



Council Minutes

October 21, 2024, 7:00 p.m.
Council Chambers & Electronic Meeting

PRESENT:	Mayor S. Goodmanson Councillor K. Guiry Councillor C. Harder Councillor M. Morley	Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha
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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 Y. Nielsen, Director of Parks, Recreation and Facilities K. Dube, Senior Manager of Information Technology and GIS D. Petrie, Senior Manager of Business Development and Events M. Douglas, Colliers - Remote
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Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PUBLIC PARTICIPATION

B. Beckett, Langford resident - re: item 10.4 - The speaker stated that the scheduled trip in November 2024 to the Ukraine, has been rescheduled to February 2025.

J. Owen, Langford resident - re: item 9.1 - The speaker is a Strata manager, the speaker stated 3 points to be brought forward before Council issues the proposed Temporary Use Permit at the property.

J. Strauss, Langford resident - re: item 10.1 - The speaker expressed support for the grant application and the project. re: item 8.1.2 - The speaker requested the active transportation infrastructure be expanded.

A. Lowe, Victoria resident - re: item 8.1.2 - The speaker updated Council on some outstanding questions that arose from the Sustainable Development Advisory Committee meeting held on October 15, 2024.

W. Hobbs, Langford resident - re: item 10.1 - The speaker supports the application for the grant and the project, however, is concerned about who is funding the project. The speaker is concerned about this project being considered before the completion of the Active Transportation Master Plan completion.

6. CONSENT AGENDA

Minutes of the Special Council Meeting - October 7, 2024 (ADOPT)

Minutes of the Council Meeting - October 7, 2024 (ADOPT)

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

- Minutes of the Special Council Meeting - October 7, 2024 (ADOPT)
- Minutes of the Council Meeting - October 7, 2024 (ADOPT)

Motion CARRIED.

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None removed.

8. COMMITTEE RESOLUTIONS

8.1 Sustainable Development Advisory Committee Meeting Resolutions - October 15, 2024

8.1.1 TUP24-0007 - 106 4342 West Shore Parkway

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council:

1. That Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow a pet daycare and boarding kennel at 106 4342 West Shore Parkway, 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 use of 'pet daycare' and 'boarding kennel' are operated in conjunction with the use of 'animal hospital' as defined in the Zoning Bylaw No. 300, and neither of the uses is operated as a stand alone use; and
 - c. That the operator of the business obtains a Business Licence from the City of Langford.

Motion CARRIED.

8.1.2 2866 Rita, 2870 Rita, and 950 Bray Rezoning

MOVED BY: GUIRY
SECONDED: WAGNER

That Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2199, following public notification, to amend the zoning designation of the properties located at 2866 Rita Road, 2870 Rita Road, and 950 Bray Avenue from One- and Two-Family Residential (R2) to City Centre (CC1) 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 approval**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 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, **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 sidewalk will be extended beyond the frontage on Rita Road to the corner of Tennis Court Lane at the developer's expense, to the satisfaction of the Director of Engineering;
 - iv. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - v. 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 and is not provided in exchange for compensation separate from that of a residential unit;
 - vi. That tree protection measures, inclusive of tree protection fencing, are implemented by the project arborist prior to commencement of work to protect the Garry-oak tree located on 2862 Rita Road, and maintained throughout the construction period;
 - vii. 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;
 - viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires 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 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;
 - ix. That the building be constructed with electric heat pumps;

- x. Acknowledgement that the site is in proximity to Centennial Park which may be utilized for various recreation uses, inclusive of sports tournaments, which may result in general noise and nuisances, and that the owner and all future owners assume all risk and annoyance of such nuisances;
 - xi. That a minimum of ten street trees will be planted in the frontage, to the satisfaction of the Director of Parks, Recreation, and Facilities; and
 - xii. That the owner or subsequent strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk with the exception of boulevard trees;
- c. That the applicant make every effort to engage with the property owner at 954 Bray Avenue.

AND

2. Authorize the Director of Development Services to grant the following variance within the required development permit:

- a. That Section 4.01.01 be varied to reduce the required parking from the required 1.25 space per residential unit to 1.07 spaces per residential unit subject to the following: two (2) bike parking spots per unit, of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that the storage spaces be plumbed for electric bike charging to the satisfaction of the Director of Development Services.

Motion CARRIED.

8.1.3 946 Isabell Rezoning

MOVED BY: GUIRY
SECONDED: SZPAK

THAT Council:

1. Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2191, following public notification, to amend the zoning designation of the property located at 946 Isabell Avenue from R2 to RT1 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, **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 alterations:
 - 1. A mitigation plan;
 - 2. A construction parking and deliveries management plan; and
 - 3. An erosion and sediment control plan.
 - iii. That electric heat pumps are installed in the townhouse units;
 - 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 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, and that the strata bylaws of the resulting strata corporation are reflective of this requirement, such that the strata is responsible for enforcement of this restriction; and
 - 2. That the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk with the exception of boulevard trees.
- c. That the applicant provide additional information to neighbouring properties regarding property lines and plans for the subject property.

Motion CARRIED.

9. NOTICES OF INTENT

9.1 TUP24-0003 - 2860 Turnstyle Cres

MOVED BY: GUIRY
SECONDED: SZPAK

THAT Temporary Use Permit No. TUP24-0003 be issued by the Council for the City of Langford to Erica Sorensen to operate a personal service home business on the land legally described as Strata Lot 26, Section 1, Goldstream District, Strata Plan EPS4171, PID No. 030-540-771 (2860 Turnstyle Crescent), pursuant to section 493 of the *Local Government Act*, and subject to the following terms and conditions:

1. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) That the temporary use permit is issued for a period of three (3) 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 and limited common property of the driveway must be used for patron parking.

2. Expiry

That the Temporary Use Permit is issued for a period of three (3) years and will expire on 21 October 2027.

Motion CARRIED.

10. REPORTS

10.1 BC Active Transportation infrastructure Grant Application Endorsement

MOVED BY: WAGNER
SECONDED: HARDER

THAT Council resolves that the City's share of funding for Latoria Road Phase 1A and 1B is available and supported, that these projects are a municipal priority, that these projects will be complete within the required timeline, that these proposed projects are shovel-ready according to the criteria in section three of the infrastructure application.

And therefore, Council direct staff to apply for the 2024 B.C. Active Transportation Infrastructure Grant for each of the following shovel-ready projects:

1. Latoria Road Phase 1A from Triangle Trail to Golden Spire Crescent at a total estimated cost of \$4,500,000; and
2. Latoria Road Phase 1B from Golden Spire Crescent to Whimfield Terrace at a total estimated cost of \$4,000,000.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: SZPAK

SECONDED: YACUCHA

AND

THAT Council direct staff to prepare the tender document and proceed with issuance if the project is approved in the 2025-2029 five-year financial plan.

Motion CARRIED.

Councillor Guiry opposed.

On the Main Motion as amended:

THAT Council resolves that the City's share of funding for Latoria Road Phase 1A and 1B is available and supported, that these projects are a municipal priority, that these projects will be complete within the required timeline, that these proposed projects are shovel-ready according to the criteria in section three of the infrastructure application.

And therefore, Council direct staff to apply for the 2024 B.C. Active Transportation Infrastructure Grant for each of the following shovel-ready projects:

Latoria Road Phase 1A from Triangle Trail to Golden Spire Crescent at a total estimated cost of \$4,500,000; and

Latoria Road Phase 1B from Golden Spire Crescent to Whimfield Terrace at a total estimated cost of \$4,000,000;

AND

THAT Council direct staff to prepare the tender document and proceed with issuance if the project is approved in the 2025-2029 five-year financial plan.

Motion CARRIED.

10.2 Arts and Culture Strategic Plan Scope of Work

MOVED BY: MORLEY

SECONDED: GUIRY

THAT Council endorse the Arts and Culture Strategy RFP scope of work as presented.

Motion CARRIED.

10.3 Accessibility Plan from Capital West Accessibility Advisory Committee

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council receive the City of Langford's Draft Accessibility Plan in partnership with the Capital West Accessibility Advisory Committee;

AND

THAT the document be made available for public inspection at City Hall and on the City's website.

Motion CARRIED.

10.4 Ukraine Funding Update

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council provide Vancouver Island Supports the Ukraine (VISU) with \$5,000.00 in the 2025 budget.

Motion CARRIED.

Councillors Harder and Yacucha opposed.

11. BYLAWS

11.1 BYLAW NO. 2192 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 731 (967A and 967B Isabell Avenue), Bylaw No. 2192, 2024". (ADOPTION)

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council adopt Bylaw No. 2192.

Motion CARRIED.

11.2 BYLAW NO. 2193 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 732 (991 and 995 Latoria Road), Bylaw No. 2193, 2024". (ADOPTION)

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council adopt Bylaw No. 2193.

Motion CARRIED.

11.3 BYLAW NO. 2203

"Langford Zoning Bylaw, Amendment No. 738 (646 Atkins Avenue), Bylaw No. 2203, 2024". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council provide first, second, and third readings to Bylaw No. 2203.

Motion CARRIED.

11.4 BYLAW NO. 2207

"City of Langford Permissive Tax Exemption Bylaw No. 2147, Amendment No. 1, Bylaw No. 2207, 2024". (ADOPTION)

MOVED BY: WAGNER
SECONDED: HARDER

THAT Council adopt City of Langford Permissive Tax Exemption Bylaw No. 2147, Amendment No. 1, Bylaw No. 2207, 2024.

Motion CARRIED.

11.5 BYLAW NO. 2208

"City of Langford Revitalization Tax Exemptions for Industrial Development Bylaw No. 2006, 2021, Amendment No. 1, Bylaw No. 2208, 2024". (ADOPTION)

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council adopt City of Langford Revitalization Tax Exemptions for Industrial Development Bylaw No. 2006, 2021, Amendment No. 1, Bylaw No. 2208, 2024.

Motion CARRIED.

12. ADJOURNMENT

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 9:27 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer