



Sustainable Development Advisory Committee Minutes

July 8, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

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

ABSENT: M. McNaughton

ATTENDING:	M. Baldwin, Director of Development Services	M. Miles, Manager of Legislative Services
	K. Balzer, Director of Engineering and Public Works	L. Zetaruk, Analyst
	M. Watmough, Director of Legislative and Protective Services	N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Councillor Szpak, Chair of the Sustainable Development Advisory Committee attended the meeting virtually. As a result, Councillor Wagner, Vice-Chair, assumed the role of the Chair.

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

M. Miles, Manager of Legislative Services, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GORDON

SECONDED: GUIRY

THAT the Committee approve the agenda as presented.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Sustainable Development Advisory Committee Minutes - June 10, 2024

MOVED BY: GUIRY
SECONDED: GORDON

THAT the minutes of the Sustainable Development Advisory Committee meeting held June 10, 2024, be adopted as presented.

Motion CARRIED,

6. REPORTS

6.1 3321 Luxton Road Rezoning Application

M. Baldwin, Director of Development Services provided an overview of the application.

M. Mahovlich, Applicant provided a presentation to the Committee.

The Acting Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Development Services, K. Balzer, Director of Engineering and Public Works, M. Watmough, Director of Legislative and Protective Services, and M. Mahovlich, Applicant responded.

The Acting Chair opened the floor to questions and comments from the public. M. Baldwin, Director of Development Services, K. Balzer, Director of Engineering and Public Works, and M. Mahovlich, Applicant responded.

MOVED BY: GUIRY
SECONDED: DUMITRU

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2180 to amend the zoning designation of the properties located at 3321 Luxton Road from RR2 to RM2A, after the notification process has been completed, and 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. \$3,660 towards the General Amenity Reserve Fund;
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan dedicating 2.25m of land along Luxton Road, 3.5m along Brown Road, and 3.0m along Piper Road 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 mitigation plan;
 2. A construction parking and deliveries management plan; and
 3. An erosion and sediment control plan.
 - iii. That interim road paving with crown and water control is completed by the developer on the north side of Brown Road, to the satisfaction of the Director of Engineering.
 - iv. That electric heat pumps are installed in the townhouse units.
 - 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 3rd 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 a separate covenant is registered, prior to issuance of a building permit, that agrees to the following:
 1. That the owner agrees that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein, in favour of the strata;
 2. That the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk with the exception of boulevard trees; and
 3. That the owner acknowledges that the site is located in proximity to agricultural uses and the South Vancouver Island Gun Range, and that these uses may create general noise, odours, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances.

AND

2. If required to accommodate the installation of the BC Hydro infrastructure, delegate the authority to issue the required setback variance within the Form and Character Development Permit, provided that the proposal remains in substantial accordance with what has been demonstrated on the site plan attached to this report.

6.2 2787 Lakeview Terrace Amenity Amendment

M. Baldwin, Director of Development Services provided an overview of the application.

R. Sansom, Applicant provided a presentation to the Committee.

The Acting Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Development Services, K. Balzer, Director of Engineering and Public Works, and R. Sansom, Applicant responded.

The Acting Chair opened the floor to questions and comments from the public. M. Baldwin, Director of Development Services, K. Balzer, Director of Engineering and Public Works, and R. Sansom, Applicant responded.

MOVED BY: GORDON

SECONDED: DUMITRU

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2188 to amend the amenity contributions for the property located at 2787 Lakeview Terrace, after the notification process has been completed, and subject to the following terms and conditions:
 - a. That the applicant provides, in lieu of the amenity contributions outlined in section 6.53.03(2)(b) of Zoning Bylaw No. 300, **as a bonus for increased density**, the following contributions per dwelling unit beyond the permitted density of three residential units, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - 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 electric heat pumps will be installed in all townhouse units;
 - ii. 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 3rd 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;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to

be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein, in favour of the strata.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: GUIRY
SECONDED: GORDON

THAT the July 8, 2024 Sustainable Development Advisory Committee meeting adjourn at 8:31pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer