

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

Monday, April 12th, 2010 @ 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

City Planner, Matthew Baldwin and City Engineer, John Manson.

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 – March 22nd, 2010

MOVED BY: A. CREUZOT
SECONDED: N. STEWART

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

CARRIED.

4. **REPORTS**

- a) **Application to vary the minimum required lot width, minimum interior side lot line setback, and the minimum front lot line setback to allow a fourteen lot subdivision at 2649 Florence Lake Road.**
- Staff Report (File No. DVP-10-06)

MOVED BY: S. HARVEY
SECONDED: M. HALL

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of Development Variance Permit No. DVP-10-06 for proposed lots 1-14 at 2649 Florence Lake Road, with the following variances:

- a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied by reducing the minimum lot width from the required 16 m (52.5 ft) to:
- i. 15m (49.2ft) for proposed Lot 2;
 - ii. 14m (45.9ft) for proposed Lots 3, 4;
 - iii. 13m (42.7ft) for proposed Lots 1, 9-14;
 - iv. 12m (39.4ft) for proposed Lots 5, 7, 8;
 - v. 11m (36ft) for proposed Lot 6;
- b) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the minimum front lot line setback requirement from 6 m (19.7 ft) to 4.5 (14.8 ft) for the principal building and to 5.8m (19ft) for that portion of a building comprising a garage for proposed Lots 1-10 and 14-15; and
- c) That Section 6.21.06(1)(b) of Zoning Bylaw No. 300 be varied by reducing the minimum interior side lot line setback requirement from 1.5 m (4.9 ft) to 1.2 m (3.9 ft);

Subject to:

- i. That the rear lot line setbacks exceed the minimum distance required by the R2 (One- and Two-Family Residential) zone, as shown on the site plan attached.

CARRIED.

- b) **Application to Rezone 685 Fairway Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) and MU1A (Mixed Use Residential Commercial A) to allow for one single family dwelling and two live-work units; And to request that the parking requirement per dwelling unit for the proposed RS3 (Residential Small Lot 3) zoned lot be rounded down.**
- Staff Report (File No. Z-08-10)

MOVED BY: J. BUTLER-SMYTHE
SECONDED: COUNCILLOR BLACKWELL

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 RS3 (Residential Small Lot 3) and MU1A (Mixed Use Residential Commercial A) in order to accommodate the development of the property as shown on the plan presented by the applicant and to amend

Zoning Bylaw No. 300 to allow for a denturist office as a permitted use in a live/work unit on the subject property only, 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 per unit at the time of building permit:
 - i) \$2,900 toward the General Amenity Fund;
 - ii) \$1,000 toward the City Park Reserve Fund;
 - iii) \$500 toward the Affordable Housing Reserve Fund; and
 - iv) \$500 toward improvement of the Goldstream Avenue and Aldwynd Road intersection
 - b) That the applicant submit a stormwater management plan and that this plan be reviewed and approved by staff, prior to public hearing;
 - c) That the applicant register, prior to bylaw adoption, a nuisance easement in favour of the City of Langford for Park Activities and Road Closures related to activities in Veterans' Memorial Park;
 - 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:
 - i) 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;
 - ii) That the property will be developed according to the recommendations outlined in the stormwater management plan, as noted in item b) above, and to the satisfaction of the City Engineer; and
 - iii) That the applicant provide two pedestrian crossings, adjacent to the Aldwynd Road and Fairway Avenue intersection, to the satisfaction of the City Engineer;
2. Direct staff to enter into an encroachment agreement with the applicant, with some form of notice on title, to allow the roof overhang to encroach into the road right-of-way, prior to building permit; AND
 3. Vary the number of required parking spaces, for the proposed single-family dwelling on the RS3 zoned lot, to 2 spaces per dwelling unit.

CARRIED.

- c) **Application to vary the minimum side and rear lot line setbacks for accessory buildings for 57 lots in Area 3 of the CD1 (Goldstream Meadows) zone.**
- Staff Report (File No. DVP-09-19)

MOVED BY: S. HARVEY
SECONDED: J. BUTLER-SMYTHE

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council Proceed with consideration of Development Variance Permit No. DVP-09-19 for those lots listed in Table 1 with the following variances:

- a) That Section 3.05.02(6) of Zoning Bylaw No. 300 be varied by:
 - i. Reducing the minimum interior side and rear lot line setback from the required 1 m (3.3 ft) to 0m;
 - ii. Reducing the minimum exterior lot line setback from the required 6 m (19.7 ft) to 2m (6.6ft);

Subject to:

- a) That accessory buildings are placed in rear or interior side yards only, and not closer to the front lot line than the front façade of the principal building;
- b) That accessory buildings do not exceed a size of 9.29 m² (100 ft²);
- c) That accessory buildings do not exceed a height of 2.4m (8ft);
- d) That, where constructed adjacent to a building on a separate property, the accessory building is setback from the property line or constructed with a fire resistant framed wall in accordance with the BC Building Code;
- e) That the variances issued are inclusive of any projecting features, such as rooflines and eaves.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:45 p.m.

CHAIR

CERTIFIED CORRECT
(Administrator)