



Sustainable Development Advisory Committee Minutes

April 8, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT: Councillor L. Szpak - Chair J. Keefer
 Councillor M. Wagner - Vice-Chair M. McNaughton
 Councillor K. Guiry K. Nentwig
 B. Gordon - Remote M. Turner

ABSENT: V. Dumitru

ATTENDING: M. Baldwin, Director of Planning and C. Lowe, IT Support Specialist
 Subdivision B. Boisvert, Legislative Services
 K. Balzer, Director of Engineering and Administrative Coordinator
 Public Works

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee member M. Turner read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: KEEFER

SECONDED: NENTWIG

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Minutes of the Sustainable Development Advisory Committee Meeting - March 11, 2024

MOVED BY: MCNAUGHTON

SECONDED: TURNER

THAT the Sustainable Development Advisory Committee adopt the minutes of the meeting held on March 11, 2024.

Motion CARRIED.

5. REPORTS

5.1 Leigh Road Text Amendments

Joel Lioudakis representing the applicant Keycorp Consulting, presented an information package regarding the application on Leigh Road.

Committee member M. Mc Naughton left the meeting at 7:03 pm. due to a perceived conflict with the application on Leigh Road.

MOVED BY: WAGNER

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee directs staff to assist the applicant to return to the Committee with a more comprehensive plan for intended use of the site with landscaping opportunities.

Motion CARRIED.

Committee member M. Mc Naughton returned to the meeting at 7:51 pm.

5.2 824-838 Goldstream Ave Rezoning

presented an information package to the Committee

MOVED BY: WAGNER

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2166 to amend the zoning designation of the properties located at 824, 832, and 838 Goldstream Avenue from the One- and Two-Family Residential (R2) 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 square metre of commercial gross floor area, **prior to the issuance of a building permit**:
 - i. \$10.75 towards the General Amenity Reserve Fund;
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan for approximately 5.25m (17.2 feet) along the frontage of 838 Goldstream Avenue, to the satisfaction of the Director of Engineering;
 - c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:

- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements; and
 2. A storm water management plan;
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to land alteration:
 1. A construction parking management plan; and
 2. Mitigation plans per Section 2.5 of Bylaw 1000.
 - iii. That the frontage improvements are designed to maximize tree retention within the road right-of-way and completed to the satisfaction of the Director of Parks, Recreation, and Facilities, which may include cash-in-lieu of any trees not planted in accordance with the tree replanting ratio and compensation for the removal of any existing City trees.
 - iv. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - v. That the building is designed to include commercial retail/restaurant space and associated patio on the ground floor facing Goldstream Ave to the satisfaction of the Director of Planning;
 - vi. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
 - vii. 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;
 - viii. That the applicant agree by Covenant to develop the site substantially as shown at Council as a hotel with ground floor commercial.
- d. That Council authorize the Director of Planning to issue the following variances within the Form and Character Development Permit for this proposal:

- i. That Table 1 of Section 4.01.01 be varied by reducing the number of parking spaces required for a commercial retail unit from 1 per 35m² of gross floor area to nil.
- ii. That Section 6.58.06 be varied by reducing the front yard setback for the pool room from the required 2.0m (6.6 feet) to 0.1m (4 inches).
- e. That Council waive a Public Hearing for this application.

Motion CARRIED.

Committee member M. McNaughton opposed.

6. ADJOURNMENT

MOVED BY: MCNAUGHTON
SECONDED: KEEFER

The Chair adjourned the meeting at 8:49 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer