



# Special Sustainable Development Advisory Committee Minutes

April 22, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor L. Szpak - Chair	B. Gordon - Remote
	Councillor M. Wagner - Vice-Chair	M. McNaughton
	Councillor K. Guiry	K. Nentwig
	V. Dumitru	

ABSENT:	J. Keefer	M. Turner
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ATTENDING:	M. Baldwin, Director of Development Services	B. Boisvert, Legislative Services Administrative Coordinator
	K. Balzer, Director of Engineering and Public Works	

Meeting available by teleconference.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 pm.

**2. TERRITORIAL ACKNOWLEDGEMENT**

Committee member M. McNaughton read the City of Langford's Territorial Acknowledgment.

**3. MEETING CONDUCT RULES**

M. Baldwin, Director of Development Services, read the City of Langford's meeting conduct rules.

**4. APPROVAL OF THE AGENDA**

MOVED BY: NENTWIG

SECONDED: MCNAUGHTON

THAT the Committee approve the agenda as presented.

**Motion CARRIED.**

**5. ADOPTION OF THE MINUTES**

MOVED BY: GUIRY

SECONDED: WAGNER

THAT the minutes of the Sustainable Development Advisory Committee meeting held Monday, April 8, 2024, be adopted as circulated.

**Motion CARRIED.**

## 6. REPORTS

### 6.1 875, 881 Brock Ave and 2700, and 2708, 2712 Strathmore Rd

Meisam Karimelahi and Avi Dhaliwal of SOTA Structures Inc on behalf of Langford Landing Development LTD presented an information package regarding the proposed development.

MOVED BY: NENTWIG

SECONDED: GUIRY

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2163 to amend the zoning designation of the properties located at 875 and 881 Brock and 2700, 2708, and 2712 Strathmore from the R2 (One- and Two-Family Residential) Zone to the CC1 (City Centre 1) subject to the following terms and conditions:
  - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit and commercial gross floor area, **prior to the issuance of a building permit approval**:
    - i. \$750 towards the Affordable Housing Reserve Fund;
    - ii. \$2,850 towards the General Amenity Reserve Fund; and
    - iii. \$10.75 per m<sup>2</sup> of commercial gross floor area to the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
  - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
    1. Full frontage improvements;
    2. A storm water management plan;
  - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
    1. A construction parking management plan; and

2. A mitigation plan.
- iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- iv. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- v. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
- vi. That tree protection measures are implemented by the project arborist, inclusive of tree protection fencing, prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period, to the satisfaction of the Director of Planning;
- vii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3<sup>rd</sup> party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires either a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type to also include adaptable units for a term not less than 25 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application;
- ix. That a minimum of 15% of all residential units be constructed to adaptable standards, to the satisfaction of the Chief Building Inspector;
- x. That a minimum of 16 three-bedroom units are constructed, to the satisfaction of the Director of Planning;
- xi. That the project shall include a group daycare, to the satisfaction of the Director of Planning;
- xii. That an entry plaza and pedestrian cut-through be constructed on the northeast corner of the site, in general accordance with the

architectural drawings completed by Jay Jung Architect, dated August 11, 2023; and

- xiii. That the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk with the exception of boulevard trees.
  - xiv. That the building be constructed with electric heat pumps.
  - xv. That consideration be given to the adaptability of parking of bicycles, cargo bikes and mobility scooters be incorporated into the plan, along with the adaptability of accessible parking as needed over time.
  - xvi. That consideration for laundry areas have adaptability properties and be accessible.
  - xvii. That consideration to alternatives to shade structures in the outdoor areas such as vertical gardens.
2. Amend the text of Section 3.26 of Zoning Bylaw No. 300 to allow for a group daycare with a maximum of 62 children at 875 and 881 Brock Ave and 2700, 2708 and 2712 Strathmore Road.

**Motion CARRIED.**

6.2 Bylaw No. 1926 Omnibus Amendments to Subdivision and Servicing Bylaw No. 1000

MOVED BY: GUIRY  
SECONDED: WAGNER

THAT Committee extend the meeting to 11:00 pm. or end of business.

**Motion DEFEATED.**

M. McNaughton opposed.

The Committee terms of reference states that line item 19. *“The committee meeting end time will not extend beyond 10:00 p.m. without a unanimous resolution of all committee members present”.*

MOVED BY: MCNAUGHTON  
SECONDED: NENTWIG

THAT the Committee meeting be postponed until the next available time.

**Motion CARRIED.**

**7. ADJOURNMENT**

The meeting ended at 10:20 pm.

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Presiding Council Member

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Certified Correct - Corporate Officer