

PUBLIC HEARING
Monday, 20 February 2024

Bylaw No. 2019
File No. Z22-0025

A Bylaw to Rezone 982, 984, 986, 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) Zone to Allow for a 6-Storey Multi-Family Residential Building

**CITY OF LANGFORD
BYLAW NO. 2019**

**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 City Centre (CC1) Zone the properties legally described as:

- Lot 3, Section 79, Esquimalt District, Plan 10124, PID No. 000-059-803 (986 and 988 Bray Avenue) and
- Lot 4, Section 79, Esquimalt District, Plan 10124, PID No. 000-138-088 (982 and 984 Bray Avenue)

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)
CC1	2019	Lot 3, Section 79, Esquimalt District, Plan 10124, PID NO. 000-059-803, 986 and 988 Bray Avenue); Lot 4, Section 79, Esquimalt District, Plan 10124, PID NO. 000-138-088 (982 and 984 Bray Avenue).	a) \$2,850 per new residential unit created on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new residential unit created on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; and c) \$750 per new residential unit created on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund; and d) \$375 per new residential unit created on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 650, (982, 984, 986, and 988 Bray Avenue), Bylaw No. 2019, 2022".

READ A FIRST TIME this 10th day of January, 2022.

PUBLIC HEARING held this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

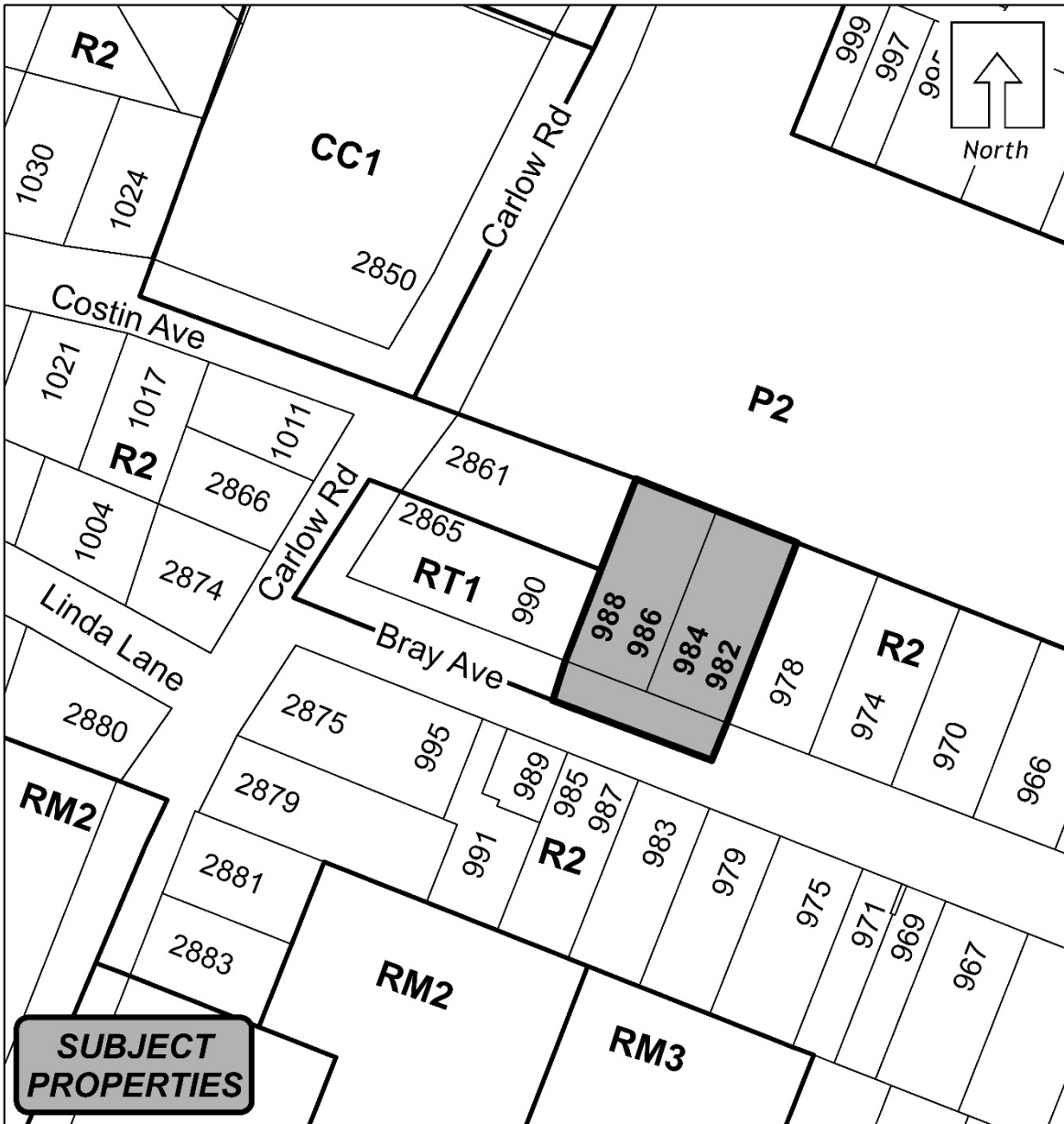
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





Staff Report to Sustainable Development Advisory Committee

DATE: Tuesday, November 14, 2023

DEPARTMENT: Planning

APPLICATION NO.: Z22-0025

SUBJECT: Bylaw No. 2019 – Application to rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) zone to allow for a 6-storey multi-family residential building.

PURPOSE:

Kristian Harvie of Woodsmere Holdings Corporation has applied to rezone 982-988 Bray Avenue from the R2 (One- and Two-Family Residential) zone to the CC1 (City Centre One) zone in order to construct a six-storey multi-family building containing approximately 59 residential units.

BACKGROUND:

PREVIOUS APPLICATION(S)

- Z21-0033: The City previously received an application to rezone the subject properties to CC1 in order to construct a four-storey multi-family residential building that would have contained approximately 43 residential units.

Bylaw No. 2019 received first reading on January 2022 and, prior to a Public Hearing being held, the subject properties were sold to the current owners. As the current owners wish to pursue a different design and different level of density, this application has been referred to the Sustainable Development Advisory Committee for comment. Bylaw No. 2019 does not need to be updated to reflect the new proposal, so should Council choose to proceed with further consideration of this application, a Public Hearing will be held prior to consideration of Second and Third Readings.

Table 1: Site Data

<i>Applicant</i>	Kristian Harvie	
<i>Owners</i>	Woodsmere Holdings Corporation	
<i>Civic Addresses</i>	982, 984, 986 and 988 Bray Avenue	
<i>Legal Descriptions</i>	982 and 984 Bray Avenue: Lot 4, Section 79, Esquimalt District, Plan 10124 (PID: 000-138-088) 986 and 988 Bray Avenue: Lot 3, Section 79, Esquimalt District, Plan 10124 (PID: 000-059-803)	
<i>Size of Properties</i>	1,937 m ² (0.48 acres)	
<i>DP Areas</i>	City Centre	
<i>Zoning Designation</i>	Existing: One- and Two-Family Residential (R2)	Proposed: City Centre 1 (CC1)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The existing properties each contain a two-family dwelling, and all properties are flat in nature. There are no trees or bushes on the subject properties, and surrounding properties have minimal tree coverage overall. To the south are similar properties containing some one- and two-family dwellings as well as townhouses to the west and to the east two six-storey rental buildings are currently under construction. To the north is Centennial Park, which contains baseball diamonds, tennis courts, and a playground.

Ruth King Elementary School is located approximately 1 km away on Jacklin Road and Spencer Middle School is located approximately 450 m away, located on Goldstream Avenue. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

The E&N Rail Trail is located approximately 450 m away, with access from Station Avenue and the Galloping Goose Regional Trail is located approximately 1.5 km away with an access from Jacklin Road.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	P2 (Community Institutional)	Recreational
<i>East</i>	R2 (One- and Two-Family Residential)	One-Family Residential
<i>South</i>	R2 (One- and Two-Family Residential)	One and Two-Family Residential
<i>West</i>	RT1 (Residential Townhouse)	Townhomes

Figure 1: Subject Properties



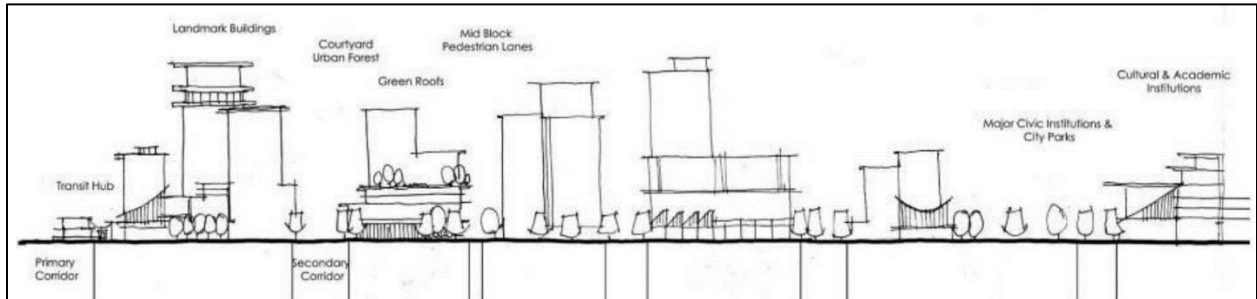
COUNCIL POLICY

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 support 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 City Centre



The applicant's proposal meets many objectives of the City's OCP relating to accessible, family-oriented housing, multi-modal connectivity, and alternative transportation/traffic reduction. In addition, approximately 45% of units include two bedrooms.

DESIGN GUIDELINES

The subject properties are located within the "S1: Centennial Park" neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Centre, 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.



Further to these Neighborhood Guidelines, the subject properties were identified as being appropriate for consideration of the CC1 Zone on the City Centre Concept Map forming part of the City Centre design guidelines. The CC1 Zone allows for apartment buildings with optional ground floor commercial and a maximum height of 6-storeys. As such, this proposal is consistent with the City Centre Concept Map. Council may wish to note that the applicant is proposing an entirely residential building, with no ground floor commercial units.

DEVELOPMENT PERMIT AREAS

The subject properties are not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, these properties are located within the City Centre Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. A conceptual elevation drawing is shown in this report as Figure 3; however, these will be further reviewed and refined as part of the Development Permit process to ensure the design is consistent with the City's Design Guidelines.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require to the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

ATTAINABLE HOUSING POLICY

Currently, the City's Attainable Housing Policy requires all new developments with 4-storeys or more to participate in the program but does not set out specific requirements for purpose built rental buildings. On February 21st, 2023, Council passed a resolution to direct staff to add requirements for purpose-built rental buildings for Council's consideration and to review individual proposals on a case-by-case basis in the interim, provided they meet a benchmark of including at least 10% of the units in a building for at least 10% below market rent. As we are still in the interim stage, the applicant wishes to provide at least 10% of the units at 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for a period of 10 years, or otherwise meet the City's current Attainable Home Ownership Policy in the event that they proceed with a condo building.

The current market rent, 10% below market rent per Council's resolution, and the rent that would be required based on 30% of the median renter income is summarized below:

Table 3 – Rent Comparison

	Studio	1-bedroom	2-bedroom
<i>Current Market Rent (Victoria)</i>	\$1,850	\$2,095	\$2,789
<i>10% Below Current Market Rent</i>	\$1,665	\$1,885.50	\$2,510.10
<i>Rent Based on 30% of Median Renter Income (Langford Housing Needs Report, 2020)</i>	\$1,336.48	\$1,336.48	\$1,336.48
<i>Difference Between 10% Below Market and 30% of Renter Income</i>	\$328.52	\$549.02	\$1,173.62

While the other purpose-built rental projects that have been considered by Council since February have committed to a longer term of 25 years, this proposal does achieve a higher level of affordability than 10% below market value as indicated by the last row in the table above. This proposal achieving deeper affordability over a shorter term is in line with the CMHC MLI Select program, which the applicant intends to utilize.

Council may wish to proceed with the applicant’s attainable housing proposal, or direct them to instead proceed with the providing the units at 10% below market rent for a longer term of 25 years. In either case, Council should require the applicant to enter into a Housing Agreement securing the units prior to the issuance of a building permit. The specific units will be confirmed through the development permit process.

COMMENTARY:

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject properties to CC1 (City Centre) in order to construct a six-storey rental apartment building that would contain approximately 59 residential units. The proposal includes a mix of studios (10), one-bedrooms (22), two-bedrooms (27). All proposed ground floor units abutting Bray Avenue have individually accessed entrances from the street, allowing the proposal to achieve the CC1 zoning requirement to have a minimum of 80% active building frontage. While a private balcony is provided for every unit, the proposal also includes a common outdoor amenity space, on the sixth floor.

The existing properties would be consolidated into one lot and there would be a single point of entry and exit located at the east side of the property. This entryway would provide direct access to the ramp for

the underground parkade. Council may wish to require that the lot consolidation occur prior to issuance of a Development Permit for Form and Character.

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 parking requirements 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.

The applicant is proposing to provide one bike parking stall per unit in accordance with Zoning Bylaw No. 300. In addition, 10% of the bike stalls are proposed to be equipped with electrical charging capabilities.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report and will take precedence over any setback requirements of the Zone. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

Additionally, the applicant is proposing to vary the interior (east) lot line setback from 3 m to 2 m to accommodate the port cochere (sheltered drive aisle). The neighbouring property that is affected by the requested variance is a rental building owned by the same applicant. If Council has no objection to the requested variance, they may wish to authorize the Director of Planning to issue the noted variance within the Development Permit. Conversely, if they do not support this variance, they may wish to direct the applicant to redesign the project to comply with current setbacks.

As Council has now adopted Bylaw No. 2054 to establish Electric Vehicle rough-in requirements, a Covenant is no longer required as a condition of rezoning.

As this is a purpose-built rental building and the applicant is committing to attainable rental units, Council may wish to waive the typical requirement that the applicant strata-title the building.

Figure 3: Concept Rendering – South View



Table 4: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by CC1 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • One or Two-Family Dwelling • Group Day Care • Home Occupation 	<ul style="list-style-type: none"> • Apartment • Hotel • Office • Retail Store
<i>Density</i>	n/a	5.0 FAR
<i>Height</i>	9m (30 ft)	6 storeys
<i>Site Coverage</i>	40% max	n/a
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Interior Side Yard Setback</i>	1.5m (5.0 ft)	3.0 (9.8 ft)*
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Rear Yard Setback</i>	5.5m (18 ft)	3.0 (9.8 ft)
<i>Parking</i>	2 per unit + 1 per suite	1.25 per 0-2 bedrooms 2.25 per 3 + bedrooms

***Variance to 2.0m (6.6 ft) Requested.**

MULTI-MODAL NETWORK

BC Transit bus stops are located near the development site and provide service to Routes 53 and 56 located within approximately 140 m proximity of the proposed development. Additionally, the Langford Exchange is located approximately 850 m away from the subject properties.

The Director of Engineering has noted that no Traffic Impact Assessment is required. The property is located within 800 m of a Controlled Access Highway, and as such the Ministry of Transportation and Infrastructure must approve the Bylaw after the Public Hearing and prior to Council's consideration of Bylaw Adoption. The Ministry has indicated that they have no objections with regards to this application.

INFRASTRUCTURE

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit or subdivision approval, whichever is first. As part of their application, the applicant has submitted a stormwater technical memo outlining how they plan to adequately manage stormwater on-site. This memo has been reviewed and approved by the Director of Engineering.

SEWER

A sewer main exists within Bray Avenue fronting this site. The developer will be required to connect the new development to the main, through approved civil drawings. Any sewer works within dedicated road right of ways will be constructed by West Shore Environmental Services at the applicant's expense.

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.

MITIGATION PLAN

As per Bylaw No. 1000, Section 2.5, a Mitigation Plan is required prior to land alteration to the satisfaction of the Director of Engineering (this is an interim measure for all developments, until the Good Neighbour Policy is adopted). A Mitigation Plan, currently, is required where there are reasonable grounds to anticipate discharge of contaminants, pollutants, silts, airborne particulates (dust) or toxic material to natural watercourses, municipal ditches and sewage systems, public or private lands and waters or the atmosphere.

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 5 and 6 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 59 residential unit.

Table 5 – 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)	\$111,150
	\$1,425 per residential unit (5 th & 6 th storeys)	\$28,500
<i>Affordable Housing Reserve Fund</i>	\$750 per residential unit (1st through 4 th storeys)	\$29,250
	\$375 per residential unit (5 th and 6 th storeys)	\$7,500
TOTAL POLICY CONTRIBUTIONS		\$176,400

Table 6 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39	\$182,451.01
<i>Park Improvement</i>	\$1,348	\$79,532
<i>Park Acquisition</i>	\$90	\$5,310
<i>ISIF</i>	\$331.65	\$19,567.35
Subtotal (DCC's to Langford)		\$286,860.36
<i>CRD Water</i>	\$1,644	\$96,996
<i>School Site Acquisition</i>	\$600	\$35,400
TOTAL DCC's (estimated)		\$419,256.36

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2019, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 5 above are incorporated into Bylaw No. 2019, and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.
 - b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and
 4. A construction parking management plan.
 - ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;

- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
 - v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determiner different setbacks than what is prescribed in the zone or from what has been grated through variances;
 - vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.
- c. Authorize the Director of Planning and Subdivision to issue the following variance in the Form and Character Development Permit for 982-988 Bray Avenue:
- i. That Section 6.57.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the interior lot line setback of a building or structure from the required 3 m to 2 m.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 982-988 Bray Avenue under Bylaw No. 2019 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____;

SUBMITTED BY: Matt Notley, Planner II, Long Range Planning

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

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

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

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

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

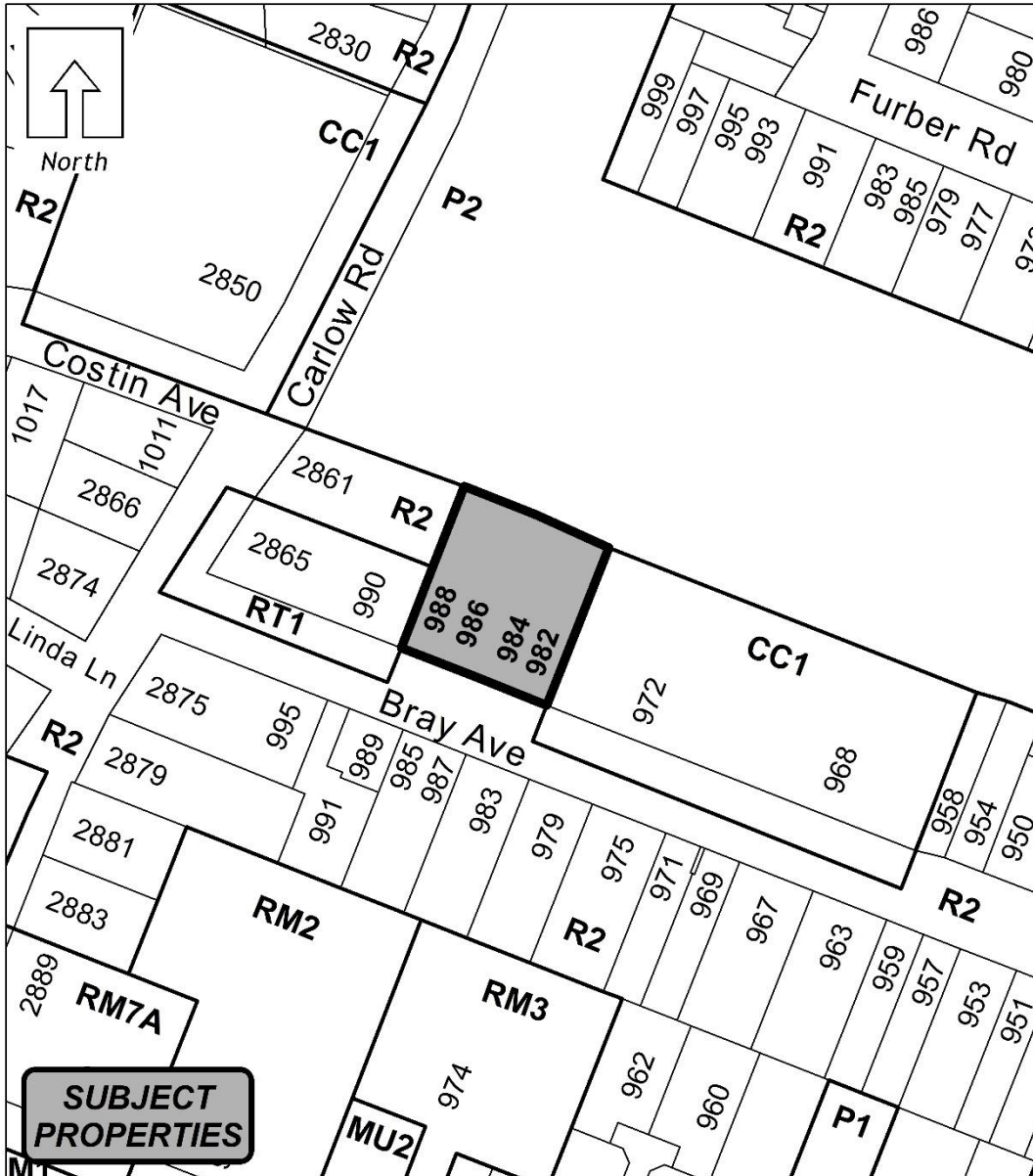
Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z22-0025)
982, 984, 986 and 988 Bray Ave**



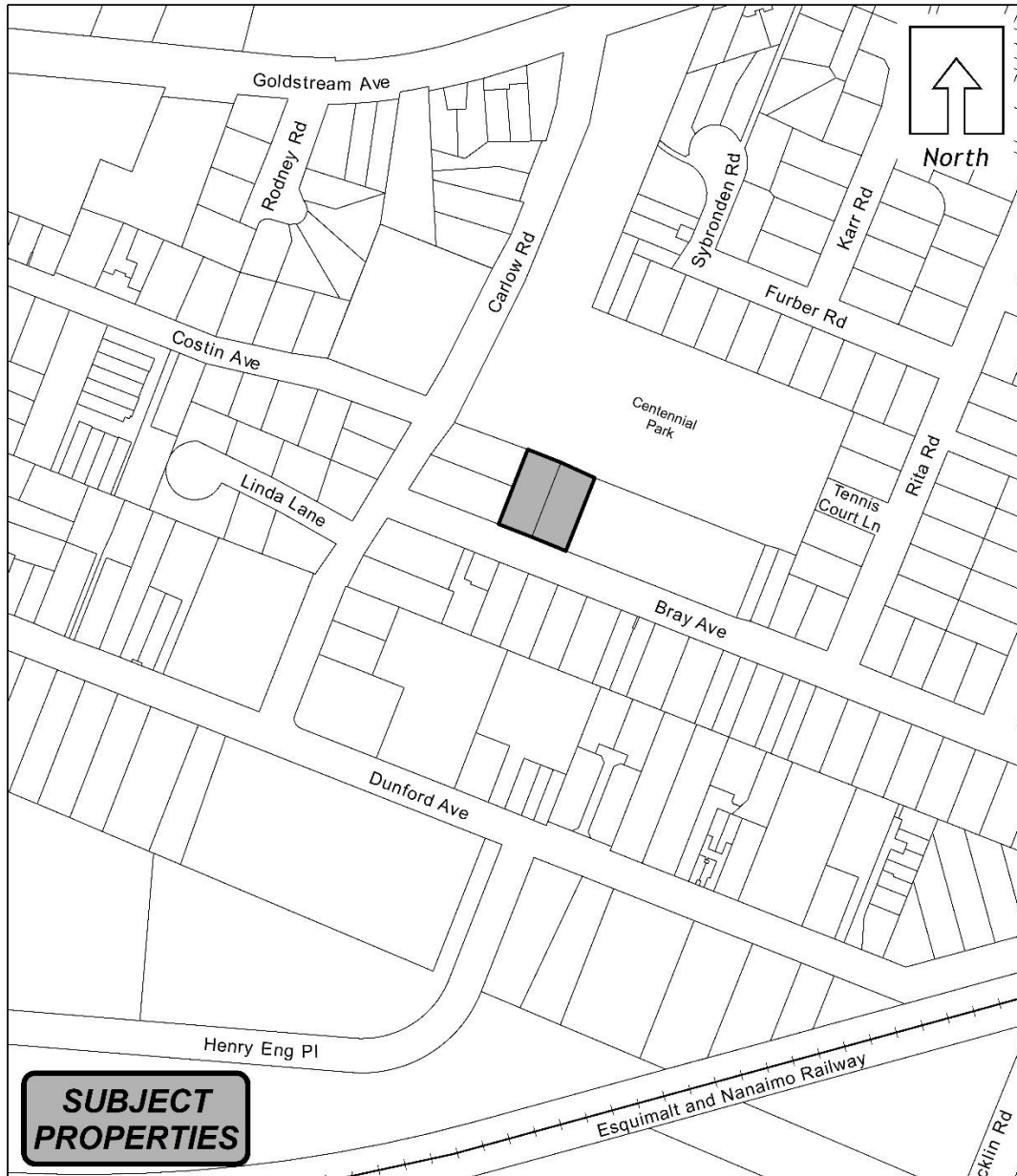
Document Name: Z22-0025_Site_Map

Scale: N.T.S.

Last Revised: 2022-06-13

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z22-0025)
982, 984, 986 and 988 Bray Ave**



Document Name: Z22-0010_Location_Map

Scale: N.T.S.

Last Revised: 2022-06-13

5. REPORTS

5.1 Rezoning Application 982-988 Bray Avenue

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

K. Harvie, Applicant, Woodsmere Holdings Corporation, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and K. Harvie, Applicant, Woodsmere Holdings Corporation responded.

The Chair opened the floor to questions and comments from the public. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and K. Harvie, Applicant, Woodsmere Holdings Corporation responded.

MOVED BY: GUIRY

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and

4. A construction parking management plan.
- ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
- iv. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;
- vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.
- c. Authorize the Director of Planning and Subdivision to issue the following variance in the Form and Character Development Permit for 982-988 Bray Avenue:
 - i. That Section 6.57.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the interior lot line setback of a building or structure from the required 3 m to 2 m.
- d. Prior to public hearing, the applicant provide the following changes:
 - i. More prominent street presence for ground floor units
 - ii. Design considerations for accessibility and universal design including washer and dryer machines.

Amendment:

MOVED BY: MCNAUGHTON

SECONDED: GORDON

THAT the main motion be amended to include the following under Section B as item "vii":

- vii. 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.

Motion CARRIED.

Amendment:

MOVED BY: WAGNER

SECONDED: KEEFER

THAT the main motion be amended to include the following section "e":

- e. That the proposed car share program and electric heat pumps be provided as a condition of rezoning to the satisfaction of the Director of Engineering and Chief Building Inspector.

Motion CARRIED.

The vote was taken on the main motion as amended and declared CARRIED.

5.2 Development Variance Permit 2038 Troon Court

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

C. Prat, Applicant, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and C. Prat, Applicant responded.

MOVED BY: MCNAUGHTON

SECONDED: GUIRY

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2038 Troon Court with the following variances to Zoning Bylaw No. 300:
 - a. That Section 3.05.02(5) be varied to reduce the minimum side lot line setback for an accessory building from 1.0m to 0.72m;
 - b. That Section 3.05.01(8) be varied to reduce the setback required for the eaves of the accessory building from 0.45m to 0.36m; AND
 - c. That Section 6.95.05 be varied to allow an accessory building to be located within the rear yard that abuts a golf course.

subject properties, pursuant to the regulations of the RT1 (Residential Townhouse) Zone.

Motion CARRIED.

- 8.1.3 Application for Development Variance Permit to allow for setback variances at 3235 Happy Valley Road

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 3235 Happy Valley Rd with the following variances:

1. That Section 6.22.07(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback requirement from 3m to 1.55 m for the existing structure only on Proposed Lot A, subject to the following condition:

a) That the developer agrees to modify the design of the front façade of the existing home to align better with the Design Guidelines for Intensive Residential development on corner properties, to the satisfaction of the Director of Planning;

b) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.

2. That Section 6.22.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback requirement from 5.5 m to 3.95 m for the existing structure only on Proposed Lot A;

3. That Section 6.20.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback requirement from 3.5 m to 1.5 m for Proposed Lot C, subject to the following condition:

a) That the developer agrees to construct fencing along all property lines in accordance with Section 3.21 of Zoning Bylaw No. 300.

Motion CARRIED.

- 8.1.4 Application to Rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two- Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to Allow for a Four-Storey Residential Building

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the property at 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) 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. \$750 towards the Affordable Housing Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund.
- b) 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;
 - ii. A site plan showing the entry and exit to the parkade as far east as possible;
 - iii. A Traffic Impact Assessment (TIA) from a qualified engineer be provided regarding the proposed development to determine if a left turning lane is required;
 - iv. A road cross section be provided to determine possible land dedication;
- c) That prior to Bylaw Adoption, the applicant registers a road dedication plan, if required, in accordance with the road cross section drawings provided and 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 all subject properties be consolidated together prior to issuance of a Development Permit for Form and Character;
 - ii. 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;
 - iii. That a separate covenant be registered that informs individuals about the potential noise that will be generated from the neighbouring Park at various times;
 - iv. That no occupancy permit be issued for the proposed building unit a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
 - v. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - 3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
 - vi. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone;
 - vii. That the following will be provided to the standards of Bylaw No. 1000 and implemented to the satisfaction of the Director of Engineering, prior to issuance of a building permit:
 - 1. Any upgrades, connections and installation of services and utilities required to support the proposed development;

2. A formal storm water management plan;
3. A construction parking and traffic management plan;
4. Full frontage improvements including but not limited to parking scallops, a bike lane, a 2.2 m separated sidewalk, boulevard landscaping with irrigation and street lighting;
- viii. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances.

Motion CARRIED.

- 8.1.5 Application to Rezone 2772 Vantilburg Crescent from One- and Two-Family Residential (R2)Zone to City Centre 2 (CC2) Zone to Allow for the Development of 20 Townhomes

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council:

1. Take no action at this time with respect to Bylaw No. 2012; and
2. That the applicant consult with the neighbourhood.

Motion CARRIED.

9. REPORTS

9.1 Attainable Home Ownership Program

MOVED BY: SEATON
SECONDED: SZPAK

THAT Council:

1. Direct staff to prepare Attainable Home Ownership Policy POL-0166-Plan with the following amendments: to include RCMP and military applicants; and have the policy available to low income and single income applicants.
2. Direct staff to prepare an amendment to the Affordable Housing and Amenity Contribution Policy to formalize Amenity Contribution refund incentives for developments participating in the Attainable Home Ownership Program;

Motion CARRIED.

9.2 Bylaw Amendments to Address Construction Noise

Motion CARRIED.

12.5 BYLAW NO. 2013 (Background report attached)

MOVED BY: BLACKWELL
SECONDED: SAHLSTROM

THAT Council give Bylaw No. 2013 first, second and third readings.

Motion CARRIED.

12.6 BYLAW NO. 2014 (Background report attached)

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council give Bylaw No. 2014 first reading.

Motion CARRIED.

12.7 BYLAW NO. 2019

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council give Bylaw No. 2019 first reading.

Motion CARRIED.

12.8 BYLAW NO. 2027

MOVED BY: BLACKWELL
SECONDED: SZPAK

THAT Council give Bylaw No. 2027 first reading.

Motion CARRIED.

13. **ADJOURNMENT**

Mayor Young adjourned the meeting at 7:51 pm.

Presiding Council Member

**STEWART YOUNG
MAYOR**

Certified Correct - Corporate Officer

**Marie Watmough
Corporate Officer**



Staff Report to Council

DATE: Monday, January 15, 2024

DEPARTMENT: Planning

APPLICATION NO.: Z22-0025

SUBJECT: Standalone Report - Bylaw No. 2019 – Application to rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) zone to allow for a 6-storey multi-family residential building.

EXECUTIVE SUMMARY:

On November 14th, 2023, the Sustainable Development Advisory Committee reviewed the above noted application and recommended that Council proceed with the consideration of Bylaw No. 2019 with an added recommendation that prior to Public Hearing, the applicant provide the following changes:

1. More prominent street presence for the ground floor units; and
2. Design considerations for accessibility and universal design including washer and dryer machines.

They also recommended that Council add the following to the Section 219 Covenant:

1. 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; and
2. That the proposed car share program and electric heat pumps be provided as a condition of rezoning to the satisfaction of the Director of Engineering and Chief Building Inspector.

At their regular meeting of November 20th, Council proceeded with the Committee's recommendation and also added an additional requirement to the Section 219 Covenant, as follows:

1. That the foyer panel is designed to accommodate visual challenges, to the satisfaction of the Chief Building Inspector.

COMMENTARY:

Design

In response to Council’s request for changes, the applicant has submitted new renderings of their proposed building that create a more prominent street presence for the ground floor units (Figure 1).

Figure 1: Updated Rendering



As shown above, the applicant has lifted the ground floor units slightly so that they have a few steps up to the front door, creating more of a walk-up feel to them. This helps create better privacy for ground floor residents and introduces new landscape opportunities. Council may wish to note that these units are still accessible through the interior corridor of the building which would allow for barrier-free entry to the unit if stairs were a concern for the resident. The applicant has also added additional architectural details to the front façade, surrounding the ground floor units which better accentuates a townhouse look. Staff believe these changes have resulted in an improved building design, specifically at the pedestrian scale.

In response to some neighbour concerns about privacy to the northwest, the applicant has also agreed to install 5 ft high translucent glass along the western side of their rooftop patio, which will increase the privacy for the existing neighbour while still allowing sunlight to pass through. Council may wish to add

this as a requirement to the Section 219 Covenant. The applicant still intends to install typical 4 ft style glass panels facing north towards the Centennial Park. This allows for more “natural surveillance” which is a key theme in Crime Prevention Through Environmental Design (CPTED), a multi-disciplinary approach to crime prevention, which can increase safety within the park.

Additionally, through the redesign process, the applicant was able to eliminate the need for a setback variance to the interior lot line. Their original request was to reduce the setback from 3 m to 2 m, but have been able to shift the building to comply with the 3 m setback. Given this, the variance is no longer requested.

Accessibility and Universal Design

In response to Council’s request for design considerations for accessibility and universal design, including washer and dryer machines, the applicant has noted to staff that 70% of the units can accommodate side-by-side washer and dryers as opposed to the stacked design. In addition, 10% of the units will be adaptable for wheelchairs by enlarging the bathrooms. Council may wish to require that the applicant secure this through a Section 219 Covenant.

Council may also wish to note that the upcoming changes to the BC Building Code are expected to include significant improvements to accessibility standards which may apply to this project, depending on when they make an application for a building permit.

Additional Covenant Requirements

As per Council’s resolution, the applicant will be required to register a Section 219 Covenant that ensures the applicant will register a strata plan for the proposed building prior to the issuance of an occupancy permit, that the building will utilize electric heat pumps, and that the foyer panel will be designed to accommodate visual challenges. Council had also required that the applicant secure their carshare program through a Section 219 Covenant as well. The applicant is requesting that this requirement be removed as it is an additional amenity they offer their tenants over and above what is required by the zoning bylaw. The applicant, Woodsmere Holdings, has provided a rationale as follows:

“Woodsmere has invested substantially in developing, maintaining, and operating a carsharing program as a tenant amenity. Woodsmere’s Carsharing fleet comprises fourteen Chevy Bolt 100% all-electric vehicles allocated among seven apartment building locations in Langford and Courtenay.

Woodsmere Carsharing provides an affordable and convenient alternative to private vehicle ownership and allows tenants to access and use vehicles for non-conventional trips. The program has experienced steady growth and acceptance by tenants.

Woodsmere strongly believes in its carsharing program and is committed to continuing the program as it aligns with our sustainability and affordability initiatives by:

1. *Reducing the number of motorized vehicles within our apartment complexes;*
2. *Eliminating the financial burden of vehicle ownership for our tenants; and*
3. *Reducing greenhouse gas emissions. Also, Woodsmere is prepared to increase the number of cars we currently have in the car share program when increased demand requires it.*

On November 14, the Sustainable Development Advisory Committee motioned to include the carsharing in the S.219 Covenant. We refrain from doing this as it is not a rezoning requirement but an independent service that Woodsmere offers tenants. Further, we cannot forecast conditions that result in the carsharing not being viable and then be beholden to a covenant.

Lastly, Woodsmere owns the adjacent apartment building, which has four carsharing vehicles by this time allocated, and we may choose to optimize their usage by allowing future tenants from the proposed development access to these vehicles.”

Council may also wish to note that the Woodsmere carshare program is for their residents only and would not be accessible to the general public. Given the above, Council may wish to remove the requirement for a Section 219 Covenant regarding the carshare service.

OPTIONS:

Option 1

That Council:

1. Accept the revised design demonstrating improved street presence, depicted in the rendering included with the January 15,2023 staff report;

AND

2. Revise the resolution of November 20th, 2023, without the requirement for carshare to be secured within the Section 219 Covenant, as follows:

Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and
 4. A construction parking management plan.
 - ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
 - v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determiner different setbacks than what is prescribed in the zone or from what has been grated through variances;
 - vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required

Development Permit application.

- vii. That at least 10% of the units be designed as adaptable units and that at least 70% of the units have side-by-side washer and dryers, to the satisfaction of the Chief Building Inspector;
- viii. That the rooftop patio located on the northwestern side be designed with 5-foot-tall translucent glass along the western side to increase the privacy to existing neighbours, to the satisfaction of the Director of Planning;
- ix. 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;
- x. That electric heat pumps be installed, to the satisfaction of the Chief Building Inspector; and
- xi. That the foyer panel is designed to accommodate visual challenges, to the satisfaction of the Chief Building Inspector.

AND

- 3. Direct staff to proceed with scheduling a Public Hearing for Bylaw No. 2019.

Option 2

That Council:

- 1. Request the following items from the applicant, and that the applicant return to Council to demonstrate their compliance, prior to the scheduling of a Public Hearing for Bylaw No. 2019:
 - a. _____;
 - b. _____;
 - c. _____;

SUBMITTED BY: Julia Buckingham, Planner II

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

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

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

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

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

11. REPORTS

11.1 Bylaw 2019 - Z22-0025 - 982, 984, 986, 988 Bray Ave Update

MOVED BY: SZPAK

SECONDED: GUIRY

THAT Council:

1. Accept the revised design demonstrating improved street presence, depicted in the rendering included with the January 15, 2023, staff report; And
2. Revise the resolution of November 20th, 2023, without the requirement for carshare to be secured within the Section 219 Covenant, as follows:

Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and
 4. A construction parking management plan.
 - ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;

- iv. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;
- vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.
- vii. That at least 10% of the units be designed as adaptable units and that at least 70% of the units have side-by-side washer and dryers, to the satisfaction of the Chief Building Inspector;
- viii. That the rooftop patio located on the northwestern side be designed with 5-foot-tall translucent glass along the western side to increase the privacy to existing neighbours, to the satisfaction of the Director of Planning;
- ix. 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;
- x. That electric heat pumps be installed, to the satisfaction of the Chief Building Inspector; and
- xi. That the foyer panel is designed to accommodate visual challenges, to the satisfaction of the Chief Building Inspector.

AND

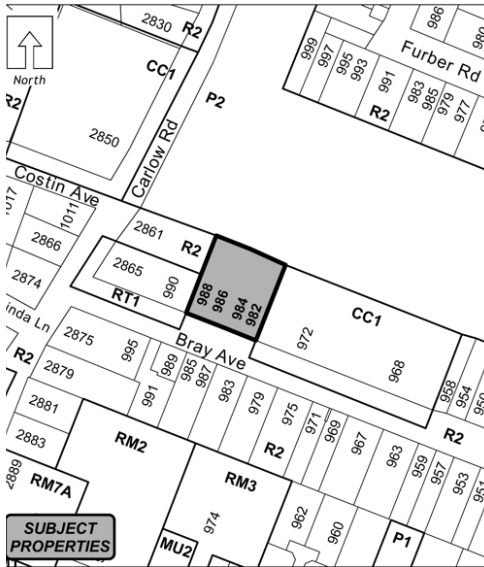
3. Direct staff to proceed with scheduling a Public Hearing for Bylaw No. 2019.

Motion CARRIED.

Notice of Public Hearing

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

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



MEETING DATE:

20 February 2024

STARTING AT:

7:00PM

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 #897 0956 7061

Bylaw No:

2019

Location:

982, 984, 986, 988 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 One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to allow for a 6-storey multi-family residential 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: City of Langford

«File»
«Recipients» «Current»
«MailingAddress»
«City» «PostalCode»

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 Council 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

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



City of Langford

NFL Flag Football coming to Langford amid the sport's global rise

Thomas Eley
News Staff

As flag football ascends to the likes of NFL stars and the Summer Olympics, kids in Greater Victoria will get their chance to try the non-contact sport when it comes to Langford this spring.

NFL Flag Football is hosting an April to June tournament at Centre Mountain Lellum Middle School for

children aged 6 to 14.

The sport sees five players a side, with the defence trying to remove a flag from their opponents to mark them down instead of tackling like in traditional football.

"It's a safe sport for all ages. A lot of parents are worried about tackling and their kids getting concussions," said Tyler Christensen, the Vancouver Island commissioner for NFL Flag Football. "There is none of that with

NFL Flag."

Flag football was one of the events played during the NFL Pro Bowl and Christensen said it's part of the league's attempt to address the sport's controversy surrounding concussions. But its popularity is growing beyond that initiative as it was announced last year that the sport will added to the 2028 Summer Olympics.

"(Flag football) is a giant sport around the world," said Christensen,

calling the game American football's answer to rugby sevens.

Christensen said there the Langford tournament will be an excellent opportunity to grow the sport and get a competitive league going on the Island. The tournament's team will be coed, but it has so far seen more girls sign up than boys. It also won't require the big time

commitment that comes with traditional tackle football. The Langford flag football games and practices will take place on Saturdays and will be 30 thirty minutes long, Christensen said.

Parents are encouraged to come and volunteer as Christensen seeks people to join the ground crew and officiating positions.



NFL Flag Football is coming to Langford in the spring and is open to children aged 6 to 14. (Photo Submitted/ NFL Flag)


Valentine's Dinner & Dance
Feb 9th, Friday
 featuring **Late Shift**

Tickets \$30
 Call 250-478-1828
 Tickets non refundable

Door Open: 5:30pm
Dinner: 6:30pm
Band: 8pm

Legion  **761 Station Ave Langford**
 250-478-1828
 rcl91.ca

PRINCE EDWARD BRANCH #91

 **City of Langford**


NOTICE OF DISPOSITION

Pursuant to section 26 of the *Community Charter*, the City of Langford gives notice of its intention to lease property to the following tenants:

- **Payline by Ice Inc:** Unit 315-877 Goldstream Ave, Langford, BC, V9B 2X8, legally described as PID: 026-383-501, Strata Lot 38, Section 5, Esquimalt District, Strata Plan VIS5151. The existing lease will be extended for a further one-year term on the same terms and conditions with the City receiving \$39,646.04, paid in monthly installments of \$3,278.34.
- **Accent Refrigeration Inc:** Unit 206-1097 Langford Parkway, Langford, BC, V9B 0A5, consisting of approximately 640 square feet. The lease is for a term of three years and the tenant will provide maintenance services at Westhills Arena in lieu of base rent.

The dispositions will be considered by the Council of the City of Langford at its regular meeting at City Hall, 3rd Floor, 877 Goldstream Avenue, February 20th, 2024, at 7 pm. Persons who consider they are affected by the dispositions will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 3 pm on that date.


Marie Watmough
Corporate Officer

 **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 20th February 2024, 7:00 pm
Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue 2019
Bylaw No. 982, 984, 986, 988 Bray Avenue, as shown shaded on the plan below
Location
Purpose To amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the subject properties from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to allow for a 6-storey multi-family residential building.



PLEASE NOTE: This meeting will be held electronically and in person at the above address. Information about how to connect to this meeting is indicated in the table below.

<p>Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)</p> <p>Meeting ID #897 0956 7061 – Zoom.us or Zoom app on your mobile device</p>

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/> no later than the Friday 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
Corporate Officer

Tsukino-Con at UVic celebrates Japanese anime, culture

Christine van Reeuyk
News Staff

A man of many hats the rest of the year, Matt Van Herwaarden is known as the man with the hat for the three days of Tsukino-Con.

Serving as vice-chair, he's a longtime volunteer with the non-profit group that hosts the annual convention celebrating Japanese anime and culture.

"I like running a convention and I like being able to put something on for a bunch of people to enjoy. It's definitely an interesting thing to be a part of," he said.

Tsukino-Con has existed in some iteration for about two decades and Van Herwaarden credits that longevity to the fact it's volunteer run.

The 2024 convention's local experts on Japanese culture are Hitomi Harama, a specialist in the kimono who is deeply passionate about preserving traditional customs, traditions, and craftsmanship, and Chris Tooley who has been practising Iaido for around 25 years and teaches several classes in Greater Victoria.

Kyle McCarley and Ben Diskin – American voice actors famed for work in video games, anime and cartoons – are also set to appear. The actors are at times a draw that brings in



Tsukino-Con draws thousands to UVic each year to celebrate Japanese anime and culture. (@therealraeuber/ Courtesy Tsukino-Con)

guests from across North America and overseas because the local convention doesn't charge to meet guests – attendees just have to get in line.

Each year Tsukino-Con draws about 2,000 people to the University of Victoria from as far afield as Japan.

Volunteers have also organized a cosplay repair station where professionals wield everything from sewing machines to glue guns.

"We get a lot of people who cosplay," Van Herwaarden said.

"We work with a group from Seattle. They

set up a little booth to help people who need a stitch or somebody to fix a wig."

The emergency repairs can be crucial as the convention also hosts a few popular competitions – including a cosplay contest and a late-night swimsuit showdown (age restricted) and a music video contest.

While the showdown is adult only, the rest of the event is family-friendly, and even encouraged, as is immersion into the event.

"We encourage cosplay. It's not just for anime people (though), there's video games, there's Japanese culture," Van Herwaarden said.

The three-day event fills three UVic buildings, including the Elliot Building where artists and vendors will be selling everything from mystery boxes and figures to clothes and manga.

That's where Van Herwaarden's hat comes in. He has a tradition, started about a decade ago, where he peruses the vendors in search of one item.

"I like seeing something that catches my eye and permanently posting it to my hat," he said. "It's a recognizable thing. It's full of pins and buttons and stuff."

Tsukino-Con runs Feb. 23 to 25 at UVic. Find tickets and competition details online at tsukinocon.com.

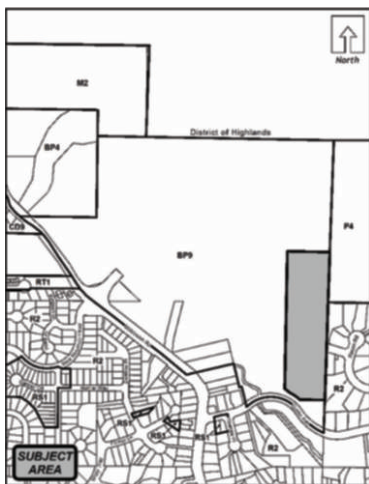


City of Langford

Notice of Public Hearing

The City of Langford has received an application to amend Zoning Bylaw No. 300 and Official Community Plan Bylaw No. 1200 by means of the proposed Bylaws noted below. All persons who believe that their interest in property is affected by the proposed Bylaws 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	20 February 2024, 7:00 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Bylaw Nos.	2149 and 2150
Location	2207 Millstream Road, approximately as shown shaded on the plan below and in the Bylaws
Purpose	The purpose of Bylaw No. 2149 is to amend the Official Community Plan Bylaw No. 1200 by deleting a portion of the subject property from the "Business or Light Industrial" and adding it to the "Neighbourhood" designation. The purpose of Bylaw No. 2150 is to amend the Zoning Bylaw No. 300 by deleting a portion of the subject property from the Business Park 9 – Millstream Road Northeast (BP9) Zone and adding it to the One- and Two-Family Residential (R2) Zone.



PLEASE NOTE: This meeting will be held electronically and in person at the above address. 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 #897 0956 7061 – 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/> no later than the Friday 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
Corporate Officer



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	20 th February 2024, 7:00 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Bylaw No.	2019
Location	982, 984, 986, 988 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 One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to allow for a 6-storey multi-family residential building.



PLEASE NOTE: This meeting will be held electronically and in person at the above address. 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 #897 0956 7061 – 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/> no later than the Friday 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
Corporate Officer



Woodsmere

creating quality

Bray Park Apartments , City of Langford
Rezoning Application

About Woodsmere

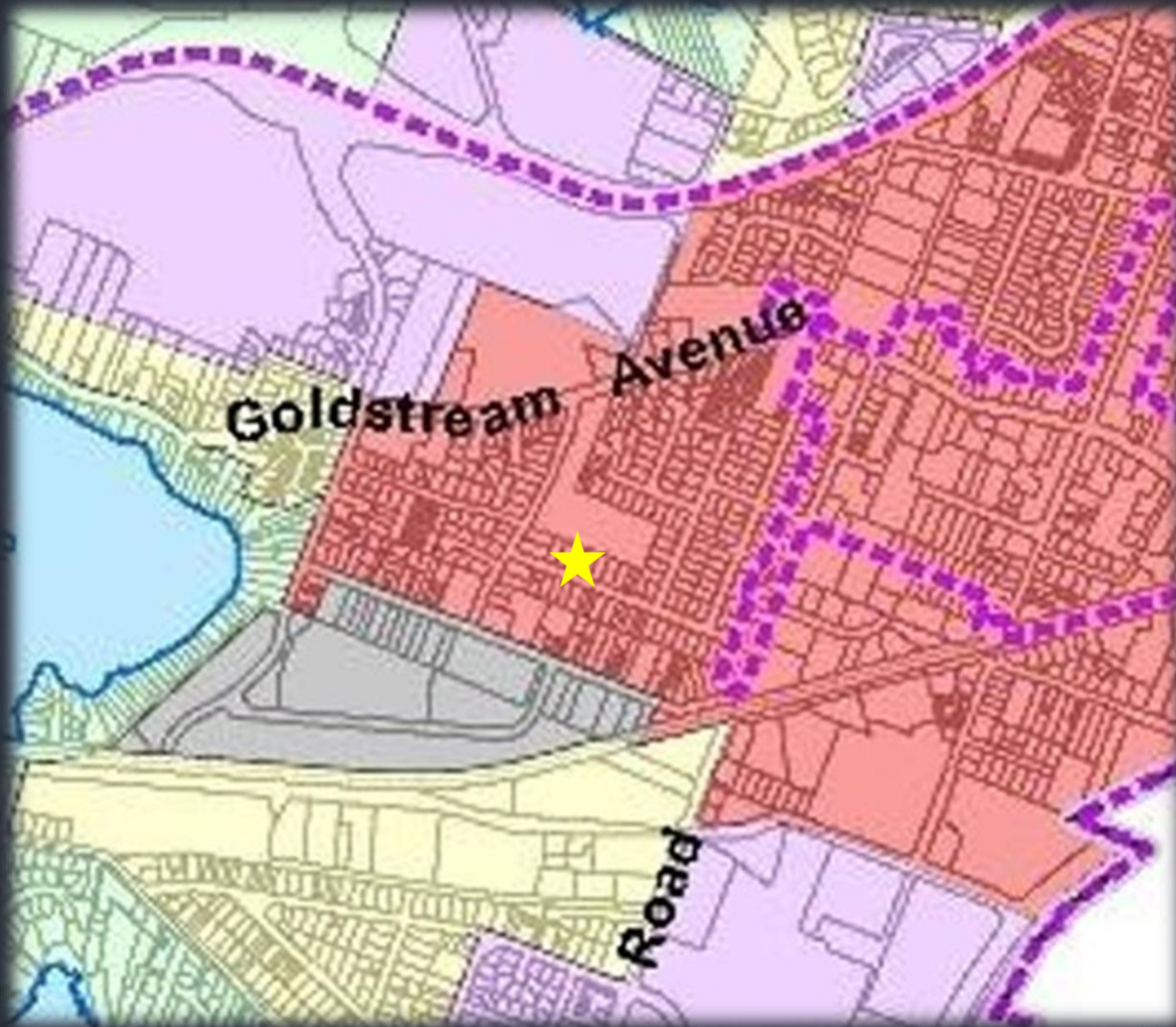


**BUILDING MORE THAN A PLACE TO LIVE;
WE FOCUS ON CREATING A WAY OF LIFE.**

Woodsmere Holdings Corp. is a vertically integrated holding corporation specializing in land acquisitions, multi-family design, purpose-built rental development, and in-house property management. We maintain and operate a real estate portfolio of purpose-built rental apartments across Western Canada. Creating rental communities in the most desired locations, we aim to provide a quality of life and offer tenants units that are thoughtfully designed, spacious, and secure.

Through extensive market research, Woodsmere identifies and focuses on communities with a shortage of purpose-built rental housing needs to provide units that accommodate various demographics and lifestyles.

Langford OCP



Bray Park Apartments is located
within OCP designated City
Centre

OCP Designations

Agricultural	Hillside or Shoreline	Open Space
Business or Light Industrial	Mixed Use Employment Centre	Village Centre
City Centre	Neighbourhood	Town Centre
	Neighbourhood Centre	



Bray Park Apartments

Project History

- The original application was submitted as a 4 Storey, 46 units which received PZA Committee approval and 1st Reading.
- Woodsmere purchased the site in the summer of 2022 and determined this was a underutilization of the parcel's potential.
- The current application has been revised to 59 units purpose built rental apartments.



1 SOUTH ELEVATION
A-5 Scale: 1 : 100



1 NORTH ELEVATION
A-6 Scale: 1 : 100

Existing Conditions

- The property is vacant site and used as a staging area for Woodsmere's adjacent construction site.



Proposed Concept

- Bray Park Apartment is designed to accommodate a range of incomes, housing choices, lifestyles, families, and age ranges.
- Portions of Bay Avenue abutting the development will be transformed into complete streets with scallop parking, sidewalks, street trees, and lighting.
- Active frontage is achieved by individual accessed ground-oriented units.



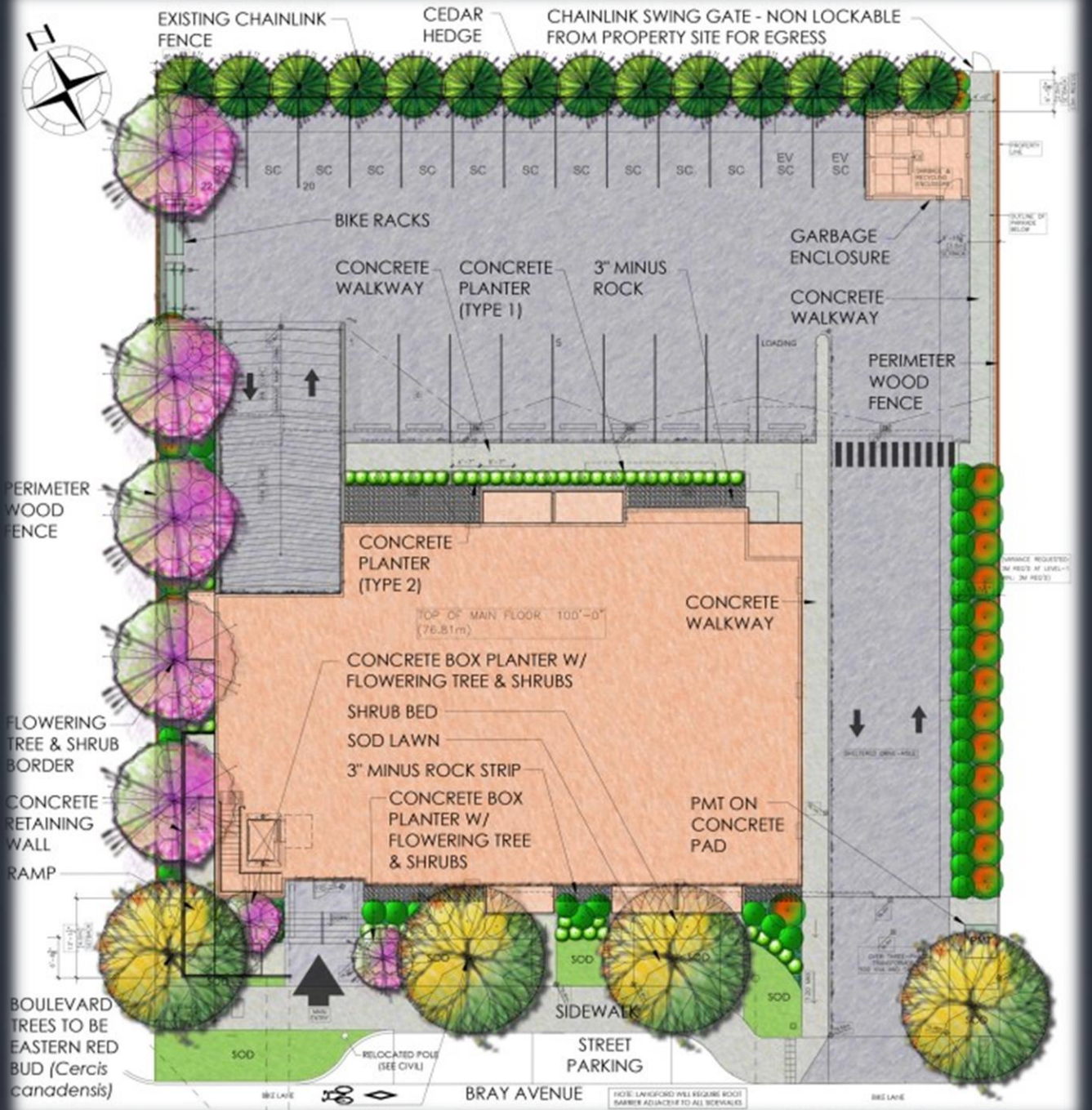
Proposed Concept

- Modern exterior look utilizing a variation of James Hardie board & Westform metal cladding
- An attractive quality of the proposed building is a roof top amenity overlooking Centennial Park. This allows residents to congregate and watch park activities.
- Bray Park Apartment will be built to Step Code 2.



Landscape

- Abundance of perimeter tree planting provides screening and sound attenuation.
- Landscape increases the urban tree canopy, and overall, aesthetically pleasing street presence
- Raised planters provide additional screening from the central courtyard. Low hedging along public and private realms will soften the raised planter walls.
- A combination of low planters and small perennial / shrub species are proposed to help soften the building façade, while not hindering access or restrict visual sightlines.



59 Units

10 - Studios

22 - One Bedroom

27 - Two Bedroom



- Our unit types range from studios to one, and two-bedroom apartments to provide thoughtful living accommodations for everyone.
- Units are fitted with 6 appliances, including in-suite laundry.
- Woodsmere is committed to heat pump air conditioners in every unit.

Variance

- A variance 1.0m into the side yard setback is requested to accommodate the structural columns beside the drive aisle.



Transportation

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

- Vehicular parking adheres to the requirements of the CC1 bylaw, and no parking relaxations are requested as part of this application.
- The project accommodates 20% electric car charging stations and electrical outlets for e-bike charging.
- Woodsmere carsharing program will be offered in this development by providing two electric cars.



CMHC MLI Select

10% of units at 30% of the median renter income determined by StatsCan for the region.
25% improvement in Energy Efficiency and Green House Gas Reductions over the 2017 NECB.

MORTGAGE LOAN
INSURANCE

MULTI-UNIT

**MLI
SELECT**



ELEVATING THE RENTAL EXPERIENCE.

HEAD OFFICE

250.477.1207 | info@woodsmere.ca | woodsmere.ca

**This is
Woodsmere.**

woodsmere
HOLDINGS CORP.



Woodsmere.

creating quality.

Bray Park Apartments, City of Langford
Rezoning Application

About Woodsmere



BUILDING MORE THAN A PLACE TO LIVE; WE FOCUS ON CREATING A WAY OF LIFE.

Woodsmere is a vertically integrated holding corporation specializing in land acquisitions, multi-family design, purpose-built rental development, and in-house property management. We maintain and operate a real estate portfolio of purpose-built rental apartments across Western Canada. We believe that everyone deserves a safe, clean, and sustainable place to live. With a mission to create accessible living in the most desired locations, we aim to provide a quality of life and offer tenants units that are thoughtfully designed, spacious, and secure.

Through extensive market research, Woodsmere identifies and focuses on communities with a critical shortage of purpose-built rental housing units that accommodate various lifestyles and housing needs. Centered on a mindset that a community is more than a building, we create desirable spaces that deliver an optimal standard of living, while balancing ecological, economic, and social demands.

2,500±

Units In
Operation.

709±

Maintained and
operated in
Langford

Who Is Woodsmere

Brand Promise.

Create a reliable rental experience.

Core Promise.

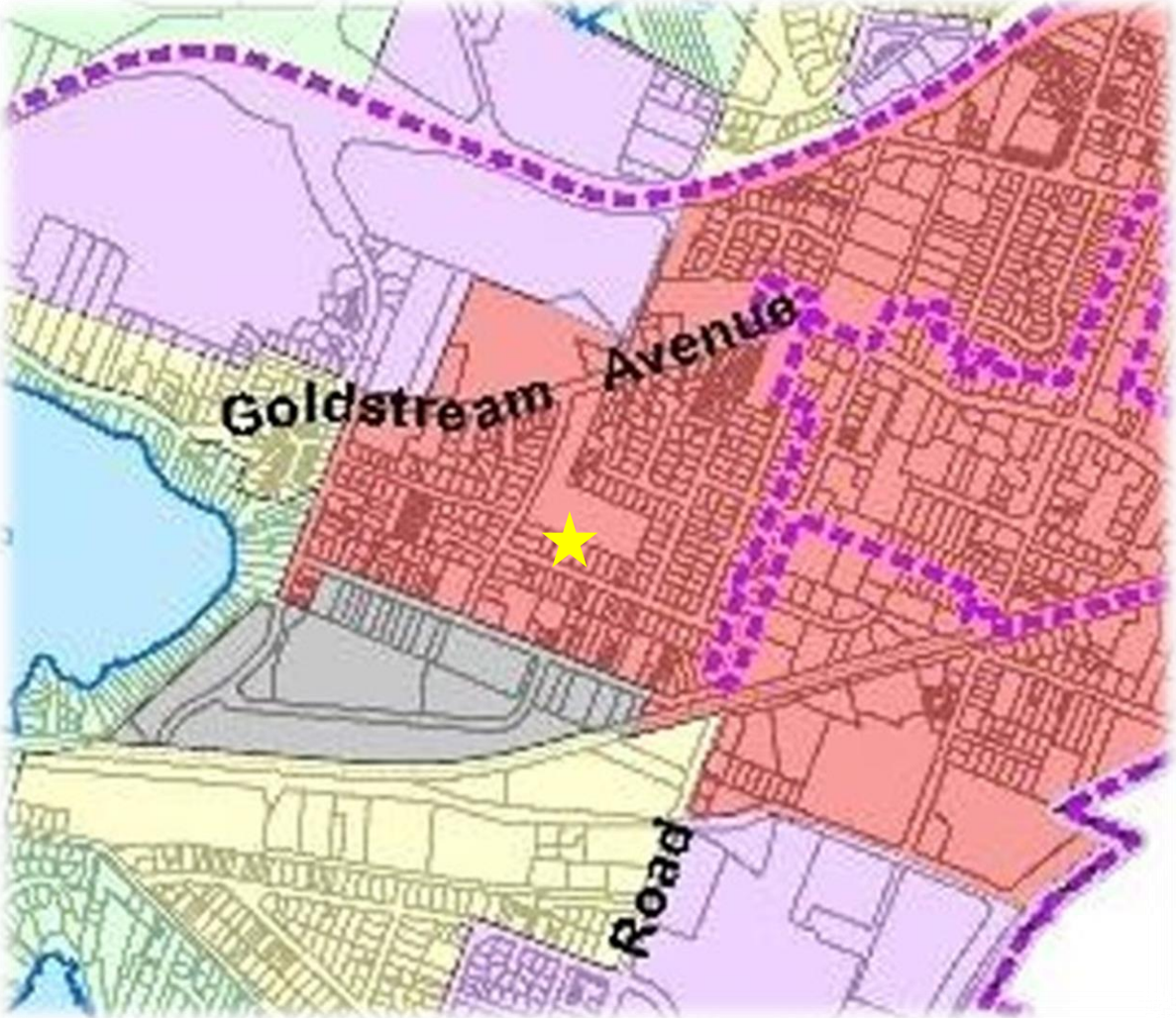
Embrace every opportunity to enhance tenants' quality of life through accessible housing options in strategically desirable locations.

Core Values.

Integrity, Impact, Innovation.

Langford OCP

**EXPERIENCE
& VISION FOR
RELIABLE LIVING.**



OCP Designations

Agricultural	Hillside or Shoreline	Open Space
Business or Light Industrial	Mixed Use Employment Centre	Village Centre
City Centre	Neighbourhood	Town Centre
	Neighbourhood Centre	



Braywood Park Apartments

Project History

- The original application was submitted as a 4 Storey, 46 units which received PZA
- Woodsmere purchased the site in the summer of 2022 and determined this was an underutilization of the parcel's potential.
- The current application has been revised to a six storey 59 units purpose-built rental apartments.



1 SOUTH ELEVATION
A-5 Scale: 1 : 100



1 NORTH ELEVATION
A-6 Scale: 1 : 100

Existing Conditions

- The property is vacant site and used as a staging area for Woodsmere's adjacent construction site.



Proposed Concept

- Bray Park Apartment is designed to accommodate a range of incomes, housing choices, lifestyles, families, and age ranges.
- Portions of Bay Avenue abutting the development will be transformed into complete streets with scallop parking, sidewalks, street trees, and lighting.
- Individual accessed ground-oriented units achieve active frontage.



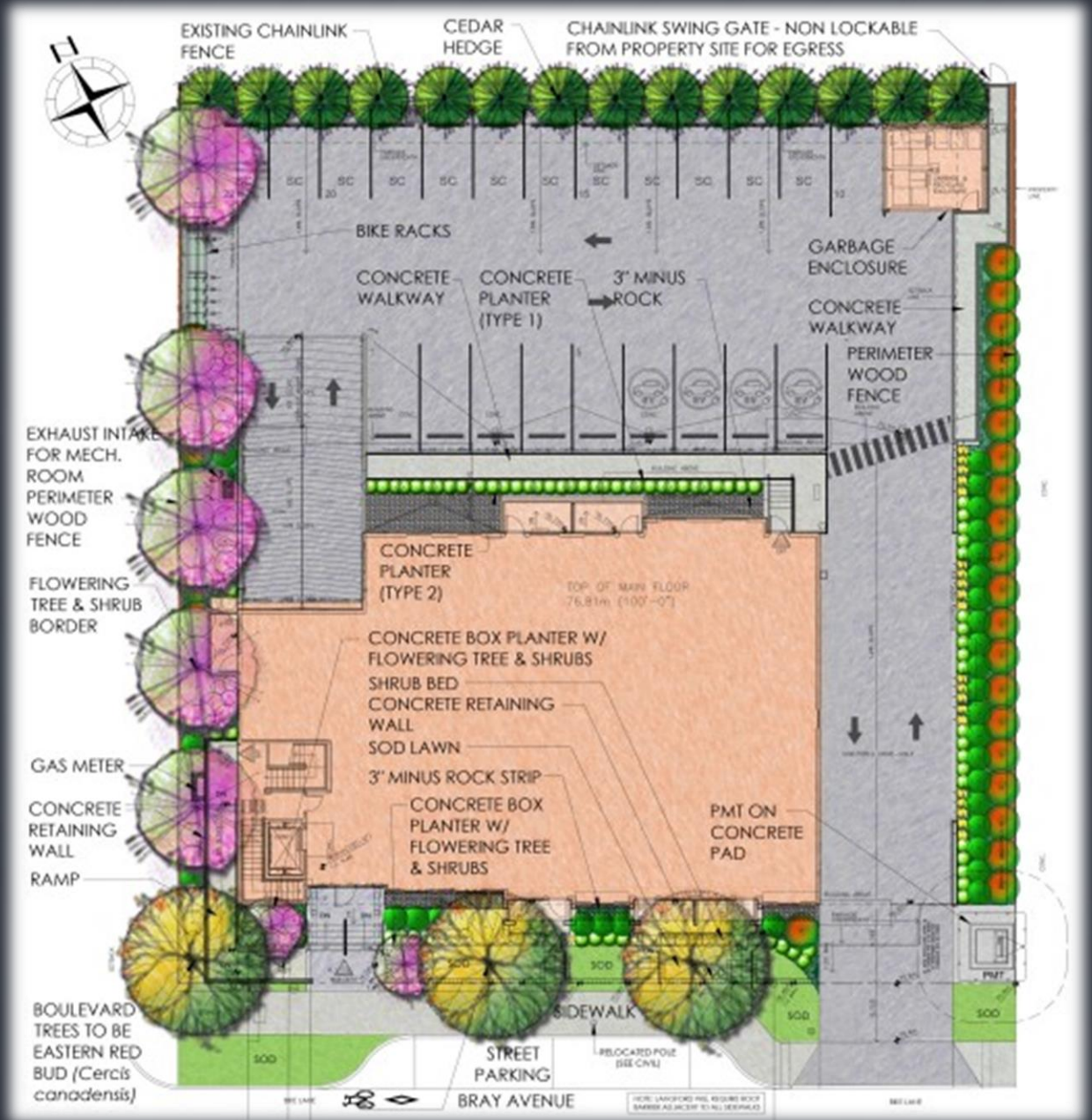
Proposed Concept

- Modern exterior look utilizing a variation of James Hardie board & Westform metal cladding.
- An attractive quality of the proposed building is a rooftop amenity overlooking Centennial Park. This allows residents to congregate and watch park activities. Rooftop.
- Bray Park Apartment will be built to Step Code 2.



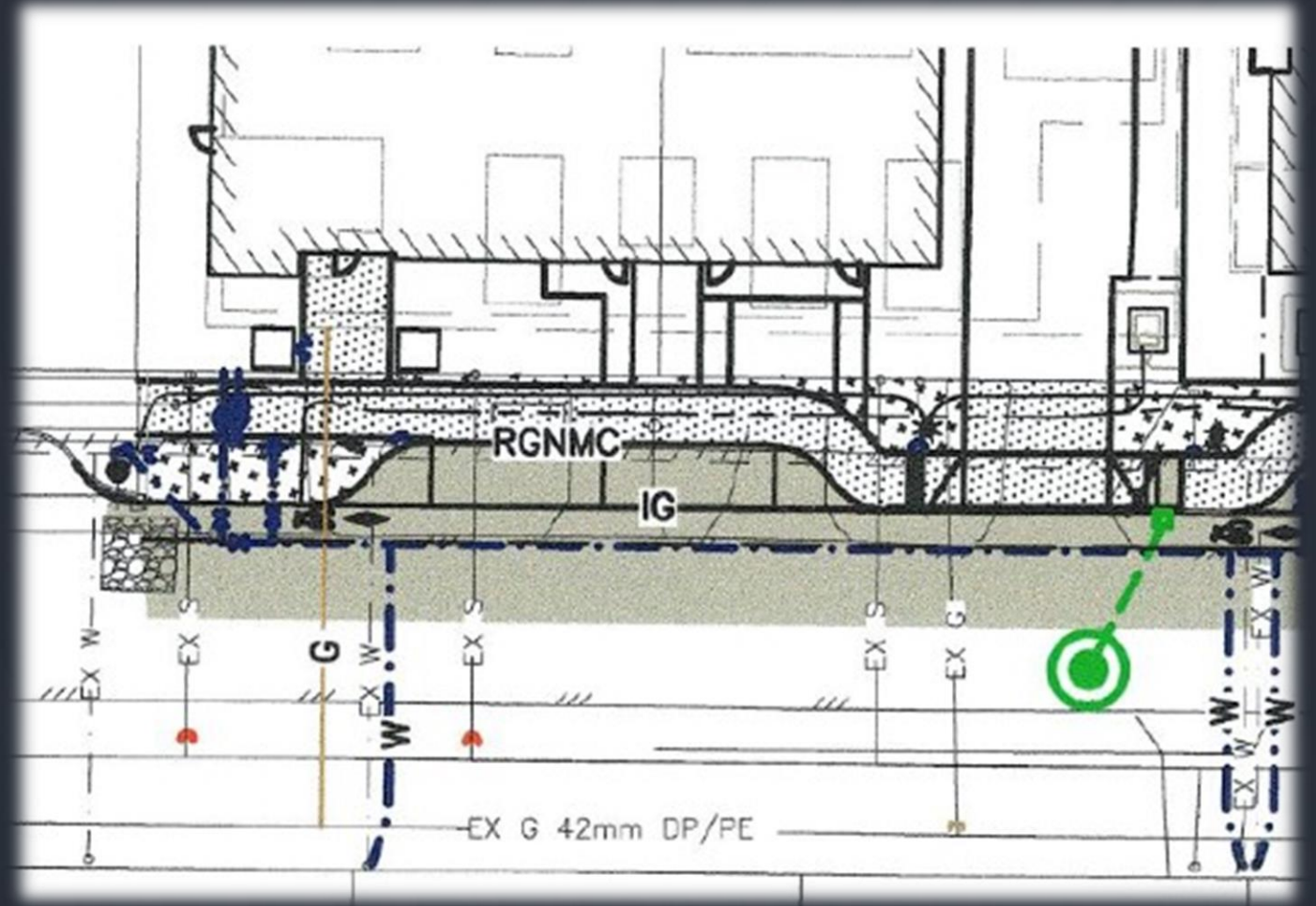
Landscape

- Abundance of perimeter tree planting provides screening and sound attenuation.
- Landscape increases the urban tree canopy and overall, aesthetically pleasing street presence.
- A combination of planters and small perennial / shrub species is proposed to help soften the building façade while not hindering access or restricting visual sightlines.



Engineering

- No engineering constraints were identified for Bray Park Apartments.
- It is service-ready.



Sustainability and Development Advisory Committee.

- We eliminated the recessed main floor level to allow more light into the main floor units.
- We added facade protrusions to the ground floor units to accentuate them and extend living space to the outdoors.
- Ground floor residential units adjacent to Bray Ave have individual entrances with direct connections to the public sidewalk.
- Raised patios and planters with landscaping for screening, fences and gates to enhance individual residential entrances and create a private transition to the street.



Sustainability and Development Advisory Committee.

- Roof Top Patio: Designed to be accessible for wheelchairs.
- To address the neighbour's concern, the south railing will be 5ft high with frosted glass of privacy.



Units

- 10 – Studios
- 22 One Bedroom
- 27 – Two Bedroom



- Adaptable units: 10% of the units are adaptable.
- Units are fitted with 6 appliances, including in-suite laundry – 70% can be side by side washer and dryer.
- Woodsmere is committed to heat pump air conditioners in every unit.

Transportation

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

- Vehicular parking adheres to the requirements of the CC1 bylaw, and no parking relaxations are requested as part of this application.
- The project accommodates 20% electric car charging stations and electrical outlets for e-bike charging.
- The Woodsmere carsharing program will be potentially offered in this development by providing two electric cars for tenants' use.



CMHC MLI Select

10% of units at 30% of the median renter income determined by StatsCan for the region.
25% improvement in Energy Efficiency and Green House Gas Reductions over the 2017 NECB.

MORTGAGE LOAN
INSURANCE

MULTI-UNIT

**MLI
SELECT**



woodsmere
HOLDINGS CORP.

ELEVATING THE RENTAL EXPERIENCE.

HEAD OFFICE

250.477.1207 | info@woodsmere.ca | woodsmere.ca

This is
Woodsmere.

woodsmere
HOLDINGS CORP.

From: [paty hamilton](#)
To: [Lillian Szpak](#); [Kimberley Guiry](#); [Mary Wagner](#); [Matthew Baldwin](#); [Katelyn Balzer](#)
Subject: Sustainable Development Meeting - November 14,2023
Date: December 9, 2023 3:10:32 PM

Reference: Rezoning Application 982-988 Bray Ave., Page 3, Item II

Dear Sustainable Development Committee,

I would like some clarification on the **design considerations** for accessibility and universal design. Does this mean that the developer is not required to incorporate any accessibility designs but simply consider them? I feel that movement towards Sustainable Development has not really changed all that much from what was experienced in the past and permits continue to be passed in the same expedited way as before. It would be a great moment for the City of Langford and a feather in the cap to the developer to make this bold move forward to be inclusive without having to wait for the Provincial Government say that one has to.

I do not have email addresses for the residents who are on this Committee and I'd like for them to see this message prior to the meeting.

I am learning all the time and appreciate your patience.

Sincerely,
P. Hamilton
Langford

“we are all walking each other home”

Sent from [Mail](#) for Windows