

CITY OF LANGFORD
PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE
Monday, February 22nd, 2010, 7:00 pm
Council Chambers

PRESENT

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

ATTENDING

City Planner, Matthew Baldwin, Senior Planner, Leanne Blackwood, and Deputy Manager of Engineering, Michelle Mahovlich.

ABSENT

Members: A. Creuzot, 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: N. STEWART

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 – February 8th, 2010

MOVED BY: N. STEWART
SECONDED: S. HARVEY

That the Minutes of the Planning, Zoning and Affordable Housing Committee of February 8th, 2010 meeting be adopted as circulated.

CARRIED.

4. REPORTS

- a) **Application for a Development Variance Permit to vary the Sign Bylaw N^o. 1250 to allow for one Wall Sign at the subject property at 895 Langford Parkway (Co-locating of Andrew Sheret and Six Mile Furniture Businesses).**
- Staff Report (File No. DVP-09-18)

MOVED BY: M. HALL
SECONDED: N. STEWART

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

That Council:

1. Proceed with consideration of a Development Variance Permit No. DVP-09-18 (895 Langford Parkway) for with the following variances:
 - a) That Section 4(a)(iv) of Sign Bylaw No. 1250 be varied to permit a wall sign to be located as shown on the rendering (Appendix C) at the Andrew Sheret building at 895 Langford Parkway.

CARRIED

- b) **Application to Amend the Zoning Designation of the Properties at 2741, 2749, 2751, 2753, 2757 and 2761 Spencer Road from R2 (One- and Two- Family Residential) to MU1A (Mixed Use Residential Commercial A) and 996 Preston Way from CT1 (Tourist Commercial 1) to MU1A (Mixed Use Residential Commercial A); to Vary the maximum height of a Principle Building from the Required four-storeys to five-storeys to Allow for the Construction of Two (2), Five-Storey Mixed Use Buildings consisting of approximately 63 Affordable Housing and 1,060 m² (11,410 ft²) of ground floor commercial space.**
- Staff Report (File No. Z-09-23)

MOVED BY: S. HARVEY
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 designation of the properties at 2741, 2749, 2751, 2753, 2757 and 2761 Spencer Road from R2 (One- and Two- Family Residential) to MU1A (Mixed Use Residential Commercial A) and 996 Preston Way from CT1 (Tourist Commercial 1) to MU1A (Mixed Use Residential Commercial A), subject to the following terms and conditions:
 - a) That the applicant provide prior to first reading the following items:
 - i. A plan that shows a 12 metre turning radius at the corner of Spencer Road and Preston Road to the satisfaction of the City Engineer;
 - b) That the applicant provide prior to public hearing the following items:
 - i. A tree retention plan to the satisfaction of the Parks Manager;

- c) That the applicant provide prior to final adoption the following items:
 - i. That the applicant provide a road dedication plan to the satisfaction of the City Engineer;
 - ii. Register a nuisance easement on title to allow legal noise nuisance generated from traffic on the Trans-Canada Highway;
 - iii. Register a S.219 Covenant that agrees to the following:
 - a. That the applicant provide a bicycle racks on site for employees and residents to the satisfaction of the City Planner;
 - b. That unobstructed pedestrian pathways would be provided to the front entrance of each building to the satisfaction of the Fire Chief;
 - c. That the applicant install two fire hydrants to the satisfaction of the Fire Chief;
 - d. That the applicant install directory signage to the satisfaction of the Fire Chief;
 - e. Construct a fire truck platform on Spencer Road in front of Building two to the satisfaction of the Fire Chief and the City Engineer;
 - f. That the applicant provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the City Engineer;
 - g. That the applicant provide 54 shared parking stalls onsite of which 3 parking stalls are assigned to the seniors rental units;
 - h. Construct 31 public parking stalls along the south side of Preston Way prior to occupancy permit and to the satisfaction of the City Engineer;
 - i. That the applicant install parking signage onsite that only allows commercial users to occupy the onsite parking stalls between 8am and 5pm to ensure that the onsite parking stalls would be available for the residents in the evenings;
 - j. That the applicant install a temporary centre median on Spencer Road to prevent left in, left out to the satisfaction of the City Engineer, and provide cash in lieu or bonding for its removal;
 - k. That the applicant plant hedging along the frontage facing the Trans-Canada Highway to the satisfaction of the Ministry of Transportation; and
 - l. That the applicant execute a Development Servicing Agreement prior to building permit to the satisfaction of the City Engineer in order to secure off-site improvements.
 - d) That the applicant provide works and services along the roads fronting the subject property in accordance with the current Subdivision and Servicing Bylaw as a condition of building permit and to the satisfaction of the City Engineer;
 - e) That the applicant provide a sidewalk along the east side of Spencer Road from the subject property to Goldstream Avenue;
2. That Council:
 - a. Require that the applicant provide as a bonus for increased density a contribution of \$1,000.00 per dwelling unit towards City Park Reserve Fund OR an amount determined by Council prior to first reading of the bylaw;
 - b. Agree to provide a financial contribution of \$15,000 per dwelling unit (a total contribution of \$180,000) or an amount determined by Council prior to first reading toward the construction of the twelve (12) proposed seniors rental units;

- c. Agree to provide an additional donation of \$100,000 from the City of Langford Affordable Housing Reserve Fund;
 - d. Agree to take ownership of these twelve (12) seniors rental units by M’akola transferring the strata titles to each of the twelve strata titled units to the City of Langford and enter into a 60 year operating lease with BC Housing subject to the regulations under the *Local Government Act* and *Community Charter*;
 - e. Provide support towards waiving or reducing overall connection fees to sewers with West Shore Environmental Services (Corix) and Incremental Storage Improvement Fees (ISIFS);
 - f. Waive of all Property Taxes allowable within the Charter (i.e., for a period of 10 years);
 - g. Waive or significantly reduce all approval fees (rezoning, subdivision, and building permit).
3. Add the following parking ratio to Table 1 in Part 4 of Zoning Bylaw N^o 300:

Legal Description	Parking Requirement
Lot B, Section 5, Esquimalt District, Plan 28421, Except Parts in Plans VIP62970, VIP65827 And VIP84875 (2741 Spencer Road); Lot 3, Section 5, Esquimalt District, Plan 11861 Except Parcel A (DD 73969-W) Thereof and Except Parts in Plans VIP62939 and VIP65827 (2749 Spencer Road); Parcel A (DD 73969-W) of Lot 3, Section 5, Esquimalt District, Plan 11861 Except Parts in Plans VIP62911 and VIP65827 (2751 Spencer Road); Lot 1, Section 5, Esquimalt District, Plan 11379 Except Parts in Plans VIP62912 and VIP65827 (2753 Spencer Road); Lot 2, Section 5, Esquimalt District, Plan 11379 Except Parts in Plans VIP62910 and VIP65827 (2757 Spencer Road); Lot 3, Section 5, Esquimalt District, Plan 11379, Except Parts in Plans VIP62914 and VIP65827 (2761 Spencer Road); Lot A, Section 5, Esquimalt District, Plan VIP86897 (996 Preston Way)	Provide a total of 55 parking stalls, of which 3 are assigned to the seniors’ rental units.

- 4. That Council:
 - i. Add to the MU1A zone that a 5-storey building is permitted on the properties at 2741, 2749, 2751, 2753, 2757 and 2761 Spencer Road and 996 Preston Way;

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:40 p.m.

 CHAIR

 CERTIFIED CORRECT
 (Administrator)