

LANGFORD CENTRAL AND GATEWAY – Public FAQ for Website

1. Do these proposals comply with the City's Official Community Plan?
 - a. Yes, both sites are located in the City Centre neighbourhood as designated in the City of Langford's Official Community Plan (OCP). The OCP describes the City Centre as the "major regional growth and employment center that supports a wide range of high-density housing with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road." The OCP also highlights the vision for a mixed-use vibrant & walkable community.
2. What are the next steps for these proposals?
 - a. We anticipate a Zoning Committee meeting sometime in the fall and potentially a public hearing in the fall/winter.
3. When is the earliest construction could start?
 - a. The earliest any construction could start is mid next year given our anticipated application timelines.
4. What types of plants will be used as part of the landscaping?
 - a. The current landscape design uses all native species of plants that are also drought tolerant and focuses on real plants. However, the outdoor sports court that is included on one of the podium amenity decks will have artificial turf for durability.
5. How tall are the buildings proposed at Langford Central?
 - a. The proposal for Langford Central includes one 18 storey and one 24 storey residential tower connected by a podium as well as a four-storey commercial office building.
6. How tall are the buildings proposed at Langford Gateway?
 - a. The proposal for Langford Gateway includes two phases with the first phase including one 18 storey and one 22 storey residential tower connected by a podium. The second phase will likely include two residential towers as well, with details developed as part of a future Development Permit application.
7. Does either proposal include rental or affordable rental homes?
 - a. Both proposals are condo projects. Based on early conversations with the City of Langford, the priority for the City is to achieve more diverse home-ownership options in the City Centre.
8. What are the average unit sizes?
 - a. Across both proposals, the following represents a typical unit:
 - Typical 1 Bedroom Unit is 561 sqft
 - Typical 1 Bedroom with Den Unit is 580 sqft
 - Typical 2 Bedroom Units are 753 sqft & 859 sqft
 - Typical 3 Bedroom Units are 1163 sqft & 1183 sqft
9. What is the parking ratio for the residential component for each project (number of stalls per unit)?

- a. The parking ratio, per the City's parking bylaw is 1.25 stalls per unit. Both applications are meeting the building bylaw.
10. How many parking stalls will be created for the proposed commercial uses?
- a. For the Langford Central proposal, the parking requirement for all commercial uses including daycare is 59 which we are meeting.
 - b. For Langford Gateway (Phase 1), the parking requirement for all commercial uses including daycare is 15 stalls which we are meeting.
 - c. According to Bylaw #300, article 4.01.04 3) Where a lot contains both commercial and multi-family residential uses, the off-street parking spaces required for visitor parking for the multi-family residential use may be counted towards the parking required for commercial uses provided that a covenant in favour of the City is registered on title restricting the use of the parking spaces in accordance with this Article.
11. How will construction traffic be managed?
- a. A construction management plan will be required and will be submitted to the City. It will manage potential truck and equipment parking and road closures related to construction. This will be developed closer to construction start.