



Sustainable Development Advisory Committee Minutes

March 10, 2025, 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 B. Gordon K. Nentwig
ABSENT:	M. McNaughton	M. Rodgers
ATTENDING:	M. Baldwin, Director of Development Services K. Balzer, Director of Engineering and Public Works M. Miles, Manager of Legislative Services	C. Lowe, IT Support Specialist N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:01 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee Member B. Gordon 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: COTTER

SECONDED: SZPAK

THAT the Committee approve the agenda as presented.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the Special Sustainable Development Advisory Committee Meeting - February 24, 2025

MOVED BY: NENTWIG

SECONDED: WAGNER

THAT the amending motion from item 6.2 of the Special Sustainable Development Advisory Committee meeting held February 24, 2025, be reconsidered and amended by replacing *"That the landscaping plan includes native and performance species."* with *"That landscaping should utilize native species to provide wildlife benefits and support biodiversity while reducing maintenance requirements."*

AND

THAT the minutes be adopted as amended.

Motion CARRIED.

6. REPORTS

6.1 Application to Rezone 2614-2626 Peatt and 2622-2629 Sunderland Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to Allow for the Development of Two Mixed-Use Buildings

M. Baldwin, Director of Development Services, and R. Sansom, Applicant Representative, provided an overview of the application and responded to questions from the Committee.

The Chair opened the floor to questions and comments from the public.

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

MOVED BY: WAGNER

SECONDED: COTTER

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. an appropriate ratio of three-bedroom units within this proposed development.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: DUMITRU

THAT the Main Motion be amended to add the following:

"AND

THAT Council will consider the property at 2626 Sunderland Road as a park contribution or amenity contribution should the applicant be able to purchase the property;"

Motion CARRIED.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: COTTER

SECONDED: SZPAK

THAT the Main Motion be amended by adding the following at the end of the list as a separate clause:

"AND

THAT Council take no action with respect to this application until the Official Community Plan (OCP) Refresh is complete."

Motion CARRIED.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

THAT the Main Motion be amended to add the following as item "b":

- b. a plan with respect to the maintenance of buildings before they are demolished.

Motion CARRIED.

On the Main Motion:

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. an appropriate ratio of three-bedroom units within this proposed development;
- b. a plan with respect to the maintenance of buildings before they are demolished;

AND

THAT Council will consider the property at 2626 Sunderland Road as a park contribution or amenity contribution should the applicant be able to purchase the property;

AND

THAT Council take no action with respect to this application until the Official Community Plan (OCP) Refresh is complete.

Motion CARRIED.

6.2 Application for a Development Variance Permit to Reduce the Required Amount of Off-Street Parking at 991 & 995 Latoria Road.

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

The Chair opened the floor to questions and comments from the public.

The Chair opened the floor to questions and comments from the Committee.

Committee Member B. Gordon left the meeting at 8:59 pm and returned to the meeting prior to the motion at 9:02 pm.

MOVED BY: COTTER

SECONDED: NENTWIG

THAT Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 991 & 995 Latoria Road with the following variance:

- a. That Table 1 of the Section 4.01.01 be varied to reduce the rate applicable to liquor stores from 1 per 13m² to 1 per 54m².

Subject to the following terms and conditions:

- i. That 2/3 of the parking stalls required for the liquor store use display 15-minute parking signs.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: NENTWIG

SECONDED: GORDON

THAT the Committee adjourn the meeting at 9:06 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer