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# 893 Klahanie Drive

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES

April 14, 2025

# Introduction

★ 893 Klahanie Dr.

Application to rezone 893 Klahanie Dr. from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to accommodate 33 townhomes.

Complies with the Official Community Plan for the Neighbourhood designation.

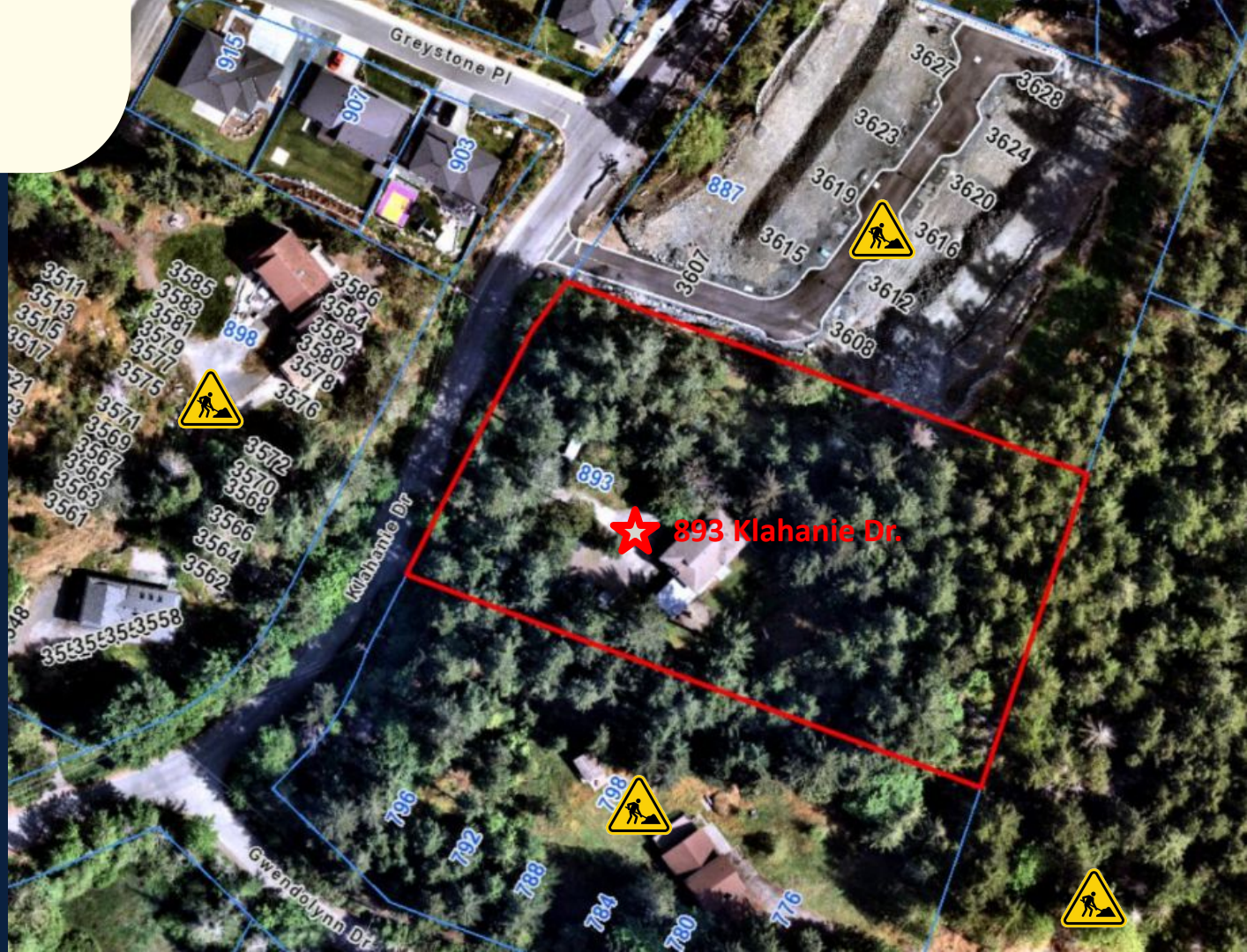
The project is complementary to the surrounding developments. It will be a natural extension of the Olympic View neighbourhood, with its multi-use paths, parks and trail amenities.

No variances requested and parking complies with Langford Bylaws.



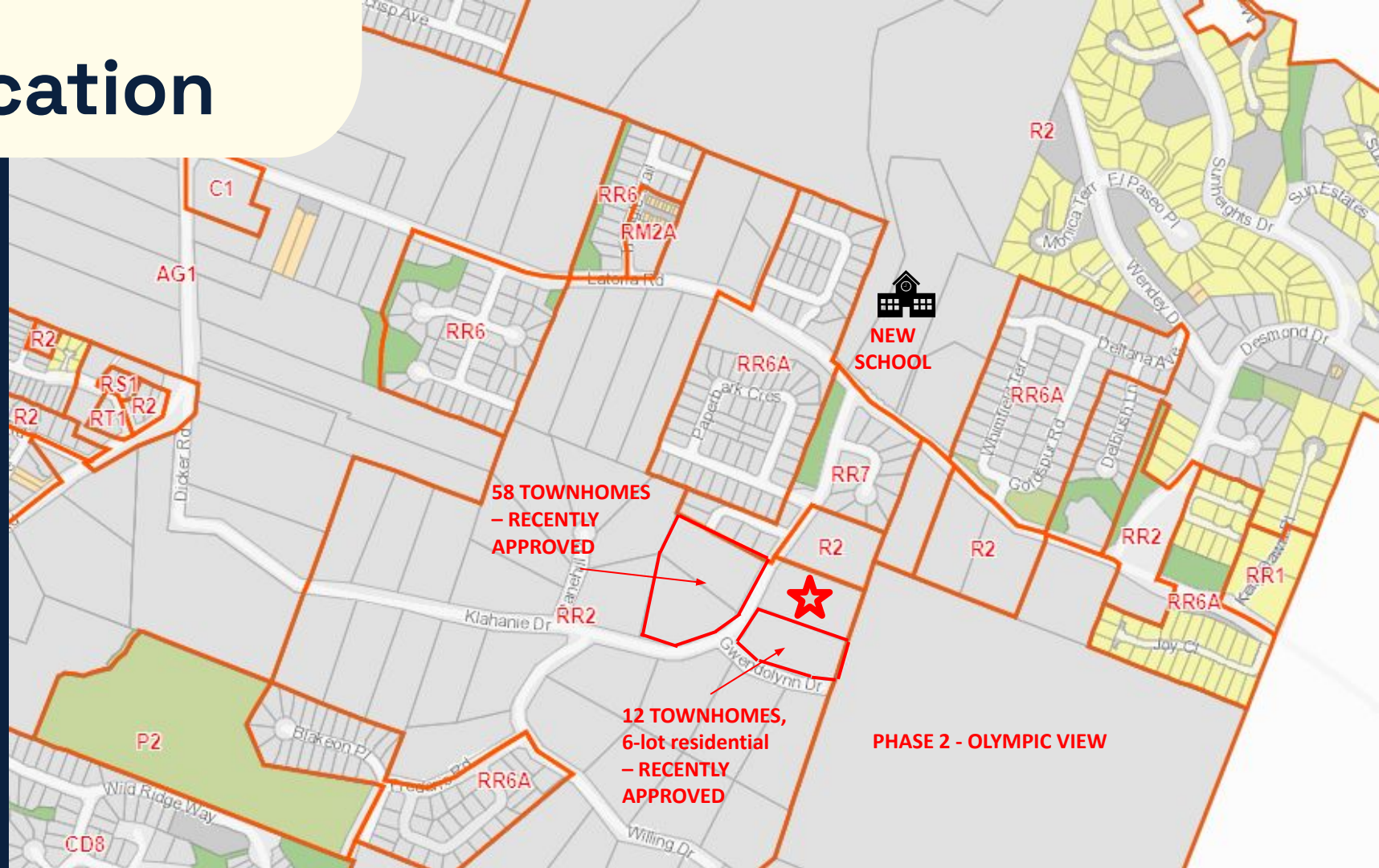
# Location

Active developments  
on 4 sides.





# Location

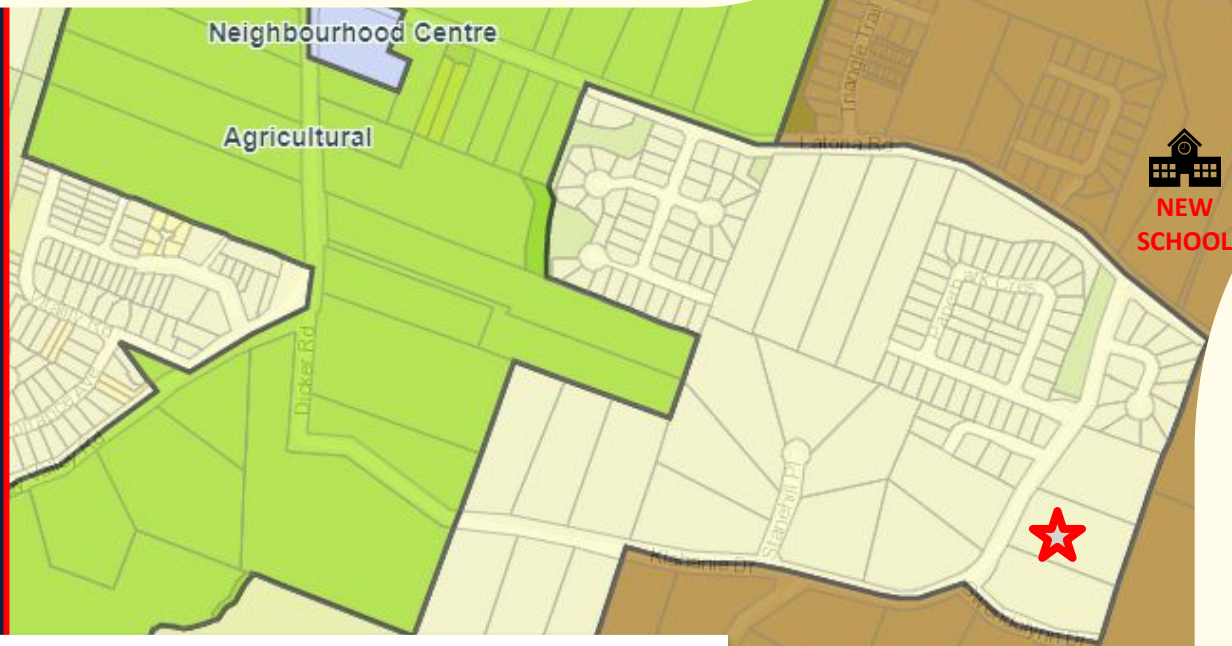


# Existing Conditions





# Official Community Plan - Neighbourhood



## OCP Designations

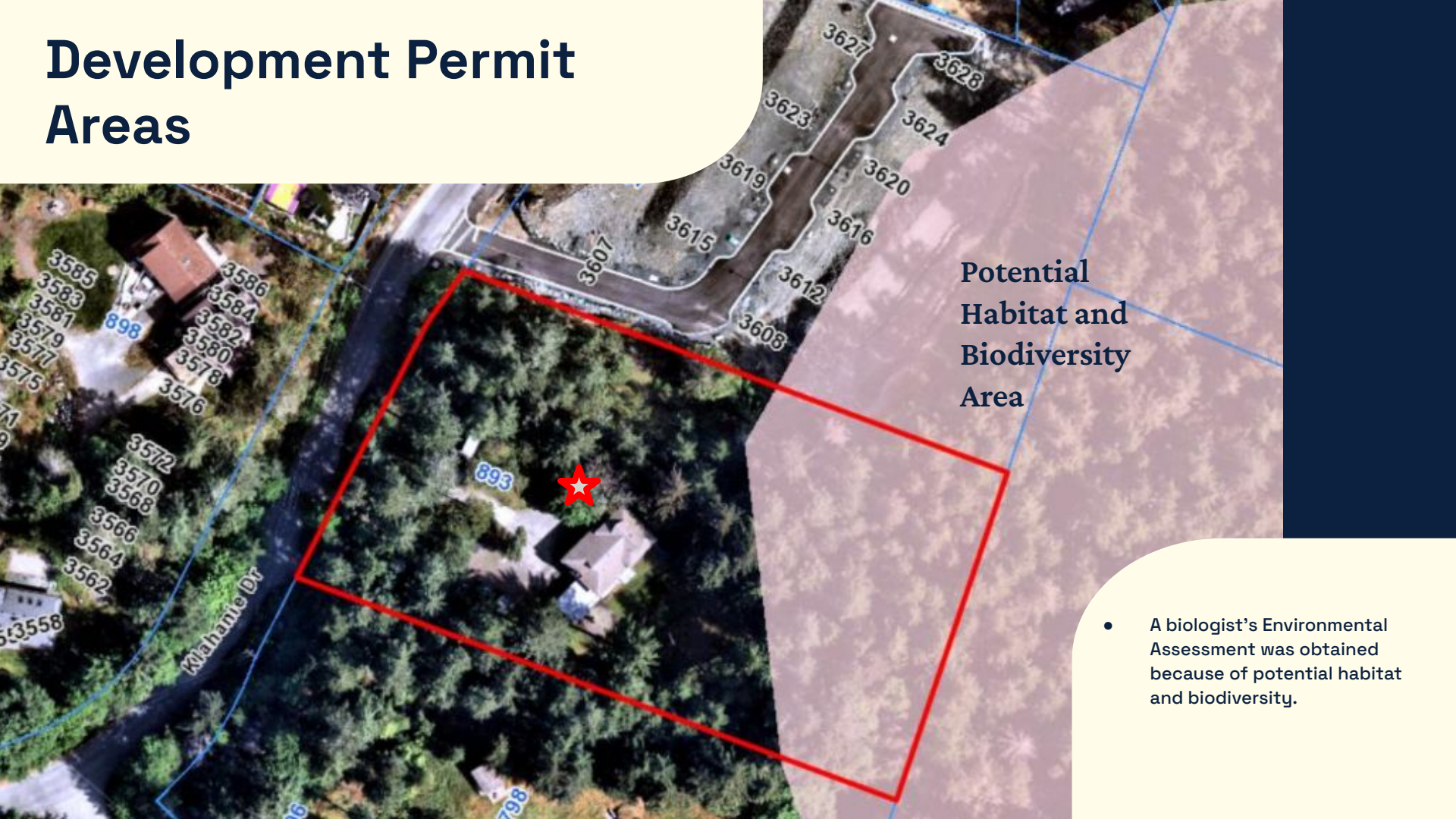
- Agricultural
- Business or Light Industrial
- City Centre

- Hillside or Shoreline
- Mixed Use Employment Centre
- Neighbourhood
- Neighbourhood Centre
- Open Space
- Village Centre
- Town Centre

## From the OCP

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites.
- Schools, community facilities and other institutional uses are permitted throughout the area.
- Parks, open spaces and recreational facilities are integrated throughout the area.
- Transit stops are located where appropriate.

# Development Permit Areas

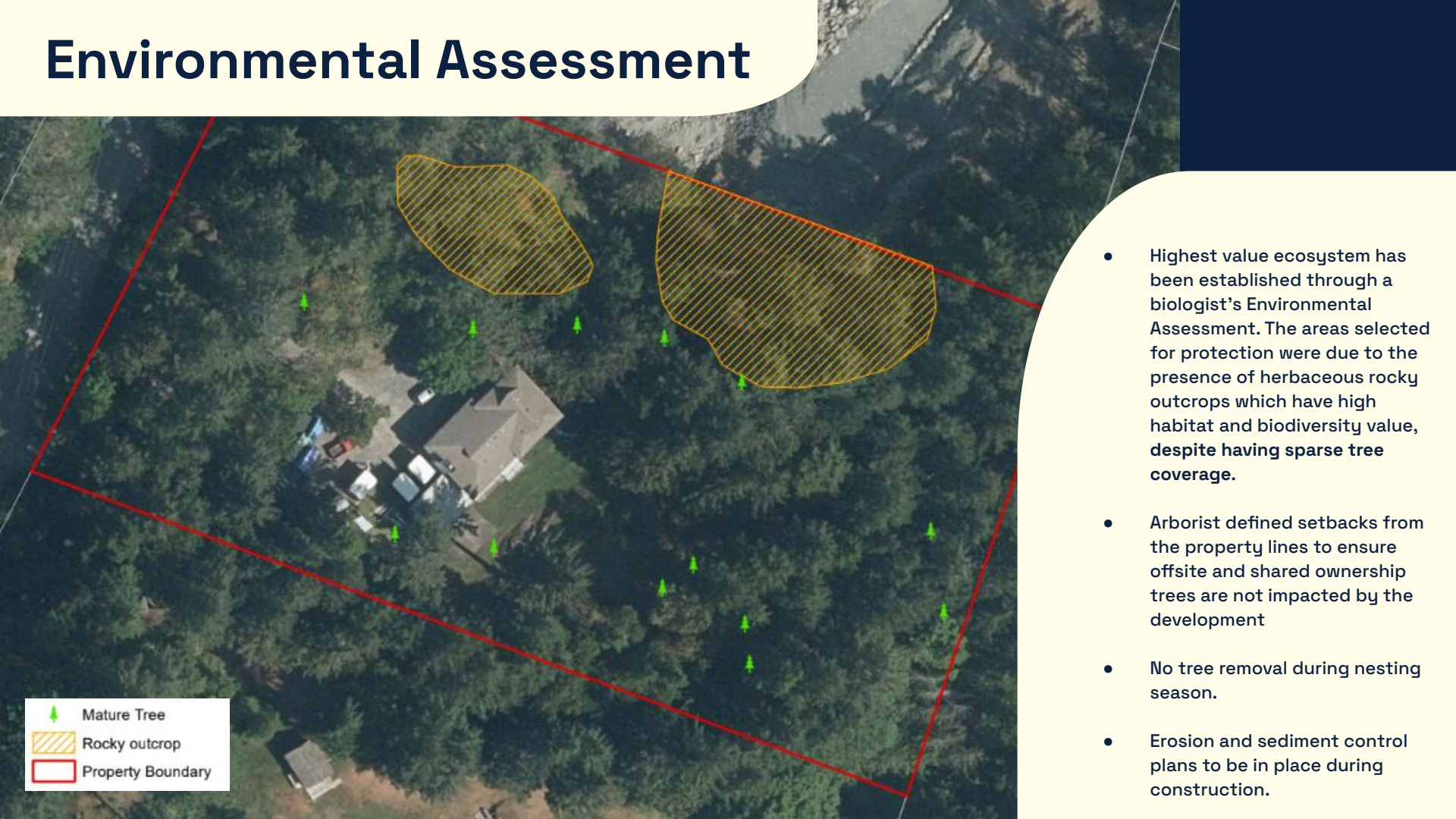


Potential  
Habitat and  
Biodiversity  
Area

- A biologist's Environmental Assessment was obtained because of potential habitat and biodiversity.



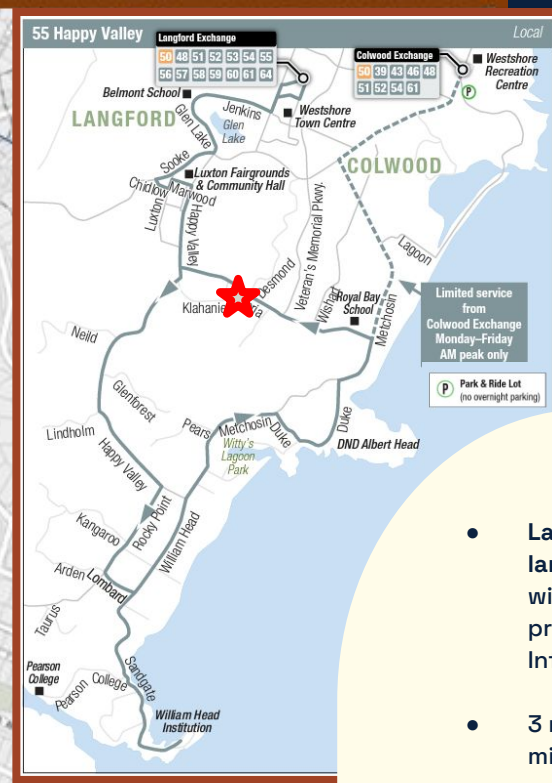
# Environmental Assessment



- Highest value ecosystem has been established through a biologist's Environmental Assessment. The areas selected for protection were due to the presence of herbaceous rocky outcrops which have high habitat and biodiversity value, **despite having sparse tree coverage.**
- Arborist defined setbacks from the property lines to ensure offsite and shared ownership trees are not impacted by the development
- No tree removal during nesting season.
- Erosion and sediment control plans to be in place during construction.

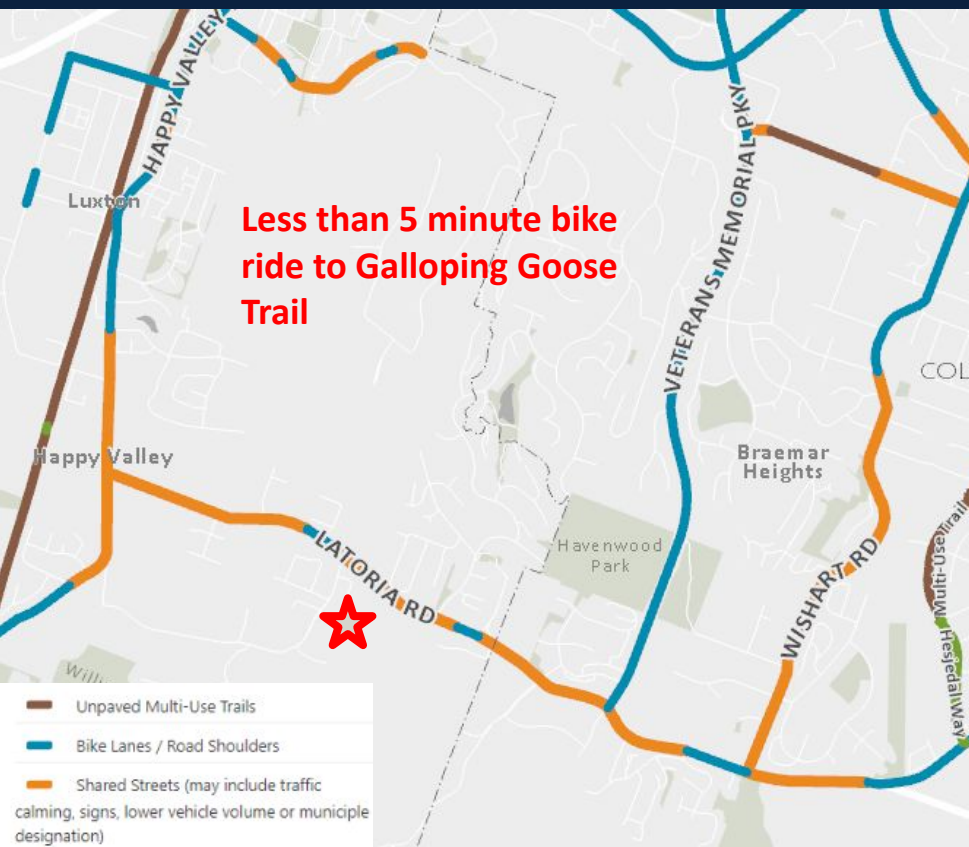


# Walkability & Transit



- Latoria Rd. sidewalk and bike lane project has been approved with a \$1 million boost from the province's Active Transportation Infrastructure Grant.
- 3 minute walk to new school, 10 minute walk to shops and services
- Density and infill development reduces urban sprawl.
- Easy access to transit and cycling reduces dependence on automobiles.

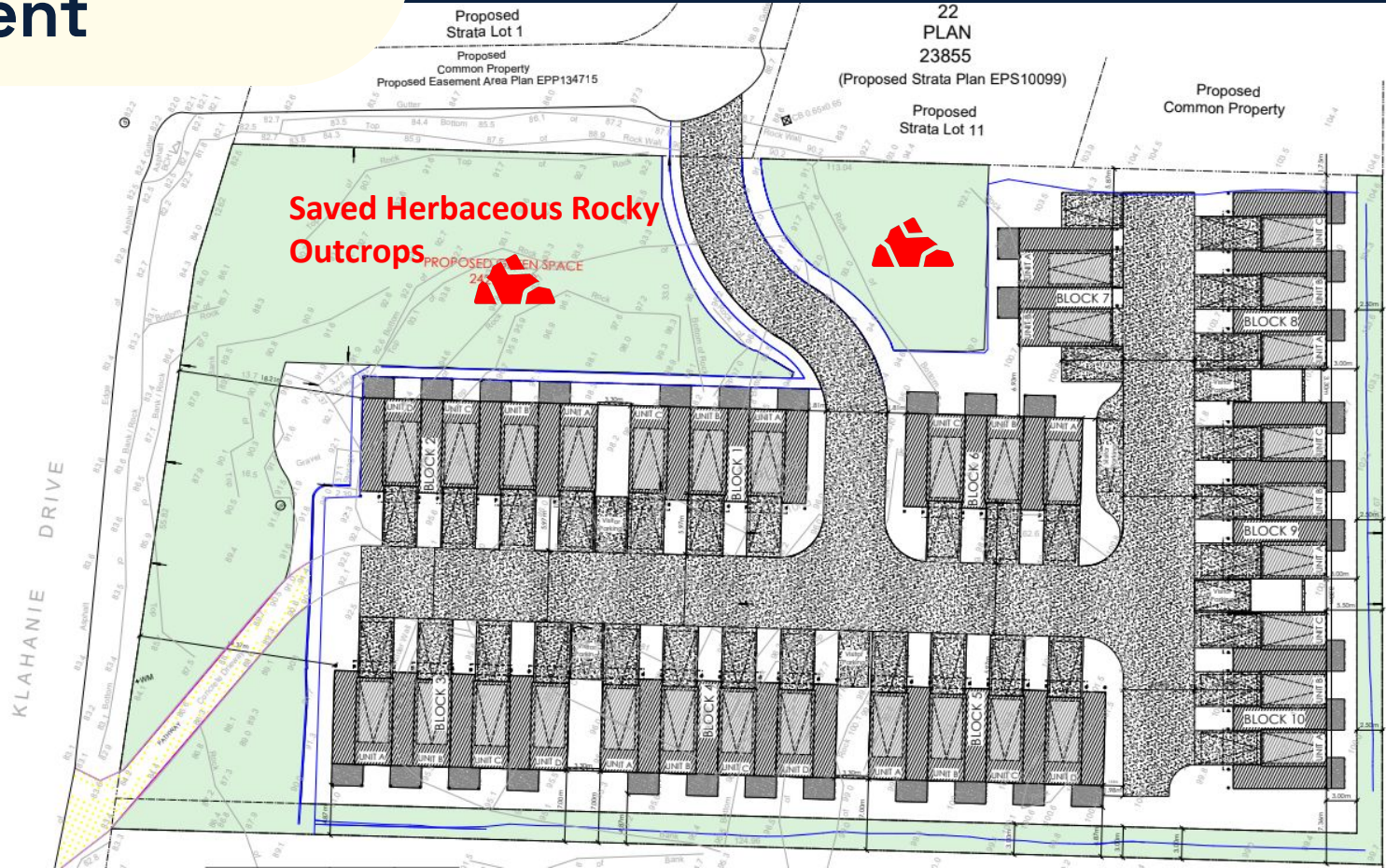
# Cycling





# Proposed Townhouse Development

- 33 Townhomes
- Parking in accordance with Langford Bylaws: 2 per unit and 5 visitor parking stalls on site



# Proposed Townhouse Development

SITE DATA		
ITEMS	REQUIRED	PROPOSED
LOT AREA		8099.26 sq.m.
LOT COVERAGE		24.34 %
BUILDING HEIGHT		10.30 m.
AMENITY GREENSPACE	30.00% (MIN)	30.00%
SETBACKS		
- NORTH		1.75 m.
- SOUTH		7.00 m.
- EAST		5.50 m.
- WEST		18.21 m.
OFFSTREET PARKING		
2 STALLS PER UNIT (33 UNITS)	66 STALLS	66 STALLS
VISITOR PARKING	5 STALLS	5 STALLS

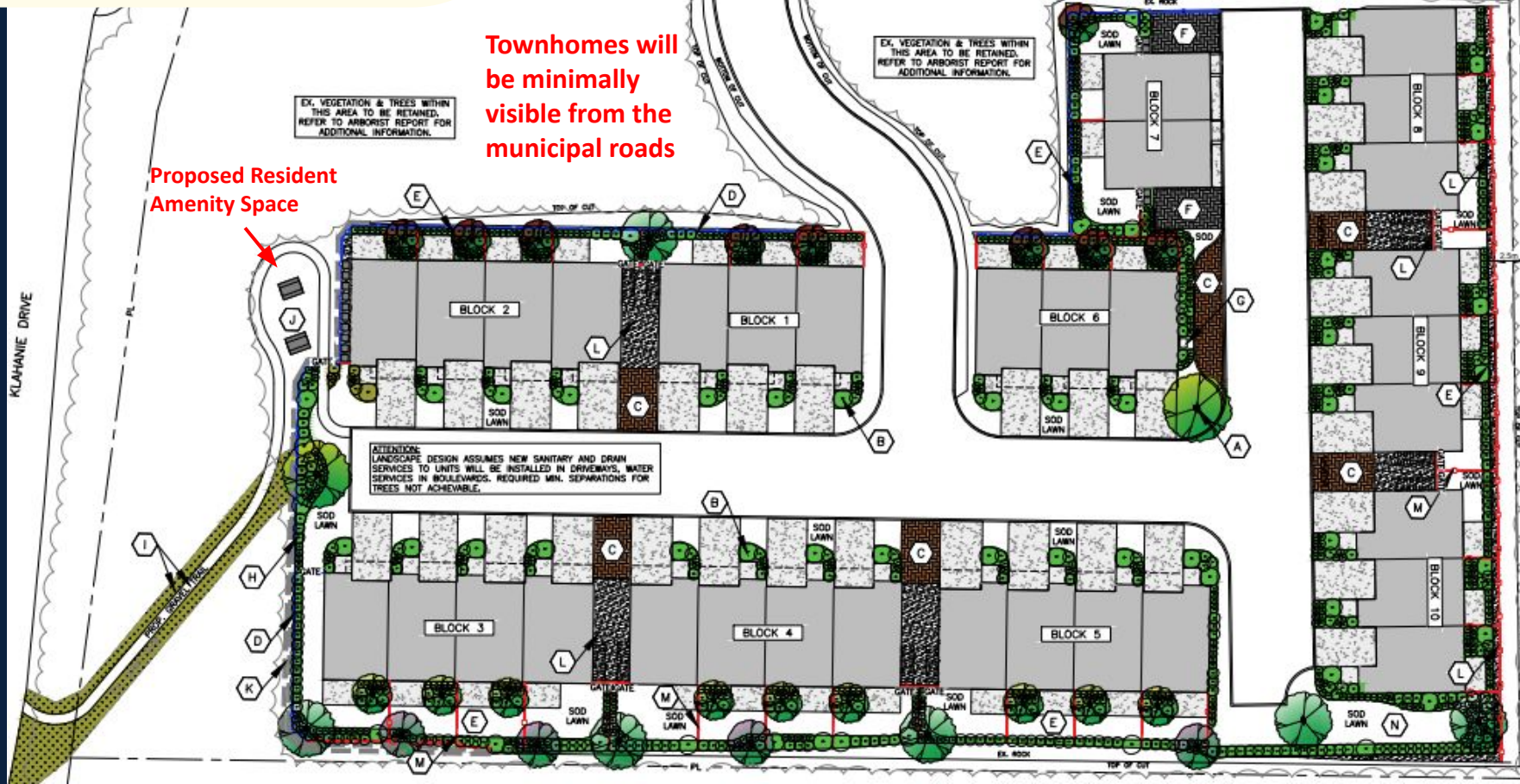
- Greenspace to be common property to the townhouse strata and protected by a non-disturbance covenant. Maintenance of the common property non-disturbance area should be minimal as the area is meant to be left in its natural state after Wildland Interface works (clean up and limbing).
- “Site Adaptive Planning” principles apply – homes follow the natural grade of the land to reduce site disturbance, blasting and earthworks.



# Proposed Townhomes - Elevations



# Landscape Plan





# Roads and Services

- Klahanie Dr. and Gwendolynn Dr. are being improved to local road standards
- Sidewalks on Latoria, multi-use trail and split rail fencing on Klahanie, sidewalks on Gwendolynn
- All new services to be underground



# Neighbourhood Considerations

- All adjacent neighbours within 100m have been advised of this proposal. The neighbour that directly abuts the property has provided written support.
- Langford's "Good Neighbour" policy will be adhered to for hours of construction, trades parking, dust and mud control, and ongoing communications.
- Efforts were made to keep blasting to a minimum. All affected neighbours will be notified in accordance with Langford Bylaws. The blasting company will provide neighbours with contact information and perform pre-blast surveys if necessary.

1. 791 Gwendolynn Dr, Y
2. 797 Gwendolynn Dr, Y
3. 909 Klahanie Dr, Vict
4. 903 Greystone Pl, Lar
5. 907 Greystone Pl, Lar
6. 915 Greystone Pl, Lar
7. 815 Ashbury Ave, Vic
8. 811 Ashbury Ave, Lar
9. 807 Ashbury Ave, Vic
10. 803 Ashbury Ave, Vic
11. 801 Ashbury Ave, Lar
12. 3628 Urban Rise, Vict
13. 3632 Urban Rise, Lar
14. 3631 Urban Rise, Lar



# Early Guidance for Development

- Amenities support livability at the building, block and neighbourhood scale – Landscaped areas for each unit and surrounded by preserved natural areas.
- 30% of the site will be protected and new trees planted within the development.
- Consideration of relative affordability opportunities – townhomes are more affordable than single family dwellings.
- Avoidance of excessive parking – parking per Langford Bylaws

# Amenities and Financial Benefits

<b>DCC &amp; Fees (Estimated)</b>	<b>\$/Unit</b>	<b>33 Units</b>
Amenity	\$3,660.00	\$120,780.00
Affordable Housing	\$610.00	\$20,130.00
Roads Dcc	\$3,865.00	\$127,545.00
Storm DCC	\$1,028.00	\$33,924.00
Park Acquisition	\$130.00	\$4,290.00
Park Improvements	\$1,948.00	\$64,284.00
CRD DCC	\$2,557.00	\$84,381.00
ISIF (Sanitary Storage)	\$386.25	\$12,746.25
School Site Acquisition	\$900.00	\$29,700.00
<b>Total</b>		<b>\$497,780.25</b>



Thank You



893 Klahanie Drive