



# Sustainable Development Advisory Committee Minutes

May 13, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry Councillor L. Szpak Councillor M. Wagner B. Gordon - remote	J. Keefer M. McNaughton - remote K. Nentwig
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ABSENT:	V. Dumitru	M. Turner
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ATTENDING:	K. Balzer, Director of Engineering and Public Works R. Dykstra, Senior Planner and Deputy Approving Officer	M. Watmough, Director of Legislative and Protective Services N. Johnston, Legislative Services Administrative Coordinator
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Meeting available by teleconference.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:01 pm.

**2. TERRITORIAL ACKNOWLEDGEMENT**

J. Keefer, Committee Member read the City of Langford's Territorial Acknowledgment.

**3. MEETING CONDUCT RULES**

M. Watmough, Director of Legislative and Protective Services, read the City of Langford's meeting conduct rules.

**4. APPROVAL OF THE AGENDA**

MOVED BY: GUIRY  
SECONDED: NENTWIG

THAT the Committee approve the agenda as presented.

**Motion CARRIED.**

**5. ADOPTION OF THE MINUTES**

5.1 Sustainable Development Advisory Committee Minutes - April 22, 2024

MOVED BY: WAGNER  
SECONDED: KEEFER

THAT the minutes of the Special Sustainable Development Advisory Committee meeting held Monday, April 22, 2024 be adopted as circulated.

**Motion CARRIED.**

5.2 Sustainable Development Advisory Committee Minutes - April 24, 2024

MOVED BY: NENTWIG

SECONDED: GUIRY

THAT the minutes of the Special Sustainable Development Advisory Committee meeting held Monday, April 24, 2024 be adopted as circulated.

**Motion CARRIED.**

**6. REPORTS**

6.1 2691 Sooke Road - Rezoning Application

R. Dykstra, Senior Planner and Deputy Approving Officer provided an overview of the application.

R. Sansom, Applicant provided a presentation to the Committee

The Chair opened the floor to questions and comments from the Committee. R. Dykstra, Senior Planner and Deputy Approving Officer and K. Balzer, Director of Engineering and Public Works, and R. Sansom, Applicant responded.

The Chair opened the floor to questions and comments from the public. R. Dykstra, Senior Planner and Deputy Approving Officer and K. Balzer, Director of Engineering and Public Works, and R. Sansom, Applicant responded.

MOVED BY: NENTWIG

SECONDED: KEEFER

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2174 to amend the zoning designation of the property located at 2691 Sooke Road from CS1 to C9 subject to the following terms and conditions:
  - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
    - i. \$610 towards the Affordable Housing Reserve Fund; and
    - ii. \$2,074 towards 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 registers, **prior to Bylaw Adoption**, a road dedication plan dedicating 3 meters of land along the Sooke Road frontage, to the satisfaction of the Director of Engineering;

- c. 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; and
    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 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;
  - iv. 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;
  - v. 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;
  - vi. 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 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;
  - vii. That the building shall not exceed a height of six-storeys; and

- viii. That the building be constructed with electric heat pumps; and
- xi. That 10% of all residential units be constructed to adaptable standards, to the satisfaction of the Chief Building Inspector.

AND

2. Amend the C9 zone through Bylaw No. 2174 to remove parking contradictions by deleting Section 6.44B.09(3) of Zoning Bylaw No. 300.

AND

3. Amend Section 4 of Zoning Bylaw No. 300 through Bylaw No. 2174 by adding a flat rate for all commercial uses at 2691 Sooke Road as 1 space per 35 m<sup>2</sup> of commercial gross floor area.

AND

4. Authorize the Director of Planning to grant the following variances within the development permit:

- a. That Section 6.44B.07(1)(d) be varied to reduce the rear lot line setback from 2 m to 0.5 m; and;
- b. That Section 6.44B.08(2) be varied to reduce the landscape and screening buffer width from 1 m to 0.5 m, subject to the rear 0.5 m being offered by way of an easement to the townhomes located to the rear of the site.

**Motion CARRIED,**

**7. ADJOURNMENT**

MOVED BY: GUIRY  
SECONDED: WAGNER

The Chair adjourned the meeting at 8:05pm.

**Motion CARRIED.**

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Presiding Council Member

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Certified Correct - Corporate Officer