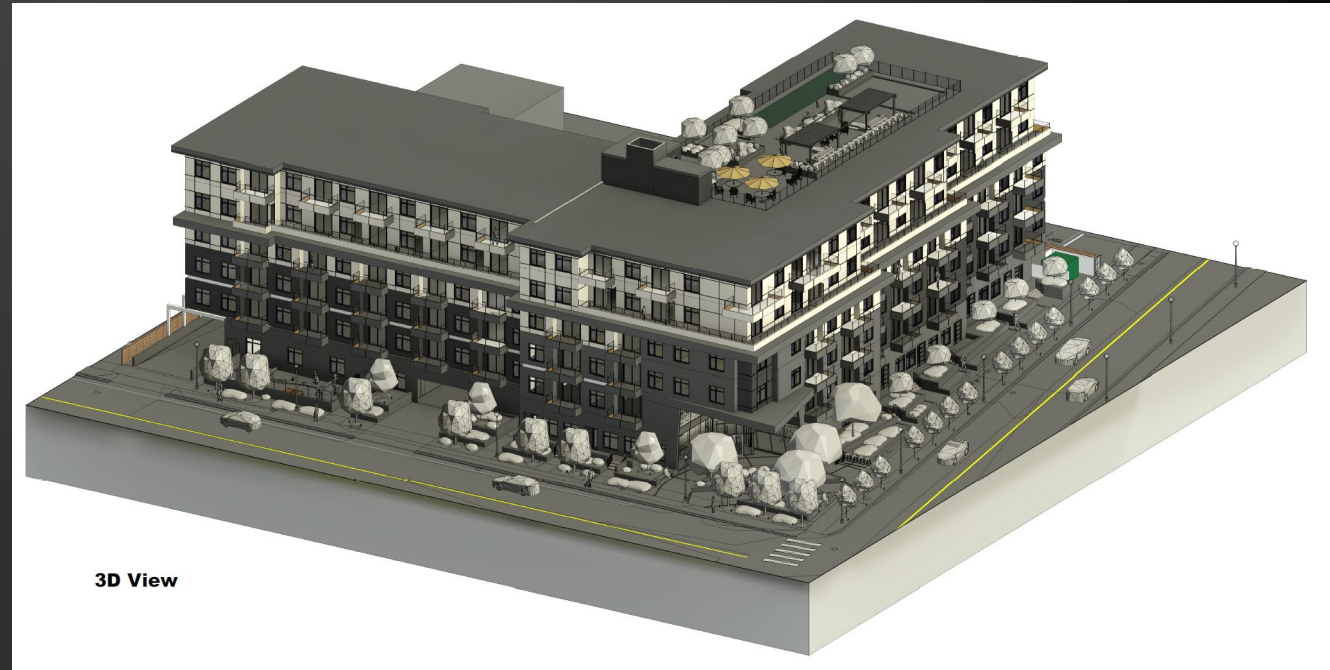


**123 UNIT MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
AT BROCK AVE &
STRATHMORE RD,
LANGFORD, BC**

OWNER: LANGFORD LANDING
DEVELOPMENT LTD

DEVELOPMENT CONSULTANT:
SOTA STRUCTURES LTD



3D View

PROJECT DATA

CIVIC ADDRESS:

881 BROCK AVE, LANGFORD, BC V9B 3C7

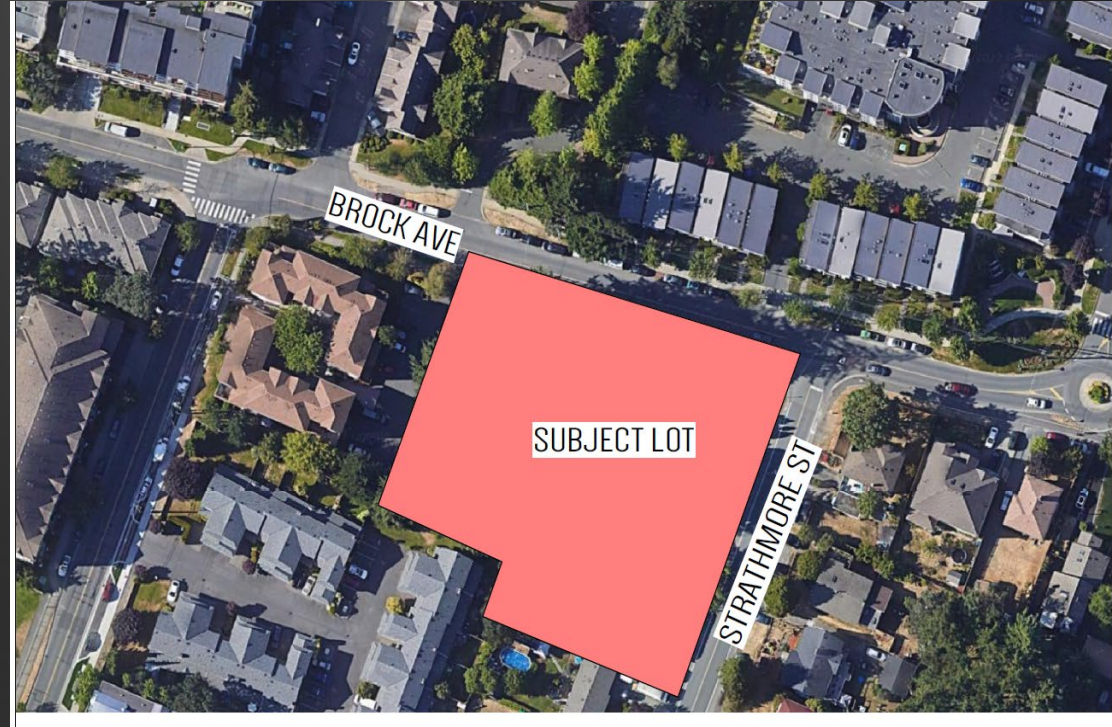
875 BROCK AVE, LANGFORD, BC V9B 3C7

2700 STRATHMORE RD, LANGFORD, BC V9B 3X2

2708 STRATHMORE RD, LANGFORD, BC V9B 3X2

2712 STRATHMORE RD, LANGFORD, BC V9B 3X2

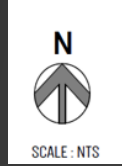
TOTAL LOT SIZE: 4,289 M² (46,166.41 FT²)



SCALE : NTS

LOCATION PLAN

CURRENT SITE & NEIGHBOURS:



EACH OF THOSE 5 LOTS CONTAINS A SINGLE-FAMILY HOME



BROKE AVENUE VIEW



STRATHMORE ROAD VIEW

	Zoning	Use
North	RM7 (Medium-Density Apartment)	Townhomes and apartment
East	R2 (One- and Two-Family Residential)	Single family homes
South	RM7 (Medium-Density Apartment)	Apartment
West	RM7 (Medium-Density Apartment)	Apartment

NEIGHBORS

STATUS OF TREES:



Condition of Trees	Number	Tree Status
		Note
Removed to stumps	14	In December 2022 were fully removed to the stump without permit.
Limbed to trunks	18	In December 2022 were fully Limbed to the trunk without permit, and in February 2024 were fully removed to stump with permit.
Partially Limbed	1	In December 2022 were partially Limbed to the trunk without permit, and in February 2024 were fully removed to stump with permit.
Remaining	6	The arborist report noted that they will ultimately need to be removed should this rezoning be approved due to the proposed underground parking structure.
Total number of Trees	39	The arborist noted that all the trees that had been previously removed without a permit would have also needed to be removed due to the underground parking structure.

The proposal includes 12 on-site trees, as well as significant street tree planting opportunities in the boulevard. The design also includes a pedestrian cut through plaza at the corner entrance to the building that is intended to include, plantings, and rooftop amenity space for residents that includes more plantings and smaller ornamental tree species

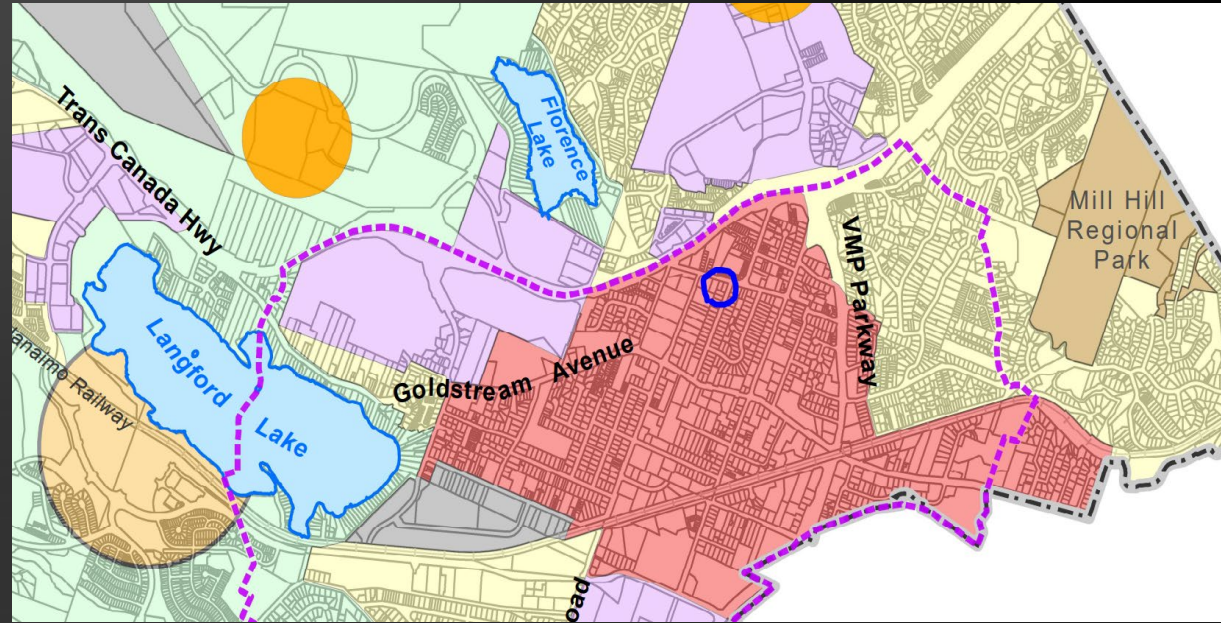
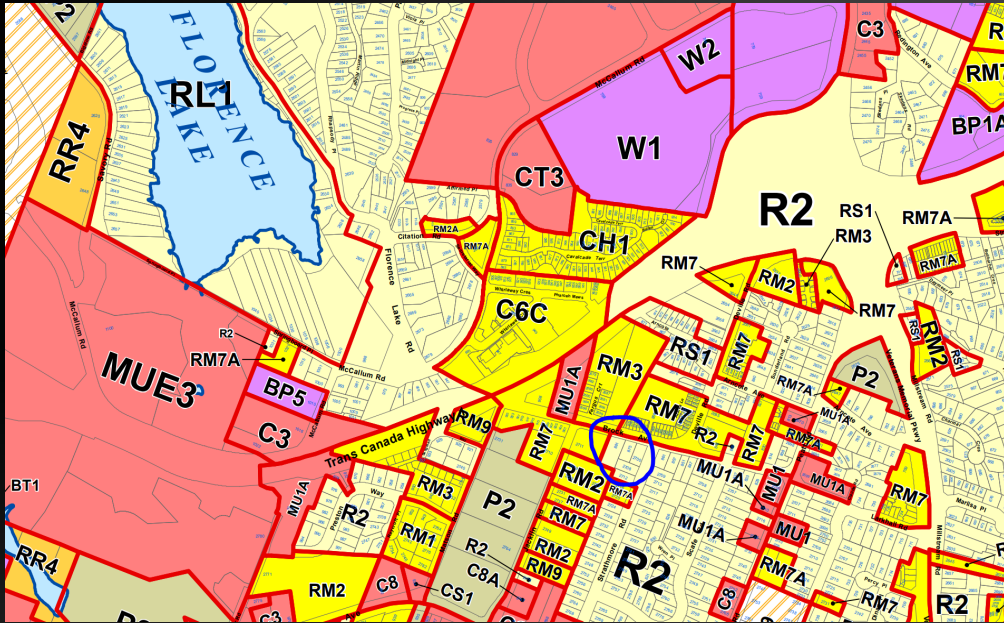
ZONING:

R2 (ONE- AND TWO-FAMILY RESIDENTIAL)

IS REZONED TO



CC1 (CITY CENTRE)



<p>City of Langford Official Community Plan Bylaw No. 1200</p>	<p>OCP Designations</p>	
	<ul style="list-style-type: none"> Agricultural Business or Light Industrial City Centre 	<ul style="list-style-type: none"> Hillside or Shoreline Mixed Use Employment Centre Neighbourhood Neighbourhood Centre

DENSITY & HEIGHT:

Max Allowable Density & Height Per CC1:

1 Bed
2 Bed
3 Bed

FLOOR AREA RATIO: MAX. 5.0 (PROVIDED THAT THE DEVELOPMENT CONFORMS TO 6.57.05 DENSITY OF DEVELOPMENT OF THE ZONING BYLAW)
 TOTAL AREA ALLOWED: 21,445 m² (230,832.05 ft²)
 TOTAL AREA PROPOSED: 11,972.2 m² (128,867.95 ft²) **FSR: 2.79**

BUILDING HEIGHT: **REQUIRED :** NO BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF 6 STOREYS.

PROPOSED : NUMBER OF STOREY: 6-STOREY MULTI-FAMILY RESIDENTIAL USE BUILDING
 PROPOSED BUILDING HEIGHT: 25.47 m



2 1ST FLOOR GROSS AREA PLAN
1/32" = 1'-0"



3 2ND FLOOR GROSS AREA PLAN
1/32" = 1'-0"



4 3RD FLOOR GROSS AREA PLAN
1/32" = 1'-0"



5 4TH FLOOR GROSS AREA PLAN
1/32" = 1'-0"



6 5TH FLOOR GROSS AREA PLAN
1/32" = 1'-0"



7 6TH FLOOR GROSS AREA PLAN
1/32" = 1'-0"



NORTH EAST VIEW - BROCK AVE COR.

HOUSING NEEDS ASSESSMENT:

<u>RESIDENTIAL UNIT DISTRIBUTION:</u>	1ST FL: 9 UNITS (8) 2 BED + (1) 3 BED
	2ND FL: 14 UNITS (8) 1 BED + (3) 2 BED + (3) 3 BED
1 BED UNITS: 76	3RD FL AND 4TH FL: 25 UNITS EACH FL (17) 1 BED + (5) 2 BED + (3) 3 BED
2 BED UNITS: 31	4TH FL AND 6TH FL: 25 UNITS EACH FL (17) 1 BED + (5) 2 BED + (3) 3 BED
3 BED UNITS: 16	5TH FL AND 6TH FL: 25 UNITS EACH FL (17) 1 BED + (5) 2 BED + (3) 3 BED
	6TH FL AND 6TH FL: 25 UNITS EACH FL (17) 1 BED + (5) 2 BED + (3) 3 BED
	TOTAL: 123 UNITS

Housing for Families

Family-sized housing in Langford is more affordable compared to core area communities in the CRD, however, single-detached dwellings are becoming increasingly out of reach for families with children. The affordability gap analysis showed that the cost of a single-detached home is out of reach for couples with children making the median household income, and far out of reach for lone-parent families. For those in the rental market, there may be a limited supply of larger and affordable units. As of 2020, there are 102 families on BC Housing's waitlist seeking non-market housing in Langford.

Affordable Housing

The cost of renting and owning in Langford, like the CRD in general, has risen significantly in recent years. The affordability gap analyses showed that ownership of a single-detached home is out of reach for most households making the median income, even couples with children who tend to make higher incomes than other household types. The purpose-built rental market is still relatively affordable for households with more than one income, but larger-sized units are on the affordability threshold for couples with children and are unaffordable for individuals living alone and most lone parents.

PER FEBRUARY 21ST, 2023, COUNCIL
RESOLUTION FOR PURPOSE-BUILT RENTALS



13 UNITS (10 %): AFFORDABLE
(AT LEAST 10% BELOW MARKET RENT)

UNDERGROUND PARKING:

PARKING CALCULATION:

REQUIRED:
 - DWELLING: 1.25 PER 3-BEDROOM OR LESS (25% VISITOR PARKING)

123 DWELLING UNITS (3-BEDROOM OR LESS)

(123 X 1.25) = 153.7
 TOTAL: 154 PARKING STALLS REQUIRED FOR RESIDENTIAL

6 PARKING STALLS REQUIRED FOR THE CHILDCARE FACILITY
 154 + 6 = TOTAL PARKING STALL REQUIRED = 160

PROVIDED:
 SURFACE - 36 PARKING STALLS
 (27 REGULAR + 8 SMALL + 1 ACCESSIBLE)

PI LEVEL - 130 PARKING STALLS
 (80 REGULAR + 45 SMALL + 4 PARALLEL + 1 ACCESSIBLE)

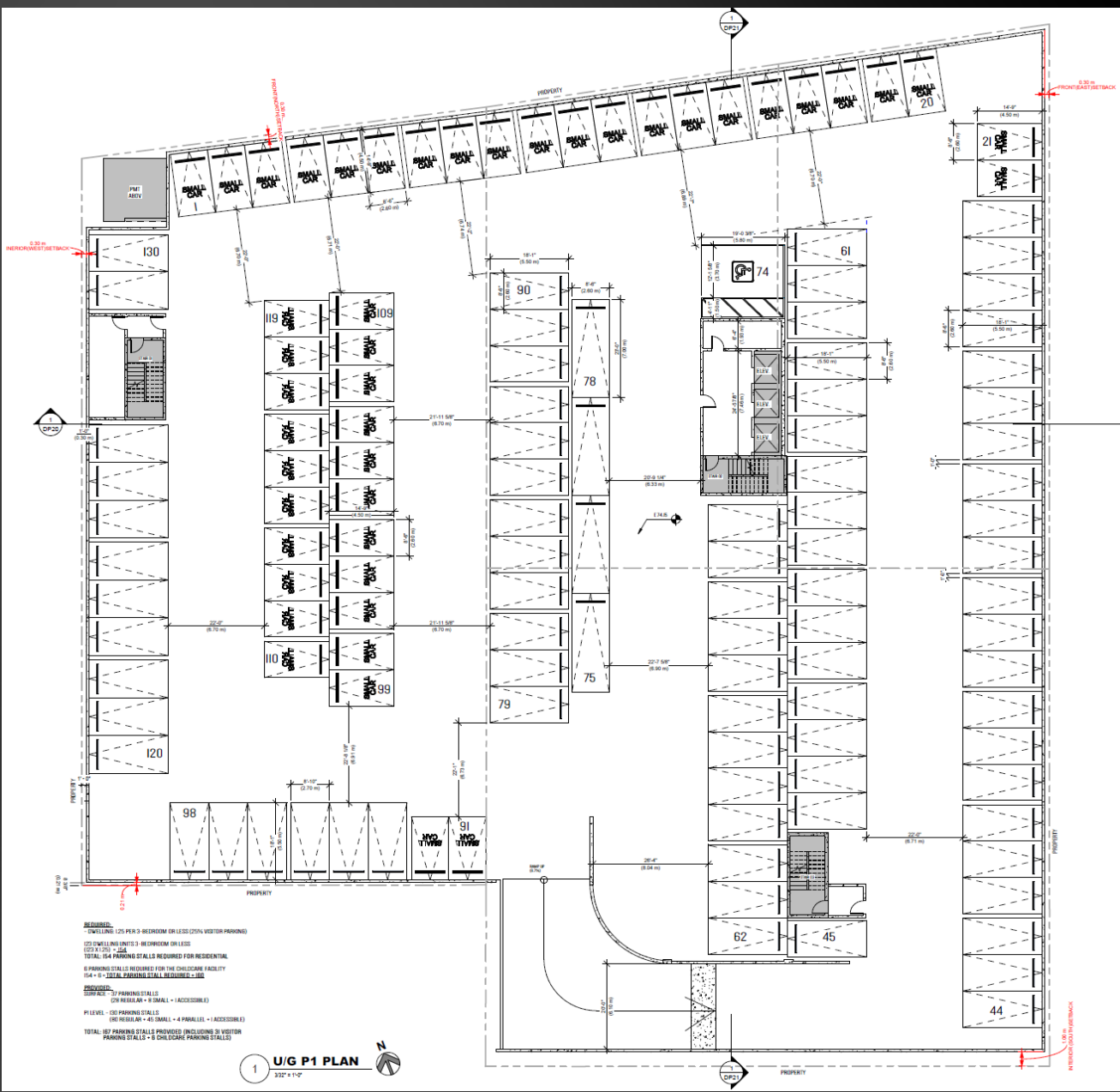
TOTAL: 167 PARKING STALLS PROVIDED (INCLUDING 46 VISITOR PARKING STALLS)

DIMENSIONS

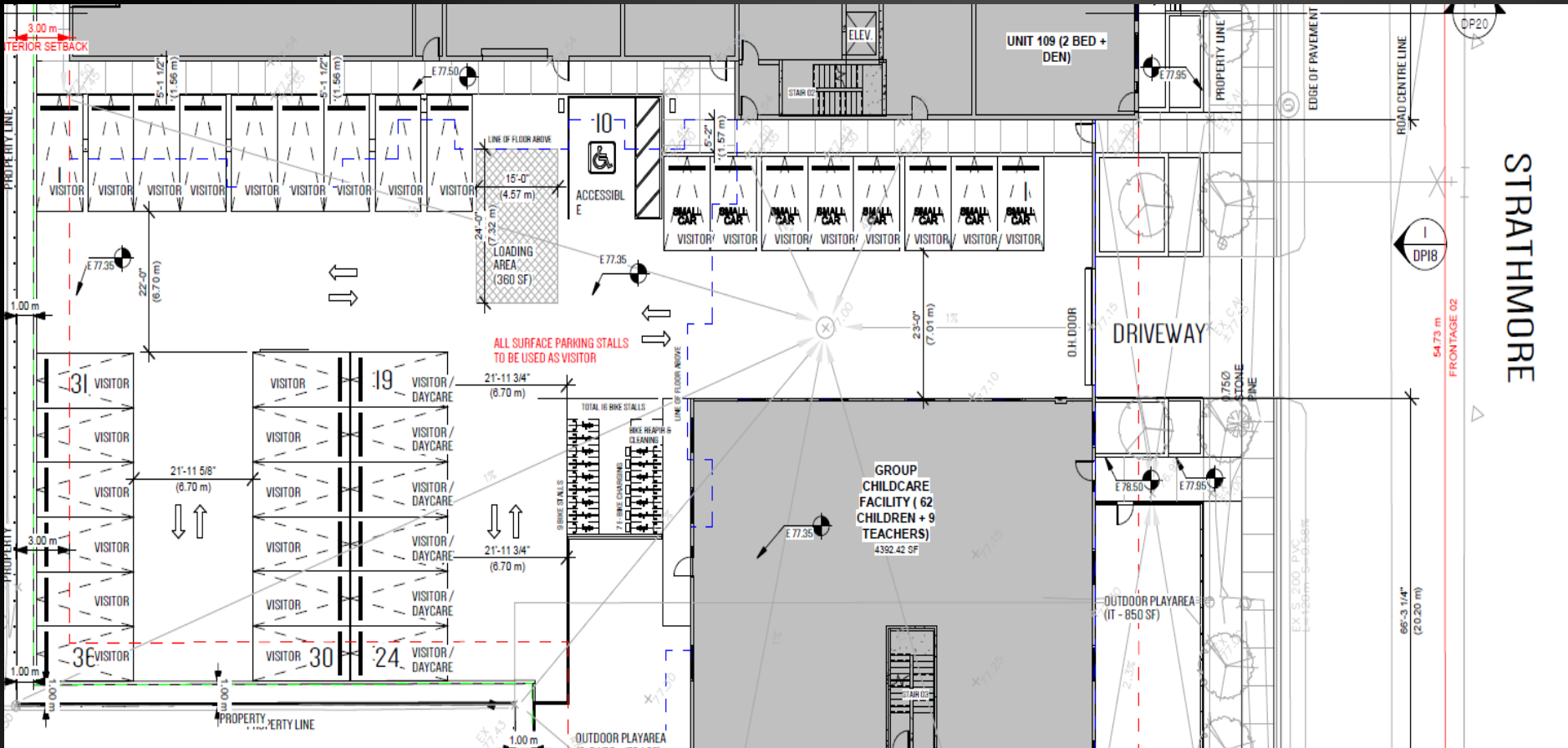
- 90 DEGREE : WIDTH (2.6 m / 8.5 ft) DEPTH (5.5 m / 18 ft)
 WIDTH OF MANOEUVERING AISLE (6.7 m / 22 ft)

SMALL CAR PARKING

- 1/3 OF THE TOTAL PARKING SPACES:
 - WIDTH (2.6 m / 8.5 ft) DEPTH (4.5 m / 15 ft)
 - MUST BE CLEARLY MARKED "SMALL CAR USE ONLY"



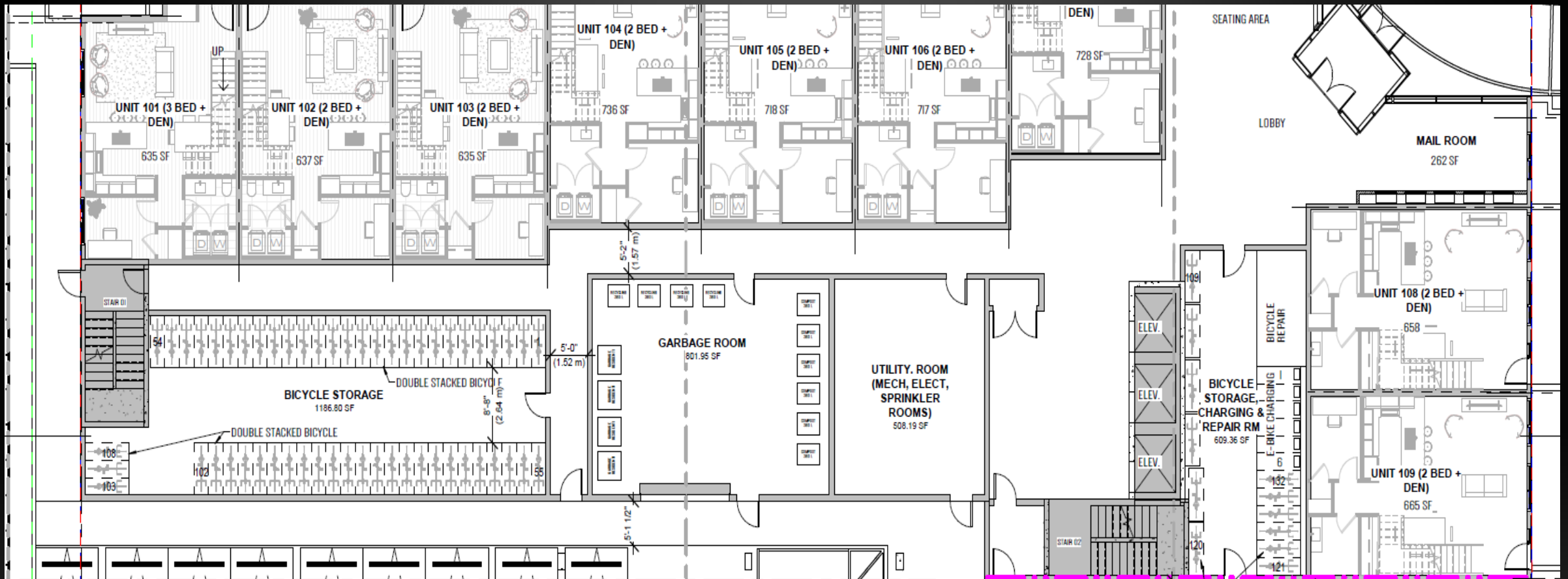
SURFACE PARKING:



Surface Parking (Car)	
Type	Number
Visitor Parking	21
Small Visitor Parking	8
Visitor Daycare	6
Accessible Parking	1
Total number of Car Parking	36
Surface Parking (Bike)	
Cargo Bike	9
Cargo Chargeable E-Bike	7
Total number of Bike Parking	16
Bike Cleaning/Repair Station	1

- The 36 total surface parking (car) spaces with the addition of the 130 total underground parkade
- The 16 total surface parking (bike) spaces with the addition of the 141 total Bicycle Parking spaces at the first floor

BICYCLE STORAGE:

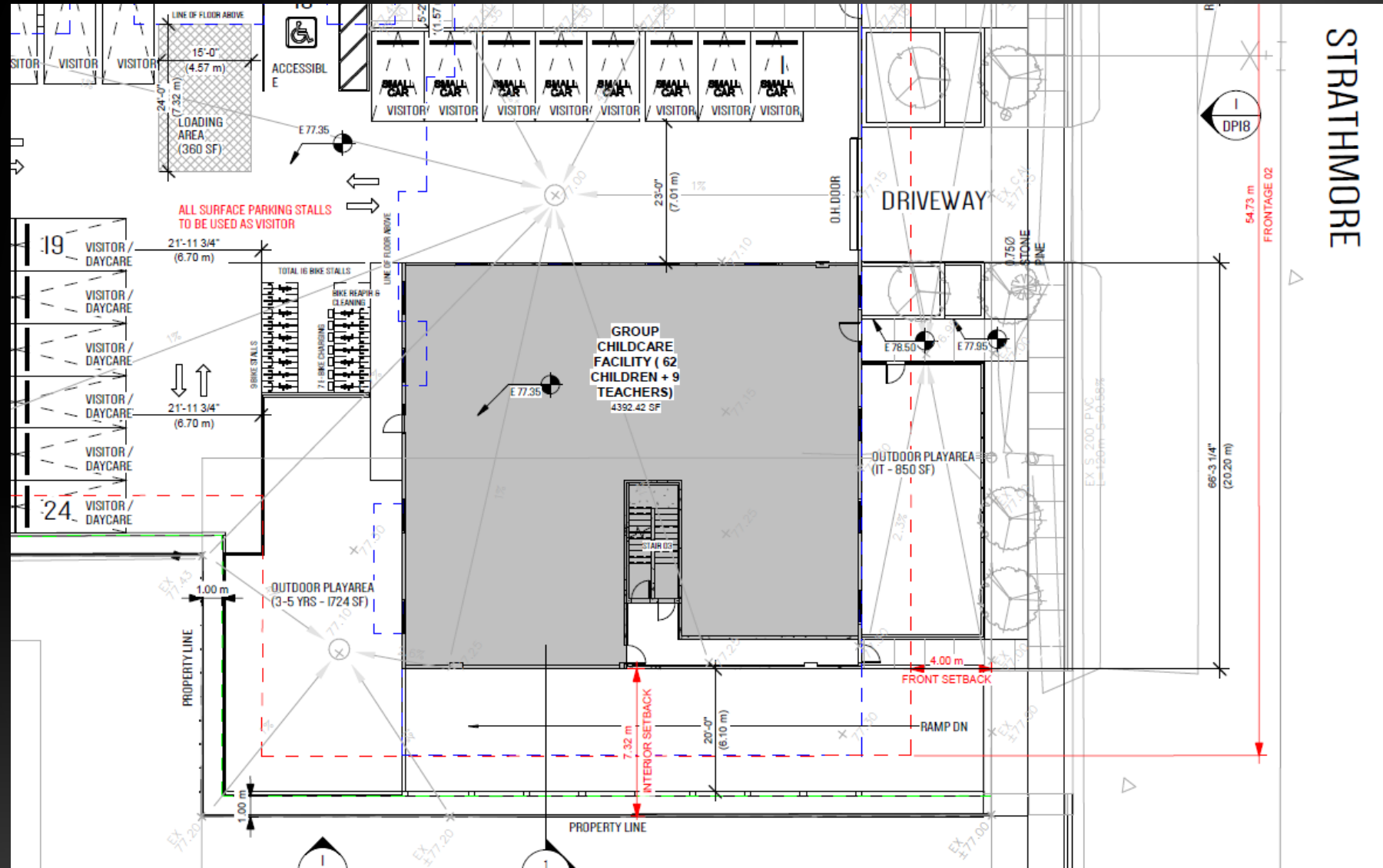


BICYCLE PARKING CALCULATION

REQUIRED:
 1 PER DWELLING UNIT : TOTAL - 123 UNITS
 123 BICYCLE PARKING SPACES REQUIRED

PROPOSED:
 141 BICYCLE PARKING SPACES PROVIDED
 13 E-BIKE CHARGING SPACES PROVIDED

CHILDCARE FACILITY :



Given the lack of daycare spaces in Langford, daycare for 62 children is proposed and needs text amendment rezoning care, as it is for more than 36 children. There are approximately six other daycares in Langford that have been previously approved for more than 36 children, ranging from 41 to 255 children.

CHILDCARE OUTDOOR PLAY AREA:



OUTDOOR AMENITY: ROOF TOP



ROOFTOP VIEW

OUTDOOR AMENITY AREA:

REQUIRED: (TO BE CONFIRMED WITH THE CITY)
COMMON OPEN AREA

OUTDOOR (ROOF-TOP) AMENITY AREA

REQUIRED: MIN. 2,321.85 ft² (215.71 m²) (5% OF LOT SIZE)
PROPOSED: 5090 ft² (472.88 m²) (11% OF LOT SIZE)

ENTRANCE PLAZA & PEDESTRIAN CUT-THROUGH :



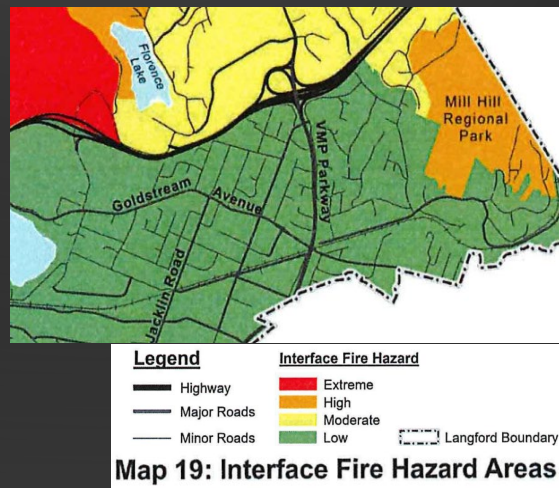
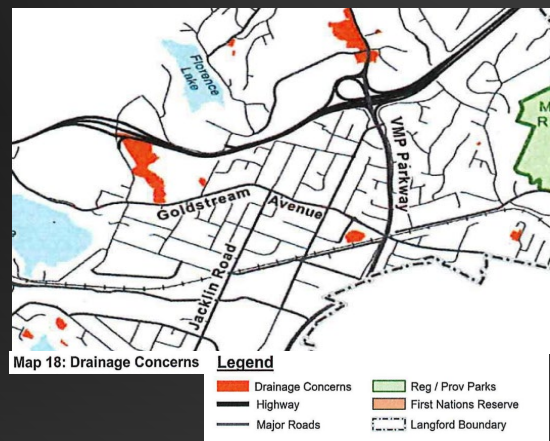
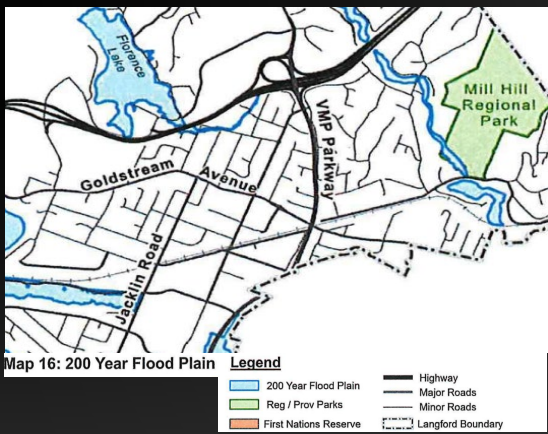
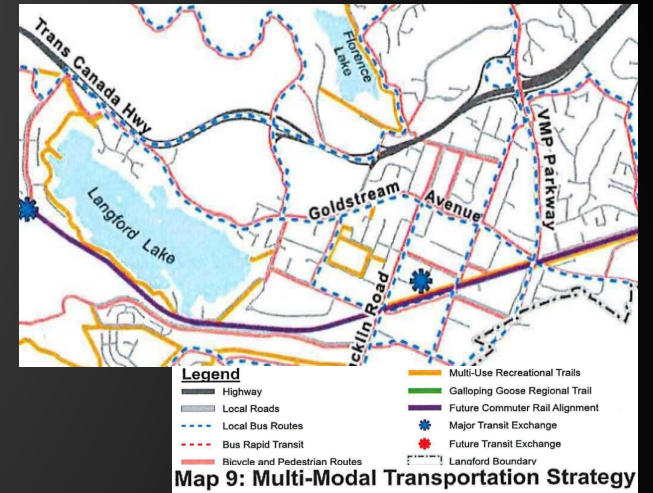
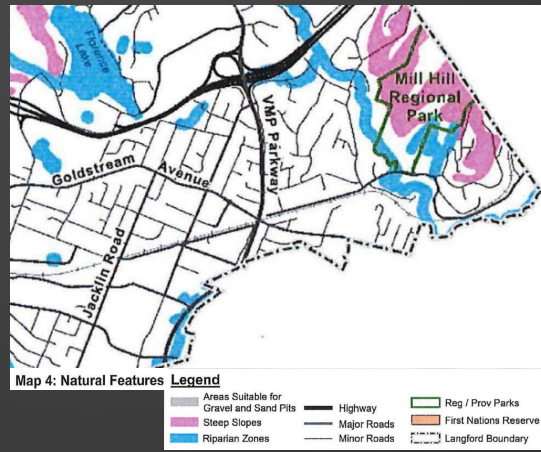
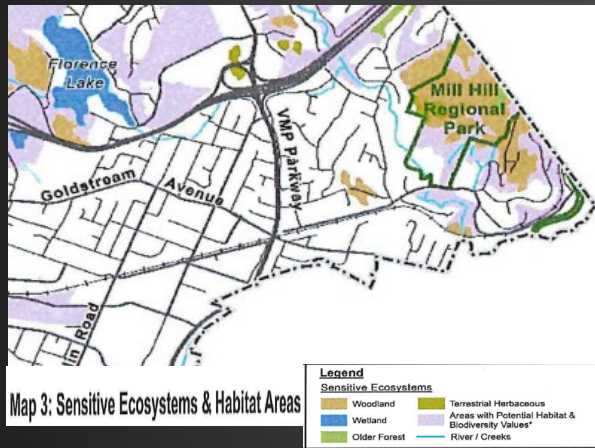
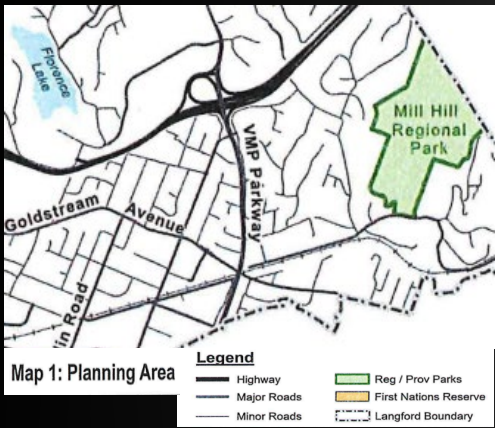
INDOOR AMENITY:

INDOOR AMENITY
AREA:

PROPOSED : FITNESS AREA ON THE 2ND FLOOR: 1,239 ft² (115.11 m²)



OCP AND DEVELOPMENT PERMIT AREA COMPLIANCE:



OCP AND DEVELOPMENT PERMIT AREA COMPLIANCE (TABLE SUMMARY):

ITEMS	CHECK	RESPONSE
Located in Planning Area	Yes	N/A
OCP Designation	City Center	N/A
Located in Sensitive Ecosystems	No	N/A
Encroached Habitat Areas	No	N/A
Located in Steep Slopes Areas	No	N/A
Encroached Riparian Zones	Yes	Biologist report confirms that Florence Creek, has been undergrounded, no open channels on the site, no watercourses or riparian areas exist within at least 90 meters , and no mitigation measures are required
Located within 800 metres of an intersection of a Controlled Access Highway	Yes	Prepared a Traffic Impact Assessment (TIA), sent to and approved by BC Ministry of Transportation
Located in 200 Year Flood Plain Areas	No	N/A
Encroached Areas with Drainage Concerns	No	N/A
Located in Moderate to High Fire Hazard Areas	No	N/A