

CITY OF LANGFORD BYLAW NO. 2174

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the Service Commercial (CS1) Zone and adding to the Community Town Centre Pedestrian (C9) Zone the property legally described as Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Road), as shown shaded on Schedule A attached to and forming part of this Bylaw.

2. By adding to Table 1 of Section 4.01.01 in Section II. the following:

Commercial uses on the property legally described as Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Road) ;	1 per 35 m ² (376.7 ft ²) GFA
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3. By deleting from the text of the C9 zone Section 6.44B.09(3);
4. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
C9	2174	a) Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Rd)	a) \$2,074 per residential unit created towards the General Amenity Reserve Fund on the 1 st through 4 th storeys; and b) \$1,037 per residential unit created towards the General Amenity Reserve Fund on the 5 th and 6 th storeys; and c) \$610 per unit created towards the Affordable Housing Reserve Fund on the 1 st through 4 th storeys; and d) \$305 per residential unit created towards the General Amenity Reserve Fund on the 5 th and 6 th storeys; and e) 1,037 per non-market residential unit created towards the General Amenity Reserve Fund; and f) \$305 per non-market residential unit created	No

			towards the General Amenity Reserve Fund; and g) Contributions provided for residential units as per the clauses above may be refunded for each unit sold within the City's Attainable Home Ownership Program	
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B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 724 (2691 Sooke Road), Bylaw No. 2174, 2024".

READ A FIRST TIME this 17th day of June, 2024.

READ A SECOND TIME this 17th day of June, 2024.

READ A THIRD TIME this 17th day of June, 2024.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 26th day of June, 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

