

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

**Monday, July 12<sup>th</sup>, 2010 @ 7:00 pm**

**Council Chambers**

**PRESENT**

Councillors: L. Szpak (Chair), D. Blackwell (Vice-Chair); Members: J. Butler-Smythe, A. Creuzot.

**ATTENDING**

City Planner, Matthew Baldwin and City Engineer, John Manson

**ABSENT**

Members: M. Hall, S. Harvey; L. Kaye and N. Stewart.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:12 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: J. BUTLER-SMYTHE

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as circulated.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee – June 15<sup>th</sup>, 2010**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: J. BUTLER-SMYTHE

That the Minutes of the Planning, Zoning and Affordable Housing Committee of June 15<sup>th</sup>, 2010 meeting be adopted.

CARRIED.

#### 4. REPORTS

- a) **Application to Rezone 3332 Hazelwood Road from AG1 (Agriculture 1) to CD14 (Comprehensive Development 14 – Hazelwood/Luxton) to Allow for the Development of Approximately Nine Residential Lots and Eight Apartment Units**  
**- Staff Report (File No. Z-10-09)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning of the property at 3332 Hazelwood Road from AG1 (Agriculture 1) to CD14 (Comprehensive Development 14 – Hazelwood/Luxton) subject to the following terms and conditions:
  - a. That the following amenity contributions are included in the bylaw for increased density, to be payable at the time of subdivision for the single-family lots and at the time of building permit for the multi-family units:
    - i. \$4,800 per dwelling unit towards the General Amenity Reserve Fund;
    - ii. \$2,500 per dwelling unit towards the City Park Reserve Fund;
    - iii. \$1,500 per dwelling unit towards the ALR Acquisition Fund;
    - iv. \$500 per dwelling unit towards the Affordable Housing Reserve Fund; and
    - v. \$4.19 per m<sup>2</sup> site area for the single family units and \$6.10 per m<sup>2</sup> site area for the apartment units towards the South Langford Stormwater Fund;
  - b. That the applicant provide the following, prior to public hearing:
    - i. Representative elevation drawings of the one-family dwellings and multi-family units that would be constructed within the subdivision;
    - ii. Plans that demonstrate that all required frontage improvements and services can be accommodated within the proposed road rights-of-way, to the satisfaction of the City Engineer;
  - c. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
    - i. That the roads shown on the site plans attached are to be dedicated as public roads, prior to subdivision approval;
    - ii. That all lots with frontage along the 6 metre laneway will only be permitted to have driveway access from the laneway;
    - iii. That a curvilinear “woonerf” road design, as illustrated in the conceptual streetscape designs submitted as part of rezoning application Z-09-16, is to be incorporated into the civil engineering drawings, as a condition of subdivision;
    - iv. That a SRW for a temporary turnaround is provided, as a condition of subdivision, at the end of each lane and new road to the satisfaction of the City Engineer;

- v. That any off-site traffic mitigation measures identified in the December 18, 2009 Traffic Impact Assessment for Hazelwood Road, by Boulevard Transportation Group, will be completed as a condition of subdivision;
  - vi. All items relating to the storm water detention, as agreed upon as part of the rezoning application of 1024 Englewood, be maintained. In addition, the applicant shall enlarge the detention pond to accommodate the additional storm water generated by the new development proposal, to the satisfaction of the City Engineer, or wait for the downstream City storm water detention facility to be completed and operational prior to subdivision approval;
  - vii. That the off-site drainage works as noted in the March 23, 2007 report prepared by Focus Corporation be completed prior to subdivision approval;
  - viii. That legal noise nuisance from South Vancouver Island Rangers and nuisances from agricultural uses be acknowledged;
- d. Direct the City Planner to issue any setback variances necessary to retain the existing building at 3332 Hazelwood Road, as shown on the site plan attached, within the intensive residential form & character development permit;
2. That the applicant contribute an amount equal to the assessed value of 394 m<sup>2</sup> (4,241 ft<sup>2</sup>) of land as rezoned but not serviced, for increased density prior to subdivision approval. This is to be secured in the Bylaw to rezone the subject properties and will require an appraisal to be submitted by the applicant, prior to first reading of the bylaw;
3. That Council proceed with the parking numbers and layout as proposed by the applicant.

CARRIED.

**5. ADJOURNMENT**

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

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CHAIR

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CERTIFIED CORRECT  
(Administrator)