

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP24-0006 – 3003 Irwin Road

That Development Variance Permit No. DVP24-0006 be issued by Council for the City of Langford to Matthew Pike on behalf of Westhills Land Corporation to reduce the number of off-street parking stalls from 133 parking stalls to 88 parking stalls at 3003 Irwin Road, subject to the following terms and conditions:

1. Variances

The following regulation of Zoning Bylaw No. 300 be varied pursuant to section 498 of the *Local Government Act*:

- a) That Section 4.01.01 be varied to reduce the off-street parking from the required 1.75 parking stalls per unit to 1.15 parking stalls per unit.

2. Conditions

The following requirements are imposed pursuant to section 498 of the *Local Government Act*:

- a) That a minimum of 0.1 parking stalls per unit is assigned to visitors;
- b) That a minimum 05 1.5 bike stalls per unit are provided;
- c) That of the bike stalls provided, a minimum of 10 non-standard bicycle stalls per building are provided that are sized to accommodate the parking of larger options like cargo-bikes, ebikes and mobility scooters;
- d) That at least 50% of all secure bicycle parking spaces have access to a 110v charging outlet;
- e) That common bike tools, a bike wash station, and repair stand are provided; and
- f) That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

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

MEETING DATE:

18 February 2025

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP24-0006

Location:

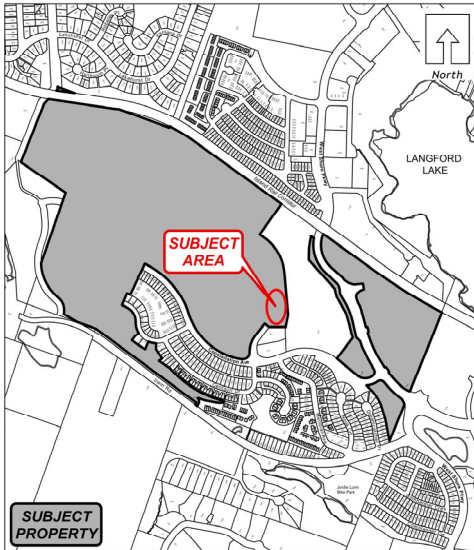
3003 Irwin Road, as shown shaded on the attached map

Zoning:

Comprehensive Development 3— Westhills (CD3)

Purpose:

Development Variance Permit Application to reduce the on-site parking requirements from 1.75 parking spaces per unit to 1.15 parking spaces per unit.



Langford.ca

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



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

The report will be available here [Langford.ca/city-hall/public-notices](https://www.langford.ca/city-hall/public-notices) once the agenda is posted to the website the Friday before the meeting.

**Ask Questions or
Submit Questions:**

Email: planning@langford.ca
Mail: City of Langford

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting:

You may speak during the “Public Participation” section of the meeting. Participation is by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting:

View in the Zoom app, or watch the recording at [Langford.ca](https://www.langford.ca).

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