



Woodsmere

creating quality

Bray Park Apartments , City of Langford
Rezoning Application

About Woodsmere

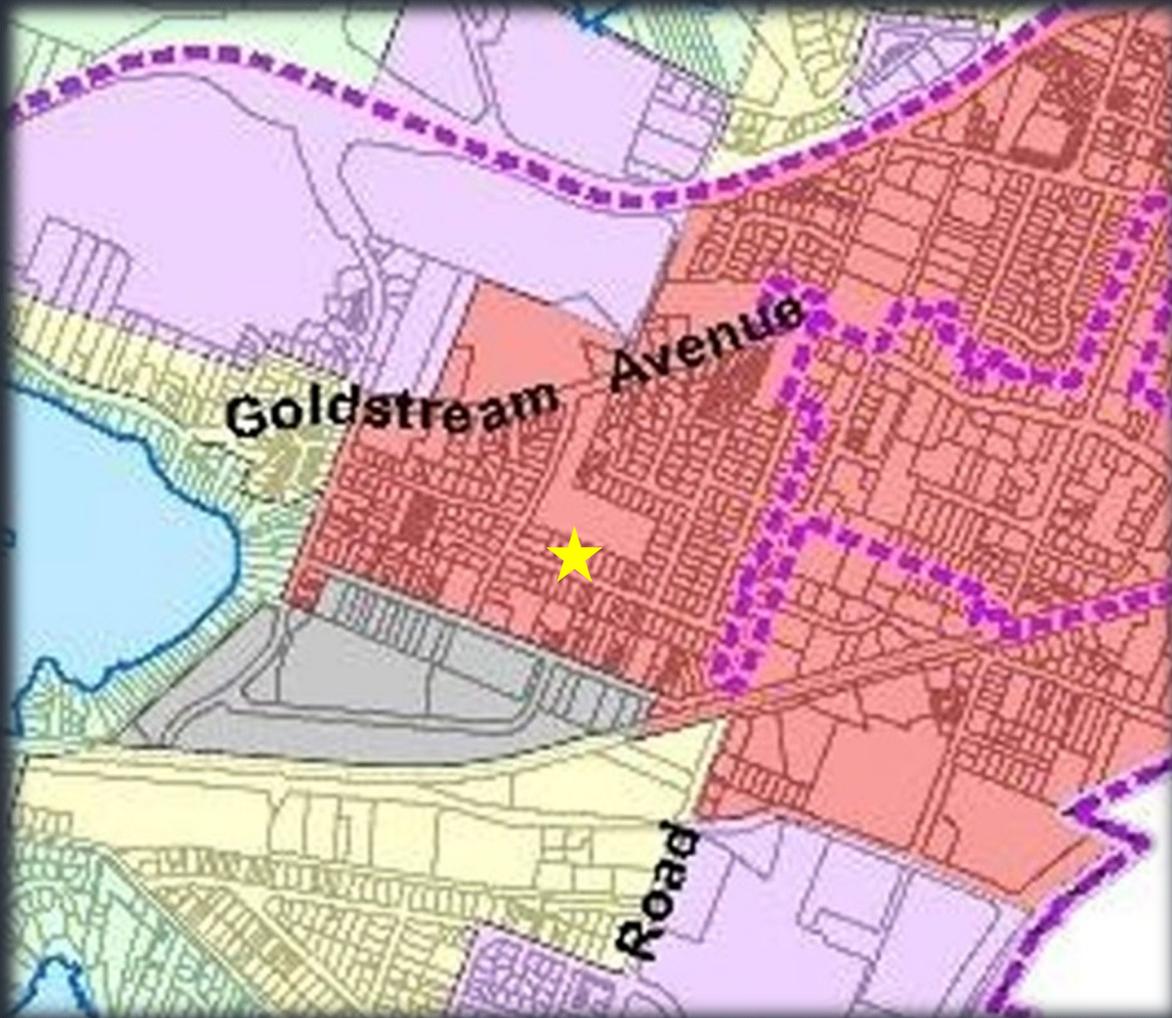


**BUILDING MORE THAN A PLACE TO LIVE;
WE FOCUS ON CREATING A WAY OF LIFE.**

Woodsmere Holdings Corp. is a vertically integrated holding corporation specializing in land acquisitions, multi-family design, purpose-built rental development, and in-house property management. We maintain and operate a real estate portfolio of purpose-built rental apartments across Western Canada. Creating rental communities in the most desired locations, we aim to provide a quality of life and offer tenants units that are thoughtfully designed, spacious, and secure.

Through extensive market research, Woodsmere identifies and focuses on communities with a shortage of purpose-built rental housing needs to provide units that accommodate various demographics and lifestyles.

Langford OCP



Bray Park Apartments is located
within OCP designated City
Centre

OCP Designations		
Agricultural	Hillside or Shoreline	Open Space
Business or Light Industrial	Mixed Use Employment Centre	Village Centre
City Centre	Neighbourhood	Town Centre
	Neighbourhood Centre	



Bray Park Apartments

Project History

- The original application was submitted as a 4 Storey, 46 units which received PZA Committee approval and 1st Reading.
- Woodsmere purchased the site in the summer of 2022 and determined this was a underutilization of the parcel's potential.
- The current application has been revised to 59 units purpose built rental apartments.



1 SOUTH ELEVATION
A-5 Scale: 1 : 100



1 NORTH ELEVATION
A-6 Scale: 1 : 100

Existing Conditions

- The property is vacant site and used as a staging area for Woodsmere's adjacent construction site.



Proposed Concept

- Bray Park Apartment is designed to accommodate a range of incomes, housing choices, lifestyles, families, and age ranges.
- Portions of Bay Avenue abutting the development will be transformed into complete streets with scallop parking, sidewalks, street trees, and lighting.
- Active frontage is achieved by individual accessed ground-oriented units.



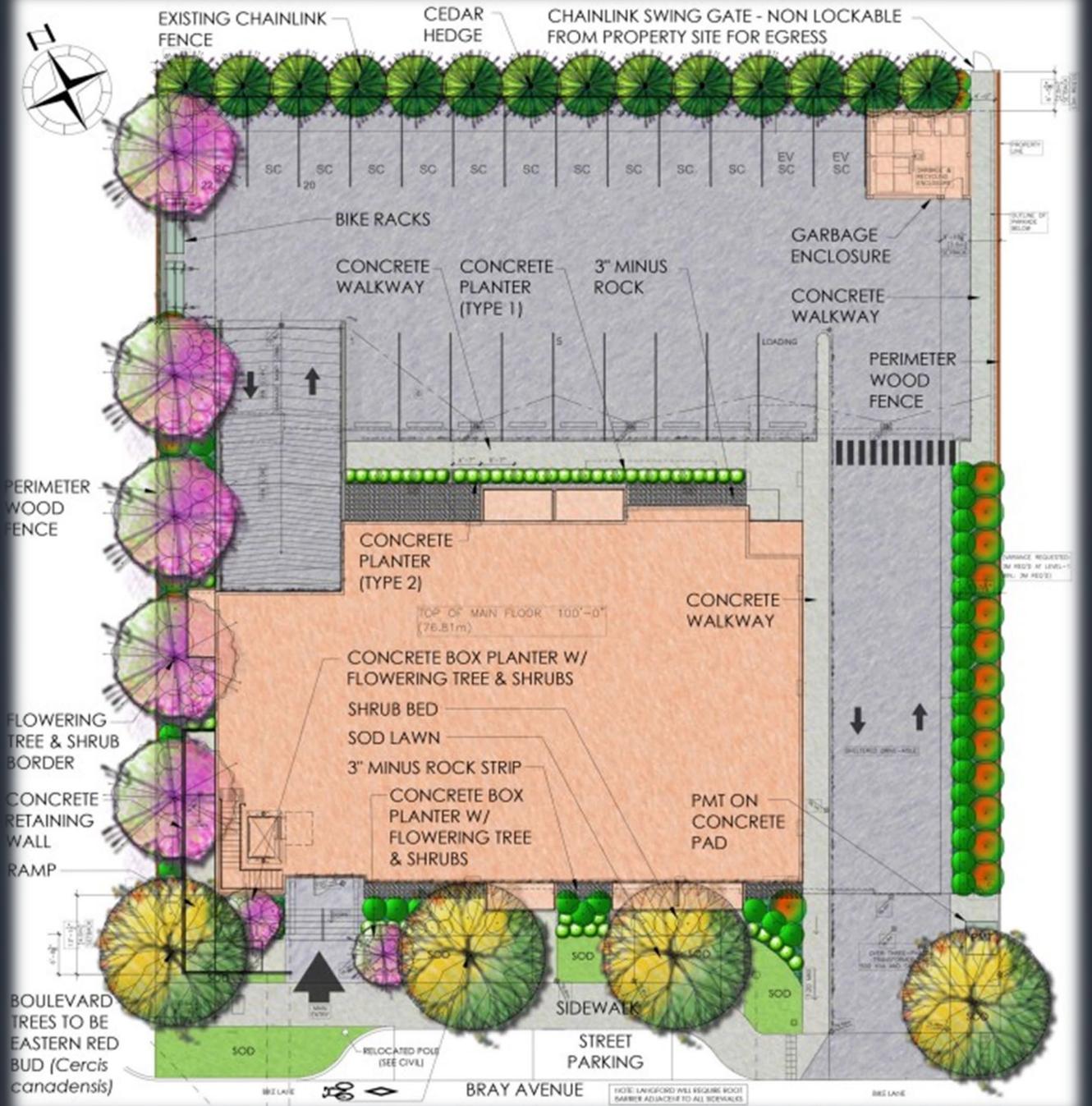
Proposed Concept

- Modern exterior look utilizing a variation of James Hardie board & Westform metal cladding
- An attractive quality of the proposed building is a roof top amenity overlooking Centennial Park. This allows residents to congregate and watch park activities.
- Bray Park Apartment will be built to Step Code 2.



Landscape

- Abundance of perimeter tree planting provides screening and sound attenuation.
- Landscape increases the urban tree canopy, and overall, aesthetically pleasing street presence
- Raised planters provide additional screening from the central courtyard. Low hedging along public and private realms will soften the raised planter walls.
- A combination of low planters and small perennial / shrub species are proposed to help soften the building façade, while not hindering access or restrict visual sightlines.



59 Units

10 - Studios

22 - One Bedroom

27 - Two Bedroom



- Our unit types range from studios to one, and two-bedroom apartments to provide thoughtful living accommodations for everyone.
- Units are fitted with 6 appliances, including in-suite laundry.
- Woodsmere is committed to heat pump air conditioners in every unit.

Variance

- A variance 1.0m into the side yard setback is requested to accommodate the structural columns beside the drive aisle.



Transportation

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

- Vehicular parking adheres to the requirements of the CC1 bylaw, and no parking relaxations are requested as part of this application.
- The project accommodates 20% electric car charging stations and electrical outlets for e-bike charging.
- Woodsmere carsharing program will be offered in this development by providing two electric cars.



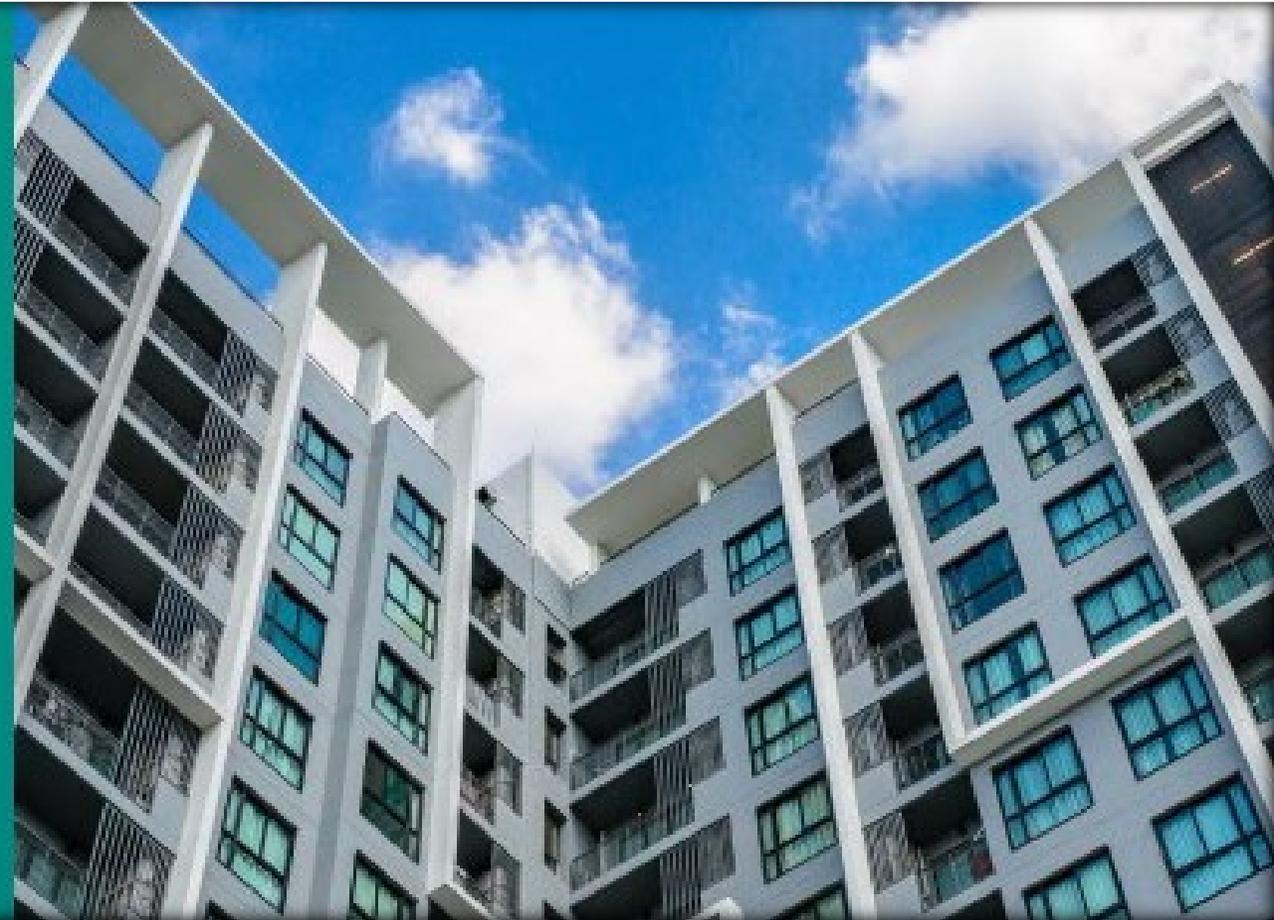
CMHC MLI Select

10% of units at 30% of the median renter income determined by StatsCan for the region.
25% improvement in Energy Efficiency and Green House Gas Reductions over the 2017 NECB.

MORTGAGE LOAN
INSURANCE

MULTI-UNIT

**MLI
SELECT**



ELEVATING THE RENTAL EXPERIENCE.

HEAD OFFICE

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**This is
Woodsmere.**

woodsmere
HOLDINGS CORP.