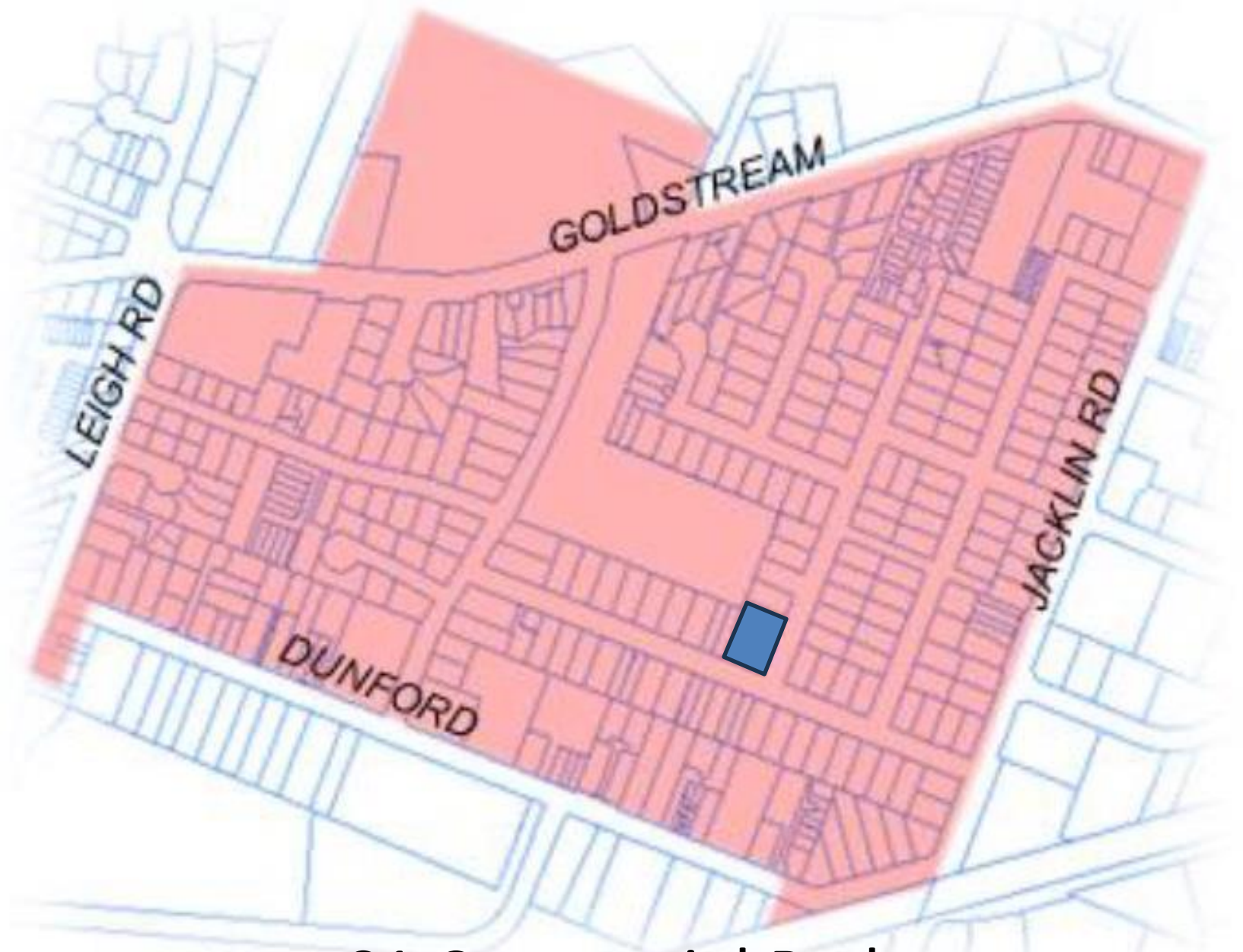




**Symphony (Bray Ave. & Rita RD)**  
**Sustainable Development Advisory Committee**  
**October 15th, 2024**



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S1 Centennial Park

A map showing a residential area with a large red-shaded region. The red region is bounded by Leigh Rd to the west, Oldstream to the north, and Jacklin Rd to the east. The map shows a grid of streets and building footprints. The text 'S1 Centennial Park' is overlaid on the red region.

## S1 Centennial Park

- Surrounded by large green space – Centennial Park
- Increasing numbers of apartments and townhouses



## CC1 City Centre Zone

- Easy access to downtown core
  - Walk score of 75
- Good access to shops, services and transit options
- 300 metres from E&N Trail



Centennial Park

Langford BC Softball Field

Langford Minor Fastball Association

Centennial Tennis Courts

Casa Victoria

Happy Campers Daycare Bray

GNG Painting

Shivan Victoria

Centennial Court Apartments

Nails

Mystic Glass

Fishtail Driving School Inc  
5 Star rating driving school

# Grayland Consulting

## Rachael Sansom

- Public consultation
- 50 letters sent to neighbours
- Most homes owned by investors as holding properties
- Several homes occupied by work crews



## Duplex at 954 Bray Avenue

- Client wanted to add this property as part of the project
- Negotiations with owner was not successful
  - Cost of property was not reasonable
- Still opportunity for missing middle project in future





# Proposed Development

- 77 residential units
- 6 storey wood frame
- No setback variances requested
- Surface parking and one level of underground parking
- **Parking variance from 1.25:1 to 1.1:1**



## Proposed Development

- **Parking variance from 1.25:1 to 1.1:1**
- Watt Consulting study only requires 73 spaces
- 85 spaces provided in proposal
  - Bike parking on each floor
  - Adequate for cargo bikes and electric bikes



Development creates sidewalk off Bray down Rita towards Tennis Court Lane

PLAN

57.65

BRAY AVE.



EDGE OF PAVEMENT

EDGE OF PAVEMENT

76.53

76.43

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RITA ROAD

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# Proposed materials

Hardie panel, Hardie Plank, stone veneer and wood siding



Rita Road Elevation



Bray Avenue Elevation



North Elevation



West Elevation



View from Centennial Park



View from Centennial Park



Looking down Bray to Carlow



Looking down Bray to Carlow





Looking down Rita to Bray



Looking down Rita to Bray



Looking down Bray to Rita



Looking down Bray to Rita















2868

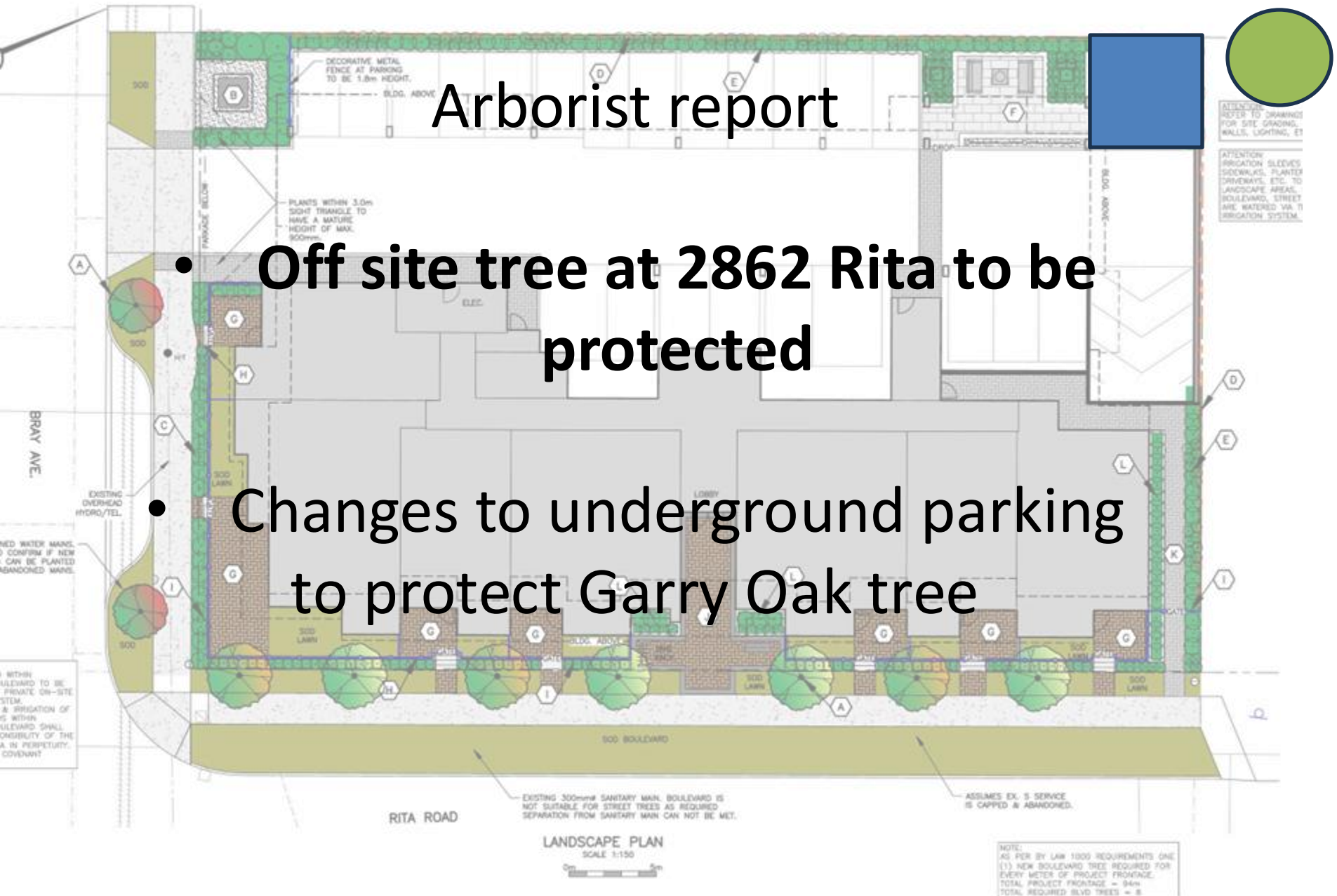




# Arborist report

- Off site tree at 2862 Rita to be protected

- Changes to underground parking to protect Garry Oak tree



MODULAR PAVER SCHEDULE:

BUILDING ENTRANCE:
--------------------

SITE FURNISHING SCHEDULE:

RECEIVING:
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NOTE:  
AS PER BY LAW 1009 REQUIREMENTS ONE (1) NEW BOULEVARD TREE REQUIRED FOR EVERY METER OF PROJECT FRONTAGE.  
TOTAL PROJECT FRONTAGE = 94m  
TOTAL REQUIRED BLVD TREES = 8



DECORATIVE METAL FENCE AT PARKING TO BE 1.8m HEIGHT. BLDG. ABOVE

PLANTS WITHIN 3.0m SIGHT TRIANGLE TO HAVE A MATURE HEIGHT OF MAX. 900mm.

ATTENTION: REFER TO DRAWINGS FOR SITE GRADING, WALLS, LIGHTING, ETC.

ATTENTION: IRRIGATION SLEEVES SIDEWALKS, PLANTER DRIVEWAYS, ETC. TO LANDSCAPE AREAS, BOULEVARD, STREET ARE WATERED VIA T IRRIGATION SYSTEM.

BRAY AVE.

EXISTING OVERHEAD HYDRO/TEL.

EXISTING ABANDONED WATER MAINS. CONFIRM TO BE REMOVED IF NEW STREET TREES CAN BE PLANTED OVER ABANDONED MAINS.

ATTENTION: PLANTING BED WITHIN MUNICIPAL BOULEVARD TO BE IRRIGATED VIA PRIVATE ON-SITE IRRIGATION SYSTEM. MAINTENANCE & IRRIGATION OF PLANTING BEDS WITHIN MUNICIPAL BOULEVARD SHALL BE THE RESPONSIBILITY OF THE OWNER/STRATA IN PERPETUITY. SECTION 219 COVENANT REQUIRED.

EXISTING 300mm $\phi$  SANITARY MAIN. BOULEVARD IS NOT SUITABLE FOR STREET TREES AS REQUIRED SEPARATION FROM SANITARY MAIN CAN NOT BE MET.

ASSUMES EX. S SERVICE IS CAPPED & ABANDONED.

LANDSCAPE PLAN

SCALE 1:150



NOTE:  
AS PER BY LAW 1000 REQUIREMENTS ONE (1) NEW BOULEVARD TREE REQUIRED FOR EVERY METER OF PROJECT FRONTAGE.  
TOTAL PROJECT FRONTAGE = 94m  
TOTAL REQUIRED BLVD TREES = 8

MODULAR PAVER SCHEDULE:

BUILDING ENTRANCE:

SITE FURNISHING SCHEDULE:

BENCH:



**Thank you!**  
**Questions?**