

THAT Council adopt Bylaw No. 2073.

Motion CARRIED.

10.6 BYLAW NO. 2016

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council give Bylaw No. 2016 second and third readings.

Motion CARRIED.

10.7 BYLAW NO. 2034

MOVED BY: STEWART
SECONDED: SAHLSTROM

THAT Council give Bylaw No. 2034 second and third readings.

Motion CARRIED.
Councillor Szpak opposed.

10.8 BYLAW NO. 2069

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council give Bylaw No. 2069 first, second and third readings.

Motion CARRIED.

10.9 BYLAW NO. 2070

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council give Bylaw No. 2070 first, second and third readings.

Motion CARRIED.

10.10 BYLAW NO. 2071

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council adopt Bylaw No. 2071.

Motion CARRIED.

10.11 BYLAW NO. 2072

MOVED BY: SAHLSTROM
SECONDED: STEWART

THAT Council adopt Bylaw No. 2072.

Motion CARRIED.

11. ADJOURNMENT

MOVED BY: SAHLSTROM
SECONDED: STEWART

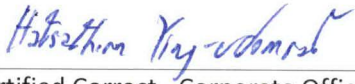
Acting Mayor Wade adjourned the meeting at 6:17 pm.

Motion CARRIED.



Presiding Council Member

**STEWART YOUNG
MAYOR**



Certified Correct - Corporate Officer

**Will Ying-Udomrat
Deputy Corporate Officer**