

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

Monday, January 11th, 2010, 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

City Planner, Matthew Baldwin, City Engineer, John Manson and Deputy Manager of Engineering, Michelle Mahovlich.

ABSENT

Members: A. Creuzot, and J. Butler-Smythe,

1. CALL TO ORDER

The Chair called the meeting to order at 7:05 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 with item 4(a) moved to 4(c).

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee – December 14th, 2009

MOVED BY: M. HALL

SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of December 14th, 2009 meeting be adopted as circulated.

CARRIED.

4. REPORTS

a) Application to Rezone 935 Walfred Road from GR2 (Greenbelt Residential 2) to RS3 (Residential Small Lot 3) to Allow for a Subdivision of Approximately 24 Lots - Staff Report (File No. Z-09-19)

MOVED BY: M. HALL
SECONDED: S. HARVEY

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

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from GR2 (Greenbelt Residential 2) to RS3 (Residential Small Lot 3) 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:
 - i) \$4,800 per unit 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;
 - v) \$4.19 per m² of site area toward the South Langford Stormwater Reserve Fund; and
 - vi) Two affordable houses;
 - b) That the applicant have an appraisal done, prior to First Reading, to determine the market value of the land after rezoning and that the amount, equal to 4.9% of the total value of the property, be dedicated toward the General Amenity Reserve Fund, as cash in-lieu of open space;
 - c) That the applicant submit a site plan identifying the location of the 2 required affordable housing lots, prior to First Reading, to the satisfaction of the City Planner;
 - d) That the applicant provide elevation drawings, prior to Public Hearing, showing the elevations of the proposed dwellings;
 - e) That the applicant submit a tree retention plan, prior to Public Hearing, that addresses and provides recommendations to mitigate the effects of development on that portion of the property that is proposed to be dedicated for park or trail purposes;
 - f) That the applicant provide a cross section of the proposed grades, north/south and east/west, for the subject property and the adjacent development, including any retaining walls and blasted or filled slopes, prior to Public Hearing;
 - g) 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 applicant will install those downstream drainage improvements required by the storm water management and drainage study titled 'City

of Langford North Triangle Mountain – Walfred Road Storm Drainage Study' prepared by Focus Corporation, dated June 30th, 2009, which are required to provide subdivision drainage, from the subdivision to the nearest downstream adequate Municipal System, as determined by the City Engineer. The developer will be entitled to latecomer benefits and/or DCC credits should the works be contained within the current DCC program in effect at the time of subdivision;

- 3) That the applicant construct a trail and frontage improvements along Walfred Road frontage, in accordance with City bylaws and to the satisfaction of the City Engineer;
- 4) That the applicant construct a 1.8 m (6 ft) high solid board fence along the rear of proposed lots 1 through 6, prior to construction, in order to protect the area to be dedicated for park and trail purposes;
- 5) That the applicant contribute cash in an amount equal to 4.9% of the assessed value of the land after rezoning, toward the General Amenity Reserve Fund, payable at the time of subdivision;
- 6) That the property will be developed according to the recommendations outlined in the Wildland Urban Interface Fire Hazard Report, dated November 17th, 2009 by Strathcona Forestry Consulting;
- 7) That the property will be developed according to the recommendations outlined in the tree retention plan, as noted in item e) above;
- 8) That the proposed dwellings will be substantial similar to the drawings shown at Public Hearing;
- 9) That the applicant dedicate a 2.5 m wide strip of road frontage for road widening along Walfred Road, at the time of subdivision, as well as dedicate an additional 7 m wide strip of land to the City for a green (riparian) buffer and trail purposes; and
- 10) That no direct driveway access to the subject property off of Walfred Road will be permitted; and
- 11) That drainage issues along the westerly property boundary are addressed to the satisfaction of the City Engineer.

CARRIED.

**b) Walfred and Happy Valley Road Conceptual Plans
- Staff Report (File No. 5260-20)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: M. HALL

That the Planning, Zoning & Affordable Housing Committee recommend to Council:
That Council approve the conceptual plans for Wafred Road and Happy Valley Road.

CARRIED.

**c) Draft Five Year Financial Plan for 2010/2014
- Staff Report (File No. 1715-20-2010)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: S. HARVEY

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

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects and refer to the Treasurer:
 - i) Zoning Bylaw Re-Write (\$30,000);
 - ii) Green Design Guidelines (\$60,000);
 - iii) Community Energy and Emissions Reduction Strategy (\$20,000);
 - iv) Green Transportation Plan (9500);
 - v) Film Commission Funding (\$2500);

2. Direct staff to revise the application fee schedule so that it is more complete, comprehensive, easier to read and easier to apply.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:55 p.m.

CHAIR

CERTIFIED CORRECT
(Administrator)