

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, March 16th , 2009 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor D. Blackwell, Councillors: M. Sahlstrom, L. Seaton, W. Sifert, L. Szpak and R. Wade.

ATTENDING

Acting Clerk-Administrator, Jim Bowden, Deputy Clerk, Lindy Kaercher, City Engineer, John Manson, City Planner, Matthew Baldwin and Treasurer, S. Ternent.

ABSENT

Mayor S. Young.

1. CALL TO ORDER

The Acting Mayor called the meeting to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda amended: ADD: Agenda item 3(a) 42 late Public Hearing submissions .

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1209 (File No. 3900-1209)

“Langford Zoning Bylaw, Amendment No. 212 (Comprehensive Development 12 – South Skirt Mountain), 2007”.

The Acting Mayor opened the Public Hearing for Bylaw No. 1209 at 7:01 p.m.

The Acting Mayor stated this hearing is a Public Hearing being held pursuant to Section 890 of the Local Government Act for the purpose of receiving representations from the public concerning proposed amendments by Amendment Bylaw No. 1209.

I will first ask the City Planner to provide, in general terms, the purpose of the Proposed Bylaw No. 1209 and conditions pursuant to that bylaw.

I will then invite the applicant to speak to their application if he or she so wishes.

Anyone wishing to make a presentation at the Public Hearing should approach the microphone, and upon being recognized by the Chair, clearly state their name and address. Each person wishing to speak is asked to limit their initial comments to 5 minutes. After everyone who wishes to speak has spoken once, those who have already addressed Council for a first time may speak again. The

applicant will be given an opportunity to clarify or respond to any points raised, or to answer questions, after all members of the public have spoken.

Speakers are requested not to debate a point of view with another speaker and should seek any clarification through the Chair. Council members will not debate with each other or with members of the public during the public hearing. Council has convened this public hearing hear from the public on the proposed land use changes outlined in the bylaw, so please direct your remarks to the Council members present. Technical questions will be directed by the Chair to the staff. The Council will only entertain submissions that are relevant to the Proposed Bylaw under consideration.

I ask that you please refrain from any conduct that might intimidate others or discourage them from speaking. Inappropriate language, outbursts, or personal criticisms aimed at individuals or groups will not be tolerated.

Anyone who has a written submission for Council may deliver it to the Clerk's table. All submissions will be kept there during the hearing and may be reviewed by anyone in attendance.

After I have called for a third time whether anyone wishes to address Council on this matter, and seeing no one left to speak, I will close the Public Hearing. I would ask that you please note that once the Public Hearing has been concluded, Council cannot hear from members of the public in regard to these bylaws. Council will consider and debate (as necessary) the passage and adoption of the bylaws in question at an open meeting of Council.

Again I remind you that on being called upon by the Chair to address Council, each speaker must first give his or her name and address. All your remarks should be addressed to the Chair.

We will now proceed to hear submissions on the Proposed Bylaw, and I will ask the City Planner to summarize the application.

The City Planner advised that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1209 which, if adopted, rezone five properties collectively known as South Skirt Mountain from R2 (One- and Two-Family Residential), GB1 (Greenbelt 1), RM3 (Apartment), RH1 (Mobile Home Park), and RM1 (Low Density Attached Housing) to a New Comprehensive Development Zone to Allow a New Comprehensive Mixed-Use Development.

As part of this rezoning application, a public hearing is required in accordance with the regulations of the Local Government Act.

In accordance with Council Policy, staff has made available for public inspection all staff reports, committee and council minutes, notices and correspondence with respect to this rezoning application. Staff has also made available for public inspection copies of environmental reports and assessments prepared by Enkon Environmental Limited with respect to the subject property and Florence Lake. Although these are not public documents, staff was able to make these available for public inspection with the consent of the applicant.

With particular respect to archaeological information, Sec. 18(a) of the Freedom of Information and Protection of Privacy Act reads: the head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to result in damage to, or interfere with the conservation of fossil sites, natural sites or sites that have an anthropological or heritage value. Therefore, the City of Langford has not made, nor is required to make archaeological studies with respect to the subject property available for public inspection. City staff has consulted with the Provincial Archeological Branch, who also received copies of these studies, and they concur with the City of Langford's position that the general public is not considered to be a legitimate user of the information contained within these studies. Having said that, those who feel they do have legitimate interest in the archaeological reports that have been prepared, should contact the Provincial Archaeology Branch directly regarding this information. The Provincial Archaeology Branch, and not the City of Langford, will determine whether these archaeological studies are appropriate and

sufficient and the applicant will be bound by Provincial law, administered through the Provincial Archeology Branch with respect to any archaeological sites that may exist on the subject property. The City of Langford has also refused public access to DRAFT copies of covenants and development agreements that MAY be registered against title in accordance with the conditions that Council has set for rezoning. These documents will be publicly available if and when they have been reviewed by Council, duly executed and registered against title.

In support of the rezoning, the applicant has agreed to provide the following contributions:

- a) \$422,850 towards the Downtown Parking Fund;
- b) \$422,850 towards the South Skirt Mountain Sustainability Fund;
- c) \$140,950 towards the Millstream Creek Enhancement Fund;
- d) \$2,819,000 towards the City Park Fund;
- e) \$281,900 towards the General Amenity Reserve Fund;
- f) \$563,800 towards the Fire Truck Fund;
- g) \$1,409,500 towards the Affordable Housing Reserve Fund;
- h) \$2,100,000 towards an artificial turf field north of the Trans-Canada Highway;
- i) \$450,000 towards the development of three children's playgrounds;
- j) \$300,000 towards the development of two scenic viewpoints;
- k) \$250,000 towards trail and sidewalk enhancements;
- l) \$150,000 towards public bus shelters;
- m) \$400,000 towards the development of an ecological interpretive area;
- n) \$16,285,355 towards the local service area road improvements above what would have been paid as DCCs

This represents a total contribution of \$25,996,355.

In addition to these financial contributions, the applicant has agreed to provide the following amenities:

- a) 70 rental units;
- b) Secondary suites in all single family residential dwellings;
- c) 40% open space dedication;
- d) A comprehensive sustainability package which includes:
 - i. A commitment to construct all buildings to LEED or Built Green standards;
 - ii. A plan to protect and enhance sensitive ecosystems;
 - iii. Contributions towards alternative transportation; and
 - iv. A commitment to conserve water, reduce waste, create pedestrian-oriented streetscapes and public spaces, implement sustainability education measures, create a community garden, and conduct third party monitoring and auditing of development activities and the overall pattern of neighbourhood development.

This proposal is consistent with the City of Langford's Official Community Plan, which forms part of the Regional Growth Strategy. Notifications and advertisements have been placed as required by Council policy.

The following late correspondence was received in support of Bylaw No. 1209: David McKnight, Janis Ferguson, Deanne Horner, Brad Bridges, Kevin Horner, Teresa Guiney, John Guiney, Joan Guiney, Jack Guiney, Lisa Guiney, Colleen Guiney, Janice William, Michael Kral, Tracy Johnson, Norma Stewart, Monte Graham, Chris Lyderik, Steve Slegg, Tyler Trace, Les Bjola, Erik Lindquest and Family, Kerri Trace, Duncan Magee, Bruce MacMillan, Gary Preston, Winsor Plywood Langford, Hollie Coutte, Thomas Murphy, Harold Schamhart, J. Ferguson, H. Nicholas, Jake Guiney, R. Wanon (2710-A Claude), G. Williams, Michael Newton, Robbie Haslam, Michael Hardy, L. Hardy, 1053 Englewood, 913 Bray.

The following late correspondence was received opposed to Bylaw No. 1209: Ms. Christine Francis, Ms. Cheryl McLachlan.

Acting Mayor Blackwell invited the developer to make a presentation of the proposed development.

Mr. Ron Coutre, spokesperson on behalf of the three landowners, Totangi Properties Ltd (Robertsons), Bear Mountain Parkway Estates Ltd (Marquardts) and Skirt Mountain Village Ltd.(Coutre and Trace) addressed Council on the proposed South Skirt Mountain Neighborhood. Mr. Coutre stated that none of the property owners are newcomers to Langford and properties have been owned in Totangi for 40 years, Bear Mountain Parkway Estates for 15 years and Skirt Mountain Village Ltd. for 33 years. Mr. Coutre advised the property owners have hosted a neighbourhood information meeting and had made a full presentation to the Planning and Zoning Committee. Invitations had been extended to the public for both these meetings and both meetings were well attended. Mr. Coutre stated that their vision is to create a vibrant community that will contribute to the economic, socio-cultural and environmental sustainability of the region.

The Acting Mayor called a first time for presentations.

Mr. Dave Dalby of 3432 Luxton addressed Council in support of Bylaw No. 1209.

Mr. Axel Brock-Miller of 2621 Savory addressed Council opposed to Bylaw No. 1209.

Mr. John Crook of 2868 Knotty Pine addressed Council in support of Bylaw No. 1209.

Ms. Patricia Attar of 2500 Florence Lake addressed Council opposed to Bylaw No. 1209.

Ms. Wendy Hobbs of 3432 Luxton addressed Council in support of Bylaw No. 1209.

Mr. Corey Hobbs of 3432 Luxton addressed Council in support of Bylaw No. 1209.

Ms. Kimberly Hobbs of 3432 Luxton addressed Council in support of Bylaw No. 1209.

Mr. Alex Long of 2904 Falson addressed Council in support of Bylaw No. 1209.

Mr. Ken Baker of 661 Rockingham addressed Council in support of Bylaw No. 1209.

Mr. Bruce Brady of 2580 Legacy Ridge addressed Council opposed to Bylaw No. 1209.

Mr. Jason Nyberg of 3208 Wishart addressed Council opposed to Bylaw No. 1209.

Mr. Ray Downey of 2238 Goldeneye Way addressed Council in support of Bylaw No. 1209.

Ms. Beverly Bacon of Kelly Road addressed Council opposed to Bylaw No. 1209.

Ms. Maureen Johnson of 907 Dawn Lane addressed Council opposed to Bylaw No. 1209.

Mr. Shawn Gibbs of 2820 Trans Canada addressed Council in support of Bylaw No. 1209.

Mr. Roy Fletcher of 1041 Richardson addressed Council opposed to Bylaw No. 1209.

Ms. Joni Olsen, Tsartlip First Nation addressed Council opposed to Bylaw No. 1209.

Ms. Zoe Blunt of 1127 Fort Street addressed Council opposed to Bylaw No. 1209.

Mr. Scott Kral of 710 Windover Terrace addressed Council in support of Bylaw No. 1209.

Ms. Pam Fraser of 994 Springhill addressed Council opposed to Bylaw No. 1209.

Mr. Will Pereboon of 2036 Haley Rae addressed Council in support of Bylaw No. 1209.

Mr. Jim Hartshorne of 2789 Guyton Way addressed Council in support of Bylaw No. 1209.

Ms. Mickey Fleming of 667 Seed Tree addressed Council in support of Bylaw No. 1209.

Mr. Ron Raynor of 2649 Savory Road addressed Council opposed to Bylaw No. 1209.

Mr. Pat Guiney of 9741 Cornerstone Terrace addressed Council in support of Bylaw No. 1209.

Ms. Cheryl McLaughan of 2719 Winster addressed Council opposed to Bylaw No. 1209.

Ms. Valerie Stanley-Jones of 2984 Leigh addressed Council in support of Bylaw No. 1209.

Mr. Mike Wignall of 2002-774 Goldstream Avenue addressed Council in support of Bylaw No. 1209.

Mr. Herman Surkis of 3485 Sunheights addressed Council opposed to Bylaw No. 1209.

Ms. Vicky Kerovich of Victoria addressed Council opposed to Bylaw No. 1209.

Acting Mayor Blackwell called a second time for presentations.

Ms. Vicki Husband , Highlands addressed Council opposed to Bylaw No. 1209.

Mr. Mike Hartshorne of 860 Brock addressed Council in support of Bylaw No. 1209.

Ms. Nancy Powell of 1020 Liberty Drive addressed Council opposed to Bylaw No. 1209.

Mr. Roger LeVeck, Saanich addressed Council in support of Bylaw No. 1209.

Mr. Graham Bethel of 6523 Torn Road addressed Council in support of Bylaw No. 1209.

Ms. Bea McKenzie of 1139 Lippencott provided a letter to Council requesting a reduction in density.

Mr. Rohan Rupf , Colwood addressed Council in support of Bylaw No. 1209.

Mr. David Knight of 853 Stanford Court addressed Council in support of Bylaw No. 1209.

Mr. Jared Nyberg, Colwood addressed Council opposed to Bylaw No. 1209.

Mr. Noha Ross of 550 Moss Street addressed Council opposed to Bylaw No. 1209.

Acting Mayor Blackwell call a 3rd and final time for presentations.

Ms. Beverley Bacon , Kelly Road addressed Council for second time opposed to Bylaw No. 1209.

Mr. Carl McLean, Saanich addressed Council in support of Bylaw No. 1209.

Mr. Axel Brock-Miller of 2621 Savory addressed Council for a second time opposed to Bylaw No. 1209.

Mr. John Crook of 2868 Knotty Pine addressed Council for a second time in support of Bylaw No. 1209.

The Acting Mayor officially declared the Public Hearing for Bylaw No. 1209 closed at 9:31 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – February 23rd, 2009

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt the Minutes of the Special Meeting of Council on February 23rd, 2009.

CARRIED.

b) Minutes of the Regular Meeting of Council - March 2nd, 2009

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt the Minutes of the Regular Meeting of Council on March 2nd, 2009.

CARRIED.

c) Minutes of the Special Meeting of Council – March 12th, 2009

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt the Minutes of the Special Meeting of Council on March 12th, 2009.

CARRIED.

5. RECEIPT OF OTHER BOARD AND COMMISSION MINUTES

a) WestShore Parks and Recreation Society Board – February 12th, 2009

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the WestShore Parks and Recreation Society Board minutes of February 12th, 2009.

CARRIED.

6. PUBLIC PARTICIPATION

Mr. Chris Ricketts, President of the WestShore Chamber of Commerce addressed Council and read his letter Agenda item 9(d).

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning & Affordable Housing Committee – March 9th, 2009

1. Rezoning Application – 1018 Loma Linda Drive (Application to Rezone from AG1 [Agriculture 1] to a New Comprehensive Development Zone in Order to Construct Approximately Sixteen [16] Residential Small Lots and Approximately Twenty [20] Stacked Townhomes) (File No. Z-08-26)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property at 1018 Lomalinda Drive from AG1 (Agriculture 1) to a new CD11 (Comprehensive Development 11) zone, subject to the following terms and conditions:
 - a) That the Comprehensive Development zone include three distinct development areas to allow for single-family small lot development, multi-family townhouse development, and public amenity/open space, in accordance with a plan submitted at Public Hearing;
 - b) That the owner agrees to provide as a bonus for increased density on that portion of the subject property designated for single-family residential development, the following contributions per lot at the time of subdivision:
 - i) \$2,500 toward the General Amenity Reserve Fund;
 - ii) \$2,500 toward the City Park Reserve Fund;
 - iii) \$2,000 toward City Centre Park;
 - iv) \$100 toward the Community Archeological Assessment Fund;
 - v) \$1,500 toward the ALR Acquisition Fund;
 - vi) \$1,000 toward the South Langford Fire Hall Fund;
 - vii) \$400 toward Bilston Creek Enhancements;
 - viii) \$300 toward Traffic Guards School;
 - ix) \$500 toward the Fire Truck Fund;
 - x) \$500 toward the Affordable Housing Reserve Fund; and
 - xi) Construct one (1) affordable housing unit;
 - c) That the owner agrees to provide, as a bonus for increased density on that portion of the subject property designated for multi-family residential development, the following contributions per dwelling unit at the time of building permit:
 - i) \$2,500 toward the General Amenity Reserve Fund;
 - ii) \$2,500 toward the City Park Reserve Fund;
 - iii) \$2,000 toward City Centre Park;
 - iv) \$100 toward the Community Archeological Assessment Fund;
 - v) \$1,500 toward the ALR Acquisition Fund;
 - vi) \$1,000 toward the South Langford Fire Hall Fund;
 - vii) \$400 toward Bilston Creek Enhancements;
 - viii) \$300 toward Traffic Guards School;
 - ix) \$500 toward the Fire Truck Fund; and
 - x) \$500 toward the Affordable Housing Reserve Fund;
 - d) That the owner agrees to provide, as a bonus for increased density, a cash contribution to be determined prior to first reading and to the satisfaction of the City Engineer to the future realignment of the Galloping Goose crossing; AND
 - e) That the owner agrees to provide as a bonus for increased density, \$33,474.45 at time of subdivision toward the South Langford Drainage Study; AND
 - f) That the westerly portion of the property, 1,963 m² or 0.48 acres or 20% of the total lot, is retained in its natural state and that the applicant register a no-build and non-

disturbance covenant on title in order to ensure the preservation of the portion of the property designated natural open space from any future development or disturbances; AND

- g) That the applicant provide a Section 219 Covenant, prior to bylaw adoption, that agrees to the following:
- i) That the applicant provides a minimum buffer of 3 m (10 ft) between face of building and natural area to be preserved;
 - ii) That the applicant constructs a tot lot, to the satisfaction of the City Planner, and pays for and installs play equipment that is similar to that which shall be shown to the public at Public Hearing, and that meets Council's satisfaction;
 - iii) That each townhouse unit provides two bicycle hooks in a storage space to the satisfaction of the City Planner;
 - iv) That the applicant provide a traffic and public safety plan, and construction parking plan, prior to any onsite works and/or clearing and to the satisfaction of the City Engineer;
 - v) That the applicant install a fire hydrant to the satisfaction of the Fire Chief;
 - vi) That all townhouse units have sprinklers and enunciators installed to the satisfaction of the Fire Chief;
 - vii) That the facades of the dwelling units on the corner lots facing Loma Linda Drive are designed to the satisfaction of the City Planner, and the driveways accessing the corner lots are off of the new road;
 - viii) The applicant provide engineering drawings detailing any proposed sewer system extensions for the new development to the satisfaction of West Shore Environmental Services prior to subdivision approval;
 - ix) Any sewer extensions within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer's expense; and
 - x) Any on-site sewers will be constructed and paid for by the developer; AND
- h) That the applicant provide, and secure by covenant, the following parking requirements:
- i) Alternate between 2 and 3 parking spaces per residential lot (8 of the proposed lots would have two parking spaces per residential lot and the other 8 proposed lots would have three parking spaces per residential lot); and
 - ii) 2 parking spaces per townhouse unit, of which 0.25 spaces per unit is assigned visitor parking; AND
- i) That the applicant provide the following items prior to first reading of the bylaw:
- i) A plan that shows road dedication, and ensures that the proposed municipal roads meet Bylaw 500 standards;
 - ii) Prove adequate water flows for fire-fighting purposes and to Bylaw 500 standards to the satisfaction of the City Engineer; AND
- j) That the applicant provide the following items prior to public hearing:
- i) Draft elevation drawings of the stacked townhouses and intensive residential small lots; and
 - ii) A landscape plan, which indicates the landscaping and screening being proposed to buffer the development from neighbouring land uses; AND
- k) That the applicant provide the following items prior to bylaw adoption:
- i) Register a nuisance easement on title to allow for legal noise nuisance from South Vancouver Island Rangers, agricultural uses and neighbouring daycare use ("Summer Breeze Daycare" at 1028 Loma Linda Drive); and

- ii) Register a “no-build/non-disturbance” covenant along the northern boundary of the watercourse on the subject property and over the natural open space.
2. Direct staff to prepare a bylaw to authorize Council to enter into a Housing Agreement for the property at 1018 Loma Linda Drive; and
3. That the applicant provides works and services along the roads fronting the subject property as follows to Subdivision and Servicing Bylaw No. 500 standards and to the satisfaction of the City Engineer.

CARRIED.

2. Development Variance Permit – 1036 El Paseo (File No. DVP-08-06)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of a Development Variance Permit No. DVP-08-06 to vary Section 5.3.1 (1) (b) of the Consolidated Building and Plumbing Bylaw No. 1160 to reduce the width of an access route from the required 4.5 (14.8ft) m to 2.8 m (9.2 ft) for the property at 1036 El Paseo Place with the following conditions:
 - a) That the applicant provide, prior to adoption a Sec. 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - i. That the proposed accessory building be constructed and maintained with a fire sprinkler system to the satisfaction of the Chief Building Inspector; and
 - ii. That the proposed accessory building will not be constructed for, or used as a dwelling;
2. Proceed with consideration of a Development Variance Permit No. DVP-08-06 to vary Section 3.05.02 (4) of the Zoning Bylaw No. 300 to increase the maximum allowable floor area of all accessory buildings on the subject property from 60 m² (645 ft²) to 99 m² (1066 ft²) for the property at 1036 El Paseo Place with the following condition:
 - a) That the applicant resubmit plans showing a minimum 1.5 m (4.9 ft) setback between the proposed accessory building and the northwest interior-side lot-line to the satisfaction of the City Planner; and
 - b) That the applicant provide geotechnical certification of the site, to the satisfaction of the City Engineer, prior to issuance of a building permit.

CARRIED.

3. Draft 5 Year Financial Plan for 2009/2013 (File No. 1715-20-2009)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve in principle the 2009/2013 Planning and Development Services Five Year Financial Plan and refer to the Treasurer.

<u>ITEM</u>	<u>Estimated Cost</u>	<u>Priority</u>
Active Transportation Plan	\$11,000	9
Community Energy and Emissions Reduction Strategy	\$45,000	1
Film Commission funding	\$ 2,500	4
Millstream Creek Fish Ladders	\$15,000	9
OCP Update and Design Guidelines Review	\$25,000	1
Off-Street Parking Regulations and Parking Strategy Update	\$ 7,500	2
Park Master Plan Update	\$45,000	-
Public Art (included in Beautification & Festivals Cte. Budget)	\$25,000	3
Sooke Road Revitalization Plan	\$15,000	5

CARRIED.

4. Colwood Referral – 2684, 2688, 2690 and 2695 Nob Hill Road and 2676 Wilfert Road (File No. 3910-02)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council direct staff to respond to the City of Colwood referral for 2684, 2688, 2690 and 2695 Nob Hill Road and 2676 Wilfert Road by indicating that the City of Langford has no issue with the rezoning application, as proposed.

CARRIED.

b) Transportation & Public Works Committee – March 10th, 2009

1. Latecomer Agreements – Various Reports (File No. 0340-25/Lat/ 2240-50 (Limona), 2240-50 (TBJ) 3900-1179)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council receive as information the Latecomer Agreements – Various Reports staff report and the letter dated February 16th, 2009 from Jim Hartshorne, President, Westshore Developers Association.

CARRIED.

2. Establish Policy regarding Latecomer Agreements and the City of Langford (File No. 0340-25/Lat)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council adopt, with grammatical changes, the Policy for Excess of Extended Services – latecomer Agreement, including;

- a. Latecomer Flowchart
- b. Latecomer Application
- c. Latecomer Agreement
- d. Latecomer Charge Waiver Agreement
- e. Latecomer Rate Determinations.

CARRIED.

3. Establish Interest Rate Bylaw for Latecomer Agreements and the City of Langford (File No. 3900-1179)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council receive the staff report regarding Establish Interest Rate Bylaw for Latecomer Agreements and the City of Langford.

CARRIED.

4. LIMONA Latecomer Agreement – Pump House (File No. 2240-50)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council consider that the cost of the City to provide these works is excessive and approve a latecomer agreement for the developer to recover their costs pursuant to Limona Construction's requirement to construct works pursuant to the Subdivision and Development bylaw with regards to the Flatman Road Subdivision (3320-20-SUB 04-25).

CARRIED.

5. TJBS Latecomer Agreement – Valleyview Subdivision (File No. 2240-50)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council consider that the cost of the City to provide these works is excessive and approve a latecomer agreement for the developer to recover their costs pursuant to TJBS Properties Ltd. requirement to construct works pursuant to the Subdivision and Development bylaw with regards to the Valleyview Subdivision (3320-20-SUB 04-03; 3320-20 SUB-06-21).

CARRIED.

6. Handicap Parking Allowance on Selwyn Falls Drive (File No. 5480-01)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to undertake the line painting to clearly indicate two parking spaces to the right of the Coleman's driveway located at 2641 Capstone Place and clarify parking to the left of the Coleman's driveway.

CARRIED.

7. Desmond Drive On-Street Parking (File No. 5480-04)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council instruct staff to consult with the affected neighbours with respect to the proposal to limit parking to one side of the road on Desmond Drive.

CARRIED.

8. Truck Route Bylaw 617 Amendment (File No. 5460-01)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council instruct staff to amend the Truck Route Bylaw No 617 to include Meaford Avenue and Station Avenue West and to give first three readings to Bylaw 1220.

CARRIED.

9. Atkins Speed Limit Update (File No. 5400-21)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to take no action at this time with respect to Atkins Speed Limit Update as outlined in the report dated March 10, 2009.

CARRIED.

10. Spencer Road Pedestrian Overpass (File No. 5460-25 Spencer)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council direct staff to complete the proposed pedestrian overpass prior to closure of Spencer Road closing at Trans Canada Highway.

CARRIED.

8. REPORTS

a) Tax Holiday Request for Affordable Housing at 2683, 2687, 2691 and 2695 Tanhill Place - Staff Report (File No. Z-08-32)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council:

1. Set the following general parameters for Council's consideration prior to entering into any agreement on tax relief in return for new construction of a market rental residential property:
 - a. The housing must be constructed by building permit issued in 2009, and must be at framing within 6 months of building permit being issued;
 - b. The rental housing must be in the form of multi-family apartment housing, with a minimum density of 1.0 Floor Space Ratio (FSR) and a minimum number of units per building of 10;
 - c. The units must be rented to members of the general public;
 - d. A Housing Agreement (a form of Section 219 Covenant) is to be registered to title, in priority over all other charges, securing the tenure of all units in the building to rental for a period of not less than ten (10) years, dated from the registration of the Housing Agreement on title.
 - e. The tax exemption will apply to buildings only;
2. Provide 10 year tax relief on the subject properties (2683, 2687, 2691 and 2695 Tanhill Place), subject to:
 - a. A Housing Agreement registered to title, in priority over all other charges, which specifies the following requirements:
 - i. The housing is constructed by building permit issued in 2009, and must be at framing within 6 months of building permit being issued;
 - ii. The rental housing will be in the form of multi-family apartment housing, with a minimum density of 1.0 Floor Space Ratio (FSR) and a minimum number of units per building of 10;
 - iii. The units will be rented to members of the general public for a period of not less than ten (10) years.

CARRIED.

**b) Planning and Zoning Department Monthly Report – January & February 2009
- Staff Report (File No.0640-30)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council receive the Planning and Zoning Department Monthly Report for January and February 2009 as outlined in the staff report dated March 16th, 2009.

CARRIED.

- d) Request for Street Name – McMurdo**
- e) Request for Street Name – Mansell**
- f) Request for Street Name – Paddy Moore & Alex Davidson
- Staff Report (File No. 5450-00-001)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council

1. approve the street name “McMurdo” for the pre-approved street name list;
2. approve the street name “Myles Mansell” for the pre-approved street name list; and
3. approve the street name “Paddy Moore and Alex Davidson” for the pre-approved street name list.

CARRIED.

**g) Installation of Transit Benches by ABC Media
- Staff Report (File No. 6000-20)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council accept the proposal to enter into contract with ABC Media to have transit benches installed at their cost.

CARRIED.

9. CORRESPONDENCE

- a) Greater Victoria Public Library
Re: Library Final Five Year Financial Plan (2009-2013) & 2009 Operating Budget
(File No. 7960-20 GVPL)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Greater Victoria Public Library final Five Year Financial Plan (2009 – 2013) and 2009 Operating Budget as outlined in their letter dated February 26th, 2009.

CARRIED.

b) Sooke Schools 62
Re: School Crossing Guard Program (File No. 0490-20)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the letter dated February 12th, 2009 from Sooke Schools #62 with respect to the school crossing guard programs.

CARRIED.

c) City of Burnaby
Re: Burnaby School Lands (File No. 0470-01)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive and file the letter dated February 18th, 2009 from the City of Burnaby with regard to Burnaby School Lands.

CARRIED.

d) Mr. Chris Ricketts, President, West Shore Chamber of Commerce
Re: Letter of Appreciation (File No. 0230-20 WSCC)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council receive the letter of appreciation dated March 12th, 2009 from the WestShore Chamber of Commerce.

CARRIED.

e) Coby Tschanz
Re: Global Action "Turn Off All the Lights"(File No. 3220-20 Loch Glen 964)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council receive the letter dated March 12th, 2009 from Coby Tschanz with respect to the Global Action "turn off all the lights".

CARRIED.

10. BYLAWS

a) BYLAW NO. 1094 (File No. 3900-1094)
"Langford Zoning Bylaw, Amendment No. 206, (891 Isabell Avenue), 2007".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1094.

CARRIED.

b) BYLAW NO. 1103 (File No. 3900-1103)
"Langford Zoning Bylaw, Amendment No. 210, (3458 Happy Valley Road), 2007".
(FIRST READING)

MOVED BY: COUNCILLOR SAHSLTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1103 First Reading.

CARRIED.

c) BYLAW NO. 1179 (File No. 3900-1179)
"City of Langford Excess or Extended Services and Latecomer Payment Interest
Rate Establishment Bylaw No. 1179, 2008"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1179 First Reading.

CARRIED.

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1179 Second Reading.

CARRIED.

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1179 Third Reading.

CARRIED.

d) BYLAW NO. 1192 (File No. 3900-1192)
"Langford Zoning Bylaw, Amendment No. 250, (1170 Finlayson Arm Road), 2009".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1192.

CARRIED.

- e) BYLAW NO. 1198 (File No. 3900-1198)**
“Langford Zoning Bylaw, Amendment No. 249, (Text Amendment – Temporary Use Permit Areas), 2008”.
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1198 First Reading.

CARRIED.

- f) BYLAW NO. 1209 (File No. 3900-1209)**
“Langford Zoning Bylaw, Amendment No. 212 (Comprehensive Development 12 – South Skirt Mountain), 2007”.
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1209 Second Reading.

CARRIED.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1209 Third Reading.

CARRIED.

- g) BYLAW NO. 1218 (File No. 3900-1218)**
“City of Langford City Centre Park Outdoor Recreation Facilities Temporary Borrowing Bylaw No. 1218, 2009”
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1218.

CARRIED.

- h) BYLAW NO. 1219 (File No. 3900-1219)**
“City of Langford Community Emergency Reception Facilities Temporary Borrowing Bylaw No. 1219, 2009”.
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1219.

CARRIED.

11. 'IN CAMERA' RESOLUTION

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Acquisition.
- b) Property under section 90 (1)(e) of the Community Charter.
- c) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Mayor adjourned the meeting at 9:49 p.m.

MAYOR

CERTIFIED CORRECT
Clerk-Administrator