

Proposed Rezoning for a
Mixed-Use Residential
Development

SDAC November 12th, 2024



Z23-0009
2830 JACKLIN ROAD &
2827, 2829, 2831,
2835 KNOTTY PINE
ROAD

EXISTING
CONDITIONS

2830 Jacklin Road



Knotty Pine Road properties

PROPOSED DEVELOPMENT



Knotty Pine View



Jacklin View



PROJECT SUMMARY



- 6-storey Mixed Use Residential in two Buildings with commercial use on the Jacklin Road frontage.
- Proposed Zone - CCP – City Centre Pedestrian – OCP compliant
- 142 new homes – 1 studio, 63 one bedroom (37 with dens) and 73 (58 with dens) two bedroom, and 5 three-bedroom apartments..
- Will provide 10% of the units as below market rentals.
- Floor Area Ratio – 2.89:1 (6:1 permitted)
- Minor setback variance required for Building B (Jacklin) 44mm on the east side

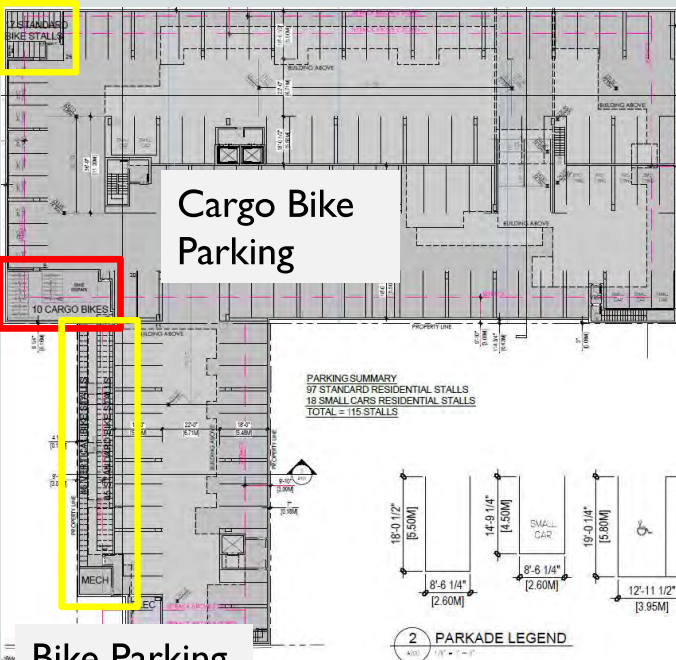
PROJECT SUMMARY



- Transit Oriented Area – no parking ratios applied, however, 149 parking spaces provided per independent parking study, including 4 accessible stalls on the main parking level.
- 142 Bicycle spaces provided including 10 cargo bike spaces.
- 1774 sq ft outdoor and 888 sq ft indoor private amenity spaces for residents, 547sq ft outdoor space for CRU at Jacklin Rd.
- Enhanced public realm Knotty Pine frontage – units exit directly to street, robust tree canopy.
- Enhanced public realm at Jacklin frontage – outdoor seating for commercial area, street tree to be protected.
- 11 onsite trees to be removed. 8 large canopy trees and 21 medium canopy trees plus numerous small trees and shrubs to be provided

PROPOSED DEVELOPMENT

Bike Parking



Bike Parking

Parkade Level I
 Bike and Cargo Bike Parking



Main Level
 Parking, suites and CRU at Jacklin
 4 Accessible Parking stalls
 Loading bay for move in-out



2nd Level
 Indoor and Outdoor
 Amenities, accessible by stair
 and elevator

PROPOSED DEVELOPMENT



Jacklin View



Knotty Pine View



EARLY GUIDANCE FOR DEVELOPMENT

Council and staff have provided developers with an Early Guidance document to assist with design until the OCP is updated in 2025. Compliance is as follows:

- Amenities supporting livability/quality of urban life at the building, block and neighbourhood scale

There are indoor and outdoor amenity spaces for residents, tree planting on site and on both frontages, and contributions to the amenity reserve fund on a per unit basis.

- Integration for existing mature viable street trees where feasible relative to tree location, site conditions, development viability and other public interest considerations.

Due to the lot coverage required to accommodate the parkade, the few on-site trees cannot be retained, but these will be supplemented by new street trees and on-site trees.

EARLY GUIDANCE FOR DEVELOPMENT CONTINUED

- Consideration of relative affordability opportunities.

This rental building may provide 10% below market rental units

- Inclusion of 2 and 3 bedroom apartments for families as well as other family supports such as in suite storage, in building amenities etc.

This project provides 73 two bedroom and den, and 5 three bedroom suites. Storage provided within suites.

- Green Design opportunities relative to architectural design and sustainable energy sources over and above City requirements.

This building will be built to Step Code 3, have electric heat pumps and EV chargers.

EARLY GUIDANCE FOR DEVELOPMENT CONTINUED

- Avoidance of excessive vehicle parking and strategic provision of enhanced supports for alternatives to vehicle ownership including diverse urban biking options, walking, public transit use and carshare.
 - 146 vehicle parking, including 4 accessible spaces and 1:1 bike parking, including 10 Cargo spaces and a bike repair area has been provided.
 - The project is on the “Blink” rapid bus route and within 400m of a transit exchange.
 - Galloping Goose and E&N bike trails are also less than 400m away
 - Has a walk score of 87 – very walkable.
- Strategic supports in housing and mobility of accessibility.
 - Will provide 10% below market rentals and 15% adaptable units per the BC Building Code

ACTIVE STREET FRONT



Jacklin Road Frontage

- CRU with seating area, pedestrian access and street trees
- Visitor bike racks

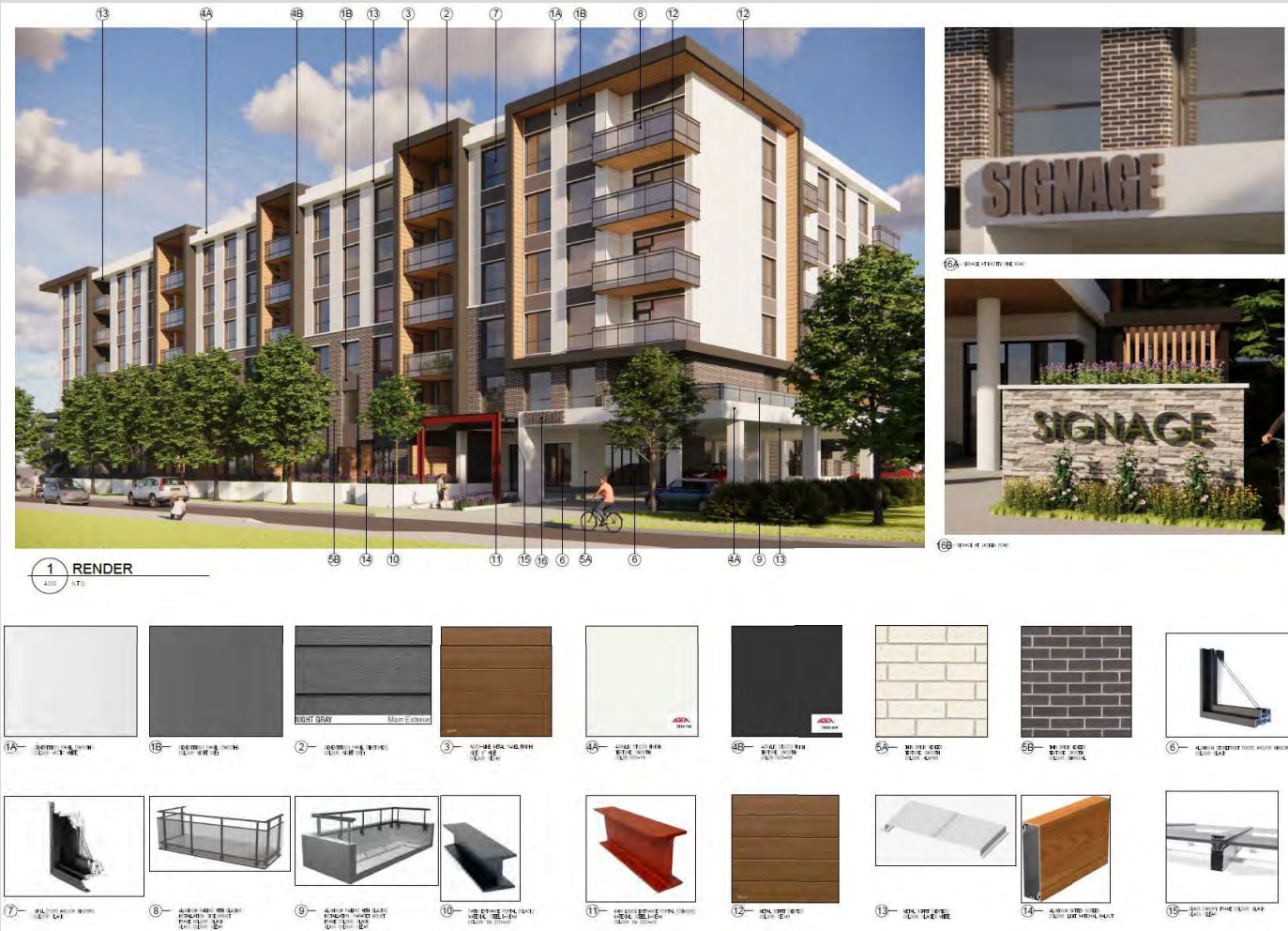
Knotty Pine Frontage

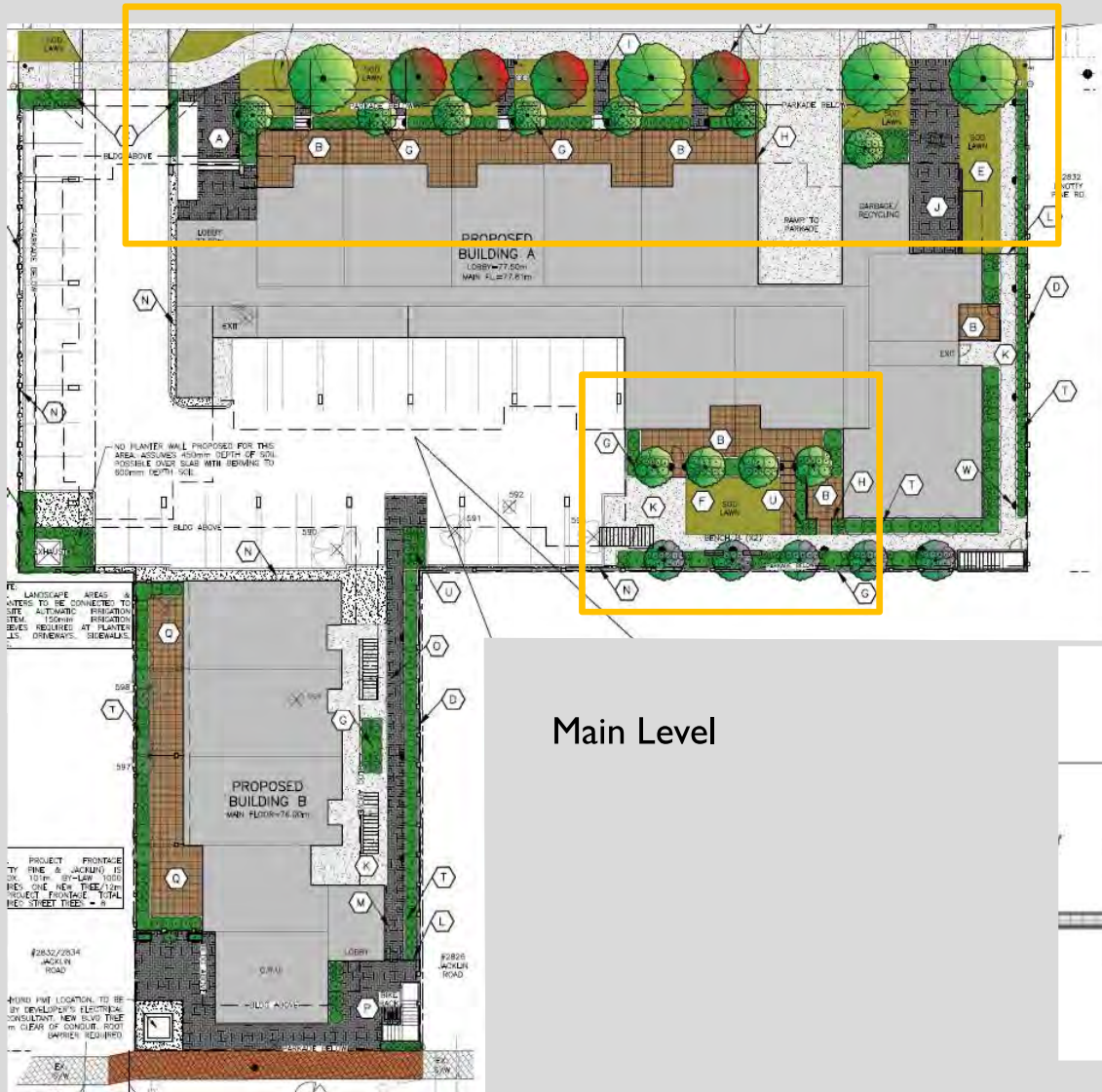
- Residential access
- Step out ground floor suites
- Sod lawn and street tree canopy
- Visitor bike racks



FORM AND CHARACTER

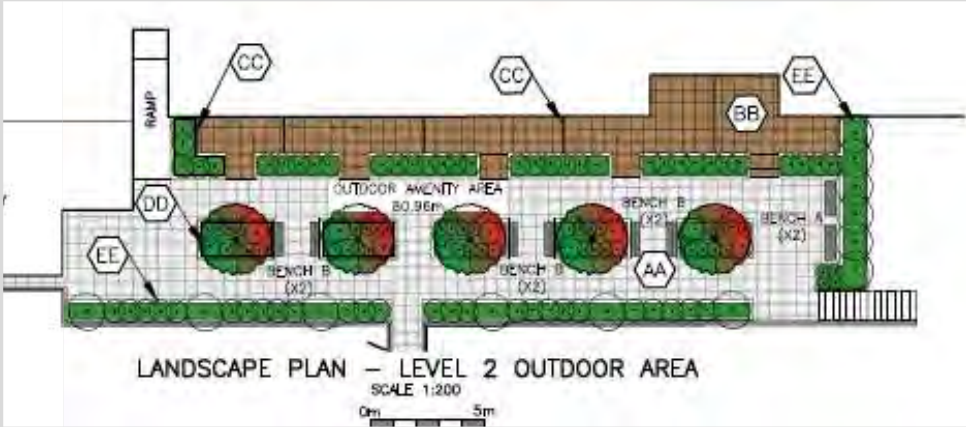
- Low maintenance cementitious siding
- Wood-like metal panels
- Acrylic stucco
- Brick Veneer
- Metal soffit
- Glazed balcony railing
- Articulation and interest at all elevations





Main Level

LANDSCAPE AND AMENITIES



Second Level – accessible by Stair or Elevator

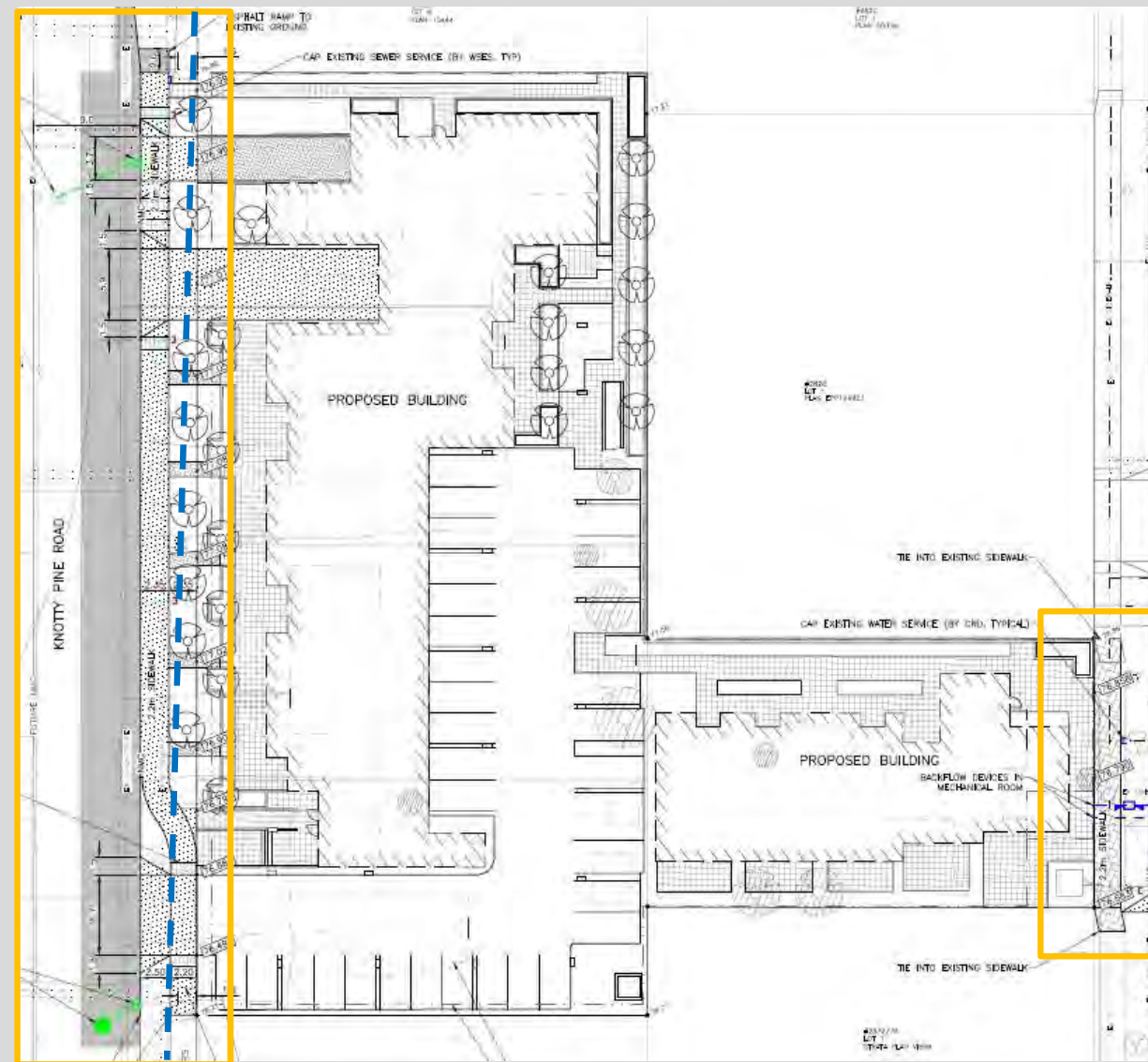
FRONTAGE IMPROVEMENTS

Jacklin Road

- Reinstate red brick sidewalk and curb.
- Existing Street Trees to be protected

Knotty Pine Road

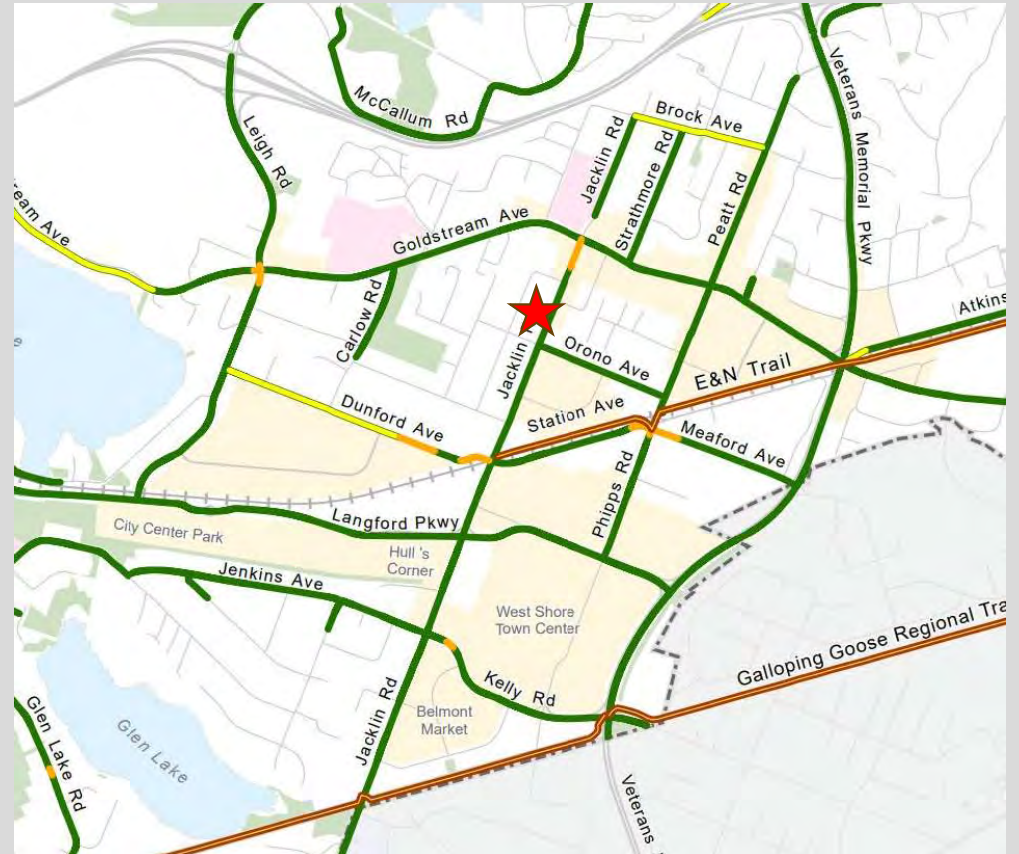
- New sidewalk, curb, gutter and pavement
- Street trees in boulevard
- Existing water line requires that the trees are planted on the development side of the sidewalk



ACCESS TO CYCLING

In the heart of Langford's bicycle infrastructure.

Access to the E&N Rail trail and Galloping Goose Trail nearby.

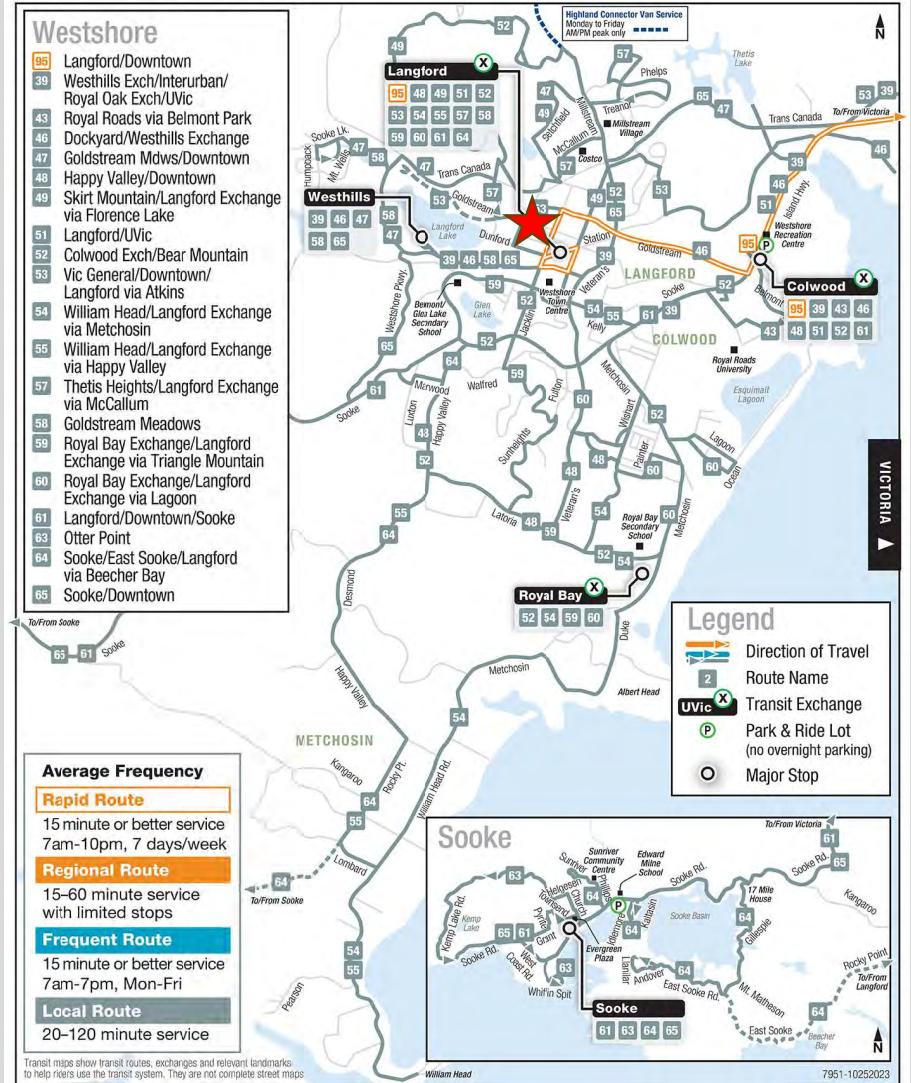


ACCESS TO TRANSIT

B.C. Transit available Jacklin Road, Blink Rapid Bus Route 95



Regional Map of Westshore



GREEN CHECKLIST

- Heat pumps for reduced fossil fuel dependency.
- Visitor bike racks provided.
- EV Charger ready.
- Built to Step Code 3.
- Located adjacent to existing infrastructure and services.
- Not automobile dependent.
- Tree canopy on and off site provides shade, carbon uptake and habitat.



NEIGHBOURHOOD CONSULTATION

August 2024, letters sent to 130 neighbours advising of proposal. Contact information provided for feedback.

Concerns:

Parking ratios

Traffic (generally)

Crime and Safety

It is evident that many existing houses are owned by investors and currently rented to trades and crews working in and around Langford.

August 19th, 2024

Re: 2830 Jacklin Road and 2925, 2827, 2829, 2831 Knotty Pine Road Rezoning Application

Dear Neighbour,

An application has been submitted to the City of Langford to rezone the above noted properties from the existing R2 Residential Zone to the CCP City Centre Pedestrian Zone to accommodate a mixed use commercial and residential development. The proposed development consists of a commercial space with residential units above on the Jacklin Road frontage, and a residential building on the Knotty Pine side of the project, with one storey below grade parkade.



Location Plan



View from Knotty Pine Road

The proposal includes 142 homes, including 5-3 bedroom units. While this building is within a "Transit Oriented Area" whereby parking cannot be required by the local government, the owners will be providing parking for residents and guests, as well as generous bicycle parking.

If you have any questions or comments, please email me at gcpemits2020@gmail.com. Notices will be provided by the City when public meetings are scheduled to consider this proposal.

I look forward to hearing from you.



Rachael Sansom, Agent for the owners of 2830 Jacklin Road and 2925, 2827, 2829, 2831 Knotty Pine Road



*We look forward to your questions
and comments!*