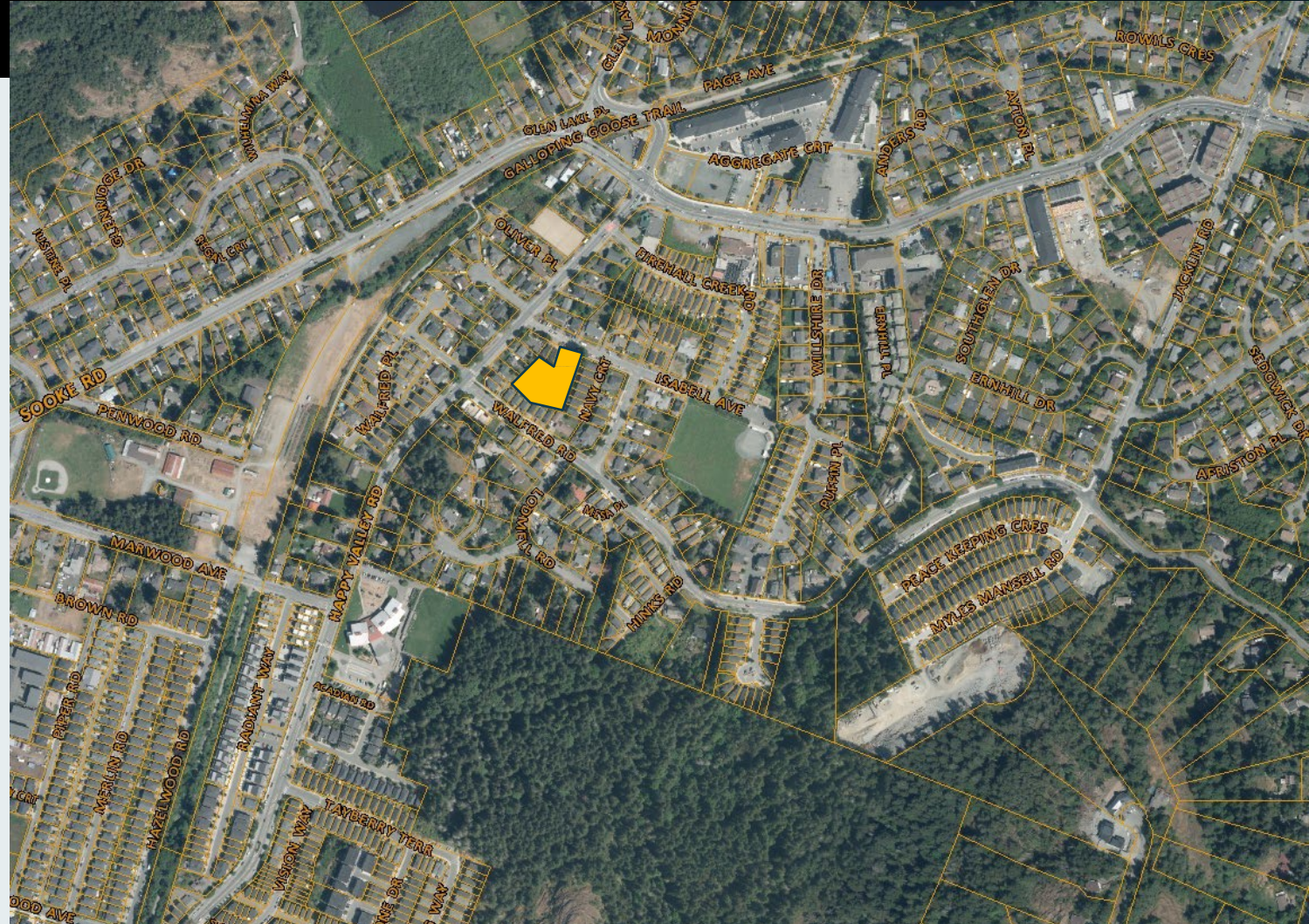


# 967 ISABELL AVENUE

## REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES

# INTRODUCTION

- Application to rezone 967 Isabell Avenue from the existing RS1 and R2 Residential Zones to the RT1 Zone to accommodate 19 townhomes.
- Complies with the Official Community Plan for the Neighbourhood designation.
- Parking complies with Langford Bylaws: Two spaces per unit plus 4 visitor parking stalls on site. “No storage” covenant will apply.
- Minor rear yard variance requested to protect existing trees.



# OCP COMPLIANCE

The property lies within the Neighbourhood OCP designation.

## 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	





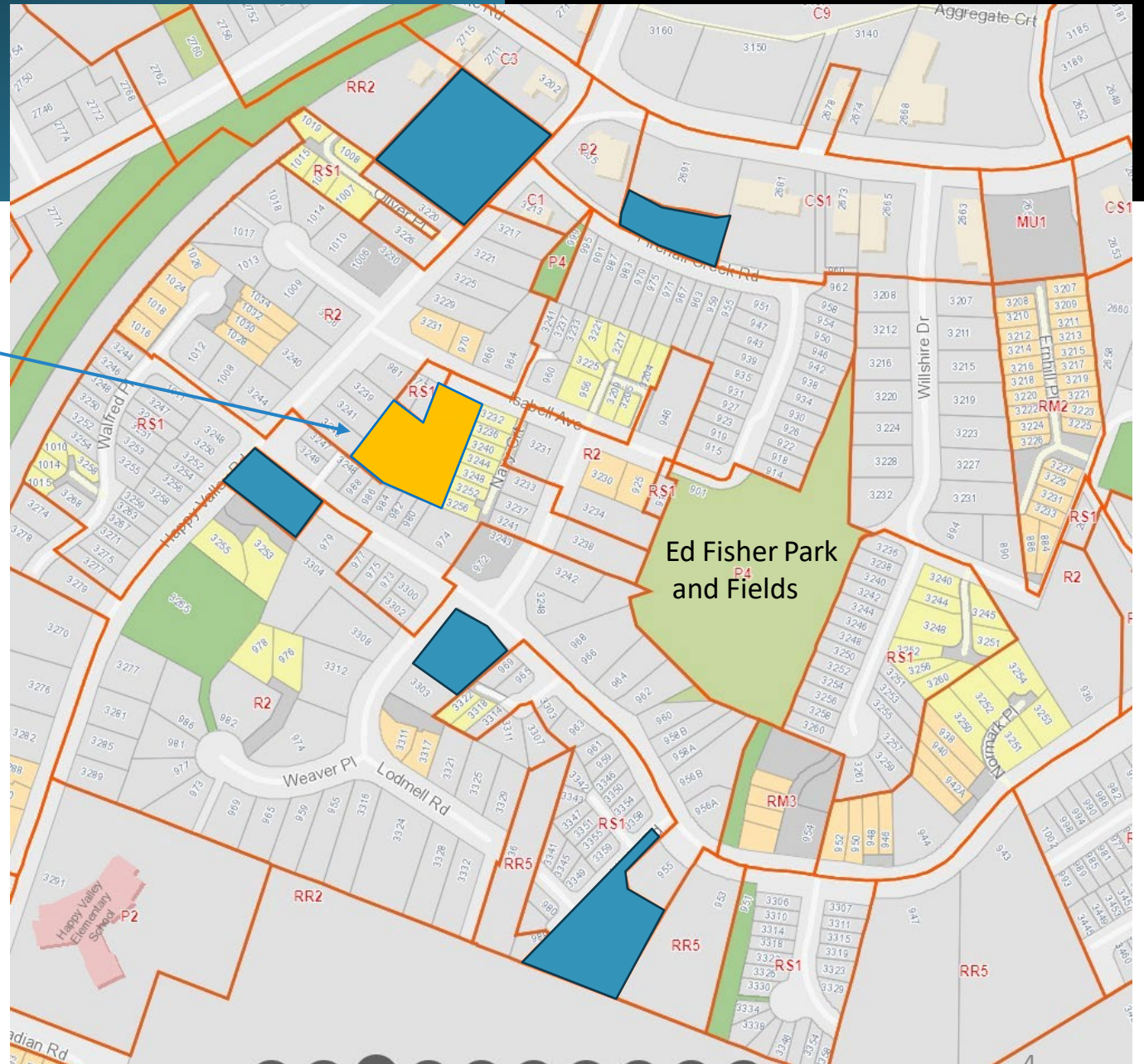
## Neighbourhood

*Existing settled areas throughout the community predominantly located on the valley floor.*

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Home-based businesses, live-work housing is encouraged
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for *Neighbourhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections.
- Transit stops are located where appropriate

# SITE and SURROUNDING USES

-  967 Isabell Ave
-  Existing Townhouse Zoned Land



# EXISTING CONDITIONS

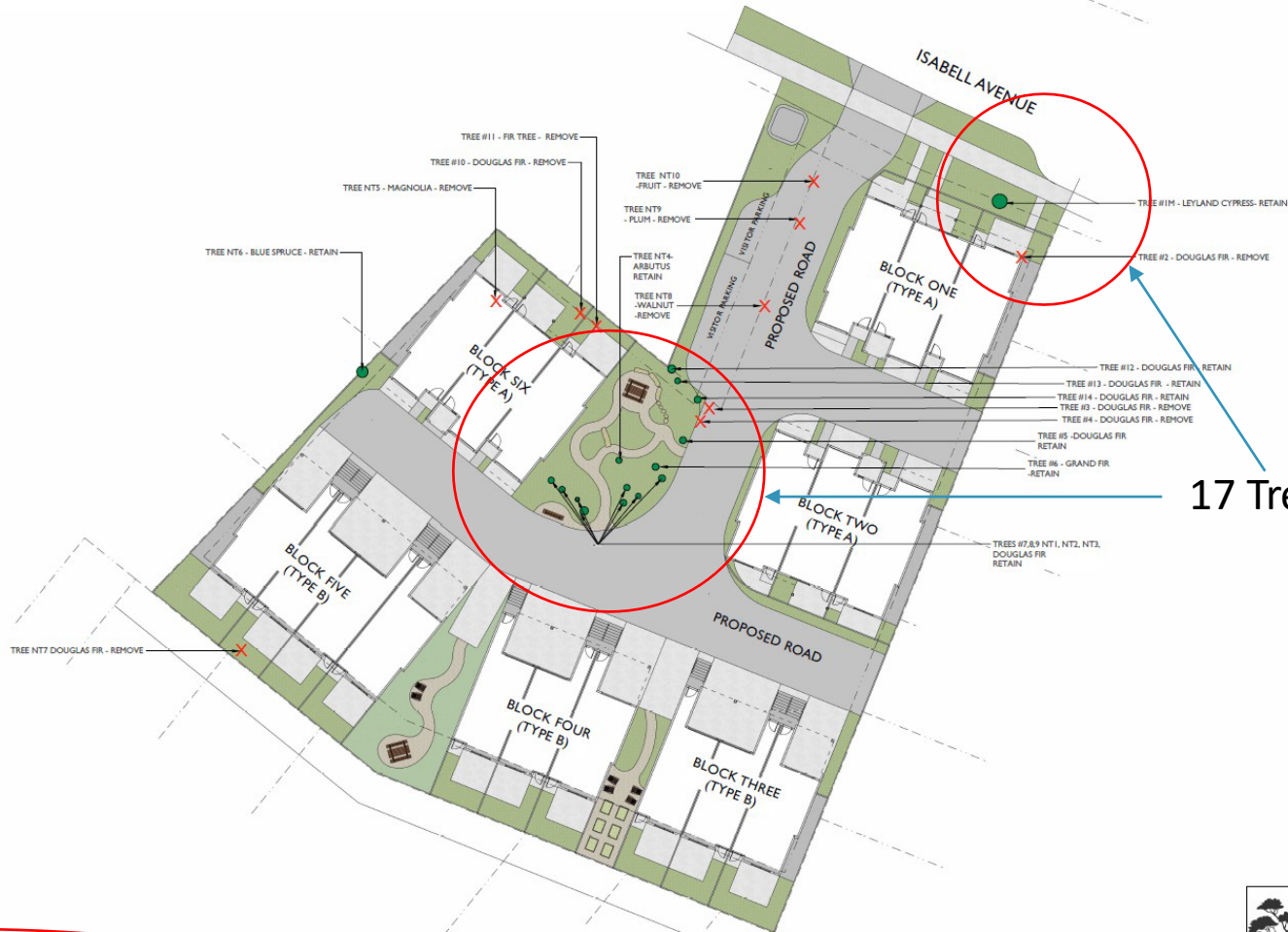


# PROPOSED TOWNHOMES



Conceptual Rendering – 967 Isabell Avenue

# TREE RETENTION PLAN



17 Trees to remain

**LEGEND - 27 EXISTING TREES: 10 REMOVALS, 17 RETENTIONS**

X - TREE BE REMOVED

● TREE BE RETAINED

TREES SHOWN AS PROTECTED ON LANDSCAPE PLAN ARE SUBJECT TO DETERMINATION BY THE ARBORIST DURING AND FOLLOWING SITE CONSTRUCTION

see page three for replacement trees

**Greenspace Designs**  
Sustainable Landscape Design

**PROJECT TITLE** :: PROPOSED LANDSCAPE PLAN for KHATAW DEVELOPMENT 967 A AND 967 B ISABELL AVE. LANGFORD BC

**PAGE TITLE** :: TREE REMOVAL PLAN, PAGETWO of FOUR

**DATE** :: JANUARY 25, 2024  
REVISED MAY 16, 2024

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# TREE REPLACEMENT PLAN



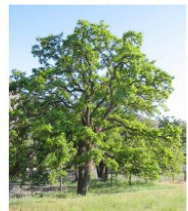
AUTUMN BLAZE MAPLE



GLEDTISIA TRACANTHOS 'SUNBURST'



GREENSPIRE LINDEN










GARRY OAK



CORNUS NUTTALLII



**LEGEND - 25 NEW TREES, 17 EXISTING**

-  7 X AUTUMN BLAZE MAPLE (AF)
-  5 X SUNBURST HONEY LOCUST (GT)
-  3 X PACIFIC DOGWOOD (CN)
-  4 X GREENSPIRE LINDEN (TC)
-  1 X GARRY OAK (QG)
-  17 X EXISTING TREES
-  5 X FRUIT TREE (FT)

**Greenspace Designs**  
Sustainable Landscape Design

**PROJECT TITLE** ::  
PROPOSED LANDSCAPE PLAN for  
KHATAW DEVELOPMENT  
967 A AND 967 B ISABELL AVE, LANGFORD BC

**PAGE TITLE** ::  
TREE REPLACEMENT PLAN, PAGETHREE of FOUR

**DATE** ::  
JANUARY 25, 2024  
REVISED MAY 16, 2024

**SCALE** ::  
1:200





# FRONTAGE TREE

- Every effort will be made to retain to the mature evergreen tree in the road right of way in front of the proposed townhomes.
- Sidewalks and infrastructure will have to be carefully designed to not impact the root zones.
- Tree will should be limbed for sightlines and safety.



# AMENITIES

## Playground

CHIP TRAILS AND NATURAL PLAYGRO



CURVED CHIP PATH WITH PICNIC TABLE, ADIRONDACK CHAIRS AND COMMUNITY ORCHARD



## Privacy Fencing



## Community Garden and Seating





**PROJECT TITLE** ::  
 PROPOSED LANDSCAPE PLAN for  
 KHATAW DEVELOPMENT  
 967 A AND 967 B ISABELL AVE, LANGFORD BC

**PAGE TITLE** ::  
 SITE PLAN, PAGE ONE of FOUR

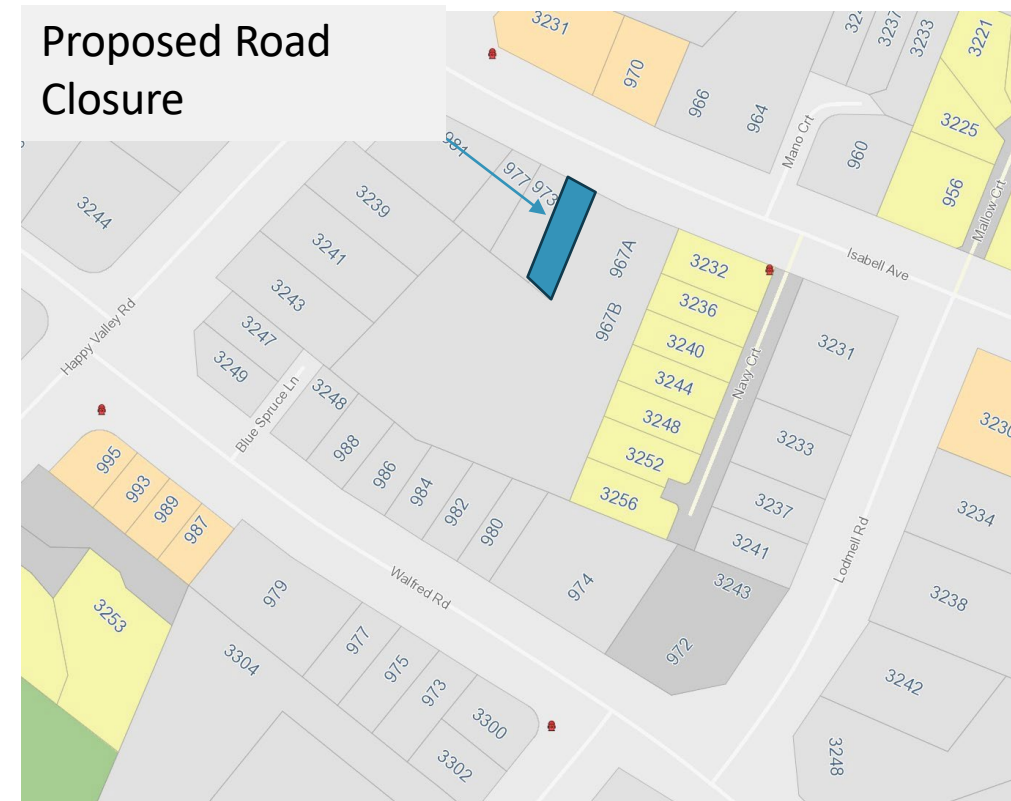
**DATE** ::  
 JANUARY 25, 2024  
 REVISED MAY 16, 2024




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# SITE SERVICING and CONSTRUCTION

- West Shore Environmental Sewer Service Available.
- CRD Water for domestic and fire fighting.
- Redundant road dedication to be “closed” and maintained by strata instead of municipality.
- Frontage works will be designed to avoid impacts to existing tree but will also include street lighting.
- All services to be underground.
- “Good Neighbour” Construction practices will be employed for noise, dust and mud control. No blasting is expected.
- Trades parking will be on site.



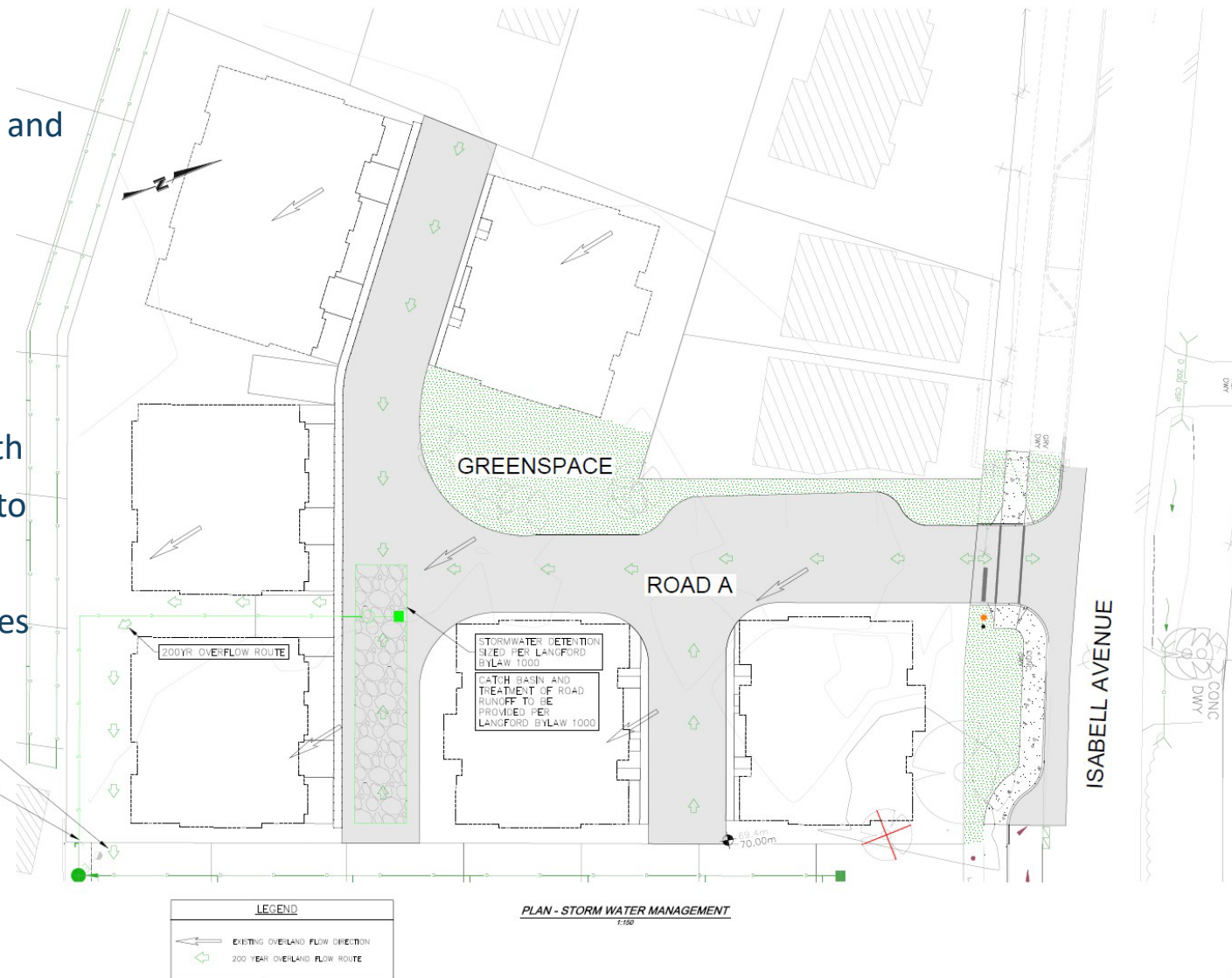


# STORM WATER MANAGEMENT

The Isabell / Walfred area master drainage plans were created and implemented over the last 20 years, with massive detention facilities and pipework installed under Ed Fisher field and downstream to the Firehall Creek system.

Storm Drainage for this site will be designed in accordance with Langford Bylaws and managed to ensure no negative impacts to surrounding properties. Storm waters will be detained and released to mimic existing conditions, with overland flow routes established for extreme weather events.

The effects of climate change are factored into these designs.



# GREEN CHECKLIST

- Trees strategically planted to provide shade in summer but allow light and warmth in the winter months.
- 17 trees to be retained and 25 new trees to be planted. Large trees will be retained in the greenspace amenity area.
- Heat pumps for reduced fossil fuel dependency.
- EV Charger ready in each garage.
- Built to Step Code 3 and Built Green Gold, Build Green Certified builder.
- Carbon sequestered concrete for foundations.
- Long lasting low maintenance exteriors.
- Energy Star appliances.



# ENVIRONMENTAL BENEFITS

- Densification and infill development reduces urban sprawl.
- Easy access to transit and cycling reduces dependence on automobiles.
- Walking distance to shops and services
- Native plantings and drought resistant landscape materials will be used.
- Large family sized units with home offices, reducing the need to commute.



# ACCESS TO CYCLING

Access to cycling facilities and the Galloping Goose Trail nearby.







# NEIGHBOURHOOD CONSULTATION

The development team held a Public Information meeting on Saturday March 23rd from 1 -3 p.m at the Langford Business Centre. Notices were sent to the neighbourhood on February 26th, to this catchment area noted below (approx 110 residences):

Approximately 10 neighbours dropped in to discuss the proposal. The comments we heard, and our responses, were as follows:

- Retention of existing trees. The developer will work with the project arborist to retain as many trees as possible for the long term health and safety of those trees. Trees require maintenance and limbing.
- Stormwater management - will be in accordance with Langford Bylaws and certified by the professional engineer of record.
- Parking - overflow to the surrounding streets. Covenants for no storage or other uses in the garages per standard Langford practice. No parking variances are requested.
- Add new fencing at Navy Court rear yards. The developer is proposing 6' solid cedar fencing per Langford guidelines.
- Privacy along the west boundary line. It was noted that these side walls for the new townhouse units will have few windows in accordance with the limiting distance for the side yard setback. Privacy will also be improved with the fencing per the note above.

# FINANCIAL BENEFITS to LANGFORD

<b>967 Isabell Ave. Proposed Townhouse Project (Fees subject to change)</b>			
		<b>Townhouse</b>	
		<b>\$/unit</b>	<b>19</b>
<b>Amenity</b>	\$	3,660.00	\$ <b>69,540.00</b>
<b>Affordable Housing</b>	\$	610.00	\$ <b>11,590.00</b>
<b>Roads DCC</b>	\$	3,865.00	\$ <b>73,435.00</b>
<b>Storm DCC</b>	\$	1,166.00	\$ <b>22,154.00</b>
<b>Park Acquisition</b>	\$	130.00	\$ <b>2,470.00</b>
<b>Park Improvements</b>	\$	1,948.00	\$ <b>37,012.00</b>
<b>CRD DCC</b>	\$	2,557.00	\$ <b>48,583.00</b>
<b>ISIF (Sanitary Storage)</b>	\$	371.25	\$ <b>7,053.75</b>
<b>School Site Acquisition</b>	\$	900.00	\$ <b>17,100.00</b>
<b>West Shore Environmental Services (Approx)</b>	\$	8,000.00	\$ <b>152,000.00</b>
<b>Totals</b>			\$ <b>440,937.75</b>

967 ISABELL AVENUE

THANK YOU FOR YOUR TIME