

**PUBLIC HEARING**  
**Monday, 19 April 2021**

**Bylaw No. 1844**  
**File No. Z20-0004**

*A Bylaw to Rezone 647 Goldstream Ave Avenue from  
the One- and Two-Family (R2) Zone to City Centre 1  
(CC1) Zone to Allow for Two Multi-Family Residential  
Buildings.*

**CITY OF LANGFORD  
BYLAW NO. 1844**

**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 R2 (One- and Two-Family Residential) Zone and adding to CC1 (City Centre 1) Zone the property legally described as Lot 1, Section 72, Esquimalt District, Plan EPP98761, PID No. 031-084-010 (647 Goldstream Ave) 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	1844	Lot 1, Section 72, Esquimalt District, Plan EPP98761, PID No. 031-084-010 (647 Goldstream Ave)	a) \$750 per new unit created on the 1 <sup>st</sup> to 4 <sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and b) \$375 per new unit created on the 5 <sup>th</sup> and 6 <sup>th</sup> storeys of the building towards the Affordable Housing Reserve Fund; and c) \$187.50 per new unit created on the 7 <sup>th</sup> storey or higher of the building towards the Affordable Housing Reserve Fund; and d) \$2,850 per new unit created on the 1 <sup>st</sup> to 4 <sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; and e) \$1,425 per new unit created on the 5 <sup>th</sup> and 6 <sup>th</sup> storeys of the building towards the General Amenity Reserve Fund; f) \$712.50 per new unit created on the 7 <sup>th</sup> storey and	No

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			above towards the General Amenity Reserve Fund; and g) \$10.75 per m <sup>2</sup> of commercial gross floor area towards the General Amenity Reserve Fund.	
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B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 564, (647 Goldstream Ave), Bylaw No. 1844, 2021".

READ A FIRST TIME this 16<sup>th</sup> day of February, 2021.

PUBLIC HEARING HELD this day of , 2021.

READ A SECOND TIME this day of, 2021.

READ A THIRD TIME this day of, 2021.

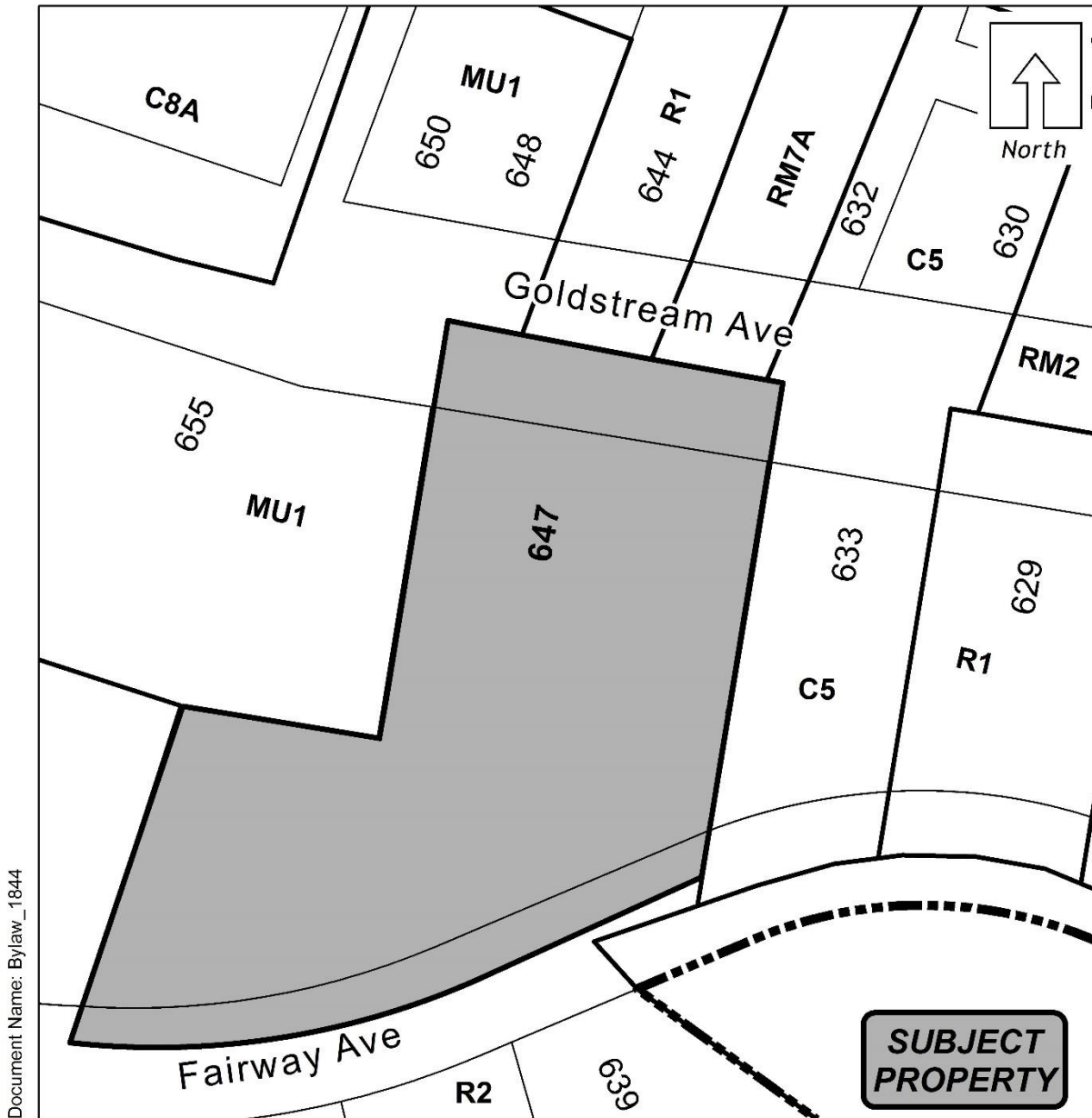
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2021.

ADOPTED this of, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
(Certified Correct)  
CORPORATE OFFICER

**Schedule A**



Document Name: Bylaw\_1844

I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1844

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/22/2020



# City of Langford

www.cityoflangford.ca

## 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 the property is affected by the proposed Bylaw will be afforded an opportunity to be heard by presenting written submissions prior to 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	Monday, 19 April 2021 Time: 5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
File	Z20-0004	Bylaw Number: 1844
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential) Zone	Proposed: CC1 (City Centre 1)

Location: The land that is the subject of this Bylaw is 647 Goldstream Ave, as shown shaded on the attached plan.

**Proposal** The purpose of Bylaw No. 1844 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the above noted land from the One- and Two-Family (R2) Zone to City Centre 1 (CC1) Zone to Allow for Two Multi-Family Residential Buildings.

Applicant: Matthew McKay, DB Services

**PLEASE NOTE:** This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City’s Website: [www.cityoflangford.ca](http://www.cityoflangford.ca)

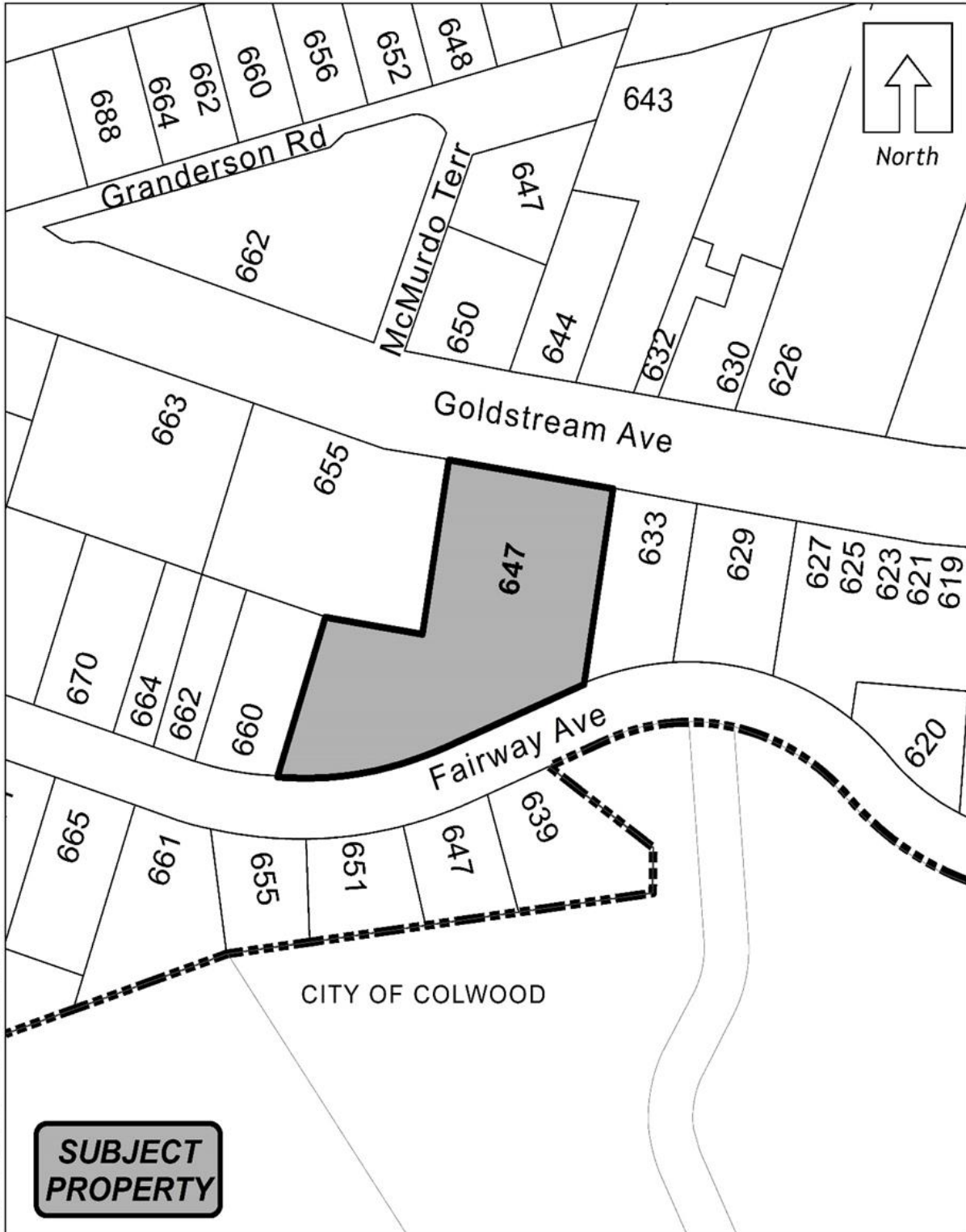
The Public Hearing is not an information session and Council will not answer questions about the proposal or proposed bylaw(s) except to provide clarification. The purpose of the Public Hearing is for Council to hear the views and opinions of those members of the public who wish to make comments. Please have all your questions answered in advance of the Public Hearing by contacting the Planning Department as noted below.

Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, no later than 3:00 PM on the day of the Public Hearing so that your submission may be included in the Council’s agenda package.

Requests for COPIES of the complete Bylaw and other material that the Council may consider in relation to the bylaw, or questions related thereto, may be submitted by emailing to [planning@langford.ca](mailto:planning@langford.ca) , in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8, or by calling 250-478-7882.

  
Braden Hutchins  
Director of Corporate Services

**REZONING BYLAW AMENDMENT  
( Z20-0004 )  
647 Goldstream Ave**



Document Name: Z20-0004\_Site\_Map

**SUBJECT  
PROPERTY**

Scale: N.T.S.

Last Revised: 7/22/2020

# New bottle drop system created for Wild ARC

Dawn Gibson  
News Staff

Animal lovers on a budget may be pleased to know there are ways to support Wild ARC, without donating cash.

A new bottle drop was created for the BC SPCA Wild Animal Rehabilitation Centre in Metchosin by Elite Self Storage at 4402 Westshore Pkwy. All funds made from donations go directly towards Wild ARC.

Another unique way to support the animal rehabilitation centre, is by bringing your receipts from the Esquimalt or

Royal Oak Country Grocer stores to Wild ARC.

“For every \$5,000 worth of Country Grocer receipts, Wild ARC gets 3 per cent back in gift cards – that’s \$150!” Wild ARC shared on its Facebook page.

Receipts must be from within the last six months, and can be donated at 1020 Malloch Rd. in Victoria any day of the week between 8 a.m. and 4:30 p.m.

Wild ARC is also seeking volunteers, as the organization gears up for a busy spring. There are a variety of different roles people can fill, which can be explored on the BC SPCA

website.

“If you love animals, meeting wonderful new people and would like to make a significant difference in your local community, please consider volunteering with Wild ARC,” stated the Wild ARC Facebook page. “Our training and recruitment season is here and we are in great need of passionate individuals who want to help us save and care for local wildlife.”

For more information or to sign up, visit [spca.bc.ca](http://spca.bc.ca).  
dawn.gibson@  
goldstreamgazette.com



People can now donate cans and bottles for deposit to the BC SPCA's Wild ARC in Metchosin, thanks to the placement of a new collector bin at Elite Self Storage in Langford. (Facebook/Elite Self Storage Langford)



City of Langford  
[www.cityoflangford.ca](http://www.cityoflangford.ca)

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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 the 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	Monday, 19 April 2021 Time: 5:30 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue

**Proposal:** The purpose of Bylaw No. 1844 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1844 from One- and Two-Family (R2) Zone to City Centre 1 (CC1) Zone to Allow for Two Multi-Family Residential Buildings.

**Applicant:** Matthew McKay, DB Services

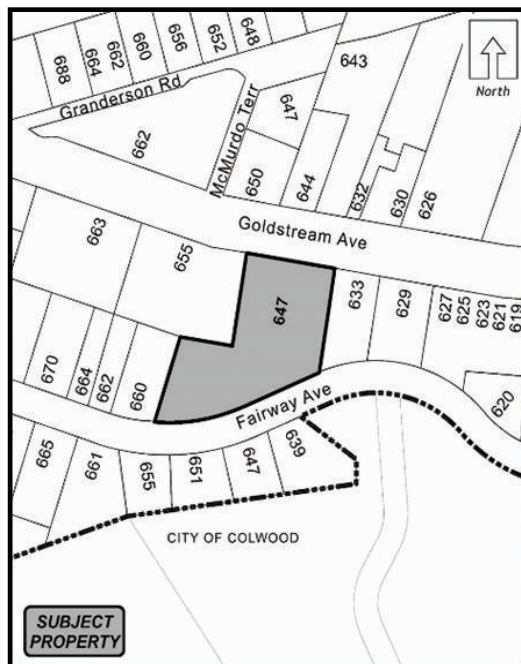
**Location:** The land that is the subject of Bylaw No. 1844 is 647 Goldstream Ave as shown shaded on the included plan.

**PLEASE NOTE:** This meeting will be held electronically, and not in-person. Information about how to connect to this meeting may be found on the City's Website: [www.cityoflangford.ca](http://www.cityoflangford.ca)

The Public Hearing is not an information session and Council will not answer questions about the proposal or proposed bylaw(s) 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.

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Braden Hutchins  
Director of Corporate Services



2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8  
T · 250-478-7882 F · 250-478-7864



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## NOTICE OF PUBLIC HEARING

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Meeting Date and Time	Monday, 19 April 2021 Time: 5:30 pm
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue

**Proposal:** The purpose of Bylaw No. 1952 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1952 from RM7 (Medium-Density Apartment) Zone and C3 (District Commercial) Zone and adding to the CC1 (City Centre 1) Zone to allow for a mixed-use residential development.

**Applicant:** Olivia McMahan, M'akola Development Services

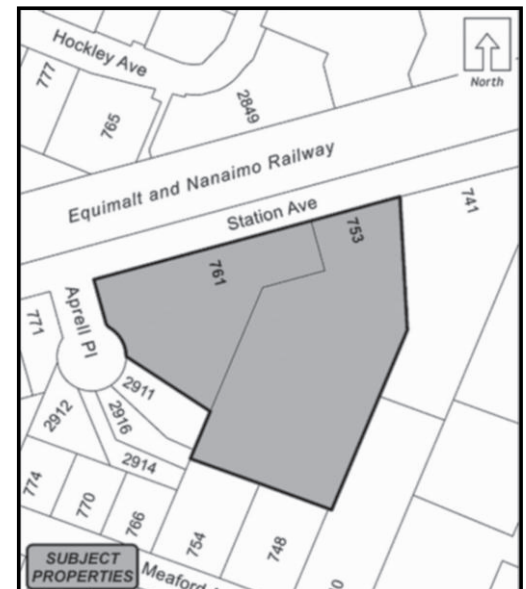
**Location:** The land that is the subject of Bylaw No. 1952 is 753 and 761 Station Ave as shown shaded on the included plan.

**PLEASE NOTE:** This meeting will be held electronically, and not in-person. Information about how to connect to this meeting may be found on the City's Website: [www.cityoflangford.ca](http://www.cityoflangford.ca)

The Public Hearing is not an information session and Council will not answer questions about the proposal or proposed bylaw(s) 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.

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Braden Hutchins  
Director of Corporate Services



2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8  
T · 250-478-7882 F · 250-478-7864

CARRIED.

**m) Application for Development Variance Permit to reduce the amount of landscaping along an interior side property line from the required 1.0 m to 0.3 m to allow for the construction of a multi-family building at 2716 and 2720 Strathmore Road.**

**- Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 2716 and 2720 Strathmore Rd with the following variances:
  - a. That Section 3.21.02(2) of Zoning Bylaw No.300 be varied to reduce the width of landscaping required along an interior side property line for buildings within a multi-family residential zone from 1.0 m to 0.3 m.

Subject to the following conditions:

- a. That the site is developed in accordance with the landscape plan and rooftop amenity plan attached to this report as Appendix A; and
- b. That the applicant provides \$10,000 towards the City's General Amenity Fund to be used to acquire or improve park and open space in the City Centre, prior to DVP issuance.;

CARRIED.

**11. BYLAWS**

**a) BYLAW NO. 1844**

**"Langford Zoning Bylaw, Amendment No. 564, (647 Goldstream Ave), Bylaw No. 1844, 2021".**

**(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1844 first reading.

CARRIED.



- a. That the owner agrees to provide, as a **bonus for increased density**, the following contributions per lot created, prior to subdivision approval:
    - i. \$3,661 towards the General Amenity Reserve Fund;
    - ii. \$610 towards the Affordable Housing Reserve Fund;
  - b. That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
    - ii. That cash-in-lieu be provided for bike lanes and two street trees to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
    - iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
    - iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
2. Direct staff to amend the text of Section 6.28.06 of the Zoning Bylaw No. 300 to allow for a height limit of 3 storeys instead of the current 10 m within the RT1 zone.

CARRIED.

**5. Zoning Bylaw No. 300 Omnibus to expand the permitted uses of the BP3 zone to allow for a wider range of economic activity**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council:

1. Consider proceeding with First Reading of Bylaw No. 1953 as drafted.

CARRIED.

**6. Bylaw No. 1844 - Application to Rezone 647 Goldstream Avenue from the One- and Two-Family (R2) Zone to City Centre 1 (CC1) Zone to Allow for Two Multi-Family Residential Buildings**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1844 to amend the zoning designation of the property located at 647 Goldstream Avenue from the R2 (One- and Two-Family Residential) zone to the CC1 (City Centre) 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.subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
  - b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
    - i. \$10.75 towards the General Amenity Reserve Fund.
  - c) That the applicant provides, **prior to Public Hearing**, the following:
    - i. Detailed renderings, elevations, floor plans and a site plan of the proposed development that clearly illustrates the proposal, all of which complies with the CC1 zone; and
    - ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That the site be developed with a maximum height limit along the Fairway Avenue side of six storeys and a maximum height limit along the Goldstream Avenue side of six storeys.
    - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    - iii. 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;
    - iv. 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;
    - 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
      - i. Energized outlets shall be labelled for the use of electric vehicle charging;
      - ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
      - iii. 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 a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
  - vii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
2. Authorize the Director of Planning it issue the following variances in the Form and Character Development Permit for 647 Goldstream Avenue:
- a) That Section 6.57.06(2)(a) be varied to reduce the minimum front lot line setback from the required 4.0m to 3.0m;
  - b) That Section 6.57.08(2) be varied to permit parking stalls adjacent to a highway be screened by decorative fencing and landscaping as opposed to a building containing an active use;
  - c) That Section 6.57.08(3) be varied to reduce the minimum landscaped stripe between surface parking and an interior side lot line from the required 3.0m to 1.0m; and
  - d) That staff investigate a “right in right out” traffic flow plan for the building.

CARRIED.

## 7. **PUBLIC PARTICIPATION**

R. Coutre, Goldstream Ave (Executive of the WSDA) – Thank you for staff direction to the West Shore Developer’s Association in regards to electric vehicle charging stations in new developments. We appreciate the opportunity for input and will share comments with staff soon. We look forward to working with staff and council on this.

J. Scott, Fairway Ave – Thanked Council for moving 647 Goldstream to a later date. 647 Goldstream Ave, the building fronting Fairway Ave should be reduced to a 4 storey. Would like to see a sidewalk on Fairway Ave. Traffic has increased at 697 Goldstream, I ask that you include an entrance and exit onto Goldstream Ave. The developers of 647 Goldstream Ave must include a designated smoking area. Also inquired about the architect of record.

Matthew Baldwin, Director of Planning and Subdivision – As this is a zoning application to deal with land use and density, we have no requirement for an architect at this point. They have not applied for a building permit. You would need to contact the developers. Architecture requirements will be complied with upon their request for application if the building requires an architect. Requirements are for an architect would fall under the BC Building Code and the *Architects Act*.

Braden Hutchins, Director of Corporate Services – This item has only gone to committee, the developer may or may not have these answers. Council has not yet considered this item.

- iii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner to the satisfaction of the Director of Engineering, prior to the issuance of a building permit;
  - iv. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
2. Direct staff to amend the text of Section 6.28.06 of the Zoning Bylaw No. 300 to allow for a height limit of 3 storeys instead of the current 10 m within the RT1 zone.

CARRIED.

- d) **Zoning Bylaw No. 300 Omnibus to expand the permitted uses of the BP3 zone to allow for a wider range of economic activity**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE  
SECONDED: C. BROWN

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

1. Consider proceeding with First Reading of Bylaw No. 1953 as drafted.

CARRIED.

- e) **Bylaw No. 1844 - Application to Rezone 647 Goldstream Avenue from the One- and Two-Family (R2) Zone to City Centre 1 (CC1) Zone to Allow for Two Multi-Family Residential Buildings**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE  
SECONDED: A. CREUZOT

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

1. Proceed with consideration of Bylaw No. 1844 to amend the zoning designation of the property located at 647 Goldstream Avenue from the R2 (One- and Two-Family Residential) zone to the CC1 (City Centre) 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.

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

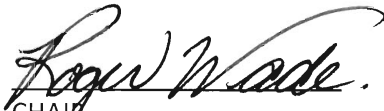
- b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
    - i. \$10.75 towards the General Amenity Reserve Fund.
  - c) That the applicant provides, **prior to Public Hearing**, the following:
    - i. Detailed renderings, elevations, floor plans and a site plan of the proposed development that clearly illustrates the proposal, all of which complies with the CC1 zone; and
    - ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That the site be developed with a maximum height limit along the Fairway Avenue side of six storeys and a maximum height limit along the Goldstream Avenue side of six storeys.
    - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    - iii. 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;
    - iv. 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;
    - 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
      - i. Energized outlets shall be labelled for the use of electric vehicle charging;
      - ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
      - iii. 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 a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
    - vii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
2. Authorize the Director of Planning it issue the following variances in the Form and Character Development Permit for 647 Goldstream Avenue:

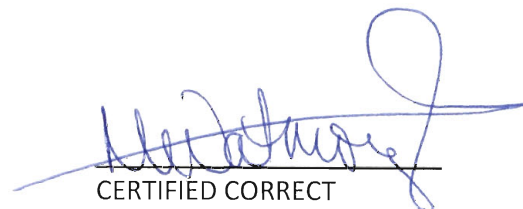
- a) That Section 6.57.06(2)(a) be varied to reduce the minimum front lot line setback from the required 4.0m to 3.0m;
- b) That Section 6.57.08(2) be varied to permit parking stalls adjacent to a highway be screened by decorative fencing and landscaping as opposed to a building containing an active use; and
- c) That Section 6.57.08(3) be varied to reduce the minimum landscaped stripe between surface parking and an interior side lot line from the required 3.0m to 1.0m.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 8:51 p.m.

  
CHAIR

  
CERTIFIED CORRECT  
(Corporate Officer)



## Staff Report to Planning, Zoning and Affordable Housing Committee

**Date:** January 11, 2021

**Department:** Planning

**Application No.:** Z20-0004

**Subject:** Bylaw No. 1844 - Application to Rezone 647 Goldstream Avenue from the One- and Two-Family (R2) Zone to City Centre 1 (CC1) Zone to Allow for Two Multi-Family Residential Buildings

### PURPOSE

Matthew McKay of DB Services has applied on behalf of 1138270 BC Ltd. to rezone 647 Goldstream Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre 1 (CC1) Zone to in order to allow for the development of two multi-family buildings.

### BACKGROUND

#### PREVIOUS APPLICATIONS

In May, 2020, the owner consolidated 5 properties to create the current subject property. Prior to this, the City received a rezoning application on one of those properties (641 Goldstream) in 2019 (Z19-0002). That application proposed to develop a 6-storey residential building and was considered by the Planning, Zoning and Affordable Housing Committee, but not by Council as the applicant acquired 4 additional properties in the vicinity, consolidated them, and changed the proposal.

**Table 1: Site Data**

<i>Applicant</i>	Matthew McKay, DB Services	
<i>Owner</i>	1138270 BC Ltd.	
<i>Civic Address</i>	647 Goldstream Avenue	
<i>Legal Description</i>	Lot 1, Section 72, Esquimalt District, Plan EPP98761	
<i>Size of Property</i>	0.4 hectares (1.0 acre)	
<i>DP Areas</i>	City Centre DP Area	
<i>Zoning Designation</i>	Existing: R2 (One- and Two-Family Residential) Zone	Proposed: CC1 (City Centre) Zone
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

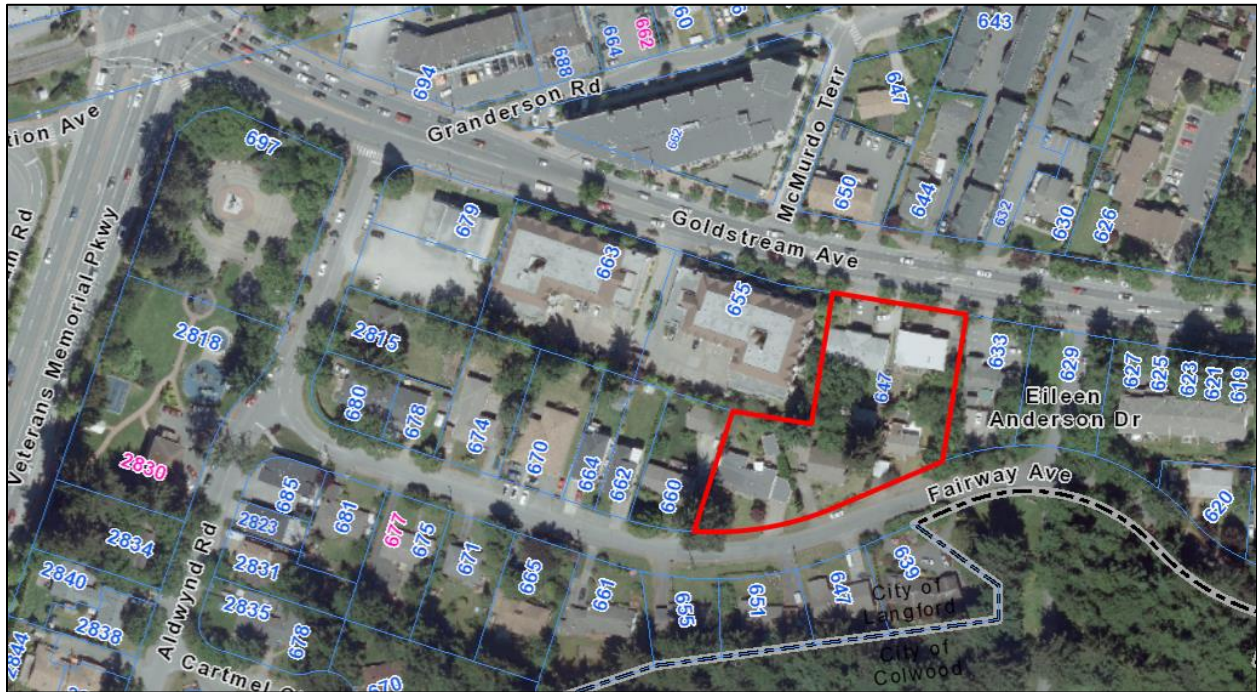
**SITE AND SURROUNDING AREA**

The subject property is located on the south side of Goldstream Avenue, east of Veterans Memorial Parkway. Currently, due to the lot consolidation, the property has four single-family residential dwellings located on it. The two-unit residential dwelling that existed on one of the properties has been removed. To the east is a dwelling that has been converted to a dentist office and to the west are multi-family buildings that front Goldstream Avenue and single-family dwellings that front Fairway Avenue.

**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	R2 (One- and Two-Family Residential) MU1 (Mixed Use Residential) RM7A (Medium Density Apartment)	Residential Residential Residential
<i>East</i>	C5 (Office Commercial)	Office
<i>South</i>	R2 (One- and Two-Family Residential)	Residential
<i>West</i>	R2 (One- and Two-Family Residential) MU1 (Mixed-Use Residential Commercial)	Residential Residential

**Figure 1 – Subject Property**





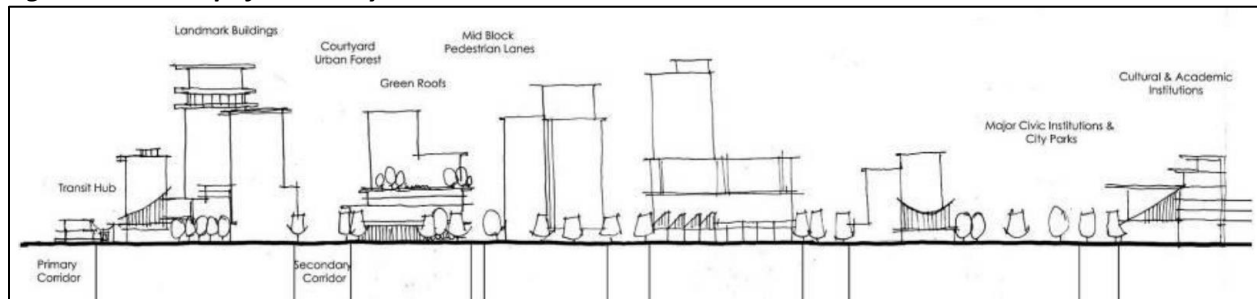
## **COUNCIL POLICY**

### **OFFICIAL COMMUNITY PLAN**

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property 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 1: A Concept for the City Centre**



### **DEVELOPMENT PERMIT AREAS**

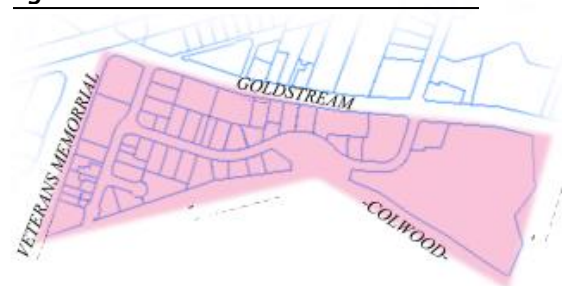
The subject property is not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, the property is located within the City Centre Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. This DP would need to be issued prior to a building permit to ensure the design is consistent with the City's Design Guidelines.

### **DESIGN GUIDELINES**

The subject property is located within 'S5 Veterans Park' of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 2. For this region of the City Centre, the design intent is as follows:

*Veterans Park is a small neighbourhood that borders Colwood to the south and Goldstream Ave. to the north. Largely occupied by residential lots, this neighbourhood should boast medium to high-density residential development. Due to the small geographic size of this neighbourhood, the goal of Veterans Park is to create an extremely walkable and pedestrian oriented environment. A development emphasis should incorporate new and existing green space and shared streets to maximize public space.*

**Figure 2: S5 Veterans Park**



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## **COMMENTS**

### **DEVELOPMENT PROPOSAL**

The applicant is proposing to construct two multi-family buildings, one that would be 6-storeys in height along Fairway Avenue and one that would be 9-storeys in height along Goldstream Avenue. Combined, the 2 buildings would contain approximately 200 residential units, which includes some townhome units on the Fairway Avenue frontage. There will also be commercial units along the Goldstream Avenue frontage. A concept plan of the proposed site plan and buildings have been attached as Appendices A and B. Note that the attached concept plans are for two 6-storey buildings as opposed to the requested plan that would include a 9-storey on Goldstream Avenue.

There are some variances requested, which are discussed under the Requested Variances section below Table 3. These primarily relate to setbacks and landscaping, so the rest of the requirements of the CC1 zone would be met, which includes the onsite parking requirements, the provision of 5% open space, and 80% active frontage. If other variances are proposed at a future date the applicant would need to apply for Development Variance Permit and return to Council for approval.

Even though the CC1 zone has no height restriction and a previous proposal for two 12-storey buildings was supported by the Traffic Impact Assessment, the applicant has revised the proposal to include a 6-storey building and a 9-storey building. This change was made due to comments from neighbouring residents during pre-application consultation, conducted by the developer, some of whom were opposed to the 12-storey proposal, and some of whom expressed their preference for 4-storey buildings. To assure the residents that there would be a height limit on this site, even though the CC1 zone does not have a height restriction, Council may wish to require the applicant to limit the height through a restrictive covenant.

The proposed development does not include any vehicle access to or from Goldstream Avenue. All vehicular access to and from this site is proposed from Fairway Avenue. The Traffic Impact Assessment (TIA) that was completed for this site was also sent to The Ministry of Transportation and Infrastructure for their review and approval due to the proximity of this development to Veterans Memorial Parkway. Their review of the TIA did not have any concerns with the access off of Fairway Avenue.

With respect to type of units, Langford has seen a concentration of rental apartments among multi-family residential developments. In an effort to provide options for future home ownership and ensure flexibility of housing types for all residents, Council may wish to require that developers strata title multi-family residential buildings at the time of construction so that individual units may be offered for sale if market conditions change at some later date. Taking this step at the time of construction does not impede the use of the building as a rental, but ensures that a building is appropriately constructed and will not require potentially costly upgrades if strata title conversion is sought in the future. Council may wish to have the applicant register a building strata plan as a condition of rezoning prior to issuance of an occupancy permit and have this provision secured within a section 219 covenant registered on title.

To remain consistent with other 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.

Additionally, Council may wish to require the onsite parking spaces to be equipped with infrastructure so that electric charging stations can be installed at a future date without the need of an expensive retrofit to the building. Given the future development of electric vehicles, this may be viewed as a proactive step that would allow residents of the building a wider choice of vehicles in the future.

**Table 3: Proposal Data**

	<b>Permitted by R2 (Current Zone)</b>	<b>Permitted by CC1 Zone (Proposed Zone)</b>
<i>Permitted Uses</i>	<ul style="list-style-type: none"> <li>• One- or Two-Family Dwelling</li> <li>• Group Daycare</li> <li>• Accessory Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment</li> <li>• Hotel</li> <li>• Liquor stores</li> <li>• Medical Clinics</li> <li>• Personal Service Establishment</li> <li>• Office</li> <li>• Restaurant</li> <li>• Retail store</li> </ul>
<i>Density</i>	One Dwelling per Lot	5.0 FAR
<i>Height</i>	9m (30 ft)	N/A
<i>Site Coverage</i>	35%	N/A
<i>Front Yard Setback</i>	7.5m (R1) 6.0m (R2)	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Interior Side Yard Setback</i>	1.5m (5 ft)	<b>1.5m (5.0 ft) *</b>
<i>Exterior Side Yard Setback</i>	4.5m (15 ft)	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Rear Yard Setback</i>	7.5m (R1) 6.0m (R2)	3.0m (9.8 ft)
<i>Parking Requirement</i>	• 2 per dwelling + 1 for a suite	<ul style="list-style-type: none"> <li>• 1.25 per 0-2 bedroom units</li> <li>• 1.0 per 35m<sup>2</sup> of office space*</li> </ul>

\* Variance Requested

#### **REQUESTED VARIANCES**

The applicant has requested to reduce the interior side yard setback to 1.5m on the western boundary line. This would apply to pinch points on the southern building and to the single storey section of the northern building, as shown in Appendix B. Coupled with this, is the request to reduced the 3.0m landscape strip along the interior side yards to 1.0m. The applicant found that a 3.0m landscaped area would conflict with the parkade below at those locations. There are also curves in the lot line along Fairway Avenue to which the applicant has requested an upper storey setback variance due to the curves. The final request is to permit landscaping and decorative fencing to conceal parked vehicles from Goldstream Avenue rather than expanding the commercial space at this location. If Council is supportive of these variances, they may wish to authorize the City Planner to issue these variances within the Development Permit for Form and Character.

**FRONTAGE IMPROVEMENTS**Goldstream Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, prior to issuance of a building permit. Improvements along this section of Goldstream are relatively complete. However, improvements are anticipated along the boulevard area when the driveways are closed and street parking is created along the Goldstream frontage of this site. Reinstatement of curb, sidewalk, and boulevard landscaping will be required.

Fairway Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, prior to issuance of a building permit. This section of Fairway has not seen a lot of road improvements over the years, and as part of this development such improvements would include street parking, curb, sidewalk, boulevard landscaping, and street lighting.

Ministry of Transportation and Infrastructure

The Traffic Impact Assessment that was sent to the Ministry of Transportation and Infrastructure (MOTI) for their review and approval did not recommend any intersection improvements as part of this development. MOTI agreed with this recommendation; therefore, no additional road improvements will be required beyond the immediate frontage of this site.

**SEWERS**

A sewer main exists within Goldstream Avenue fronting this site, but not within Fairway Avenue. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

**DRAINAGE AND STORMWATER MANAGEMENT**

This site is located within an area where stormwater infiltration is required as per Bylaw 1000. It should be noted that the downtown area is known to have a high water table, which limits how far down a building can be built while still implementing a stormwater infiltration system. As a condition of rezoning, Council may wish to request the applicant to examine how storm water can be managed on-site through infiltration and have a technical memo from a qualified engineer be provided in this regard to the satisfaction of the Director of Engineering prior to public hearing.

**NEIGHBOURHOOD CONSULTATION**

Early in the application process, residents were aware of the proposal and had begun writing to the City prior to notifications being sent out. With over 30 written submissions received, the applicant held a neighbourhood consultation to discuss the project with the neighbourhood. From that meeting, 70 questions and/or concerns were raised, which the developer then itemized in a table format and responded to each one and then forwarded the responses back to the residents and City staff.

**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 required to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

**FINANCIAL CONTRIBUTIONS****Council's Amenity Contribution Policy**

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, and based on an estimated 200-units with 500m<sup>2</sup> of commercial space.

**Table 4 – Amenity Contributions per Council Policy**

<b>Amenity Item</b>	<b>Contribution Rates</b>	<b>Total</b>
<i>Affordable Housing Reserve Fund</i>	\$750 per unit (residential)	\$150,000
<i>General Amenity Reserve Fund</i>	\$2,850 per unit (residential)	\$570,000
	\$10.75 per m <sup>2</sup> (commercial)	\$5,375

**\* The applicant will be charged for new units created at the time of building permit issuance, and is entitled to a 50% or 75% reduction depending on the use and height, for units above the 4<sup>th</sup> storey.**

**Table 5 – Development Cost Charges**

<b>Development Cost Charge</b>	<b>Per Unit Contribution</b>	<b>Total</b>
<i>Roads</i>	\$3,188 per unit (residential)	\$637,600
	\$55.78 per m <sup>2</sup> (commercial)	\$27,890
<i>Park Improvement</i>	\$1,890 per unit (residential)	\$378,000
<i>Park Acquisition</i>	\$1,100 per unit (residential)	\$220,000
<i>ISIF Fees</i>	\$331.65 per unit (residential)	\$66,330
	\$140/1,000ft <sup>2</sup> (commercial)	\$753.48
<i>Integrated Survey Area</i>	\$35 per lot	\$35
<b>Subtotal (DCCs to Langford)</b>		<b>\$1,330,608.48</b>
<i>CRD Water</i>	\$1,644 per unit (residential)	\$328,800
	\$10.74 per m <sup>2</sup> (commercial)	\$5,370
<i>School Site Acquisition</i>	\$600 per unit (residential)	\$120,000
<b>TOTAL DCCs</b>		<b>\$1,784,778.48</b>

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## **OPTIONS**

### **Option 1**

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

1. Proceed with consideration of Bylaw No. 1844 to amend the zoning designation of the property located at 647 Goldstream Avenue from the R2 (One- and Two-Family Residential) zone to the CC1 (City Centre) 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.subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
  - b) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:
    - i. \$10.75 towards the General Amenity Reserve Fund.
  - c) That the applicant provides, **prior to Public Hearing**, the following:
    - i. Detailed renderings, elevations, floor plans and a site plan of the proposed development that clearly illustrates the proposal, all of which complies with the CC1 zone; and
    - ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That the site be developed with a maximum height limit along the Fairway Avenue side of \_\_\_\_\_ storeys and a maximum height limit along the Goldstream Avenue side of \_\_\_\_\_ storeys.
    - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
    - iii. 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;
    - iv. 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;

- 
- 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
    - i. Energized outlets shall be labelled for the use of electric vehicle charging;
    - ii. Where an electric vehicle energy management system is implemented (load sharing), the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
    - iii. 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 a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
  - vii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.

**AND**

- 2. Authorize the Director of Planning it issue the following variances in the Form and Character Development Permit for 647 Goldstream Avenue:
  - a) The Sections 6.57.06(1)(b) and 6.57.06(2)(b) be varied to reduce the minimum interior side yard setback from the required 3.0m to 1.5m along the western property line;
  - b) That Section 6.57.06(2)(a) be varied to reduce the minimum front lot line setback from the required 4.0m to 3.0m;
  - c) That Section 6.57.08(2) be varied to permit parking stalls adjacent to a highway be screened by decorative fencing and landscaping as opposed to a building containing an active use; and
  - d) That Section 6.57.08(3) be varied to reduce the minimum landscaped stripe between surface parking and an interior side lot line from the required 3.0m to 1.0m.

**OR Option 2**

- 3. Take no action at this time with respect to Bylaw No. 1844.

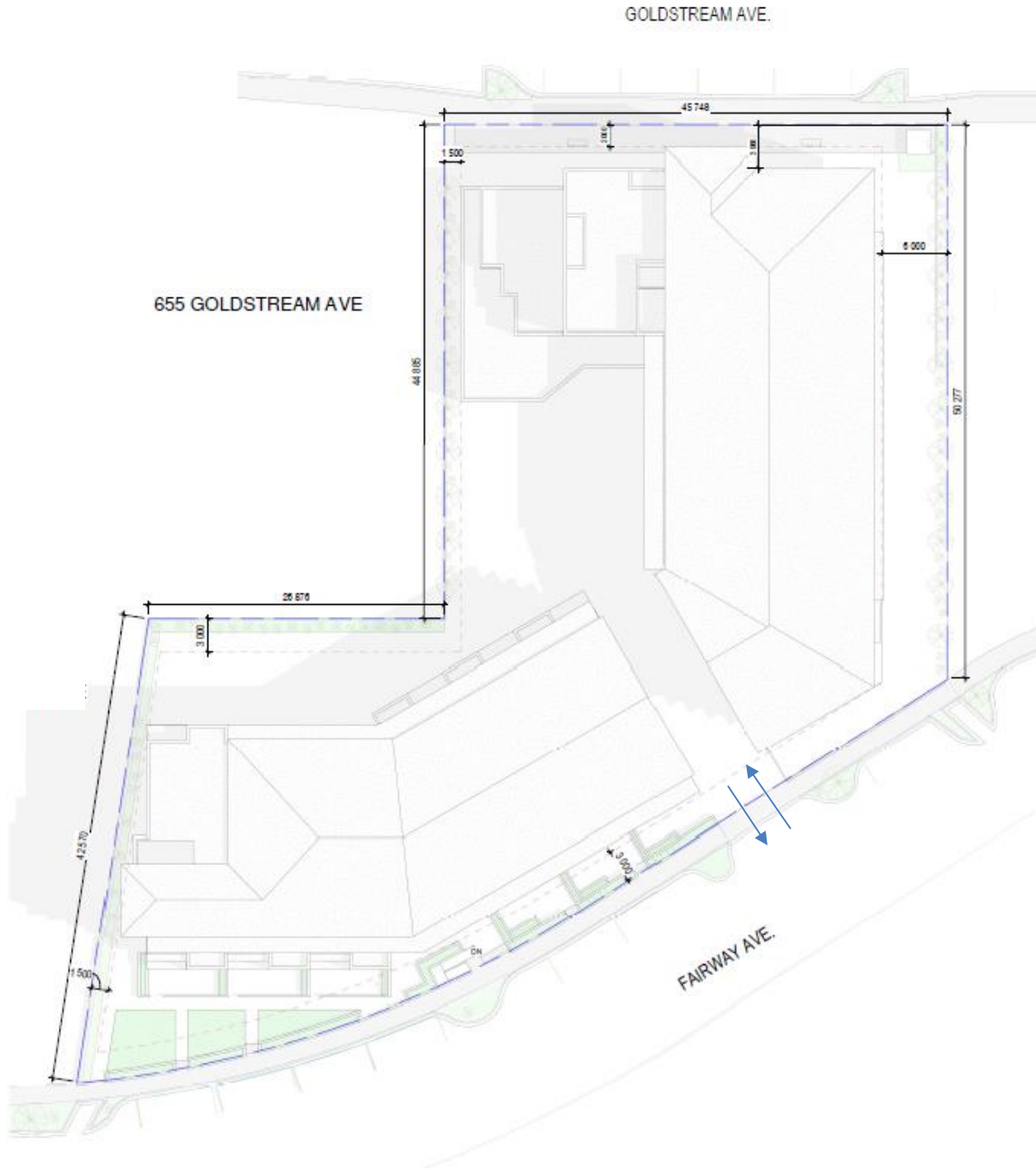
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Submitted by:	Robert Dykstra, MCIP, RPP Senior Planner - Approved
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	Chris Aubrey, Fire Chief - Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation - Approved
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering - Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

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**Appendix A**  
SITE PLAN



**Appendix B**  
ELEVATIONS



Goldstream Ave

1 NW Street View

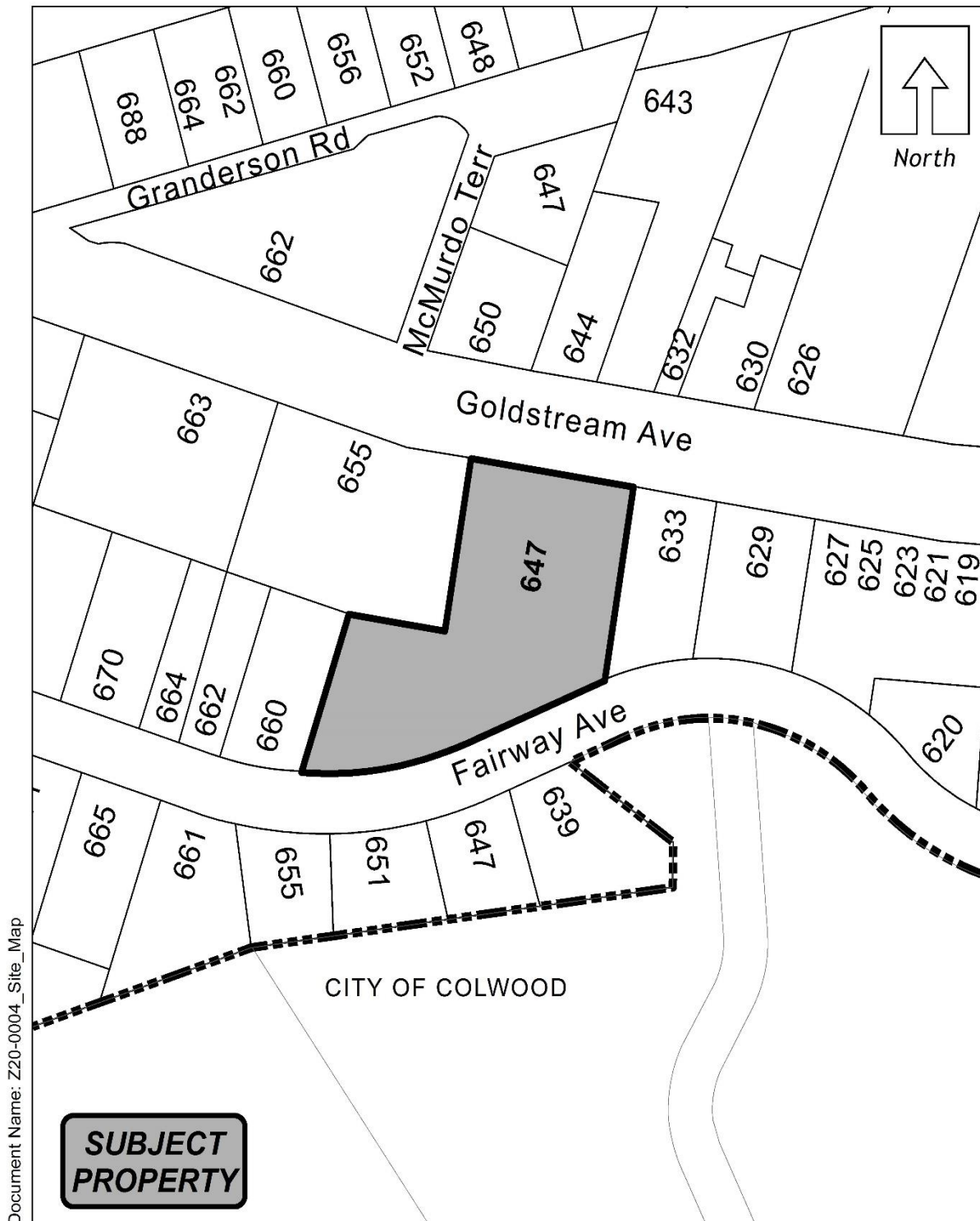


Fairway Ave

2 SW Street View

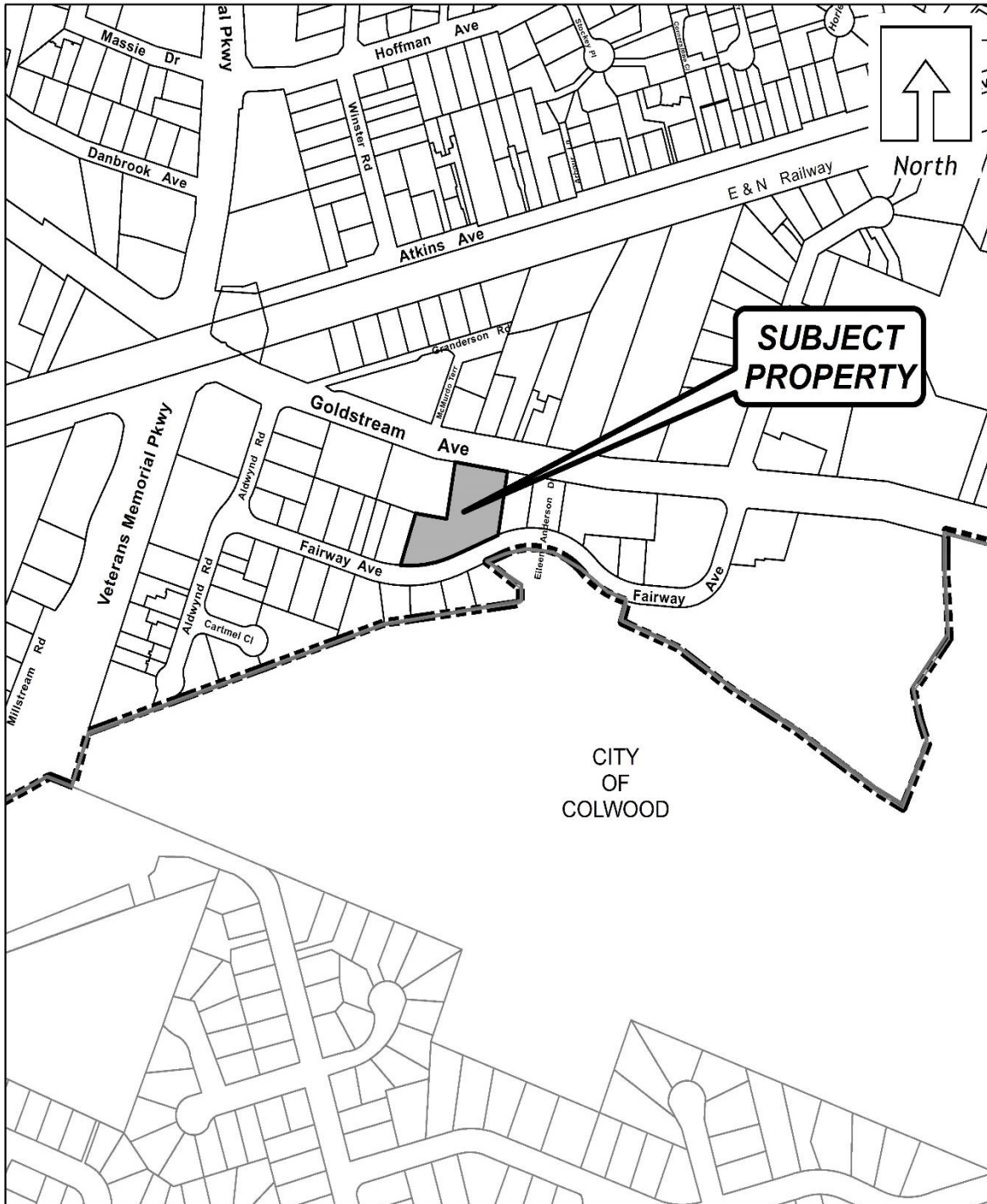
Appendix C  
PROPERTY MAP

**REZONING BYLAW AMENDMENT**  
**( Z20-0004 )**  
**647 Goldstream Ave**



**Appendix D**  
LOCATION MAP

**REZONING BYLAW AMENDMENT**  
**( Z20-0004 )**  
**647 Goldstream Ave**



Document Name: Z20-0004\_Location\_Map

Scale: N.T.S.

Last Revised: 7/22/2020