



City of Langford

Planning, Zoning, and Affordable Housing Committee Minutes

May 9, 2022, 5:30 PM

Council Chambers & Electronic Meeting

PRESENT: Councillor D. Blackwell - Chair
Councillor R. Wade - Vice-Chair
A. Creuzot
A. Ickovich
D. Horner
T. Stevens

ABSENT C. Brown
J. Raappana
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
M. Mahovich, Director of Engineering and Public
Works
R. Gillich, Systems Administrator
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 5:32 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: HORNER

SECONDED: WADE

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. **ADOPTION OF THE MINUTES**

4.1 Planning, Zoning and Affordable Housing Committee Meeting - April 25, 2022

MOVED BY: CREUZOT
SECONDED: HORNER

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on April 25, 2022.

Motion CARRIED.

5. **REPORTS**

5.1 Application to Amend the MUE1 Zone By Adjusting the Boundary Between Areas A and B, Allowing Non-Residential Gross Floor Area Within Area B to Exceed 9,290 m2, and to Introduce a New Parking Ratio for Light Industrial Uses Within Area A at 2750 Leigh Road

MOVED BY: WADE
SECONDED: ICKOVICH

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

1. Consider proceeding with Bylaw No. 2028 as drafted to amend Zoning Bylaw No. 300 with respect to the MUE1 Zone;
2. Revisit parking ratio.

Motion CARRIED.

5.2 Application to Rezone 1551 and 1559 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: STEVENS

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

1. Proceed with consideration of 1st reading of Bylaw No. 2059 to amend the zoning designation of the property located at 1551 and 1559 Sawyer Road from the 'Rural Residential 4 (RR4)' Zone to the 'Residential Small Lot 1 (RS1)' 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. \$1000 towards the Affordable Housing Fund; and
- ii. \$6,000 towards the General Amenity Reserve Fund.

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy based on a 400m² lot single-family equivalency.

- 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. A Traffic Impact Assessment, 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 a minimum of 30% of the lands are dedicated to the City as Park prior to subdivision or issuance of a building permit, whichever occurs first;
 - ii. That a continuous fire resistant/non-combustible fence be provided along the southern and western sides of the existing property prior to subdivision or issuance of a building permit, whichever occurs first;
 - iii. That a 3.0m wide non-disturbance area along the southern and western sides of the existing site be protected through a separate covenant on title, prior to subdivision or issuance of a building permit, whichever occurs first;
 - iv. That the applicant retain a 10m wide treed buffer along the eastern boundary line along Humpback Road, and that a pedestrian trail be provided within this buffer, to the satisfaction of the Director of Engineering;
 - v. That no development permit be issued for this development until the site have been serviced with municipal sewer;
 - vi. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to subdivision or issuance of a building permit, whichever occurs first:
 - 1. Full frontage improvements and any recommendations stemming from the Traffic Impact Assessment;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan

Motion CARRIED.

5.3 Application for a Text Amendment to the Business Park 1A – Millstream Road East (BP1A) Zone to Allow for a Mini-Storage Facility at 664 Redington Avenue

MOVED BY: HORNER

SECONDED: ICKOVICH

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

1. Proceed with consideration of Bylaw No. 2068 to amend the text of the BP1A (Business Park 1A – Millstream Road East) Zone subject to the following terms and conditions:
 - a. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A Traffic Impact Assessment based on the total proposed gross floor area of 15,750m² (169,532 ft²), to the satisfaction of the Director of Engineering.
 - b. 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 recommended road improvements within the required Traffic Impact Assessment for this development are completed prior to issuance of a building permit or subdivision approval, whichever occurs first.
 - ii. That a reciprocal access easement between 658 and 664 Redington Avenue, which the City would be party to, is registered prior to issuance of a building permit or subdivision approval, whichever occurs first.

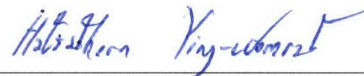
Motion CARRIED.

6. **ADJOURNMENT**

The Chair adjourned the meeting at 6:42 pm.



Presiding Council Member



Certified Correct - Corporate Officer

Will Ying-Udomrat
Deputy Corporate Officer