

PUBLIC HEARING
Monday, 18 July 2022

Bylaw No. 1993
File No. Z21-0008

**A Bylaw to amend the City of Langford Zoning
Bylaw No. 300 by amending the zoning
designation of the subject properties from the
RR2 (Rural Residential 2) Zone to the RT1
(Residential Townhouse 1) Zone to allow
townhouses.**

**CITY OF LANGFORD
BYLAW NO. 1993**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the Rural Residential 2 (RR2) Zone and adding to the Residential Townhouse 1 (RT1) Zone the properties legally described as LOTS 5 and 6, SECTION 83, ESQUIMALT DISTRICT, PLAN 6859, PID No. 005-801-524 and 005-801-575 (3208 and 3212 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1993	LOTS 5 and 6, SECTION 83, ESQUIMALT DISTRICT, PLAN 6859, PID No. 005-801-524, 005-801-575 (3208 and 3212 Happy Valley Rd)	a) 3,660 per townhouse unit towards the General Amenity Reserve Fund; and b) \$610 per townhouse unit towards the Affordable Housing Reserve Fund	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 633, (3208 and 3212 Happy Valley Rd), Bylaw No. 1993, 2022".

READ A FIRST TIME this 6th day of June, 2022.

PUBLIC HEARING held this day of, 2022.

READ A SECOND TIME this day of 2022.

READ A THIRD TIME this day of , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of, 2022.

MAYOR

(Certified Correct)
CORPORATE OFFICER

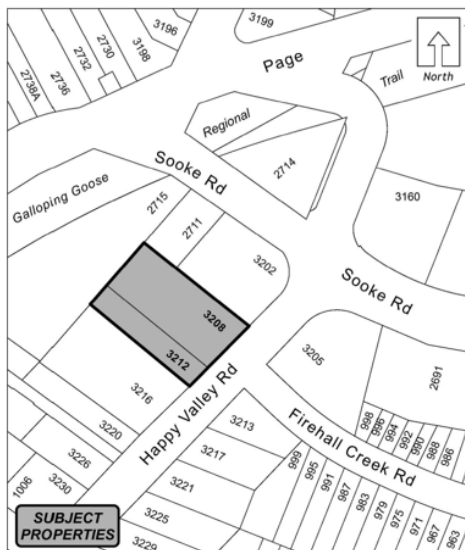
Schedule A



Notice of Public Hearing

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person.
Information on how to participate in this meeting is listed below.



MEETING DATE:

July 18, 2022

STARTING AT:

5:30PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free).
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device.
Meeting ID # 886 4630 6785

Bylaw No:

1993

Location:

3208 and 3212 Happy Valley Road, as shown shaded on the attached map.

Purpose:

To amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the subject properties from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow townhouses.

Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – PUBLIC HEARING NOTICE OWNER/OCCUPANT

Read the Bylaw:

[Langford.ca/city-hall/public-notices](https://langford.ca/city-hall/public-notices) or contact City Hall to make an appointment to view the bylaw in person (8:30am-4:30pm Monday to Friday, excluding holidays).

Ask Questions or Submit Questions:

Email: planning@langford.ca
Mail: The City of Langford

You must include your name and civic address. Submissions must be received by noon on the Tuesday prior to the public hearing to be included in the agenda. Correspondence received after that date will be circulated to the committee the day of the public hearing and uploaded to the website as an "Addendum Package" the day after the public hearing.

Speak at Public Hearing: Participate by phone or via Zoom app, or in person—see the website for more information.

Watch Public Hearing: View in the Zoom app, or watch the recording at [Langford.ca](https://langford.ca).

Personal Information: All submissions will be published, including your name and address. For more information on this collection and disclosure, go to [Langford.ca/privacy](https://langford.ca/privacy).

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2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

Newhook second former Grizz in 3 years to hoist Stanley Cup

Don Descoteau
News Staff

From highly touted Victoria Grizzlies rookie to B.C. Hockey League scoring champion, to first-round NHL draft pick to Boston College hockey star to Stanley Cup champion.

It's been a wild ride for Alex Newhook over the past five seasons, but from the time the nimble young forward from St. John's, NL, stepped on the ice for the Grizzlies at The Q

Centre in Colwood, few doubted he would enjoy great success in his chosen profession.

Newhook, now 21, shared in the celebrations with his Colorado Avalanche teammates on Sunday (June 26) as they defeated two-time defending Cup champion Tampa Bay Lightning 2-1 in Game 6 of the final, to win the series four games to two.

"I can't even explain what this feels like. I just can't. World champions. It's crazy to think about. I can't even believe it. It's amazing,"



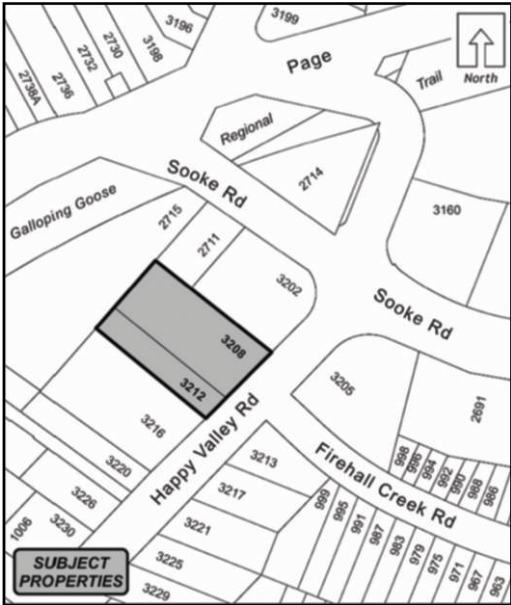
Former Victoria Grizzlies star Alex Newhook won a Stanley Cup with the Colorado Avalanche on Sunday. (nhl.com)



Notice of Public Hearing

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of the proposed Bylaw noted below. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard by presenting written submissions prior to 3 pm on the day of the Public Hearing or by making oral submissions at the Public Hearing. Please be advised that no submission may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of the public record.

Meeting Date and Time	18 July 2022, 5:30 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Bylaw No.	1993
Location	3208 and 3212 Happy Valley Road, as shown shaded on the plan below
Purpose	To amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the subject properties from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow townhouses.



PLEASE NOTE: This meeting will be held electronically and with limited in-person attendance. Information about how to connect to this meeting is indicated in the table below.

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)
Meeting ID #886 4630 6785 – Zoom.us or Zoom app on your mobile device

Council will not answer questions about the proposal or proposed bylaw except to provide clarification. The purpose of the Public Hearing is for Council to hear the views and opinions of those members of the public who wish to make comments. Please have all your questions answered in advance of the Public Hearing by contacting the Planning Department as noted below.

The Agenda, including material that Council may consider in relation to the bylaw, will be posted to the City's website: <https://www.langford.ca/city-hall/agendas-and-minutes/> the Friday afternoon before the public hearing. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478.7882.

Marie Watmough
Acting Director of Corporate Services

Newhook stated on his blog shared at nhl.com.

The 5'10", 190-pound centre recorded four assists in 12 Stanley Cup playoff games this season, including a two-helper performance in Colorado's 7-0 win in Game 2. Kept as a reserve until late in the second round against St. Louis, Newhook stuck around after that, playing all four games against Edmonton and six against Tampa Bay.

While not one of his team's most dangerous snipers, he was a factor defensively in both series with his ferocious forechecking.

Having impressed as a 16-year-old rookie

with the Grizzlies and nearly leading the team in scoring, he broke out further in his second year with the team, piling up a league-best 102 points in 53 games and adding 24 points in 15 playoff contests

After being drafted 16th overall by the Avalanche in the 2019 draft, he headed to Boston College, where he collected 58 points over two seasons.

He signed a three-year contract with Colorado in March 2021 and scored nine points in eight games with the American Hockey League's Colorado Eagles. Called up to the big club, he dressed for eight games in the NHL playoffs and picked up two points.

He began this season in the AHL but was quickly called up for good after recording 11 points in 10 games with the Eagles. His 33 points (12 goals, 20 assists) in 71 games with the high-scoring Avs tied him for ninth in team scoring.

The last former Grizzlies player to win the Stanley Cup was Tyler Bozak, who accomplished the feat with the St. Louis Blues in 2019.

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CRD pushing for return of rail on Vancouver Island

Regional district increasing its advocacy for the Island Rail Corridor

Jake Romphf
News Staff

a louder call for a return of passenger and freight trains along Vancouver Island’s dormant railway.
The CRD board last month directed staff to advocate for the Island Rail Corridor to be protected for passenger and freight uses. That will see CRD staff work with staff from the transportation ministry, four other regional districts along the corridor and relevant federal ministries.
The CRD’s transportation committee decided

The Capital Regional District is making



The Island Corridor Foundation’s business case for the return of rail on Vancouver Island shows this photo of trains on tracks in Vic West. (Courtesy Island Corridor Foundation)

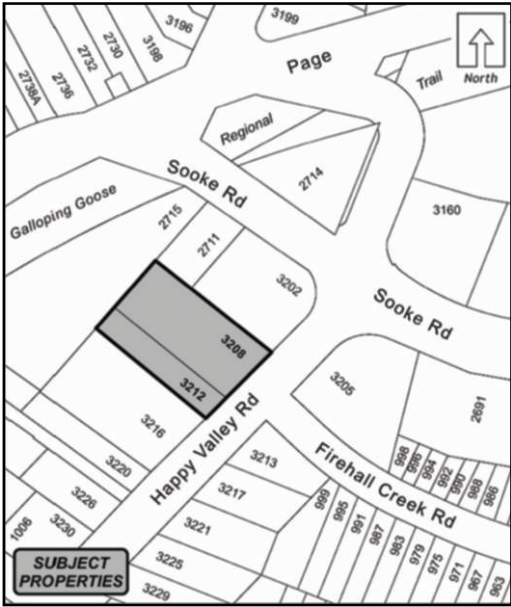


City of Langford

Notice of Public Hearing

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Marie Watmough
Acting Director of Corporate Services

at its June meeting to also increase advocacy at the political level around reinstating the rail system.
The CRD has recognized the corridor as a key component of the regional transportation

system and the province’s South Island Transportation Strategy (2020) calls for exploring it for commuter rail use.

The CRD’s support for new life on the railway is contingent on senior government resolving ongoing claims with several First Nations relating to interests, including land ownership, within and along the corridor.

A 2021 B.C. appeal court ruling on one of those claims requires the feds to state their intent for the rail line by March 2023.

Built in 1886, the rail line moved people and freight across a 290-kilometre system spanning from Victoria to Courtenay and Parksville to Port Alberni until passenger service shut down in 2011 due to maintenance concerns.

A business case released by the Island Corridor Foundation (ICF), which owns the rail system, called for a return of the train travel for those who don’t have access to a personal vehicle. The “highway-centric” Island’s quickly growing population will put further stress on the stained roadways, the business case noted.

The foundation also said the gap in transportation hinders the Island’s economic, environmental and social goals.

A 2020 transportation ministry assessment splits the Island Rail return into three phases, with the intermediate stage – costing \$552 million – providing passenger and freight operations that would include peak hour commuter service along a Langford to Victoria stretch.

ICF recommends going with a hybrid \$368 million middle phase that would reduce the maximum loading capabilities outside of heavy freight zones. Westhills to Victoria and Nanaimo to Port Alberni would be heavy freight zones.



The train tracks on Vancouver Island have been quiet since rail service stopped on the Island Corridor more than a decade ago. (Black Press Media file photo)

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4. **ADOPTION OF THE MINUTES**

4.1 Minutes of the Planning, Zoning and Affordable Housing Committee Meeting - May 9, 2022

MOVED BY: WADE
SECONDED: HORNER

THAT the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on May 9, 2022.

Motion CARRIED.

5. **REPORTS**

5.1 Application to Rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow for the development of approximately 16 Townhouse Units

MOVED BY: CREUZOT
SECONDED: HORNER

Option 1

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

1. Proceed with consideration of Bylaw No. 1993 to amend the zoning designation of the property located at 3208 and 3212 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:
 - a. That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Reserve Fund.
 - b. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering; and
 - ii. Frontage drawings to determine if road dedication is required, to the satisfaction of the Director of Engineering.
 - iii. 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 complete the following prior to issuance of a building permit, to the satisfaction of the Director of Engineering:
 - i. Full frontage improvements to Bylaw 1000 standards and any recommendations stemming from the Traffic Impact Assessment; and
 - ii. A storm water management plan; and
 - iii. A construction parking management plan.

Motion CARRIED.

5.2 Application to Rezone 975, 979, and 983 Bray Avenue from the R2 (One- and Two-Family Residential) Zone to CC1 (City Centre) Zone to Allow for a Six-Storey Apartment Building

MOVED BY: ICKOVICH

SECONDED: STEVENS

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

- 1. Proceed with consideration of Bylaw No. 2080 to amend the zoning designation of 975, 979, and 983 Bray Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) 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 depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

- 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 developments, to the satisfaction of the Director of Engineering;
 - ii. A frontage drawing to confirm if road dedication is required to complete all required frontage improvements, to the satisfaction of the Director of Engineering; and
 - iii. 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 registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

THAT Council adopt Bylaw No.1950.

Motion CARRIED.

12.2 BYLAW NO. 1993

MOVED BY: WADE
SECONDED: SEATON

THAT Council give Bylaw No. 1993 first reading.

Motion CARRIED.

12.3 BYLAW NO. 2031

MOVED BY: WADE
SECONDED: SAHLSTROM

THAT Council adopt Bylaw No. 2031.

Motion CARRIED.

12.4 BYLAW NO. 2037 (Background Report Attached)

MOVED BY: WADE
SECONDED: SEATON

THAT Council adopt Bylaw No. 2037.

Motion CARRIED.

12.5 BYLAW NO. 2046

MOVED BY: WADE
SECONDED: SAHLSTROM

THAT Council give Bylaw No. 2046 first, second and third readings.

Motion CARRIED.

12.6 BYLAW NO. 2047

MOVED BY: WADE
SECONDED: STEWART

THAT Council give Bylaw No. 2047 first, second and third readings.

Motion CARRIED.

W. Hobbs, 3442 Luxton Rd, re: item 11 - asked questions about the procedures for notice of motion.

M. Wagner, #104-2669 Deville Rd, re: item 8.1.4 - expressed concerns about the potential for high density developments in the area without specific details.

6. ADOPTION OF COUNCIL MINUTES

6.1 Minutes of the Regular Meeting of Council - May 16, 2022

MOVED BY: SAHLSTROM

SECONDED: WADE

THAT Council approve the minutes of the regular meeting of Council held on May 16, 2022

Motion CARRIED.

7. OTHER BOARD AND COMMISSION MINUTES

7.1 Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting - April 14, 2022

MOVED BY: WADE

SECONDED: SEATON

That Council receive the minutes of the West Shore Parks and Recreation Board of Directors meeting held on April 14, 2022.

Motion CARRIED.

8. COMMITTEE RESOLUTIONS

8.1 Planning, Zoning and Affordable Housing Committee Meeting - May 30, 2022

8.1.1 Minutes of the Planning, Zoning and Affordable Housing Committee Meeting - May 30, 2022

MOVED BY: WADE

SECONDED: SEATON

THAT Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on May 30, 2022.

Motion CARRIED.

8.1.2 Application to Rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow for the development of approximately 16 Townhouse Units

MOVED BY: WADE

SECONDED: SEATON

THAT Council:

1. Proceed with consideration of Bylaw No. 1993 to amend the zoning designation of the property located at 3208 and 3212 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:
 - a. That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Reserve Fund.
 - b. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering; and
 - ii. Frontage drawings to determine if road dedication is required, to the satisfaction of the Director of Engineering.
 - iii. 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 complete the following prior to issuance of a building permit, to the satisfaction of the Director of Engineering:
 - i. Full frontage improvements to Bylaw 1000 standards and any recommendations stemming from the Traffic Impact Assessment; and
 - ii. A storm water management plan; and
 - iii. A construction parking management plan.

Motion CARRIED.

- 8.1.3 Application to Rezone 975, 979, and 983 Bray Avenue from the R2 (One- and Two-Family Residential) Zone to CC1 (City Centre) Zone to Allow for a Six-Storey Apartment Building

MOVED BY: WADE

SECONDED: STEWART

THAT Council:



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 30, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0008

SUBJECT: Application to Rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow for the development of approximately 16 Townhouse Units

PURPOSE

Terry Farnese of Farnese & Associates has applied on behalf of the property owners to rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone in order to allow for a townhouse development of approximately 16 units.

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Terry Farnese	
<i>Owners</i>	Stephen Elsas, Michele Elsas, Aaron Elsas, Daniel Elsas	
<i>Civic Addresses</i>	3208 and 3212 Happy Valley Road	
<i>Legal Descriptions</i>	Lot 5, Section 83, Esquimalt District, Plan 6859 Lot 6, Section 83, Esquimalt District, Plan 6859	
<i>Size of Properties</i>	2,580m ² (0.6 acres)	
<i>DP Areas</i>	Drainage Concern, Riparian Area, Sooke Road Revitalization Area	
<i>Zoning Designation</i>	Existing: Rural Residential (RR2)	Proposed: Residential Townhouse (RT1)
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

Each property contains detached dwelling units along with accessory buildings. These properties are generally flat and contain a variety of bushes and trees throughout. To the north and west are commercial sites. South and east of these properties are residential uses and one of Langford's Fire Halls.

Council may wish to require that the applicant submit a memo prepared by a Landscape Architect prior to Public Hearing that examines the existing trees on site as well as within the frontage and provides comment on the potential for tree retention as part of the development plan.

Figure 1 - Current Condition of Subject Properties



Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	District Commercial (C3)	Commercial
<i>East</i>	Neighbourhood Commercial (C1) Community Institutional (P2)	Commercial Fire Hall
<i>South</i>	Rural Residential 2 (RR2)	Residential
<i>West</i>	Rural Residential 2 (RR2)	Care Facility

Figure 2 - Subject Properties

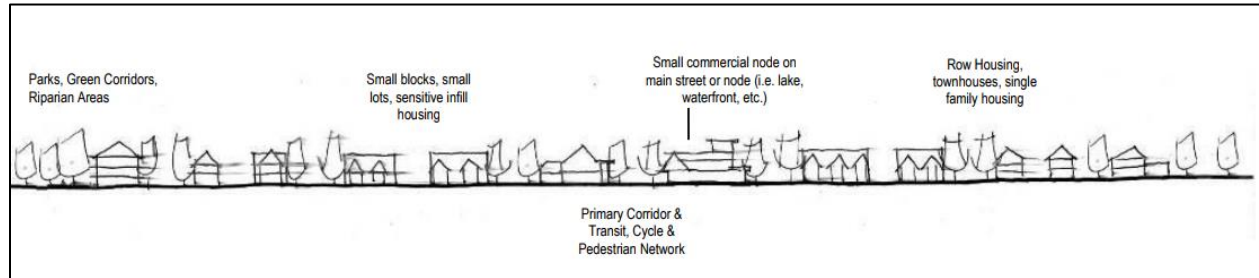


OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood', which is defined by the following text:

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Parks, open spaces, and recreational facilities are integrated throughout the area
- This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.

Figure 3 - A Concept for Neighbourhood



DEVELOPMENT PERMIT AREAS

The subject property is located within the Drainage Concern, Riparian Area, and Sooke Road Revitalization Development Permit (DP) Areas. A DP to address the environmental aspects would need to be issued prior to any alterations to the land. A DP would also be required for the Form and Character of the units, which would also include aspects that address the Sooke Road Revitalization design concept.

DEVELOPMENT PROPOSAL

The applicant is proposing to consolidate the two subject properties and create a single strata that would include approximately 16 townhouses. There would be a centralized common driveway with access to Happy Valley only. An overall concept plan that illustrates the proposed layout is attached as Appendix A. A rendering of the intended design is provided in Appendix B. As noted, this design will be further review and assessed in relation to the applicable design guidelines as part of the DP Process. No variances are requested.

Table 3: Proposed Data

	Permitted by RR2 (Current Zone)	Permitted by RT1 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • Dwelling, One-Family • Dwelling, Two-Family • Group Day Care 	<ul style="list-style-type: none"> • Dwelling, One-Family • Townhouse
<i>Density</i>	n/a	1.2 FAR
<i>Height</i>	10.5m (34.4 ft)	10.0m (32.8 ft)
<i>Site Coverage</i>	n/a	60% max
<i>Front Yard Setback</i>	7.5m (24.6 ft)	3.0m (9.8 ft), and 5.5 (18 ft) for the garage portion
<i>Interior Side Yard Setback</i>	3.0m (9.80 ft)	1.2 (4 ft)

<i>Exterior Side Yard Setback</i>	3.0m (9.8 ft), and 5.5 (18 ft) for the garage portion	3.5m (11.5 ft), and 5.5 (18 ft) for the garage portion
<i>Rear Yard Setback</i>	10m (32.8 ft)	5.5m (18 ft)
<i>Parking Requirement</i>	2.0 per dwelling 1.0 per secondary suite	2.0 per dwelling, plus 3 visitor stalls

FRONTAGE IMPROVEMENTS

Happy Valley Road

The applicant will be required to provide full frontage improvements along Happy Valley Road in accordance with Bylaw 1000, prior to issuance of a building permit. Improvements are anticipated to include boulevard landscaping with irrigation, street lighting, a bike lane, sidewalk that may include red brick pavers as per the Sooke Revitalization DP area, and possibly parking scallops.

In order to determine if the above improvements can fit within the existing road right of way, Engineering has requested that frontage drawings are provided prior to Public Hearing in case road dedication is required. Additionally, a Traffic Impact Assessment is requested to examine the proposed driveway location in relation to Firehall Creek Road.

Private Strata Road

The applicant will need to construct the private strata road prior to subdivision approval, and to appropriate engineering standards.

SEWERS

A sewer main does exist within Happy Valley along the frontage of this site. The developer will be required to connect the new development to this main and obtain approval of civil engineering drawings for this work. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater is to be managed through infiltration. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site and have a technical memo from a qualified engineer be provided in this regard to the satisfaction of the Director of Engineering prior to Public Hearing. A full stormwater management plan will be required prior to issuance of a building permit.

FINANCIAL CONTRIBUTIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is required to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, which is based on 16 residential units.

Table 4: Amenity Contributions per Council Policy

Amenity Item	Per Unit Contribution	Total (16 units)
<i>Affordable Housing Reserve Fund</i>	\$610	\$9,760
<i>General Amenity Reserve Fund</i>	\$3,660	\$58,560
Total		\$68,320

DEVELOPMENT COST CHARGES

The development cost charges that would apply to this development are summarized in Table 5 below, and are based on 16 residential units.

Table 5: Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (16 units)
<i>Roads</i>	\$3,865	\$61,840
<i>Park Improvement</i>	\$1,890	\$30,240
<i>Park Acquisition</i>	\$1,100	\$17,600
<i>ISIF Fees</i>	\$371.25	\$5,940
Subtotal (DCC's to Langford)		\$115,620
<i>CRD Water</i>	\$1,644	\$26,304
<i>School Site Acquisition</i>	\$800	\$12,800
TOTAL DCC's (estimated)		\$154,724

OPTIONS:

Option 1

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

1. Proceed with consideration of Bylaw No. 1993 to amend the zoning designation of the property located at 3208 and 3212 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:
 - a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Reserve Fund.
 - b) That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering; and
 - ii. Frontage drawings to determine if road dedication is required, to the satisfaction of the Director of Engineering.
 - iii. 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 complete the following prior to issuance of a building permit, to the satisfaction of the Director of Engineering:
 - i. Full frontage improvements to Bylaw 1000 standards and any recommendations stemming from the Traffic Impact Assessment; and
 - ii. A storm water management plan; and
 - iii. A construction management plan.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to this application to rezone 3208 and 3212 Happy Valley Road.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

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

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
SITE PLAN



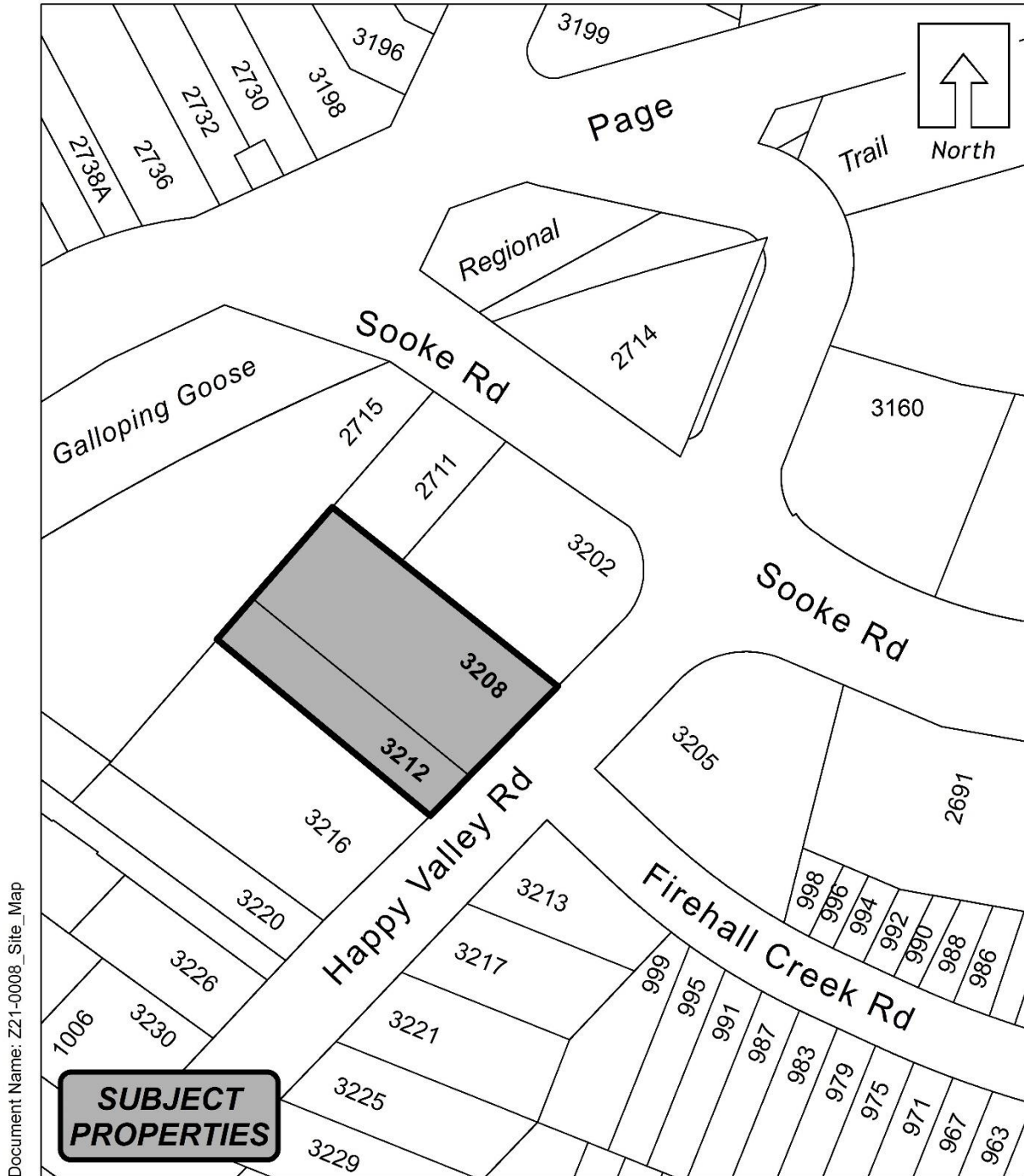
Appendix B
RENDERINGS



Appendix C

SITE MAP

**REZONING BYLAW AMENDMENT
(Z21-0008)
3208 & 3212 Happy Valley Rd**



Document Name: Z21-0008_Site_Map

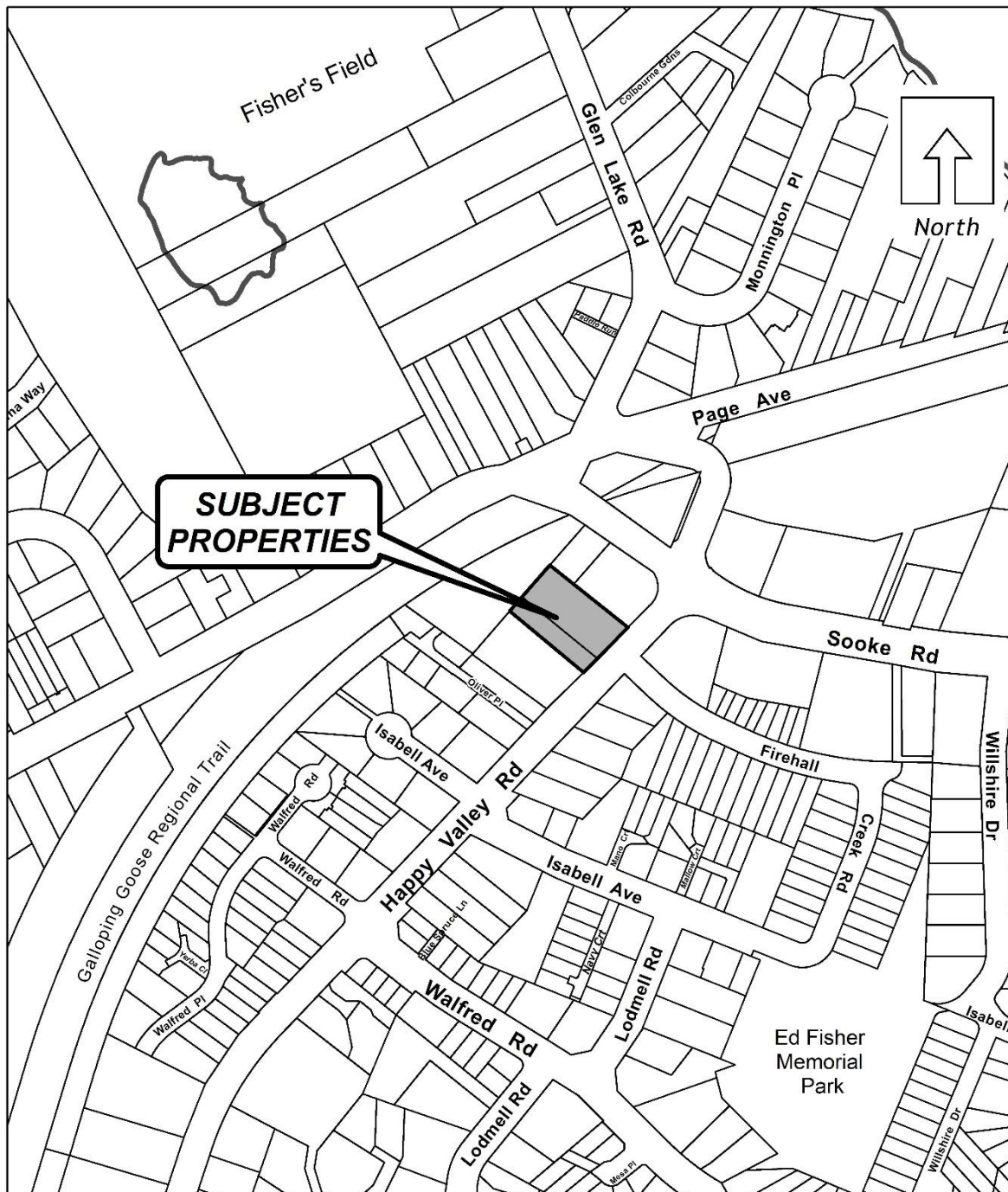
Scale: N.T.S.

Last Revised: 5/3/2021

Appendix D

LOCATION MAP

**REZONING BYLAW AMENDMENT
(Z21-0008)
3208 & 3212 Happy Valley Rd**



Document Name: Z21-0008_Location_Map

Scale: N.T.S.

Last Revised: 5/3/2021

3208-3212 HAPPY VALLEY RD

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES



Farnese & Associates
Land Development
Consultants

THE PROPOSAL

- To rezone the existing RR2 Residential Zone to RT1 to accommodate 16 residential townhomes.
- This proposal will provide a mid-market housing opportunity, from first time buyers to young families and downsizers.



AREA PLAN



Subject property approx. 0.65 acres



Farnese & Associates
Land Development
Consultants

EXISTING CONDITIONS



Street View



Street View



Back of property
looking toward street



- Property currently consists of 3 residential buildings, a shed and a covered storage facility

PROPOSED TOWNHOMES



Farnese & Associates
Land Development
Consultants

SITE PLAN
1 : 150



ASPIRE CUSTOM DESIGNERS

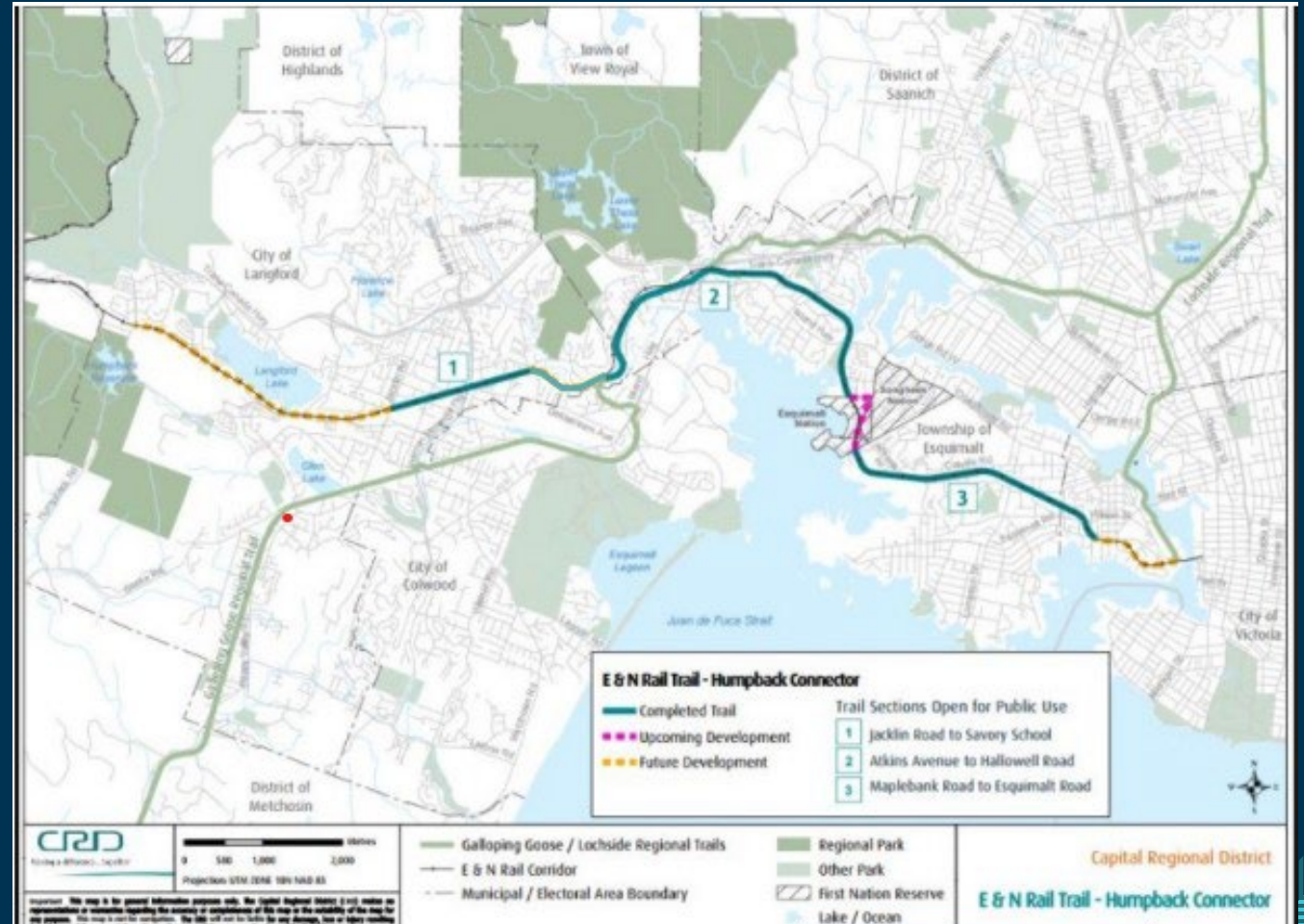
inspired interiors

The plan and design of modern architecture is the creative process of defining form and function. Aspire Custom Designers is a full-service interior design firm. We are the only firm in the South that offers a full range of services from conceptual design to construction management. We are the only firm in the South that offers a full range of services from conceptual design to construction management. We are the only firm in the South that offers a full range of services from conceptual design to construction management.

[illegible]

ACCESS TO CYCLING AND TRANSIT

- Great access for cyclists to the 'Galloping Goose' and 'E&N Rail Trail'.
- Close to B.C transit regular service on Happy Valley Rd and Sooke Rd.



Farnese & Associates
Land Development
Consultants

DEVELOPMENT COST CHARGE

DCC/Fee	Rate	Amount
CRD Water: Medium Density Multi-Family (≤ 50 units/ha)	16 dwelling units @ \$2557 per dwelling unit	\$40,912.00
Drains: Townhouse	16 dwelling units @ \$1166 per dwelling unit	\$18,656.00
Park Acquisition: Multi-Family	16 dwelling units @ \$1100 per dwelling unit	\$17,600.00
Park Improvement: Multi-Family	16 dwelling units @ \$1890 per dwelling unit	\$30,240.00
Roads: Townhouse	16 dwelling units @ \$3865 per dwelling unit	\$61,840.00
School Acquisition: Low Density Residential (1-20 units/Ha)	16 dwelling units @ \$698 per dwelling unit	\$11,168.00
Estimated Total DCCs		\$180,416.00



3208-3212 HAPPY VALLEY RD



Farnese & Associates
Land Development
Consultants

THANK YOU FOR YOUR TIME