

OAK HOUSE

Proposed mixed-use development on **Brock & Strathmore**

Design & Development by

SCTA

Shaping the **Future of Living**

Project Data

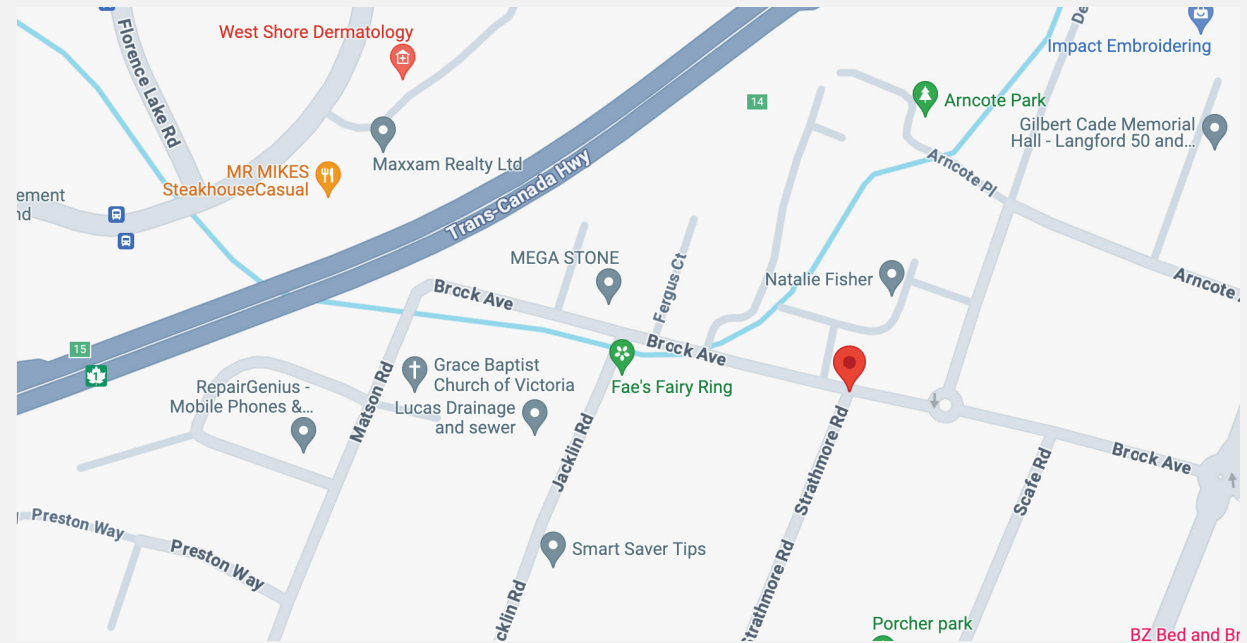
CIVIC ADDRESS:

881, 775 Brock Avenue

2700, 2708, 2712 Strathmore Road

TOTAL LOT SIZE:

4,300 m² (46,170 ft²)



Current Site & Neighbors



EACH OF THOSE 5 LOTS CONTAINS A SINGLE-FAMILY HOME



Broke Avenue View

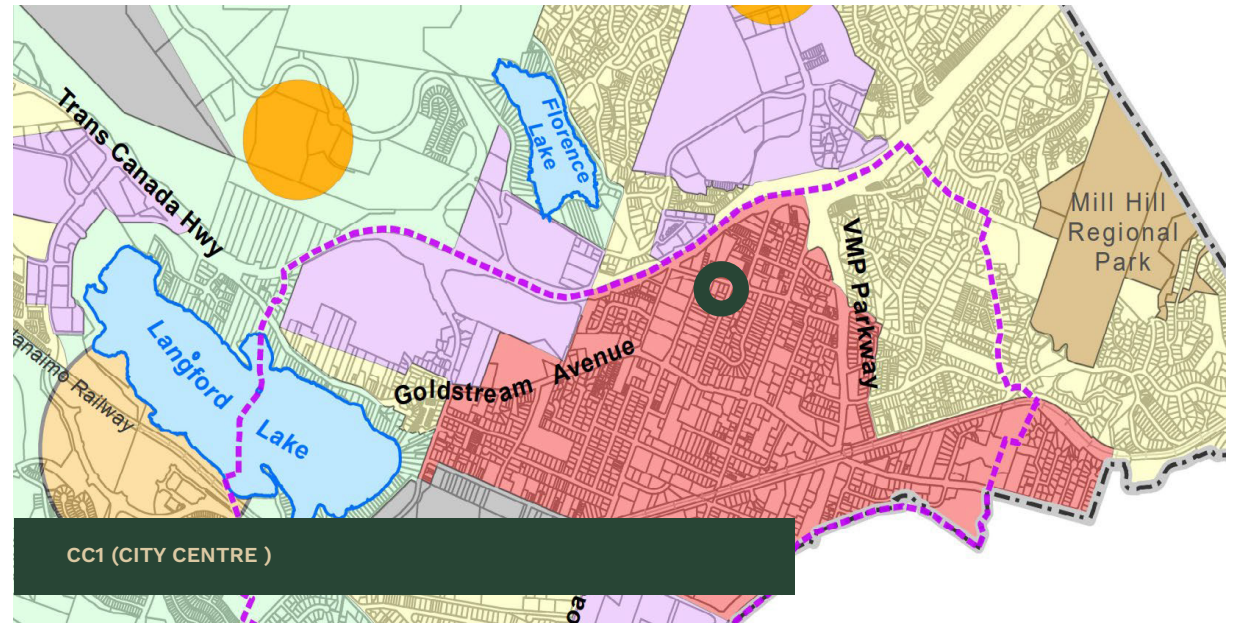
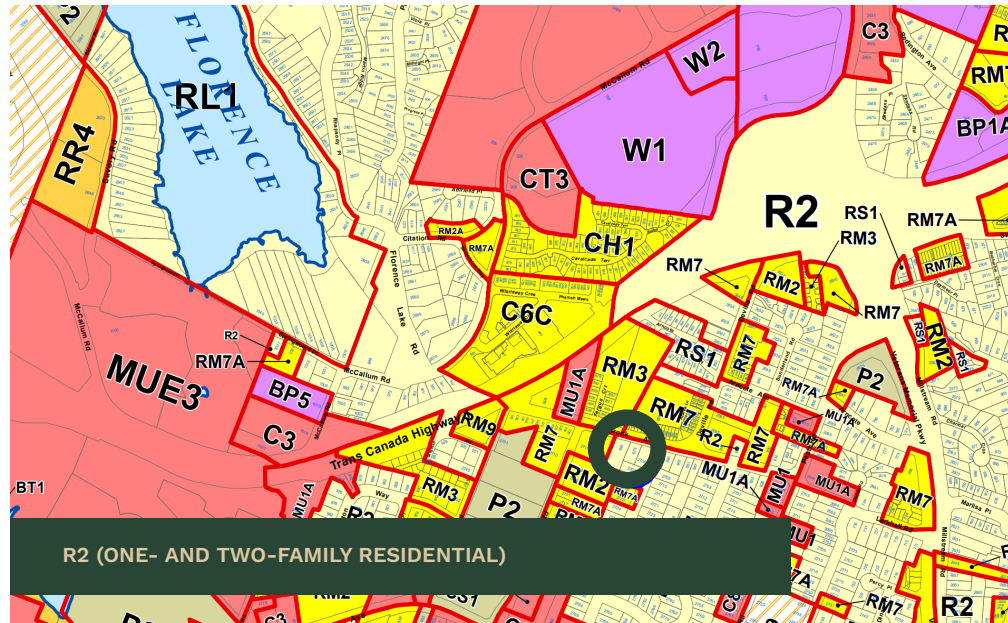


Strathmore Road View

	Zoning	Use
North	RM7 (Medium-Density Apartment)	Townhomes and Apartment
East	R2 (One and Two-Family Residential)	Single Family Homes
South	RM7 (Medium-Density Apartment)	Apartment
West	RM7 (Medium-Density Apartment)	Apartment

Neighbors

Zoning



City of Langford
Official Community Plan
Bylaw No. 1200

OCP Designations

 Agricultural	 Hillside or Shoreline	 Open Space
 Business or Light Industrial	 Mixed Use Employment Centre	 Village Centre
 City Centre	 Neighbourhood	 Town Centre
	 Neighbourhood Centre	

Density & Height

Building Height

MAXIMUM:
6-STOORES

PROPOSED:
6-STOORES
25.47 m

Floor Area Ratio

MAXIMUM:
5.0 FAR = 21,445 m² (230,832 SF)

PROPOSED:
2.79 FAR = 11,972.2 m² (128,868 SF)



1 Bed 2 Bed 3 Bed

Parking

Parking

REQUIRED:

- 1.25 PER DWELLING UNIT (3-BEDROOM OR LESS)
- +25% VISITOR PARKING

123 DWELLING UNITS x 1.25 = 154 PARKING STALLS REQUIRED FOR RESIDENTIAL

6 PARKING STALLS REQUIRED FOR THE CHILDCARE FACILITY

PROPOSED:

SURFACE = 36 PARKING STALLS (27 REGULAR + 8 SMALL + 1 ACCESSIBLE)

PI LEVEL = 130 PARKING STALLS (80 REGULAR + 45 SMALL + 4 PARALLEL + 1 ACCESSIBLE)

TOTAL = 167 (INCLUDING 46 VISITOR STALLS)

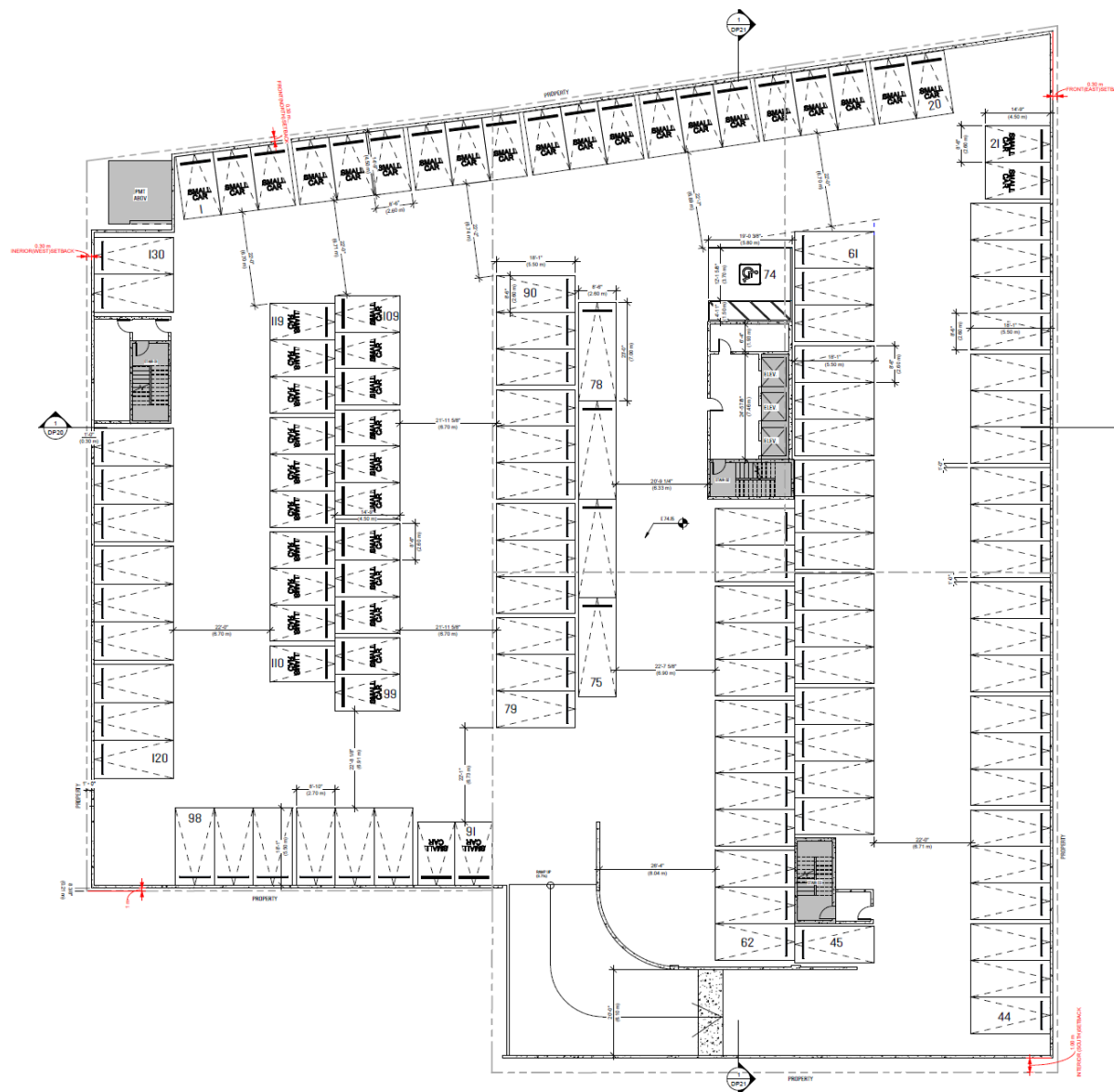
DIMENSIONS:

STANDARD VEHICLE STALLS

- 90 DEGREE: WIDTH (2.6m / 8.5ft) DEPTH (5.5m / 18ft)
- WIDTH OF MANEUVERING AISLE (6.7m / 22ft)

SMALL VEHICLE STALLS

- 1/3 OF THE TOTAL PARKING SPACES
- WIDTH (2.6m / 8.5ft) DEPTH (4.5m / 15ft)
- MARKED "SMALL CAR"



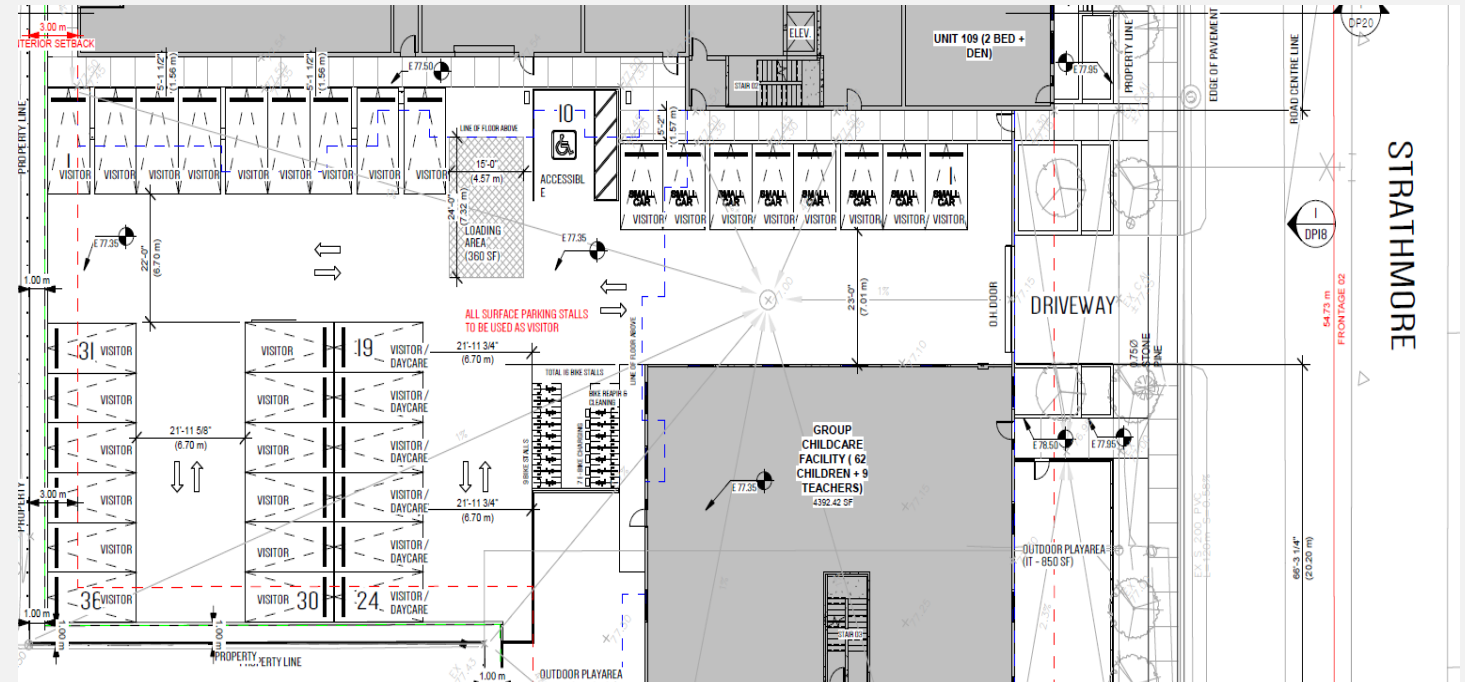
Surface Parking

Surface Parking (Car)

Type	Number
Visitor Parking	21
Small Visitor Parking	8
Visitor Daycare	6
Accessible Parking	1
Total Car Parking	36

Surface Parking (Bike)

Type	Number
Cargo Bike	9
Cargo Chargeable E-Bike	7
Total Bike Parking	16
Bike Cleaning/Repair Station	1



Bicycle Stalls

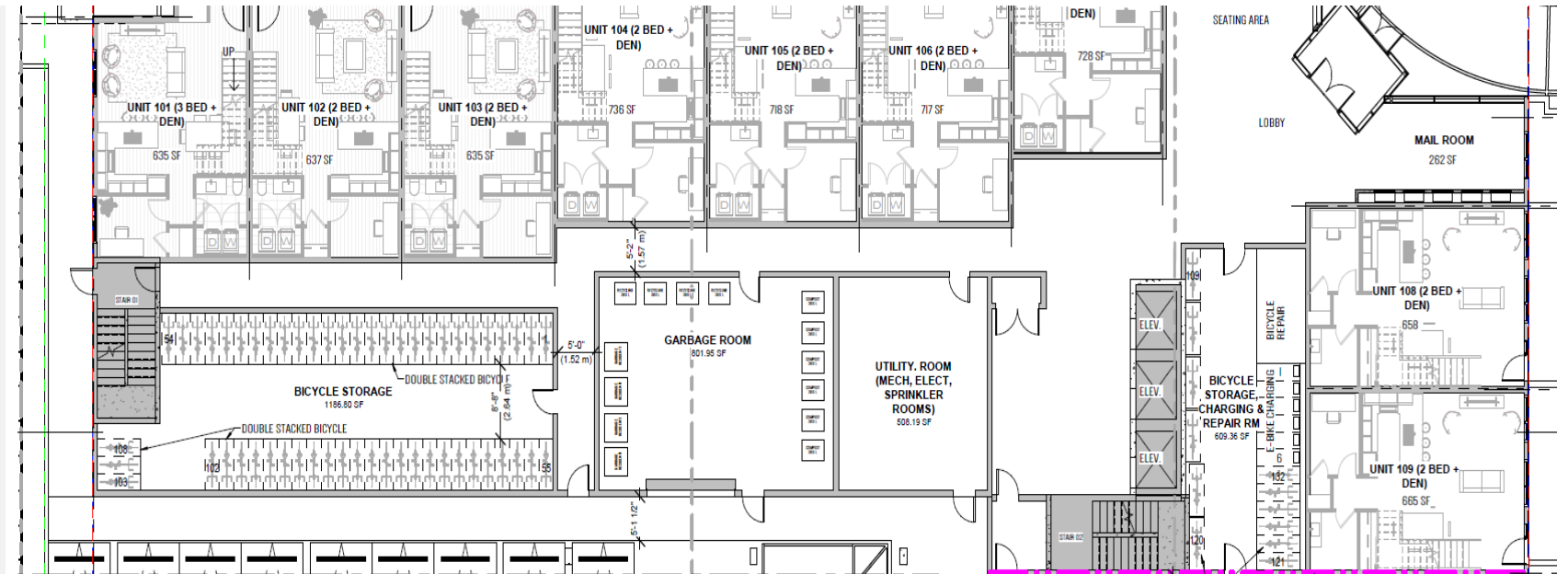
Bicycle Stalls Calculation

REQUIRED:

1 PER DWELLING UNIT
TOTAL = 123 STALLS

PROPOSED:

141 STANDARD BICYCLE STALLS
13 E-BIKE STALLS



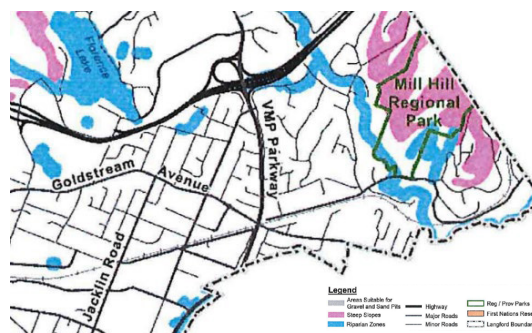
OCP & Development Permit Area Compliance



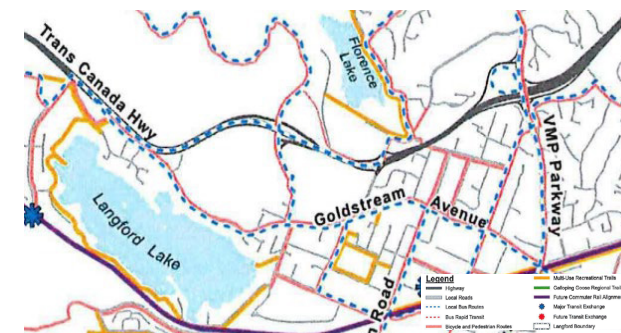
Map 1: Planning Area



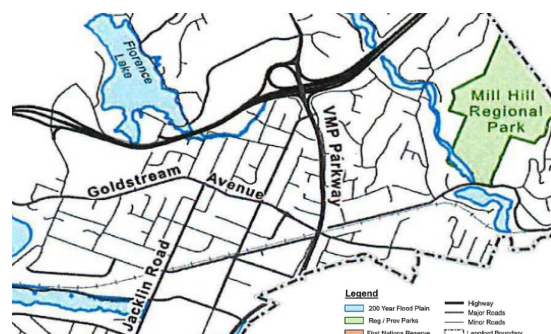
Map 3: Sensitive Ecosystems & Habitat Areas



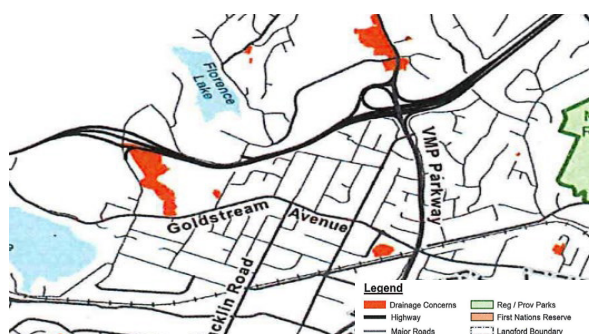
Map 4: Natural Features



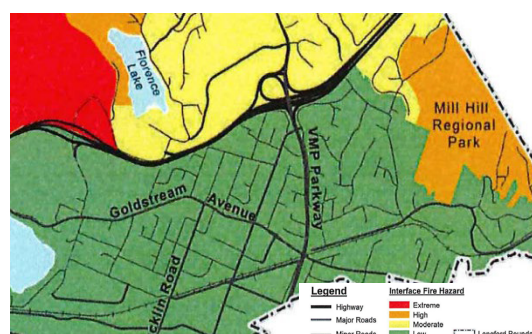
Map 9: Multi-modal Transportation Strategy



Map 16: 200 Year Flood Plain



Map 18: Drainage Concerns



Map 19: Interface Fire Hazard Areas

OCP & Development Permit Area Compliance Summary

Items	Checked?	Response
Located in Planning Area	Yes	Yes
OCP Designation	Yes	City Center 1
Located in Sensitive Ecosystems	Yes	No
Encroached Habitat Areas	Yes	No
Encroached Riparian Zones	Yes	Biologist report confirms no watercourses or riparian areas within 90 meters of development site, and no mitigation measures are required.
Located within 800m of an intersection of a Controlled Access Highway	Yes	Traffic Impact Assessment (TIA) performed and report approved by BC Ministry of Transportation
Located in 200 Year Flood Plain Areas	Yes	No
Encroached Areas with Drainage Concerns	Yes	No
Located in Moderate to High Fire Hazard Areas	Yes	No

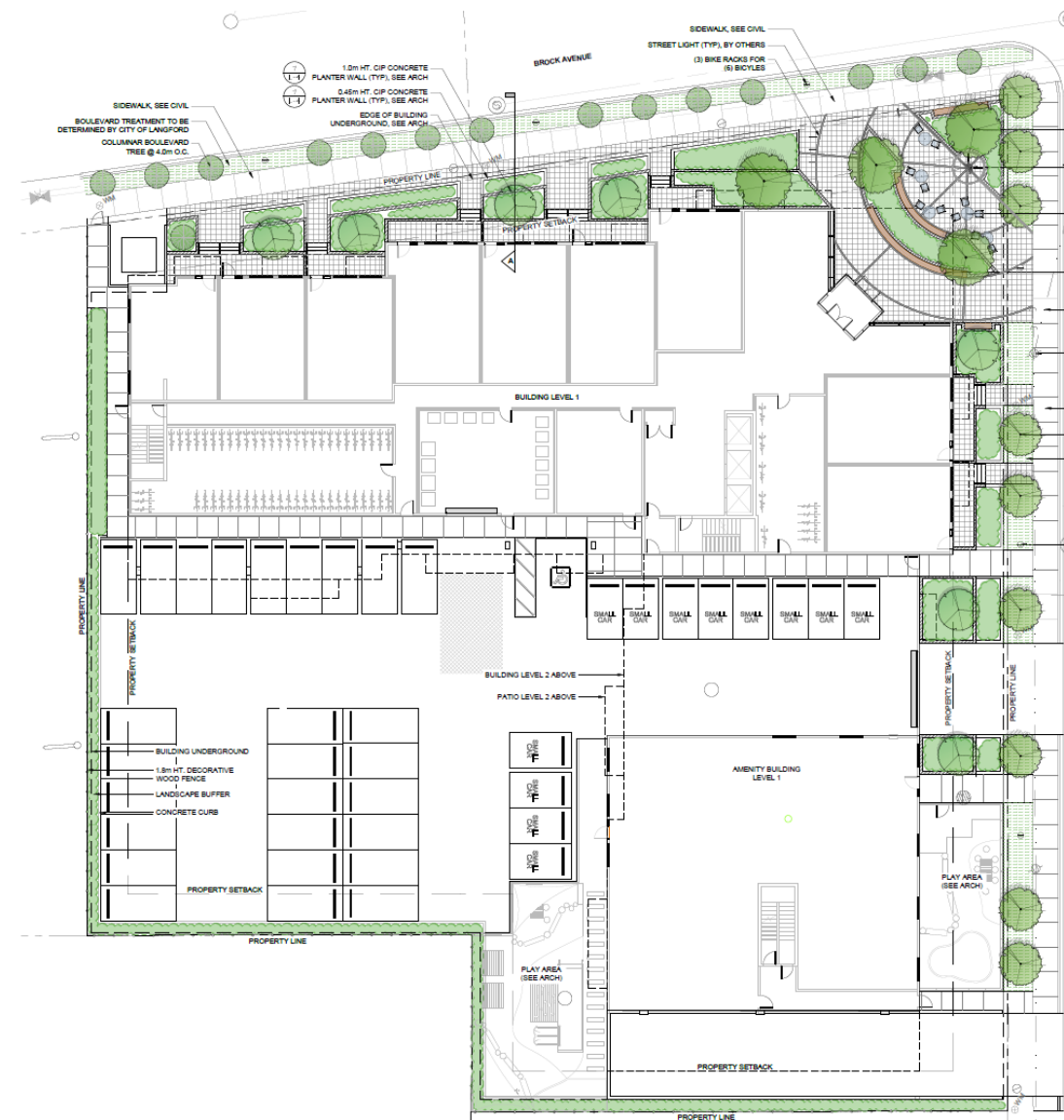
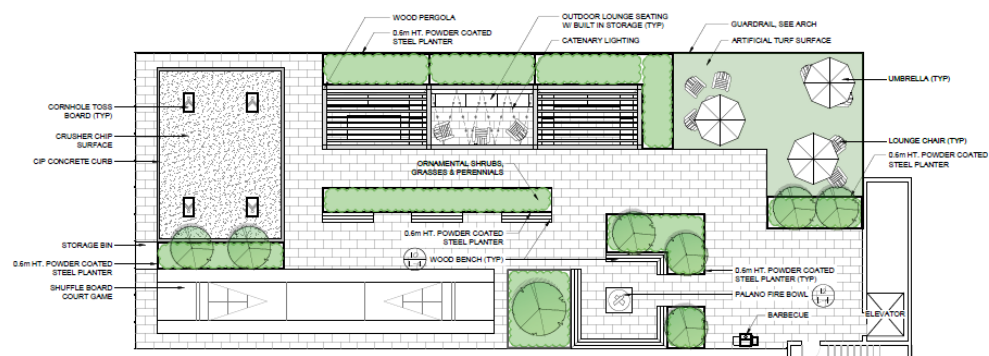
Existing Trees

Condition of Trees	Number	Note
Removed to Stumps	14	In December 2022 were fully removed to the stump without permit.
Limbed to Trunks	18	In December 2022 were fully Limbed to the trunk without permit, and in February 2024 were fully removed to stump with permit.
Partially Limbed	1	In December 2022 were partially Limbed to the trunk without permit, and in February 2024 were fully removed to stump with permit.
Remaining	6	The arborist report noted that they will ultimately need to be removed should this rezoning be approved due to the proposed underground parking structure.
Total number of Trees	39	The arborist noted that all the trees that had been previously removed without a permit would have also needed to be removed due to the underground parking structure.



Proposed Landscaping

- 12 large on-site trees
- 23 medium to large off-site trees
- Continuous hedges along the south and west property lines
- Interactive corner plaza on Brock and Strathmore with significant landscaping
- Rooftop garden with 8 trees and additional shrubs and perennials



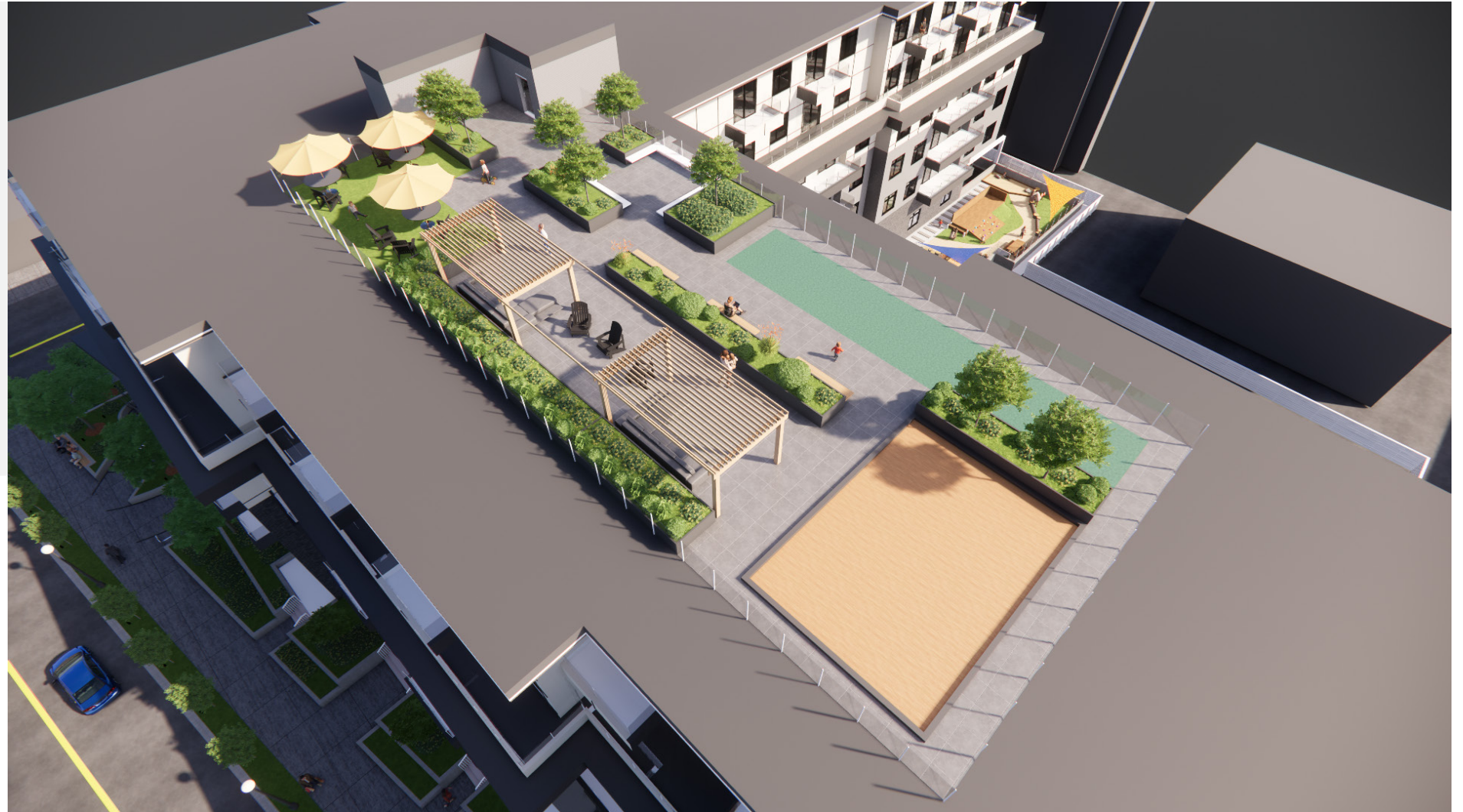
Amenities: Childcare Facility

PROPOSED AREA: 4400 SF
PROPOSED FACILITY FOR 62 CHILDREN & 9 TEACHERS

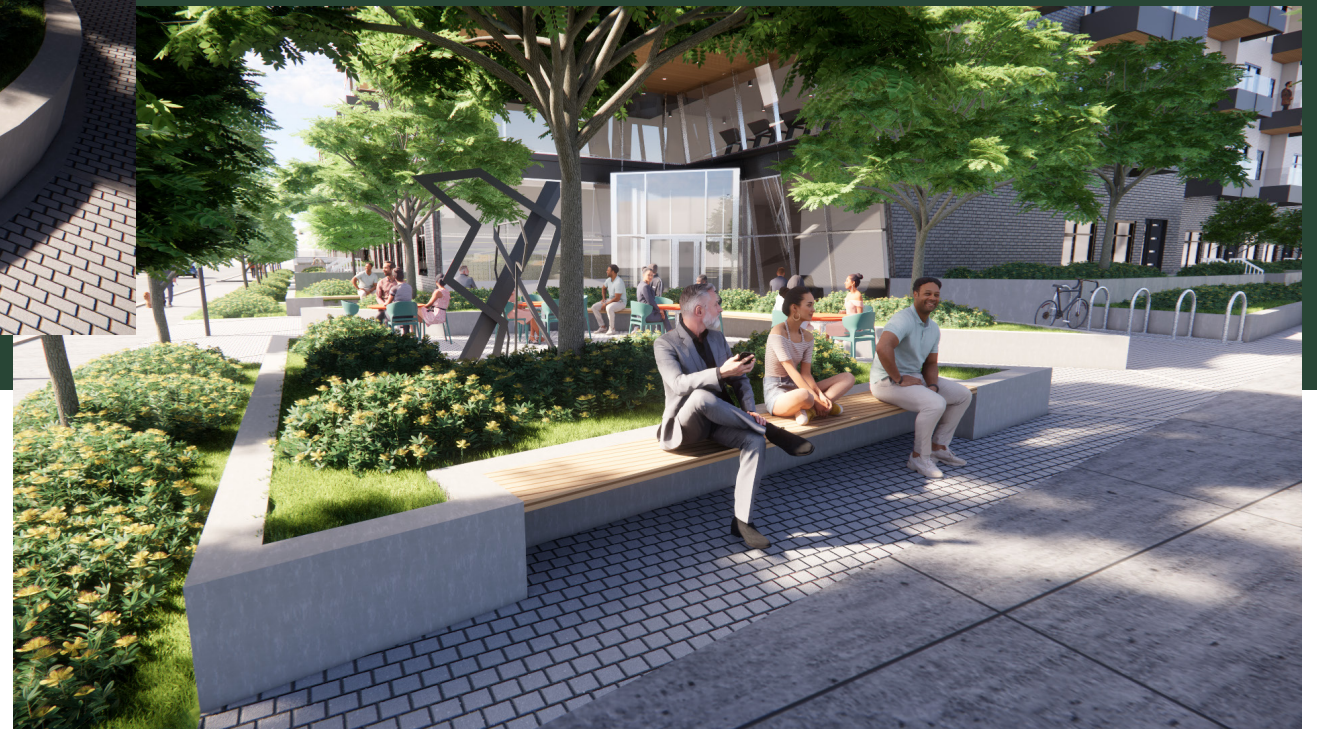


Amenities: Roof Top Garden & Lounge

PROPOSED AREA: 5,090 SF (472.88m²)



Amenities: Interactive Corner & Entrance Plaza



Amenities: Fitness Centre

PROPOSED AREA: 1,239 SF (115.11 m²)



Amenities: Bike Repair Station



Housing Needs

1. Rental Housing

Oak House will be a 100% purpose-built rental building, with all 123 units made available for renters. The vacancy rate in 2019 was 1.5%, which is far lower than what is considered to be healthy. The increase in supply of rental units will have a positive impact on the rental housing market and help bring the vacancy rates closer to a healthier figure of 3 to 5%.

2. Housing for People with Disabilities

Oak House will provide 20 adaptable units, featuring non-obtrusive elements that add considerable utility to persons with mobility challenges. Although not all persons with disabilities are specifically seeking housing to address mobility challenges, ensuring that a significant portion of the units in a new development, in this case, 15%, are adaptable units will have a positive impact on providing housing for people with disabilities.

3. Housing for Families

Oak House will provide a group childcare facility for 62 children and over 40 two- and three-bedroom units. The median age in Langford is around 38 years, which is generally indicative of a community containing new families with young children. Providing this group childcare facility will be not only extremely convenient and cost effective for the young families that are residents of Oak House, but also provide a much needed amenity for the entire neighbourhood.

4. Affordable Housing

Oak House will provide 13 affordable rental units at rates 10% below the market rate. Further, increasing the supply of rental units available on the market will lessen the upward pressure on rental rates and ensure that rental housing overall becomes more affordable. Between the years 2006 and 2016 Langford saw the addition of 2,515 rental units, which is an average of 250 units per year. Oak House will add 123 units to the rental market, which, if the averages are consistent over the coming years, will be half of all the units added in the entire City of Langford in the year that it is complete and rental housing will inherently become more affordable and more available as a result.