



City of Langford

Planning, Zoning, and Affordable Housing Committee Minutes

April 25, 2022, 5:30 PM

Council Chambers & Electronic Meeting

PRESENT: Councillor R. Wade - Chair
Councillor N. Stewart - Alternate Vice-Chair
A. Creuzot
D. Horner
A. Ickovich
T. Stevens
J. Raappana - Remote

ABSENT: Councillor D. Blackwell
C. Brown
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
M. Mahovlich, Director of Engineering and Public
Works
C. Lowe, IT Support Specialist
K. Hutt, Planning Assistant

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

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: STEWART

SECONDED: ICKOVICH

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - March 28, 2022

MOVED BY: CREUZOT

SECONDED: HORNER

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

Motion CARRIED.

5. REPORTS

5.1 Application for a temporary use permit at 2874 Peatt Road to allow for a commercial office space

MOVED BY: HORNER

SECONDED: ICKOVICH

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;

Motion CARRIED.

5.2 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

MOVED BY: HORNER

SECONDED: CREUZOT

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 m² 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.

Motion CARRIED.

5.3 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

MOVED BY: STEVENS
SECONDED: CREUZOT

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 m² or more) towards the Affordable Housing Fund;
 - iii. \$3,960 (Small Lot) towards the General Amenity Fund; and
 - iv. \$6,000 (Single Family – 550 m² 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.

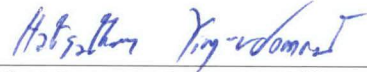
Motion CARRIED.

6. **ADJOURNMENT**

The Chair adjourned the meeting at 6:15 pm.



Presiding Council Member



Certified Correct - Corporate Officer

Will Ying-Udomrat
Deputy Corporate Officer