

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

Monday, March 22nd, 2010 @ 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

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

ABSENT

Members: L. Kaye and 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: N. STEWART
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 – February 22nd, 2010

MOVED BY: S. HARVEY
SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of February 22nd, 2010 meeting be adopted as circulated.

CARRIED.

4. REPORTS

- a) **Application to rezone 962 Whisperwind Place and 990 Ironwood Court from R2 (One- and Two-Family Residential) to RS2 (Residential Small Lot 2) and to vary both rear yard setbacks from 6 metres (20 feet) to 3 metres (10 feet) to allow for the subdivision of the property developed with an existing detached duplex.**
- Staff Report (File No. Z-09-25 & DVP-10-05)

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 R2 (One- and Two-Family Residential) to RS2 (Residential Small Lot 2) 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) \$3,700 per unit toward the General Amenity Reserve Fund;
 - ii) \$2,500 per unit toward the City Park Reserve Fund;
 - iii) \$600 per unit toward the ALR Acquisition Fund; and
 - iv) \$500 per unit toward the Affordable Housing Reserve Fund;
 - b) That the applicant have an appraisal done, prior to first reading, to determine the market value of the land after rezoning. An amount equal to 10% of the total value of the property shall be included in the bylaw to rezone the property as a contribution to the General Amenity Reserve Fund, payable at the time of subdivision, as cash in-lieu of open space;
 - c) That the applicant submit a stormwater management plan and that this plan be reviewed and approved by staff, prior to public hearing;
 - d) 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 subdivision, frontage improvements be provided to the current Subdivision and Servicing Bylaw standards, to the satisfaction of the City Engineer;
 - 2) That the property will be developed according to the recommendations outlined in the stormwater management plan, as noted in item c) above, and to the satisfaction of the City Engineer; and
 - 3) That no secondary suites are permitted in either dwelling;

AND

2. Proceed with DVP-10-05 to vary the rear yard setback for both dwellings from 6 metres (20 feet) to 3 metres (10 feet).

CARRIED.

b) Application for a Development Permit to vary Zoning Bylaw No. 300 Sections 6.21.03 (2)(c) & (d) to Permit the Construction of a Detached Duplex at 926 Rowils Crescent
- Staff Report (File No. DP-10-08)

MOVED BY: M. HALL
SECONDED: S. HARVEY

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

1. Direct Staff to issue Development Permit No. DP-10-08 (926 Rowils Crescent) and to include the following variances:
 - i. That Section 6.21.03 (2)(c) and (d) be varied to permit one house to be located behind the other in a detached duplex development as shown on the site plan (Appendix A) at the subject property at 926 Rowils Crescent.
2. That Council accepts the neighbourhood input from this variance application public notification process as satisfying the 'pan-handle' policy neighbourhood input process.
3. That the applicant design the new building, to a design that is in keeping with the existing neighbourhood and to the satisfaction of the City Planner.

CARRIED.

c) Application for a Development Variance Permit to Vary the Minimum Lot Width and Minimum Setback to an Interior Side Yard Setback to Allow the Creation of One Additional Lot by Subdivision With a Conservation Area at 2681 Rainville Road
- Staff Report (File No. DVP-10-02)

MOVED BY: S. HARVEY
SECONDED: COUNCILLOR BLACKWELL

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of Development Variance Permit No. DVP-10-02 for the property at 2681 Rainville Road with the following variances:

- a. That Section 6.21.02(3) of the Zoning Bylaw (No. 300) to reduce the required lot width from 16 m (52.5 ft) to 10.66 m (35 ft); and
- b. That Section 6.21.06(b) of Zoning Bylaw No. 300 to reduce the minimum required setback to an interior side yard setback from 1.5m (5 ft) to 1.2 m (4 ft).

Subject to the following condition:

- i. that the applicant register a Sec. 219 conservation covenant on the portion of the subject property shown on the proposed plan of subdivision attached as Appendix "D" to the satisfaction of the City Planner prior to issuance of the proposed variances.

CARRIED.

Councillor Blackwell left the meeting at 7:50 p.m.

- d) Application for a Development Variance Permit to vary the height of a building from the maximum of 12.2m (40ft) to not more than four storeys and to vary the frontage improvements and to permit a roof overhang and patio encroachment in order to facilitate the construction of a four storey mixed-use residential/commercial building at 662 Goldstream Avenue
- Staff Report (File No. DVP-09-20)**

MOVED BY: M. HALL
SECONDED: A. CREUZOT

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

1. Proceed with consideration of Development Variance Permit No. DVP-09-20 for 662 Goldstream Avenue, with the following variances:
 - a. That 6.44A.06 (1) of Zoning Bylaw (No. 300) be varied to permit this project at 662 Goldstream Avenue to be of a maximum height of not more than four storeys;
 - b. That the Subdivision and Development Servicing Bylaw (No. 1000) be varied to eliminate the need to underground electrical, telecommunications, and other wiring services along the frontage of the property at 662 Goldstream Avenue subject to the following condition:
 - i. That Council accept a \$50,000 cash donation to the City of Langford to be allocated to the City Center Park Reserve Fund to be paid prior to issuance of a building permit; and
2. Direct Staff to orchestrate patio and roof overhang encroachment agreements.

CARRIED.

- e) Application for a Development Variance Permit to Vary the Parking Ratio on a Four Storey Residential Building at 3240 Jacklin Road from the Required 1.75 Spaces Per Unit to 1.5 Spaces Per Unit
- Staff Report (File No. DVP-09-17)**

MOVED BY: S. HARVEY
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to vary 4.01.01 of Zoning Bylaw No. 300, to reduce the parking requirement for an apartment from the required 1.75 parking spaces per dwelling unit to 1.5 spaces per dwelling unit for the construction of a four storey residential building subject to the following condition:

- a) That 0.5 parking spaces per unit must be allocated as visitor or strata rental parking and shall not be sold as limited common property.

CARRIED

- f) **Application to vary the minimum lot width requirement from 16 metres (52.5 feet) to 10.95 metres (35.9 feet) and 6.75 metres (22.2 feet) to allow for a two-lot subdivision at 2916 Aprell Place**
- **Staff Report (File No. DVP-10-03)**

MOVED BY: M. HALL
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of Development Variance Permit No. DVP-10-03 for the proposed lots 1 and 2 at 2916 Aprell Place, with the following variances:

- a) That Section 6.20.02(3) of Zoning Bylaw No. 300 be varied by reducing the minimum lot width requirement from 16 m (52.5 ft) to 10.95 m (35.9 ft) for the proposed lot 1; and
- b) That Section 6.20.02(3) of Zoning Bylaw No. 300 be varied by reducing the minimum lot width requirement from 16 m (52.5 ft) to 6.75 m (22.2 ft) for the proposed lot 2.

CARRIED

- g) **Planning Department Monthly Report – January & February, 2010**
- **Staff Report (File No. 0640-30)**

MOVED BY: S. HARVEY
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council receive the Planning Department Monthly Report for January and February, 2010.

CARRIED

5. ADJOURNMENT

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

CHAIR

CERTIFIED CORRECT
(Administrator)