

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

Monday, January 25th, 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 Mahovlich.

ABSENT

Members: J. Butler-Smythe, 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 11th, 2010

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of January 11th, 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 m² 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 7th, 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.

CHAIR

CERTIFIED CORRECT
(Administrator)