

Woodsmere.
creating quality.

3088 Jacklin Apartments

3084-3096 Jacklin Road
Sustainable Development Advisory Committee

The Location.

CONNECTED, COMPLETE, AND READY TO GROW ONE OF LANGFORD'S MOST LIVEABLE AREAS

The site is located along an established and evolving **Corridor** along Jacklin Road , with direct access to Highway 1 and within walking and cycling distance of key destinations like **Westshore Town Centre, Belmont Market, and Galloping Goose Trail.**

This level of connectivity allows us to prioritize a design that supports **reduced car dependence**, encourages **active transportation**, and strengthens the sense of a complete, **walkable neighbourhood.**



The Location.

CONNECTED, COMPLETE, AND READY TO GROW ONE OF LANGFORD'S MOST LIVEABLE AREAS

By situating new homes within close proximity to existing amenities, services, and employment areas, the development supports a more **sustainable pattern of growth** while reinforcing the vitality of nearby **commercial and public spaces**.

The intent is to **complement, rather than compete** with, what already exists—adding residents who will help **sustain local businesses** and activate the neighbourhood throughout the day with a focus on **workforce housing** given the proximity of local businesses.



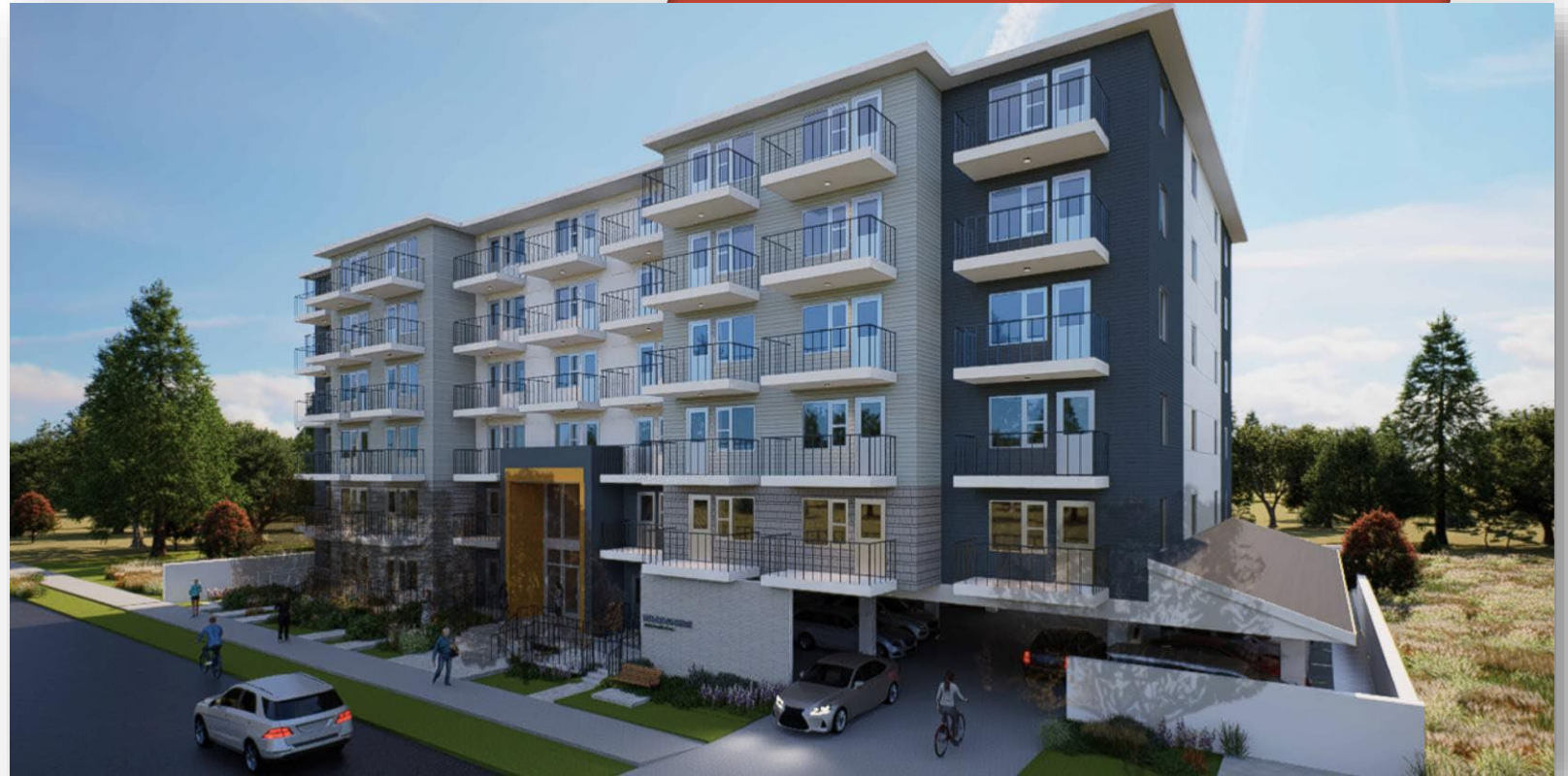
The Project.

PURPOSE-BUILT RENTAL STRATEGICALLY LOCATED FOR QUALITY LIVING

One six-storey building on an **underground parkade** with additional **surface parking**.

Mix of **studio, 1-bed, and 2- bed units** with design intended to attract employees who work in the direct vicinity of the Project such as Belmont Market (**workforce housing**).

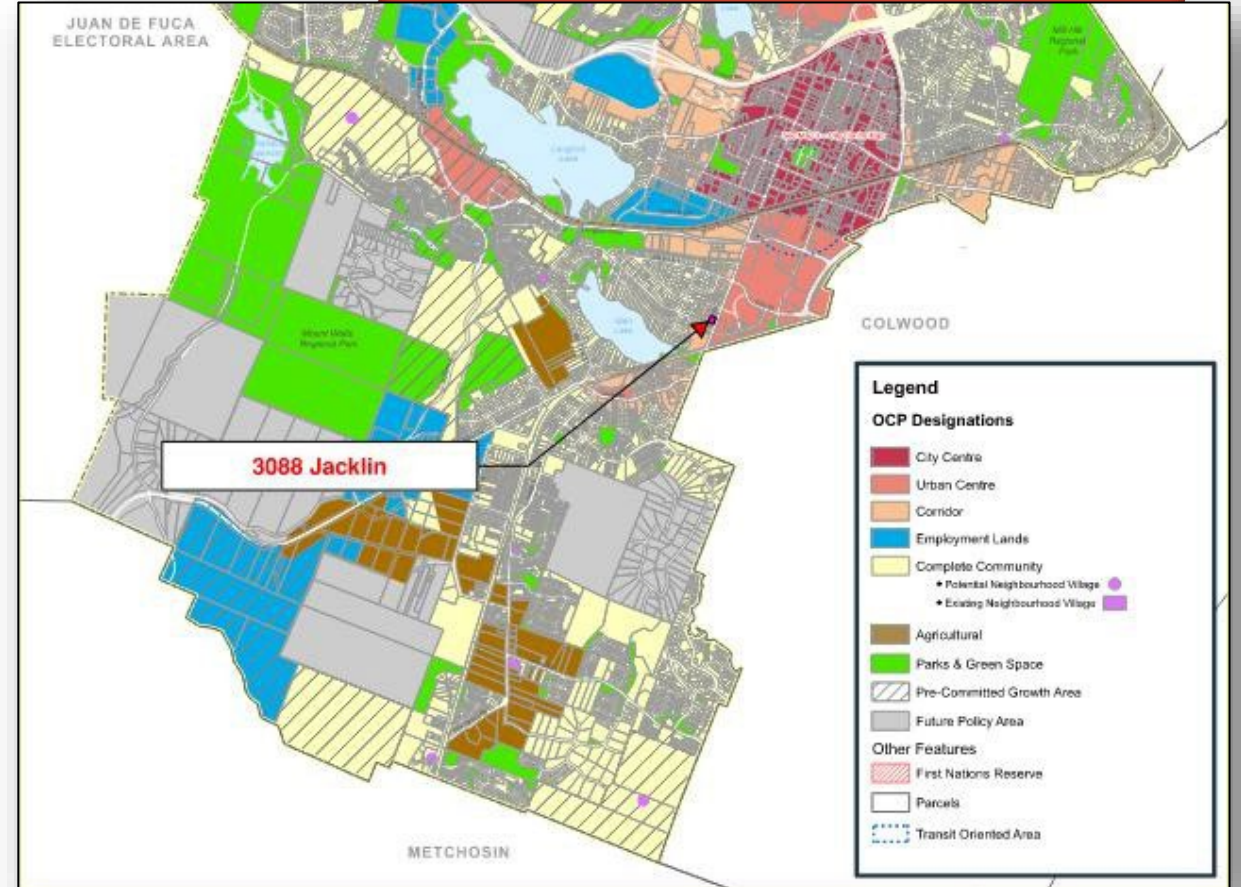
Significant bicycle parking provided to incentivize active transportation in the core area and **Galloping Goose Trail** (approx. 220m to Trail).



The Policy.

| | | | |
|-------------------------|-----------|--------------|------------------|
| OCP : | Corridors | | |
| Proposed Zone: | MU1A | | |
| Lot Coverage: | 50.00% | (50-90% max) | |
| FSR: | 2.29 | (2.29 max) | |
| Parking: | 80 | (95 min**) | |
| Bike Stalls: | 165 | (76 min**) | |
| Open Space: | 17.16% | | |
| Road Dedication: | 2.00 m | | |
| Setbacks: | Rear: | 7.90m | (7.50m required) |
| | Front: | 4.50m | (2.00m required) |
| | Side: | 2.00m | (2.00m required) |
| | Side: | 2.35m | (2.00m required) |

**** Parking Bylaw Updates in-process**



| | |
|------------------|--|
| Corridors | <ul style="list-style-type: none"> Multi-family residential, commercial, institutional, and OCP compatible light industrial uses are permitted. Maximum height of six storeys,* including choice of residential and/or non-residential uses. |
|------------------|--|

The Policy.

LANGFORD PARKING BYLAW MODERNIZATION

Langford Currently in process of revising the existing Parking Bylaw. Application has been deferred previously due to upcoming updates. The following sections proposed by the Consultant strengthen the current application:

Applicable Recommendations

- **Recommendation #2:** Reduced Overall Parking
- **Recommendation #3:** Reduced Visitor Parking
- **Recommendation #6:** Additional Bike Storage
- **Recommendation #7:** Flexible Loading Size
- **Recommendation #8:** Revised Accessible Stalls



1
Building.

27
Studio.

33
One Bedroom.

16
Two Bedroom.

76
Total Units.

The Units.



Unit types include **studio, one, and two-bedroom rental apartments** to provide thoughtful living accommodations.

Approximate units range in size:

Typical Studio
350 sq ft to 410 sq ft

Typical One bedroom
570 sq ft to 730 sq ft

Typical Two Bedroom
740 sq ft to 900 sq ft

Suite mix is curated to suit workforce housing demographics to cater to businesses in the area.

The Architecture.

- 6-storey wood frame form.
- Hardi Panel siding.
- Picket guardrails.
- Articulation to provide architectural interest.
- Two-storey entry to properly address frontage and entry.



Pitched roof to be sympathetic to neighbourhood.

Light colours used to provide contrast and sense of depth.

Darker colours used to anchor building at corners.

Ground level units accessed from frontage.

The Architecture.

The building expression uses a refined palette of contrasting materials and colours to articulate the massing and reduce perceived scale. Darker cladding frames the building edges and upper levels, while lighter materials across the main façade break down the volume and emphasize the residential rhythm.

The use of facing stone accents provides a sense of permanence and pedestrian scale, while warm accents highlight the main entrance and support wayfinding. Light-toned balconies add contrast and transparency, enhancing daylight.



ELEVATION EXTERIOR MATERIAL LEGEND

- 01** MATERIAL: HARDIBOARD
COLOUR: ORANGE & DEEP OCEAN "EB"
SMOOTH FINISH W/ EASY TRIM
- 02** MATERIAL: HARDIBOARD
COLOUR: WHITE "AW", SMOOTH FINISH W/
EASY TRIM
- 03** MATERIAL: HARDIBOARD
COLOUR: BLUE "EB", HORIZONTAL
LAPSIDING
- 04** MATERIAL: HARDIBOARD
COLOUR: GREY "LM / PG", HORIZONTAL
LAPSIDING / SHAKES
- 05** MATERIAL: ALUMINUM STEEL RAILING
COLOUR: CHARCOAL
- 06** MATERIAL: GLASS, TEMPERED
COLOUR: CLEAR
- 07** MATERIAL: ASHLAR CHARCOAL "SLATE"
FACING STONE

The Transportation.

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

The development plan includes **class I and class II stalls for bike stalls** and is located within walking distance of several public transit stops (**Bus Routes 48,52,59, 61,64**)

The Project will also include the **Woodsmere car-sharing program**, which is a station-based electric car service for tenants. This amenity allows our residents access to a car without the financial burden of vehicle ownership.



The Amenities.

- 24hr management (adjacent)
- Rooftop patio area
- EV carshare program
- Proximity to Belmont Market
- Covered parking & underground
- EV & cargo bike storage
- Over 2:1 bike storage ratio



This is This is Woodsmere.

**ELEVATING THE RENTAL
EXPERIENCE.**

HEAD OFFICE

250.477.1207

info@woodsmere.ca

woodsmere.ca

