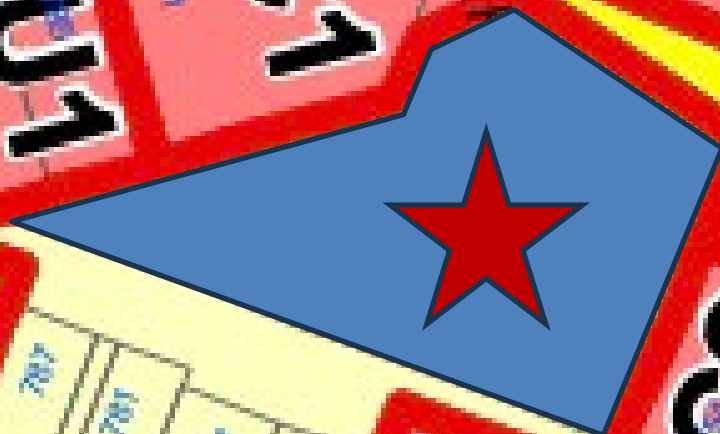
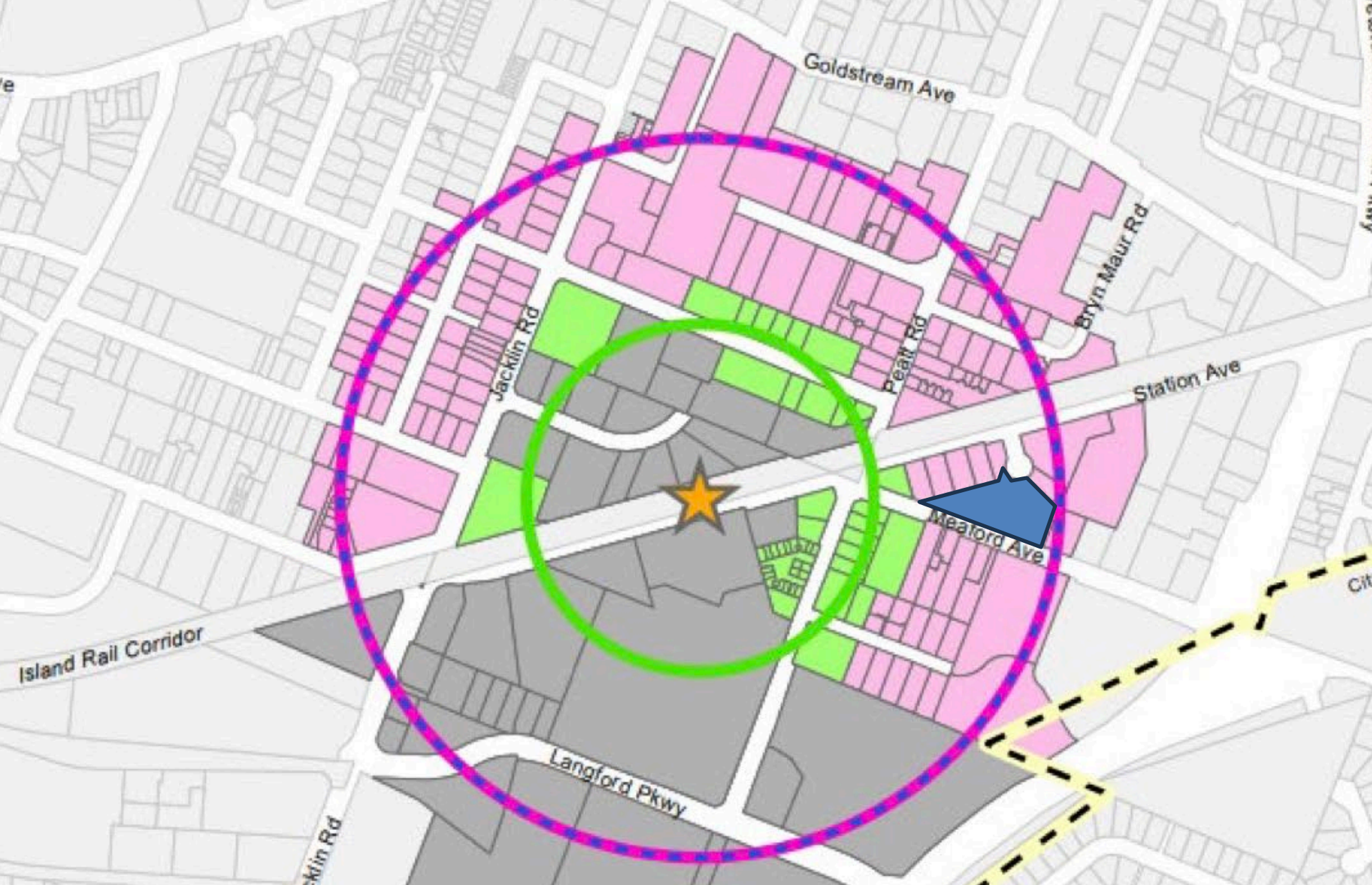


# Rezoning application – Pavilion 2 & 3

## SDAC - November 12, 2024







Within 400 metre area for Transit Oriented Areas



Royal Roads University



Downtown Langford Core



E&N Rail Trail Corridor

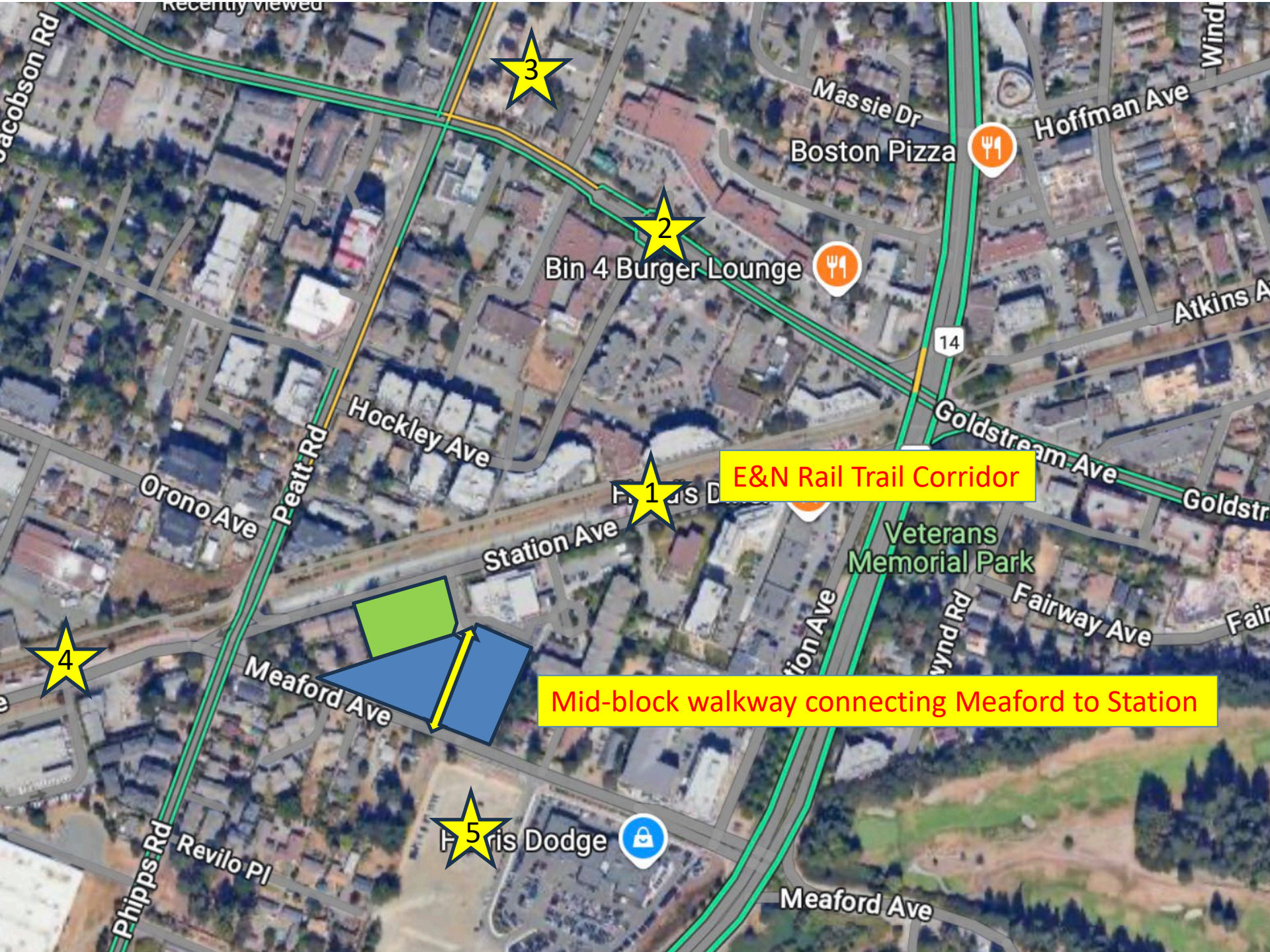


Transit Exchange



Proposed new Starlight Buildings





Recently viewed

Jacobson Rd

Windr

Massie Dr

Hoffman Ave

Boston Pizza



Bin 4 Burger Lounge



Atkins A

Goldstream Ave

14

Goldstr

E&N Rail Trail Corridor

Fr 1 us D

Veterans Memorial Park

Station Ave

Fairway Ave

Fair

Orono Ave

Peatt Rd

Hockley Ave

4

Meaford Ave

Mid-block walkway connecting Meaford to Station

tion Ave

wynd Rd

Revilo Pl

Phipps Rd

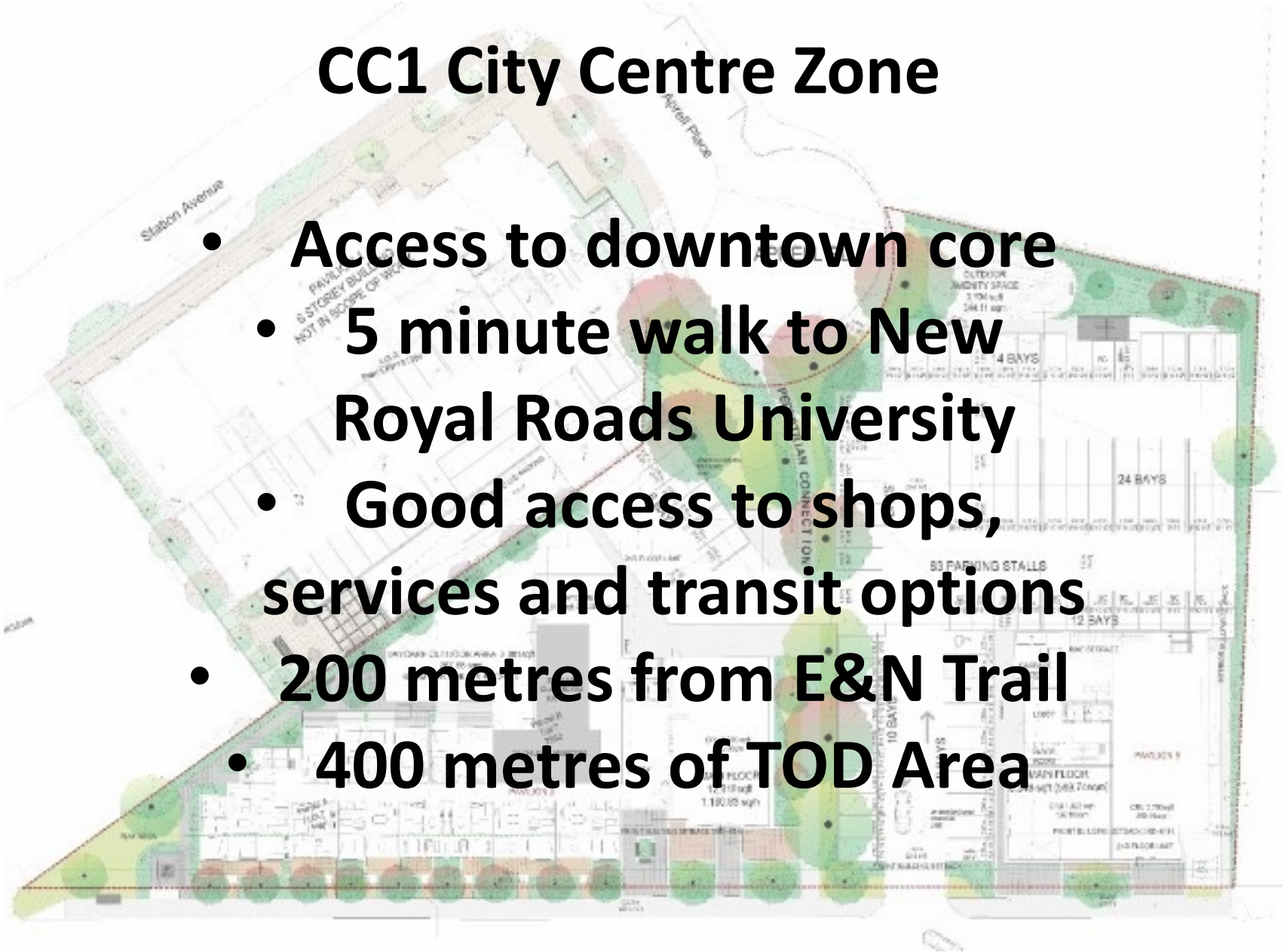
Fr 5 ris Dodge



Meaford Ave

# CC1 City Centre Zone

- Access to downtown core
- 5 minute walk to New Royal Roads University
- Good access to shops, services and transit options
- 200 metres from E&N Trail
- 400 metres of TOD Area





Mid block Tree Canopy walkway  
Connecting Meaford to Station  
To E&N Rail Trail Corridor

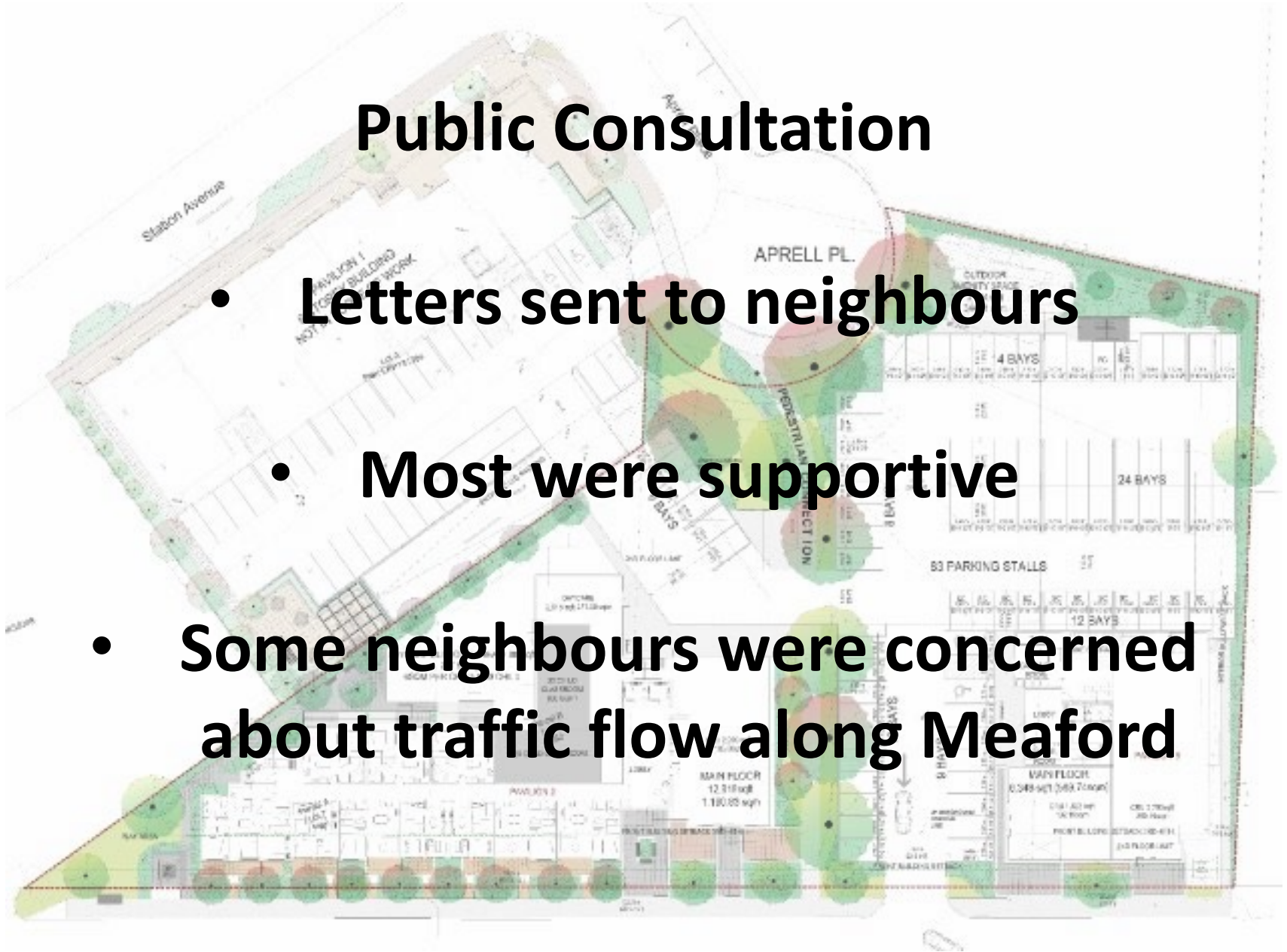


Mid block Tree Canopy walkway  
Connecting Meaford to Station  
To E&N Rail Trail Corridor

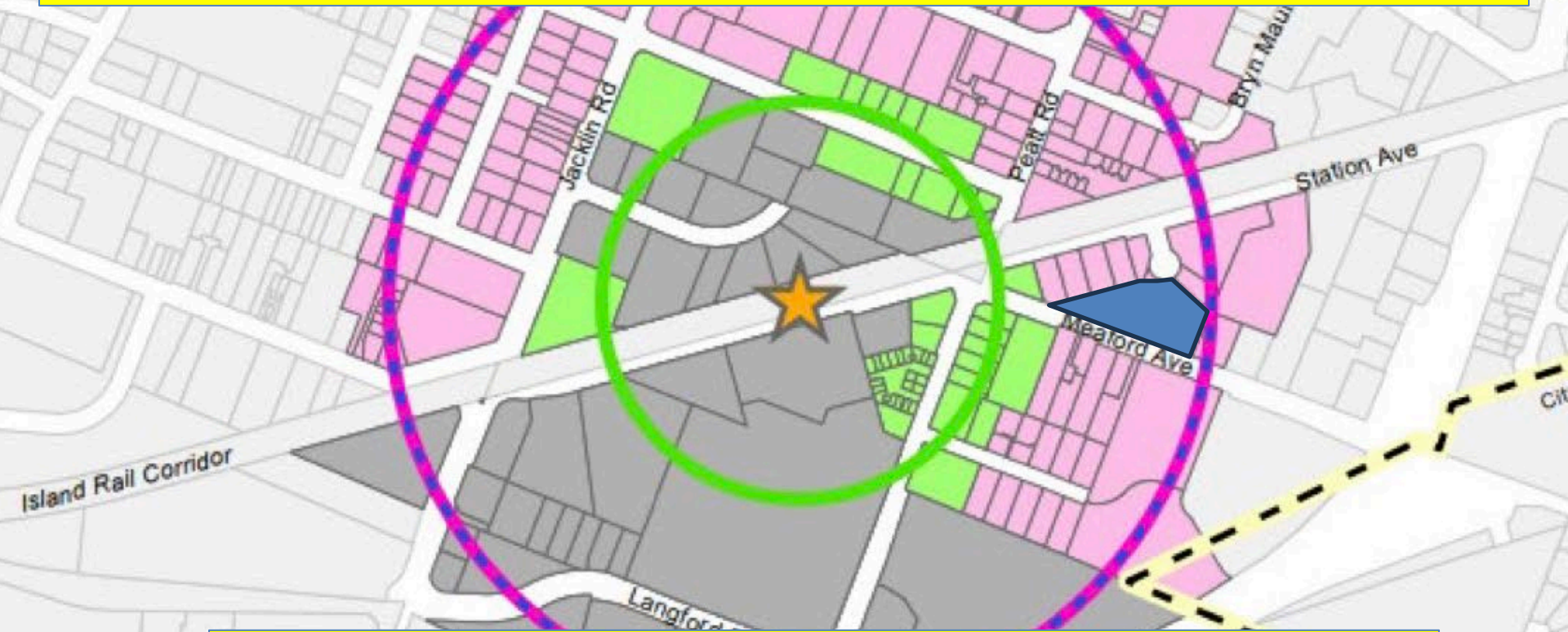


# Public Consultation

- Letters sent to neighbours
- Most were supportive
- Some neighbours were concerned about traffic flow along Meaford



Access off both Meaford and Station – signaled intersection at Veteran's Memorial Parkway and Meaford



Within 400 metre tier for Transit Oriented Areas requires no parking for residential uses

# Proposed Development

- 110 & 75 unit buildings
- 6 storey wood frame
- Ground floor commercial units
- Daycare
- Surface parking and u/g parking





Aerial view from Station Avenue



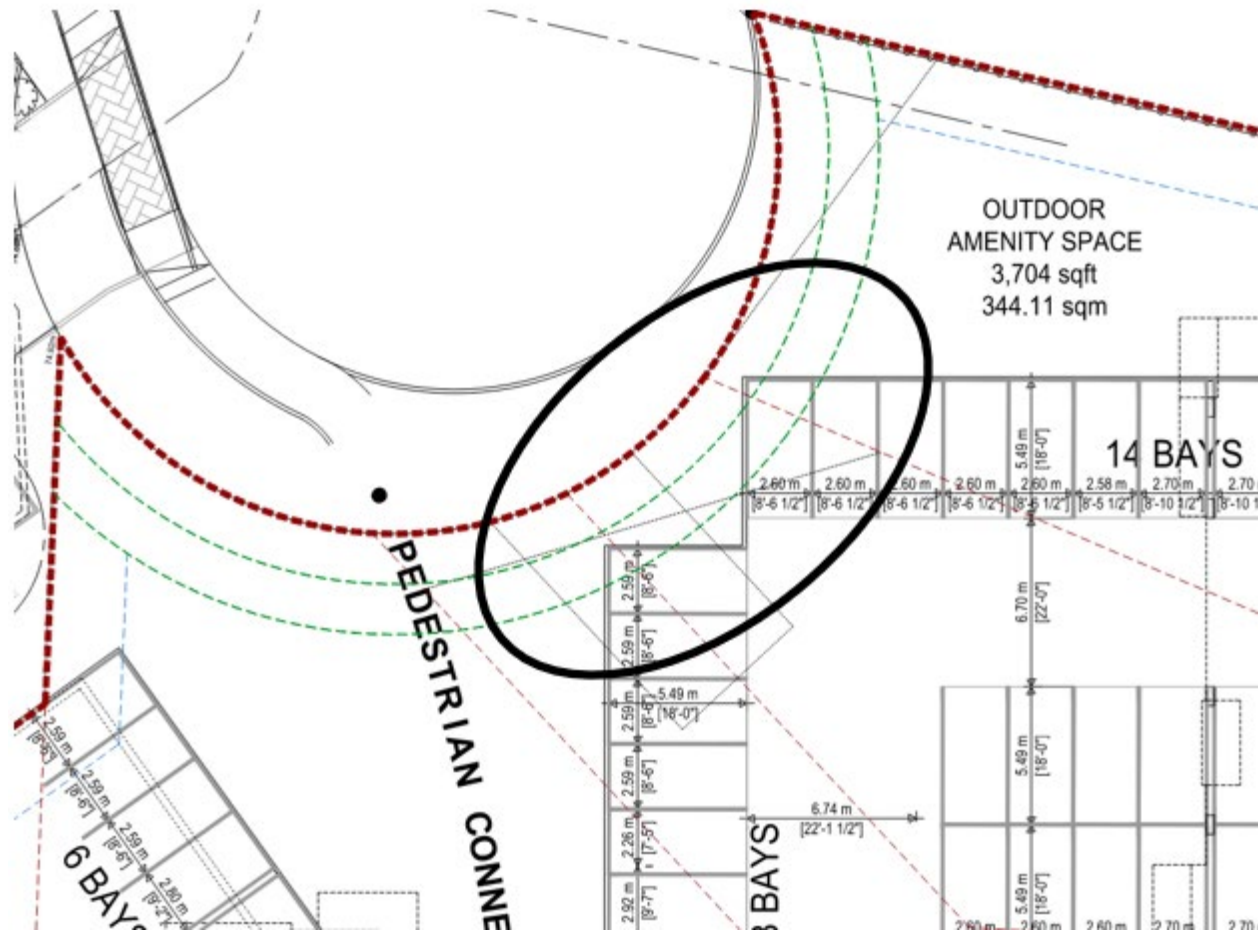
Aerial view from Meaford Road

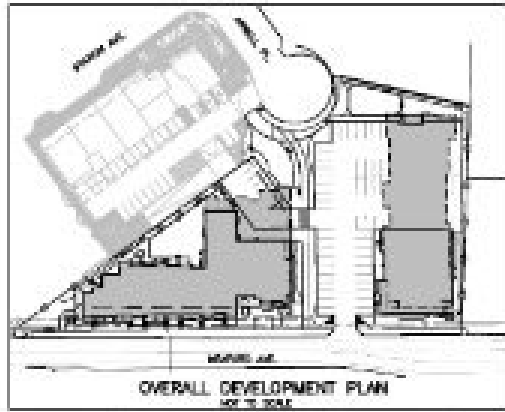


View looking down Aprell Place

# Proposed Variance

- Parking within 3 meters of property line





## Landscape Plan





Thank you!  
Questions?