

Z22-0003
2941 Irwin Road

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES (RT1)

The Proposal

To rezone from the existing P1A Neighbourhood Institutional Zone to the Residential Townhouse 1 Zone (RT1) to accommodate 14 townhomes.

A healthy housing market offers choices, from studio apartments to townhomes to large lot residential and everything in between. This proposal will provide mid-market housing for first time homeowners, downsizers and families. These will be 3 bedroom units.



Surrounding Uses

The site is flanked by:

Westhills to the north (townhouses directly adjacent).

Small Lot Residential on Irwin Road to the east

Neighborhood Institutional to the South.

Jordy Lunn Bike Park, Westhills Park, Langford Lake and Mt. Wells all within walking & biking distance



Existing Conditions



Proposed Townhomes



Grayland Consulting

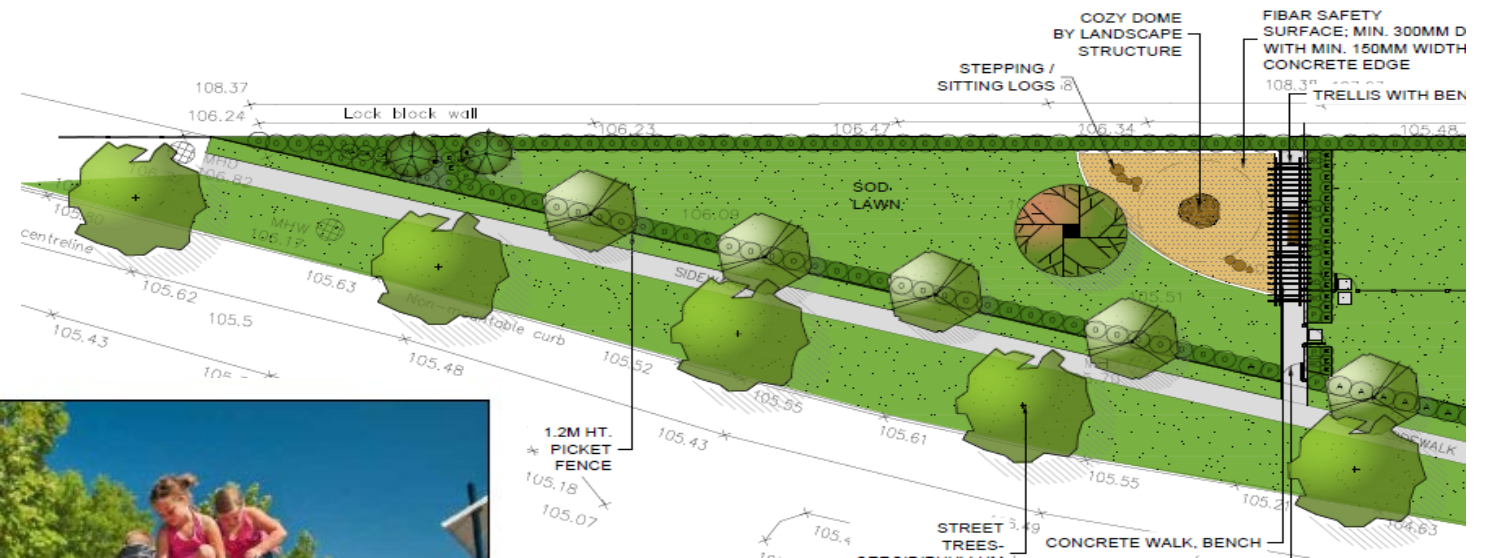
Land Development Consultants, Victoria B.C.

Parking and Services

- Parking will comply with the Bylaw 300 at 2 spaces per unit plus visitor parking – no variances required for parking, although a covenant will be registered that prohibits storage use in garages.
- The project will be fully serviced with sanitary sewers and CRD Water.
- Rear Yard setback requested due to site geometry.
- Full frontage Improvements will be provided which includes street trees. Any trees removed in the frontage will be replaced at a 2:1 ratio per bylaw.
- The Landscape Architect will examine the existing trees on site and comment on the potential for tree retention.

On Site Amenities

- Each unit will have private patios and rear yard space.
- Amenity gathering space and landscape play structure will be provided for the residents.
Approx 350 sq m (10%)
- A trail connecting Westhills to the north with Irwin Road will be provided by the developer



COZY DOME BY LANDSCAPE STRUCTURE

Amenity Contributions and Fees

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (Approx. 14 units)
<i>Affordable Housing Reserve Fund</i>	\$610 per unit	\$8,540
<i>General Amenity Reserve Fund</i>	\$3,660 per unit	\$51,240
TOTAL POLICY CONTRIBUTIONS		\$59,780

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total (Approx. 14 units)
<i>Roads</i>	\$3,865	\$54,110
<i>Park Improvement</i>	\$1,948	\$27,272
<i>Park Acquisition</i>	\$130	\$1,820
<i>ISIF Fees</i>	\$371.25	\$5,197.50
Subtotal (DCCs paid to City of Langford)		\$88,399.50
<i>CRD Water</i>	\$2,557	\$35,798
<i>School Site Acquisition</i>	\$900	\$12,600
TOTAL (estimate) DCCs		\$136,797.50

Total \$196,578 towards Public Programs and Infrastructure

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THANK YOU FOR YOUR TIME