



Woodsmere

creating quality

Bray Park Apartments , City of Langford
Rezoning Application

About Woodsmere

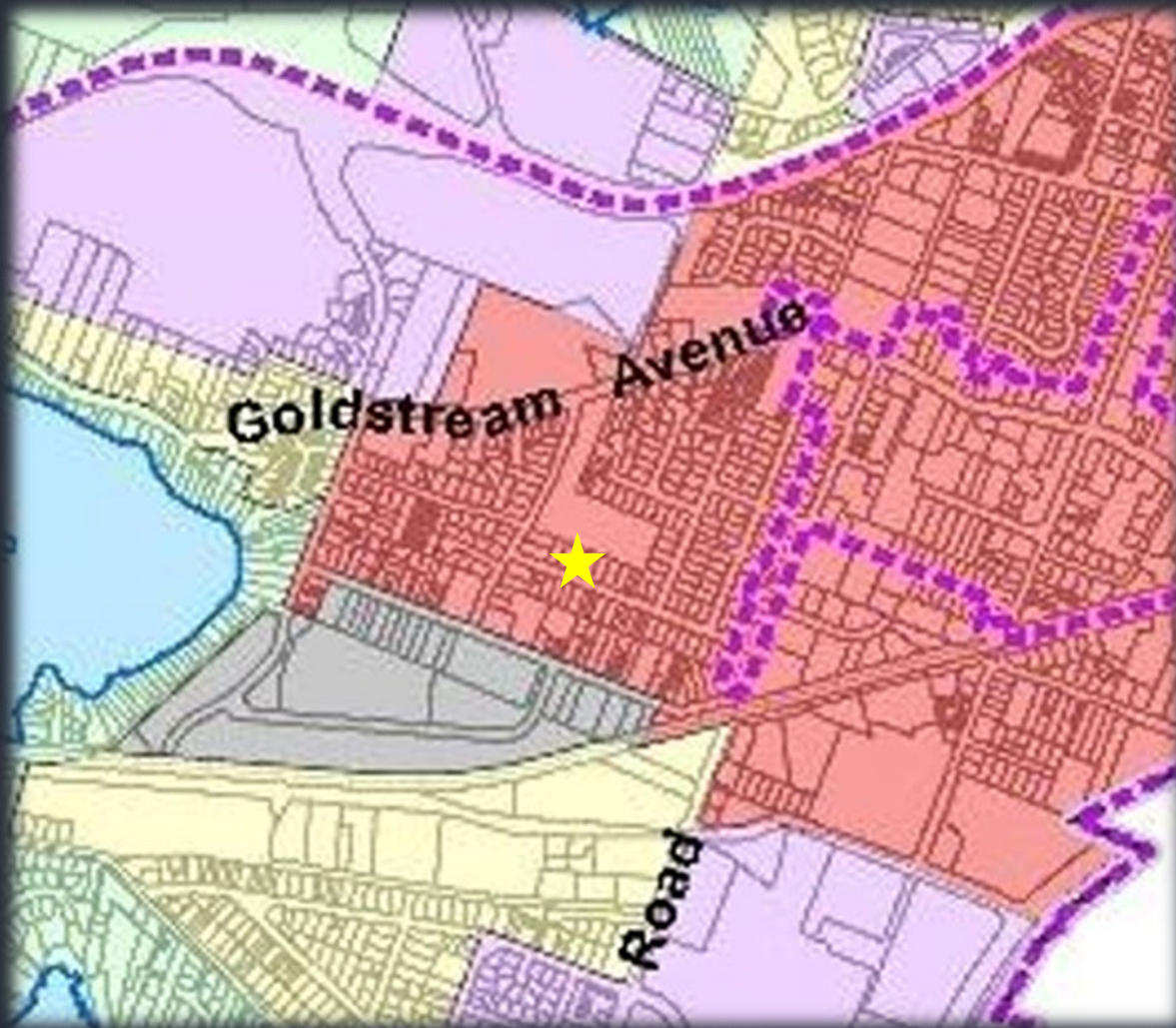


**BUILDING MORE THAN A PLACE TO LIVE;
WE FOCUS ON CREATING A WAY OF LIFE.**

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	



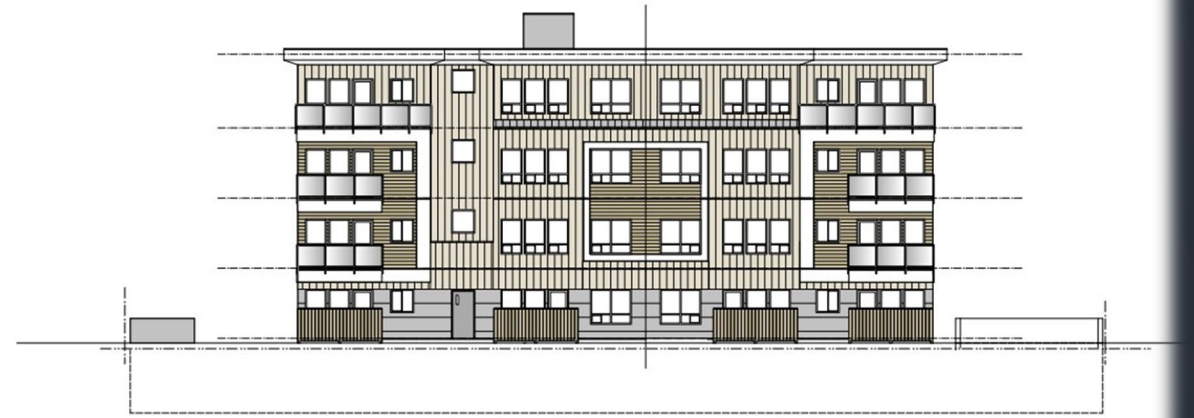
Bray Park Apartments

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.



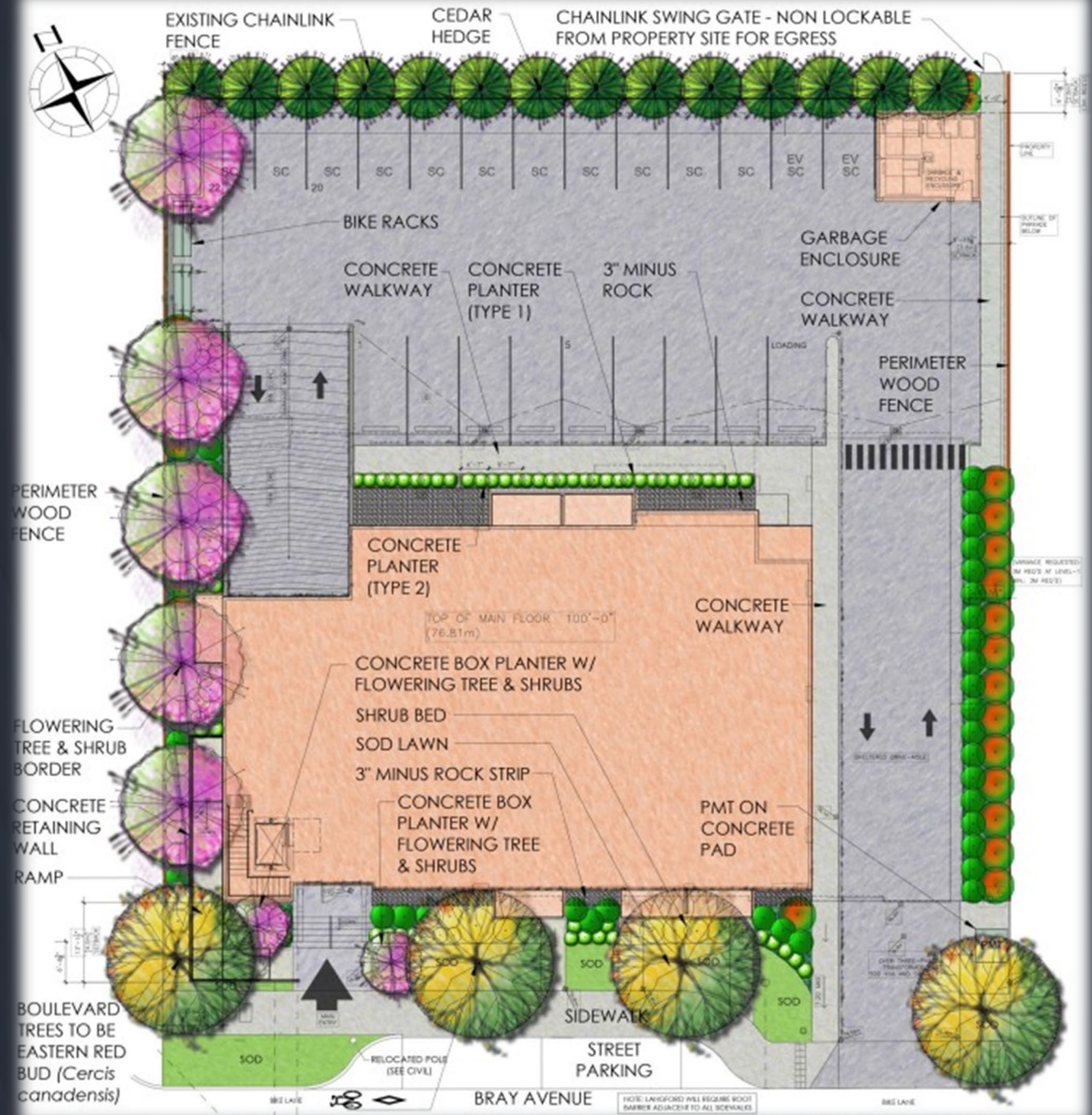
Proposed Concept

- 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

250.477.1207 | info@woodsmere.ca | woodsmere.ca

This is
Woodsmere.

woodsmere
HOLDINGS CORP.