

CITY OF LANGFORD
MINUTES OF THE MEETING OF COUNCIL
Tuesday, February 18th, 2020 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, L. Szpak, and R. Wade.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Legislative Services, A. Proton.

ABSENT

Councillors: N. Stewart.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of 7b) Access to 2400 and 2420 Millstream Road.

CARRIED.

3. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – February 3rd, 2020

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the regular meeting of Council held on February 3rd, 2020.

CARRIED.

4. **PUBLIC PARTICIPATION**

Resident in Sooke Road Mobile Home Park – Requested more information about the proposed Development Variance Permit at 2924 Amy Road due to concern about landscaping, dust, noise, and nighttime lighting.

5. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing Committee – February 10th, 2020**

1. **Minutes of the Planning, Zoning & Affordable Housing Committee – February 10th, 2020**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee held on February 10th, 2020.

CARRIED.

2. **Application to Rezone 1100 McCallum Road and 2780 Spencer Road to a new Mixed Use Employment Zone (MUE3) to Allow for Residential, Multi-Family, and Commercial Developments.**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council proceed with consideration of Bylaw No. 1885 to amend the zoning designation of the property located at 1100 McCallum Road and 2780 Spencer Road from R2 (One- and Two-Family Residential), CD12 (Comprehensive Development – South Skirt Mountain), RR4 (Rural Residential 4), RH1 (Mobile Home Park), and CT1 (Tourist Commercial – Motel) to a new MUE3 (Mixed-Use Employment 3) Zone subject to the following terms and conditions:

- a) That the applicant provides, as a **bonus for increased density**, the following contribution prior to issuance of a building permit or subdivision approval:
 - i. The dedication to the City of at least 4.0 hectares of land in a form and location to the satisfaction of the Director of Planning; and
 - ii. The dedication to the City, or the registration of a non-disturbance covenant, of any additional lands that a qualified professional determines should be protected as per their analysis of the development permit areas; and
 - iii. The construction of an 93m² (1,000 ft²) amenity building within Area 5 shown in Appendix A for the use of the residents of the mobile home park to the satisfaction of the Director of Planning.
- 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 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 an overall mixed use concept plan implementing the objectives of the Mixed-Use Employment Centre OCP designation for each area identified in Appendix A be provided to the satisfaction of the Director of Planning prior to issuance of a Form and Character Development Permit for that area; and
 - ii. **That a no-build and non-disturbance covenant be registered on Area 5 identified in Appendix A that restricts the use to a mobile home park only until the mobile home residents and Council approves a compensation plan for home owners per Council's Manufactured Home Park Redevelopment Policy; and**
 - iii. That a qualified archaeologist assess the site prior to any site disturbance, and that the applicant complete the recommendations of the archeologist's report as a condition of development; and
 - iv. That all road dedication of new roads and/or widening of existing roads is provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering and Approving Officer; and
 - v. That a Traffic Impact Assessment (TIA) be completed prior to issuance of a master plan development permit to the satisfaction of the Director of Engineering for the proposed development, and that the recommendations of the TIA be implemented; and
 - vi. That a Statutory Right of Way be provided on 1121 McCallum Road (identified as Area 1 on Appendix A) for access to lands to the west prior to issuance of a building permit or subdivision approval, whichever is first; and
 - vii. That all frontage improvements to Bylaw 1000 standards are provided prior to issuance of a building permit or subdivision approval, whichever is first, to the satisfaction of the Director of Engineering;
 - viii. That a storm water management plan be provided prior to issuance of a building permit or subdivision approval, whichever is first, and implemented as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
 - ix. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually;
 - x. That the applicant provide a construction traffic and parking management plan to the satisfaction of the Director of Engineering prior to issuance of any Building Permit.

CARRIED.

b) Administration and Finance Committee – February 13th, 2020

1. Administration and Finance Committee – February 13th, 2020

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee held on February 13th, 2020.

CARRIED.

2. Monthly Accounts Payable December 2019-January 2020

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the City of Langford disbursements from December 2019 to January 2020, as outlined in the Accounts Payable Report dated February 04, 2020.

CARRIED.

3. Funding Requests for 2020 Budget Year

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve for the year 2020 the following funding applications for historically funded requests:

- a) Vancouver Island South Film and Media Commission - \$2,000 to promote the industry ;
 - b) Greater Victoria Bike to Work Society - \$1,500 for Bike to Work Week;
 - c) Royal Canadian Legion - \$3,000 for Remembrance Day luncheon, plus funding of \$3,000 towards a Christmas Dinner 2020;
 - d) Goldstream Nature House – Chums sponsorship program \$1,000;
 - e) Big Brothers Big Sisters of Victoria and Area - \$1,000 for mentoring program;
 - f) Open Gate Church \$1,250 to provide fresh produce to needy individuals and families in the Westshore;
 - g) Victoria Sexual Assault Centre \$2,500 contribution towards maintaining the Sexual Assault clinic which supports Langford residents.
2. That Council approve for the year 2020 the following funding applications for new requests:
- h) Indigenous Perspectives Society –\$1,000 to offer a session of Cultural Perspectives Training to the community in Langford;
 - i) Victoria Women’s Transition House Society –\$1,500 for support of the Victoria Women’s Transition House Violence is Preventable Program.
3. That Council include the following in the 2020 budget but not fund unless applied for:
- a) Fort Rodd Hill and Fisgard Lighthouse - \$1,500 for Canada Day celebration;

- b) M'Akola Housing Society - \$1,500 for Westshore Indigenous Peoples Week
- 4. That Council direct staff to work with the Langford Fire Department Historical Society to investigate the purchase of a historical fire apparatus for the purposes of public education, parades and community events.
- 5. That Council consider the following funding request:
 - a) Peninsula Streams – \$50,000 for the Millstream Fishway Project.
- 6. That Council deny the following request:
 - a) Juan de Fuca Performing Arts Centre Society –\$3,000 towards a performing arts centre.

CARRIED.

6. NOTICES OF INTENT

a) DVP19-0010 – 2924 Amy Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP19-0010 be issued by the Council for the City of Langford to Richard Mayer of Bastion Management Ltd. to allow for an additional (3rd) storey for the proposed building at 2924 Amy Rd subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) That Section 6.65.04 of Zoning Bylaw No. 300 be varied from 2 storeys to 3 storeys for the proposed building.

CARRIED.

7. REPORTS

**a) CRD Regional Housing First Program
- Staff report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council consent to the Capital Regional District (CRD) adopting Bylaw No. 4326, to amend the Land Banking and Housing Service Establishing Bylaw to update the borrowing amount, and Bylaw No. 4327 to authorize the borrowing of \$10 Million to fund additional housing units under the Regional Housing First Program; and

THAT Langford notify the CRD that it will not consider supporting any future funding for regional affordable housing until the CRD provides a report detailing all contributions from each CRD municipality towards affordable housing, whether through CRD or local initiatives, and including the percentage of affordable housing that exists and is being built in each municipality, during the past ten years.

CARRIED.

b) Access to 2400 and 2420 Millstream Road
- Verbal Report (Administration)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

WHEREAS section 32 of the *Community Charter*, S.B.C. 2003, c. 26 authorizes the municipality to, for the purposes of one or more services of the municipality, enter on, break up, alter, take or enter into possession of and use real property, and construct works through, under or over real property, without the consent of the owner;

AND WHEREAS Council for the Corporation of the City of Langford (the "City") considers it necessary to, for the purposes of constructing, operating and installing a public sidewalk and retaining walls, enter upon, enter on and use property over a portion of the land located at 2400 Millstream Road and 2420 Millstream Road, B.C. and legally described as PID: 028-362-667, Lot 2, Sections 111 and 112 Esquimalt District Plan VIP88436 and PID: 028-362-659 Lot 1 Sections 111 and 112 Esquimalt District Plan VIP88436, which portion is made up of (i) the area shown outlined in heavy black on the reference plan prepared by James Worton BCLS 757 and certified correct on June 19, 2019 and deposited in the Land Title Office under plan numbers EPP92263 and Plan No. EPP92264 and (ii) 25 ft wide running immediately adjacent to the area described in (i) herein (collectively, the "Working Area");

BE IT RESOLVED that pursuant to section 32 of the *Community Charter*, S.B.C. 2003, c. 26 the Council of the City authorizes the City, by its employees, contractors, and agents to, in accordance with section 16 of the *Community Charter*, enter on, break up, alter, and enter into possession of the Working Area for the purpose of constructing, operating and installing a public sidewalk and retaining walls including to erect temporary fencing.

CARRIED.

8. BYLAWS

a) **BYLAW NO. 1678**

**"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give Bylaw 1678 first reading.

CARRIED.

b) **BYLAW NO. 1662**

**"Langford Zoning Bylaw, Amendment No. 466, (Omnibus No. 44 –Various
Amendments), Bylaw No. 1662, 2020".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1662.

CARRIED.

c) **BYLAW NO. 1883**

**"Langford Zoning Bylaw, Amendment No. 581, (2627 Millstream Rd), Bylaw No. 1883,
2020".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1883 first reading.

CARRIED.

d) **BYLAW NO. 1884**

**"Langford Zoning Bylaw, Amendment No. 582, (2716 and 2720 Strathmore Road),
Bylaw 1884, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1884 first reading.

CARRIED.

e) **BYLAW NO. 1885**

**"Langford Zoning Bylaw, Amendment No. 583, (1100 McCallum Rd and 2780
Spencer Rd), Bylaw No. 1885, 2020".**

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw 1885 first reading.

CARRIED.

9. **ADJOURNMENT**

Mayor Young adjourned the meeting at 5:55 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer