

CITY OF LANGFORD

PUBLIC HEARING REPORT

Monday, April 19, 2021 @ 5:30 p.m.

**Due to COVID-19 Council Chambers is Closed to the Public
Meeting by Video and Teleconference**

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Director of Engineering, M. Mahovlich; Director of Planning and Subdivision, M. Baldwin; Director of Finance, M. Dillabaugh; Fire Chief, C. Aubrey Manager of Legislative Services, M. Watmough; Manager of IT, K. Dube; and IT Support Specialist, C. Lowe.

By Telephone: Manager of Parks and Recreation, C. Manton; Deputy Director of Finance, Audrey Kryklywyj-Shortreid.

PUBLIC HEARING

- a) BYLAW NO. 1761
“Langford Zoning Bylaw, Amendment No. 523, (2120 Millstream Rd), Bylaw
No. 1761, 2021”**

The Mayor opened the Public Hearing for Bylaw No. 1761 at 5:33 pm.

Director of Planning Matthew Baldwin advised that Mike Wignall has applied on behalf of 448708 BC Ltd, and Grand Eagle Investment Ltd. to amend the zoning of 2120 Millstream Road from the RR4 (Rural Residential 4) Zone to the RS1 (Residential Small Lot 1) Zone.

This is being proposed in order to allow for the development of 37 single family homes, and 47 townhouses.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

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

1. That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to issuance of a building permit:
 - a. \$3,960 per small lot one family dwelling towards the General Amenity Reserve Fund;
 - b. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund;
 - c. \$3660 per townhouse unit towards the General Amenity Reserve Fund; and
 - d. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;

2. That a neighbourhood Park be dedicated to the City to the satisfaction of the Parks Manager prior to subdivision approval;
3. That the applicant registers, prior to Bylaw Adoption, road dedication for the amount of frontage necessary along Millstream Road.
4. The applicant will agree, through a Section 219 Covenant registered on title prior to Bylaw Adoption, to provide the following to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering:
 - a. Submit and implement a stormwater management plan;
 - b. Complete full frontage improvements;
 - c. Provide a Construction Parking Management Plan;
 - d. Construct a temporary turnaround if required;
 - e. Dedicate to the City the internal roads, Longspur and Kingbird; and
 - f. Complete any necessary infrastructure or servicing upgrades or extensions.
5. That the applicant will also agree within a Section 219 Covenant registered on title prior to Bylaw Adoption, the following:
 - a. To submit fire underwriters survey (FUS) calculations prior to the issuance of a Development Permit to develop the property;
 - b. Acknowledge proximity to Western Speedway and the potential nuisance this establishment may cause to future home owners;
 - c. To submit a fire safety plan prior to the issuance of development permit; and
 - d. To covenant the non-disturbance areas along the westerly and easterly property boundaries as shown on the conceptual site plan.

This proposal is consistent with the Official Community Plan Neighbourhood designation.

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

The Mayor called a first time for presentations.

K. Stewart, Stone Gate - 3 general points to make. 1) Congratulations to the Mayor and Council for their outstanding support during Covid 19. 2) Public recognition of Mike Wignall for his outreach to the Stone Gate community. 3) Will the covenant be registered to the city? What guarantee of future owner of townhomes will not change the eco designation of the area.

Matthew Baldwin, Director of Planning and Subdivision – responded that any future changes to the covenant would need to be brought in front of Council for approval.

Mayor Young called a second time for presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1761 closed at 5:38 p.m.

**b) BYLAW NO. 1952
“Langford Zoning Bylaw, Amendment No. 614, (753 and 761 Station Ave), Bylaw
No. 1952, 2021”**

The Mayor opened the Public Hearing for Bylaw No. 1952 at 5:38 pm.

Councillor Lanny Seaton left meeting at 5:38 p.m. due to conflict with Bylaws 1952 and 1958. He is a member of the Board of Legion. He is a member of the Seniors Low-cost Housing Committee.

Director of Planning Matthew Baldwin advised that Norm Scott of the Royal Canadian Legion has applied to amend the zoning of 753 and 761 Station Avenue from the Medium-Density Apartment (RM7) Zone and the District Commercial (C3) zone to the City Centre (CC1) Zone.

This is being proposed in order to allow for the development of a new Legion Hall, a banquet hall, accommodations for Wounded Warriors, and a 65-unit affordable housing facility that would include commercial space on the ground floor.

This proposal is consistent with the Official Community Plan City Centre designation, and as part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of this application, the applicant has agreed to provide the following for any dwelling rented at market value:

- \$2,850 towards the General Amenity Fund; and
- \$750 towards the Affordable Housing Fund

subject to the reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy. Council has agreed to waive Amenity Contributions for dwellings that are rented as non-profit affordable units.

The applicant also agrees to provide, prior to Bylaw Adoption, a Section 219 covenant that agrees to the following:

- That full frontage improvements, a storm water management plan, and a construction parking management plan be provided to the satisfaction of the Director of Engineer prior to issuance of a building permit;
- That 100% of the residential parking spaces include an energized outlet capable of providing Level 2 charging; and
- That an event at the Banquet Facility and Legion Hall do not occur at the same time.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing

for Bylaw No. 1952 closed at 5:41 p.m.

**c) BYLAW NO. 1958
“Langford Zoning Bylaw, Amendment No. 618, (741 Station Ave), Bylaw
No. 1958, 2021”**

The Mayor opened the Public Hearing for Bylaw No. 1958 at 5:41 pm.

Director of Planning Matthew Baldwin advised that Jan Robertson of Western Community Low-Cost Housing Society has applied on behalf of the Provincial Rental Housing Corporation to amend the zoning of 741 Station Avenue from the RM4 (Apartment – Senior Citizens) to the CC1 (City Centre) Zone.

This is being proposed in order to allow for the development of a 106-unit seniors rental apartment building with ground floor commercial.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

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

1. That the applicant will agree, through a Section 219 Covenant registered on title prior to Bylaw Adoption, to provide the following to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering:
 - a. Complete full frontage improvements;
 - b. Submit and implement a stormwater management plan; and
 - c. Provide a Construction Parking Management Plan.
2. That the applicant will also agree within a Section 219 Covenant registered on title prior to Bylaw Adoption, 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:
 - i. Energized outlets shall be labelled for the use of electric vehicle charging;
 - ii. 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
 - iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

Council has also agreed to the following:

- a) Waive the Affordable Housing Reserve Fund and General Amenity Reserve Fund contributions;
- b) Delete the RM4 (Apartment – Senior Citizens) Zone from the Bylaw No. 300; and
- c) Authorize the Director of Planning to issue the following variances within the development permit:
 - i. Reduce the number of onsite parking stalls from the required 133 to 110; and
 - ii. Reduce the number of onsite bicycle parking spaces for the residential use from the required 106 to 42.

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

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1958 closed at 5:44 p.m.

d) BYLAW NO. 1970
“Langford Zoning Bylaw, Amendment No. 622, (757 and 765 Latoria Rd), Bylaw No. 1970, 2021”

The Mayor opened the Public Hearing for Bylaw No. 1970 at 5:44 pm.

Councillor Lanny Seaton returned to meeting at 5:45 p.m.

Director of Planning Matthew Baldwin advised that Brant and Sandra Hoff have applied on behalf of Sylvia and Shane Jamieson to amend the zoning of 757 and 765 Latoria Road from the RR6 (Rural Residential 6) Zone and RR2 (Rural Residential 2) Zone to the R2 (One- and Two-Family Residential) Zone.

This is being proposed in order to allow for the development of 28 single family lots.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of this application, the applicant has agreed to provide the following to the City as a bonus for increased density:

- b. \$3,960 per small lot one family dwelling towards the General Amenity Reserve Fund prior to issuance of a building permit;
- c. \$660 per small lot one family dwelling towards the Affordable Housing Reserve Fund prior to issuance of a building permit;
- d. \$113,448 to the General Amenity Reserve Fund in lieu of 5.8% open space, prior to subdivision approval;

AND as a condition of rezoning the applicant will provide, prior to bylaw adoption a Section 219 Covenant registered in priority over all other charges on title that agrees to the following:

- That a stormwater management plan will be submitted and implemented to the satisfaction of the Director of Engineering;
- That full frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;

- That a Construction Parking Management Plan is provided and implemented to the satisfaction of the Director of Engineering;
- That 2,298.7 m² of the land be retained as open space, with a non-disturbance covenant registered for 1,225.7 m² of the land in the southwest corner of the development;
- That A landscape plan shall be provided at the time of development permit for the portion of open space intended to be re-planted; and
- That the proximity of the development to the South Vancouver Island Rangers gun range, and the potential nuisance this establishment may cause to future home owner is acknowledged;

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 Mayor called a first time for presentations.

C. Heddon, Goldstream Ave –Main concern is traffic volume. Would like clarification when we will see improvements to frontage. This will be a growing issue in South Langford as development continues. Concern about council/staff to develop connectivity to the community.

Michelle Mahovlich Director of Engineering and Public Works – responded that there is master plan to the community. Which includes sidewalks and conductivity, pedestrians, cyclists, and vehicles.

Mayor Young called a second time for presentations.

L. Plomp, Whimfield Terr – Strong opposition to this proposed development. Due to another development already pending for final approval. Not allowing one to complete before starting another curtails participation from public. Quiet neighbourhood disrupted by blasting for 7 months in 2019, 11 months in 2020. And no let up in 2021. Along with increased construction noise. Construction traffic dust and grime everywhere. Concerned about the need for more blasting to area for 2 more years. Concern about the lack of greenspace available. The 30% designated greenspace being chipped away. Why does council no longer care about maintaining greenspace? Developer only concerned about land development and not providing sidewalks or other amenities to the community. Lot sizes are too small. City not meeting its own standards.

C. Heddon, Goldstream Ave – Timelines for improvements. Will the improvements be done in line with the development or will the cash in lieu be held?

Michelle Mahovlich, Director of Engineering and Public Works – responded development improvements are typically done at the end of the project.

Mayor Young called a third and final time for speakers.

J. Steingard, Developer – Available for questions. Proud of the development in the area. Believes the development is a good fit for the area. Frontage improvements to be done at the end of project.

The Mayor declared the Public Hearing for Bylaw No. 1970 closed at 6:01 p.m.

**e) BYLAW NO. 1844
“Langford Zoning Bylaw, Amendment No. 564, (647 Goldstream Ave), Bylaw
No. 1844, 2021”**

The Mayor opened the Public Hearing for Bylaw No. 1844 at 6:02 pm.

Director of Planning Matthew Baldwin advised that Matthew McKay of DB Services has applied on behalf of 1138270 BC Ltd. to rezone 647 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone.

This is being proposed in order to allow for the development of two multi-family buildings of approximately 160 dwelling units in two buildings limited to six storeys in height and ground floor commercial space facing Goldstream Avenue.

This proposal is consistent with the Official Community Plan City Centre designation, and as part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In Council’s resolution of January 18th, 2021, Council requested that the applicant provide the following, prior to Public Hearing:

- i. Detailed renderings, elevations, floor plans and a site plan of the proposed development that clearly illustrates the proposal, all of which complies with the CC1 zone; and
- ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;

These items have been provided.

Council’s resolution of January 18th, 2021 also asked staff to investigate a “right in right out” traffic flow plan for the building.

Following several discussions with the applicants in regards to access, they have respectfully requested that access be from Fairway Avenue only. In support of this concept, the applicant has suggested that:

- Goldstream Avenue is a higher order street than Fairway Avenue and direct access to and from Goldstream Avenue presents a greater opportunity for conflict;
- The Traffic Impact Assessment does not indicate that access only from Fairway Avenue will be problematic;
- Eliminating access from Goldstream Avenue would result in a continuous commercial façade on Goldstream Avenue, which would be a preferable streetscape for Goldstream Avenue;

As a minor point, a continuous commercial façade on Goldstream Avenue would also likely eliminate the opportunity for people to congregate and smoke on the sidewalk, under the CRD Anti-Smoking Bylaw;

With respect to pedestrian safety on Fairway Avenue, the applicant is obligated to construct full frontage improvements along the frontage of Fairway Avenue. Council could fund the remainder of sidewalk and frontage improvements along the north side of Fairway Avenue from the Priors to Veterans Park using a

combination of amenity contributions from this development and gas tax revenue. This work could be completed by the end of 2022.

In support of this application, the applicant has agreed to provide the following as a bonus for increased density:

- i. \$750 per dwelling unit towards the Affordable Housing Fund;
- ii. \$2,850 per dwelling unit towards the General Amenity Reserve Fund; and
- iii. \$10.75 per square meter of commercial floorspace towards the General Amenity Reserve Fund.

All of this would be subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy. These contributions will be made prior to issuance of a Building Permit.

The applicant also agrees to provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- a) That the site be developed with a maximum height limit along the Fairway Avenue side of six-storeys and a maximum height limit along the Goldstream Avenue side of six-storeys;
- b) That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
- c) That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures that 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;
- d) That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- e) 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 that
 - i. Energized outlets shall be labelled for the use of electric vehicle charging;
 - ii. 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
 - iii. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
- f) That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
- g) That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.

In addition to the requirements of zoning, Council's resolution also authorize the Director of Planning it issue the following variances in the Form and Character Development Permit for 647 Goldstream Avenue:

- a) That Section 6.57.06(2)(a) be varied to reduce the minimum front lot line setback from the required 4.0m to 3.0m;
- b) That Section 6.57.08(2) be varied to permit parking stalls adjacent to a highway be screened by decorative fencing and landscaping as opposed to a building containing an active use; and

- c) That Section 6.57.08(3) be varied to reduce the minimum landscaped strip between surface parking and an interior side lot line from the required 3.0m to 1.0m;

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

The Mayor called a first time for presentations.

Mike Wignall, Goldstream Ave - On behalf of Owner and Developer. Project history. The purchase of property in 2019. CC1 rezoning gave the potential for larger buildings to be designed. The public concerns changed the design of the 2 towers proposed. Access from Fairway was examined. Addition of sidewalks will reduce concern for safety.

L. Price, Fairway Ave – Exit on Fairway is unacceptable, too much pedestrian traffic. It will destroy the neighbourhood. Going to have a huge impact on Veterans Memorial Park. Only a stop sign at the golf course. There will be too much traffic leaving the area. Wants 6 storey building to 4 storey building. Does not make planning sense. Looking for variances on setbacks. Will be no greenspace. Worried about people smoking on Goldstream Ave, but not worried about them smoking on Fairway Ave. Impact of houses on septic. Horrible Planning. Increase of traffic.

K. Motin, Fairway Ave – Major concerns about increased density of pedestrians. Cyclist safety. Proposing only partial sidewalks. Requesting complete sidewalks to Aldwyn Rd. Would Like crosswalks added as well. Speed control at golf course area. Echo concerns of right in and right out on Goldstream Ave. Variances cannot be reduced. The public engagement for the development was under planned.

N. King, Hillside Ave – Watt Consulting on behalf of the owner and developer. Traffic review done. The rates were low. Sidewalks to extend for pedestrian use. No needed crosswalks.

Mayor Young called a second time for presentations.

Matthew McKay, Hockley Ave - Developer of project. Rental development so the property will be maintained. Location of driveway to be moved directly across from golf course. Redevelopment of owners in the area.

N. Scott – What does this do to Veteran’s Park in regard to traffic flow during Special events.

Michelle Mahovlich Director of Engineering and Public Works responded - In cases of special events we do work with the community to prevent traffic flow concerns.

R. Lau Siemers, Goldstream Ave – Sent a letter to Council and staff. Wanted to thank Mr. Baldwin for providing answers. Understands need for growth and progress. Only question is why can’t this development be 4 storeys high?

K. Motin, Fairway Ave - Question for DB Services about moving the driveway.

Mayor Young called a third and final time for speakers.

D. Bezna, Granderson Rd – Concern about the density. Lots of traffic on Goldstream Ave. Buildings are too high. Consider lower to 4 storeys. Use Goldstream as an in and out access.

L. Price, Fairway Ave – Traffic study done in summer during Covid. Fairway and Grainger no room for left turn.

J. Scott, Fairway Ave – Concerns about changes to neighbourhood. Primary concerns about traffic. No room for pedestrian traffic. Smoking on sidewalks and streets. Reviewing the traffic study. Study did not use option of Goldstream Ave exit. Questions need to be asked. First how many units are proposed. What is the square footage of the development? Where is it located? How many parking stalls are provided? How many parking spots will there be carved out of the narrow Fairway Ave?

Matthew Baldwin Director of Planning and Subdivision responded 160 units are proposed. The number of parking spots is unknown at this stage in development.

J. Scott, Fairway Ave – Council resolution to be considered. Entrance/exit on Goldstream Ave. Sidewalks running length of Fairway Ave. Asking developer to accommodate smoking on property. 103 letters written about this Bylaw. Petition sent in received 246 signatures opposed to the development. Photos reflect the condition of roadway. Concerned with traffic.

The Mayor declared the Public Hearing closed at 6:52, it was noted that there was another caller and the Public Hearing was re-opened.

H. Power, Fairway Ave – Concerns about traffic and lack of sidewalks. Concerned about safety.

The Mayor declared the Public Hearing for Bylaw No. 1844 closed at 6:54 p.m.