

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

Monday, February 8th, 2010, 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

City Planner, Matthew Baldwin, Senior Planner, Leah Stohmann, and Deputy Manager of Engineering, Michelle Mahovlich.

ABSENT

Member: J. Butler-Smythe.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: S. HARVEY
SECONDED: COUNCILLOR BLACKWELL

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 25th, 2010

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: M. HALL

That the Minutes of the Planning, Zoning and Affordable Housing Committee of January 25th, 2010 meeting be adopted as circulated.

CARRIED.

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)

MOVED BY: M. HALL
SECONDED: N. STEWART

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 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 Arcote Road frontage to meet the intended standard of Bylaw #1000 and to the satisfaction of the City Engineer.
 - v) That the applicant work with staff to determine if a crosswalk can and should be established on Peatt Road near the bus stop.
 - 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 Arcote Avenue be provided to Subdivision and Servicing Bylaw, to the satisfaction of the City Engineer; and

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

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:20 p.m.

CHAIR

CERTIFIED CORRECT
(Administrator)