

**CITY OF LANGFORD**  
**PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE**  
**Monday, February 8<sup>th</sup>, 2010, 7:00 pm**  
**Council Chambers**

**AGENDA**

**Page**

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. ADOPTION OF THE MINUTES**

a) **Planning, Zoning & Affordable Housing Committee Meeting – January 25<sup>th</sup>, 2010**

**1**

**4. REPORTS**

a) **Application to rezone the property at 2645 Peatt Rd from R2 (One and Two-Family Residential) to RM7A (Medium Density Apartment A) in order to create approximately eight (8) residential units.**

- **Staff Report (File No. Z-09-18)**

**4**

**5. ADJOURNMENT**

**CITY OF LANGFORD**  
**MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING**  
**COMMITTEE**

**Monday, January 25<sup>th</sup>, 2010, 7:00 pm**

**Council Chambers**

**PRESENT**

Councillor L. Szpak (Chair), Councillor D. Blackwell (Vice-Chair); Members: A. Creuzot, M. Hall, S. Harvey; and N. Stewart.

**ATTENDING**

Senior Planner, Leah Stohmann, Senior Planner, Leanne Blackwood and Deputy Manager of Engineering, Michelle Mahovich.

**ABSENT**

Members: J. Butler-Smyth, and L. Kaye

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:04 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: S. HARVEY

SECONDED: M. HALL

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as presented.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee – January 11<sup>th</sup>, 2010**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of January 11<sup>th</sup>, 2010 meeting be adopted as circulated.

CARRIED.

#### **4. REPORTS**

- a) Application to rezone 936 Flatman Avenue (McCormick Meadows) from AG1 (Agriculture 1) to a new Comprehensive Development zone to allow for the development of approximately 501 residential units.  
- Staff Report (File No. Z-09-24)**

MOVED BY: M. HALL  
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from AG1 (Agriculture 1) to a new CD (Comprehensive Development) zone in order to accommodate the development of the property as shown on the plan presented by the applicant, subject to the following terms and conditions:
  - a) That as a bonus for increased density on the subject property, the applicant agrees to provide the following contributions at the time of subdivision of single family lots and prior to building permit for townhouse and apartment units:
    - i) \$4,800 per unit plus \$4.96 per m<sup>2</sup> of lot area toward the General Amenity Reserve Fund;
    - ii) \$2,500 per unit toward the City Park Reserve Fund;
    - iii) \$1,500 per unit toward the ALR Acquisition Fund;
    - iv) \$500 per unit toward the Affordable Housing Reserve Fund; and
    - v) Ten single-family affordable houses or a variety of affordable housing of similar value;
    - vi) Transfer the 4.92 ha (12.16 ac) property located at 940 Latoria Road to the City;
  - b) That Council direct staff to amend the South Langford Neighbourhood Plan designation of the subject property from Suburban to Comprehensive Development;
  - c) That Council direct staff to further review the Traffic Impact Study, prior to first reading, to determine the costs associated with the recommended off-site improvements;
  - d) That the applicant revise the stormwater management plan that was submitted and that this plan be reviewed and approved by staff, prior to public hearing, to the satisfaction of the City Engineer;
  - e) That a revised lot layout be submitted, in accordance with the Edge Planning Guidelines of the ALC, prior to public hearing;
  - f) That the applicant provide a nuisance easement in favour of the South Vancouver Island Rangers gun range, prior to bylaw adoption;
  - g) That the applicant provide a nuisance easement in favour of Agriculture, prior to bylaw adoption;
  - h) That the applicant provide, prior to bylaw adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
    - 1) That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 500 standards, to the satisfaction of the City Engineer;
    - 2) That the property will be developed according to the recommendations outlined in the Wildland Urban Interface Fire Hazard Assessment Report, dated November 7<sup>th</sup>, 2009 by Strathcona Forestry Consulting;

- 3) That the property will be developed according to the recommendations outlined in the Environmental Impact Assessment Report, dated November, 2009 by ENKON Environmental Ltd.;
- 4) That the property will be developed according to the recommendations outlined in the stormwater management plan, as noted in item d) above, and to the satisfaction of the City Engineer;
- 5) That the applicant enter into a Development Servicing Agreement to complete the off-site road improvements recommended in the Traffic Study, prior to the issuance of any Building Permit;
- 6) That the applicant construct a 2 metre wide trail with a 1 metre wide maintenance strip on either side, with a maximum slope of 10% without a handrail and 15% with a handrail, with any grade changes between the adjacent property lines and the trail surface retained by a retaining wall, with 4 ft high black chain link fencing on the side of the trail adjacent to homes and additional fencing where the trail is adjacent to steep slopes or other hazards as deemed as such by the City and that all trails be topped with 100 mm thickness of 'Pathway mix' or approved equal;
- 7) That prior to issuance of a development permit, the applicant submit a tree retention plan, by an arborist, that addresses and provides recommendations to mitigate the effects of development on that portion of the property that is proposed to be dedicated as open space or for trail purposes;
- 8) That prior to any subdivision of the lands, the applicant will ensure that emergency access to the existing driveway on 940 Latoria is established to the satisfaction of the Fire Chief and that a statutory right-of-way that permits emergency road access through the subject property to the driveway on 940 Latoria Road is registered on title of the subject property;
- 9) That the applicant install privacy fences along lot lines adjacent to neighbours where appropriate;
- i) That Council direct staff to work with the applicant to finalize an alternative affordable housing amenity proposal, prior to first reading; and
- j) That staff work with the applicant to explore opportunities for horses to be permitted to access the perimeter trail.

CARRIED.

### **ADJOURNMENT**

The Chair adjourned the meeting at 8:15 p.m.

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CHAIR

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CERTIFIED CORRECT  
(Administrator)



SCANNED

**Staff Report**

to

**Planning, Zoning and Affordable Housing Committee**

**Date:** February 8<sup>th</sup>, 2010  
**File:** Z-09-18  
**Subject:** Application to rezone the property at 2645 Peatt Road from R2 (One and Two-Family Residential) to RM7A (Medium-Density Apartment A) in order to create approximately eight (8) residential units

**PURPOSE**

Victoria Design Group is applying on behalf of Skadberg Holdings Inc. to amend the zoning designation of the property at 2645 Peatt Road from R2 (One and Two-Family Residential) to RM7A (Medium-Density Apartment A) in order to create an eight (8) unit residential development.

**BACKGROUND**

In 1997, Council amended the OCP designation of the subject property designating that the property may include single family dwellings. There have been no other previous applications made to the City of Langford Planning Department with respect to the subject property.

**APPLICATION DATA**

**Table 1**

Applicants	Victoria Design	
Owners	Skadberg Holdings	
Location	2645 Peatt Road	
Legal	Lot 1, Section 109, Esquimalt District, Plan 23389	
Size of Property	782 m <sup>2</sup> (8,417 ft <sup>2</sup> )	
DP Areas	Multi-Family	
	<b>Current:</b>	<b>Proposed:</b>
Zoning	R2 (One and Two-Family Residential)	RM7A (Medium-Density Apartment A)
OCP Designation	Neighbourhood	Neighbourhood

**Table 2 – Development Proposal**

	Permitted by RM7A Zoning	Proposed Development
Height	Maximum = 9m (29 ft)	9m (29ft)
Site Coverage	Maximum = 50%	19.26%
Density of Development	FSR Maximum = 1.0	1.0
Front Yard Setback	Minimum = 7.5m (25 ft)	4.6m (15ft)
Interior Side Yard Setback	Minimum = 3m (10ft)	1.2 m (4ft)
Exterior Side Yard Setback	Minimum = 7.5m (25ft)	2.6m (8.8ft)
Rear Yard Setback	Minimum = 7.5m (25 ft)	4.7m (15.4 ft)
Parking Requirement	Required: 1.75 spaces per unit = 14 spaces	14 on-site spaces

**SITE AND SURROUNDING AREAS**

The subject property is located on the east side of Peatt Road one property south of Fire Hall No 1 and is located at the corner of Peatt Road and Arncote Avenue.

**Table 3 - Surrounding land uses**

	Zoning	Use
North	P2 (Community Institutional)	Fire Hall
East	R2 (One- and Two-Family Residential)	Single Family Residence
South	R2 (One- and Two-Family Residential)	Single Family Residence
West	R2 (One- and Two-Family Residential)	Single Family Residence

**COUNCIL POLICY**

**OFFICIAL COMMUNITY PLAN**

The Official Community Plan Bylaw No. 1200 designates the subject property as **Neighbourhood**, as defined below:

**Neighbourhood**

- *Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites;*
- *This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit;*
- *Retail serving local residents is encouraged along transportation corridors;*
- *Home-based businesses, live-work housing is encouraged;*
- *Parks, open spaces and recreational facilities are integrated throughout the area;*
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections; and*
- *Transit stops are located where appropriate.*

As noted above, the applicant's proposal of medium density housing complies with this designation and would permit the subject property to be developed according to the OCP.

#### LAND USE AND ZONING

The applicant wishes to rezone the subject property rezoning from R2 (One and Two-Family Residential) to RM7A (Medium-Density Apartment A) in order to construct approximately eight (8) residential units. The development proposal complies with the permitted use and density allowed in the RM7A zone.

#### ENVIRONMENTAL PROTECTION

The subject property is not within any environmentally sensitive or hazardous Development Permit Areas.

#### PUBLIC SAFETY

Bylaw No. 500 specifies that there must be a fire hydrant within 150m (492ft) of the centre of each building envelope in a residential subdivision as measured along the access route that shall be travelled by emergency response personnel. As the nearest fire hydrant is 20 meters away located on the west side of Peatt Road, a new fire hydrant will not be required.

The Fire Department requests a Construction Fire Safety Plan prior to Building Permit. This can be a condition of a Development Permit if Council chooses to support this application.

#### BUILDING AND SITE DESIGN

This development proposal, if supported by Council, will be subject to a form and character Development Permit for *Multi-Family Residential*. Council's Design Guidelines for *Multi-Family Residential* include the following:

- All new developments are encouraged to incorporate river rock as a façade treatment;
- Sloping, variations in the character of rooflines, gables, and dormers to achieve the effect of a residential building;
- Building materials and colours which are compatible with, and enhance surrounding development
- All new developments should provide landscape screening to adjacent properties.

Council may wish to have the applicant provide a revised set of plans to ensure adherence to Council's Design Guidelines, prior to Public Hearing and to the satisfaction of the City Planner. This would include shifting the whole project 1 meter west to ensure at least a 1 meter strip of landscaping would occur along the eastern lot line to provide landscape screening to the adjacent properties.

#### VARIANCES

As shown in Table 2, the applicant has requested four variances to the minimum setbacks required in accordance with RM7A zone. If Council chooses to support these variances, they can be granted through the Development Permit process by the City Planner.

#### PARKING REQUIREMENTS

Zoning Bylaw No. 300 states that 1.75 parking spaces shall be provided for an apartment unit. The site plan demonstrates this requirement can be provided (14 spaces). Staff recommend that each unit gets an allocated parking stall and that the remaining 0.75 per unit be 'uncoupled parking', which would not be allocated as limited common property, but would serve as visitor and over-flow parking for the project. Council may wish to secure this uncoupled parking by a

Section 219 covenant registered on title that would ensure the 0.75 per unit parking spaces are non allocated.

#### SUSTAINABLE STORMWATER MANAGEMENT

The applicant will need to provide a Site Drainage Plan by a registered professional that addresses stormwater management prior to Public Hearing.

#### INFRASTRUCTURE

In the near future, the Subdivision and Servicing Bylaw #500 is proposed to be replaced by Subdivision and Servicing Bylaw #1000. Currently, sidewalks on Arncote Avenue (which will be required as part of this project) would have to be constructed of concrete. The new Bylaw #1000, when adopted, will require this area to have the burgundy brick paver standard. As the intent is to move toward this standard, Council may wish to have the applicant provide a brick paver sidewalk along the Arncote Road frontage to the satisfaction of the City Engineer and to meet the intended standard of Bylaw #1000. Council may wish to secure this request through a Section 219 covenant.

West Shore Environmental Services has no objection to this rezoning application subject to the following terms and conditions.

- WSES records show that this property is currently serviced and connected to municipal sewers.
- There is an existing 100mm diameter sewer service off Peatt Road. Providing the size is adequate, this service should be utilized to service the new development.
- The developer shall provide engineering drawings detailing any proposed sewer system extensions for the new development.
- Any sewer extensions within the municipal road right-of-way will be constructed by WSES forces at the developer's expense.
- Any on-site sewers shall be constructed and paid for by the developer.

#### ROAD DEDICATION

The City requests that the applicant provide a 5 x 5 meter road dedication at the south west corner in order to ensure safe sight lines for vehicular movements. Council may wish to request that the Road Dedication be provided prior to Final Adoption.

#### REFERRAL COMMENTS FROM EXTERNAL AGENCIES

Westshore Environmental Services comments are shown above in the section titled: "Infrastructure".

### **FINANCIAL CONTRIBUTIONS AND DENSITY BONUSING**

#### AMENITY CONTRIBUTIONS

As per Council's Affordable Housing, Parks and Amenity Contribution Policy, the applicant is required to provide \$4,400 per residential unit (City Centre Area) to Langford as an amenity for increased density at the time of rezoning (please refer to Table 6 for amenity contributions). Open space and affordable home contributions are not applicable to this project.

**FINANCIAL IMPLICATIONS**

Rezoning the subject property to residential zones that permit higher densities of development may increase the assessed value of the property, and this will increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the development cost charges (DCCs) are provided in the following table.

**Table 4 – Development Cost Charges**

Development Cost Charges		
• Roads	\$2,184 per unit	\$17,472
• Storm Drainage	\$1.34 per m2 of site area	\$1,047.88
• Park Improvement	\$1,100 per unit	\$8,800
• Park Acquisition	\$1,890 per unit	\$15,120
• Integrated Survey Area (ISA)	\$35 per unit	\$280
• CRD Water	\$2,653.14 per unit	\$21,225.12
• School Site Acquisition	\$698 per unit	\$5,584
<b>Total DCC's</b>		<b>\$69,529</b>

**Table 5 – Amenity Contributions**

Contribution	City Centre Area
General Amenity Fund	\$2,000 per unit
City Park Fund	\$1,000 per unit
Archeological Fund	\$100 per unit
Downtown Beautification Fund	\$400 per unit
Traffic Guards School Fund	\$100 per unit
Fire Truck Fund	\$300 per unit
Housing Fund	\$500 per unit
<b>Total Contributions</b>	<b>\$4,400 per unit (\$35,200)</b>

**OPTIONS**

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

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from R2 (One- and Two-Family Residential 1) to RM7A (Medium-Density Apartment A), subject to the following terms and conditions:

**a) 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:**

- i) \$2,900 towards the General Amenity Reserve Fund;
- ii) \$1,000 towards the City Park Reserve Fund; and
- iii) \$500 towards the Affordable Housing Reserve Fund.

**b) That prior to public hearing:**

- i) The applicant provide assurance to the satisfaction of the City Engineer that storm water can be managed as required by the current bylaws; and
- ii) The applicant provide a revised set of plans to ensure adherence to Council's Design Guidelines and to the satisfaction of the City Planner.

**c) That prior to adoption of any bylaw to rezone the subject property, the applicant provides a Section 219 Covenant, registered on title that agrees to the following:**

- i) That addresses will be posted at the entrance to the development (as a freestanding sign) as well as on each home;
- ii) That the applicant construct the interlocking brick pavers as shown on the site plans provided at the Public Hearing;
- iii) That each residential unit will get 1 parking space allocated and the remaining 0.75 per unit of parking spaces are non allocated as limited common property and remain as visitor and overflow parking, and
- iv) That the applicant provide a brick paver sidewalk along the Arncote Road frontage to meet the intended standard of Bylaw #1000 and to the satisfaction of the City Engineer.

**d) That prior to final adoption of any bylaw to rezone the subject property, the applicant provide a 5 X 5 meter road dedication at the south west corner of the lot to ensure safe sight lines for vehicles.**

**AND**

2. That as a condition of building permit, frontage improvements along Peatt Road and Arncote Avenue be provided to Subdivision and Servicing Bylaw No. 500 standards, to the satisfaction of the City Engineer.

**AND**

3. Direct the City Planner to issue the requested setback variances within the required Development Permit.

OR

4. Reject this application for rezoning.



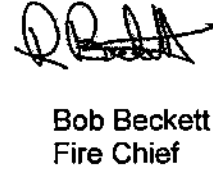
Matthew Baldwin, MCIP  
City Planner



Grant Liebscher  
Planner



Jason Parks  
Parks Manager



Bob Beckett  
Fire Chief



Michelle Mahovich, P. Geo.  
Deputy Manager of Engineering  
:gl



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

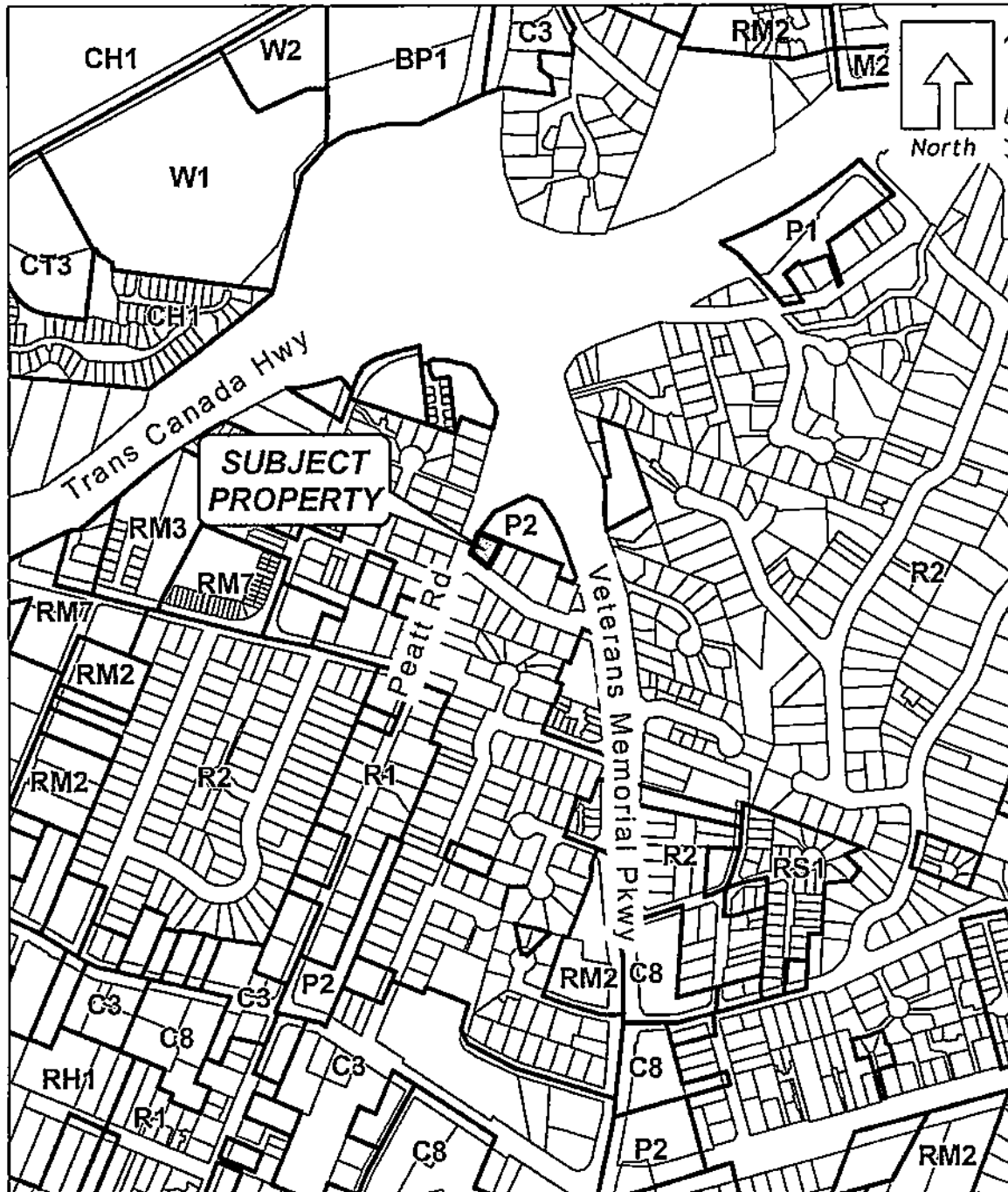




The architectural drawings for Block 2 consist of the following elements:

- Elevations:** Four exterior elevations of a two-story building, labeled 'North Elevation', 'East Elevation', 'South Elevation', and 'West Elevation'.
- Floor Plans:** Three floor plans labeled 'Upper Floor Plan', 'Middle Floor Plan', and 'Lower Floor Plan', showing room layouts and structural details.
- Specifications:** A list of materials and finishes including:
  - 1. 1/2" Plywood
  - 2. 1/2" Gypsum Board
  - 3. 1/2" OSB
  - 4. 1/2" Drywall
  - 5. 1/2" Cement Board
  - 6. 1/2" Insulation
  - 7. 1/2" Vapor Barrier
  - 8. 1/2" Sheetrock
  - 9. 1/2" Siding
  - 10. 1/2" Trim
  - 11. 1/2" Windows
  - 12. 1/2" Doors
  - 13. 1/2" Stairs
  - 14. 1/2" Railing
  - 15. 1/2" Balustrade
  - 16. 1/2" Decking
  - 17. 1/2" Porch
  - 18. 1/2" Foundation
  - 19. 1/2" Footing
  - 20. 1/2" Concrete
  - 21. 1/2" Block
  - 22. 1/2" Brick
  - 23. 1/2" Stone
  - 24. 1/2" Tile
  - 25. 1/2" Carpet
  - 26. 1/2" Hardwood
  - 27. 1/2" Laminate
  - 28. 1/2" Vinyl
  - 29. 1/2" Linoleum
  - 30. 1/2" Granite
  - 31. 1/2" Marble
  - 32. 1/2" Quartz
  - 33. 1/2" Slate
  - 34. 1/2" Travertine
  - 35. 1/2" Limestone
  - 36. 1/2" Sandstone
  - 37. 1/2" Soapstone
  - 38. 1/2" Slate
  - 39. 1/2" Travertine
  - 40. 1/2" Limestone
  - 41. 1/2" Sandstone
  - 42. 1/2" Soapstone
  - 43. 1/2" Slate
  - 44. 1/2" Travertine
  - 45. 1/2" Limestone
  - 46. 1/2" Sandstone
  - 47. 1/2" Soapstone
  - 48. 1/2" Slate
  - 49. 1/2" Travertine
  - 50. 1/2" Limestone
- Notes:** A series of numbered notes providing additional details and instructions for the construction.
- Block 2:** A central label identifying the project area.

**REZONING BYLAW AMENDMENT**  
**2645 Peatt Road**  
**ZONING MAP (Z-09-18)**

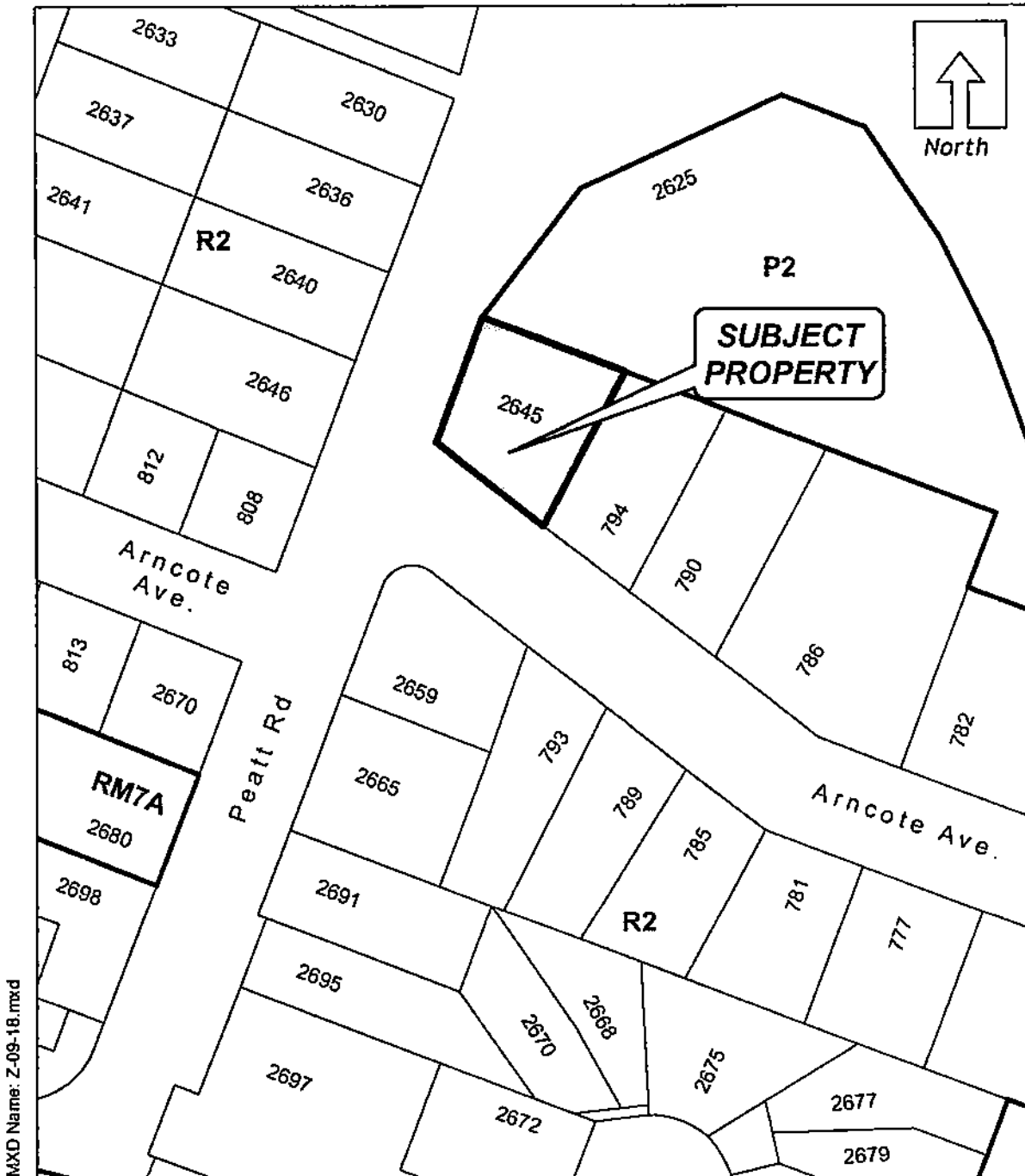


MXD Name: Z-09-18.mxd

Scale: N.T.S.

Last Revised: January 18, 2009

### REZONING BYLAW AMENDMENT 2645 Peatt Road ZONING MAP (Z-09-18)



Scale: N.T.S.

Last Revised: January 18, 2009