



Sustainable Development Advisory Committee Minutes

April 13, 2026, 7:00 p.m.

Council Chambers & Electronic Meeting

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| PRESENT: | Councillor M. Wagner - Chair
Councillor K. Guiry - Vice-Chair
Councillor L. Szpak
B. Benbow
S. Cotter | V. Dumitru
B. Gordon
M. McNaughton
M. Rodgers |
| ATTENDING: | L. Stohmann, Director of Community Planning and Development
K. Balzer, Director of Engineering and Public Works
M. Miles, Manager of Legislative Services | L. Zetaruk, Analyst
N. Johnston, Legislative Services Administrative Coordinator |

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee Member Rodgers 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: SZPAK
SECONDED: GORDON

THAT the Committee approve the agenda as presented.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Sustainable Development Advisory Committee Minutes - March 9, 2026

MOVED BY: COTTER
SECONDED: GUIRY

THAT the minutes of the Sustainable Development Advisory Committee meeting held March 9, 2026, be adopted as circulated.

Motion CARRIED.

6. REPORTS

6.1 Temporary Use Permit - 101-977 Langford Parkway (Flight Cannabis)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

The Chair opened the floor to questions and comments from the public. L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. L. Stohmann, Director of Community Planning and Development responded.

MOVED BY: SZPAK
SECONDED: MCNAUGHTON

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow Flight Cannabis Co. to continue to operate a non-medical cannabis retail store at Unit 101-977 Langford Pkwy.

Motion CARRIED.

6.2 Rezoning Application - 2609 Sooke Road

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

K. Tetlow, Principal, Kilo Architecture, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the public. The Applicant, K. Balzer, Director of Engineering and Public Works, and L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. The Applicant, L. Stohmann, Director of Community Planning and Development, and K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: COTTER
SECONDED: GORDON

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Langford Zoning Bylaw, Amendment No. 740 (2609 Sooke Road), Bylaw No. 2211, 2026 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the property located at 2609 Sooke Road from 'One- and Two-Family Residential' (R2) to 'Community Town Centre Pedestrian 9' (C9), 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. \$2,074 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 registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering and the Ministry of Transportation and Transit;
- 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, in accordance with Design Guidelines for Sooke Road Commercial Revitalization Development Permit Area and Ministry of Transportation and Transit standards;
 - 2. A storm water management plan; and
 - 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 and delivery management plan; and
 - 2. A mitigation plan;
 - iii. 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;
 - iv. That the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allow each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
 - v. 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;

2. Direct staff to amend section 6.44B.06 of Zoning Bylaw No. 300 to limit the maximum allowable height of a building or structure on the subject property to six (6) storeys.

Motion CARRIED.

6.3 Application to Amend the Text of the One-and Two-Family Residential (R2) Zone - 2773 Strathmore Road (Z25-0011)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

M. Stella, Applicant provided comments regarding the application.

The Chair opened the floor to questions and comments from the public. K. Balzer, Director of Engineering and Public Works responded.

The Chair opened the floor to questions and comments from the Committee. L. Stohmann, Director of Community Planning and Development responded. K. Balzer, Director of Engineering and Public Works and L. Stohmann, Director of Community Planning and Development responded.

MOVED BY: SZPAK

SECONDED: RODGERS

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2252 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road, subject to the following terms and conditions:
 - a. That, **prior to Bylaw Adoption**, the applicant completes the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works:
 1. Full frontage improvements;
 2. A Stormwater Management Plan;
 3. A Mitigation Plan; and
 4. A Construction Parking and Delivery Management Plan.

Motion CARRIED.

6.4 Application to Rezone 3084, 3088, 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Residential Commercial (MU1A)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

J. Bourcet, Woodsmere Holdings, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the public. The applicant, K. Balzer, Director of Engineering and Public Works, and L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. The Applicant, L. Stohmann, Director of Community Planning and Development, and K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: GUIRY

SECONDED: GORDON

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2278 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the properties located at 3084, 3088, and 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Commercial Residential (MU1A) 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;

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 registers, **prior to Bylaw Adoption**, a road dedication plan, if required, 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 and Public Works, prior to any land alteration:
 1. A construction and 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 a separate covenant is registered, prior to issuance of a building permit, that agrees that the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk, with the exception of boulevard trees;
- vi. That tree protection measures are implemented prior to commencement of work to protect the trees identified for retention in the arborist report, prepared by Talmack Urban Forestry, dated May 8, 2025, throughout the construction period;
- vii. That individual electric heat pumps for each unit, or an equivalent central system, be installed prior to issuance of an occupancy permit;
- viii. 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;
- ix. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that secures a commitment to one of the following:
 1. A minimum 5% of units constructed be directed to and sold in accordance with terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN); or
 2. 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
 3. A compatible alternative that meets or exceeds the affordability benchmark previously established by Council;

Provided that for every option above, the developer shall identify the Attainable Units on the plans submitted for the required Development Permit application;

2. Direct staff to include a site-specific Floor Area Ratio of 2.5 for the properties located at 3084, 3088, and 3094/3096 Jacklin Road within Bylaw No. 2278; AND

3. Direct staff to amend section 5.51A.06 of Zoning Bylaw No. 300 to reduce the maximum allowable height of the building or structure within the MU1A Zone to six (6) storeys.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: DUMITRU

THAT the Sustainable Development Advisory Committee meeting adjourn at 8:48 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer

DRAFT