

PUBLIC HEARING
Monday, 18 July 2022

Bylaw No. 2080
File No. Z22-0011

A Bylaw to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the subject properties from the R2 (One- and Two-Family Residential) Zone to the CC1 (City Centre) Zone to allow for an apartment building.

**CITY OF LANGFORD
BYLAW NO. 2080**

**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 One- and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the properties legally described as:

- Lot 5, Section 79, Esquimalt District, Plan11150, PID No. 005-119-367 (975 Bray Avenue);
- Lot 1, Section 79, Esquimalt District, Plan13219, PID No. 004-735-544 (979 Bray Avenue);
and
- Lot 2, Section 79, Esquimalt District, Plan13219, PID No. 000-948-730 (983 Bray Avenue);

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
CC1	2080	<ul style="list-style-type: none"> · Lot 5, Section 79, Esquimalt District, Plan11150, PID No. 005-119-367 (975 Bray Avenue); · Lot 1, Section 79, Esquimalt District, Plan13219, PID No. 004-735-544 (979 Bray Avenue); and · Lot 2, Section 79, Esquimalt District, Plan13219, PID No. 000-948-730 (983 Bray Avenue) 	<ul style="list-style-type: none"> a) \$2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) \$1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) \$750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) \$375 per new residential unit created on the 5th and 6th storeys of the building towards the 	No

			Affordable Housing Reserve Fund;	
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 678, (975, 979, and 983 Bray Avenue), Bylaw No. 2080, 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.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

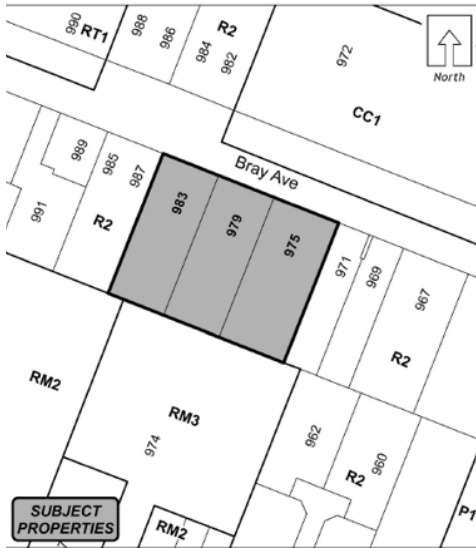
Schedule A



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:

2080

Location:

975, 979 and 983 Bray Avenue, 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 R2 (One- and Two-Family Residential) Zone to CC1 (City Centre) Zone to allow for an apartment building.

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 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.

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.

Langford.ca

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City of Langford

VI beach named one of the best in the world

Mystic Beach named to top 50 list by bigseventravel.com

world, and while the usual suspects in the Caribbean, Mediterranean and other tropical regions of the world featured heavily, Mystic Beach stands out as the only Canadian location and one of three in North America.

Vancouver Island's Mystic Beach has been named one of the best in the world by an international travel website.

Sitting at 42, the site's description of Mystic Beach starts by acknowledging Canada is not often the first thing that comes to mind when people think of beaches, "but with some 15,000 miles of beaches, it should do."

The site, bigseventravel.com, recently compiled its ranking of the 50 best beaches in the



A Mystic Beach sunset. The beach was named one of the top 50 beaches in the world by an international travel website. (Black Press Media file photo)

"Mystic Beach, located on the southern coast of Vancouver Island, is one of (Canada's) most enchanting. Set along the Juan de Fuca Trail, the white sandy beach is set against lush forest, with a picturesque waterfall cascading right into the brilliant blue sea."

In terms of the rankings, Mystic Beach sits between Eagle Beach in Aruba and Diani Beach in Kenya. Playa Conchal in Costa Rica received the top honour thanks to its "staggering biodiversity" and status as an eco-friendly destination. The small beach is known for being covered in crushed sea shells and wrapping around a turquoise bay.

Siesta Beach in Florida was ranked the highest in North America, sitting at fourth thanks to its quartz-crystal powdery sand and soft lapping waves, while Punta Mosquito in Mexico was ranked fifth thanks to its status as a best-kept secret, clear lagoons, lush mangroves and powdery white sand.



City of Langford

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.** 2080
- Location** 975, 979, and 983 Bray Avenue, 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 R2 (One- and Two-Family Residential) Zone to CC1 (City Centre) Zone to allow for an apartment building.



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.

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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

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Singer Maggie Martin racks up 3.5 million likes on TikTok

Rick Stiebel
Sooke News Mirror

Singer Maggie Martin turned her frustration with not performing during the pandemic into a songwriting career, which has had amazing results so far.

Martin first found the local spotlight when she earned the nod as a co-winner competing in Who's Got Talent in Sooke.

"I was very surprised to win," recalled Martin,

who grew up in East Sooke.

Martin, 18, has been involved in musical theatre since she was seven years old.

"Since COVID hit, I was unable to do any singing, dancing, or theatre in Sooke or elsewhere. I was isolated in my house, and the only thing I could do was write songs. I recorded some short clips on my piano with a camera and posted them on TikTok."

Before long Martin had close to 170,000 followers, 3.5 million likes and almost seven



Singer Maggie Martin has taken social media by storm with more than 3.5 million likes on TikTok. Her latest release *Never Blue* has been picked up by Spotify, Apple Music and Amazon Music. (Contributed - Maggie Martin)

million views on the social media site, many drawn to the clip for her original composition, *Never Blue*.

Although she had tried collaborating with a

number of producers in the past, Martin said she never really connected with anyone until she worked with David Bashford, a producer based in Los Angeles.

Kathy Russell, Martin's former piano teacher, said the young musician was destined for success. Russell suggested voice lessons with a colleague, Christie Morrison, a music theatre specialist in Victoria.

"Maggie loves musical theatre and to this day it's an influence that can be heard in her songs," Russell said.

Martin worked on covers of great singer/pianists such as Elton John, Billy Joel and Freddie Mercury, and that naturally evolved into writing her own songs, Russell said.

"I asked Maggie if I could hear some of her work after she casually mentioned that she'd been composing and over the next few months she shared her songs with me," Russell said. "They poured out of her and I was in tears or laughing, or simply reflecting on her words."

"She is a gifted storyteller and has the ability to connect with the listener. Along with her tremendous talent, Maggie is driven, ambitious, and a self-admitted perfectionist."

Never Blue was released last month and has been picked up by Spotify, Apple Music and Amazon Music.

Martin, who has lived in Langford for the past two years, is working on writing and releasing more music before a move to Toronto next year.

"There are a lot more opportunities for theatre, film and music there, and that's the umbrella I want to be working under," she said.

Check out [tiktok@isitmaggie](https://www.tiktok.com/@isitmaggie) or [Maggie Jean Martin @ Spotify](https://open.spotify.com/artist/maggiejeanmartin).



City of Langford

Notice of Public Hearing

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Meeting Date and Time 18 July 2022, 5:30 pm

Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue

Bylaw No. 2080

Location 975, 979, and 983 Bray Avenue, 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 R2 (One and Two-Family Residential) Zone to CC1 (City Centre) Zone to allow for an apartment building.



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Marie Watmough
Acting Director of Corporate Services

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- 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;

- d. 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 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, including a 1.8 m wide concrete sidewalk, on-street parallel parking, streetlights as needed, and boulevard plantings per the Parks Department requirements;
 2. A storm water management plan; and
 3. A construction parking management plan.
 - ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - iii. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
 - iv. That the developer consolidate the parcels in accordance with the CC1 zone regulations, prior to the issuance of a development permit;
 - v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures 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; and
 - vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall include conduits capable of providing wiring for Level 2 Electric Vehicle charging in the future; and
 1. All conduits must be connected to electrical rooms;
 2. Where an electric vehicle energy management system is provided all communications equipment, control systems, and other devices required to operate the EVMS shall be installed; and
 3. All conduits shall be labelled for the use of electric vehicle charging; and
 4. A separate covenant requiring the owner to construct the EV charging system in accordance with a plan approved by the City, repair and maintain and otherwise keep the EV charging system in operation, and not doing anything that would prevent an owner, occupant, or tenant from installing the EV charging equipment.

Motion CARRIED.

12.17 BYLAW NO. 2080

MOVED BY: WADE
SECONDED: STEWART

THAT Council give Bylaw No. 2080 first reading.

Motion CARRIED.

12.18 BYLAW NO. 2081 (Background Report Attached)

MOVED BY: WADE
SECONDED: STEWART

THAT Council give Bylaw No. 2081 first, second and third readings.

Motion CARRIED.

12.19 BYLAW NO. 2095

MOVED BY: WADE
SECONDED: SAHLSTROM

THAT Council give Bylaw No. 2095 first, second and third readings.

Motion CARRIED.

13. IN CAMERA RESOLUTION

MOVED BY: STEWART
SECONDED: WADE

THAT Council close the meeting to the public pursuant to section 90 (1) (e) and (k) of the *Community Charter* to consider:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

The meeting went in-camera at 6:48 pm.

Motion CARRIED.

14. RISE AND REPORT

13.1 Decommissioning of City Centre Park Splash Pad

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:

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;

d. 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 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, including a 1.8 m wide concrete sidewalk, on-street parallel parking, streetlights as needed, and boulevard plantings per the Parks Department requirements;
2. A storm water management plan; and
3. A construction parking management plan.

ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;

- iii. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
- iv. That the developer consolidate the parcels in accordance with the CC1 zone regulations, prior to the issuance of a development permit;
- v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures 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; and
- vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall include conduits capable of providing wiring for Level 2 Electric Vehicle charging in the future; and
 1. All conduits must be connected to electrical rooms;
 2. Where an electric vehicle energy management system is provided all communications equipment, control systems, and other devices required to operate the EVMS shall be installed; and
 3. All conduits shall be labelled for the use of electric vehicle charging; and
 4. A separate covenant requiring the owner to construct the EV charging system in accordance with a plan approved by the City, repair and maintain and otherwise keep the EV charging system in operation, and not doing anything that would prevent an owner, occupant, or tenant from installing the EV charging equipment.

Motion CARRIED.

- 8.1.4 Application to Rezone 845, 847, 849, and 867 Goldstream Avenue from the C8A (Community Town Centre Pedestrian A) and C3 (District Commercial) Zones to the CCP (City Centre Pedestrian) Zone to allow for a future development

THAT Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2079 to amend the zoning designation of the properties located at 845, 847, 849, and 867 Goldstream Avenue from the Community Town Centre Pedestrian A (C8A) Zone and the District Commercial (C3) Zone to the City Centre Pedestrian (CCP) 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:



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 30, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0011

SUBJECT: Bylaw No. 2080 - 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

PURPOSE

Grayland Consulting and Norm Rakhra have applied on behalf of Thomas & Lance Beaven, Faye & Michael McNall, Aila Clark, and Barbara Turner to rezone 975, 979, and 983 Bray Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) to allow for a six-storey apartment building with approximately 115 units.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous applications for any of the subject properties.

Table 1: Site Data

<i>Applicant</i>	Grayland Consulting and Norm Rakhra
<i>Owner</i>	Thomas & Lance Beaven (975 Bray) Faye & Michael McNall (979 Bray) Aila Clark and Barbara Turner (983 Bray)
<i>Civic Address</i>	975, 979, and 983 Bray Avenue
<i>Legal Description</i>	LOT 5, SECTION 79, ESQUIMALT DISTRICT, PLAN 11150 (975 Bray) LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 13219 (979 Bray) LOT 2, SECTION 79, ESQUIMALT DISTRICT, PLAN 13219 (983 Bray)
<i>Size of Property</i>	2,661 m ² (combined total)
<i>DP Areas</i>	City Centre
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	City Centre

SITE AND SURROUNDING AREA

The existing properties each contain a single-family dwelling, and all properties are flat in nature. There are a few large trees and bushes throughout, but these properties, as well as surrounding properties have minimal tree coverage overall. The surrounding neighbourhood is made up of a mix of single-family dwellings and duplexes, but has had several new developments underway, including two six-storey apartments across the street, a townhouse development on the corner of Bray and Carlow, and two residential towers of 24 and 15 storeys each containing ground floor commercial uses at the corner of Bray and Jacklin. To the north of the subject properties is Centennial Park which contains baseball diamonds, tennis courts, and a playground/splash park.

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 – Subject Properties



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	CC1 (City Centre)	Two Six-Storey Apartments (construction to commence shortly)
<i>East</i>	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes
<i>South</i>	RM3 (Apartment)	Low-rise Apartment
<i>West</i>	R2 (One- and Two-Family Residential)	Single Family Dwellings and Duplexes

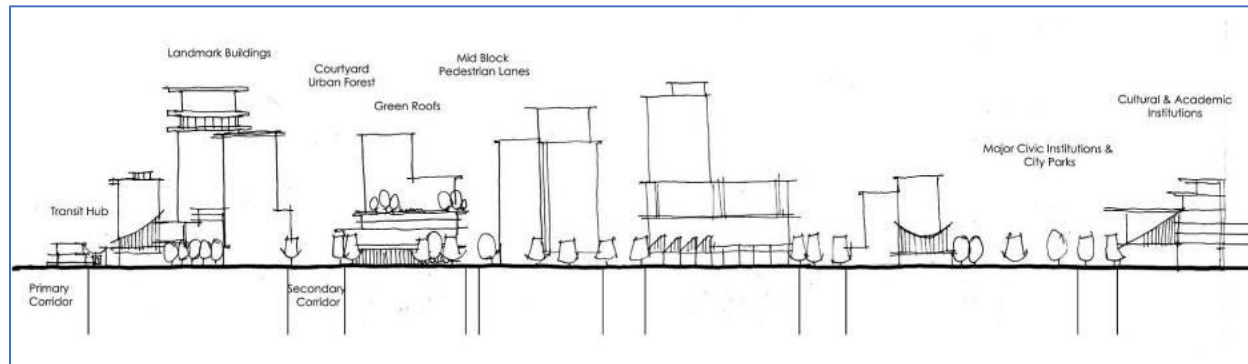
COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “City Centre”, which is defined by the following text:

- A major regional growth centre that supports a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City’s major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

Figure 2 - A Concept for the City Centre



DEVELOPMENT PERMIT AREAS

The subject properties are not located within any environmental or hazardous development permit areas. However, a form and character development permit would be required prior to the issuance of a building permit to review overall compliance with the City Centre and Multi-Family design guidelines as well as zoning bylaw requirements

DESIGN GUIDELINES

The subject properties are located within the Centennial Park (S1) neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Center, the design intent is as follows:


S1 Centennial Park

Surrounding a large green space, the Centennial Park neighbourhood boasts late century single-family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Avenue.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.



It is further noted for Council's information that the subject properties are designated as being appropriate for consideration of the CC1 zone within the City Centre Concept map which is included in the City Centre Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has applied to rezone 975, 979, and 983 Bray Avenue from R2 (One- and Two-Family Residential) to CC1 (City Centre) to allow for a six-storey apartment building with approximately 115 residential units. The proposal contains a generous amount of common outdoor amenity space including a large space in the southeast corner of the site, a smaller communal balcony on the 6th floor, and a large communal rooftop space. At present, the applicant has proposed that these spaces contain multiple barbeques, fire pits, play structures for children, various seating areas, vegetable garden beds, among other amenities. The CC1 zone requires at least 5% of the lot area be dedicated to outdoor common amenity space for residents and this proposal offers nearly 28%. The ground floor site plan can be seen below in Figure 3.

Figure 3 – Ground floor site plan



As shown above, the frontage of the property is made up of residential units with individual access at grade, and the main lobby entrance. This proposal meets the CC1 zoning requirement for at least 80% active building frontage which helps to create a more engaging street presence. The parking access ramp is located along the eastern property boundary that leads down to two floors of underground parking.

Presently, the proposal demonstrates a residential unit makeup of 20 studios, 67 one-bedrooms, 22 one-bedrooms plus den, 26 two-bedrooms, and 2 penthouse units containing two-bedrooms plus a den. Council may wish to have the applicant register a building strata plan as a condition of rezoning prior to issuance of an occupancy permit and have this provision secured within a section 219 covenant registered on title to remain consistent with other applications of this type.

As the subject properties are located within the City Centre and no units are intended to be larger than two-bedrooms, a parking rate of 1.25 parking spaces per unit is required, where the 0.25 will be allocated to visitors. With 115 residential units, 144 parking spaces are required, of which 29 spaces will be

designated for visitors. The proposed plans currently demonstrate 144 parking spaces, which meets the bylaw requirements. If the applicant chooses to change their unit make-up later to include 3-bedroom units, a rate of 2.25 parking spaces per unit will apply to units of that size or larger. Parking requirements will be re-confirmed at the time of development permit.

To remain consistent with other multi-family developments that have recently been rezoned, Council may wish to require the onsite parking stalls be secured to each unit in accordance with the Zoning Bylaw to ensure separate rent is not charged for a parking space. This would prevent future tenants from declining to pay separately for a parking stall and choosing to park on the surrounding streets instead.

For vehicle options in the future, Council may wish to remain consistent in requiring the onsite parking spaces to be equipped with infrastructure so that electric charging stations can be installed at a future date without the need of an expensive retrofit to the building. Given the future development of electric vehicles, this may be viewed as a proactive step that would allow residents of the building a wider choice of vehicles in years to come. Council is currently considering Bylaw No. 2054 to amend the Zoning Bylaw such that this will be a standard requirement for all multi-family buildings. As such, a covenant to secure this infrastructure will only be needed if Bylaw No. 2054 isn't adopted prior to Council's consideration of Bylaw Adoption for this rezoning.

The applicant has provided renderings for their proposed design, as shown below in Figure 4.

Figure 4 – Project Rendering



The applicant has not requested any variances for their proposal, as shown below.

Table 3: Proposal Data

	Permitted by CC1 (Proposed Zoning)	Proposed by this Application
<i>Density (FAR and/or min. lot size)</i>	5.0 FAR	3.0
<i>Height</i>	6 storeys	6 storeys
<i>Site Coverage</i>	n/a	59%
<i>Front Yard Setback</i>	2 m (6.6 ft) for 1 st storey 4 m (13 ft) for 3+ storeys	4 m for all storeys
<i>Interior Side Yard Setback</i>	3.0m (9.8 ft)	3 m
<i>Exterior Side Yard Setback</i>	2 m (6.6 ft) for 1 st storey 4 m (13 ft) for 3+ storeys	n/a
<i>Rear Yard Setback</i>	3.0m (9.8 ft)	3 m
<i>Parking Requirement</i>	1.25 spaces per residential unit (0.25 of which is for visitors)	1.25 spaces per residential unit (0.25 of which is for visitors)

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject properties are located in Langford’s City Centre, meaning the site is within walking and cycling distance to many shops, services, and transit opportunities. Sidewalks are not present along the entirety of Bray at this time, but gaps are anticipated to be filled in as developments are approved and completed in the future. The site is also closely located to the E&N trail that provides a separated walking and cycling path from Langford to downtown Victoria. The Director of Engineering has noted that a Traffic Impact Assessment is not required as the proposal is consistent with the City’s Official Community Plan.

FRONTAGE IMPROVEMENTS

The required frontage improvements will include a 1.8 m wide concrete sidewalk, on-street parallel parking, streetlights as needed, and boulevard plantings per the Parks Department requirements. The Director of Engineering has requested that a frontage drawing be submitted prior to Public Hearing to ensure road dedication is not needed to accommodate the required improvements.

DRAINAGE AND STORMWATER

As a condition of rezoning, Council may wish to request the applicant to examine how storm water can be managed on-site through infiltration 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.

CONSTRUCTION PARKING AND TRAFFIC MANAGEMENT PLAN

Council may wish to require a Construction Parking and Traffic Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

FINANCIAL CONTRIBUTIONS**FINANCIAL IMPLICATIONS**

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 responsible 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, based the current floor plans and total density of 115 residential units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total
<i>General Amenity Reserve Fund</i>	\$2,850 per residential unit (1st through 4 th storeys)	@78 units = \$222,300
	\$1,425 per residential unit (5 th & 6 th storeys)	@37 units = \$52,725
<i>Affordable Housing Reserve Fund</i>	\$750 per residential unit (1st through 4 th storeys)	@78 units = \$58,500
	\$375 per residential unit (5 th and 6 th storeys)	@37 units = \$13,875
TOTAL POLICY CONTRIBUTIONS		\$347,400

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total (115 units)
<i>Roads</i>	\$3,092.39 per unit	\$355,624.85
<i>Park Improvement</i>	\$1,890 per unit	\$217,350
<i>Park Acquisition</i>	\$1,100 per unit	\$126,500
<i>Incremental Storage Improvement Fees</i>	\$331.65 per unit	\$38,139.75
Subtotal (DCCs paid to City of Langford)		\$737,614.60

<i>CRD Water</i>	\$1,644 per unit	\$189,060
<i>School Site Acquisition</i>	\$600 per unit	\$69,000
TOTAL (estimate) DCCs		\$995,674.60

OPTIONS:**Option 1**

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;
- d. 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 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, including a 1.8 m wide concrete sidewalk, on-street parallel parking, streetlights as needed, and boulevard plantings per the Parks Department requirements;
 2. A storm water management plan; and
 3. A construction parking management plan.
- ii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
- iii. That the building be strata titled into individual residential units prior to the issuance of an occupancy permit, to the satisfaction of the Approving Officer;
- iv. That the developer consolidate the parcels in accordance with the CC1 zone regulations, prior to the issuance of a development permit;
- v. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures 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; and
- vi. That 100% of residential parking spaces, excluding visitor parking spaces, shall include conduits capable of providing wiring for Level 2 Electric Vehicle charging in the future; and
 1. All conduits must be connected to electrical rooms;
 2. Where an electric vehicle energy management system is provided all communications equipment, control systems, and other devices required to operate the EVMS shall be installed; and
 3. All conduits shall be labelled for the use of electric vehicle charging; and
 4. A separate covenant requiring the owner to construct the EV charging system in accordance with a plan approved by the City, repair and maintain and otherwise keep the EV charging system in operation, and not doing anything that would prevent an owner, occupant, or tenant from installing the EV charging equipment.

OR Option 2

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

1. Take no action at this time with respect to this application to rezone 975-983 Bray Ave.

SUBMITTED BY: Julia Buckingham, Planner II

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

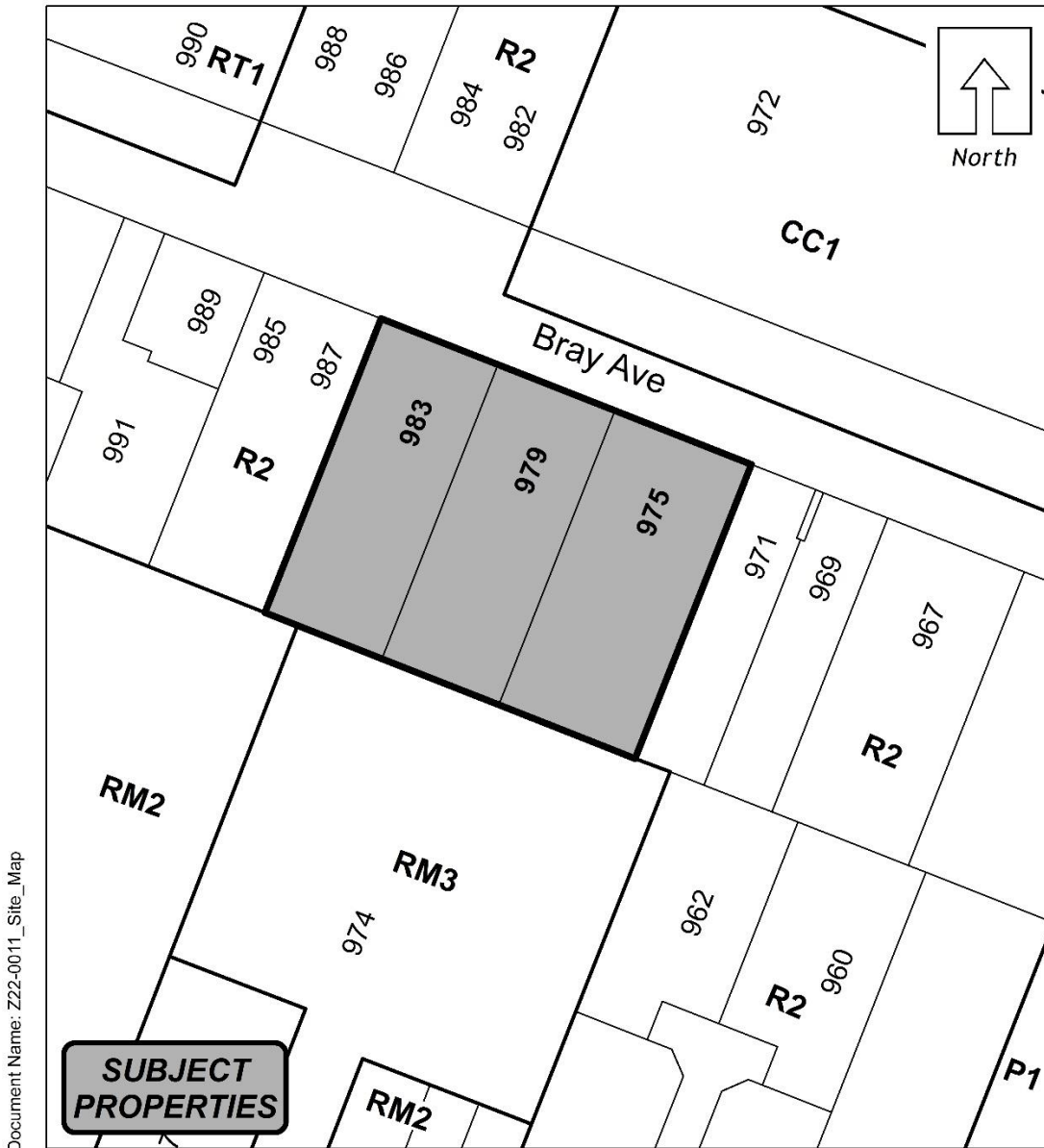
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z22-0011)
975, 979 & 983 Bray Ave**



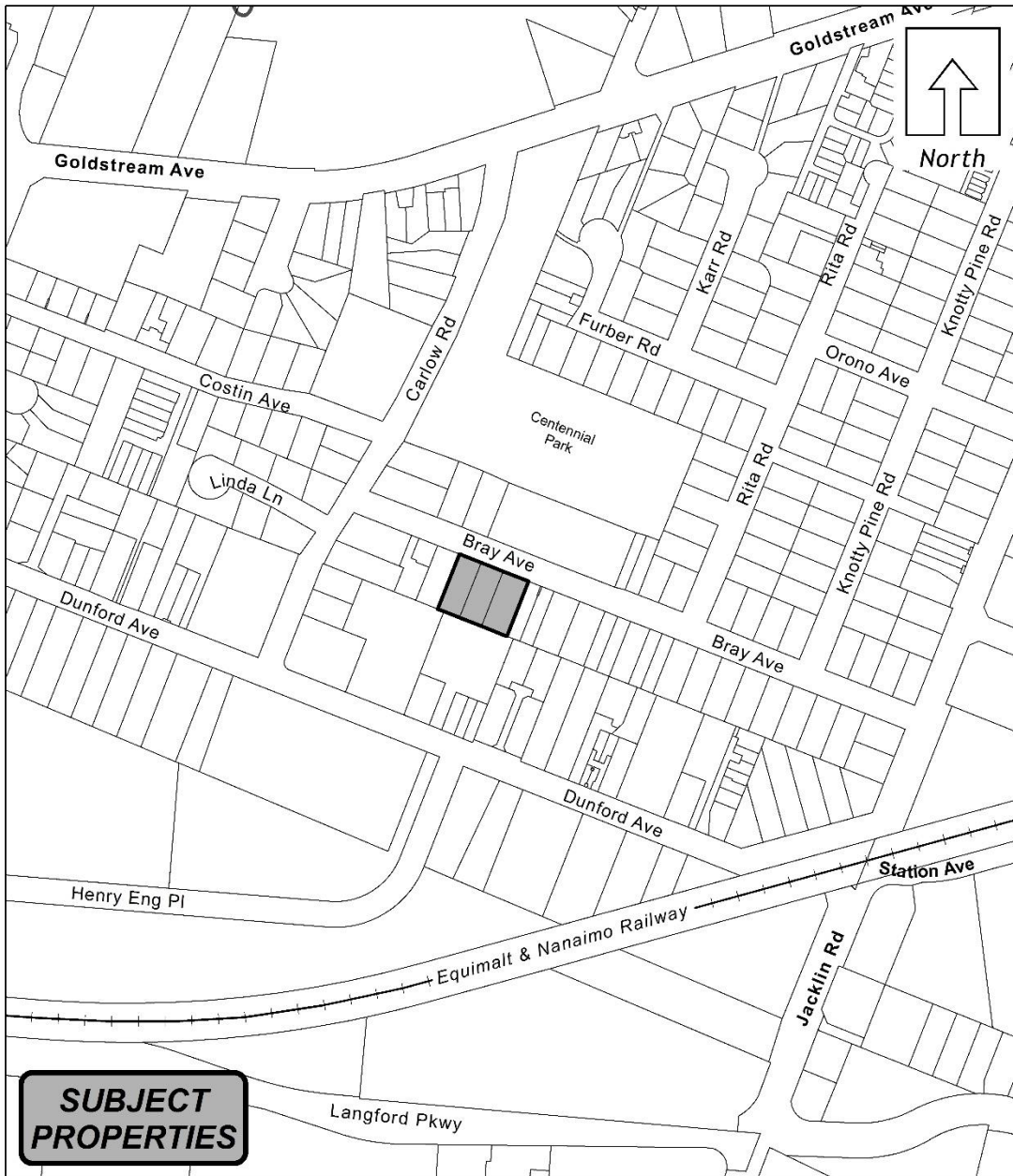
Document Name: Z22-0011_Site_Map

Scale: N.T.S.

Last Revised: 5/6/2022

Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z22-0011)
975, 979 & 983 Bray Ave



Document Name: Z22-0011_Location_Map

Scale: N.T.S.

Last Revised: 5/6/2022

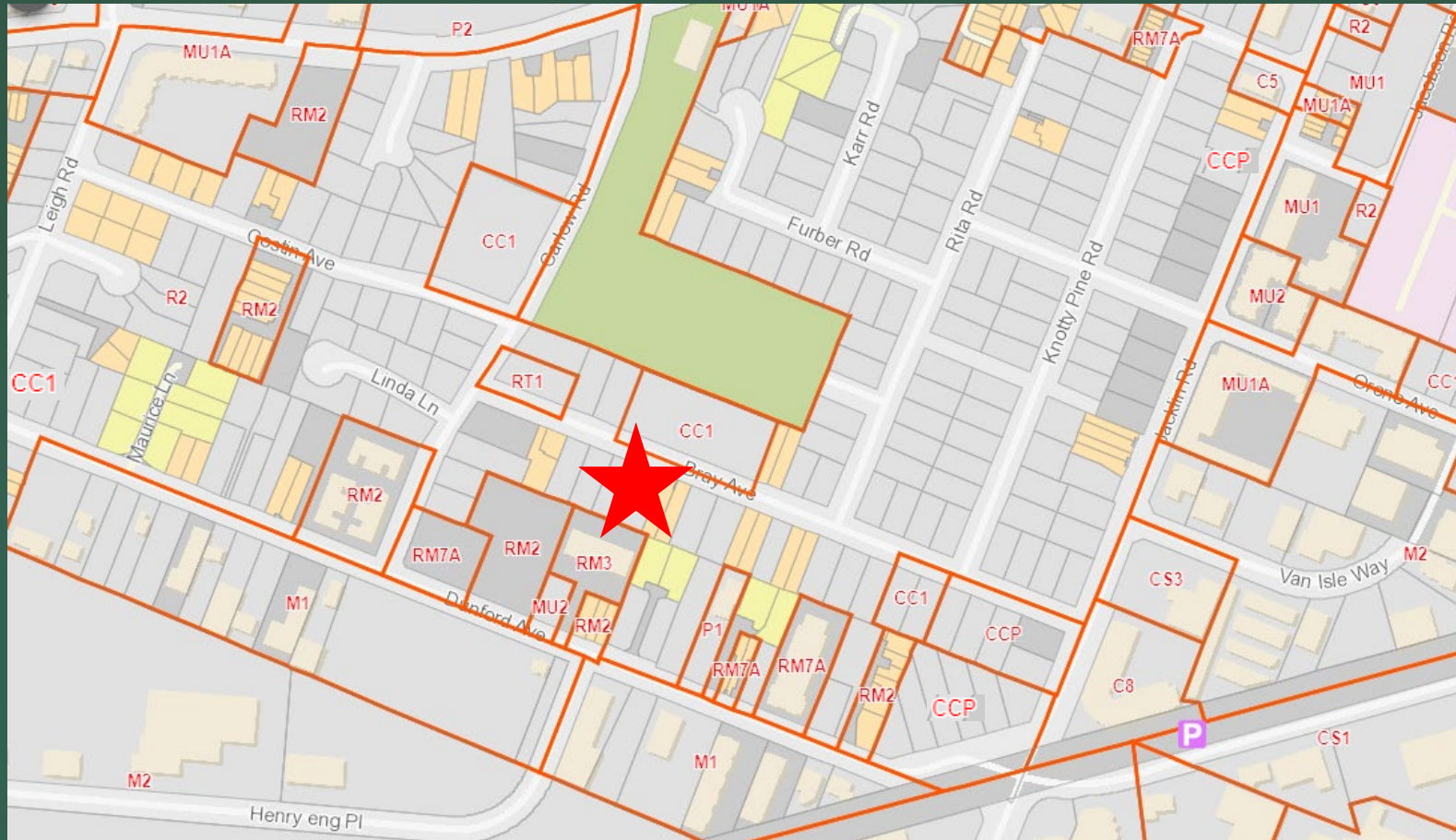
Z22-0011 – Proposal for a Residential Condominium in the CC1, City Centre 1 Zone

957, 979 & 983 BRAY AVENUE

Public Hearing July 18th, 2022



Location Plan - 957, 979 & 983 Bray Ave



Location Plan 957, 979 & 983 Bray Ave



Official Community Plan – CC1 6 storeys



- City Centre Pedestrian-Area 1 – no height limit, mandatory two storeys commercial, active businesses on ground floor
- City Centre Pedestrian-Area 2 – no height limit, mandatory one storey commercial, expanded business uses
- City Centre 1 (CC1) - 6-storey height limit, optional ground floor commercial uses, wide range of commercial uses allowed at the ground floor level
- City Centre 2 (CC2) – 4 story height limit, apartments/condos and townhouses, no commercial
- Business Park
- Park/Institutional



City Centre 1 Zone Criteria (summary)

- Apartments, Assisted Living, a range of commercial uses, restaurants and retail, townhouses and education facilities (among others).
- Maximum height 6 storeys
- Ground level access for 1st floor suites
- Maximum Floor Space Ratio is 5:1
- Parking in accordance with Bylaw 300, 1:25 spaces per unit, as well as bicycle parking and EV charger capabilities.

Existing Uses



975 Bray



979 Bray



983 Bray

The Proposal

115 market condominiums

- 20 Studio
- 45 one bedroom
- 22 one bedroom + den
- 26 two bedroom
- 2 two bedroom +den

144 underground parking spaces – no variances requested

120 bicycle parking spaces



View Facing West

The Proposal

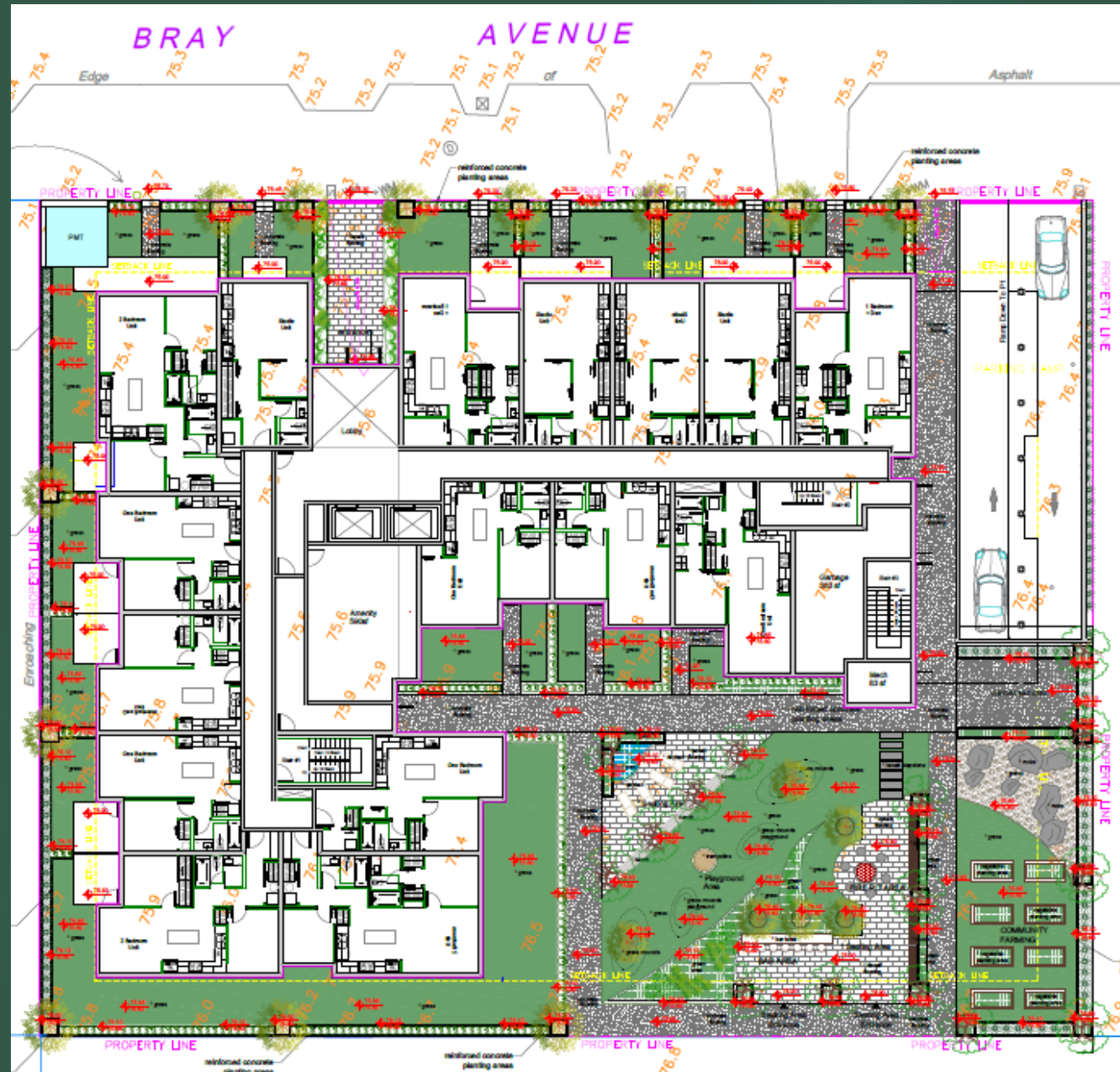


View Facing East

The Proposal

Walk out street facing ground floor units create a neighbourhood feel

Trees, fencing and landscaping surround the perimeter of the building.

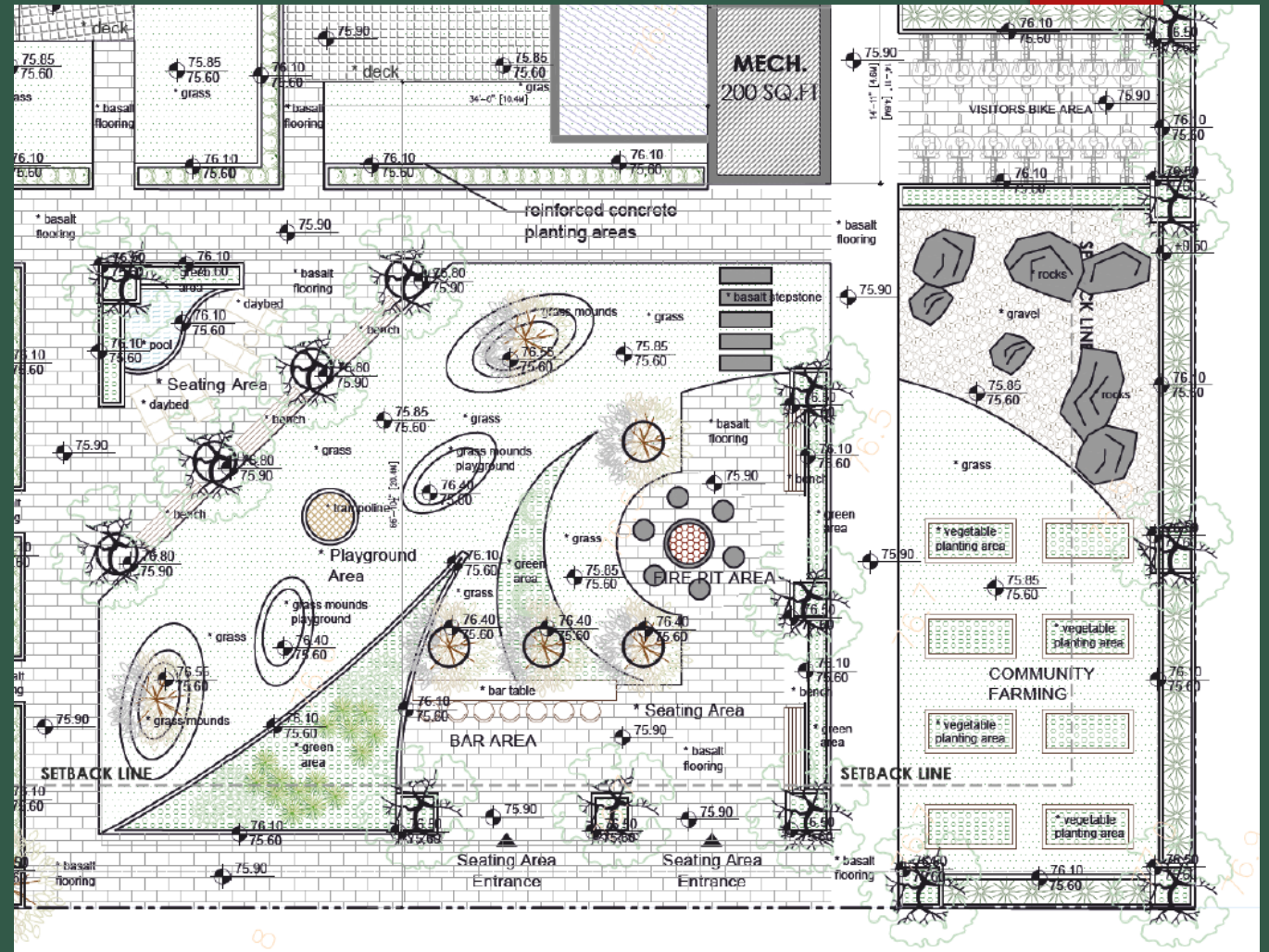


Amenity Spaces

Private space for residents exceeds the required 5% per bylaw.

Landscaped areas on the main floor level, includes a play area, garden space, gathering areas trees and private green space for individual units.

Visitor Bike Area



Playground

Fire Pit and Gathering Areas

Community Farming



Amenity Spaces

The roof top amenity space includes more play areas, gathering spaces and areas for contemplation

And, an indoor/outdoor amenity space on the 6th floor



Neighbourhood Consultation

Residents in this blue circled area were notified by mail. To date no feedback has been received.

No comments or correspondence were presented to the Planning and Zoning Committee in May.



WE WELCOME YOUR QUESTIONS AND
COMMENTS. THANK YOU!

