

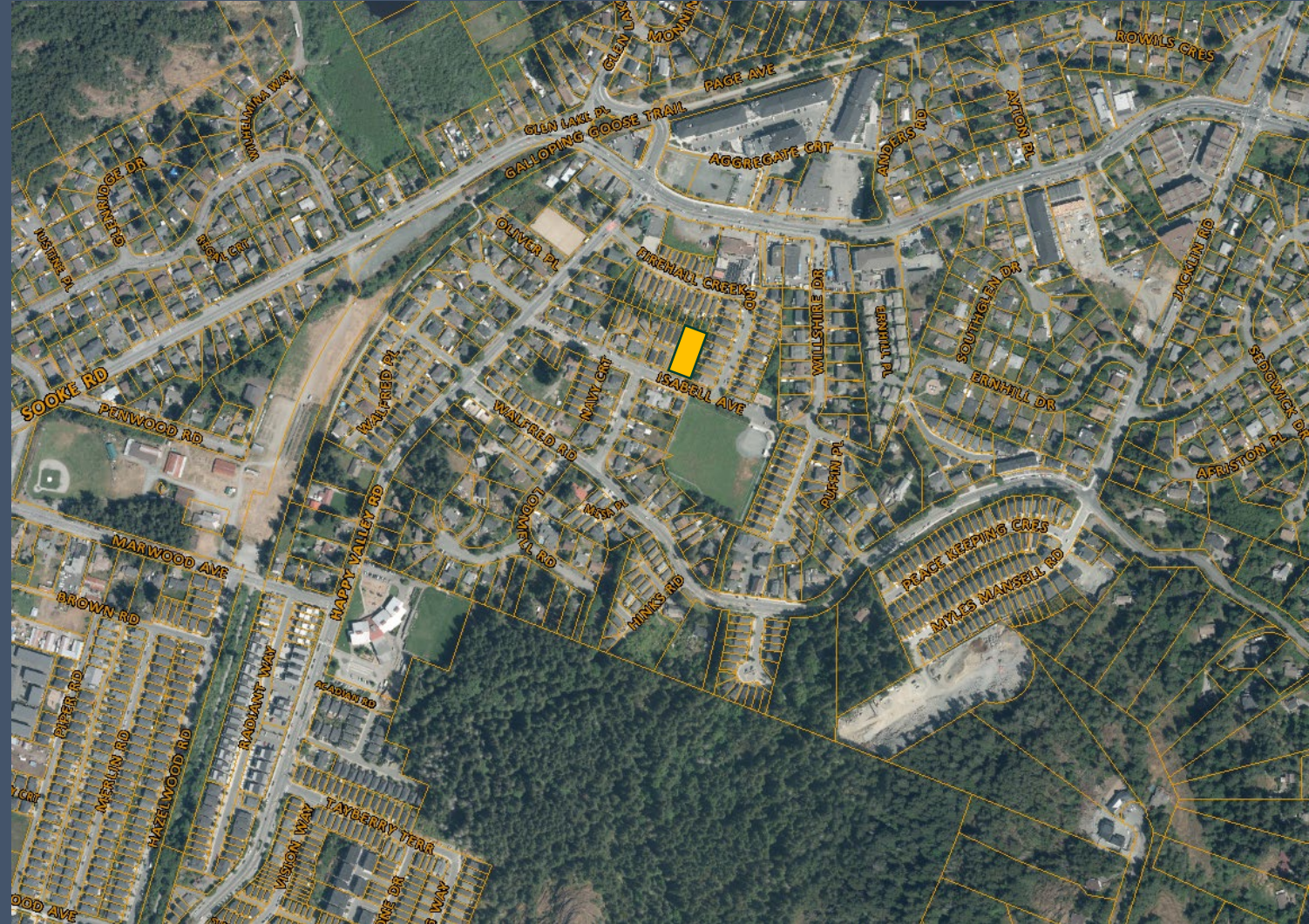


# 946 ISABELL AVENUE

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES

# INTRODUCTION

- Application to rezone 946 Isabell Avenue from the existing R2 Residential Zone to the RT1 Zone to accommodate 7 townhomes.
- Complies with the Official Community Plan for the Neighbourhood designation.
- Parking complies with Langford Bylaws: 2 per unit plus 2 visitor parking stalls on site.
- No variances requested.



# 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

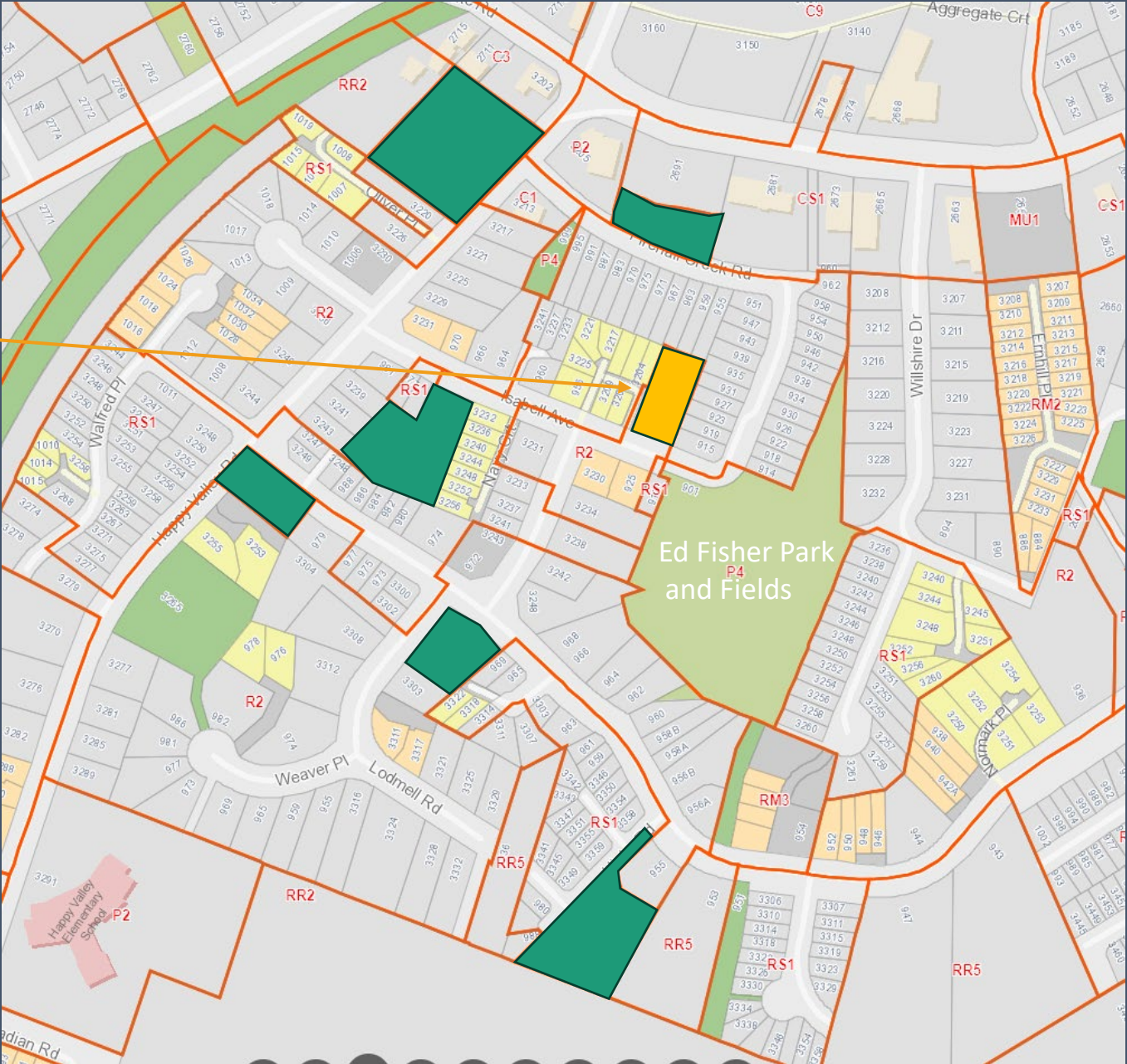
# SITE and SURROUNDING USES



946 Isabell Ave



Existing Townhouse Zoned Land



# EXISTING CONDITIONS





# PROPOSED TOWNHOMES SITE PLAN

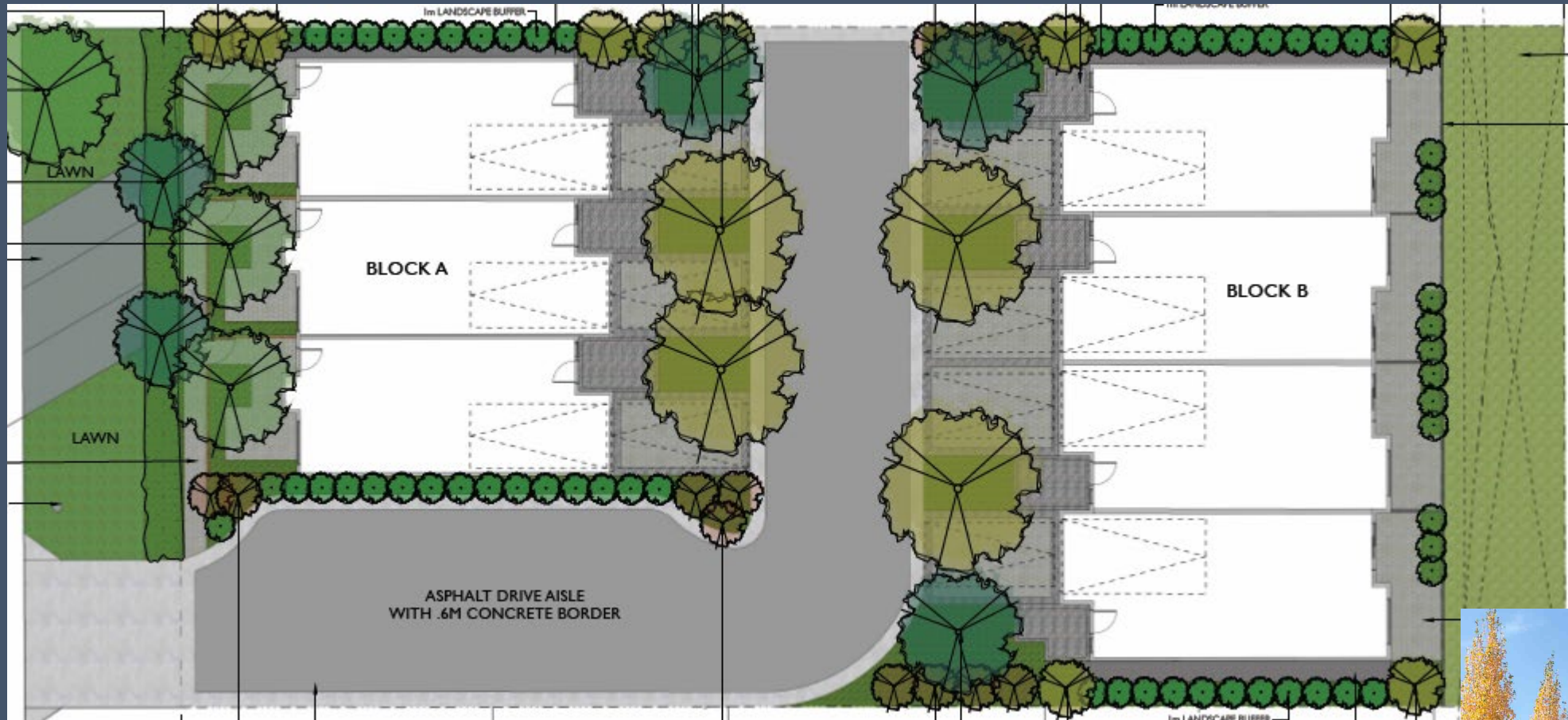
# PROPOSED TOWNHOMES - ELEVATIONS



Conceptual Rendering – 946 Isabell Avenue



# LANDSCAPE PLAN



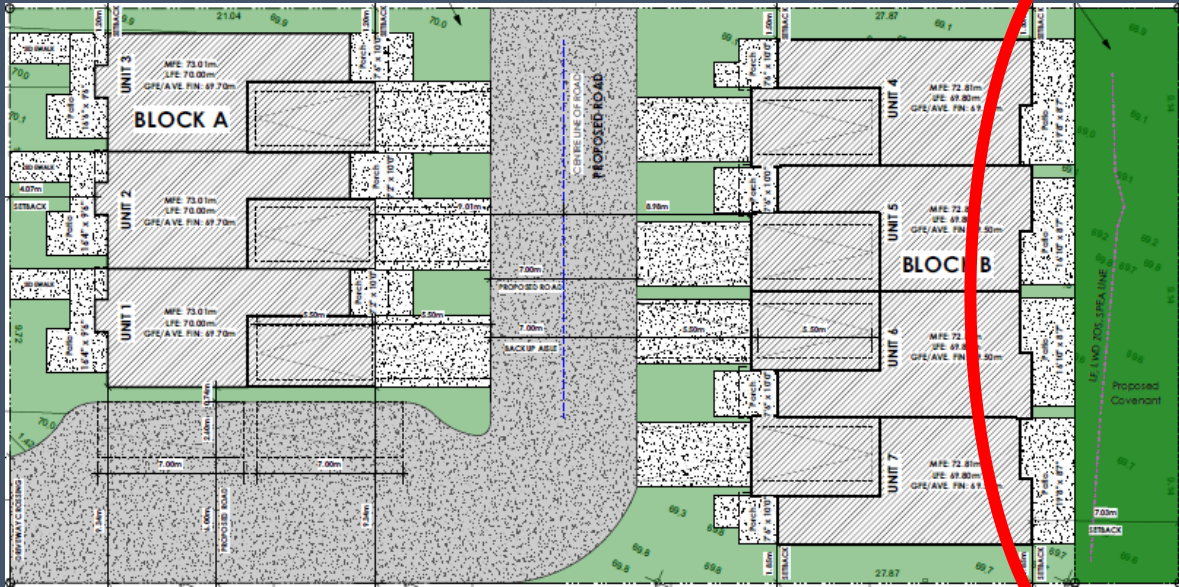
No trees to be removed for this development

Private amenity spaces for each unit.

Ed Fisher Park is right across the street, complete with playing fields and a playground.



# FIREHALL CREEK RIPARIAN AREA



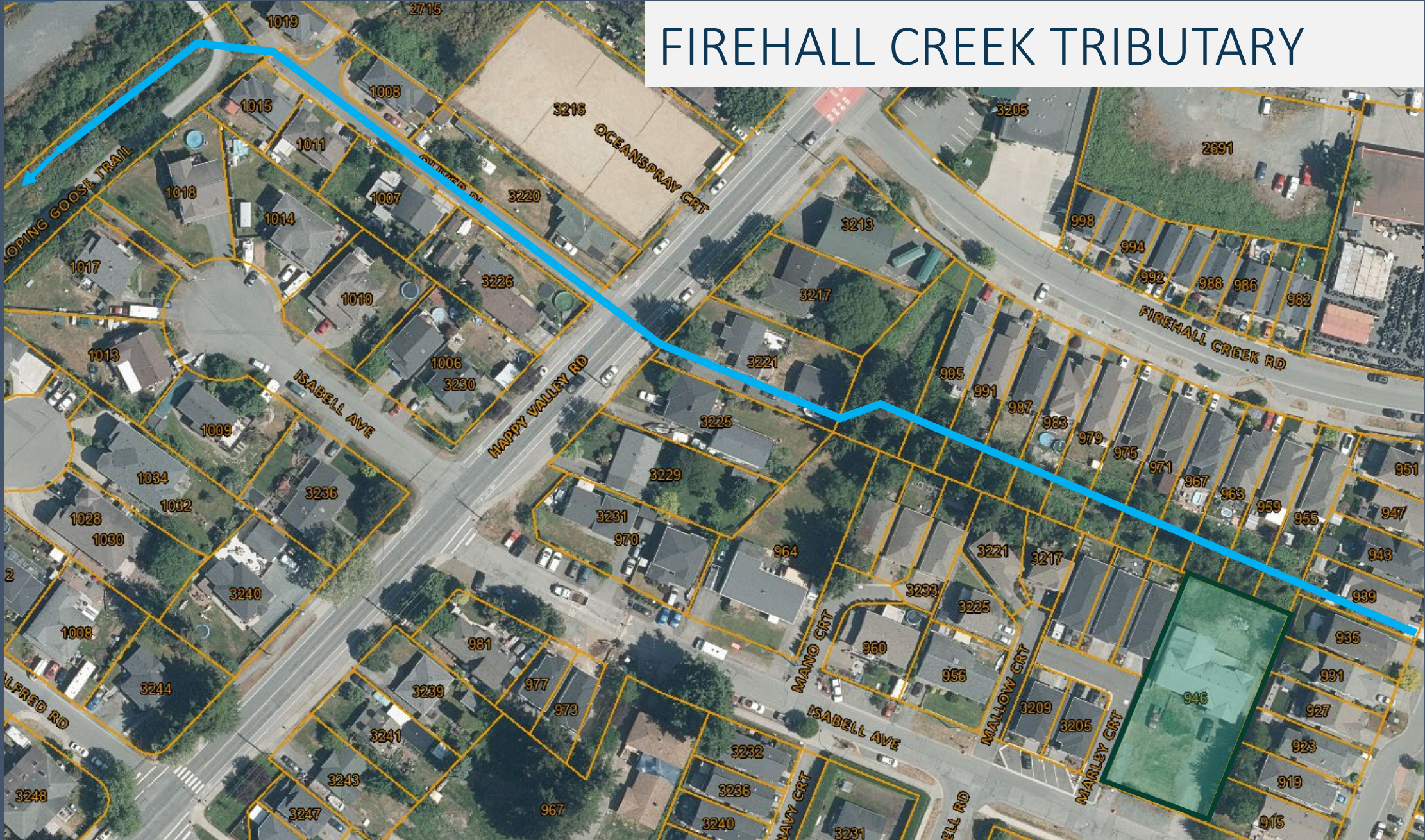
A 5-metre wide riparian enhancement area has been protected adjacent to Firehall Creek.

This area will be rehabilitated, invasive species removed and replanted in accordance with QEP recommendations.

A RAPR Submission #7957E approval was granted by the Ministry on March 1, 2024.

The Bilston Watershed Habitat Protection Association has been advised of this application and of the RAPR approval via email.

# FIREHALL CREEK TRIBUTARY

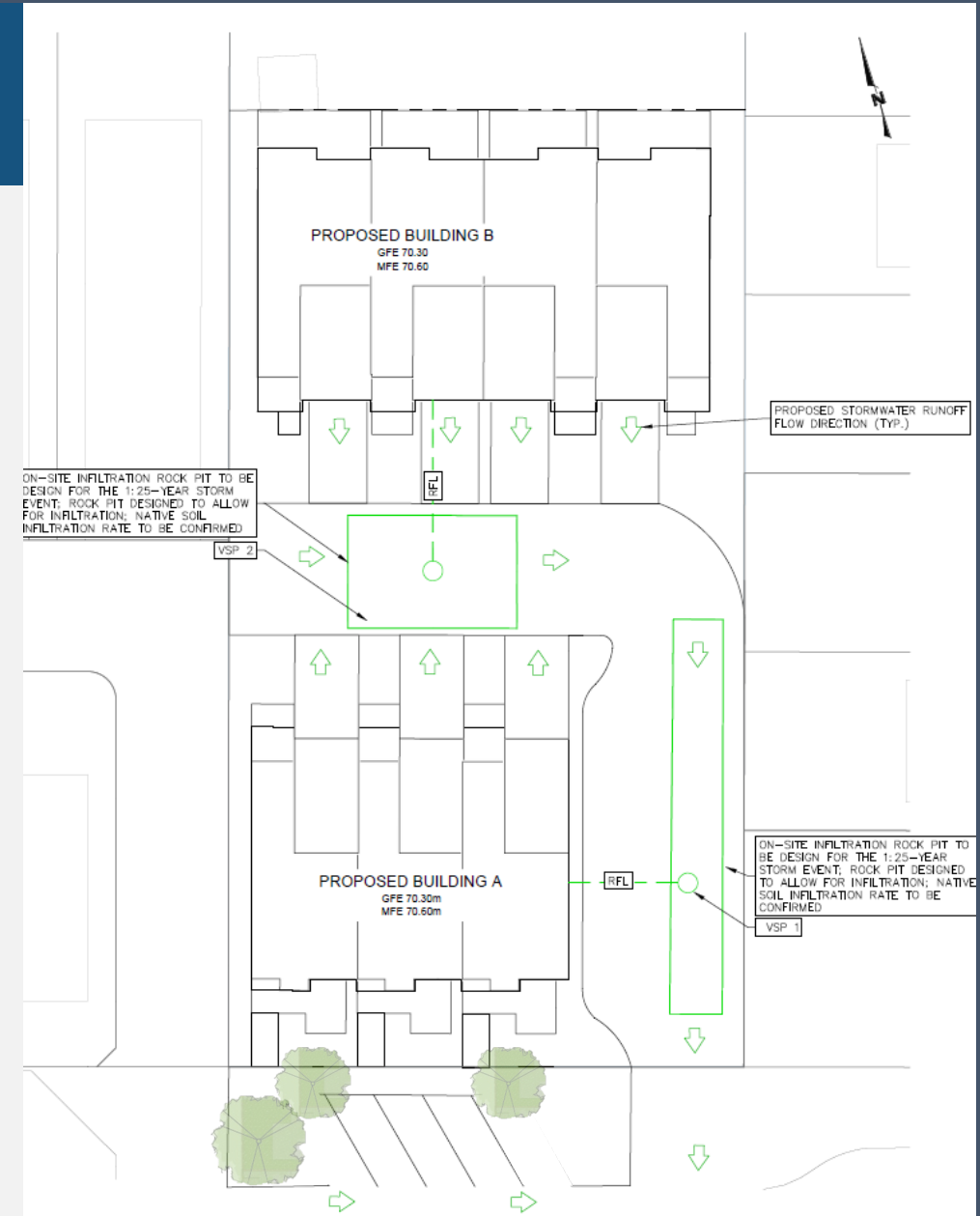


# STORM WATER MANAGEMENT

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.

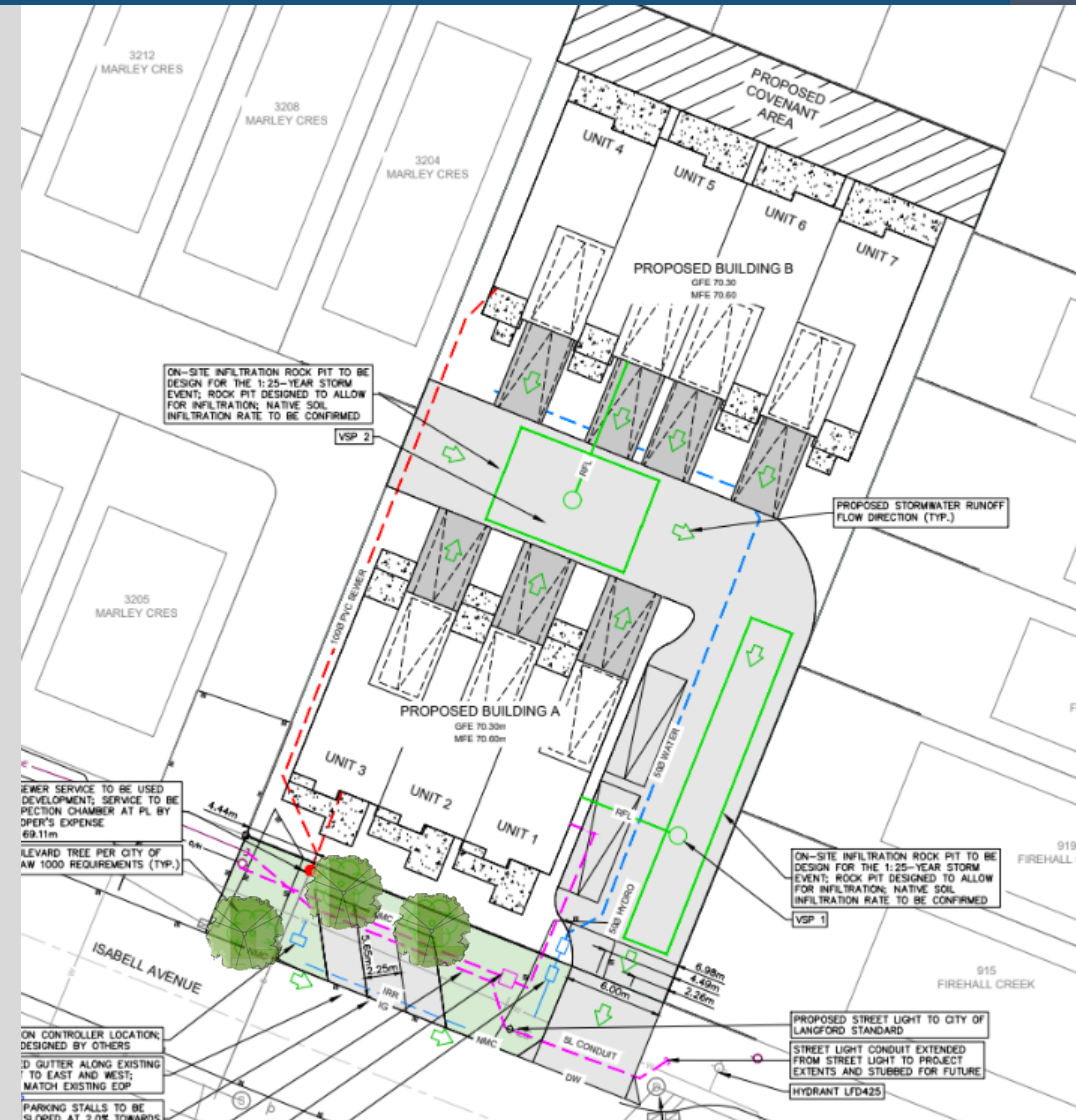
Storm Drainage for this site will be designed in accordance with Langford Bylaws and managed to ensure no negative impacts to surrounding properties. Storm waters will be detained using infiltration chambers and slowly released to mimic existing conditions.

The effects of climate change are factored into these designs.



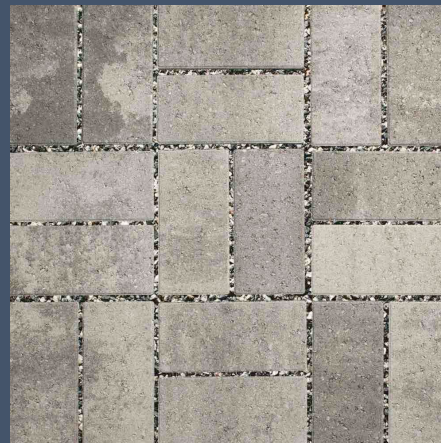
# SITE SERVICING AND FRONTAGE IMPROVEMENTS

- West Shore Environmental Sewer Service Available.
- CRD Water for domestic and fire fighting.
- Frontage works will include street lighting and 3 public parking spaces and street trees.
- 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.



# GREEN CHECKLIST

- Trees strategically planted to provide shade in summer but allow light and warmth in the winter months.
- 29 new trees to be planted.
- Permeable patio pavers.
- Electric 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



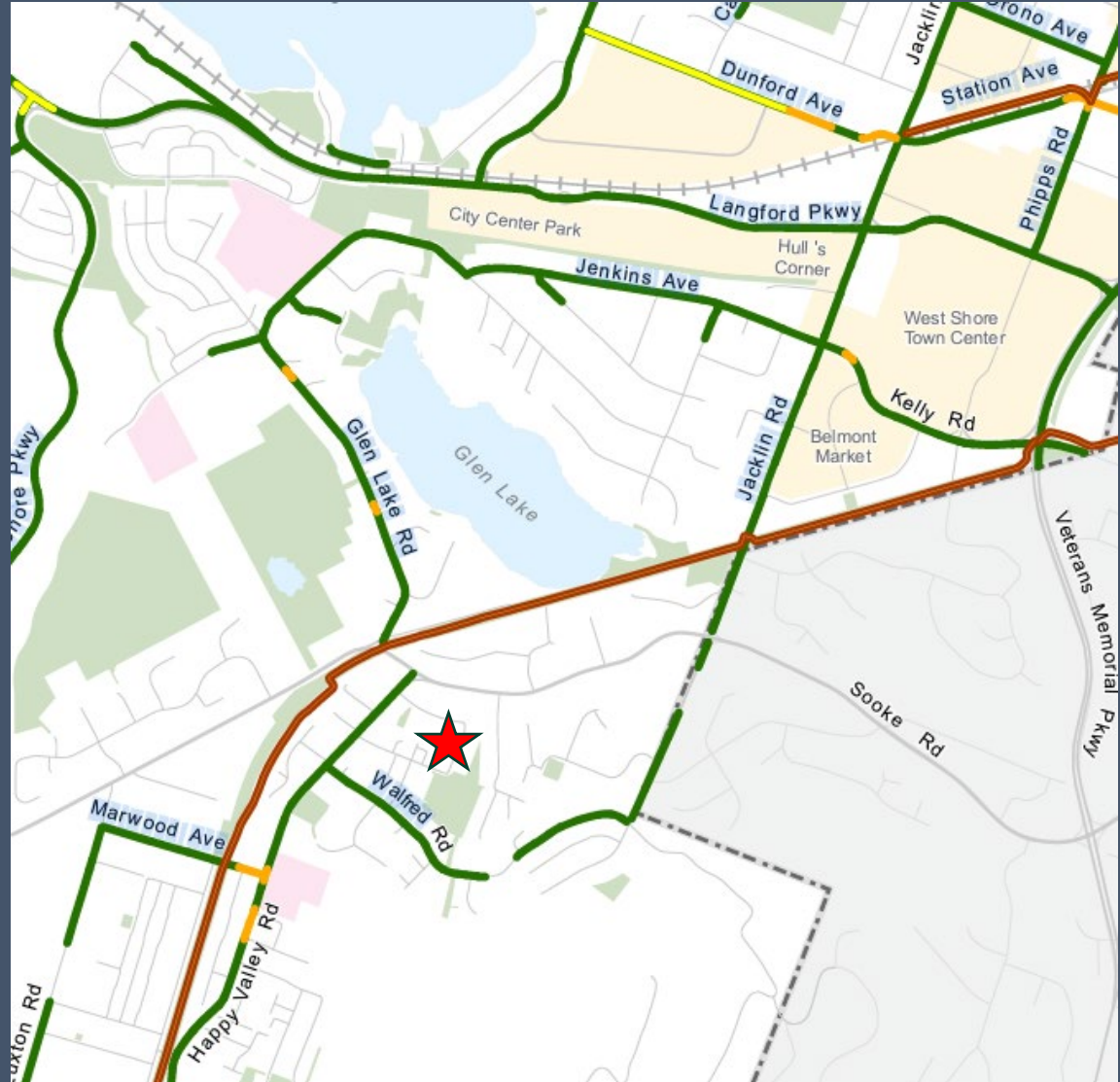
# ENVIRONMENTAL BENEFITS

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



# ACCESS TO CYCLING

Access to cycling facilities and the Galloping Goose Trail nearby.

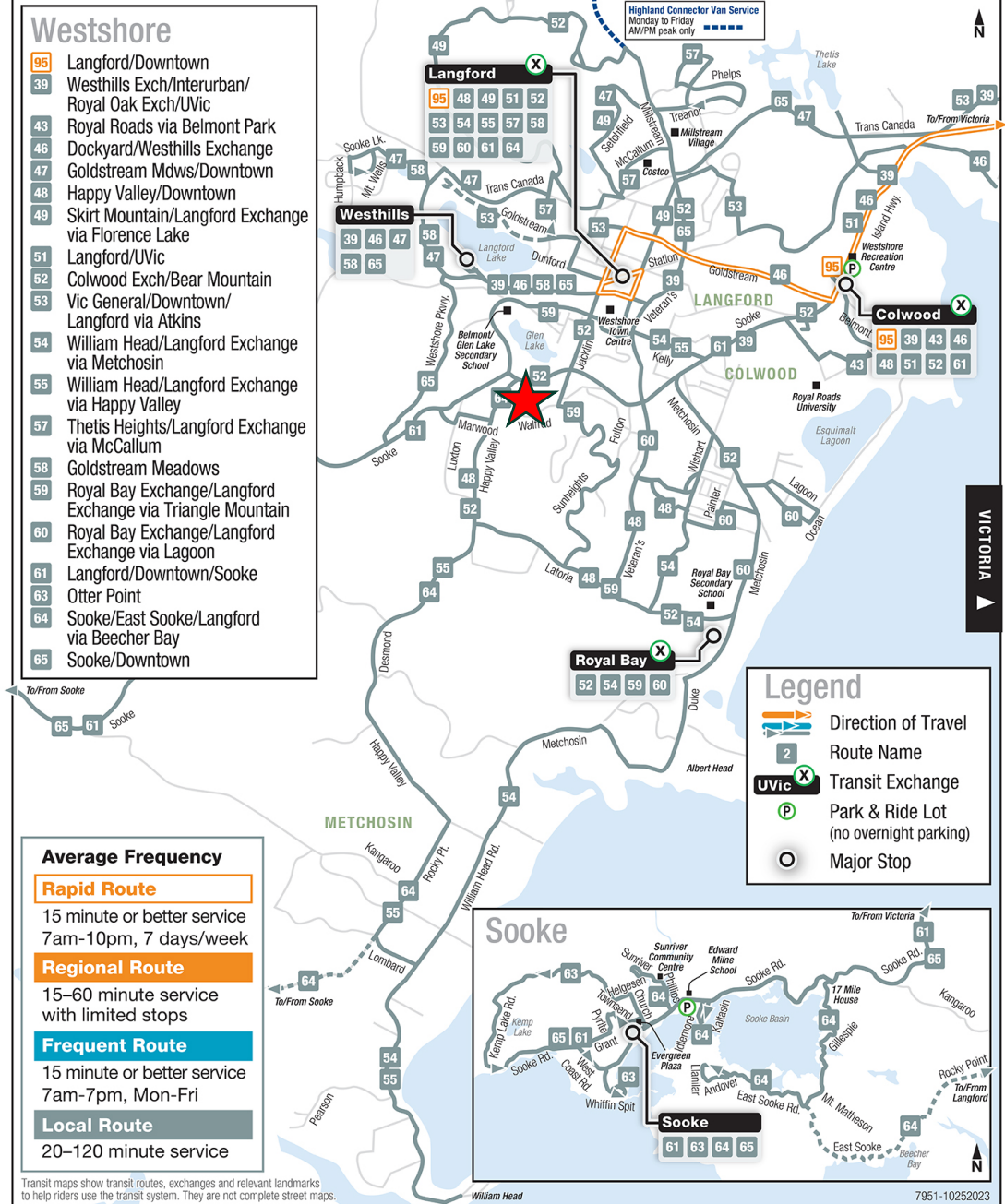


# ACCESS TO TRANSIT

B.C. Transit available on Happy Valley (Routes 52, 48 and 64) and Sooke Road (Route 52)



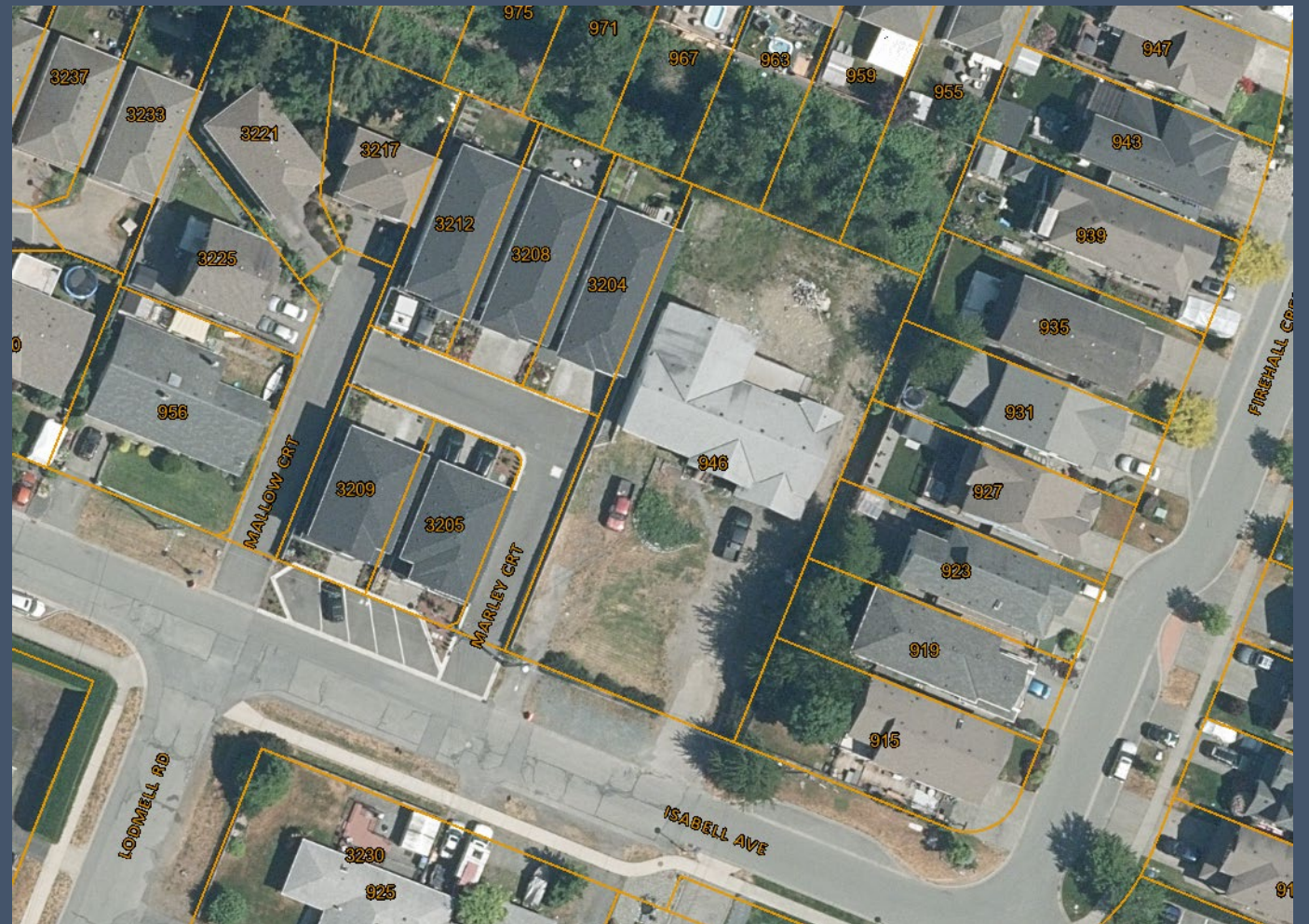
## Regional Map of Westshore





# NEIGHBOURHOOD CONSULTATION

- An orientation held with the neighbours on November 12, 2022. The invitation was sent out to about 45 owners and 10 owners attended.
- Continued communications with neighbours about the project plans. Neighbours are looking forward to the neighbourhood improvements.
- The same development group developed the property next door at Marley Court in 2019.





# 946 ISABELL AVENUE

THANK YOU FOR YOUR TIME