

2609 Sooke Rd. Rezoning - 16 Unit Rental Multifamily

2026-04-07

CITY OF LANGFORD |



PRESENTATION BEFORE The Sustainable
Development Advisory Committee

By Keith Alexander Tetlow, KILO Architecture Inc.

KILO
ARCHITECTURE

Project Data

Unit Mix

- 16 Rental Units:
- (8) 2 bedroom and
- (8) 2 bedroom plus Den from
- Units range from (800s.f. to 1,100 s.f.)
- Generous hallways
- 18 Parking Stalls incl. one Accessible
- One stall per Unit, plus (2) Visitor Parking
- (10) Bike Parking and Repair Area in Parking Level.
- (8) Bike Parking @ Entrance.
- Bike Parking Proposed within Units (8).

Site Data

Site Area:	1,048.709m2	(11,288.25ft2)
Residential Floor Area:		
Typical (Gross):	437.877m2	(4,713.27 ft2)
x(4):	1751.51m2	(18,853.08 ft2)
Lobby:	38.248m2	(411.7 ft2)
Building Area (per BP):	505.705m2	(5,443.3 ft2)
SUB TOTAL (FOR FSR):	1,789.76m2	(19,264.78 ft2)
Bike Storage:	19.137m2	(206.0 ft2)
FSR: 1.71		
Site Coverage: 0.48		
Parking:	Required (Pending): 17 Including 1 Accessible Stall	
	Proposed: 18 Including 1 Accessible Stall	
Bike Parking:	Required: 24 Proposed: 26: (8) regular plus (2) Cargo bike stalls in Bike Room, (8) units Bike Parking within the units, (8) Bike Parking @ Lobby	

Green Indicators

Category Green Items:

~ Minimum Step 3 BC Step Code.

Site Selection and Design

~ Thermally efficient building form and orientation.

~ Large south facing windows.

~ High performance windows and thermal insulation.

Innovation and Design

~ Pre-demolition architectural, mechanical and appliance salvage. Demolition salvage of wood, brick, asphalt and concrete.

Transportation

~ Walkable neighbourhood.

~ Excellent access to bus and bicycle networks.

Renewable Energy

~ Rough-in for future solar PV.

~ Retention of energy advisor.

~ Water conservation per BCBC Step code 3.

Site Permeability

~ Permeable paving system Landscaping and Added Trees

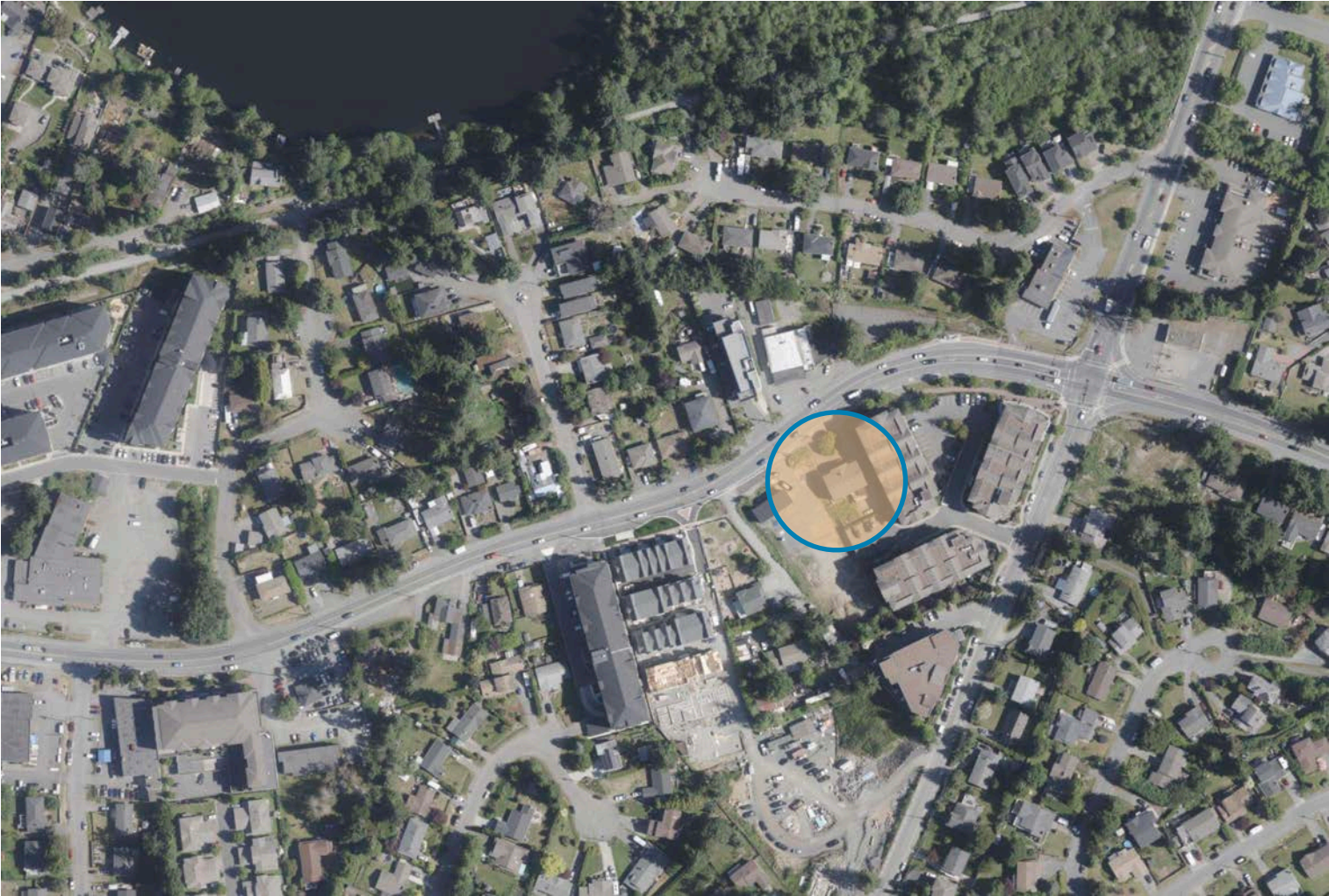
~ Dramatic Increase in overall number of trees on Site.

~ Local Varieties front yard landscaping. Urban Agriculture

~ Limited, flexible parking space to garden plot.

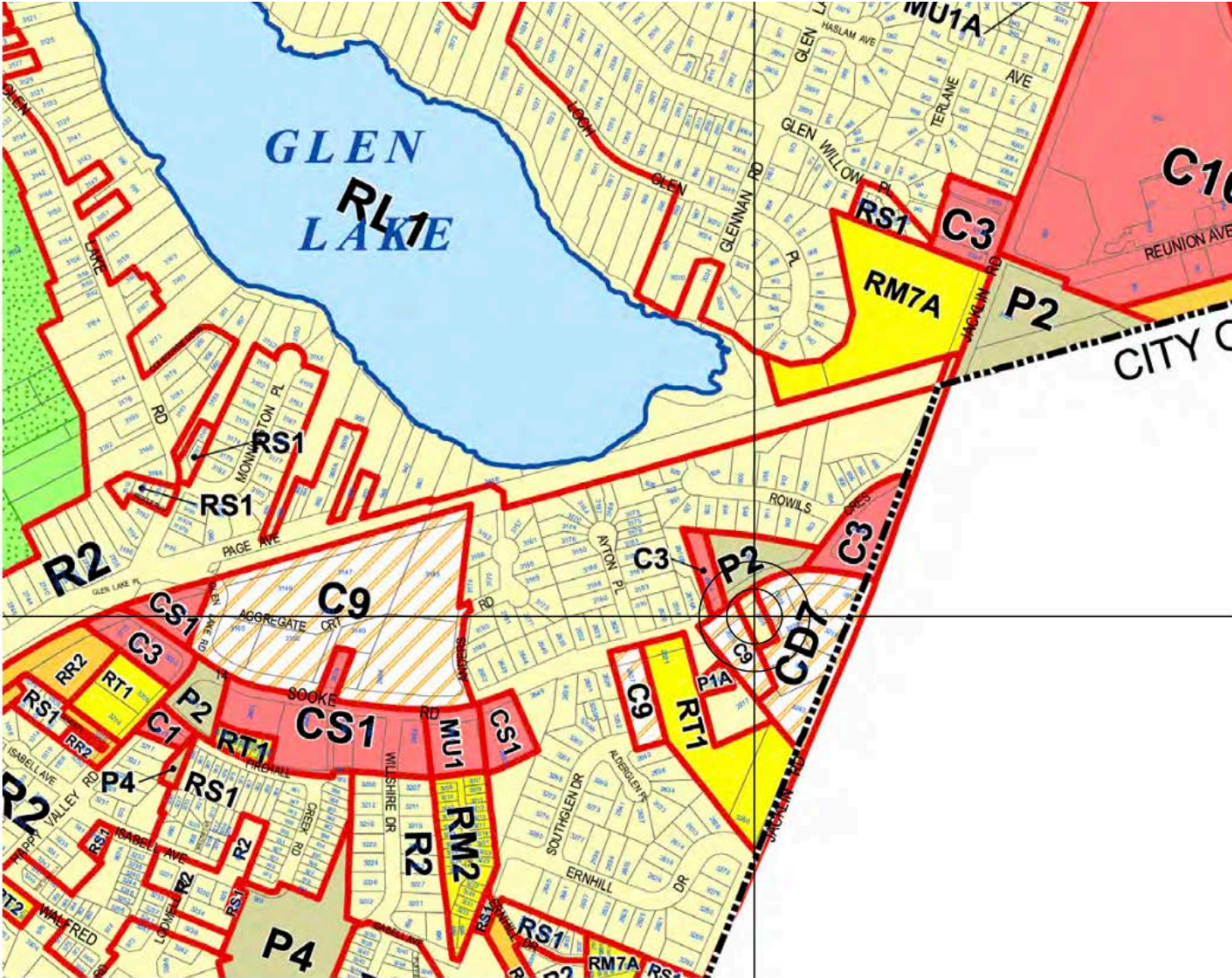
~ 1 in 25 year Storm Retention

Areal Photo



2609 Sooke Rd. | 2026-04-07

Location Information : Zoning Map - current R2 zoning



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Proximity to Transit



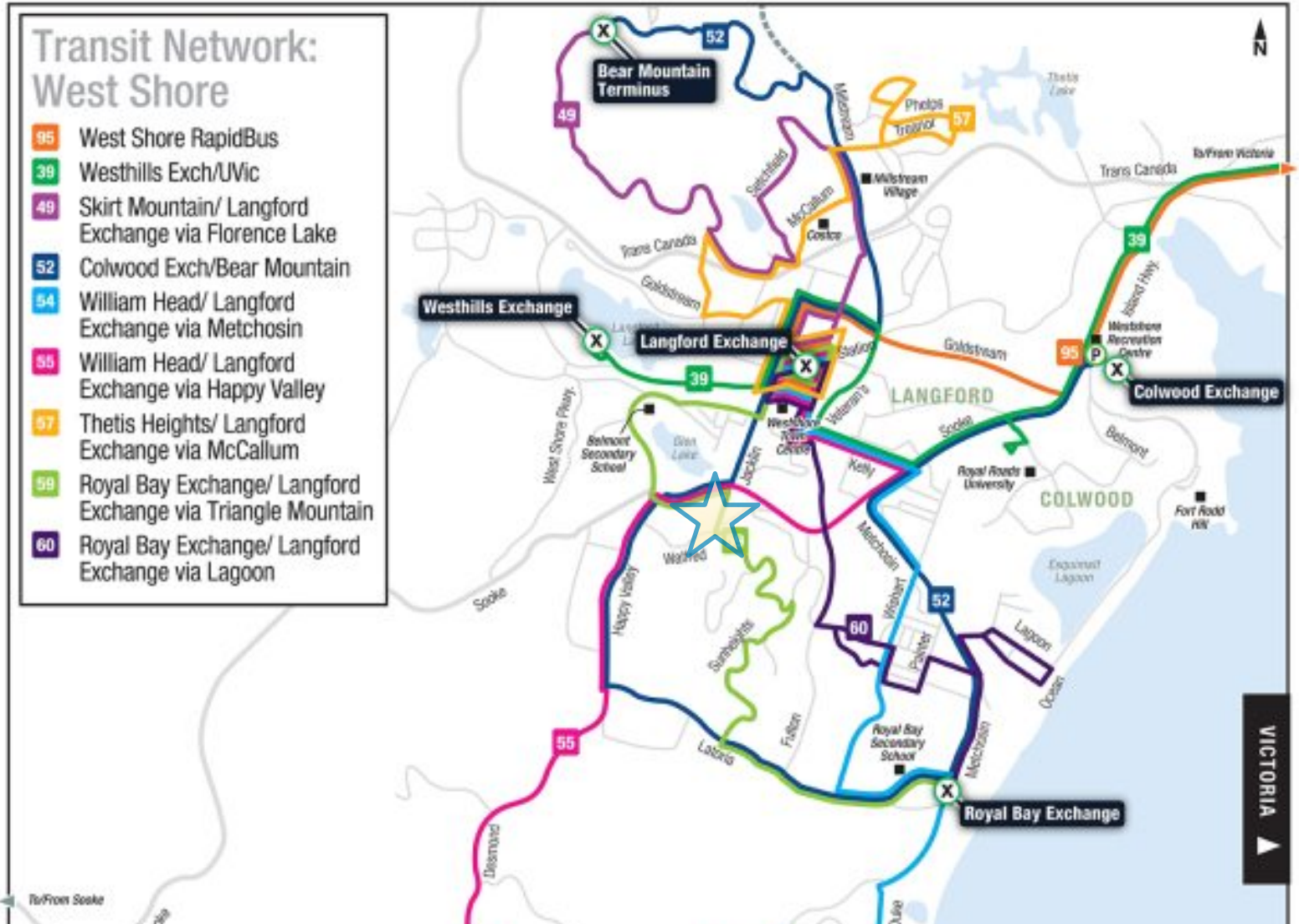
The Star indicates Location of Site, and is on the following Routes:

- 52 Colwood Exchange / Bear Mountain
- 55 William Head Happy Valley
- 59 Royal Bay Exchange / Langford Exchange via Triangle Mountain

The Langford Exchange is 1.8kms away.

Sooke Rd. is also the main road to Sooke, BC

West Shore Transit Network Changes



Proximity to Amenities

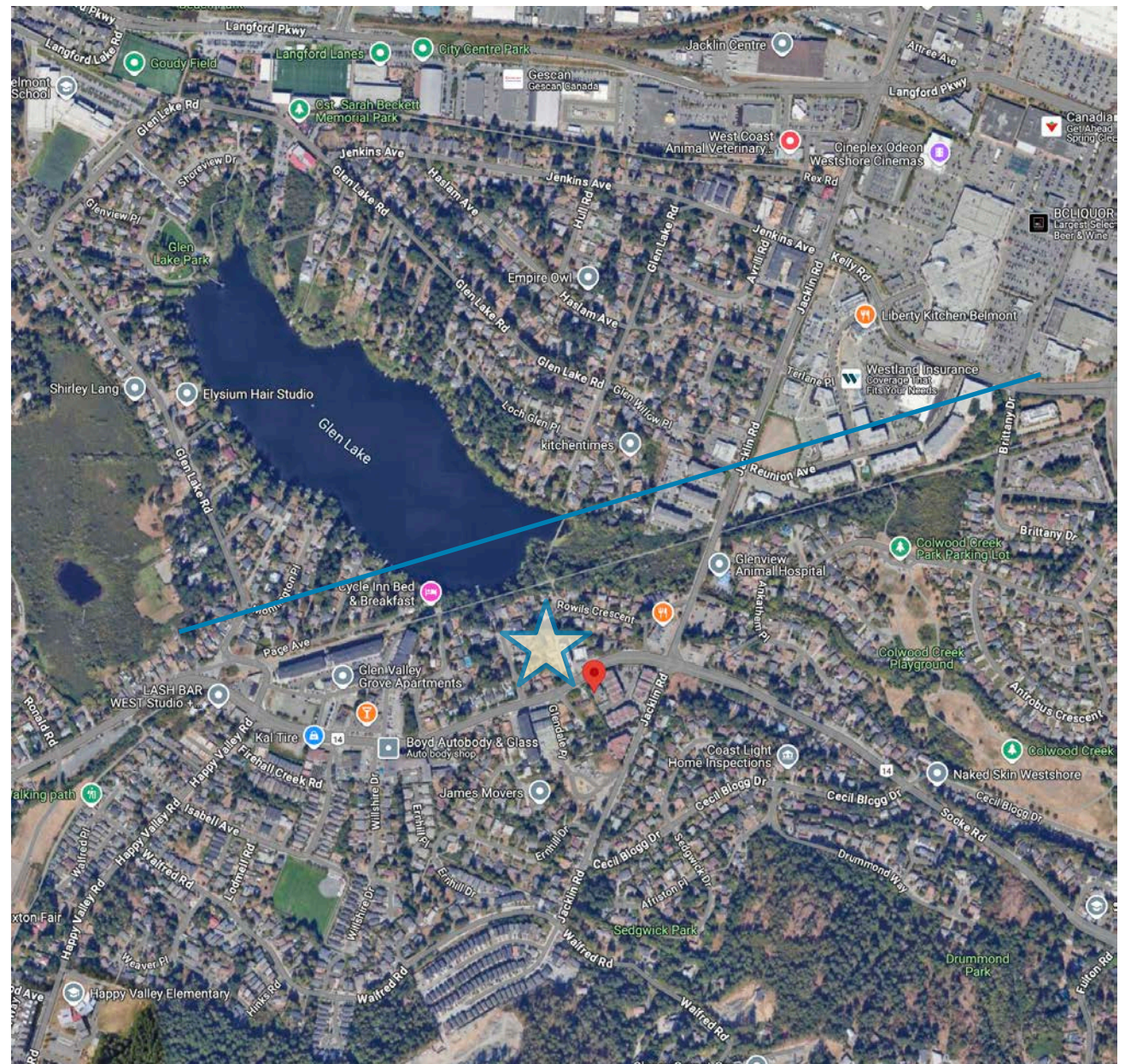


As mentioned before, this site is:

- 1.8kms from The Langford Exchange.
- Sooke Rd. is also the main road to Sooke, BC and other West Coast Amenities.



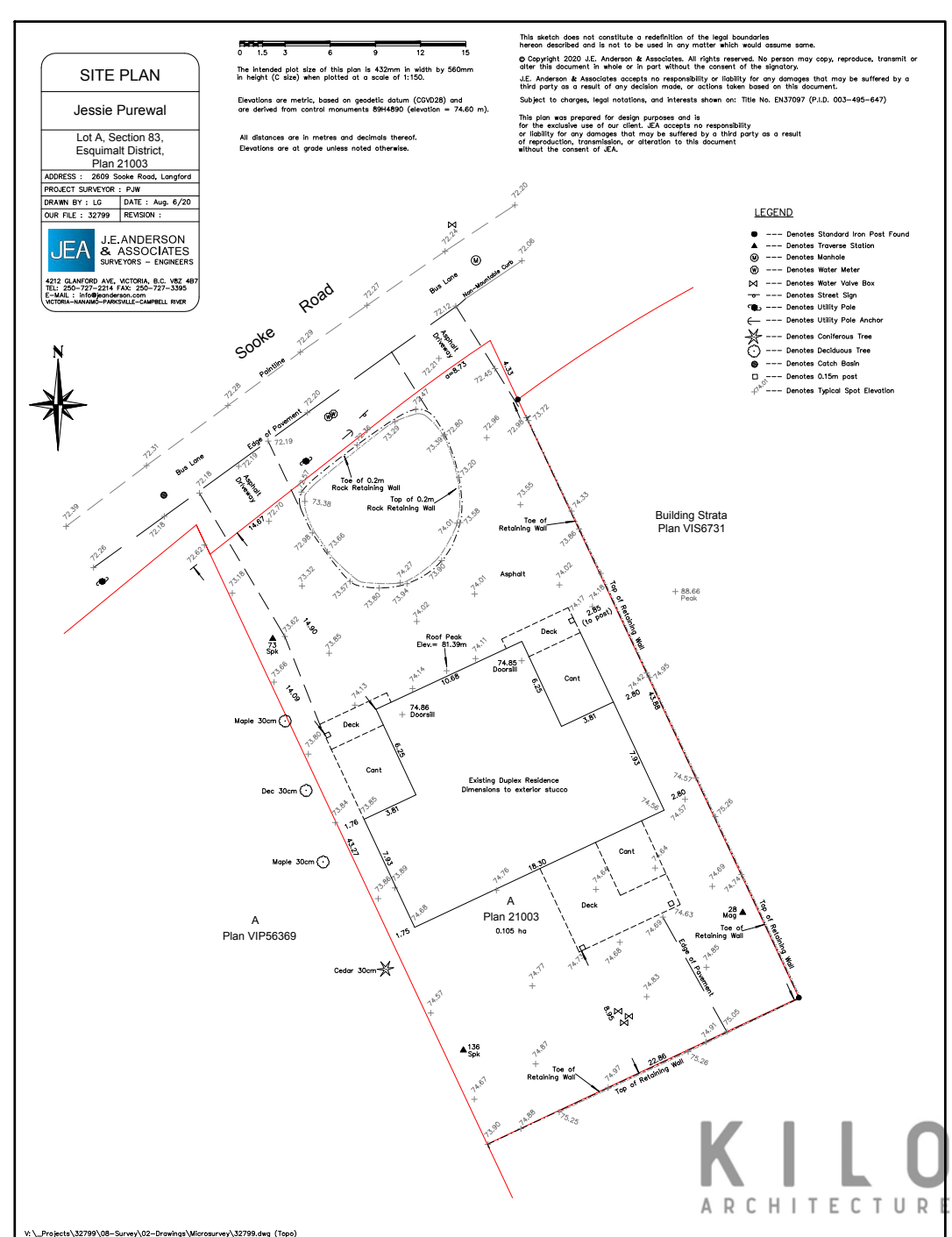
- .5 km from Galloping Goose Trail
- .6km from Glen Lake
- 100m from Jacklin Road
- 1km from Westshore Mall
- Theatres
- Schools
- Animal Hospital
- Langford Lanes
- Goudy Field



Subject Property - 2609 Sooke



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Neighbouring Properties - same side of Sooke Rd



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Neighbouring Properties - other side of Sooke Rd

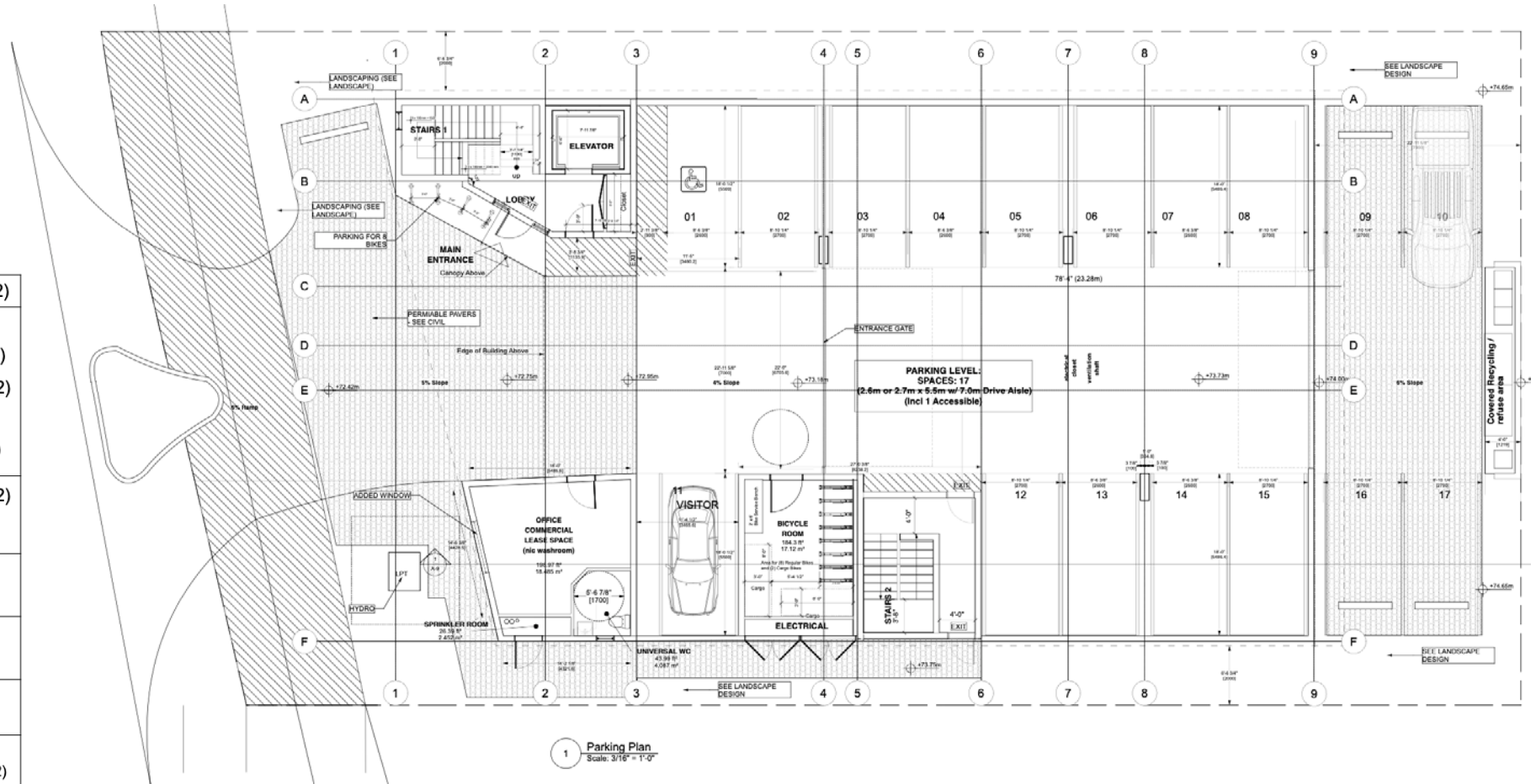


2609 Sooke Rd | 2026-04-07

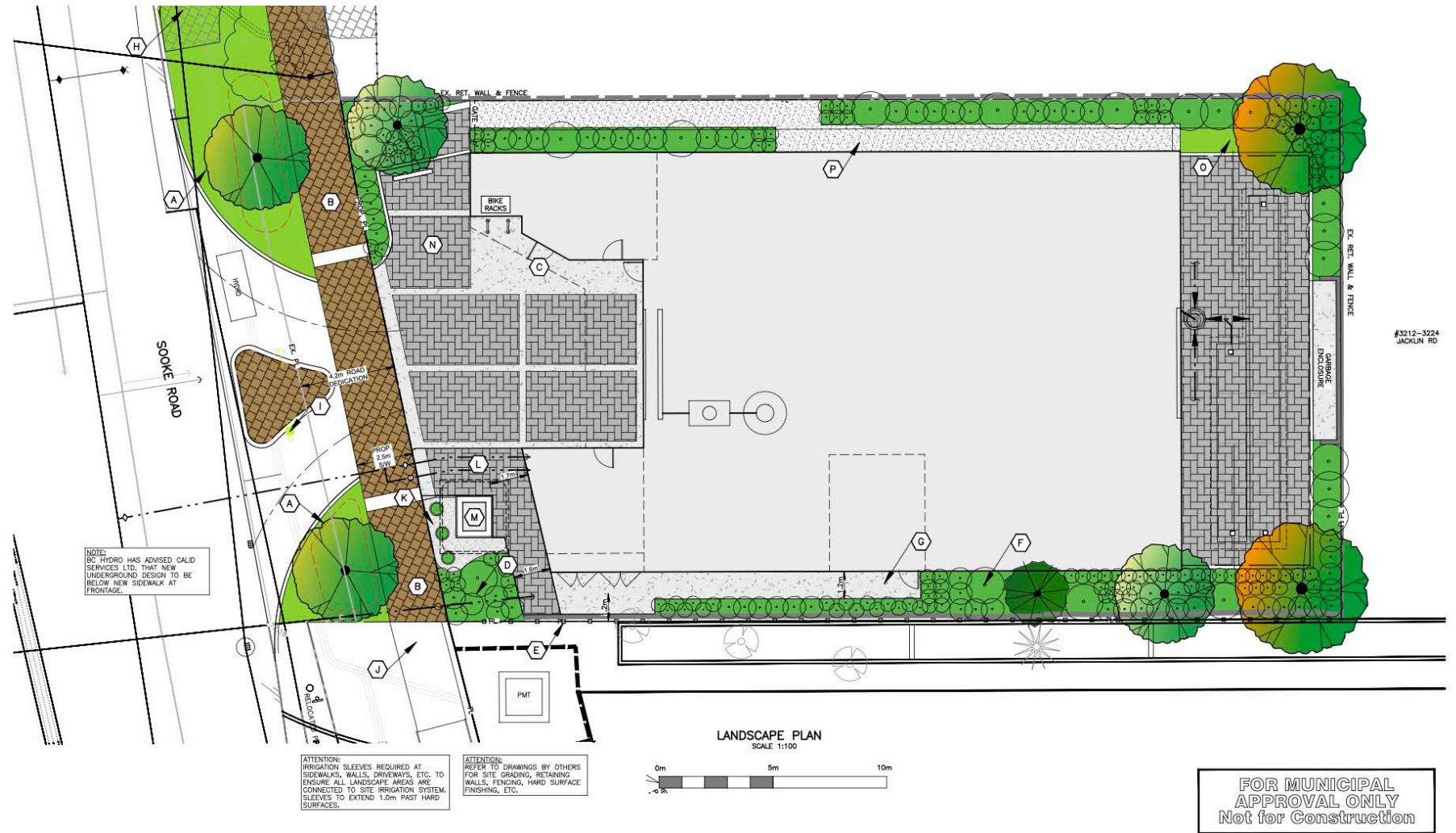
Site Plan

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Landscape Plan



Landscape Plan

NEW MUNICIPAL SIDEWALK PAVERS TO MATCH EXISTING PAVERS AT #3218 JACKLIN RD. FRONTAGE.



1.2m H. DECORATIVE METAL FENCE C/W GATE

NATIVE PLANT GARDEN WITH PERENNIAL ACCENT PLANTS & SPECIMEN TREE



FRONTAGE PLANTINGS WITH DROUGHT TOLERANT SHRUBS, PERENNIALS & ORNAMENTAL GRASSES. SPECIMEN TREE TO BE NATIVE DOGWOOD..



PERMEABLE PAVER DRIVE AISLE & PARKING.



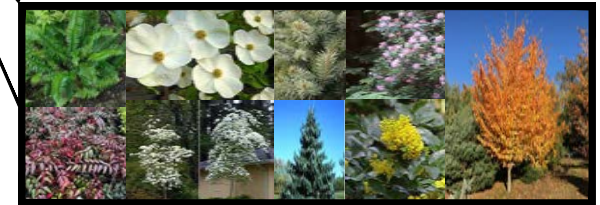
PERMEABLE PAVER DRIVEWAY, PARKING & WALKWAYS ON SITE.



FRONTAGE PLANTINGS WITH DROUGHT TOLERANT SHRUBS & ORNAMENTAL GRASSES AND SPECIMEN CONIFER SHRUB.

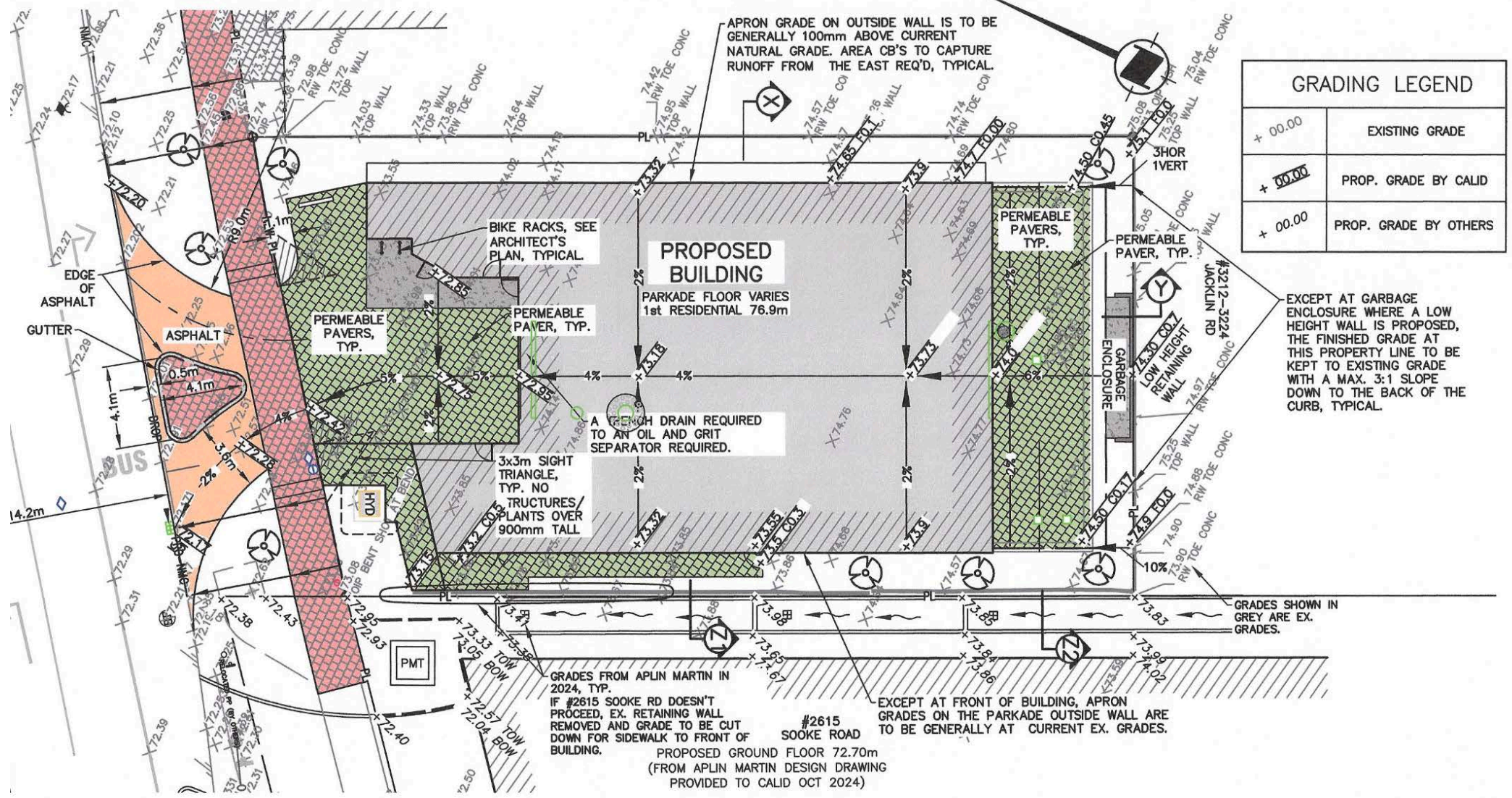


1.8m H. PERIMETER WOOD FENCE



NATIVE PLANT GARDEN WITH SPECIMEN TREES

Civil Plan



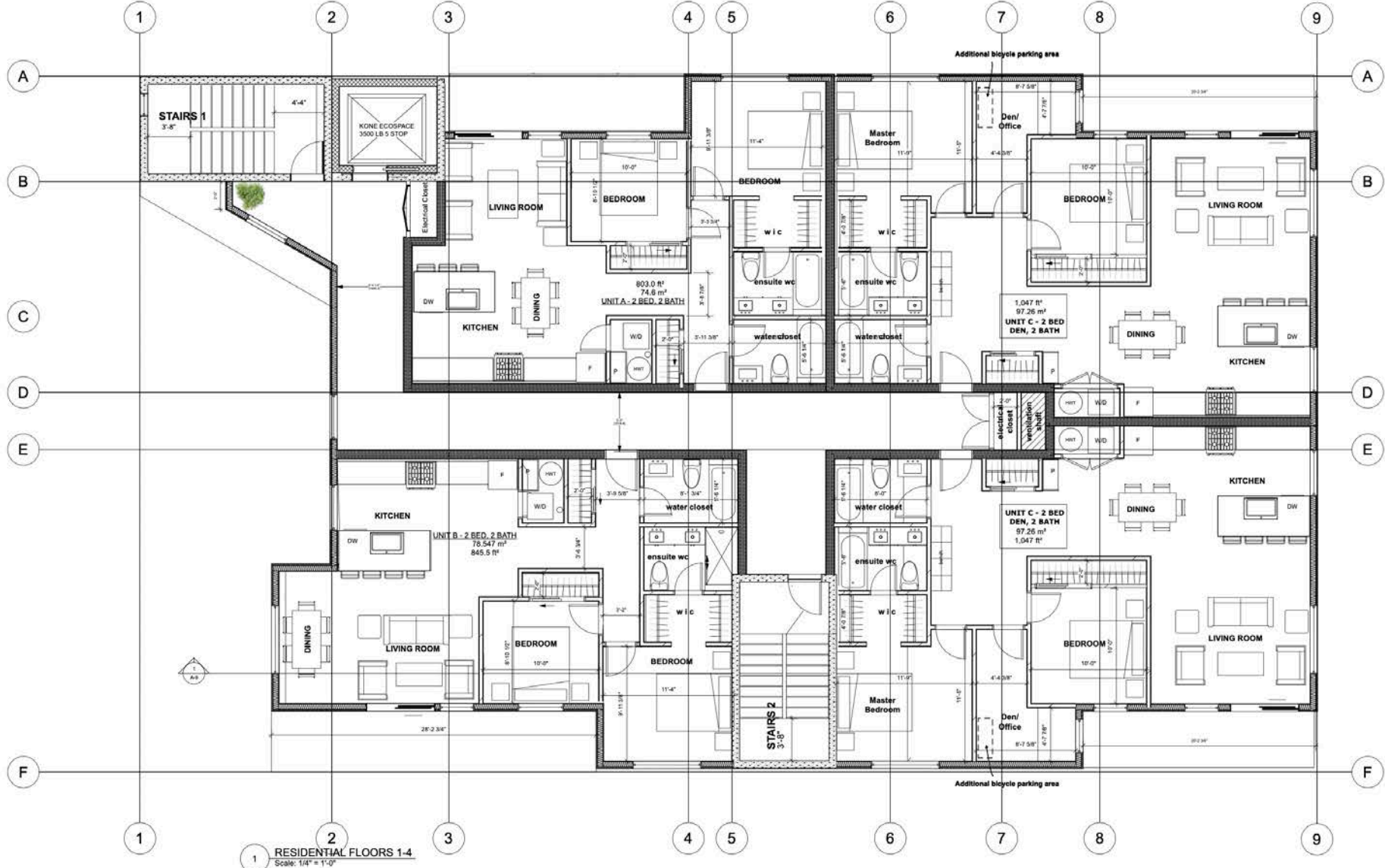
GRADING LEGEND	
+ 00.00	EXISTING GRADE
+ 00.00	PROP. GRADE BY CALID
+ 00.00	PROP. GRADE BY OTHERS

EXCEPT AT GARBAGE ENCLOSURE WHERE A LOW HEIGHT WALL IS PROPOSED, THE FINISHED GRADE AT THIS PROPERTY LINE TO BE KEPT TO EXISTING GRADE WITH A MAX. 3:1 SLOPE DOWN TO THE BACK OF THE CURB, TYPICAL.

GRADES FROM APLIN MARTIN IN 2024, TYP.
 IF #2615 SOOKE RD DOESN'T PROCEED, EX. RETAINING WALL REMOVED AND GRADE TO BE CUT DOWN FOR SIDEWALK TO FRONT OF BUILDING.
 #2615 SOOKE ROAD
 PROPOSED GROUND FLOOR 72.70m (FROM APLIN MARTIN DESIGN DRAWING PROVIDED TO CALID OCT 2024)
 EXCEPT AT FRONT OF BUILDING, APRON GRADES ON THE PARKADE OUTSIDE WALL ARE TO BE GENERALLY AT CURRENT EX. GRADES.

GRADING PLAN CONCEPT
 SCALE 1:200

Floor Plan - Floors 2-5



Renderings



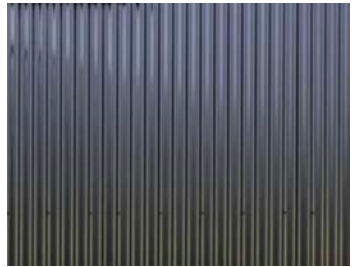
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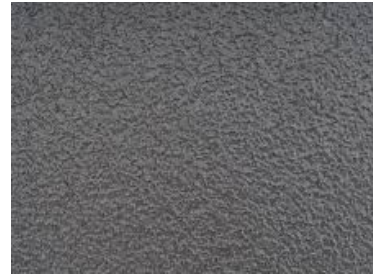
Fir Soffit



Stucco - Lighter Grey



Dark Grey Corrugated Siding



Stucco - Darker Grey

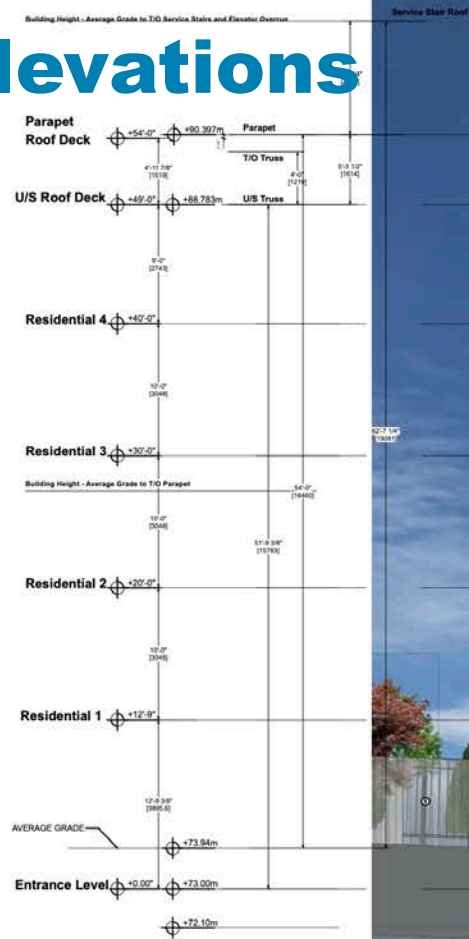


Stone



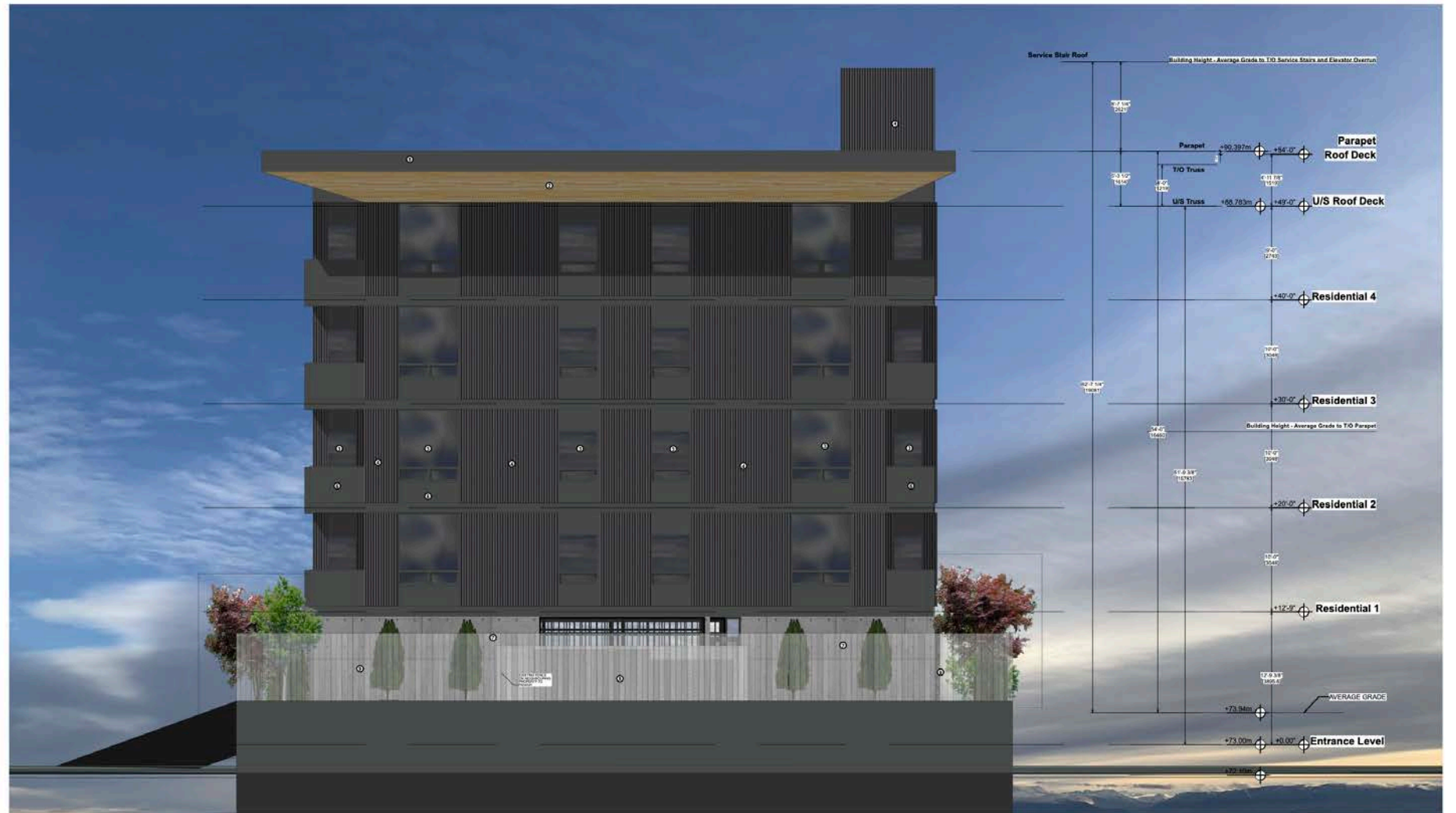
Windows / Doors

Elevations



3 South Elevation
Scale: 3/32" = 1'-0"

Elevations



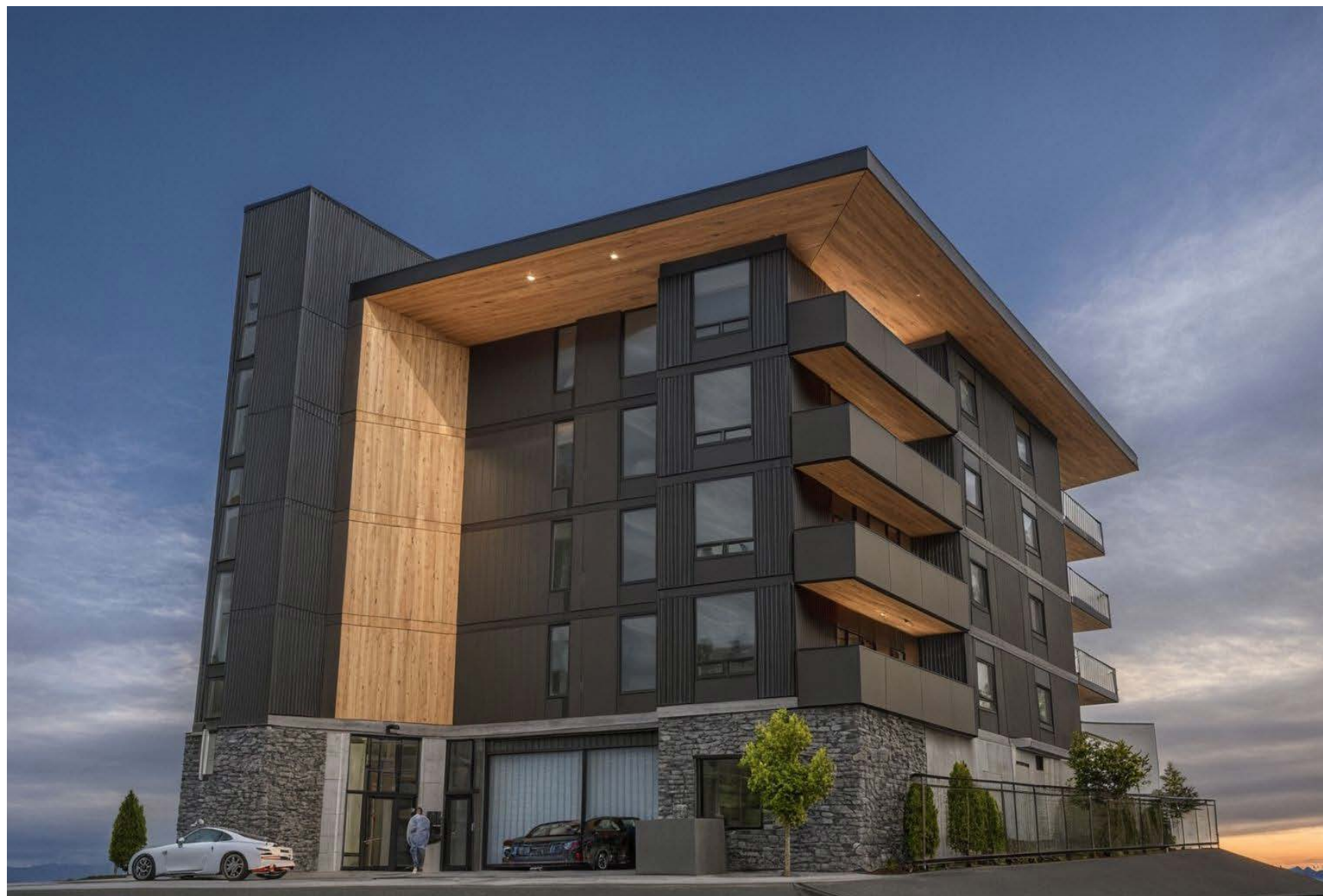
4 West Elevation
Scale: 3/32" = 1'-0"

Renderings



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Questions?



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