

**CITY OF LANGFORD
BYLAW NO. 2163**

**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:

a) By deleting from the One-and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the property legally described as:

- a) Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue);
- b) Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue);
- c) Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road);
- d) Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road);
- e) Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road)

as shown shaded on Schedule A attached to and forming part of this Bylaw.

b) By adding the following to the table in Section 3.26.02(10):

Legal Description	Maximum Capacity
Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue); Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue); Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road); Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road); and Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road);	62 children

c) 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	2163	<ul style="list-style-type: none"> a) Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue); b) Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue); c) Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road); 	<ul style="list-style-type: none"> a) \$2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) \$1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) 1,425 per non-market residential unit created towards the General 	No

		<p>d) Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road);</p> <p>e) Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road)</p>	<p>Amenity Reserve Fund; and</p> <p>d) \$750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and</p> <p>e) \$375 per unit created towards the Affordable Housing Reserve Fund on the the 5th and 6th storeys; and</p> <p>f) \$375 per non-market residential unit created towards the General Amenity Reserve Fund; and</p> <p>g) Contributions provided for residential units as per the clauses above may be refunded for each unit sold within the City's Attainable Home Ownership Program; and</p> <p>h) \$10.75 per m² of commercial gross floor area</p>	
--	--	--	---	--

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 715, (875 and 881 Brock Avenue, and 2700, 2708, and 2712 Strathmore Road), Bylaw No. 2163, 2024”.

READ A FIRST TIME 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 this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

