

Proposed Rezoning for a Residential Development

SDAC February 24th, 2024



Z24-0010

2795 and 2799 Scafe Road

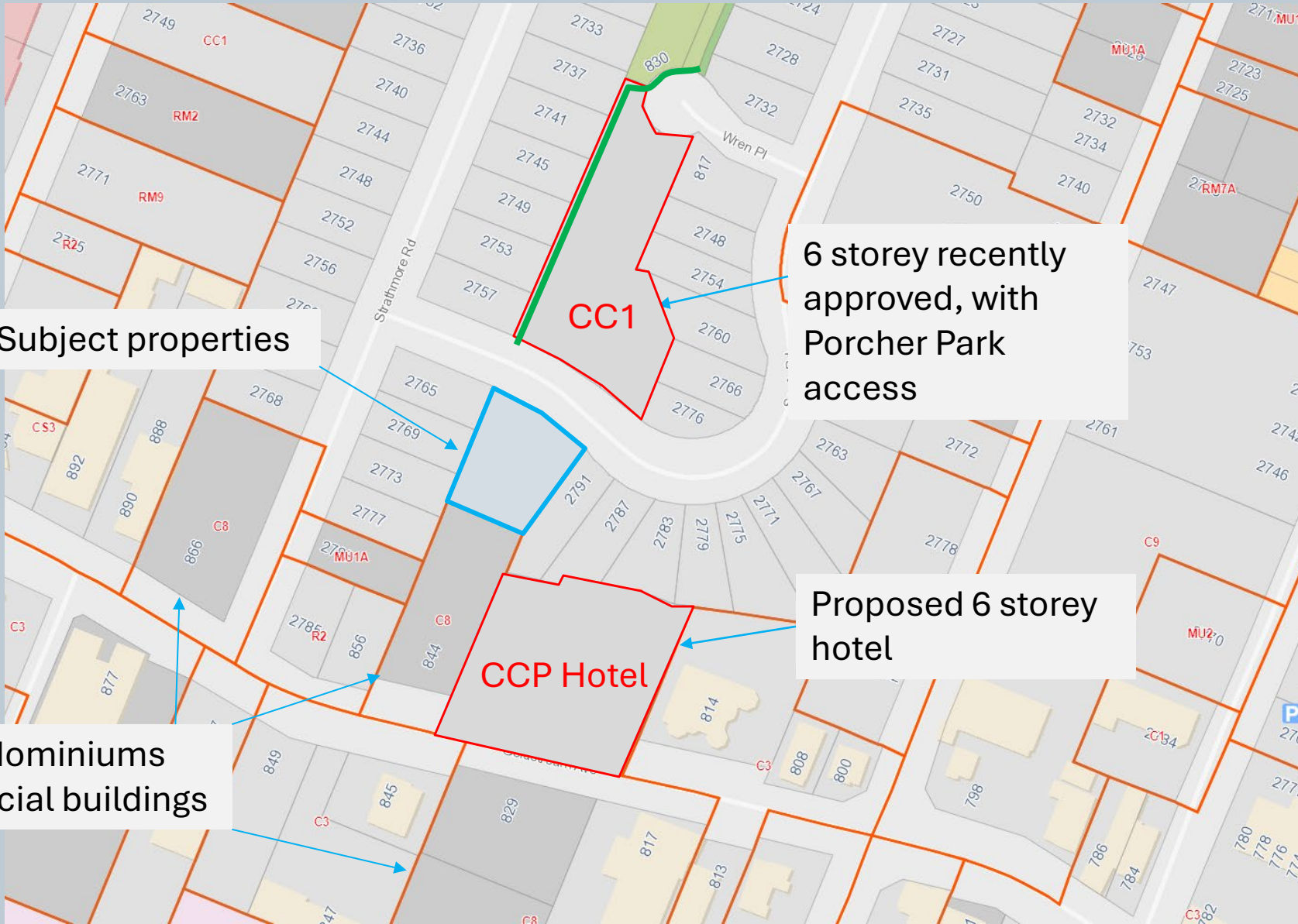


Centrally located in
downtown Langford,
Strathmore
Neighbourhood OCP area

Two existing homes will be
replaced by 59 new homes



Surrounding Land Uses



Proposed Development



Scape Road view

Animated street level for
residents and public to enjoy

Project Summary



- 6-storey Residential Rental Apartment
- Proposed Zone - CC1 – City Centre 1
- 59 new homes – 9 studio, 35 one bedroom (25 with dens) and 10 two bedroom, and 5 three-bedroom apartments.
- Will provide 10% of the units as below market rentals.
- Floor Area Ratio – 2.9:1 (3:1 permitted)

Project Summary



- Parking variance requested to allow 64 parking spaces at 1.084 spaces per home
- 118 bicycle spaces provided, including 11 oversized cargo bike spaces.
- 808 sq ft outdoor and 655 sq ft indoor private amenity spaces for residents.
- Enhanced public realm on the Scafe Road frontage
Units exit directly to street, gathering areas, structured landscaping and a robust tree canopy.

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
 - A substantial outdoor amenity space and an indoor amenity room on the sixth floor enhance residents' quality of life.
 - The outdoor space features a landscaped patio, seating areas, and space for residents' events, while the indoor amenity room offers a versatile space for gatherings, fitness classes, and relaxation.
 - The building's scale and proportions are carefully aligned with the neighborhood plan, with the permitted development opposite also being 6 storeys. Floors 2 to 6 are stepped back, to make the ground floor units and entrance foyer visually prominent from street level and promote a more domestic scale. The front gardens and public entrance plaza further add to the 87% Active Street Frontage.

Early Guidance for Development

- Integration for existing mature viable street trees where feasible relative to tree location, site conditions, development viability and other public interest considerations.
- Further landscaping, including trees, were added to the 2nd floor podium and ground floor at the rear of the site, in response to Planner guidance.
- The development features a public plaza that is the starting point for a landscaped pedestrian route that leads to Porcher Park (through the development opposite), enhancing connectivity and encouraging outdoor activities.

Early Guidance for Development

- Consideration of relative affordability opportunities.

This rental building will provide 10% below market rental units

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

This project provides 25 one bed plus den, 10 two bedroom and 5 three bedroom suites.

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

Sustainability is a central theme. The units are all-electric and feature a heat pump system for heating and cooling. NBA specializes in sustainable design, and all projects incorporate Passive-House principles, including high-efficiency ERV/heat pumps, cold-bridge elimination, efficient windows, added insulation and air-tight detailing, as well a focus on solar shading and low-embodied carbon materials.

Early Guidance for Development

- 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.
 - 64 vehicle parking, including 1 accessible space and 106 bike spaces, including 11 cargo bike spaces and a bike repair/ wash station area has been provided.
 - EV Charger ready.
 - The project is on the “Blink” rapid bus route.
 - The E&N bike trail (with connections to the Galloping Goose) is less than a kilometer away
 - Has a walk score of 90

Early Guidance for Development

- Strategic supports in housing and mobility of accessibility.
 - Accessibility is a key consideration, with the lobby entrance designed to be inclusive and easily navigable for all residents. The layout prioritizes natural light, ventilation, and easy access to amenities, ensuring both functionality and comfort. The elevator is strategically placed to facilitate smooth movement throughout the building.

Form and Character



- Brick
- Dark Aluminum panels
- Dark Corrugated metal panes
- Dark Cultured Stone
- Translucent Balcony Glass for privacy
- Wood Like Panels
- Articulation and interest at all elevations

Active Street Front



- Seating area, pedestrian access and street trees
- Upper floor outdoor amenity
- Front entry plaza compliments the proposed Porcher Park access trail on the south side of Scafe Road

- Residential and bike room access
- Step out ground floor suites
- Structured landscaping
- Visitor bike racks



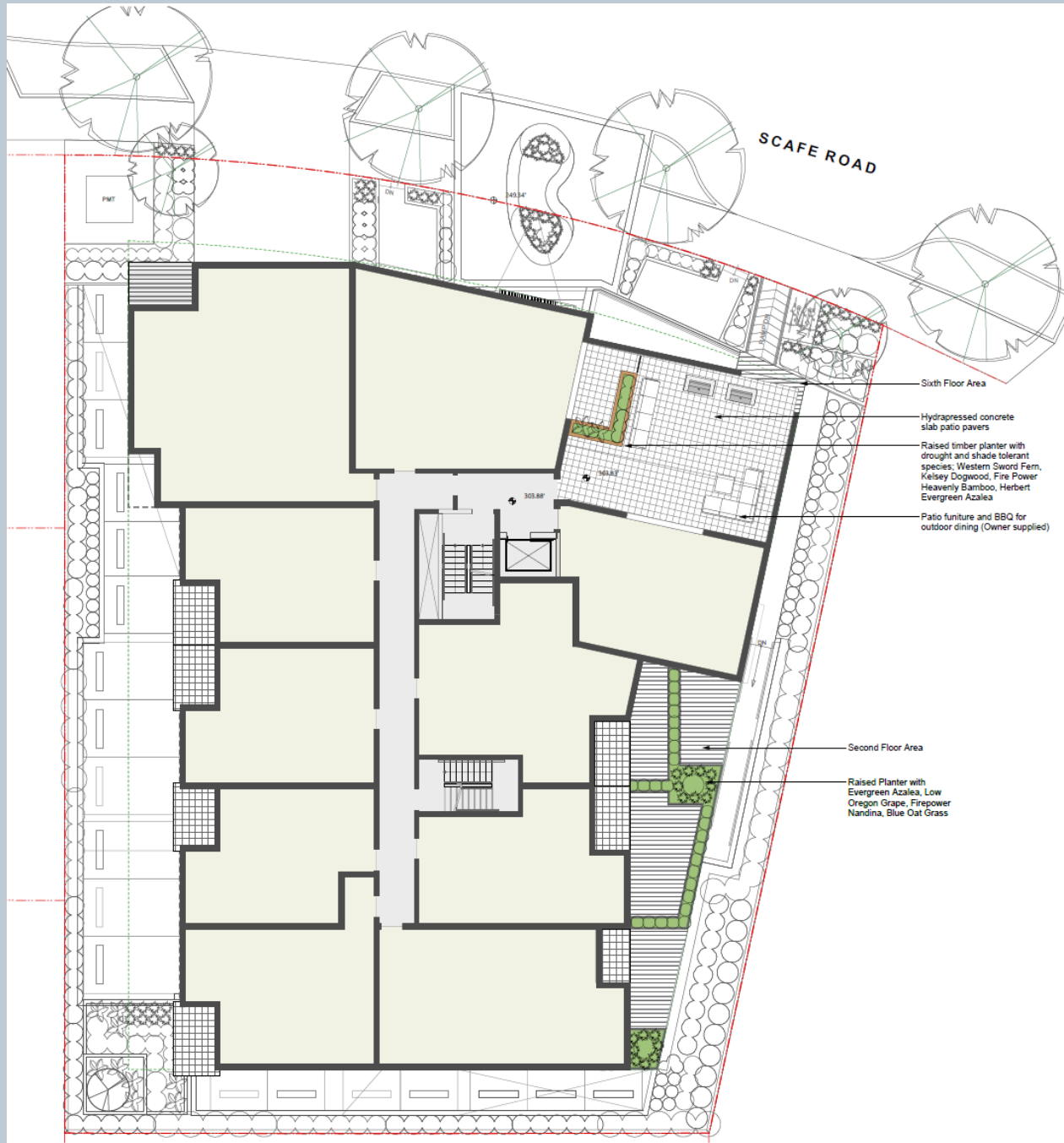
Landscape Plan



- 1.8 solid privacy fencing and native/adaptive landscape screening on all sides
- Paver gathering area with benches and structured landscaping
- Visitor bike parking



Landscape Plan



- Paver patio area on 6th floor with seating areas and structured landscaping
- Raised planters on parking level and second level balconies.



Private Amenity Spaces

Indoor and outdoor amenities, which will accommodate gathering areas, roof top gardens, and a games room, accessible to all.

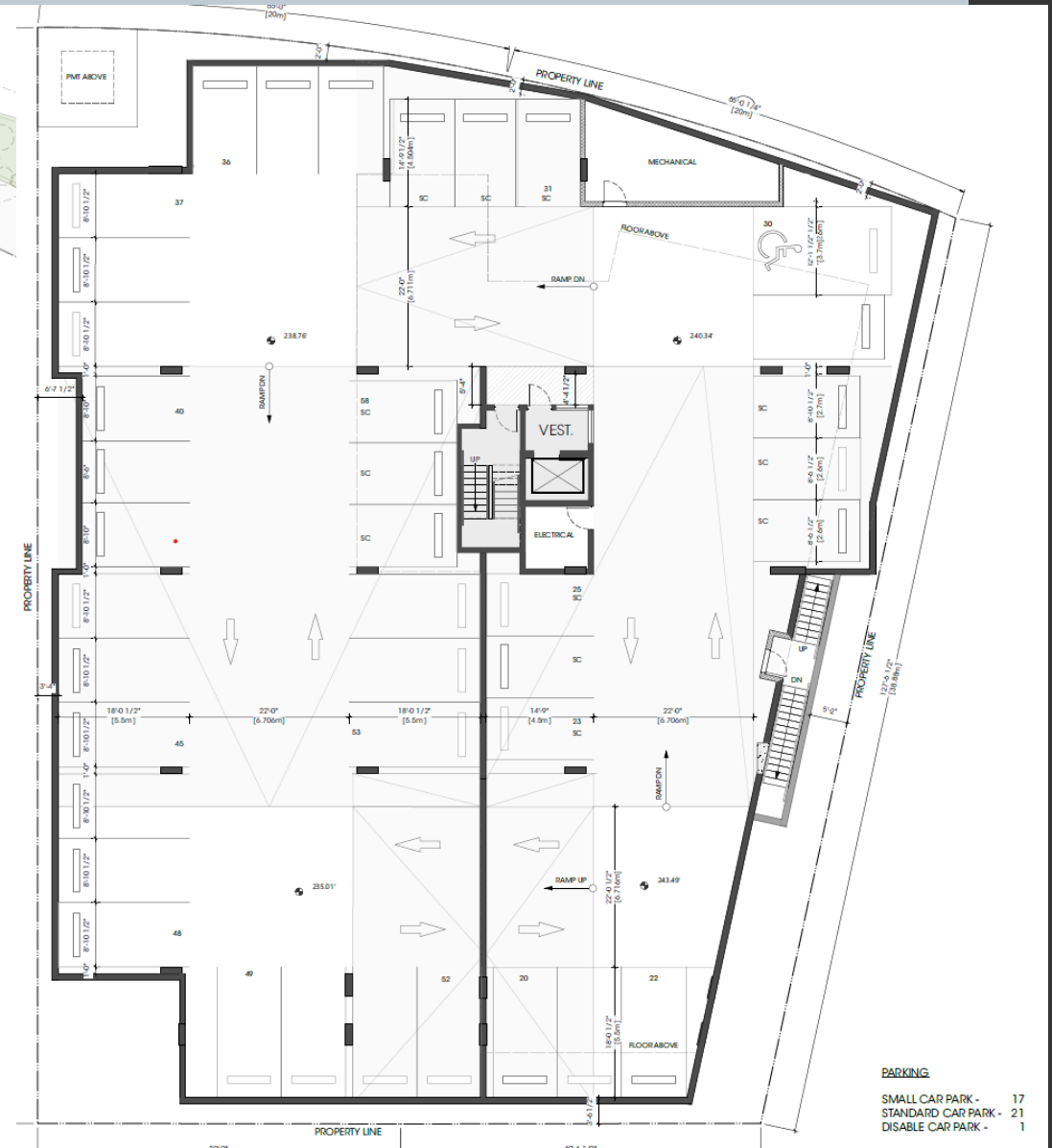
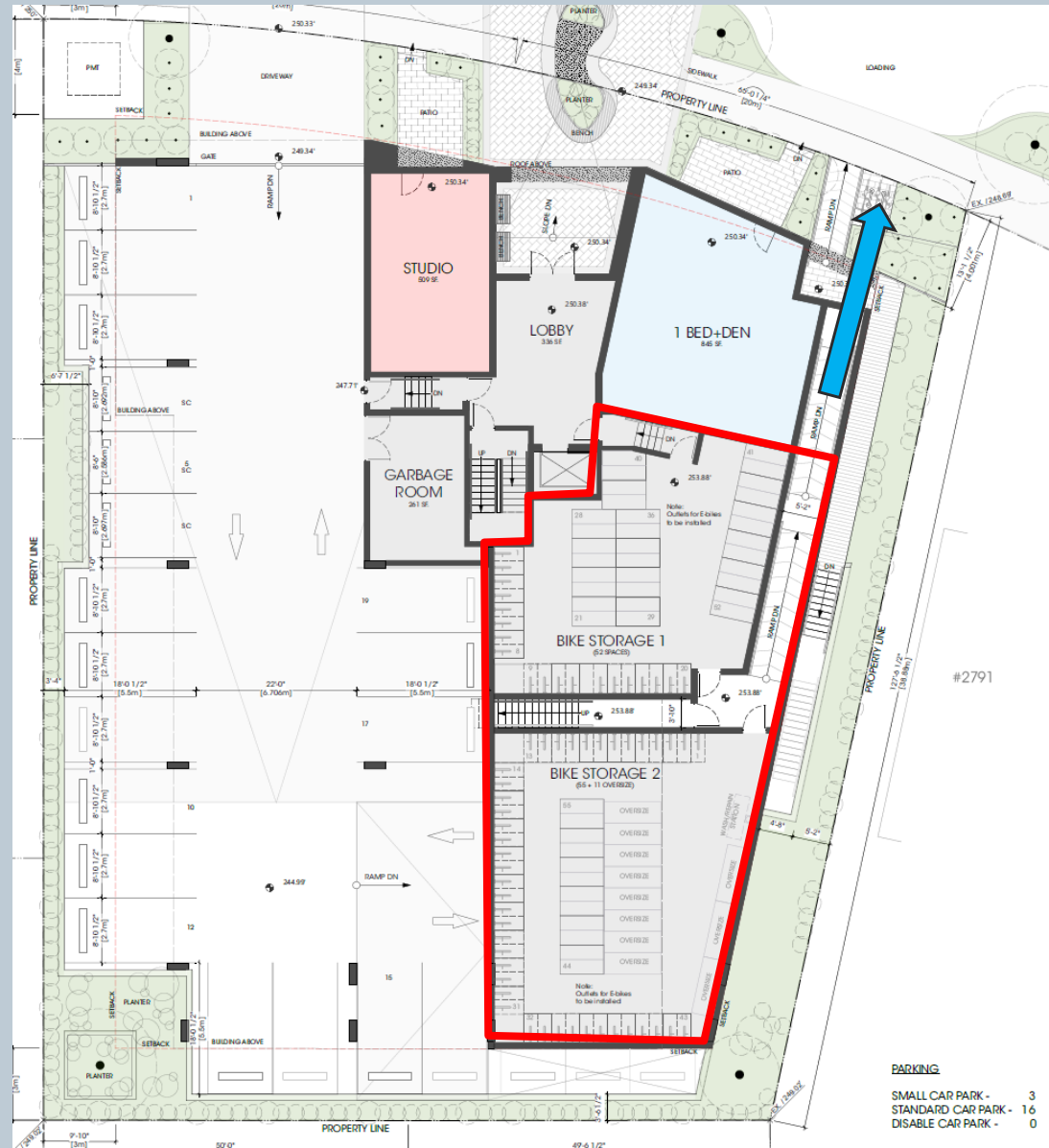


Examples of amenity area uses

Bike and Vehicle Parking

Main level includes bike parking with 8 cargo bike stalls and a repair and wash station.

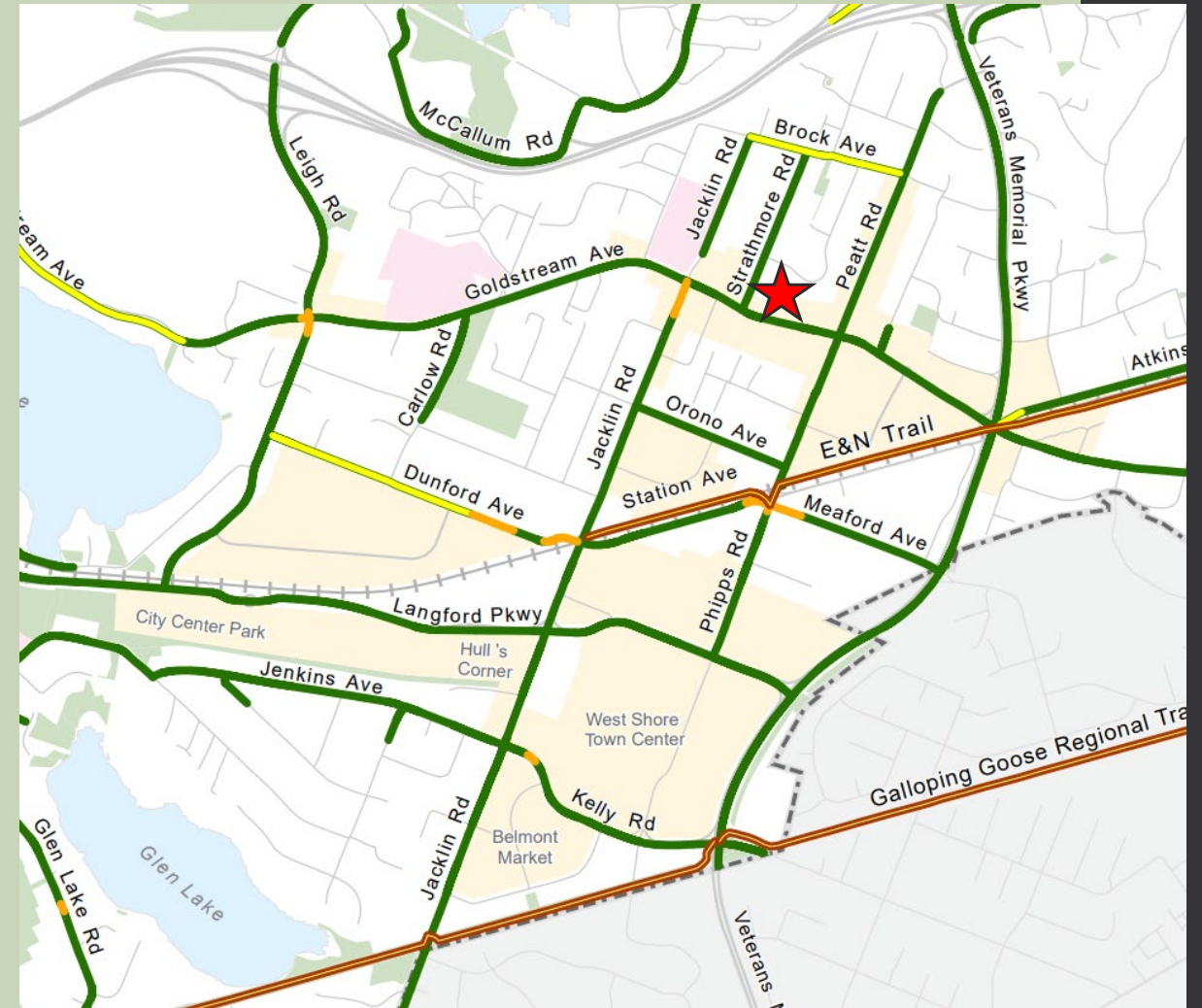
Parkade level 1 includes accessible parking per code.



Proposed Parking Ratio at 1:1.08 Rationale

- Project is located within the heart of downtown Langford with services, shops, schools and amenities within walking and biking distance.
- 118 bike spaces, including 11 oversized cargo spaces.
- Secure bike parking is located on the Main Floor to encourage safe and readily available bike use.
- Bike wash and repair area, as well as e-bike charging provided.
- In the centre of Langford's bicycle infrastructure.
- Access to the E&N Rail trail connections to the Galloping Goose Trail.
- Bike Score of 92 – a biker's paradise!
- One block to Goldstream Avenue and the Blink Rapid Bus service.
- Walk score of 90.
- Rental building allows the manager to allocate parking for no unused spaces.

Access to Cycling

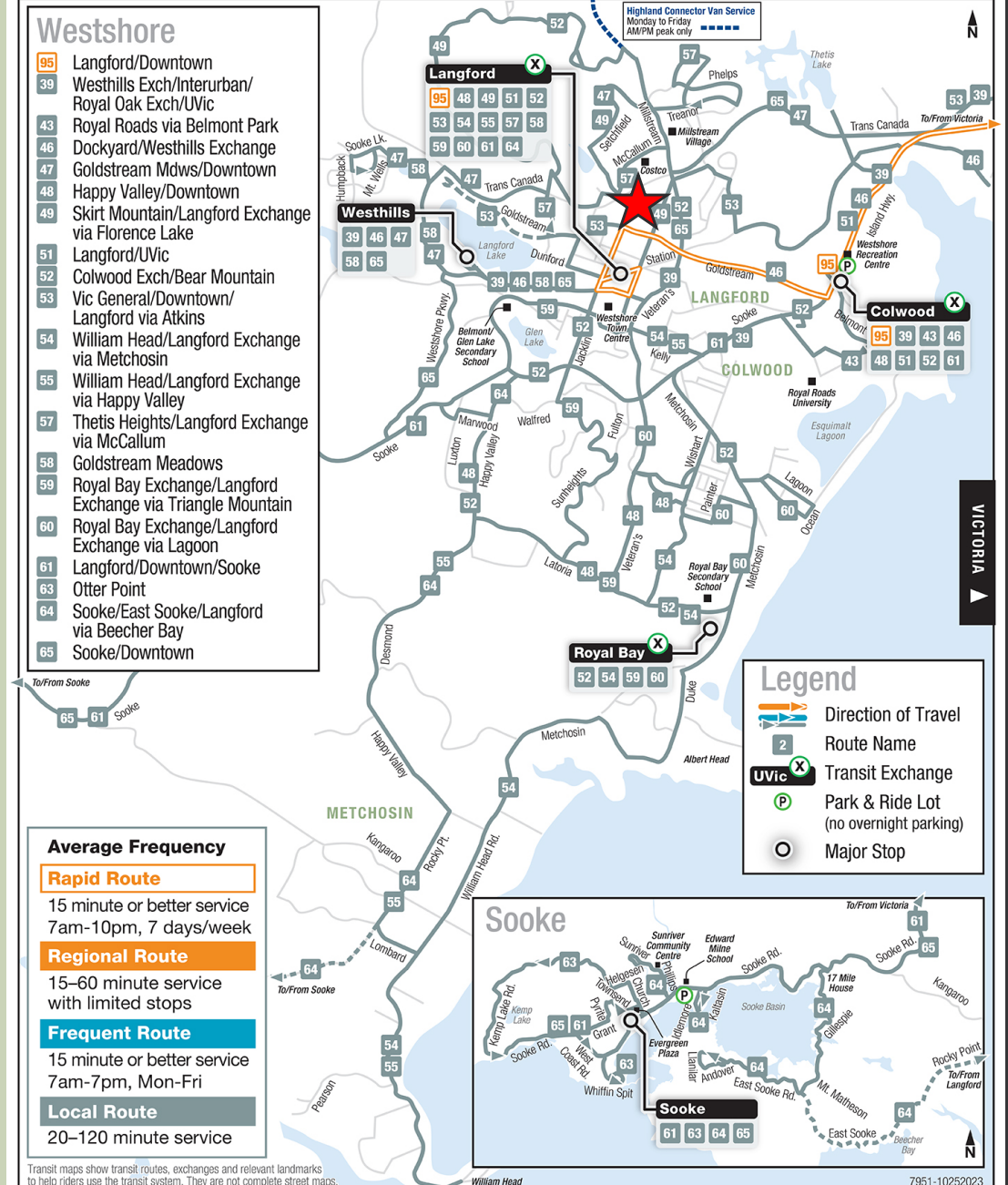


Access to Transit

B.C. Transit available Goldstream Avenue, Blink
Rapid Bus Route 95



Regional Map of Westshore



Green Checklist

- Electric heat pumps for reduced fossil fuel dependency.
- Generous resident and visitor bike spaces provided.
- EV Charger ready.
- Built to Step Code 3, near passive design.
- Located adjacent to existing infrastructure and services.
- Not automobile dependent.
- Tree canopy in frontage provides shade, carbon uptake and habitat.



Neighbourhood Consultation

In October 2024, letters were sent to 38 immediate neighbours advising of the proposal, including the Evo Building at 844 Goldstream Avenue. Contact information provided for feedback.

Concerns:

None received at the time; however, we have been working with adjacent neighbours regarding property line interface and common tree preservation.

We also understand that neighbours have concerns regarding on –street parking.

October 25th, 2024

Mr. Robert Dykstra, Planner
City of Langford
2nd Floor, 877 Goldstream Ave. Victoria B.C.

Dear Mr. Dykstra,

Re: Public Consultation Summary for 2795 and 2799 Scafe Road Rezoning Application

The consulting team has been working with the neighbourhood to understand any concerns that they may have with the proposed development.

In early October 2024, 38 notices were sent to the residents of the immediate neighbourhood as well as notification provided to the Evo Condominium building at 844 Goldstream Avenue via the property manager, advising of the rezoning application with the gcpermits2020@gmail.com email included for feedback (attached).

To date we have heard from two residents. None had concerns about the project.

It appears that residents understand this is a neighbourhood in transition, due to the recent rezoning of many 6 storey condominium/apartments nearby.

We trust that this summary is satisfactory and look forward to further public participation throughout the rezoning process.

Best Regards,



Rachael Sansom, agent for the owners of 2795 and 2799 Scafe Road.

Thank you!

