

# HOTEL DEVELOPMENT ON GOLDSTREAM AVENUE

April 8, 2024



Metropolitan  
CAPITAL PARTNERS





## Introduction

Metropolitan Hospitality is proposing a new TownePlace by Marriott Hotel in heart of Langford's City Centre

838, 832 & 824  
Goldstream Ave.

# Ownership and Management Group

## Holden Chu – Partner

The Chu family has owned and operated business in Langford since 1968. They originally started their restaurant in a building that was renovated from a butcher shop to a restaurant in 1968. The original restaurant Stan's Langford Restaurant was located at 728 Goldstream which was the 1st Asian Restaurant in Langford before relocating to 832 Goldstream (Greenleaf) in 1980 where the Restaurant stands today with the adjacent properties . Holden's father Stan, now 89 years old is eager to have the hotel built and opened to extend his families legacy in Langford .

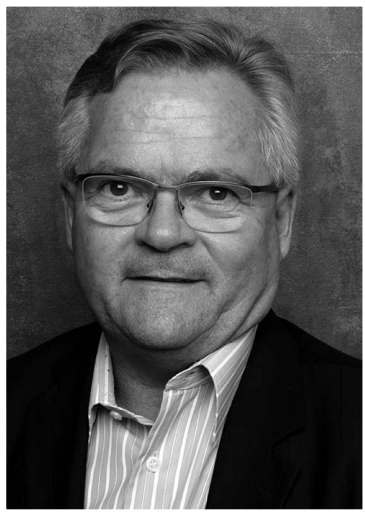
Metropolitan Hospitality are local experienced hotelier professionals with an earned reputation as trusted advisors . With over 120-years of combined management experience . Metropolitan manages several hospitality businesses on Vancouver Island. Their offices are located in Colwood .





# Ownership and Management Group

## Metropolitan Hospitality Management, Partner



### Len Wansbrough, President

Len's family has owned and operated businesses in Colwood since 1976. Len has extensive experience, particularly in the project development and management of hotels, restaurants, seniors housing (Langford Legion). Len is community minded and lends himself to several community and industry organizations, He was recently on the Board of Director on the Victoria Hospice Society, past President of Westshore Chamber of Commerce, Board of Governor with Royal Roads University and recipient of an Alumni of Distinction from Camosun College.

### Phil Leedham, Project Director

Phil has 25 years + experience in project financing and commercial lending. He specializes in residential, commercial and mixed -use development real estate transactions and has extensive experience analyzing and evaluating business plans to determine key risk and success factors. Phil is an effective communicator who possesses the ability to speak plainly through complex issues and draw conclusions or frame problems succinctly.

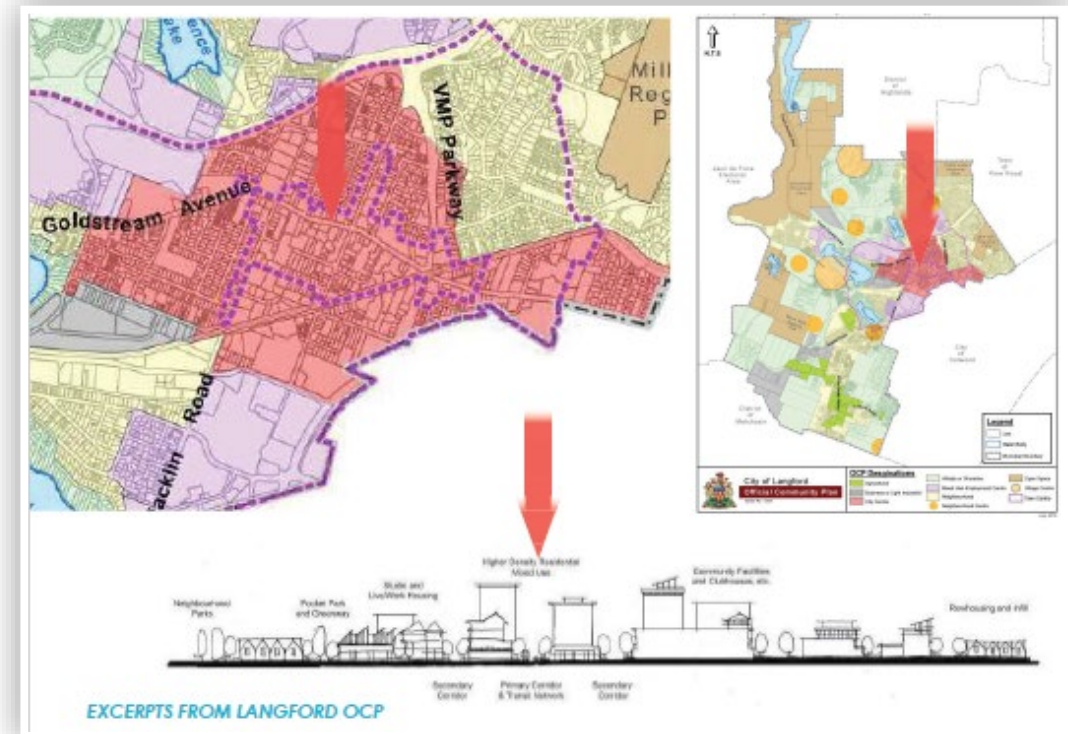


# Zoning - City Centre (CC1) Zone

## Langford Official Community Plan Policy

An OCP is a land use plan and policy document which integrates land use, economy, environment, transportation, community facilities and services, and creates a broad strategy to direct growth and development .

- The project is in Langford's downtown area and has a "City Centre" designation.
- The City Centre envisions an area of high-density that is "vibrant" and "walkable" with transportation connectivity throughout the Capital Regional District.
- Supports **infill development** near and in the City Centre through improvements to scale, character, or connections.
- Supports raising the local economy and increased jobs through growing existing businesses and attracting new business opportunities.
- Promotes economic activity such developing tourism, regional sport tourism, and recreation destination.
- Encourages developments along existing nodes and corridors, including Goldstream Avenue and Peatt Road, to support the walkability in the City Centre for residents and visitors, further establishing a complete community.



# Zoning - City Centre (CC1) Zone

## Langford Official Community Plan Policy

### Intended Use and zoning

- The Langford Official Community Plan (OCP) designates Goldstream avenue as one of the key arteries of the Langford City Centre, as such this proposal is a fitting development to densify the downtown core with a landmark building while animating the pedestrian streetscape.
- In order to realize this, we will be applying to combine and rezone the aforementioned sites to “City Centre (CC1) Zone”

### Current Use and Zoning

- The sites are currently zoned as “Residential Small Lot (RS1)Zone” and “District Commercial (C3) Zone” for residential and in use as single family homes and a restaurant.



CRD MAP



STREETVIEW LOOKING EAST ALONG GOLDSTREAM AVENUE



STREETVIEW LOOKING WEST ALONG GOLDSTREAM AVENUE



# Site Analysis

- This is a small one acre **in-fill** development site
- The site is aligned on a North -South axis and bordered by a multi family residential building to the west and the Westshore Centre for Learning and Training to the east
- The North borders the rear lot of a cluster of R2 residential one and two -family home
- We have engaged in community meetings with the neighborhood



# Development Principles for Proposed Hotel

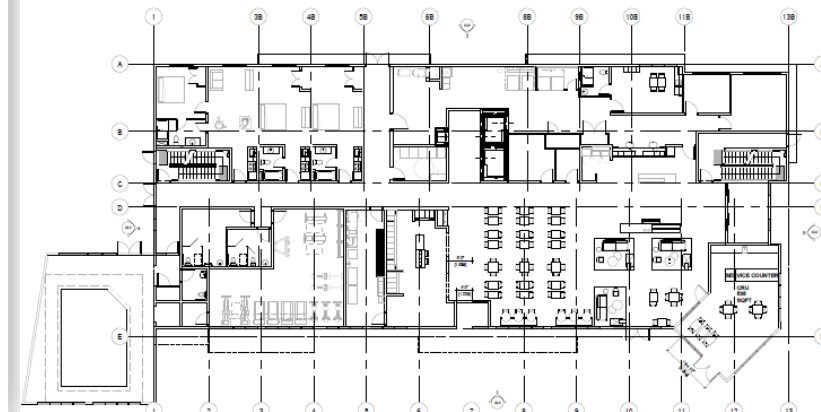
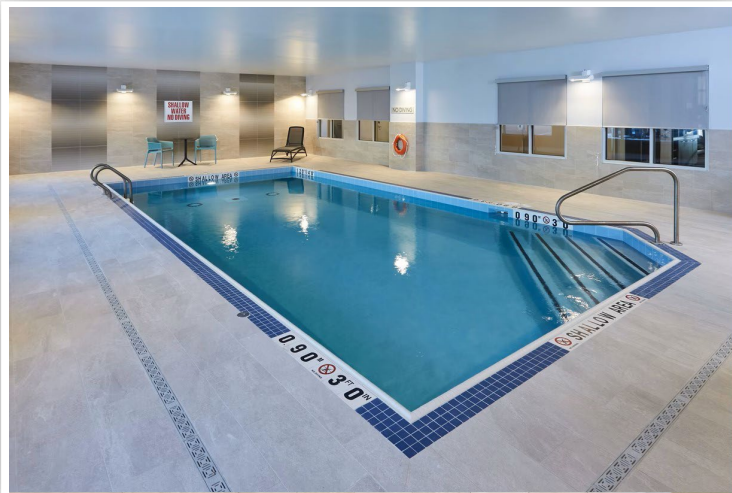
- The hotel design is being guided with consultation with City of Langford and Marriott Hotels
- Making efforts to limit the building footprint and impacts on the site and where possible conserve existing mature vegetation including protection and preservation of **the large fir tree** at front of the property.
- The design and operation of the hotel to promotes walkability and, economic sustainability in the City of Langford.
- Bring the building closer to the street that brings street activation , interest, and vitality to the street
- OCP policies, site conditions, and existing neighbourhood context.
- Ensure the development of the hotel will contribute to the goal of achieving a complete and safe neighbourhood.
- Be respectful of neighbours in the siting planning, including making the entrance to the site on the east side of the development.
- Comply with form and character guidelines for Goldstream Avenue.
- Create a landscape plan that provides a buffer to neighbours and supports and encourages water permeability to reduce water runoff and help support green initiatives.
- Adhere to arborist management and protection plans during development of the site .





# TownePlace by Marriott

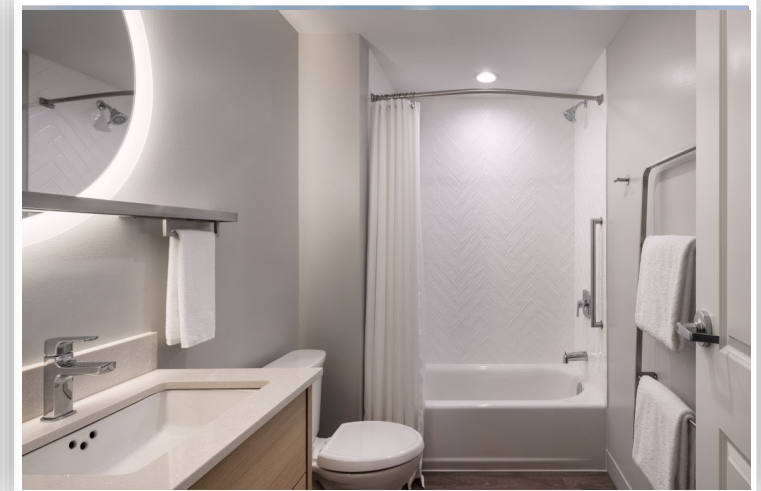
- Ground Floor Public Caf é
- Guest Amenities
  - Free breakfast Restaurant
  - Fitness & Pool
  - Guest Laundry
  - Patio with BBQ's
  - Convenience Shop & Lounge
  - Meeting Space



# Settle in and make yourself at Home

## All Suites Extended Stay

- Live for a Day, a Week, or Month
- Spacious Suites with Full Kitchens & Workspace
- Free High - speed Internet Access
- Guest Laundry on - site





# City Towne Map

## Bringing the world to Langford

- 140 Million Loyal Members
- 8,000 Marriott Locations Worldwide
- Local Events and Business profiled

## Supporting Local Business

- Restaurants
- Recreational Facilities
- Attractions & Entertainment
- Sports Tourism & Entertainment
- Parks & Outdoor Trails
- Arts & Culture
- Langford's Post Secondary Campus
- Royal Roads & Camosun College, UVIC, Justice Institute



# Environmental Sustainability

- Quality exterior materials on the building including a mixture of concrete, stucco, and metal claddings
- Electric Car Charging stations,
- BC Building Code Step 3 energy guidelines
- Recycling and waste management during construction
- Energy Efficient Heating, Heat Recovery Ventilation, and Cooling systems
- Energy Efficient Appliances & Equipment
- Energy Efficient LED lighting
- High Efficiency Low E windows
- Low flush toilets and faucets
- Recycled content gypsum board, and insulation.
- R40 Roofing insulation
- Landscaping
  - Use of natural vegetation in landscape for low water consumption
  - Use of micro water landscape irrigation systems
- On site storm water management system including rain gardens
- Green roof





# Economic Statistics

## See economic right up

\$3.0M contribution to property tax and development tax revenue (10 years)

**\$3.0M**

Langford MRDT Tourism initiates +/- \$ 140,000 per annum

**\$140,000**

40+ new jobs in Langford

**40+**

120+ new jobs during construction

**120+**

**34,000**  
guests a year

- 25% attending from Royal Roads, Justice Institute Training
- Support local businesses and sports teams







Thank you!