



# Staff Report to Council

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**DATE:** Monday, March 17, 2025

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z23-0009

**SUBJECT:** Adoption of Bylaw No. 2204 – Application to Rezone 2830 Jacklin Road and 2825 – 2831 Knotty Pine Road from One- and Two-Family Residential (R2) to City Centre Pedestrian (CCP) to allow for the Development of Two 6-Storey Buildings

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## BACKGROUND:

At their Regular meeting of December 2, 2024, Council passed the following resolution with respect to 2830 Jacklin Road and 2825 – 2831 Knotty Pine Road:

*That Council:*

1. *Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2204 to amend the zoning designation of the properties located at 2830 Jacklin Road and 2825, 2827, 2829, and 2831 Knotty Pine Road from 'One- and Two-Family Residential' (R2) to Area 2 of the 'City Centre Pedestrian' (CCP) 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. *\$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 provides, **as a bonus for increased density**, the following contributions per square meter of ground floor commercial space, **prior to the issuance of a building permit**:*
    - i. *\$10.75 towards the General Amenity Reserve Fund.*

- c. *That Section 6.58.05 of Bylaw No. 300 include a maximum height limit of six storeys for the subject site.*
- d. *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;*
    - 2. *A traffic light at the intersection of Orono and Jacklin; and*
    - 3. *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 construction parking management plan; and*
    - 2. *A mitigation plan;*
  - iii. *That the properties be consolidated prior to issuance of a Development Permit for Form and Character;*
  - iv. *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 as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;*
  - v. *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;*
  - vi. *That individual heat pumps for each unit, or an equivalent central system, be installed prior to issuance of an occupancy permit;*
  - 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 5% of units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN) OR 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, and*

*that the developer identify the Attainable Units on the plans submitted for the required Development Permit application.*

- ix. *That 1.5 bike parking spots per unit be provided, of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be plumbed for electric bike charging to the satisfaction of the Director of Development Services*

AND

2. *Authorize the Director of Development Services to issue the following variances within the future Development Permit for Form and Character:*

- a. *That Section 6.58.06(2)(a) be varied by reducing the front yard setback for the 3<sup>rd</sup> storey and higher along Jacklin Road only from the required 4.0 m (13 ft) to 3.56 m (11.7 ft); and*  
b. *That Section 6.58.08(1) be varied by reducing the distance required in between an unclosed surface parking space to a lot line abutting a highway from 3.0 m (9.8 ft) to 1.6 m (5.2 ft) provided that additional landscaping is included in the 1.6m separation;*

AND

3. *Direct staff to work with the applicant in order to establish a separate pedestrian walkway along Lequesne Avenue and Knotty Pine Avenue.*

#### **COMMENTARY:**

This application was prohibited from being the subject of a Public Hearing, as per the change made by the Province to the *Local Government Act* through *The Housing Statutes (Residential Development) Amendment Act, 2023*.

Council gave first, second, and third readings of Bylaw No. 2204 on February 3, 2025. The information considered in relation to this Bylaw as well as the video recording of the Meeting can be found here on the City's website: [Council Meeting - February 03, 2025](#).

The applicant's lawyer has confirmed the Section 219 Covenant has been registered against the title of the subject properties that agrees to items 1. d. i-ix in Council's resolution dated December 2, 2024, noted above.

Bylaw No. 2204 was signed by the Minister of Transportation and Infrastructure on February 10, 2005.

As there are no outstanding conditions required at this time, Council may wish to proceed with bylaw adoption.

**OPTIONS:**

**Option 1**

That Council adopt Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024 as presented.

**OR Option 2**

That Council take no action with respect to the adoption of Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024.

**SUBMITTED BY: Robert Dykstra, RPP, MCIP Manager of Development Services**

**Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services

**Concurrence:** Melisa Miles, Manager of Legislative Services

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Wolfgang Schoenefuhs, Parks Planner

**Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Director of Legislative & Protective Services

**Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

**Attachments:** Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024