

Proposed Rezoning for a Mixed-Use  
Residential Development

2691 SOOKE  
ROAD

# LOCATION





# PROPOSED DEVELOPMENT



# PROJECT SUMMARY



- 6 Storey Mixed Use Residential with 426.66m<sup>2</sup> (approx 4600 sq ft) of Commercial Uses on the main floor.
- Lot Area 2475.5m<sup>2</sup> (Approx 0.61 Acres)
- Proposed Zone C9
- 40 one bedroom and 30 two-bedroom homes.
- Will comply with the attainable housing policy for below market housing.
- Floor Area Ratio – 2.22:1 (6:1 permitted)
- Rear setback variance request to 0.5m to accommodate parkade.
- 107 Parking spaces provided per bylaw, including 2 accessible spaces.
- 79 Bicycle spaces provided - exceeds bylaw.
- 124m<sup>2</sup> private roof top Amenity Space
- 164m<sup>2</sup> public amenity space at main floor level



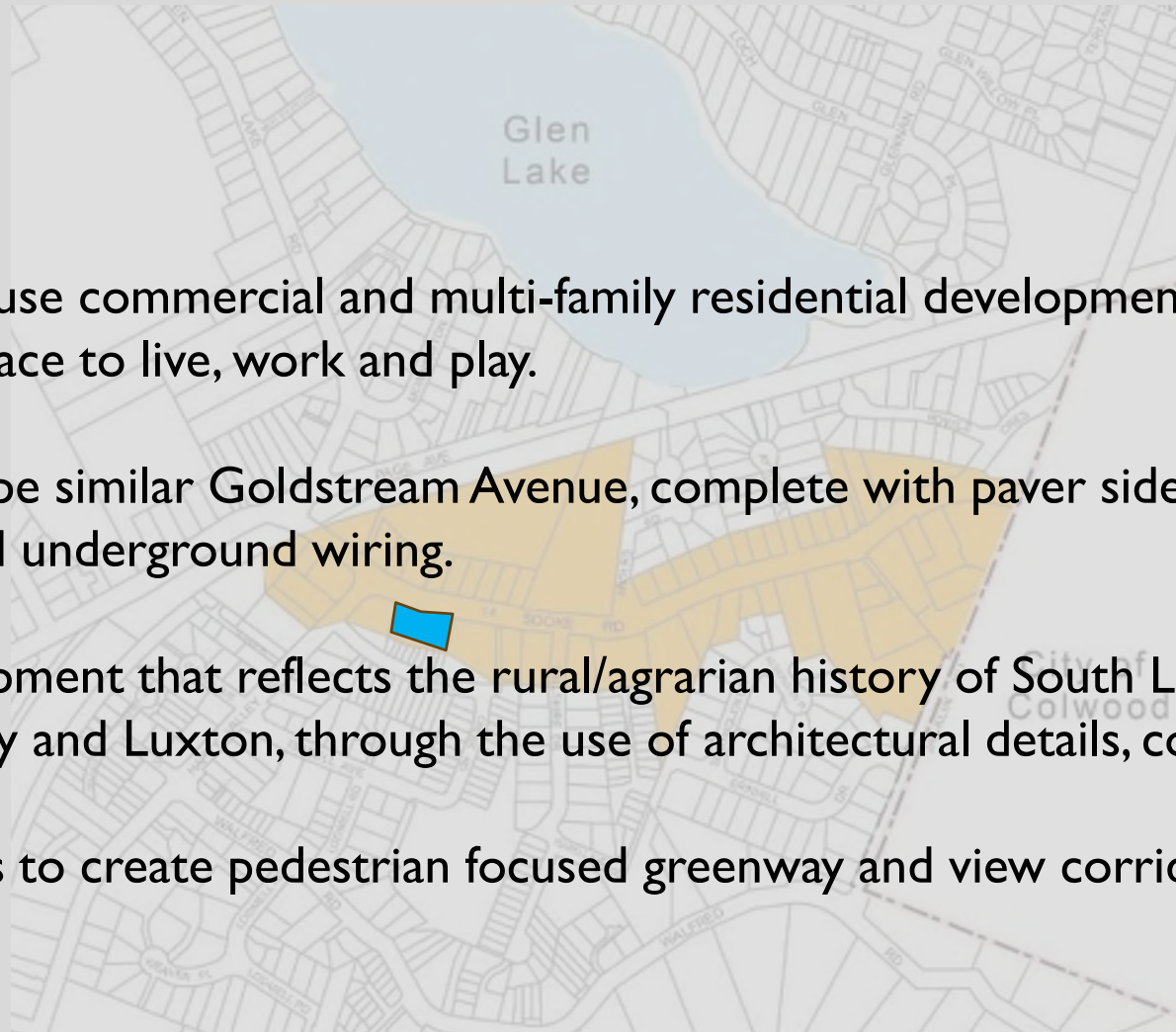
# SURROUNDING LAND USES



# SOOKE ROAD REVITALIZATION DP AREA

## Objectives

- To encourage mixed use commercial and multi-family residential development that creates a vibrant, active and inclusive place to live, work and play.
- To create a streetscape similar Goldstream Avenue, complete with paver sidewalks, boulevard plantings, medians and underground wiring.
- To encourage development that reflects the rural/agrarian history of South Langford in generally and in particular Happy Valley and Luxton, through the use of architectural details, colours and materials.
- To seek opportunities to create pedestrian focused greenway and view corridors.

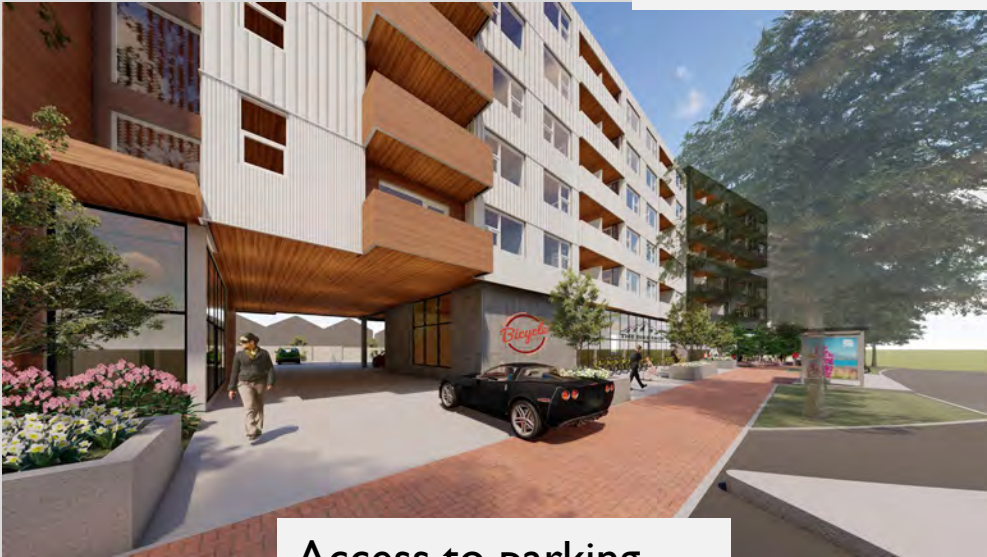




# IMAGERY



Public amenity and tree canopy in frontage



Access to parking



Surface parking level

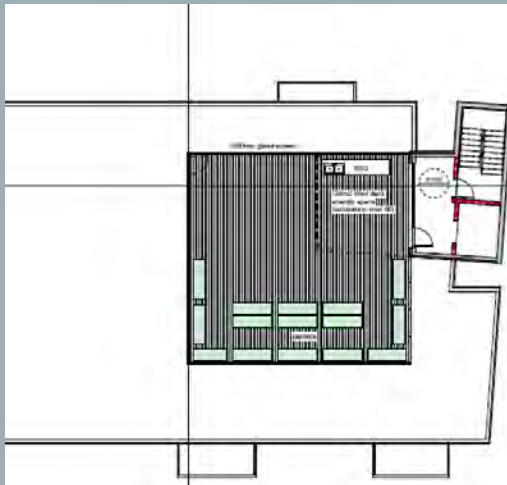


# ACTIVE STREET FRONT





# ROOF TOP AMENITY



124m<sup>2</sup> roof top amenity space.

Seating and gathering areas, BBQ area, water supply, rooftop planters, small trees and herb gardens.

# MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (MoTI)

- Sooke Road (Highway 14) is under the jurisdiction of MoTI.
- Right in Right out access required.
- Existing bus shelter to remain.
- 3 metres of road dedication provided for future widening and capacity works.
- Full frontage improvements on Sooke Road to Langford standards include red brick sidewalks, treed boulevards and streetlights, in accordance with revitalization plan.





# LANDSCAPE PLAN



Shrubs or small potted trees

New fence and landscaping/trees per owner's instructions

Shrubs or small potted trees

## LEGEND

- SHRUBS OR SMALL POTTED TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.01 POT APPROXIMATE NO. - 01
- SMALL TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.02 POT APPROXIMATE NO. - 22
- LARGE TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.03 POT APPROXIMATE NO. - 09
- YEW TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.04 POT APPROXIMATE NO. - 12
- SMALL TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.05 POT APPROXIMATE NO. - 48
- TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.06 POT APPROXIMATE NO. - 19
- SHRUBS OR SMALL POTTED TREES TO BE A SELECTION OF SPECIES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SEE 2.07 POT APPROXIMATE NO. - 01

## NOTES

- LANDSCAPE ELEMENTS ARE TO BE FINISHED WITH ALL NECESSARY DETAILS AND FINISHES.
- THIS PLAN IS A CONCEPTUAL PLAN AND NOT A CONTRACT DOCUMENT.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

2691 SOOKE ROAD  
SOOKE, B.C.

1 : 100

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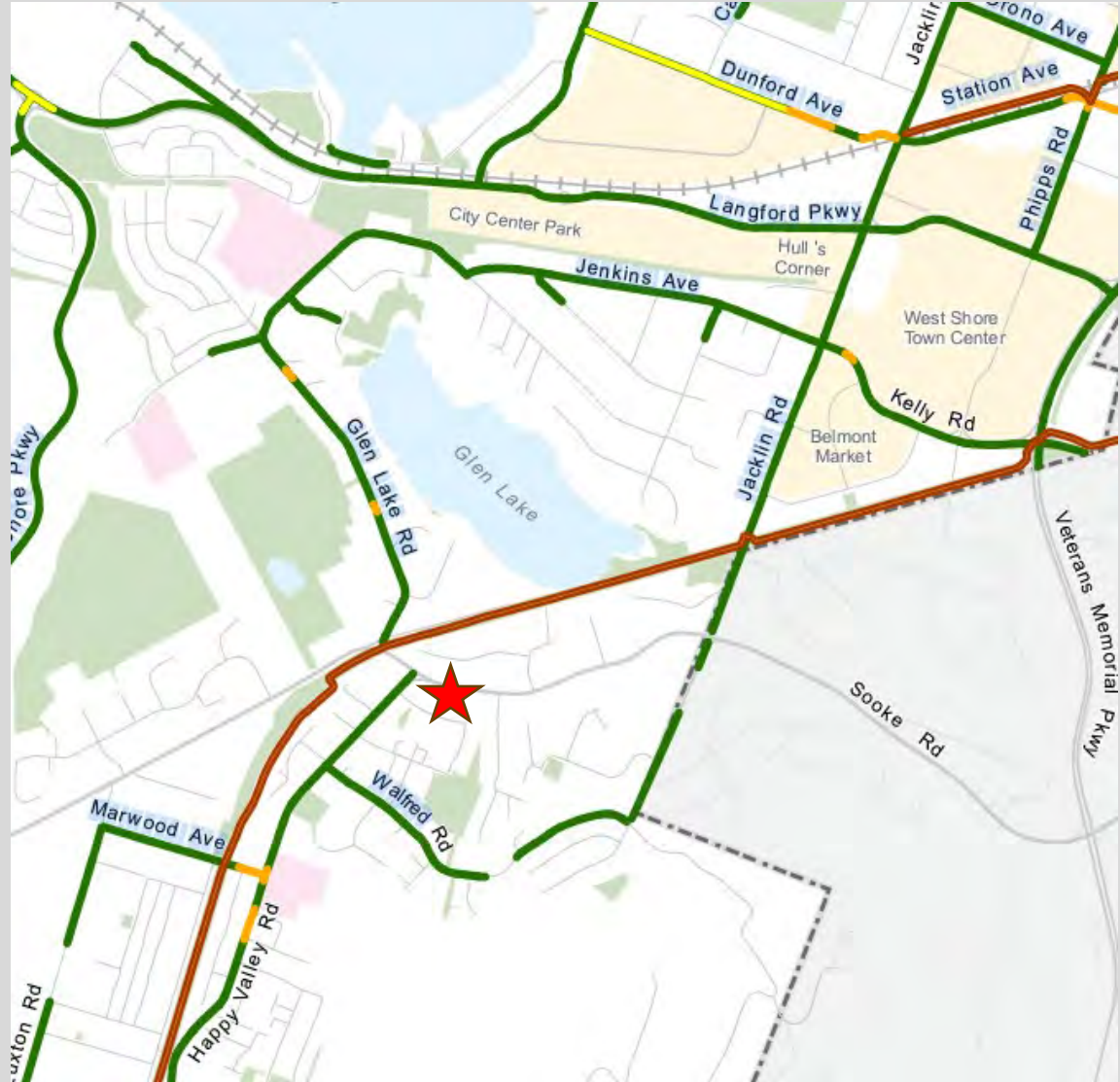
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BRITISH COLUMBIA  
LANDSCAPE ARCHITECTS  
ASSOCIATION  
1227

LANDSCAPE PLAN | 11

# ACCESS TO CYCLING

Access to cycling facilities and the Galloping Goose Trail nearby.



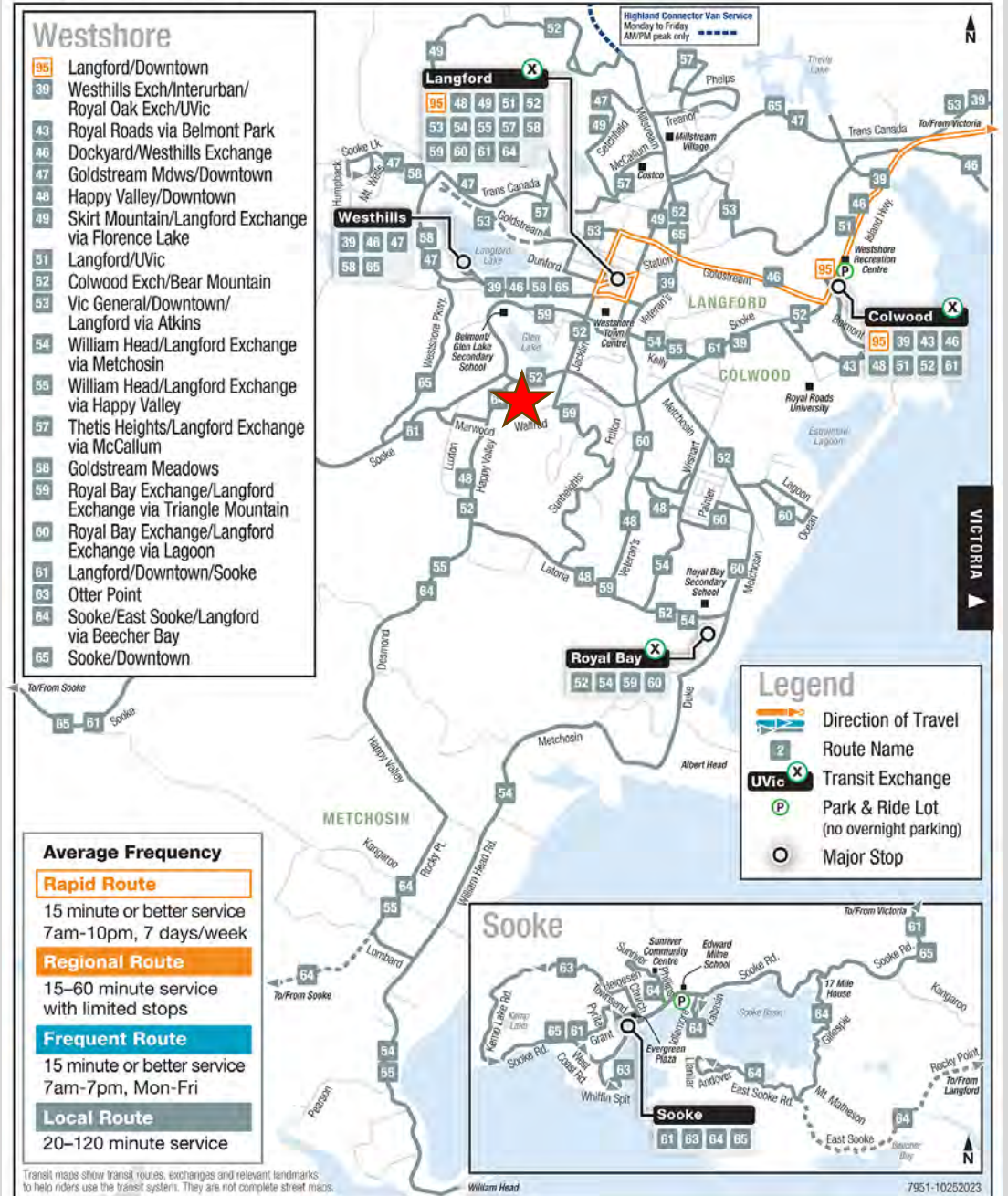


# ACCESS TO TRANSIT

B.C. Transit available on Sooke Road (Route 52) to the Langford Exchange and the Rapid Bus System (Route 95)



## Regional Map of Westshore



# GREEN CHECKLIST

- Remediation of a brown field site – former gas station. Certificate of Compliance achieved in 2008.
- Trees strategically planted in the street frontage to provide shade in summer but allow light and warmth in the winter months.
- Heat pumps for reduced fossil fuel dependency.
- Visitor bike racks provided.
- EV Charger ready.
- Built to Step Code of the day.
- Located adjacent to existing infrastructure and services.
- Not automobile dependent.





# NEIGHBOURHOOD CONSULTATION

Public Open House April 4<sup>th</sup>, 2024, at Happy Valley Elementary School.

Developers, Architects and approx 12 neighbors in attendance.

Concerns:

Interface with Parkade

Privacy

Invasive Species - blackberries

Loss of sunlight

Traffic (generally)

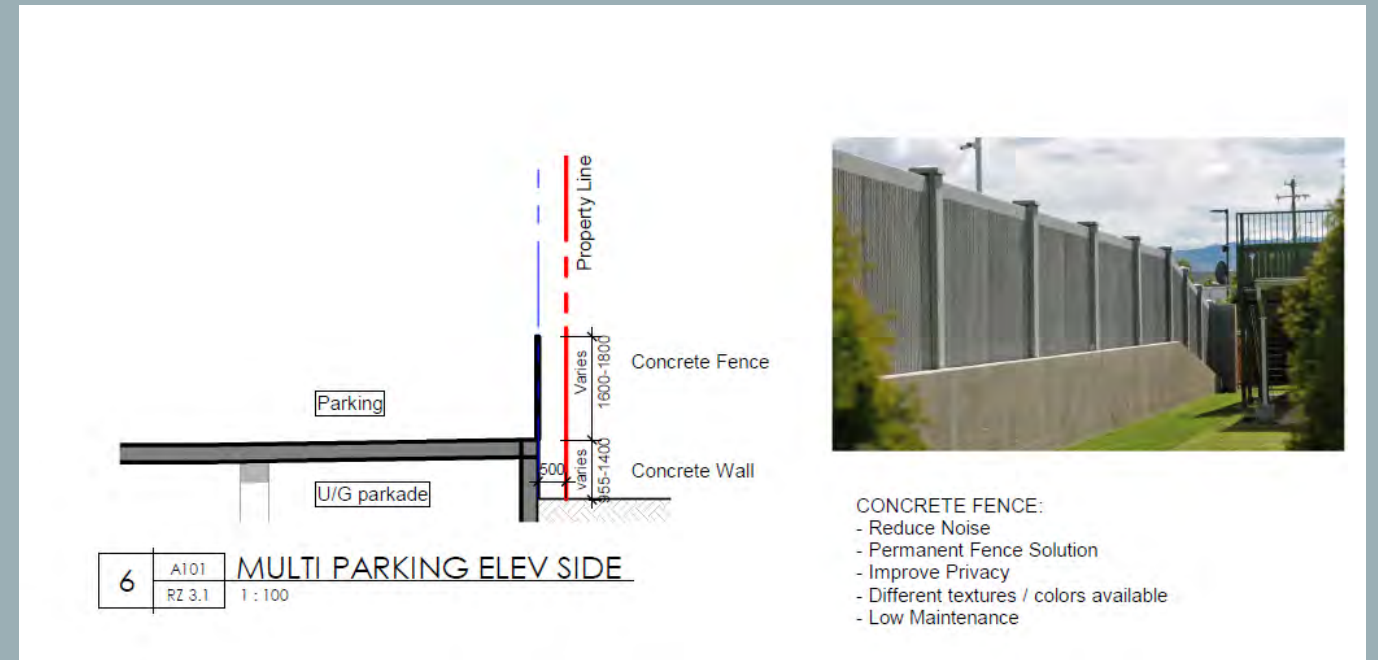
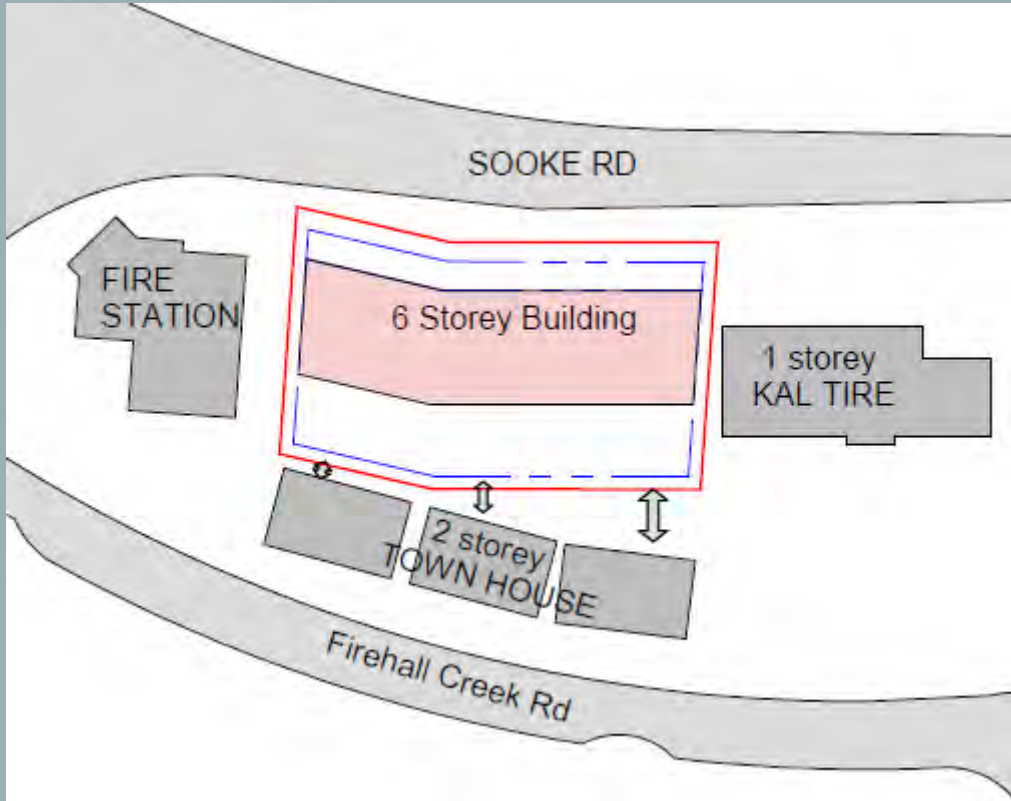
Crime and Safety

Additionally, we have met in person with our neighbours and have ongoing discussions regarding the interface between the properties.



# NEIGHBOURHOOD INTERFACE

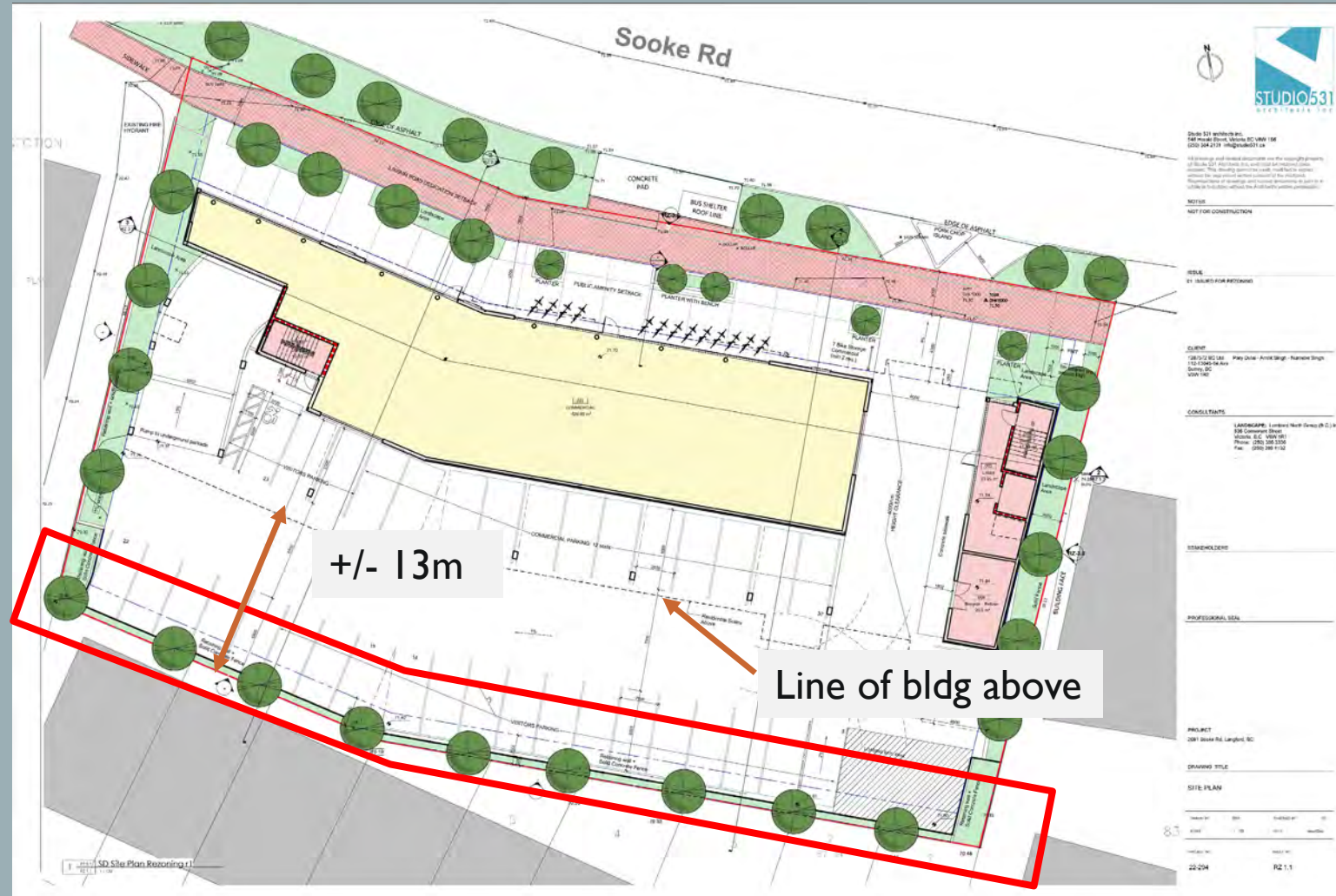
- Existing townhouse development to the south in proximity.
- Parkade will rise 0.96 to 1.4 metres out of the ground due to high water table conditions.
- Solution is to include a 1.6-1.8 metre concrete fence above, to provide privacy, fume and noise abatement.
- 500mm landscape strip to be planted to townhouse owners' satisfaction.
- Balcony railings will be solid material to enhance privacy.
- The actual building will be 13 metres (43 feet) from the property line.



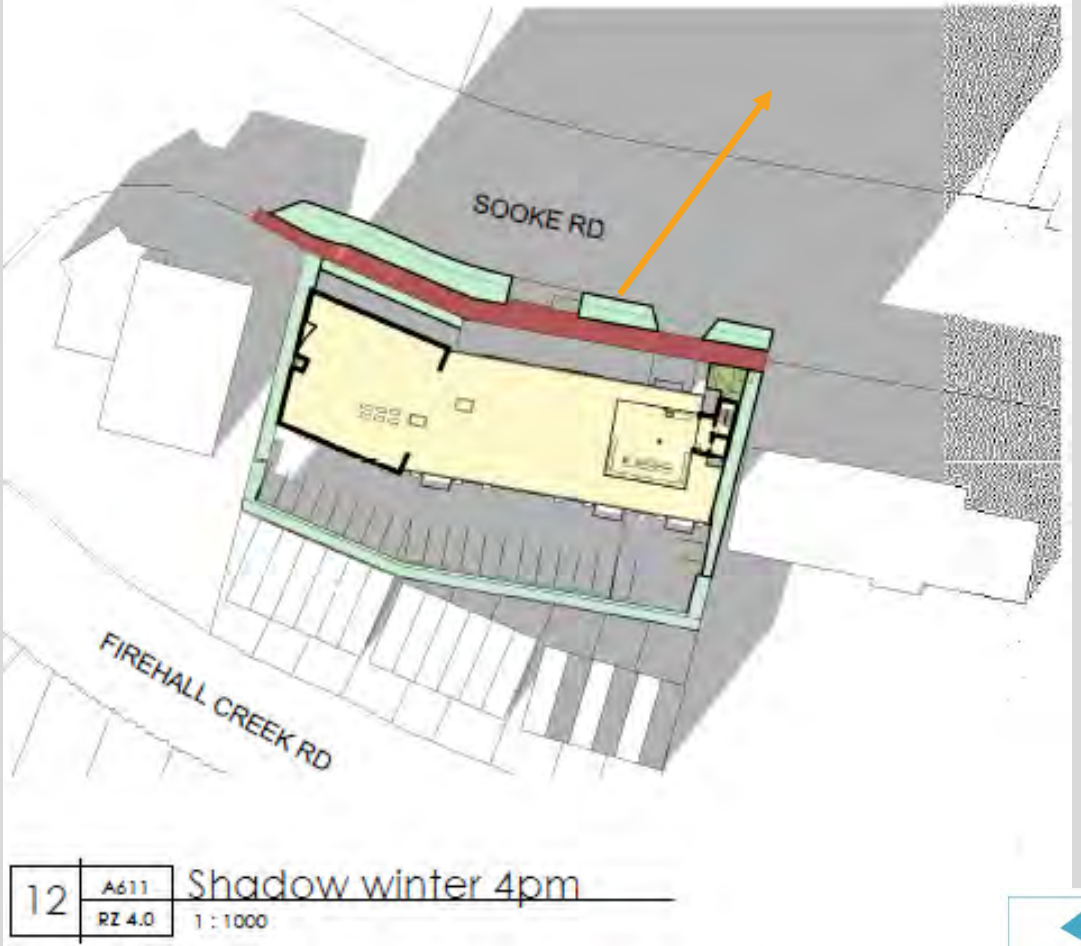


# NEIGHBOURHOOD INTERFACE

- The existing chain link fence, invasive species and wooden fence will be removed and replaced with the parkade wall and concrete fence.
- This 500mm wide area will be available to the townhouse residents via an easement and be planted to the owner's satisfaction.
- The cross fencing may require extension or replacement depending on the condition of the existing fence.



# SHADOW STUDIES





2691 SOOKE ROAD

*We look forward to your questions  
and comments!*