



Planning, Zoning, and Affordable Housing Committee Minutes

July 11, 2022, 5:30 PM

Council Chambers & Electronic Meeting

PRESENT: Councillor D. Blackwell - Chair
Councillor R. Wade - Vice-Chair
A. Creuzot
A. Ickovich
T. Stevens
C. Brown - Remote

ABSENT: D. Horner
J. Raappana
K. Sheldrake

ATTENDING: M. Baldwin, Director of Planning and Subdivision
T. Auger, Deputy Director of Engineering
Construction
R. Gillich, Systems Administrator
K. Hutt, Planning Assistant

**Due to COVID-19 Council Chambers is open to limited attendance.
Meeting available by Teleconference.**

1. TERRITORIAL ACKNOWLEDGEMENT

2. CALL TO ORDER

The Chair called the meeting to order at 5:33 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: WADE

SECONDED: STEVENS

THAT the Committee approve the agenda with the reordering of items 5.5 and 5.7 to 5.1 and 5.2.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Minutes of the Planning, Zoning and Affordable Housing Committee Meeting - June 13, 2022

MOVED BY: WADE
SECONDED: BROWN

THAT the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on June 13, 2022.

Motion CARRIED.

5. REPORTS

5.1 Application to rezone 2786, 2792, 2798 Scafe Road and 821, 825 Wren Place from the (R2) zone to the (CC2) zone to allow for the development of a six-storey residential building made up of approximately 114 units

MOVED BY: ICKOVICH
SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2091 to amend the zoning designation of the properties located at 2786, 2792, 2798 Scafe Road and 821, 825 Wren Place from One- and Two-Family Residential (R2) to City Centre 2 (CC2) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per residential 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 depending on use and height.

- b. That the applicant provides the following, **prior to Public Hearing**:

- i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development to the satisfaction of the Director of Engineering;
- ii. A memo prepared by a Landscape Architect that examines existing trees on site and in the frontage and provides comment on the potential for tree retention as part of the development plan, to the satisfaction of the Director of Planning;

- c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- i. That the five subject properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - ii. That prior to issuance of a Development Permit, the design of the 3m walkway corridor be approved by the Director of Parks and a 3 m Statutory Right of Way registered on title of the consolidated property;
 - iii. 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 inclusive of sidewalks, boulevards, and street parking;
 2. A storm water management plan; and
 3. A construction parking management plan.
 - iv. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
 - 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 as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - vi. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that prior to the issuance of a Building Permit the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete;
 - d. That the Director of Planning and Subdivision issue the following variance in the Form and Character Development Permit for 2786, 2792, 2798 Scafe Road and 821, 825 Wren Place:
 - i. That Section 6.59.07(1)(c) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback of a building or structure from the required 3.0 m to 2.0 m.
2. Proceed with consideration of First Reading of Bylaw No. 2091 to amend the text of the City Centre 2 (CC2) zone to increase the allowable height of a building or structure from 4 storeys to 6 storeys for the subject properties only.

Motion CARRIED.

5.2 Application to rezone 2647A and 2647B Deville Road from One- and Two-Family Residential (R2) zone to the City Centre 2 (CC2) zone to allow for the development of approximately 10 stacked townhouse units

MOVED BY: CREUZOT

SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Consider proceeding with First Reading of Bylaw No. 2092 to amend the zoning designation of the properties located at 2647A and 2647B Deville Road from One- and Two-Family Residential (R2) zone to City Centre (CC2) zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to the issuance of a building permit**:
 - i. \$1,000 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,800 towards the General Amenity Reserve Fund.
 - b. That the applicant provides the following, **prior to Public Hearing**:
 - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A memo prepared by a Landscape Architect that examines existing trees on site and in the frontage and provides comment on the potential for tree retention as part of the development plan, to the satisfaction of the Director of Planning;
 - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on that title, that agrees:
 - i. That the two subject properties be consolidated prior to the issuance of a Development Permit for Form and Character;
 - ii. That the following be 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.
 - iii. That a Construction Park and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of land.
 - iv. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III

Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete.

Motion CARRIED.

5.3 Application to amend the RCBM2 Zone to allow a townhouse development consisting of approximately 29 units at 2089 Champions Way

MOVED BY: STEVENS

SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of first reading of Bylaw No. 2096 to amend the text of the RCBM2 Zone as follows:
 - a. By increasing the maximum townhouse density on an individual lot from 1 unit per 285 m² to 1 unit per 214 m²;
2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2089 Champions Way with the following variances:
 - a. That Section 6.95A.05(1) of Zoning Bylaw No. 300 be varied to increase the maximum permitted height of Building 6 as shown on the plan attached to this report as Appendix A from 9.0m to 9.5m;
 - b. That Section 4.01.02 be varied to reduce the width of a maneuvering aisle in a multi-family residential building from 6.7m to 5.8m, subject to the provision of a maneuvering template for the affected areas prior to issuance of the DVP to the satisfaction of the Director of Planning;
3. Prior to issuance of Building Permit:
 - a. A construction parking management plan be implemented.
4. Prior to Bylaw adoption applicant provides that all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete.

Motion CARRIED.

5.4 Application to rezone 936 Jenkins Avenue from Residential Small Lot 1 (RS1) to Residential Townhouse (RT1) to allow for the construction of approximately 9 townhouses

MOVED BY: ICKOVICH

SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of first reading of Bylaw No. 2094 to amend the zoning designation of 936 Jenkins Avenue from RS1 (Residential Small Lot 1) Zone to the RT1 (Residential Townhouse) Zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per 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 provides the following, **prior to Public Hearing**:
 - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A memo prepared by a Landscape Architect that examines existing trees on site and in the frontage and provides comment on the potential for tree retention as part of the development plan, to the satisfaction of the Director of Planning;
 - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on that title, that agrees:
 - 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 a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
 - iii. That a separate covenant be registered for the proposed development that the garage is to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.
 - iv. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete.
 - d. That the Director of Planning and Subdivision issue the following variance in the Form and Character Development Permit for 936 Jenkins Avenue:

- i. That Section 6.28.07(1)(d) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback of a building or structure from the required 5.5 m to 3.0 m.
- e. That Churchwood Pl. be posted as permit parking.

Motion CARRIED.

5.5 Application to rezone 2941 Irwin Road from Neighbourhood Institutional (P1A) zone to the Residential Townhouse 1 (RT1) zone to allow for the development of approximately 14 townhouses.

MOVED BY: CREUZOT
SECONDED: STEVENS

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2090 to amend the zoning designation of the property located at 2941 Irwin Road from Neighbourhood Institutional (P1A) Zone to Residential Townhouse 1 (RT1) Zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per 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 provides the following, **prior to Public Hearing**:
 - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A memo prepared by a Landscape Architect that examines existing trees on site and in the frontage and provides comment on the potential for tree retention as part of the development plan, to the satisfaction of the Director of Planning;
 - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on that title, that agrees:
 - i. That the boundary adjustment subdivision be registered prior to the issuance of a Development Permit for Form and Character;
 - ii. That the following will be 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.

- iii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
- iv. That a separate covenant be registered for the proposed development that the garage is to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.
- v. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete.
- d. That the applicant registers, **prior to Bylaw Adoption**, a subdivision plan that includes the required land dedication for the trail, to the satisfaction of the Director of Parks, Recreation and Facilities.
- e. That the applicant, **prior to issuance of a building permit**, shall bond for or construct a trail from the Westhills Development to Irwin Road in accordance with Bylaw No. 1000 standards, to the satisfaction of the Director of Parks, Recreation and Facilities.
- f. That the Director of Planning and Subdivision issue the following variance in the Form and Character Development Permit for 2941 Irwin Road:
 - i. That Section 6.28.07(d) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback of a building or structure from the required 5.5 m to 3.0 m.

Motion CARRIED.

5.6 Application to rezone 3608 Happy Valley from the Rural Residential (RR2) Zone to the Residential Townhouse 1 (RT1) Zone to allow for the Development of Eight Townhouses

MOVED BY: CREUZOT

SECONDED: ICKOVICH

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 1. Proceed with consideration of 1st reading of Bylaw No. 2078 to amend the zoning designation of the property located at 3608 Happy Valley from the Rural Residential 2 (RR2) Zone to the Residential Townhouse 1 (RT1) Zone subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$610 towards the Affordable Housing Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund.

- b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development; and
 - ii. A tree retention memo from a Landscape Architect that examines potential tree retention onsite and along the fronting roads.
- c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
 - 1. Full frontage improvements;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan
 - ii. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3rd party verified specifying the total embodied carbon content of concrete.

AND

- 2. Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 3608 Happy Valley Road:
 - a. That Section 6.28.07(1)(c) be varied to reduce the minimum exterior side yard setback from the required 3.5m (11.5 ft) to 3.0m (9.8 ft).
 - b. That Section 6.28.07(1)(d) be varied to reduce the minimum rear yard setback from the required 5.5m (18 ft) to 3.5m (11.5 ft).

Motion CARRIED.

- 5.7 Application to rezone 2715 Sooke Road from Rural Residential 2 (RR2) and District Commercial (C3) to Residential Townhouse (RT1) and Assisted Living Medium Density Apartment (RM8)

MOVED BY: CREUZOT
SECONDED: WADE

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to this application to rezone 2715 Sooke Road under Bylaw No. 2088.

C. Brown left the meeting at 7:53 pm.

- 5.8 Application to rezone 898 and 914 Klahanie Drive from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse) Zone to Allow 58 Townhomes

MOVED BY: CREUZOT

SECONDED: STEVENS

That the Planning, Zoning, and Affordable Housing Committee recommend that Council take no action at this time with respect to Bylaw No. 2093.

Motion CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 8:42 pm.

Presiding Council Member

Certified Correct - Corporate Officer