



Special Council Minutes

May 9, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

- PRESENT:
- Councillor K. Yacucha - Acting Mayor
 - Mayor S. Goodmanson - remote
 - Councillor K. Guiry
 - Councillor C. Harder
 - Councillor M. Morley
 - Councillor L. Szpak
 - Councillor M. Wagner
- ATTENDING:
- D. Kiedyk, Chief Administrative Officer
 - B. Hutchins, Deputy Chief Administrative Officer
 - M. Watmough, Director of Legislative & Protective Services
 - M. Baldwin, Director of Development Services
 - L. Stohmann, Director of Community Planning & Climate Change
 - M. Dillabaugh, Director of Finance
 - K. Balzer, Director of Engineering and Public Works
 - K. Dube, Senior Manager of Information Technology and GIS
 - D. Petrie, Senior Manager of Business Development and Events
 - W. Schoenefuhs, Parks Planning Coordinator
 - N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson attended the meeting virtually. Acting Mayor Yacucha assumed the role of the Chair.

Acting Mayor Yacucha called the meeting to order at 7:01 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Harder read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

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

4. APPROVAL OF THE AGENDA

MOVED BY: HARDER
SECONDED: MORLEY

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PUBLIC PARTICIPATION

Acting Mayor Yacucha opened public participation at 7:04pm

R. Sansom, Highlands - re: item 6.1 - Speaker wished for Council to consider allowing the reduced parking to currently zoned lands within the Transit Oriented Area to reduce future variances.

C. Bryden, Langford Resident - re: item 8.1 - Speaker expressed concern regarding the proposed bylaw. Speaker encouraged Council to review current sites with local stakeholders. Speaker expressed concern regarding land reduction from setbacks.

Acting Mayor Yacucha closed public participation at 7:06pm

6. REPORTS

6.1 Bylaw No. 2160: Establishing Transit-Oriented Area

L. Stohmann, Director of Community Planning and Climate Change provided an overview of the report.

Acting Mayor Yacucha opened the floor to questions and comments from Council. L. Stohmann, Director of Community Planning and Climate Change and B. Hutchins, Deputy Chief Administrative Officer responded.

MOVED BY: HARDER
SECONDED: SZPAK

THAT Council:

1. Proceed with consideration of Bylaw No. 2160 as drafted; AND
2. Direct staff to draft Bylaw No. 2155 to amend Zoning Bylaw No. 300 to eliminate off-street residential parking within the Transit-Oriented Area on properties rezoned after December 7, 2023, in accordance with the Transit-Oriented Areas Provincial legislation.

Motion CARRIED.

Amendment:

MOVED BY: SZPAK
SECONDED: WAGNER

THAT Council direct staff to review loading and unloading implications in residential zones pursuant to the current draft of the bylaw amendment with respect to Transit Oriented Areas and bring back any options to address concerns identified at the next Council meeting that the Transit Oriented Areas are considered.

Motion CARRIED.

6.2 Small Scale Multi-Unit Housing Zoning Bylaw Amendments

L. Stohmann, Director of Community Planning and Climate Change provided an overview of the report.

Acting Mayor Yacucha opened the floor to questions and comments from Council. L. Stohmann, Director of Community Planning and Climate Change responded.

MOVED BY: HARDER

SECONDED: SZPAK

THAT Council direct staff to:

1. Prepare a bylaw to:

- a. Allow secondary suites within all one-family dwellings in the following Zones: CH1, CH3, CH4, RS1, C6A, MUE1, BP1A Areas 2 & 3, BP4, CD1 Areas 2 & 3, RCBM1 Area 1, RCBM2 Areas 1-4, CD9, CD10, CD12 Area 1, CD13, CD14, CD15, CD18, CD20 Areas 1-3, and CD21;
- b. Update the general secondary suite regulations to:
 - i. Remove the minimum lot size for secondary suites within one-family dwellings;
 - ii. Remove the maximum GFA regulations for secondary suites within one-family dwellings;
 - iii. Update other related general provisions as necessary;
 - iv. Reduce the minimum lot size for garden suites to 400 m²
- c. Implement the minimum prescribed density requirements as follows:
 - i. Amend the height, setbacks, lot coverage and lot width regulations in the Restricted Zones as laid out in this report;
 - ii. Allow the three dwelling units required on lots 280 m² or less to be in the following forms:
 - I. Single-family dwelling with secondary suite; and
 - II. Duplex, of which one unit may contain a secondary suite; and
 - III. A maximum of three townhouse units; and
 - IV. In the CD14 Zone, a single-family dwelling with a secondary suite and a detached accessory dwelling unit.
 - iii. Allow the four dwelling units required on lots 281 m² or greater to be in the following forms:

- I. Single-family dwelling with secondary suite; and
 - II. Single-family dwelling with a secondary suite and a detached garden suite according to the lot size specified in 1(b) above; and
 - III. Duplex, each of which may contain a secondary suite; and
 - IV. A maximum of 4 townhouse units;
- iv. Allow the six dwelling units required on lots 281 m² or greater within 400m of a prescribed transit stop to be in the following forms:
- I. Single-family dwelling with secondary suite; and
 - II. Single-family dwelling with a secondary suite and a detached garden suite according to the lot size specified in 1(b) above; and
 - III. Duplex, each of which may contain a secondary suite; and
 - IV. A maximum of 6 townhouse units;
- d. Amend the off-street parking requirements as follows:
- i. Eliminate the off-street parking requirements on lands within Restricted Zones that are within 400m of a prescribed transit stop; and
 - ii. Amend the off-street parking requirements for SSMUH development in Restricted Zoned that are further than 400m from a prescribed transit stop to one space per dwelling unit;
2. Incorporate the following bonus for increased density with respect to the 6th unit in proximity to transit stops:
- i. As per the Amenity Contribution Policy.
3. Incorporate a detailed review of the SSMUH Policy manual recommendations into the review of all applicable Design Guidelines;
4. Expand Strategic Plan Initiative 1i to include a full review of the Zoning Bylaw off-street parking requirements, bicycle parking requirements, as well as explore options for including other Transportation Demand Management measures into the Bylaw, and furthermore to commence this workplan in the summer of 2024.

Motion CARRIED.

7. NOTICE OF MOTION

Councillor Guiry joined the meeting at 8:03pm.

Councillor Harder read aloud a Notice of Motion as follows:

Managing Wildlife Attractants to Prevent Human-Wildlife Conflicts in Langford

WHEREAS in accordance with the Community Charter, and in the interests of public health, Council may establish services for the collection, removal, and disposal of garbage and may regulate the use of those services to prevent animals from accessing waste disposal containers;

And WHEREAS the Council of the City of Langford may regulate in relation to animals and nuisance prevention;

THEREFORE, the Council of the City of Langford directs staff to conduct a public awareness campaign to inform residents of the need to store refuse and other food sources securely to prevent human-wildlife conflicts;

- i. AND further directs staff to explore all legal options, including enacting a Wildlife Attractants Bylaw, to store and secure refuse and food sources securely to prevent bears, cougars, and wolves from accessing and becoming conditioned to, or dependent on, food sources generated or controlled by human activity to protect public safety and support the conservation of local wildlife populations.

8. BYLAWS

8.1 BYLAW NO. 1926

“Subdivision and Servicing Bylaw No. 1000, Amendment No. 25, Bylaw No. 1926, 2024”.
(ADOPTION)

MOVED BY: WAGNER
SECONDED: SZPAK

THAT Council adopt Bylaw No.1926.

Motion CARRIED.

8.2 BYLAW NO. 2175

“Council Procedure Bylaw No. 1971, Amendment No. 3, Bylaw No. 2175, 2024”.
(ADOPTION)

MOVED BY: SZPAK
SECONDED: MORLEY

THAT Council adopt Bylaw No. 2175.

Motion CARRIED.

8.3 BYLAW NO. 2176

“City of Langford Public Notification Bylaw 2013, Amendment No. 1, Bylaw No. 2176, 2024”. (ADOPTION)

MOVED BY: HARDER
SECONDED: SZPAK

THAT Council adopt Bylaw No. 2176.

Motion CARRIED.

9. IN CAMERA RESOLUTION

THAT Council close the meeting to the public pursuant to section 90 (1) k of the *Community Charter* to consider:

- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could

reasonably be expected to harm the interests of the municipality if they were held in public.

MOVED BY: MORLEY
SECONDED: WAGNER

THAT Council close the meeting to the public pursuant to section 90 (1) k of the *Community Charter* to consider:

- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Motion CARRIED.

10. ADJOURNMENT

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adjourn the meeting at 8:15 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer