



Sustainable Development Advisory Committee Minutes

September 9, 2024, 7:00 p.m.
Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry - Chair Councillor M. Wagner - Vice-Chair Councillor L. Szpak S. Cotter	V. Dumitru M. McNaughton K. Nentwig
ABSENT:	B. Gordon	M. Rodgers
ATTENDING:	K. Balzer, Director of Engineering and Public Works M. Miles, Manager of Legislative Services R. Dykstra, Senior Planner, Approving Officer	T. Corpus, Senior Application Developer/Analyst B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Szpak 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: MCNAUGHTON
SECONDED: WAGNER

THAT the Committee approve the agenda as amended by moving item 6.1 after item 6.3 and renumber accordingly to accommodate a perceived conflict of interest.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the Sustainable Development Advisory Committee Meeting - August 12, 2024

MOVED BY: NENTWIG
SECONDED: DUMITRU

THAT the minutes of the Sustainable Development Advisory Committee meeting held August 12, 2024, be adopted as presented.

Motion CARRIED.

6. REPORTS

6.1 646 Atkins Road - Rezoning Application

MOVED BY: SZPAK
SECONDED: COTTER

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the zoning designation of the properties located at 646 Atkins Avenue from the R2 Zone to the RS1 Zone subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per lot, **prior to the subdivision approval**:
 - i. \$610 per townhouse unit towards the Affordable Housing Reserve Fund
 - ii. \$660 per single family home or half duplex towards the Affordable Housing Reserve Fund;
 - iii. \$3,660 per townhouse unit towards the General Amenity Reserve Fund; and
 - iv. \$3,960 per single family home or half duplex towards the General Amenity Reserve Fund.
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, 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 the applicant shall apply for subdivision utilizing the plan demonstrated to Council during the rezoning process, or one that is substantially similar demonstrating that all new lots created are below 280 m² in size;
- iv. Tree protection fencing shall be installed by the project arborist for all trees identified for retention in the arborist report prepared by SouthShore Forest Consultants dated July 19th, 2024, prior to the commencement of any work on site, and shall be maintained throughout the construction period;
- v. Acknowledgement that the site is in proximity to an existing rail corridor that may be utilized for transportation uses in the future such as, but not limited to rail, bus, or other, that these uses may result in general nuisances, and that the owner and all future owners assume all risk and annoyance of such nuisances;
- vi. 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;
- vii. That the applicant, prior to subdivision approval, upgrade the façade of the existing dwelling that is remaining in order to better comply with City Design Guidelines, to the satisfaction of the Director of Development Services;
- viii. That electric heat pumps be installed in all future units.

AND

- 2. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the required parking for residential uses in Restricted Zones specified in Part 4 of Zoning Bylaw No. 300 as follows:

Residential uses on Lots within a Restricted Zone and shown on Schedule AA that have a lot area of 281 m ² or greater	0 spaces per dwelling unit
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Residential uses on Lots within a Restricted Zone that have a lot area of less than 281 m2 developed	1 space per dwelling unit
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AND

3. Authorize the Director of Development Services to issue a setback variance to the exterior side lot line of the existing dwelling unit only to 1.59 m instead of the required 3m.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: NENTWIG

THAT the maximum fence height be 8 feet along the rear and the western side of the lot.

Motion DEFEATED.

Councillors Szpak, Committee members M. McNaughton, S. Cotter and V. Dumitru opposed.

On the Main Motion:

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the zoning designation of the properties located at 646 Atkins Avenue from the R2 Zone to the RS1 Zone subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per lot, **prior to the subdivision approval**:
 - i. \$610 per townhouse unit towards the Affordable Housing Reserve Fund
 - ii. \$660 per single family home or half duplex towards the Affordable Housing Reserve Fund;
 - iii. \$3,660 per townhouse unit towards the General Amenity Reserve Fund; and
 - iv. \$3,960 per single family home or half duplex towards the General Amenity Reserve Fund.
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, 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 the applicant shall apply for subdivision utilizing the plan demonstrated to Council during the rezoning process, or one that is substantially similar demonstrating that all new lots created are below 280 m² in size;
- iv. Tree protection fencing shall be installed by the project arborist for all trees identified for retention in the arborist report prepared by SouthShore Forest Consultants dated July 19th, 2024, prior to the commencement of any work on site, and shall be maintained throughout the construction period;
- v. Acknowledgement that the site is in proximity to an existing rail corridor that may be utilized for transportation uses in the future such as, but not limited to rail, bus, or other, that these uses may result in general nuisances, and that the owner and all future owners assume all risk and annoyance of such nuisances;
- vi. 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;
- vii. That the applicant, prior to subdivision approval, upgrade the façade of the existing dwelling that is remaining in order to better comply with City Design Guidelines, to the satisfaction of the Director of Development Services;
- viii. That electric heat pumps be installed in all future units.

AND

2. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the required parking for residential uses in Restricted Zones specified in Part 4 of Zoning Bylaw No. 300 as follows:

Residential uses on Lots within a Restricted Zone and shown on Schedule AA that have a lot area of 281 m ² or greater	0 spaces per dwelling unit
Residential uses on Lots within a Restricted Zone that have a lot area of less than 281 m ² developed	1 space per dwelling unit

AND

3. Authorize the Director of Development Services to issue a setback variance to the exterior side lot line of the existing dwelling unit only to 1.59 m instead of the required 3m.

Motion CARRIED.

6.2 2860 Turnstyle Crescent - Temporary Use Permit

MOVED BY: MCNAUGHTON
 SECONDED: DUMITRU

THAT the Sustainable Development Advisory Committee recommend to Council:

That Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to Erica Sorenson to operate a personal service home business from the applicant’s townhome located at 2860 Turnstyle Crescent (Strata Lot 26, Section 1, Goldstream District, Strata Plan EPS4171, PID 030-540-771), subject to the following terms and conditions:

- a. That the Temporary Use Permit is issued for a period of three years from time of issuance;
- b. That the operator of the business obtains a Business Licence from the City of Langford; and
- c. That the garage must be used for parking.

Motion CARRIED.

6.3 939 Klahanie Drive - Rezoning Application

Committee member V. Dumitru left the meeting at 8:17 pm due to a perceived conflict of interest after having signed a neighbourhood petition in support of the application.

MOVED BY: NENTWIG
 SECONDED: MCNAUGHTON

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to prepare and bring forward a bylaw to amend the zoning designation of the property located at 939 Klahanie Drive from Rural Residential 2 (RR2) to Rural Residential 5 (RR5) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling lot, **prior to the issuance of subdivision approval**:
 - i. \$1,000 towards the Affordable Housing Reserve Fund; and
 - ii. \$6,000 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 the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision or the issuance of a building permit, whichever comes first:
 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 land alterations:
 1. A construction parking and deliveries management plan, and a mitigation plan.
 - iii. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
 - iv. 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;

AND

2. Direct staff to prepare and bring forward a Development Variance Permit that varies the following regulations of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 pursuant to Section 498 of the Local Government Act:

- a. That Section 6.14.02(2) of Zoning Bylaw No. 300 be varied by reducing the allowable lot size for subdivision of a property that is not serviced with municipal sewer from 40 hectares (98.8 acres) to 0.44 hectares (1.1 acres) for the property located at 939 Klahanie Drive; and
- b. That Section 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied by allowing subdivision as a permitted form of development for the property located at 939 Klahanie Drive.

Prior to consideration of the Main Motion:

Amendment 1:

MOVED BY: WAGNER

SECONDED: MCNAUGHTON

That the applicant, prior to Bylaw Adoption, registers a Section 219 covenant to include:

- That only one single-family home with no additional suite as part of the application as presented be allowed on either lot.

Motion CARRIED.

On the Main Motion as amended:

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to prepare and bring forward a bylaw to amend the zoning designation of the property located at 939 Klahanie Drive from Rural Residential 2 (RR2) to Rural Residential 5 (RR5) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling lot, **prior to the issuance of subdivision approval**:
 - i. \$1,000 towards the Affordable Housing Reserve Fund; and
 - ii. \$6,000 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 the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision or the issuance of a building permit, whichever comes first:
 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 land alterations:

1. A construction parking and deliveries management plan, and a mitigation plan.
- iii. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
- iv. 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;
- v. That only one single-family home with no additional suite as part of the application as presented be allowed on either lot.

AND

2. Direct staff to prepare and bring forward a Development Variance Permit that varies the following regulations of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 pursuant to Section 498 of the Local Government Act:
 - a. That Section 6.14.02(2) of Zoning Bylaw No. 300 be varied by reducing the allowable lot size for subdivision of a property that is not serviced with municipal sewer from 40 hectares (98.8 acres) to 0.44 hectares (1.1 acres) for the property located at 939 Klahanie Drive; and
 - b. That Section 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied by allowing subdivision as a permitted form of development for the property located at 939 Klahanie Drive.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MCNAUGHTON
SECONDED: WAGNER

The Chair adjourned the meeting at 9:56 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer