



Proposal to Rezone 2832, 2834, 2836, and 2838 Knotty Pine Road Langford, BC

Presented By: Vlad Shynke CEO 829 Development Group

December 11th, 2023



From One- and Two-Family Residential (R2) to City Centre 2 (CC2) to allow for a townhouse development containing approximately 27 units.





Today, I would like to explore a transformative proposal set to shape the future of Knotty Pine Road

- My aim is to provide a comprehensive overview of the proposed development of Knotty Pine Road.
- This presentation serves as an overview for understanding the significance and positive impact our project holds for the community.

- In alignment with our commitment to thoughtful and unified urban development, the proposed site layout mirrors the success of our recently approved across the street project at 2833-2839 Knotty Pine.
- Drawing inspiration from this, primary access to the site is strategically planned via Orono Avenue, enhancing the pedestrian experience along Knotty Pine with an appealing walk-up style and increased greenery through additional street trees.

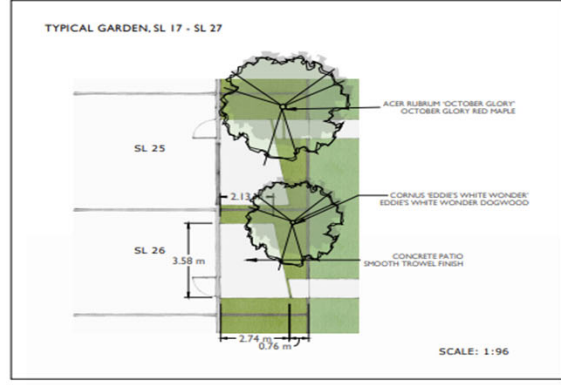
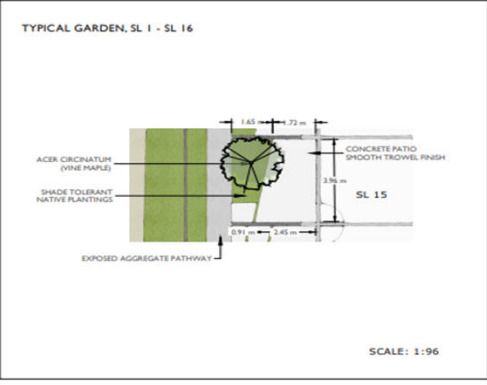
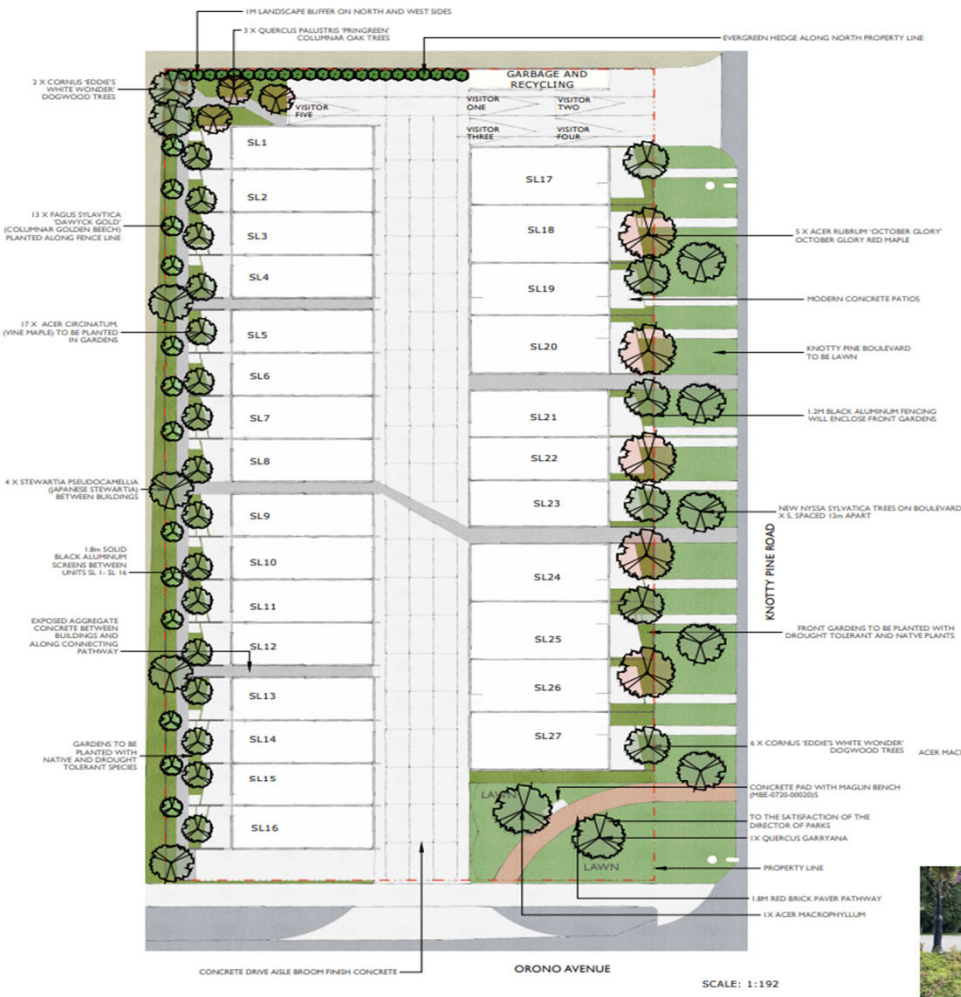




Park Dedicated Area and Trees

- The park dedication is equivalent to 5% of the lot area and matches the park across the street, providing symmetry.
- The conceptual landscape plan, outlines the planting of 51 trees, featuring a variety of species.
 - Specifically, the plan proposes smaller and columnar species along the western interior side lot line.
- Larger tree varieties are planned to be along Knotty Pine and within the common property in the northwest corner.
 - Future tree plantings within the park dedication area and the Knotty Pine boulevard are expected, with specific details to be decided by the Parks Department.

LANDSCAPE CONCEPT PLAN



QUERCUS GARRIYANA
 NYSSA SYLVATICA
 QUERCUS PALUSTRIS 'RINGREEN'
 ACER CIRCINATUM
 CORNUS 'EDDIE'S WHITE WONDER'
 STEWARTIA PSEUDOCAMELLIA
 ACER RUBRUM 'OCTOBER GLORY'
 FAGUS SYLVATICA 'DAWYCK GOLD'
 EXPOSED AGGREGATE CUT LINES
 BROOM FINISH CONCRETE WITH TILE CUT LINES
 PORTUGUESE LAUREL HEDGE
 MODERN ALUMINUM FENCE PANELS 1.8M ALONG NORTH AND WEST PROPERTY LINE AND BETWEEN UNITS SL 1-16 AND BETWEEN UNITS SL 17-27
 ALONG KNOTTY PINE SLEEK FENCE PANELS AS SHOWN ON PAGE 4 1.2M HIGH
 HAGLIN 720 CHAIRS

Greenspace Designs
 Sustainable Landscape Design

PROJECT TITLE :
 PROPOSED LANDSCAPE PLAN for
 829 GROUP
 2832-2838 KNOTTY PINE ROAD, LANGFORD BC

PAGE TITLE :
 CONCEPT PLAN, ONE OF ONE

DATE :
 SEPTEMBER 7, 2023

SCALE :
 AS SHOWN

Amenity Contribution and Development Cost Charge

Amenity Item	Per unit / area contribution	Total (27 units)
<i>General Amenity Reserve Fund</i>	\$3,800 per residential unit	\$102,600
<i>Affordable Housing Reserve Fund</i>	\$1,000 per residential unit	\$27,000
TOTAL POLICY CONTRIBUTIONS		\$129,600

Development Cost Charge	Per Unit Contribution	Total (27 units)
<i>Roads</i>	\$3,865	\$104,355
<i>Park Improvement</i>	\$1,948	\$52,596
<i>Park Acquisition</i>	\$130	\$3,510
Subtotal (DCC's to Langford)		\$160,461
<i>ISIF</i>	\$331.65	\$8,954.55
<i>CRD Water</i>	\$1,644	\$44,388
<i>School Site Acquisition</i>	\$800	\$21,600
TOTAL DCC's (estimated)		\$235,403.55









Prime Location in City Centre:

- Situated at the corner of Knotty Pine Road and Orono Avenue in Langford's City Centre.
- Surrounded by a mix of single-family homes, duplexes, and ongoing construction of four to six-storey apartments and townhouses, showcasing Langford's commitment to city center densification.



Convenience and Accessibility:
Within walking distance to an array of shops and services on Jacklin Road and Goldstream Avenue. Proximity to Centennial Park (300m) offering recreational amenities like tennis courts, baseball diamonds, a playground, and a spray park. Easy access to the E&N trail, approximately 500m away, providing a scenic route for walking and cycling.



Educational Hub:
Ruth King Elementary School less than 500m away on Jacklin
Road.

Spencer Middle School located approximately 750m away on
Goldstream Avenue.

A future post-secondary school is just 900 meters away on
Goldstream Ave





Community Connectivity:

- The proposed development fosters a sense of community by strategically locating itself amidst schools, parks, and essential services.
- Aligns with Langford's vision for sustainable urban development, enhancing the quality of life for residents in the City Centre.



In conclusion, I want to express my sincere appreciation for your time and attention today. Thank you for allowing me the opportunity to share this exciting project with you. I am open to any questions or discussions you may have, and I look forward to the potential positive impact this development can bring to our community.