

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, September 19th, 2016 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

CAO J. Bowden, Administrative Assistant, J. Coneybeer, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Deputy Director of Planning, L. Stohmann.

1. CALL TO ORDER

The Chair called the meeting to order at 5:35 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council Approve the Agenda as Presented.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – September 6th, 2016

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Special Meeting of Council held on September 6th, 2016.

CARRIED.

b) Minutes of the Regular Meeting of Council – September 6th, 2016

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Regular Meeting of Council held on September 6th, 2016.

CARRIED.

4. **OTHER BOARD AND COMMISSION MINUTES**

a) **West Shore Parks & Recreation – May 12th, 2016**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the West Shore Parks & Recreation Minutes for May 12th, 2016.

CARRIED.

5. **PUBLIC PARTICIPATION**

There was no public participation.

6. **COMMITTEE RESOLUTIONS**

a) **Planning, Zoning and Affordable Housing Committee – September 12th, 2016**

1. **Application to Rezone 1128 Finlayson Arm Rd from RR4 (Rural Residential 4) Zone to RAE1 (Rural Agricultural and Eco-Tourism) Zone to allow for equestrian therapy and riding activities on the property**

MOVED BY: COUNCILLOR SAHLTROM
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Consider giving First Reading to Bylaw No. 1658 to amend the zoning designation of the property located at 1128 Finlayson Arm Road from RR4 (Rural Residential 4) to the new RAE1 (Rural Agriculture and Eco-Tourism 1) Zone subject to the following terms and conditions:
 - a) A site servicing feasibility review must be conducted, to the satisfaction of the Director of Engineering, for any development prior to issuance of a development permit.
 - 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 any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense.

CARRIED.

2. Application to Rezone 2822 and 2824 Knotty Pine Road from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) Zone to Permit a six-unit townhouse development

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHSLTROM

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2822 and 2824 Knotty Pine from R2 (One- and Two-Family Residential 2) to RM7A (Medium Density Apartment 7A), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per unit, prior to the issuance of a Building Permit:
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - 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 a construction parking plan will be provided prior to the issuance of a Building Permit
 - ii. That a stormwater management and maintenance plan should be created and registered on title for the benefit of future owners;
 - iii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense;
 - iv. That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering at the time of subdivision;
 - c) That the applicant provides a landscape plan, to the satisfaction of the Director of Planning, prior to Public Hearing; and
2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2822 and 2824 Knotty Pine Road:
 - a) That Section 6.36A.06(1) be varied to reduce the minimum setback to a front lot line to 5.57 m; and
 - b) That Section 6.36A.06(2) be varied to reduce the minimum setback to an interior side lot line to 2 m; and
 - c) That Section 4.01.01 Table 1 be varied to reduce the number of visitor parking spaces from 2 to 0; and
 - d) Subject to the applicant covenanting and agreeing that parking spaces within garages will be used for parking, and not for storage.

CARRIED.

3. Application for Development Variance Permit to allow a 47-unit townhouse development at 2309 Echo Valley Dr and a 72-unit development at 890 Bear Mountain Parkway

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances:
 - a) With regards to 890 Bear Mountain Parkway,
 - i) That Section 6.109.05(1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 5.5m to 1.0m for Lot 2;
 - ii) That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 1.0m for Lots 3-19;
 - iii) That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 3m for the principal dwelling for Lot 1;
 - iv) That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 2m for Lot 20;
 - v) That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.0m for Lot 19;
 - vi) That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 20;
 - vii) That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 1;
 - viii) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 1.5 m for Lot 1;
 - ix) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 4.8m for Lot 3;
 - x) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 5.5m for Lot 4;
 - xi) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 3;
 - xii) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 4;
 - xiii) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 270 m² for Lot 5;
 - xiv) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 279 m² for Lot 6;
 - xv) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 289 m² for Lot 7;
 - xvi) Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 299 m² for Lot 8;

- xvii) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to nil for Lots 21-28;
 - xviii) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.1m for the principal dwelling for Lot 29;
 - xix) That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow a permanent two-point turnaround in lieu of a cul-de-sac;
- b) With regards to 2309 Echo Valley Dr:
- i) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.5m;
 - ii) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 3.0m;

Subject to the following terms and conditions:

- i) That the applicant install “No Parking” signage in the two-point turnaround;
- ii) That a 6m setback be provided from the intersection point of the front lot line and rear lot line of Lot 1;
- iii) That the exterior side lot line variance provided to Lot 1 does not impede vehicular sight lines, as determined by the Director of Engineering;

CARRIED.

b) Administration and Finance Committee – September 13th, 2016
1. Write off Uncollectable Property Taxes for 2015 and 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council authorize the Treasurer to write off the sum of \$147.98 in outstanding 2016 property taxes relative to Folio 70030.190 at 19-848 Hockley Avenue, and the amount of \$311.41 in outstanding 2015 property taxes relative to folio 70390.800 at 80-2911 Sooke Lake Rd, subject to the Minister’s approval under Section 315.3 of the Local Government Act.

CARRIED.

At 5:40 pm Councillor Seaton left the meeting due to a conflict of interest.

2. 2017 Permissive Tax Exemptions – Bylaw No. 1653 - Goldstream Masonic Hall

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2017 Permissive Tax Exemption request from the Goldstream Masonic Hall located at 679 Goldstream Avenue subject to them allowing the use of their parking lot for City events taking place at Veterans Memorial Park so long as it is not being used for one of their own events.

CARRIED.

2. 2017 Permissive Tax Exemptions – Bylaw No. 1653

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council:

1. Approve the following 2017 Permissive Tax Exemption Applications:
 - i. Juan de Fuca Cadet Youth Society – The society clubhouse is located at 948 Dunford Road and is used by the local branch of the Navy League of Canada and its two Cadet Corps. The organization received a full exemption in 2016.
 - ii. Langford 50 and Up Club – The 50 and Up clubhouse is located at 2637 Sunderland Road and received a full exemption in 2016.
 - iii. Metchosin Farmers Institute – The Institute owns several properties known as the Luxton Fairgrounds which received full tax exemption in 2016.
 - iv. South Vancouver Island Rangers – The Ranger’s property is located at 3498 Luxton Road. The Society notes that they donate annually to various charities and make the grounds available for community events. A full exemption was granted in 2016.
 - v. Gordon United Church of Canada – The United Church is located at 929 and 935 Goldstream Avenue. The property was fully exempted in 2016.
 - vi. The Lighthouse Christian Academy – located at 1289 Parkdale Drive. This property was fully exempted in 2016.
 - vii. Grace Baptist Church – Located at 2731 Matson Road. The property was fully exempted in 2016.
 - viii. St. Vincent De Paul Society - This registered non-profit society operates a thrift store at 2784 Claude Road. The property was fully exempted in 2016.
 - ix. West Shore Chamber of Commerce – Even though the Chamber office is located on municipal property at 2830 Aldwynd Road, it is taxable because the Chamber is a taxable occupier of leased municipal land. Therefore, a permissive exemption is necessary. The property was fully exempted in 2016.
 - x. Bishop of Victoria - This organization owns Our Lady of the Rosary Church at 798 Goldstream Avenue. The property was fully exempted in 2016.

- xi. The Forge, formerly “Western Community Baptist Church” – Located at 2610/2612 Sooke Road. The property was fully exempted in 2016.
 - xii. Royal Canadian Legion – Located at 761 Station Avenue - The Legion provides space for Langford Emergency Social Services and the Food Bank. The property was fully exempted in 2016.
 - xiii. Westwind Plaza (JV) Properties Ltd. – This property is the Goudy Library at 119-755 Goldstream Avenue. We have also included this property in the bylaw as this is a city initiated exemption. This property was fully exempted in 2016.
 - xiv. Habitat for Humanity - This property is located at 849 Orono. They are a not-for-profit organization and is a registered charity under the Income Tax Act of Canada. The property was fully exempted in 2016.
 - xv. Victoria Conservatory of Music – This property is located in the YM/YWCA Building and occupies unit #210-1314 Dumont Ave. The Society provides music activities and education for the residents of Langford. This property was fully exempted in 2016.
 - xvi. Victoria Association for Community Living – This property is located at 157-2745 Veterans Memorial Parkway. The Association provides support services to children, youth and adults with developmental disabilities, and to their families. The Association is a registered non-for-profit society.
 - xvii. Island Corridor Foundation – E&N Corridor on Vancouver Island. This property was not exempted in 2016; AND
- 2) That Council proceed to give Tax Exemption Bylaw No 1653, 2016 the first three readings at the Regular Council Meeting of September 19, 2016.

CARRIED.

At 5:44 pm Councillor Seaton returned to the meeting.

3. Monthly Approval of Accounts Payable – March to August, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the City of Langford disbursements from March to August 2016 as outlined in the Accounts Payable Report dated September 1, 2016.

CARRIED.

c) Transportation and Public Works Committee – September 13th, 2016

1. Glen Lake Road Speeding Concerns

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff not to lower the speed limit on Glen Lake Road between Sooke Road and Jenkins Avenue to 40km/h at this time.

CARRIED.

2. McCallum Road Speeding Concerns

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to the posted speed limit of 50km/h on McCallum Road between Millstream Road and Leigh Road.

CARRIED.

3. 1330 Creek Side Trail Driveway Paving Request

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to paving the driveway at 1330 Creek Side Trail and advise the resident accordingly.

CARRIED.

4. Players Drive and Spirit Ridge Speeding Concerns

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to the posted speed limit of 50km/h on both Players Drive and Spirit Ridge.

CARRIED.

5. 3167 Glen Lake Road Tree Removal

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to do nothing at this time with respect to the request to remove trees near 3167 Glen Lake Road.

CARRIED.

7. REPORTS

- a) **Pre-Approval Request for General Contractor – Rugby Canada Facility
- Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council pre-approve the selection of the General Contractor during the week of September 20th, 2016 based on the evaluation as laid out in the RFP as long as the cost is within the proposed budget for the construction of the building.

CARRIED.

8. BYLAWS

- a) **BYLAW NO. 1501
“City of Langford Nuisance Abatement Bylaw No. 1501, 2016.”
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1501.

CARRIED.

- b) **BYLAW NO. 1653
“City of Langford Permissive Tax Exemption Bylaw No. 1653, 2016.”
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1653 First, Second and Third Reading.

CARRIED.

- c) **BYLAW NO. 1564**
“City of Langford Business Licence and Business Regulation Bylaw, No. 1564, Amendment No. 6, 2016.”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1564

CARRIED.

- d) **BYLAW NO. 1595**
“City of Langford Revitalization Tax Exemption Bylaw No. 1595.”
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1595.

CARRIED.

- e) **BYLAW NO. 1620**
“Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016.”
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1620.

CARRIED.

- f) **BYLAW NO. 1647**
“Langford Zoning Bylaw, Amendment No. 459, (Hotel Definition), 2016.”
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1647.

CARRIED.

- g) **BYLAW NO. 1656**
“Tax Exemption Non-Profit Affordable Housing Bylaw No. 1656, 2016.”
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1656.

CARRIED.

- h) **BYLAW NO. 1657**
“City of Langford Housing Agreement (798 Harrier Way) Bylaw No. 1657, 2016.”
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1657.

CARRIED.

- i) **BYLAW NO. 1658**
“Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016”.
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1658 First Reading.

CARRIED.

9. **ADJOURNMENT**

The Chair adjourned the meeting at 5:50 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Administrator