

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, March 15<sup>th</sup>, 2010 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Acting Mayor L. Seaton, Councillors: D. Blackwell, M. Sahlstrom W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

Administrator, Jim Bowden, Treasurer, Steve Ternent, Deputy Clerk, L. Kaercher, City Engineer, John Manson and City Planner, Matthew Baldwin.

**ABSENT**

Mayor S. Young.

**1. CALL TO ORDER**

The Acting Mayor called the meeting to order at 7:02 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council approve the Agenda as presented.

CARRIED.

**3. PUBLIC HEARING**

**a) Bylaw No. 1273 (File No. 3900-1273)**

**"Langford Zoning Bylaw, Amendment No. 280, (Comprehensive Development 15 – McCormick Meadows [CD15]), 2010".**

The Acting Mayor opened the Public Hearing for Bylaw No. 1273 at 7:02 p.m.

Acting Mayor Seaton advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Acting Mayor Seaton advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed. Email correspondence dated March 14<sup>th</sup>, 2010 was received from Lynda and Michael Dowling at 3505 Happy Valley.

The City Planner advised that Matrix Properties Corporation has applied on behalf of Sydney and Gay McCormick to rezone 936 Flatman Ave. The purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1273 which, if adopted, would rezone 936 Flatman Ave from AG1 (Agriculture 1) to a new Comprehensive Development Zone to allow for the development of approximately 501 residential units.

As part of this rezoning application, a public hearing is required in accordance with the regulations of the Local Government Act

In support of the rezoning, the applicant has agreed to:

- Provide the following amenity contributions as a bonus for increased density:
  - \$4,800 per unit plus \$4.96 per m<sup>2</sup> of lot area toward the General Amenity Reserve Fund;
  - \$2,500 per unit toward the City Park Reserve Fund;
  - \$1,500 per unit toward the ALR Acquisition Fund;
  - \$500 per unit toward the Affordable Housing Reserve Fund;
  - Construct and donate 12 townhouse units to the City's Affordable Housing Program;
  - Create 12 rental apartment units;
  - Transfer the 4.92 ha (12.16 ac) property located at 940 Latoria Road to the City within 2 years of the date of the first subdivision of the subject property, unless the applicant has entered into an agreement to Council's satisfaction with respect to the transference of this property;
- Register a nuisance easement in favour of the South Vancouver Island Rangers gun range and adjacent agricultural uses, prior to bylaw adoption;
- Register a Section 219 covenant in priority over all other charges prior to Bylaw Adoption that agrees to the following:
  1. That as a condition of building permit, 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 Wildland Urban Interface Fire Hazard Assessment Report, prepared by Strathcona Forestry Consulting;
  3. That the property will be developed according to the recommendations outlined in the Environmental Impact Assessment Report, prepared by ENKON Environmental Ltd.;
  4. That the property will be developed according to the recommendations outlined in the stormwater management plan, to the satisfaction of the City Engineer;
  5. That the applicant enter into a Development Servicing Agreement to complete the off-site road improvements recommended in the Traffic Study, prior to the issuance of any Building Permit;
  6. That the applicant construct a 2 metre wide trail within a 4m SRW, and construct a 4 ft high fence on the side of the trail adjacent to homes and where the trail is adjacent to steep slopes or other hazards;
  7. That the applicant submit a tree retention plan, prepared by a certified arborist, prior to issuance of a development permit that addresses and provides recommendations to mitigate the effects of development on that portion of the property that is proposed to be dedicated as open space or for trail purposes;
  8. That prior to any subdivision of the lands, the applicant will ensure that emergency access is established from the subject property through 940 Latoria Road to a standard acceptable to the City Engineer and Fire Chief. The emergency access shall be maintained 365 days a year in perpetuity and shall be gated at each end to control vehicular access over this route;
  9. That 940 Latoria be transferred to City ownership within 2 years of the date of the first subdivision of the subject property, unless the applicant has entered into an agreement to Council's satisfaction with respect to the transference of this property;
  10. That the applicant develop the subject property in accordance with the ALR Edge Plan shown at Public Hearing.

This proposal is consistent with the Official Community Plan and notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Mr. Herbert Kuan, of Kuan Architect Ltd on behalf of the proponents provided a power point presentation on the proposed development and stated he is available to answer any questions. Mr. Kuan's power point presentation outlined the following: Design Concept – Residential Uses; Access from Flatman – Emergency Vehicle access off Latoria; Development Concept Pedestrian Trails; Amenity Contribution; Multifamily Design Concept; Single family Design – Statutory Building Scheme; Consultants Reports and Community Consultation.

Ms. Christine Goodwin of 3467 Happy Valley addressed Council with respect to the storm water management plan and requested a definition of emergency access with respect to 940 Latoria.

The City Planner provided the definition for emergency access.

The City Engineer stated storm water management is provided on site and outlined the plan.

Iona Longmore of 958 Flatman addressed Council and stated her concerns with respect to traffic and vehicle access to the development.

The City Engineer advised the traffic study stated the existing roads are sufficient to accommodate the proposed development and outlined the road network that is anticipated as development occurs in the future.

Mr. Glen Willing of 739 Willing Drive addressed Council and stated his concerns with respect to sidewalk amenities and storm water management.

The City Planner outlined the contribution the proponent is making toward the General Amenity Fund with respect to sidewalk amenities.

The City Engineer stated storm water management will be provided on site.

Ms. Lesley Morrison of 938 Thrush Place addressed Council with respect to the storm water management plan.

Ms. Iona Longmore of 958 Flatman addressed Council with respect to the storm water management plan.

Ms. Marion Sanderson 3422 Turnstone addressed Council with respect to traffic concerns on Flatman.

Acting Mayor Seaton called a second time for presentations.

Ms. Joanne McMurdle of 960 Flatman addressed Council with respect to her concerns regarding road access to the development and increased traffic.

Ms. Barb Harris of 3416 Turnstone addressed Council and asked if there is a proposal for construction related vehicles when development occurs.

Mr. Steve Howe on behalf of the proponent stated parking for construction vehicles will be provided on site.

Mr. Joesph Decicco of 940 Flatman addressed Council and requested consideration of 'No Parking' signs on Flatman or one side only on Flatman.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1273 closed at 7:50 p.m.

**4. ADOPTION OF MINUTES**

**a) Minutes of the Regular Meeting of Council – March 1<sup>st</sup>, 2010**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council on March 1<sup>st</sup>, 2010.

CARRIED.

**5. PUBLIC PARTICIPATION**

There was no public participation.

**6. DEVELOPMENT VARIANCE PERMIT**

**a) DVP-09-18 – 895 Langford Parkway**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council issue Development Variance Permit No. DVP-09-18 at 895 Langford to Eric Findley on behalf of Andrew Sheret Holdings Limited to permit a wall sign at 895 Langford Park subject to the following variance:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix DVP-09-18A).

2. Variance

The following regulation of Sign Bylaw No. 1250 is varied under Section 922 of the *Local Government Act*:

a) That Section 4(a)(iv) is varied to permit a wall sign to be located on the property as shown in Appendix A attached.

CARRIED.

**7. REPORTS**

**a) Granderson and Goldstream Road Closure & Disposition  
- Staff Report (File No. 3900-1267 – Road Closure Bylaw (Granderson Road from 652 to 666))**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council consider first three readings for Bylaw No. 1267, "Granderson and Goldstream Road Closure Bylaw No. 1267", and instruct staff to proceed with the notification process.

CARRIED.

**b) 2010 Summer Market Agreement  
- Staff Report (File No. 8100-20)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Direct staff to prepare a road closure allowance for Saturdays beginning Saturday, June 4<sup>th</sup> and ending Saturday, October 16<sup>th</sup> between the hours of 9:00 am and 3:00 pm to permit a Community Market on Bryn Maur Road for 2010;
2. Waive any license fee associated with operation of the market for 2010;
3. Allow for a budget of up to \$3,400 to include barricades, the Goldstream Avenue banner and a portable washroom; and
4. Renew the agreement with the Luxton Station Market Society for 2010.

CARRIED.

**c) Victoria Cycling Series – Request for 3km Race along Bear Mountain Parkway  
- Staff Report (File No. 8100-20)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR WADE

That Council:

1. Grant permission for the Victoria Cycling Series to stage a bicycle race on Friday, May 28, 2010 from 6:00pm to 7:30pm along Bear Mountain Parkway from Goldeneye Way to the end of Woodhampton Rise as outlined in their letter dated 02 March 2010 (attached) and on condition they have provided proof of \$5,000,000 Liability Insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation (VCMCMC) as additional named insured and that the club take responsibility for any additional policing required and for clean up after the event; and
2. Waive the \$35 permit fee and damage deposit.

CARRIED.

**d) Planning Department Monthly Report – January 2010  
- Staff Report (File No. 0640-30)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the Planning Department Monthly Report for January 2010.

CARRIED.

**e) Community Energy and Emissions Reduction Strategy (CEERS)  
- Staff Report (File No. OCP-09-01)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan by adding a community energy vision, overarching goals and principles; 10, 20 and 30 year greenhouse

- gas emissions (GHG) reduction targets, energy consumption targets, mode share targets (i.e. shifting the ratio of trips by foot, transit, bicycle and car share), and targets on number of jobs and diversity of housing types; and principle actions as proposed in the report;
2. Endorse the draft CEERS document as Council policy;
  3. Direct staff to develop implementation work plans for the various recommended policies and actions outlined in the draft CEERS document;
  4. Direct staff to establish a monitoring and reporting protocol for Council's consideration to assist the City in meeting the requirements set out in the Climate Action Charter and Bill 27;
  5. Direct staff to look into the feasibility of reviewing the CEERS document every 5 years subject to funding opportunities and staff resources to ensure that the targets and actions are feasible; and
  6. Allocate CARIP grant money that the City may receive from the province towards completing action items highlighted in the draft CEERS document.

CARRIED.

## 8. **CORRESPONDENCE**

### a) **Ms. Cynthia Day, Vice Chair**

**Re: Victoria Family Court and Youth Justice Committee (File No. 0360-20F)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR WADE

That Council endorse the Victoria Family Court and Youth Justice Committee new constitution as outlined in the letter dated March 4<sup>th</sup>, 2010.

CARRIED.

### b) **Capital Families Association**

**Re: Letter of Appreciation – Donation from Mayor's Charity Golf (File No. 0230-20CFA)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the letter of appreciation from Capital Families Association dated February 25<sup>th</sup>, 2010 with respect to the \$1,000 donation from the Mayor's Charity Golf.

CARRIED.

### c) **Metchosin Farmers' Institute**

**Re: Annual Luxton Pro Rodeo and Fall Fair (File No. 8100-20I)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council grant the Metchosin Farmers' Institute recognition as a community event and sanction Special Occasion Licenses to hold a beer garden in conjunction with the Annual Luxton Pro Rodeo on May 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 2010, and the Annual Luxton Fall Fair on September 18<sup>th</sup> and 19<sup>th</sup>, 2010, and advise the West Shore RCMP Detachment.

CARRIED.

**d) Legion, Prince Edward Branch #91**  
**Re: Candlelight Tribute – April 11<sup>th</sup>, 2010 (File No. 0230-20RCL)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council receive the letter dated March 2<sup>nd</sup>, 2010 from the Legion, Prince Edward Branch #91 with respect to the Candlelight Tribute on April 11<sup>th</sup>, 2010.

CARRIED.

**e) DFH Real Estate**  
**Re: Community Easter Egg Hunt (File No. 8100-20EH)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council approve the Community Easter Egg Hunt sponsored by DFH Westshore at Veteran's Memorial Park on Saturday, April 3<sup>rd</sup>, 2010 from 10:00 am to 2:00 p.m.

CARRIED.

**9. BYLAWS**

**a) BYLAW NO. 1267 (File No. 3900-1267)**  
**“Granderson and Goldstream Road Closure Bylaw No. 1267”.**  
**(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1267 First, Second and Third Reading.

CARRIED.

**b) BYLAW NO. 1269 (File No. 3900-1269)**  
**“City of Langford Road Closure Bylaw No. 1269, 2010”.**  
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1269.

CARRIED.

**c) BYLAW NO. 1273 (File No. 3900-1273)**  
**“Langford Zoning Bylaw, Amendment No. 280, (Comprehensive Development 15 – McCormick Meadows [CD15]), 2010”.**  
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council amend Bylaw No. 1273 to include the following in Sec. 104.03(2)(g) of Schedule “A”

- (3) The owner of the land must transfer to the City of Langford within two (2) years of the date of subdivision approval for land within "Area 1 – Single Family", ownership in fee simple of the property legally described as Lot E, Sections 78 and 83, Metchosin District, Pan 7188, except part in Plan 13105, PID 005-758-360 unless the applicant has entered into an agreement, to the satisfaction of Council, to transfer the aforementioned lands in fee simple to the City of Langford;

CARRIED.

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1273 Second Reading as amended and Third Reading.

CARRIED.

- d) BYLAW NO. 1275 (File No. 3900-1275)**  
**"City of Langford Housing Agreement (936 Flatman Avenue and 940 Latoria Road [McCormick Meadows]) Bylaw No. 1275, 2010"**  
**(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1275 First, Second and Third Reading.

CARRIED.

- e) BYLAW NO. 1277 (File No. 3900-1277)**  
**"Building Bylaw No. 1277, Amendment No 3, 2010.**  
**(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1277 First, Second and Third Reading.

CARRIED.

## **10. 'IN CAMERA' RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council, Officers and members of the Agricultural Land Commission be excluded from the meeting to consider confidential information regarding Land under section 90 (1) (e) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

## **11. ADJOURNMENT**

The Acting Mayor adjourned the meeting at 7:56 p.m.

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MAYOR

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CERTIFIED CORRECT  
Clerk-Administrator