

LANGFORD CENTRAL

LANGFORD GATEWAY

Welcome to the Virtual Open House for two Rezoning Applications

LANGFORD CENTRAL



2746 Peatt Rd;
2739-2751 Scafe Rd

LANGFORD GATEWAY



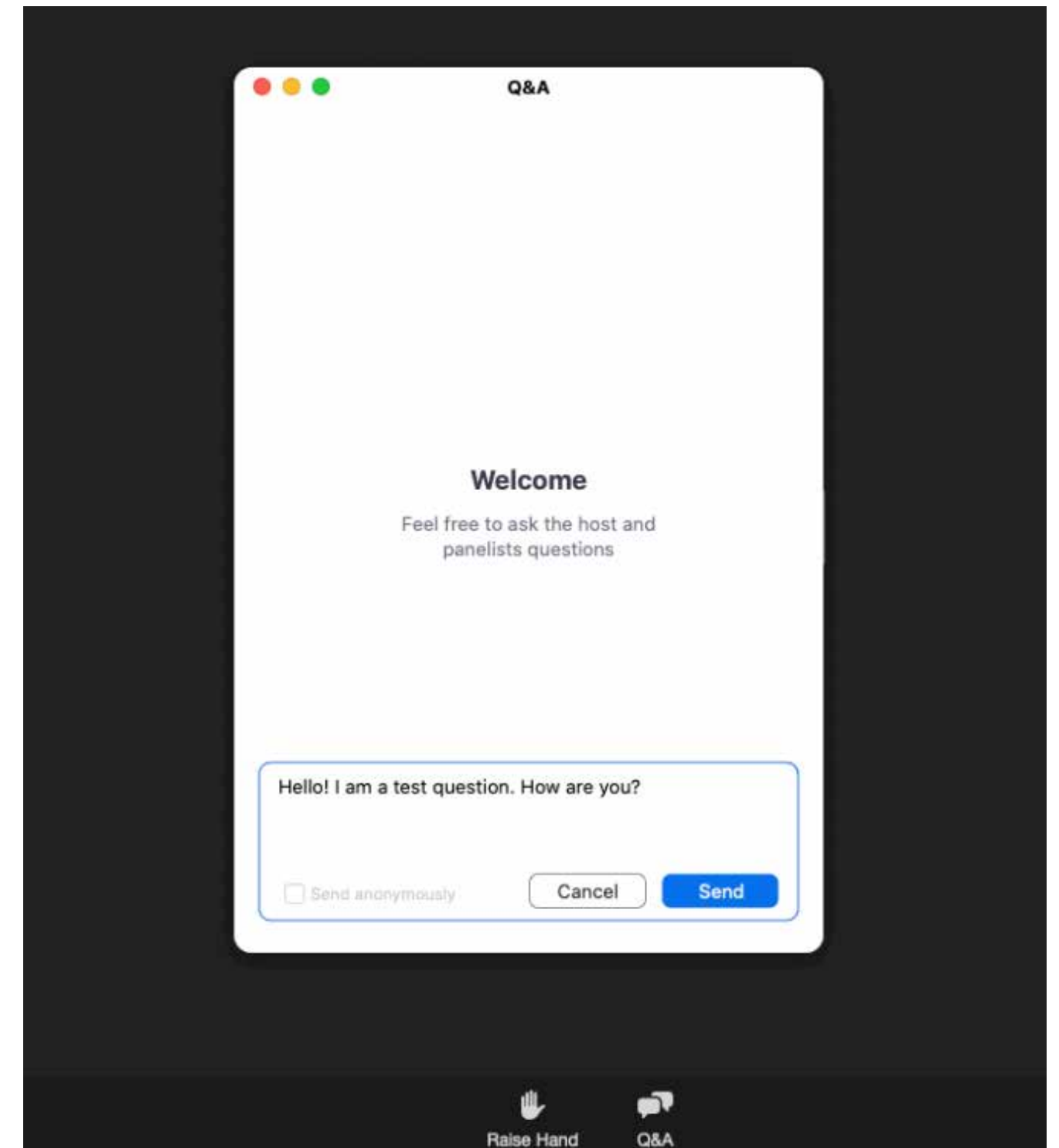
808-820 Arncote Ave;
2630-2646 Peatt Rd;
2633-2647 Sunderland Rd

Land Acknowledgment

We would like to acknowledge and thank the Lkwungen (Place to smoke herring) peoples, also known as the Songhees and Esquimalt Indigenous communities, for allowing us to work, live, play and learn on their traditional lands.

How to Participate in the Virtual Open House

1. Watch the presentation
2. Ask questions using the q&a function located at the bottom of your Zoom window
3. Fill in the feedback form found on the project website:
www.centralandgatewaylangford.com
4. Email us if you have any questions:
openhouse@poonigroup.com



What's the Difference Between a Rezoning and Development Permit?

A **rezoning bylaw** generally regulates the use of land with respect to height, density, and land use.

A **development permit** generally provides guidance on the form and character of buildings and certain building requirements defined by the Provincial code.

Proposal Overview

Two rezoning and development permit applications have been submitted, one for Central Langford and one for Gateway Langford.

The **LANGFORD CENTRAL** (2746 Peatt Road and 2739-2751 Scafe Road) rezoning application and development permit application includes:

- One 24-storey residential building and one 18-storey building
- A total of 271 homes
- Daycare facility along Scafe Road
- Retail space along Peatt Road
- Over 20,600 sq ft of office space



Proposal Overview

Two rezoning and development permit applications have been submitted, one for Central Langford and one for Gateway Langford.

The **LANGFORD GATEWAY** (808-820 Arncote Ave, 2630-2646 Peatt Road, and 2633-2647 Sunderland Road) rezoning application includes:

- Three-to-four buildings with over 400 new homes
- A range of uses including office, residential, retail, and daycare

The development permit application is for Phase 1 of a two phase development which includes:

- One 18-storey and one 22-storey building with 269 homes
- A daycare facility on the corner of Arncote Ave and Peatt Road and retail space along Peatt Road



LANGFORD CENTRAL

LANGFORD GATEWAY

LANGFORD CENTRAL TEAM

Jagpal Development
Developer

Axiom Architecture
Architect

Prospect & Refuge
Landscape Architect

McElhanney Engineers
Transportation

Evantra Developments Corp
Development Management

Pooni Group
Urban Planning

LANGFORD GATEWAY TEAM

Langford Gateway Developments
Developer

Axiom Architecture
Architect

Prospect & Refuge
Landscape Architect

Watt Consulting
Transportation

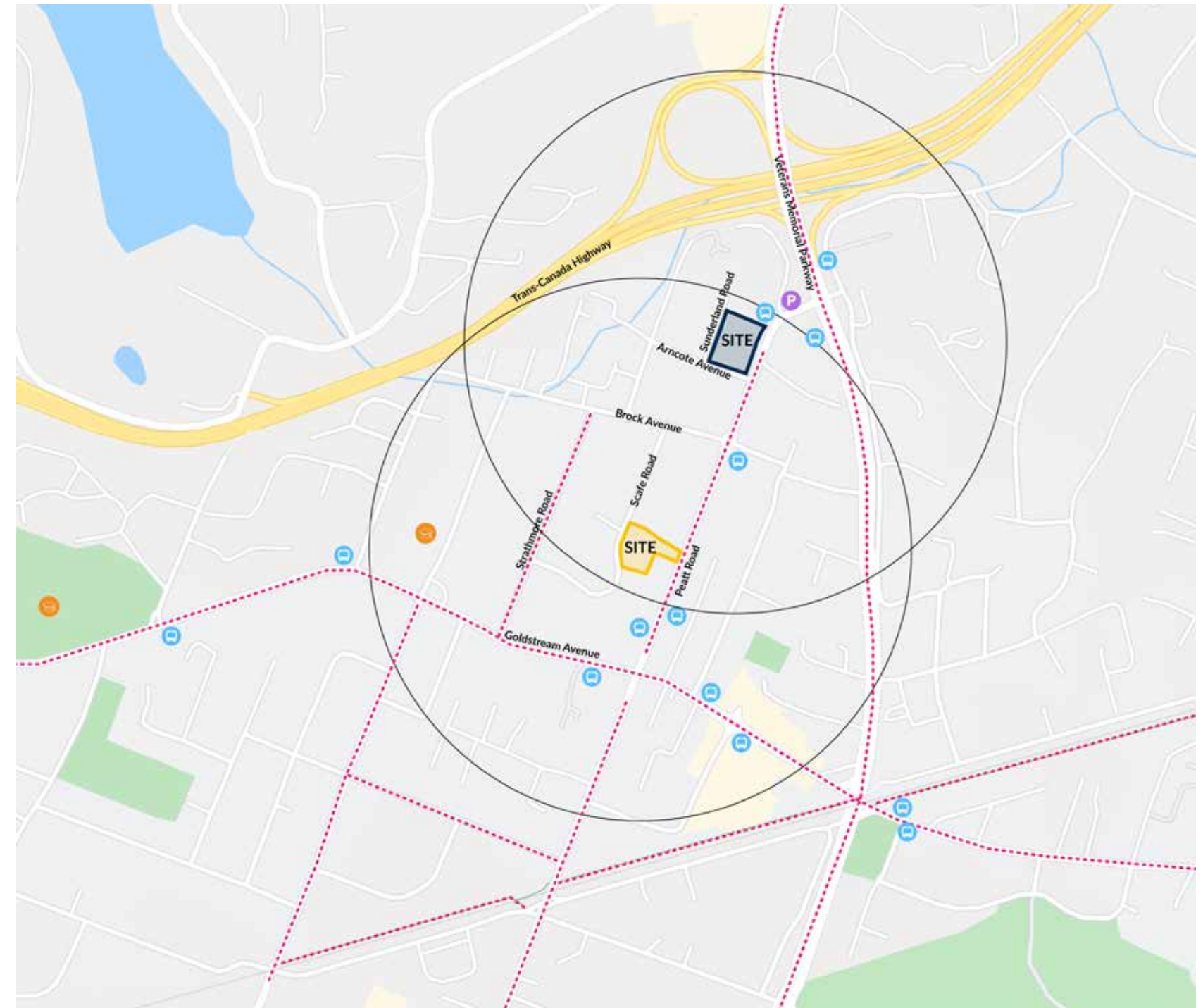
Evest Funds Inc
Development Management

Pooni Group
Urban Planning

Neighbourhood Context

Langford Central and Langford Gateway are located a two-minute drive from one another in the heart of Langford.

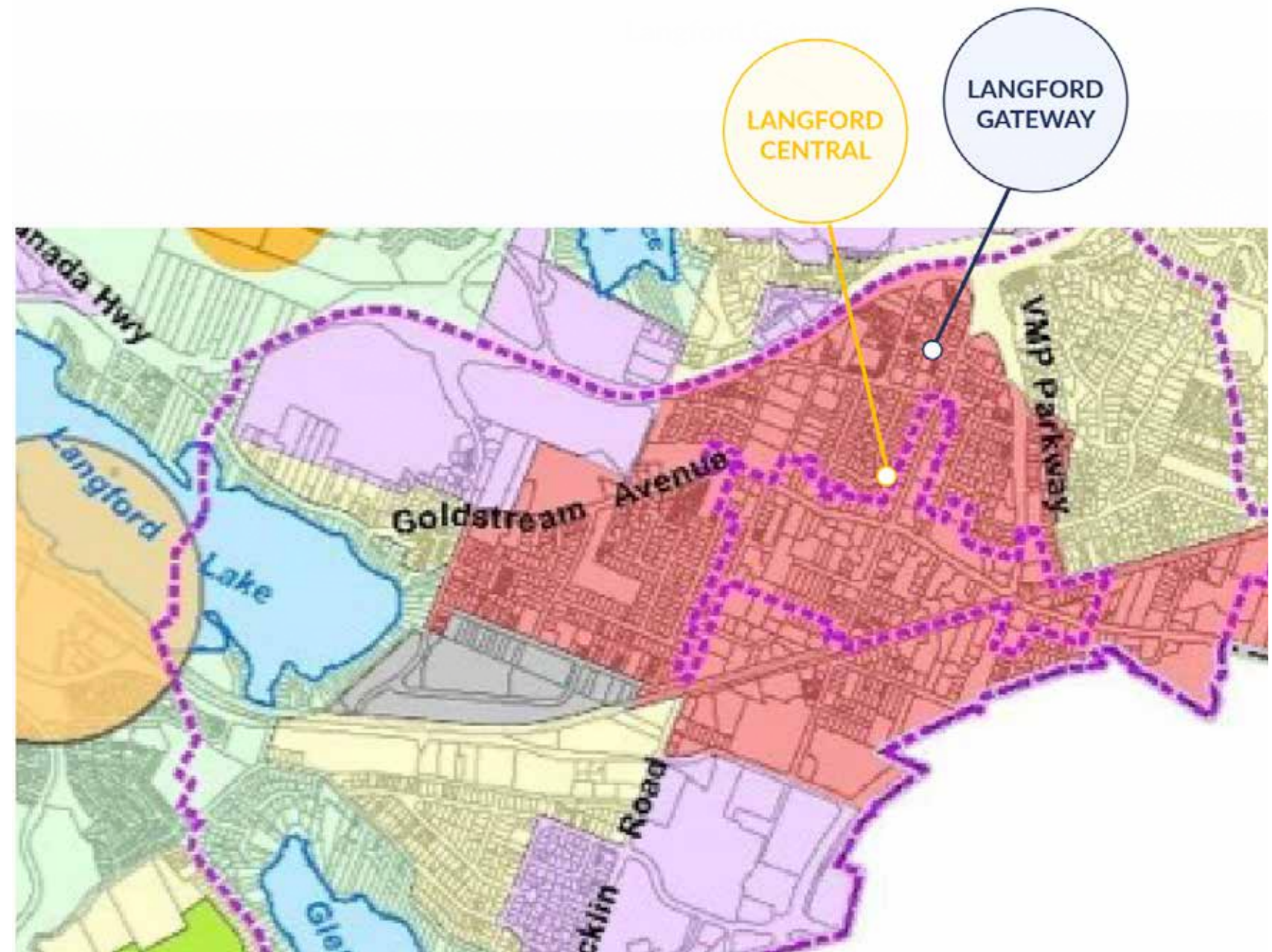
Both properties are located in an urban environment near shops, amenities, restaurants, and have quick access to public transit.



Official Community Plan (OCP)

Langford Central and Langford Gateway are located in the City Centre Neighbourhood of the OCP. The City Centre Neighbourhood is envisioned as:

- A mixed-use, vibrant, and walkable community
- A major regional growth and employment center
- An area capable of supporting a wide range of high-density housing



OCP Designations

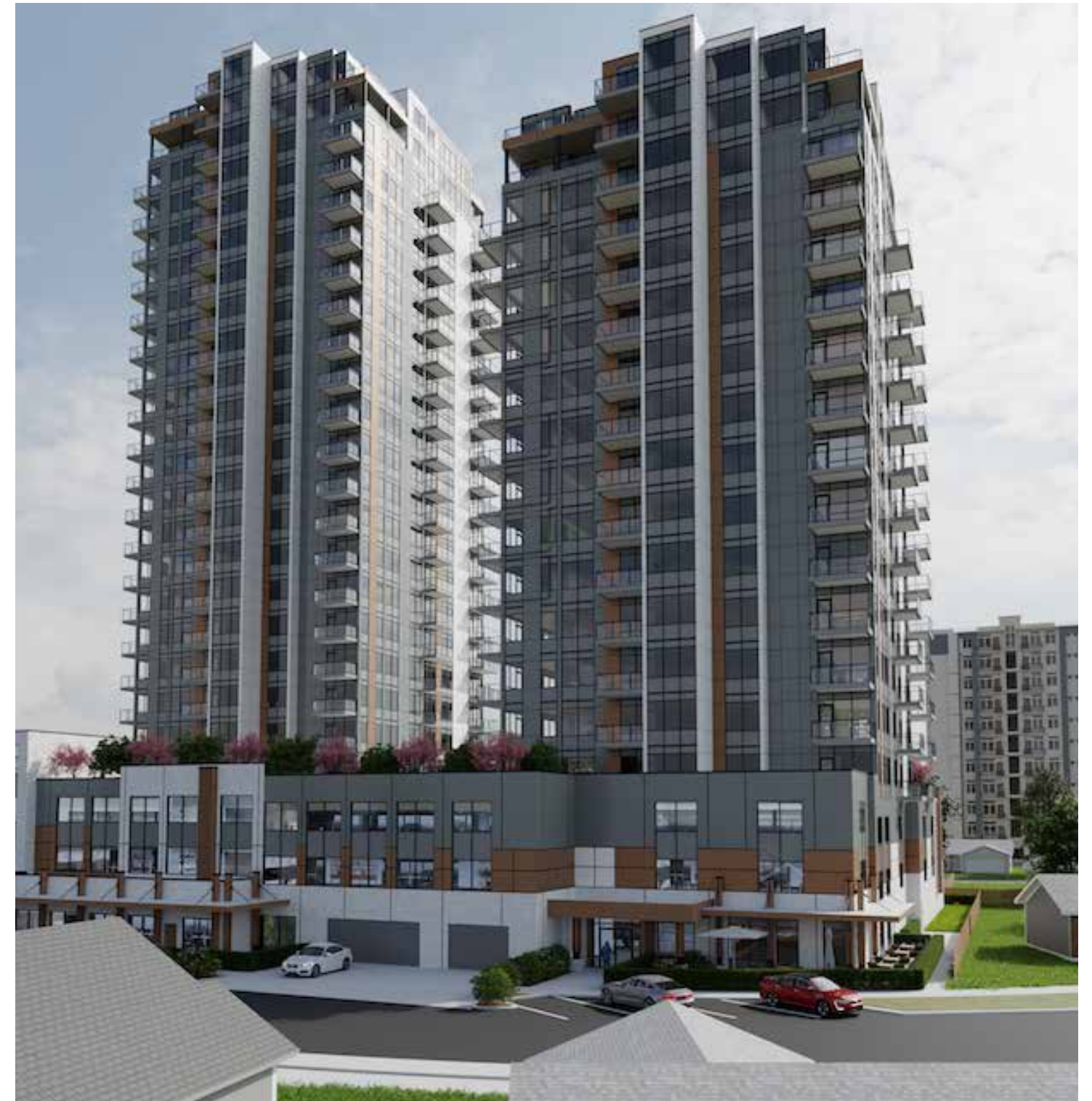
| | | |
|--|---|--|
|  Agricultural |  Hillside or Shoreline |  Open Space |
|  Business or Light Industrial |  Mixed Use Employment Centre |  Village Centre |
|  City Centre |  Neighbourhood |  Town Centre |
| |  Neighbourhood Centre | |

Proposal Overview

Our vision for Langford Central is to provide one 24-storey residential building, one 18-storey residential building and one 4-storey office building. Indoor parking for the facility is provided underground and on the interior of the first 3 levels. Residential units, a day care and commercial units are facing the adjacent roads providing active building frontages at the ground level.

The proposal includes:

- 271 residential homes
- A daycare facility along Scafe Road
- Retail space along Peatt Road
- Over 20,600 sq ft of office space
- New residential amenities including social and fitness rooms, dog wash station, covered open air walkway, a landscaped upper courtyard with gardens, patios and a play area
- Bike and car share programs on site



Site Plan

SCAFE ROAD

PEATT ROAD



Landscape Plan



3' HEIGHT METAL PICKET FENCE AND PRIVACY PLANTING



VERTICAL SCREENING AT PARKADE

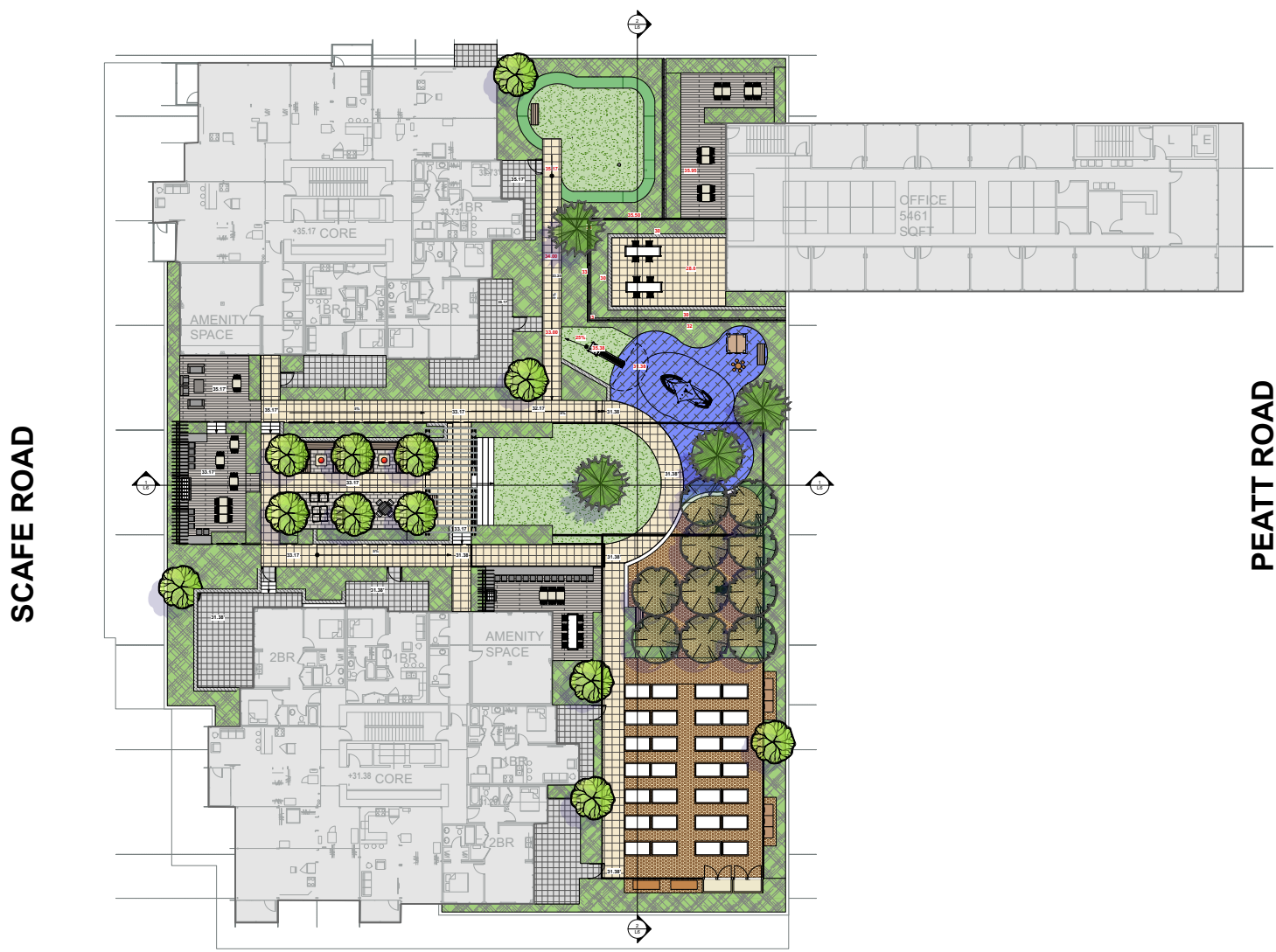


PLANTERS AND SEATING AT ENTRIES



PLANTERS AND SEATING AT ENTRIES

Landscape Plan



Proposal Overview

Our long-term vision for Langford Gateway includes three-to-four buildings ranging between 13 and 22 storeys. The total proposal will provide over 400 new homes.

The first phase of the development includes one 22-storey residential building and one 18-storey residential building atop a podium. Indoor parking for the facility is provided underground and on the interior of the first 4 levels.

The development permit application includes (for Phase 1):

- 269 residential homes
- A daycare facility on the corner of Arncote Avenue and Peatt Road
- Retail space along Peatt Road
- New amenities including badminton/pickleball court, tiered garden, play area, outdoor patio, fitness facility, dedicated amenity rooms and dog wash station

Details for Phase 2 will be determined through a future Development Permit application.



Looking Southwest

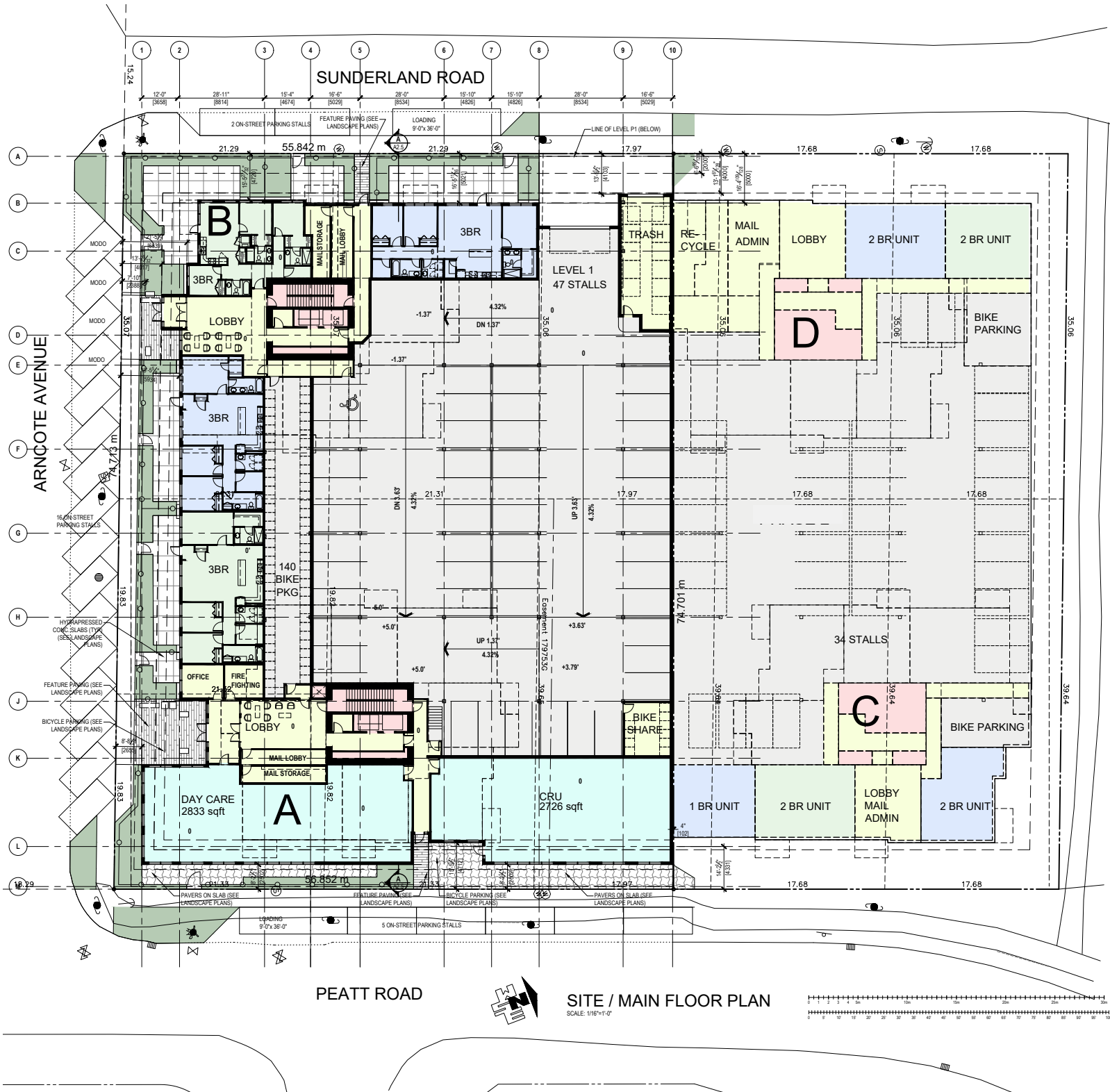


Looking Southeast

Site Plan

Phase 1

Phase 2



Level 1 Landscape Plan: Phase 1



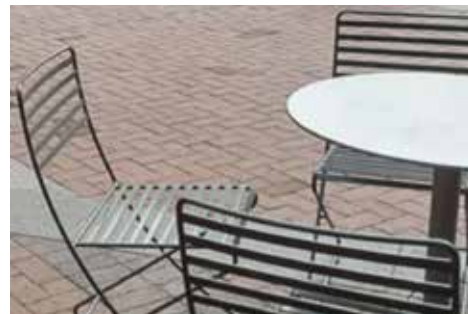
SEATING OPPORTUNITIES AT TOWER ENTRY LOBBIES



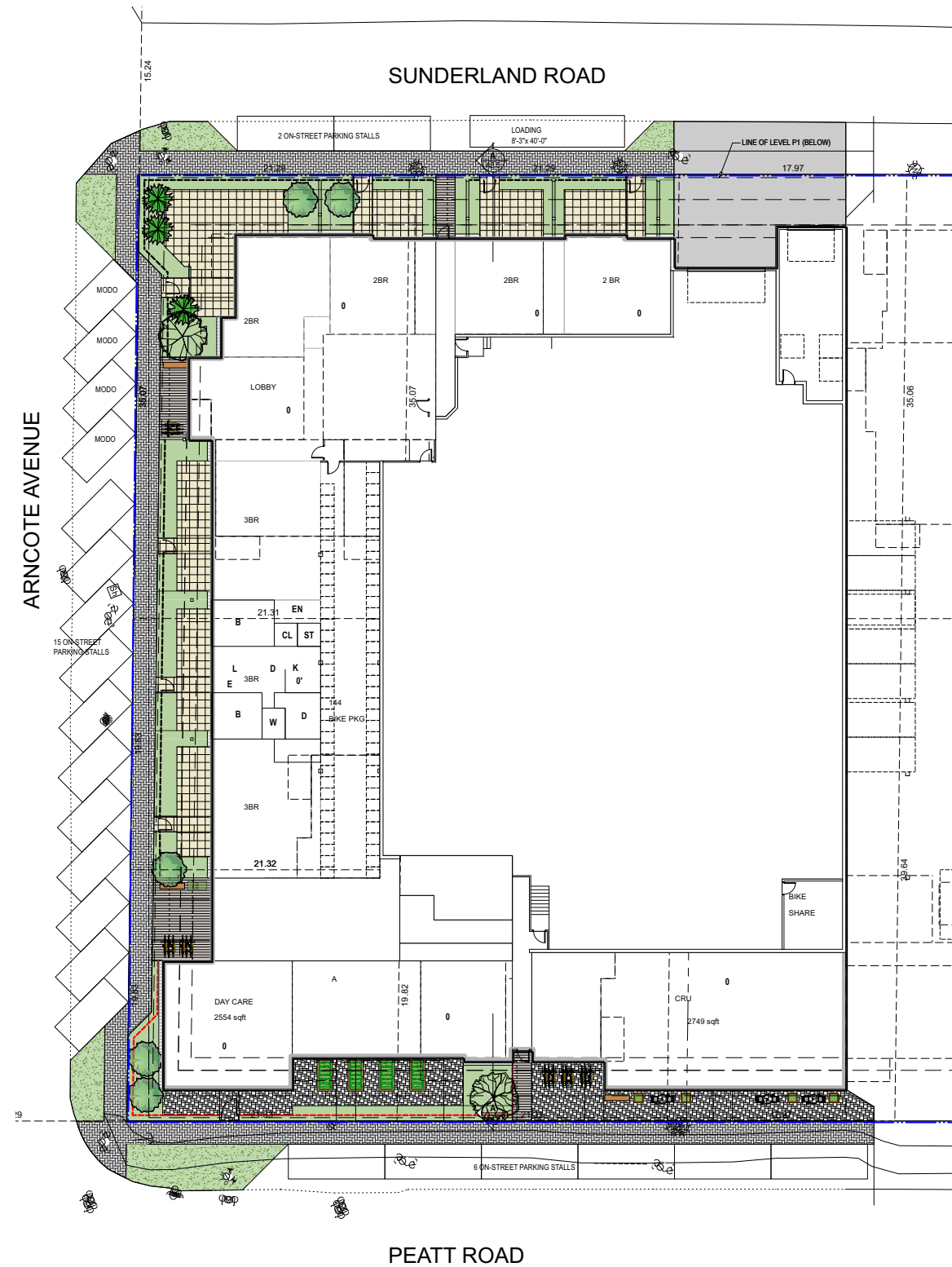
BIKE RACKS AT TOWER ENTRY LOBBIES & CRU



FEATURE POTS AT TOWER ENTRY LOBBY & CRU - C/W SEASONAL PLANTINGS



BISTRO STYLE SEATING AT CRU - PROVIDED BY OTHERS



Level 5 Landscape Plan: Phase 1



METAL PLANTERS TO SEPARATE PRIVATE FROM PUBLIC SPACES



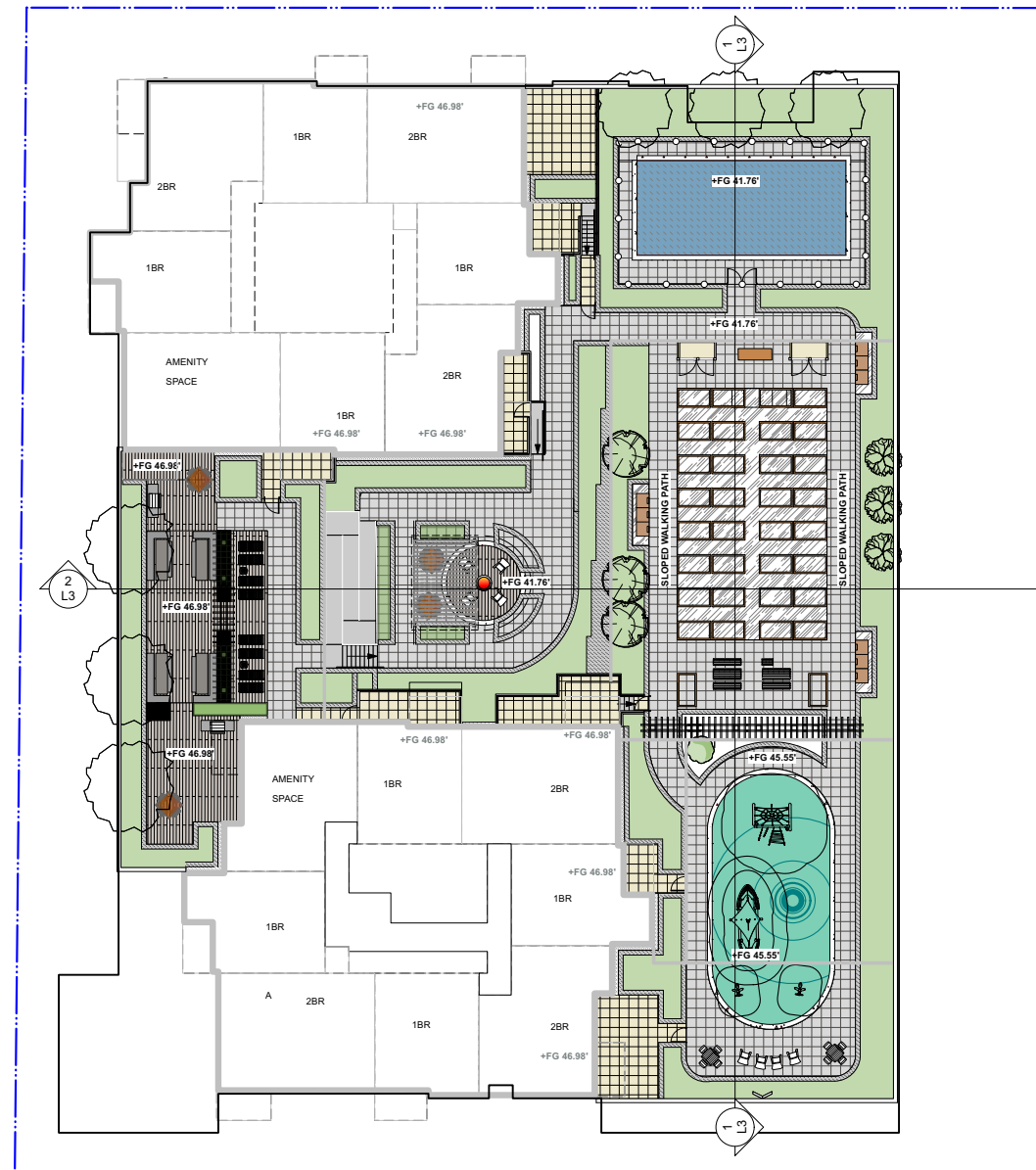
COMMUNITY GARDEN PLANTERS & HYDRAPRESSES SLAB WALKWAYS



RAISED ALAN BLOCK PLANTERS ON SLAB, C/W LIGHTING IN WALLS



LOUNGE SEATING CONCEPT



OVERHEAD SUN/SHADE STRUCTURE CONCEPT



COMMUNITY GARDENS



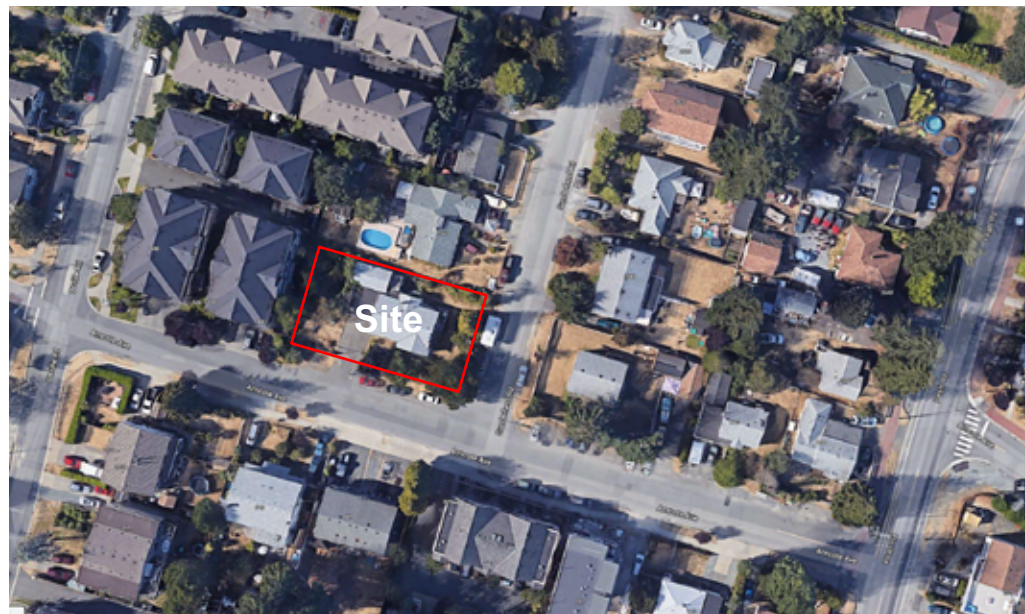
PICKLE BALL/BADMINTON SPORTS COURT CONCEPT



PIP RUBBER SAFETY SURFACING CONCEPT

Langford 50+ Land-Swap

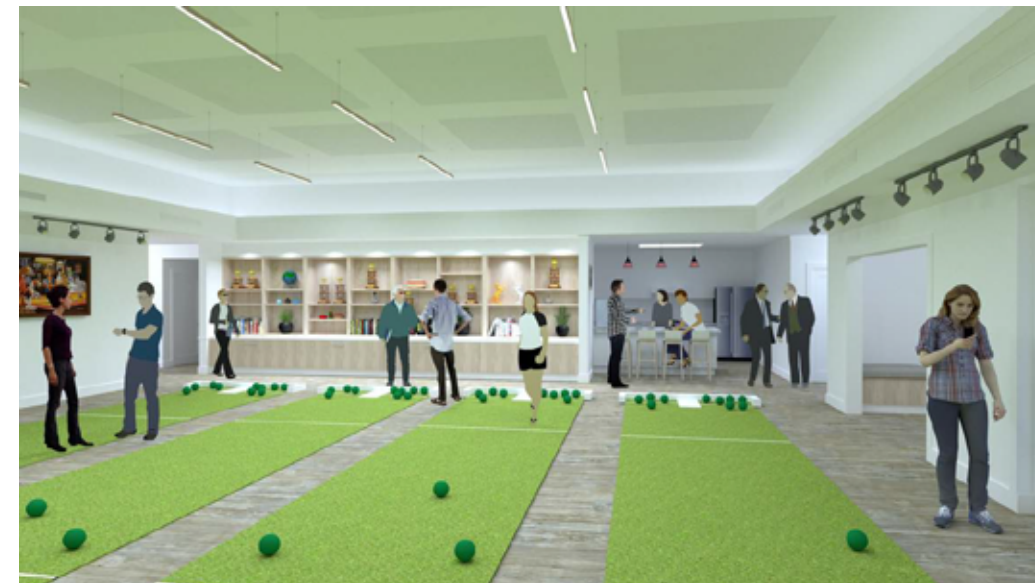
As part of this application, the 50+ Club will be relocating across the street at 840 Arncote Avenue. At this location, Langford Gateway Developments Inc. will be constructing a brand new clubhouse, at no cost to the 50+ Club.



Langford 50+ Club Site



View from kitchen - Seating



View looking toward kitchen - Bowling

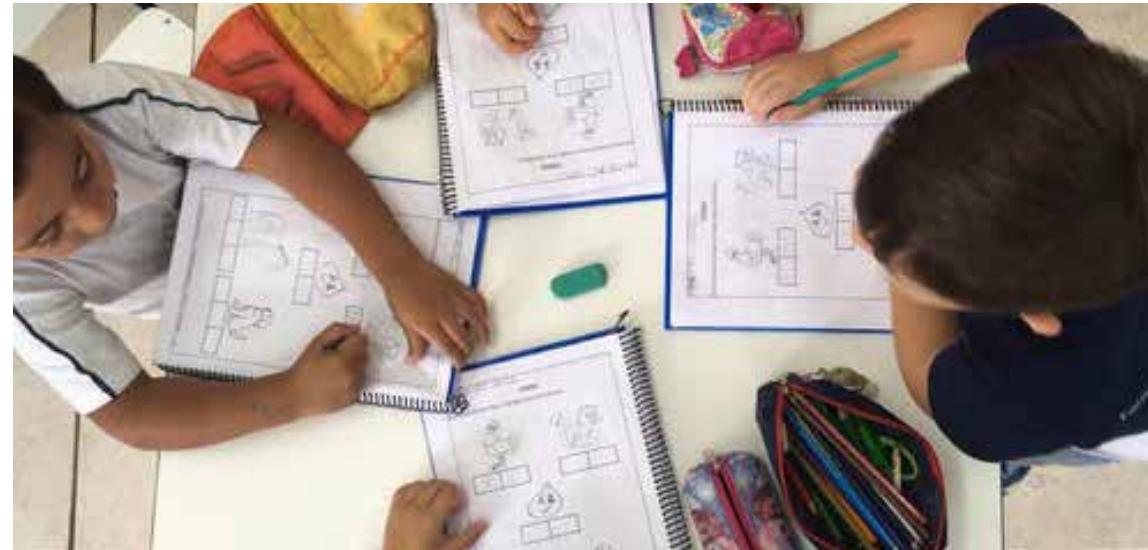
New Attainable Homeownership Opportunities

Combined, the Central and Gateway projects in Langford have the opportunity to make an impact on housing attainability in Langford providing new homeownership opportunities ranging from 1 to 3 bedrooms suitable for a range of individuals including first-time home buyers, seniors, and families.



New Daycare Spaces

Both projects are providing commercial space designated for daycare use to help support families in the area.



Economic Benefits

Langford Central and Langford Gateway will have several economic benefits for the community.

Local Benefits:

- 110+ full time, permanent, on-site jobs
- 21x increase in annual property tax revenues for the City of Langford
- Over \$13 million in additional annual local spending (local restaurants/shops/services)

Canada Wide Benefits:

- Upwards of \$258 million in GDP value-added to Canadian economy
- Almost 2,000 direct, indirect and induced jobs
- \$99 million in government revenue including (but not limited to):
 - +/- 9 million to the City of Langford
 - +/- 33 million to the Government of British Columbia
 - +/- 42 million to the Government of Canada



City Building

The Langford Central and Gateway projects have the ability to yield a range of benefits that enhance broader city-building efforts in Langford and its City Centre:

- Creating a mixed-use, amenity rich environment in proximity to Langford's City Centre
- Contributing to **enhanced opportunities to support day-to-day needs using passive modes of transportation**
- Increased **diversity of housing forms introduced to Langford's City Centre**, creating opportunities to attract age demographics and household sizes that may currently be underrepresented. This includes families, young professionals and retirees
- An injection of housing in Langford City Centre that establishes **significant progress towards Langford meeting its 2025 housing supply target**
- **Family friendly amenities**—including a substantial daycare space and three-bedroom units—which will create enhanced amenities for existing residents of Langford City Centre, as well as prospective residents in the newly built projects
- **Directly advancing the priorities outlined in Langford's Official Community Plan**, creating a high-density, walkable and amenity-rich Langford City Centre
- The residential population estimated to locate in the two residential developments will have the capacity to **spend approximately \$13 million annually on goods and services**. A significant portion of that spending is likely to be captured at businesses directly within Langford City Centre

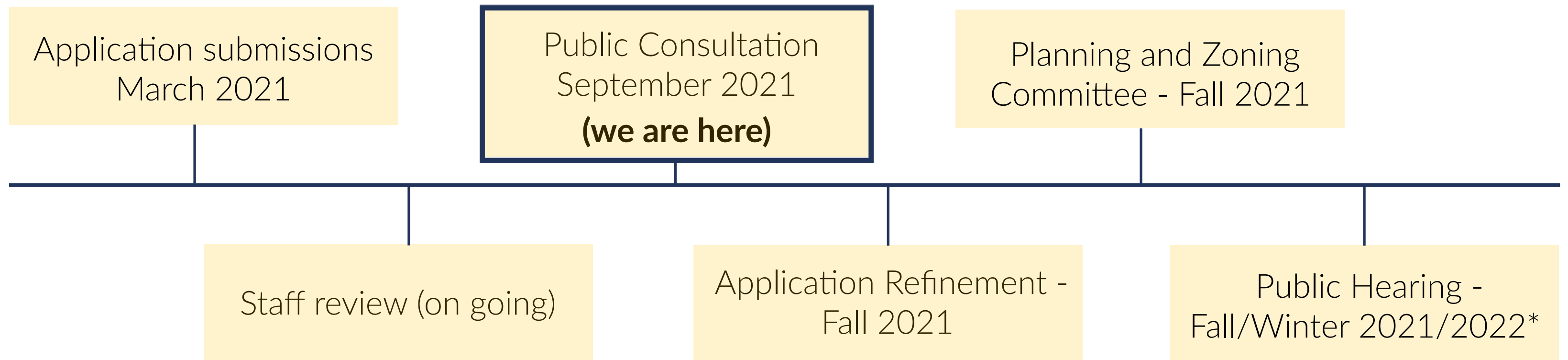
High Density Developments

There are several benefits to high-density developments including:

- Managing the school districts and catchments becomes more streamlined and cost-effective
- Compact footprints lowers public maintenance and services costs (public roads, services, and utilities as well as effective police and fire departments)
- Potential to attract new employers
- Larger developments typically generate less traffic than single-family communities
- Development brings more amenities into neighbourhood creating complete, compact, communities where individuals are less reliant on vehicles
- Higher density homes provide an attainable alternative for those who are looking to purchase a home but cannot afford a single family home. This includes families, first time home buyers and seniors looking to invest in their future homes.

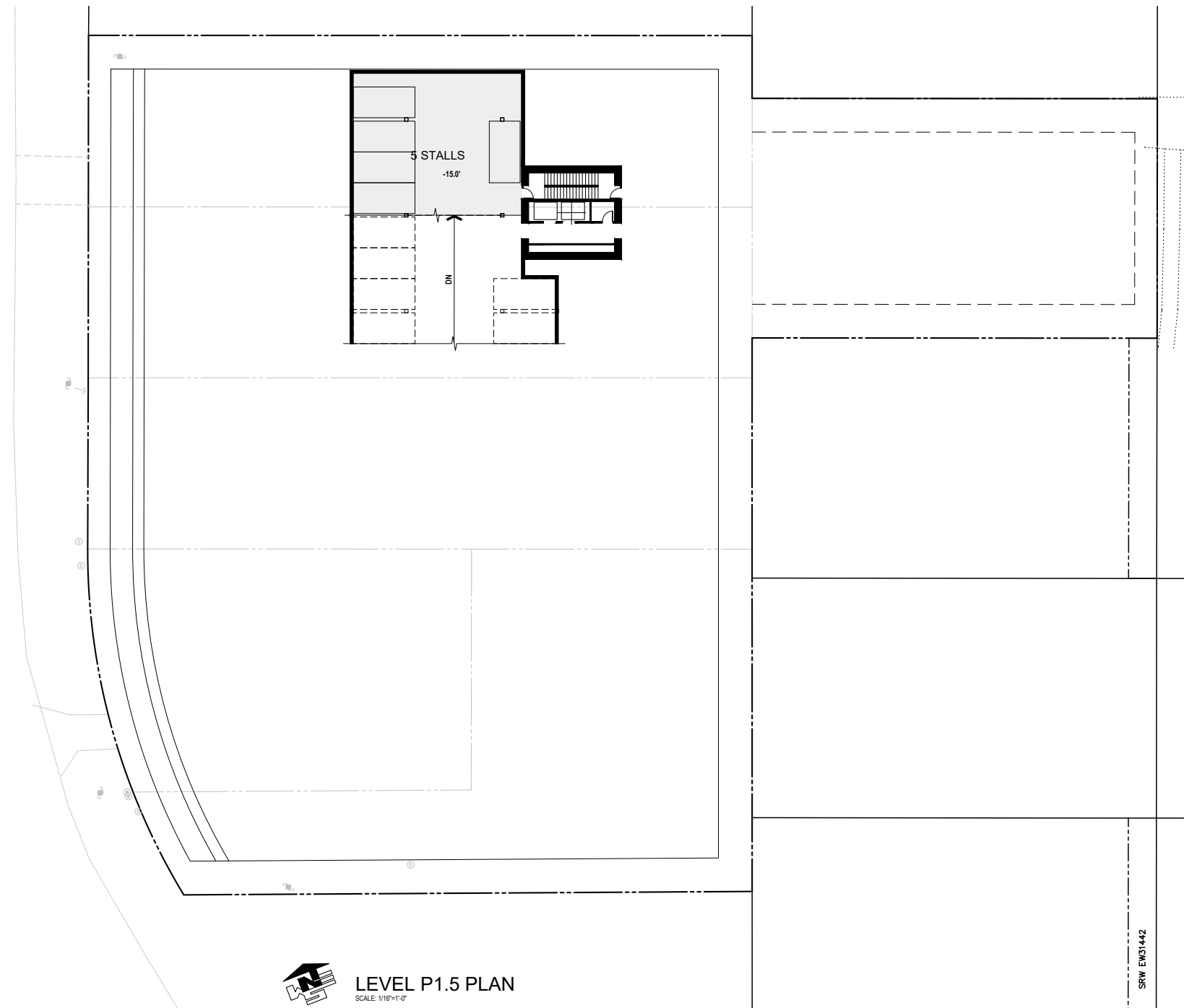


Next Steps

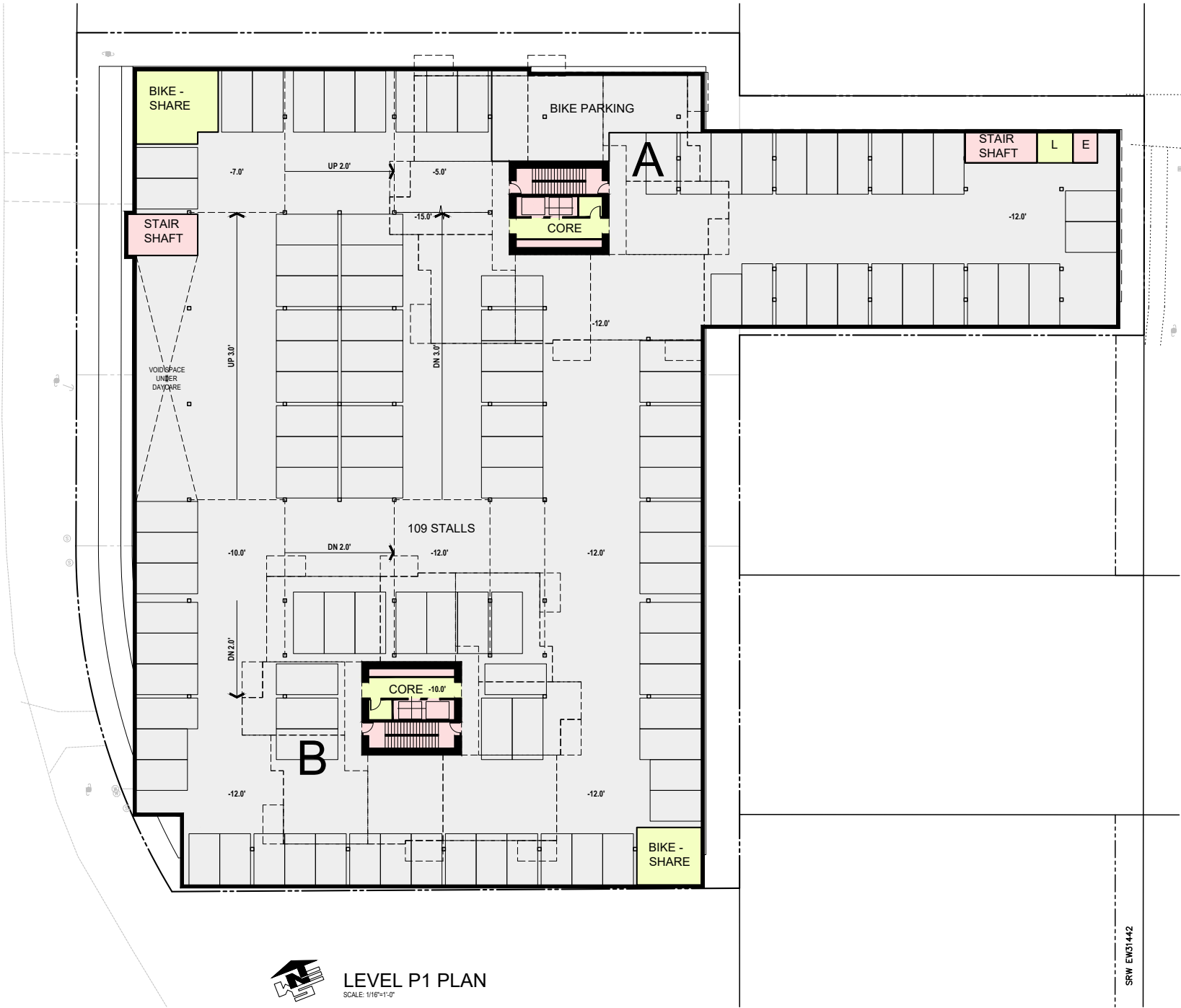


*dates are approximate and subject to change

Level P1.5 Floor Plan



Level P1 Floor Plan



| UNITS & PARKING QUANTITIES | | | | | | | | | |
|---|------------|---|-------|------------|----|-------|------------|----|-------|
| BUILDING | 3 BR UNITS | | | 2 BR UNITS | | | 1 BR UNITS | | |
| | A | B | Total | A | B | Total | A | B | Total |
| LEVEL 24 | 4 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL 23 | 4 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL 22 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 21 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 20 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 19 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 18 | 4 | 4 | 8 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 17 | 4 | 4 | 8 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 16 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 15 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 14 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 13 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 12 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 11 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 10 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 9 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 8 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 7 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 6 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 5 | 0 | 4 | 4 | 4 | 4 | 8 | 4 | 4 | 8 |
| LEVEL 4 | 0 | 1 | 1 | 3 | 4 | 7 | 2 | 4 | 6 |
| LEVEL 3 | 0 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 2 |
| LEVEL 2 | 0 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 2 |
| LEVEL 1 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL P1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL P1.5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SUB-TOTAL | 8 | 9 | 17 | 75 | 51 | 126 | 40 | 52 | 92 |
| TOTAL UNITS BLDG A | | | 159 | | | | | | |
| TOTAL UNITS BLDG B | | | 112 | | | | | | |
| TOTAL UNITS | | | 271 | | | | | | |
| REQUIRED PARKING RESIDENTIAL: (17 x 2.0) + (254 x 1.0) = 288 STALLS | | | | | | | | | |
| REQUIRED PARKING VISITOR: (17 x 0.25) + (254 x 0.25) = 68 STALLS | | | | | | | | | |
| REQUIRED PARKING OFFICE SPACES (15,489 sqft = 1,439 sqft): (1 STALL / 35sqft) = 42 STALLS | | | | | | | | | |
| REQUIRED PARKING COMMERCIAL (2,672 sqft = 248 sqft): (1 STALL / 35sqft) = 7 STALLS | | | | | | | | | |
| REQUIRED PARKING COFFEE SHOP (20 SEATS): (1 STALL per 4 SEATS) = 5 STALLS | | | | | | | | | |
| REQUIRED PARKING GROUP DAYCARE (2 PLUS 1 per STAFF) = 5 STALLS | | | | | | | | | |
| *USE 50 OF THE VISITOR SPACE PARKING STALLS FOR THE RESTAURANT, COFFEE SHOP & GROUP DAYCARE PARKING IN ACCORDANCE WITH BULAW #100 - 4.03.04 (H) | | | | | | | | | |
| TOTAL REQUIRED PARKING = 356 STALLS | | | | | | | | | |
| TOTAL PROVIDED PARKING - 13 STREET + 114 U/G + 232 A/G = 359 STALLS | | | | | | | | | |

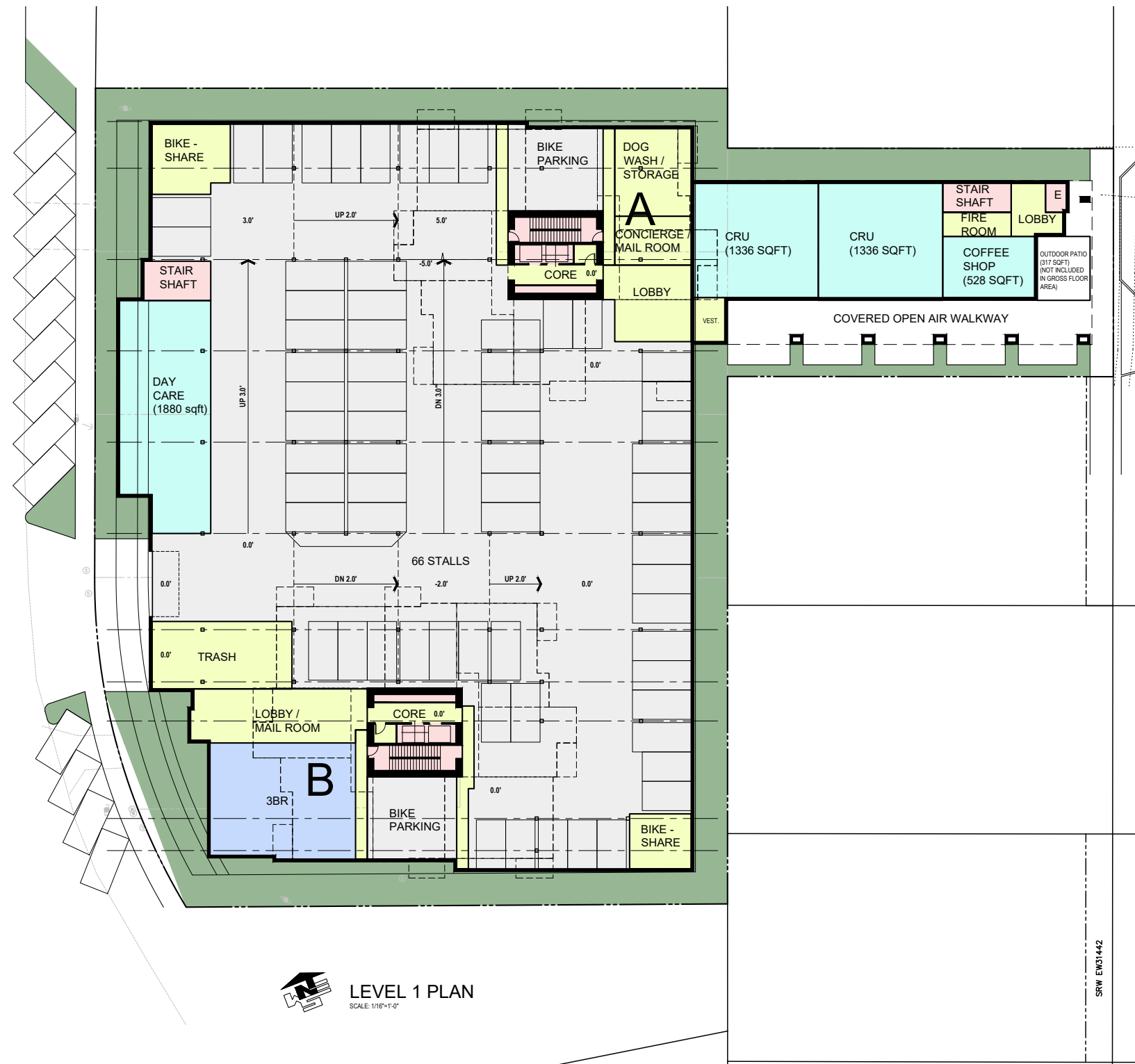
| FLOOR AREAS (SqFt) | | | | | | |
|--------------------|---------|---------|--------|--------|---------|--|
| PARKING | SUITES | COMMON | CRU | SHAFTS | TOTAL | |
| LEVEL 24 | 0 | 4,595 | 0 | 0 | 4,595 | |
| LEVEL 23 | 0 | 4,595 | 0 | 0 | 4,595 | |
| LEVEL 22 | 0 | 5,507 | 0 | 0 | 5,507 | |
| LEVEL 21 | 0 | 5,507 | 0 | 0 | 5,507 | |
| LEVEL 20 | 0 | 5,507 | 0 | 0 | 5,507 | |
| LEVEL 19 | 0 | 5,507 | 0 | 0 | 5,507 | |
| LEVEL 18 | 0 | 10,101 | 0 | 0 | 10,101 | |
| LEVEL 17 | 0 | 10,101 | 0 | 0 | 10,101 | |
| LEVEL 16 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 15 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 14 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 13 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 12 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 11 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 10 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 9 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 8 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 7 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 6 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 5 | 0 | 11,013 | 1,019 | 0 | 12,032 | |
| LEVEL 4 | 2,263 | 6,585 | 3,315 | 5,163 | 17,326 | |
| LEVEL 3 | 31,785 | 1,359 | 2,006 | 5,163 | 39,313 | |
| LEVEL 2 | 38,785 | 1,359 | 2,006 | 5,163 | 47,313 | |
| LEVEL 1 | 22,110 | 1,363 | 5,720 | 5,080 | 34,273 | |
| LEVEL P1 | 42,900 | 0 | 1,367 | 0 | 44,267 | |
| LEVEL P1.5 | 2,044 | 0 | 0 | 0 | 2,044 | |
| TOTAL | 137,887 | 194,442 | 31,258 | 20,569 | 383,156 | |
| GFA | | | | | 411,452 | |
| PAR AREA (Per FAR) | | | | | 246,289 | |
| LOT AREA | | 56,005 | | | | |
| FAR (MAX 6.0) | | 4.40 | | | | |



LEVEL P1 PLAN
SCALE: 1/16"=1'-0"

SRW EW31442

Level 1 Main Floor Plan



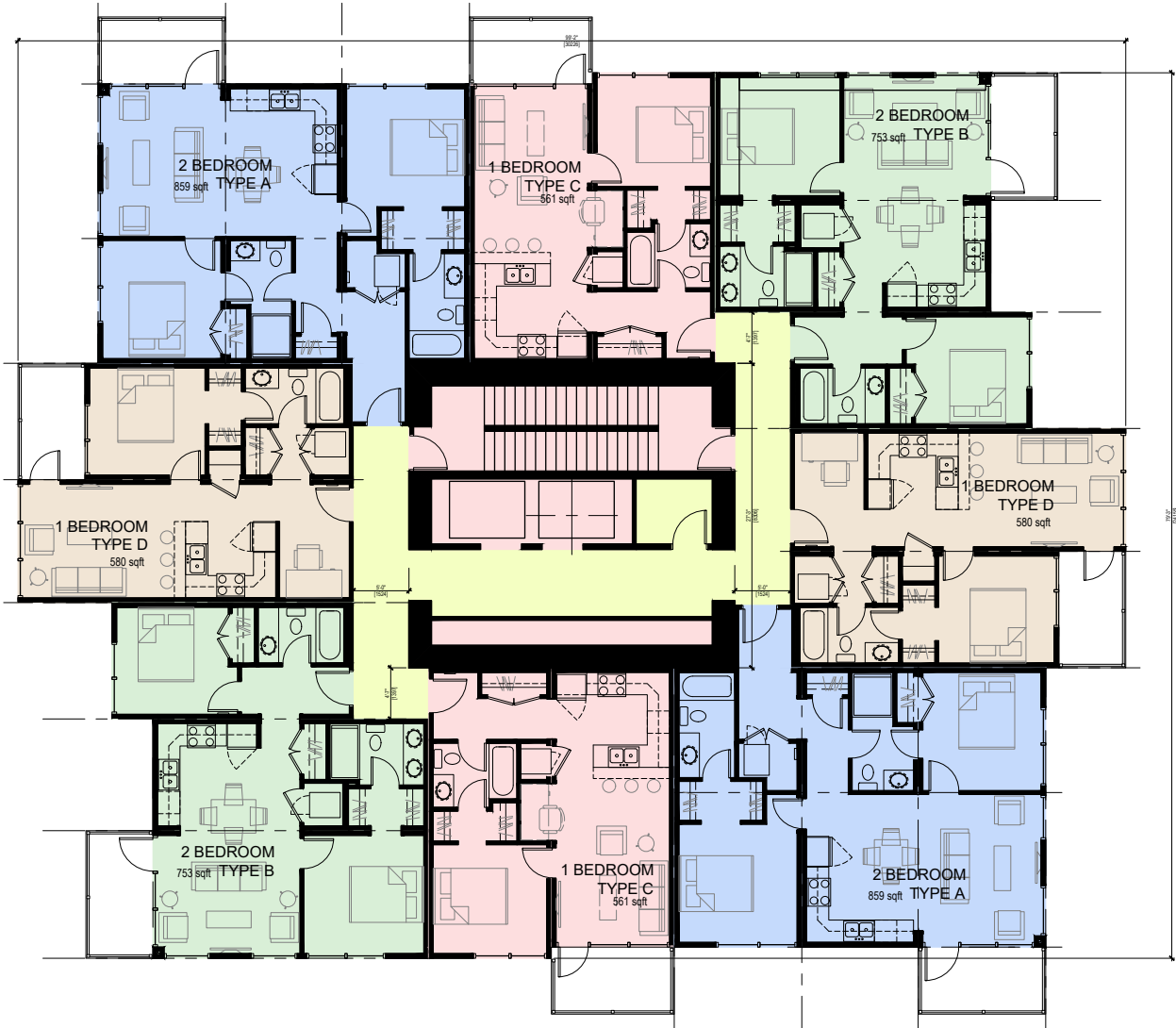
Level 2 & Level 3 Floor Plan



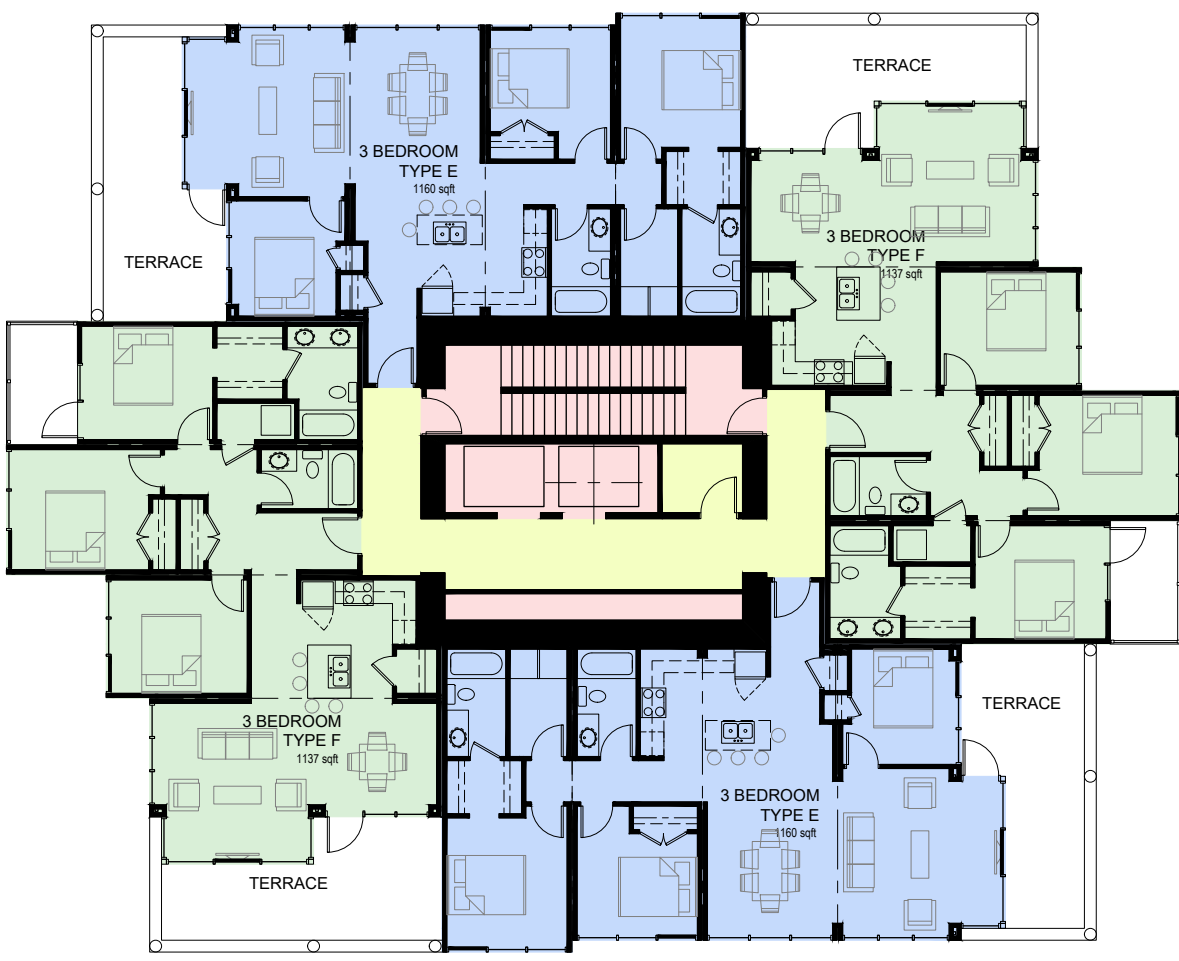
Level 4 Floor Plan



Typical Tower Floor Plan

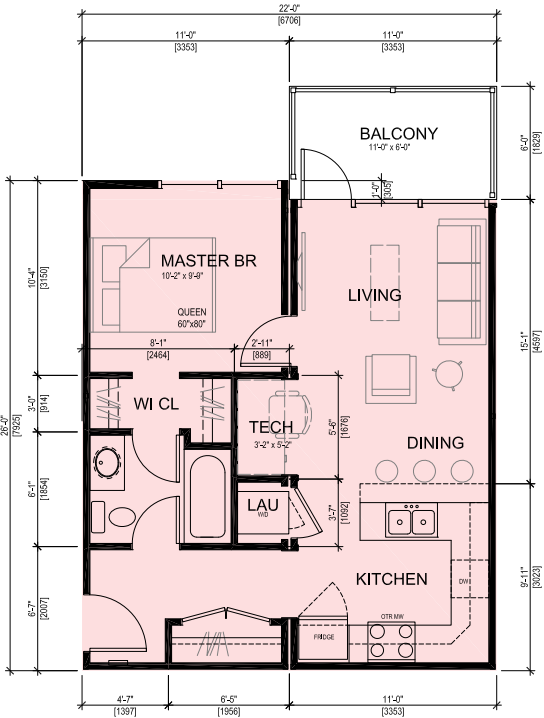
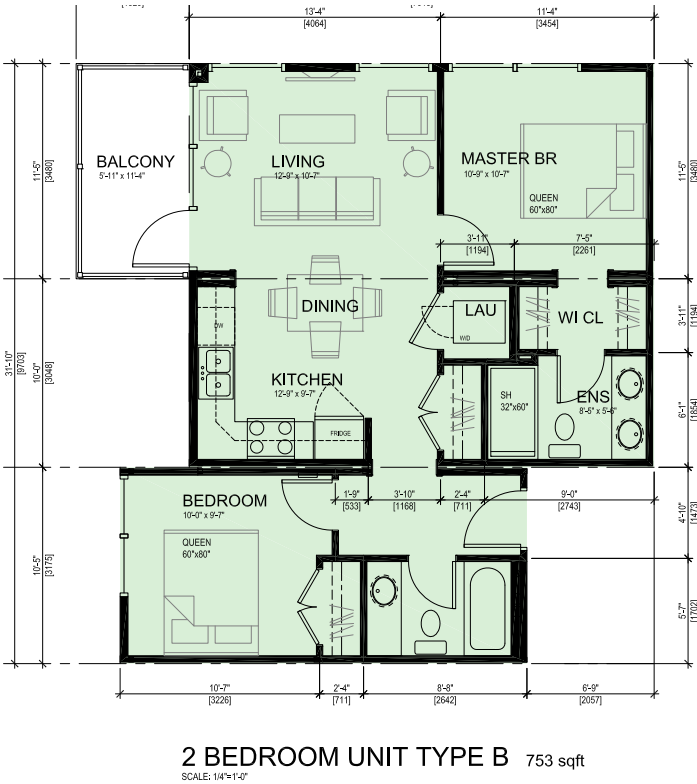
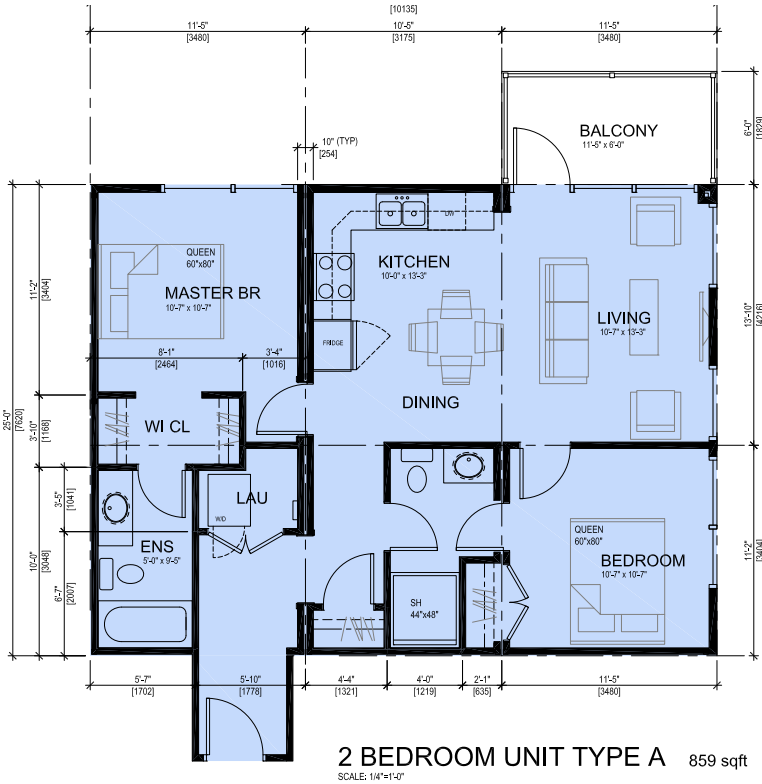


TYPICAL TOWER FLOOR PLAN
SCALE: 1/4"=1'-0"
6580 sqft (5506 sqft Suites)

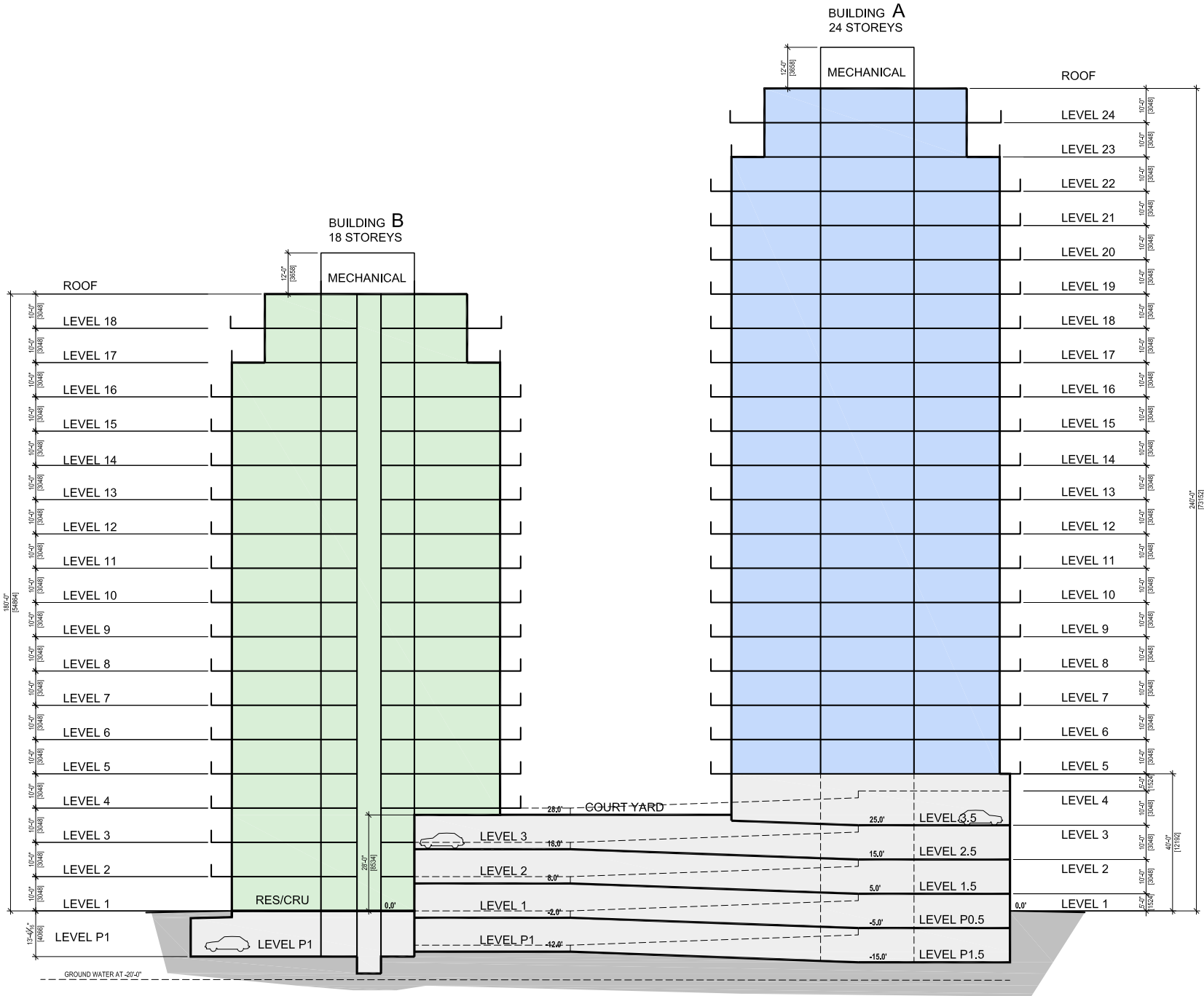


TYPICAL TOWER PENTHOUSE FLOOR PLAN
SCALE: 1/4"=1'-0"
5,548 sqft (4594 sqft Suites)

Typical Suite Layout



Sections

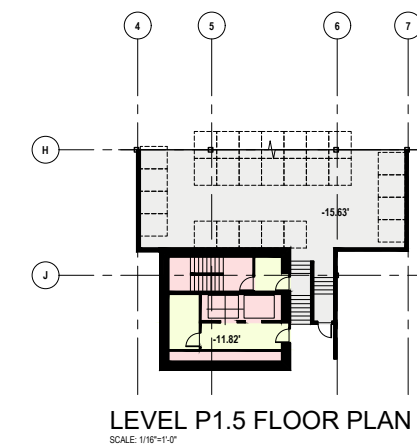
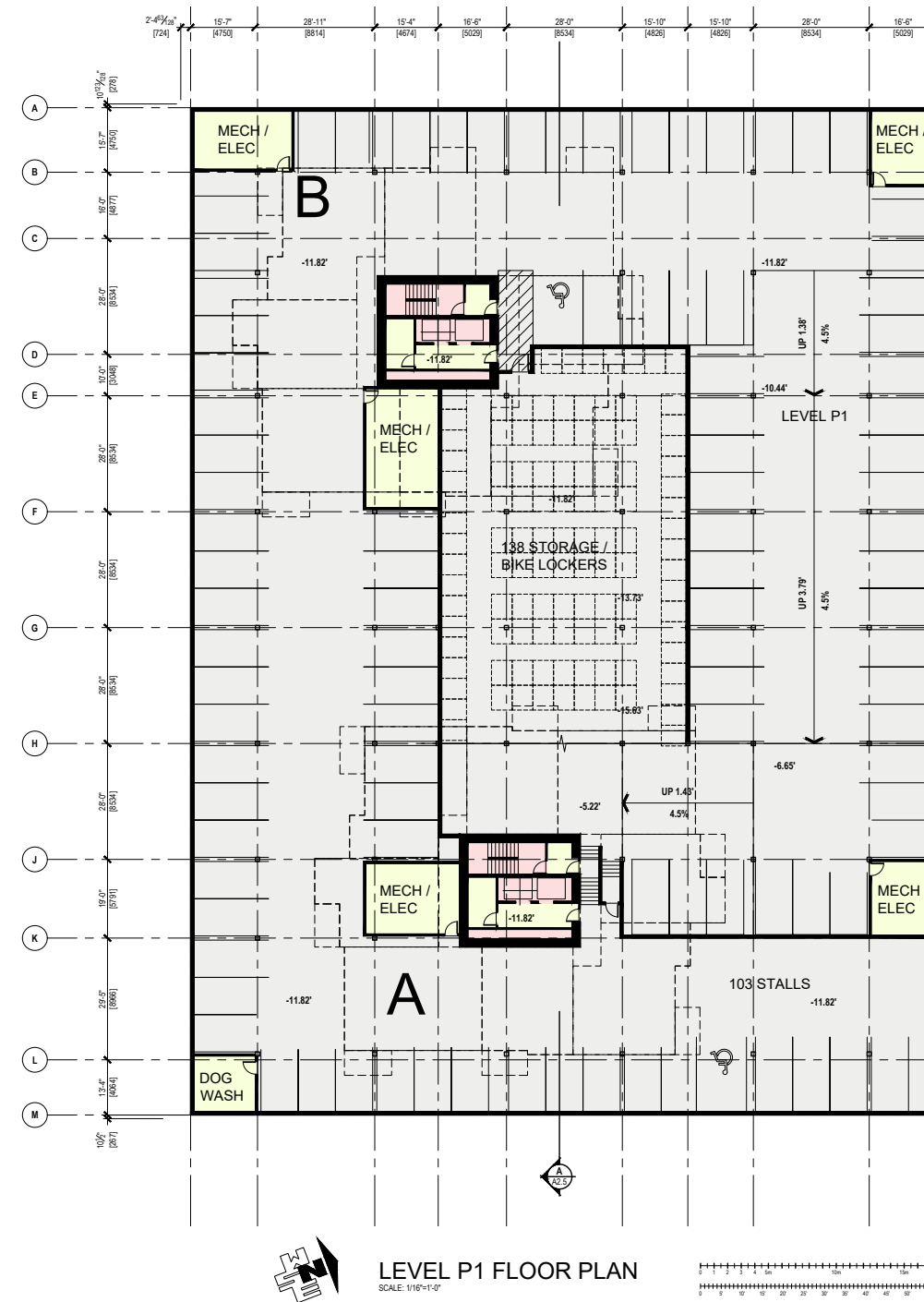


BUILDING SECTION AA
SCALE: 1/16"=1'-0"

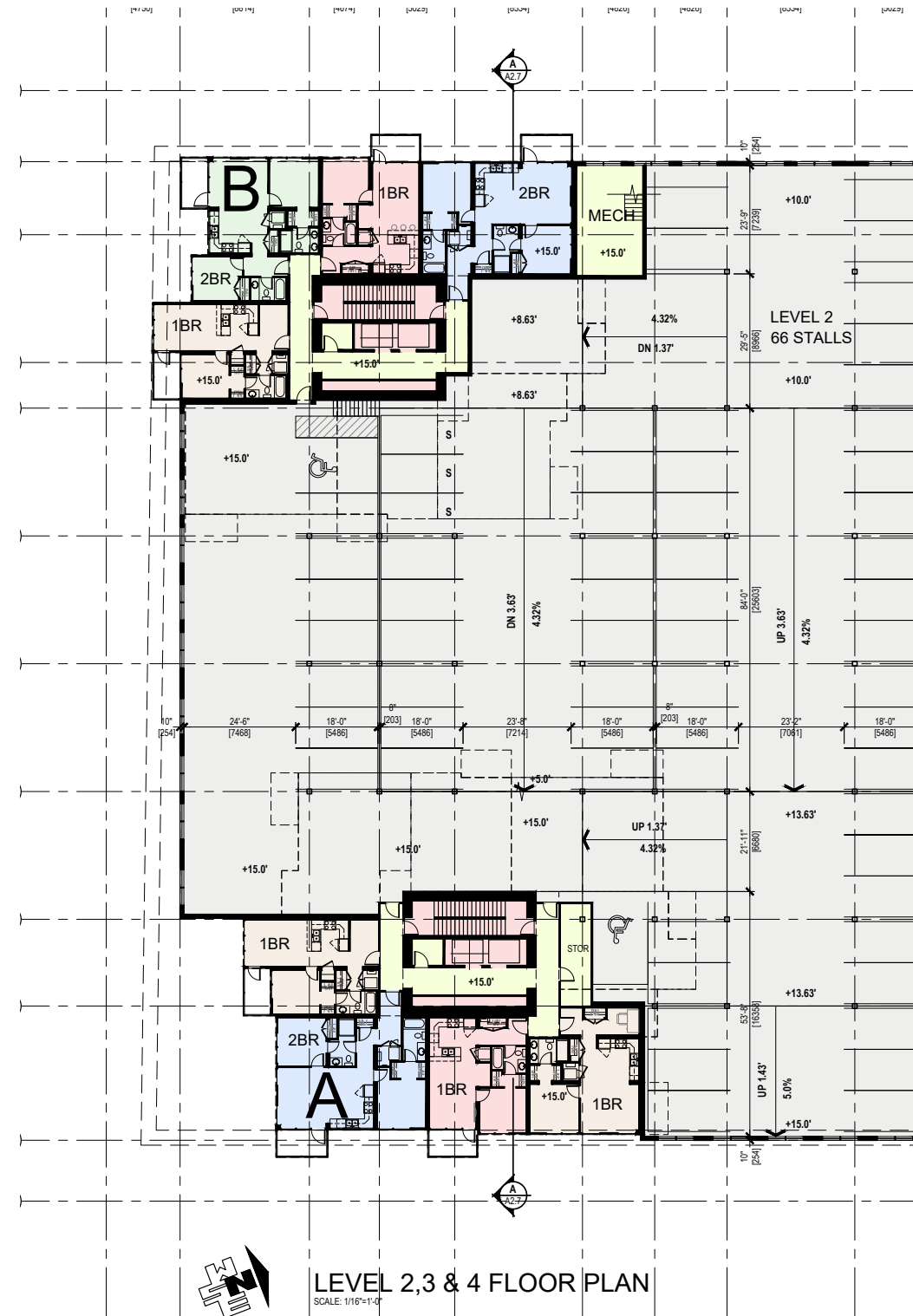
Project Details

| Project Details | Langford Central |
|----------------------------------|------------------|
| Number of Residential Units | 272 |
| 1 Bedroom | 47% |
| 2 Bedroom | 46% |
| 3 Bedroom | 6% |
| Total Gross Floor Area (sq. ft.) | 411,452 |
| Retail Space (sq. ft.) | 3,200 |
| Office Space (sq. ft) | 15,489 |
| Daycare Space (sq. ft.) | 1,880 |
| # of Parking Stalls | 359 |

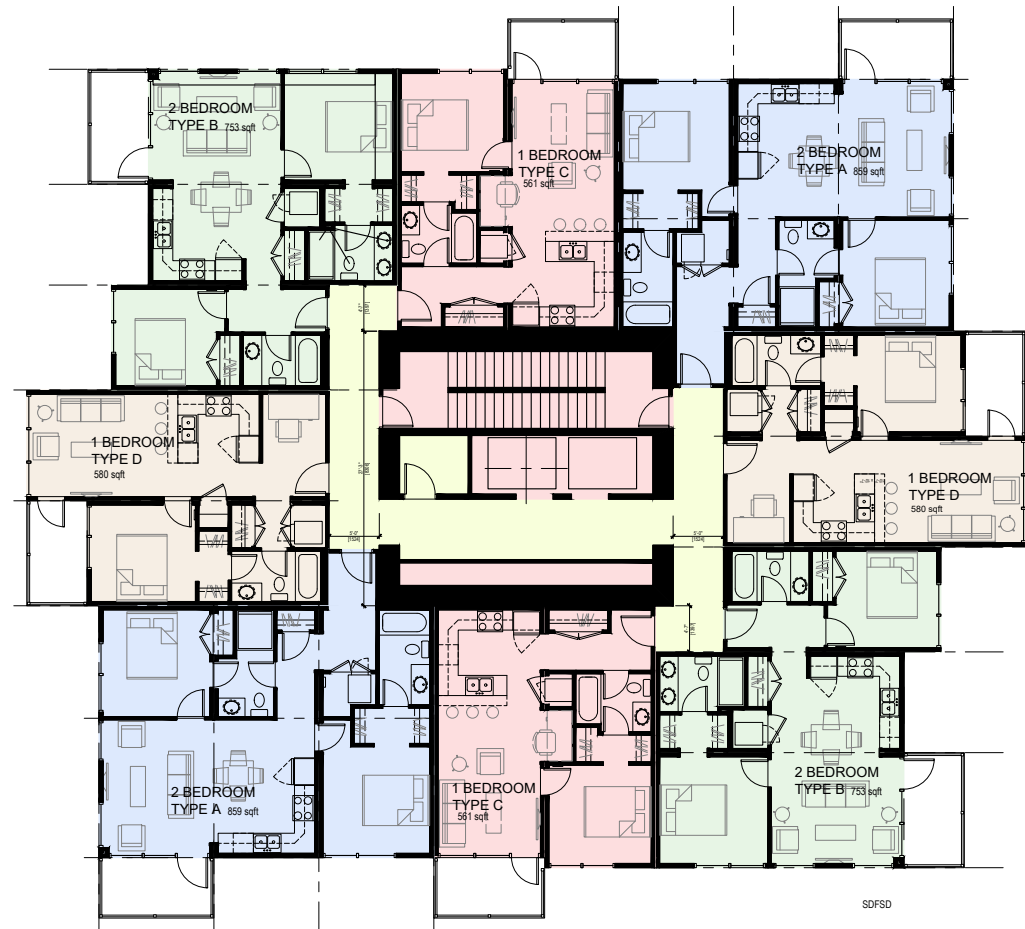
Level 1 Floor Plan



Level 2, 3 & 4 Floor Plan



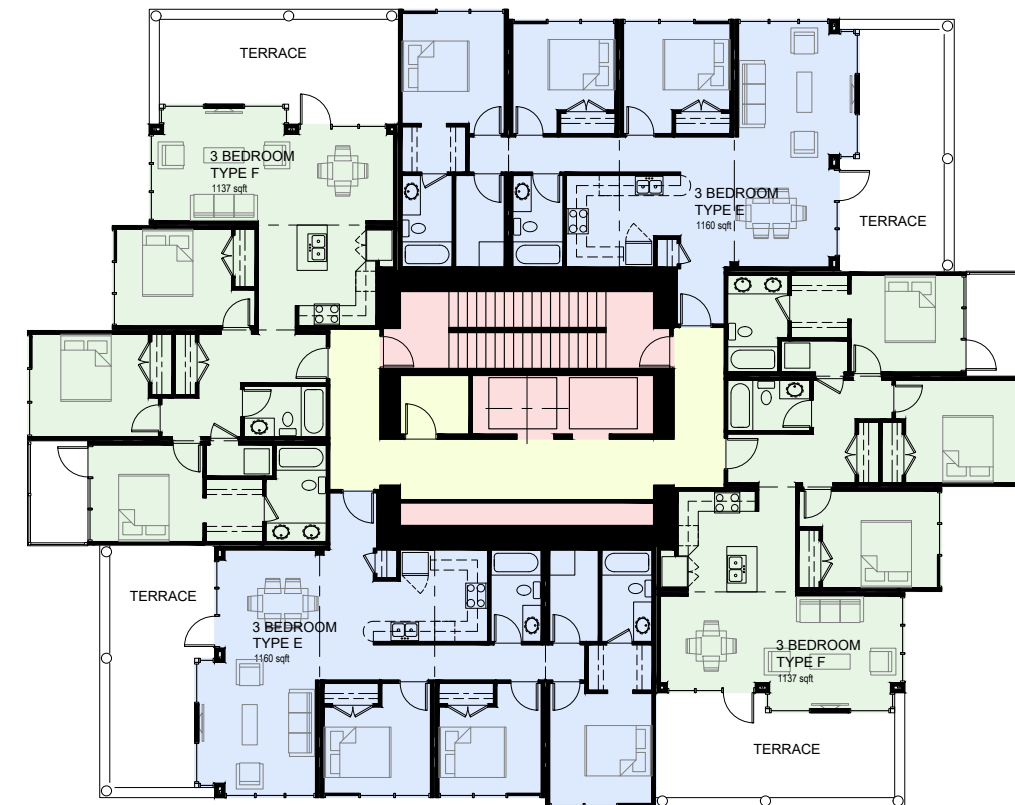
Typical Tower Floor Plan



TYPICAL TOWER FLOOR PLAN

SCALE: 1/4"=1'-0"

6580 sqft (5506 sqft Suites)

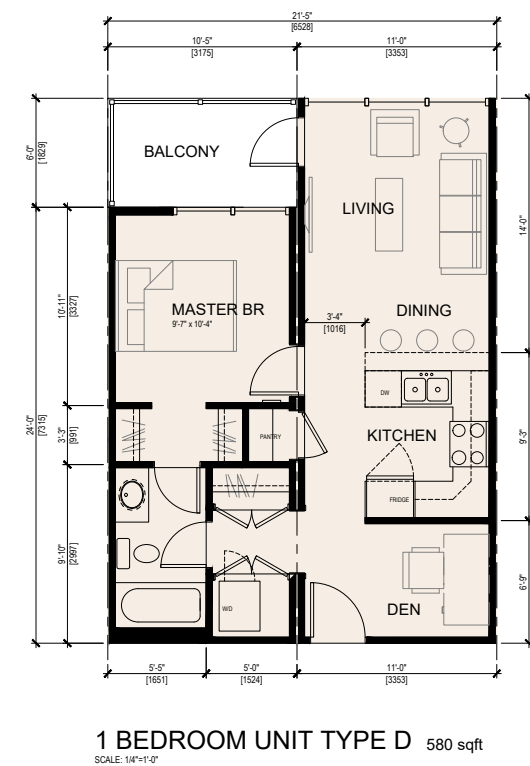
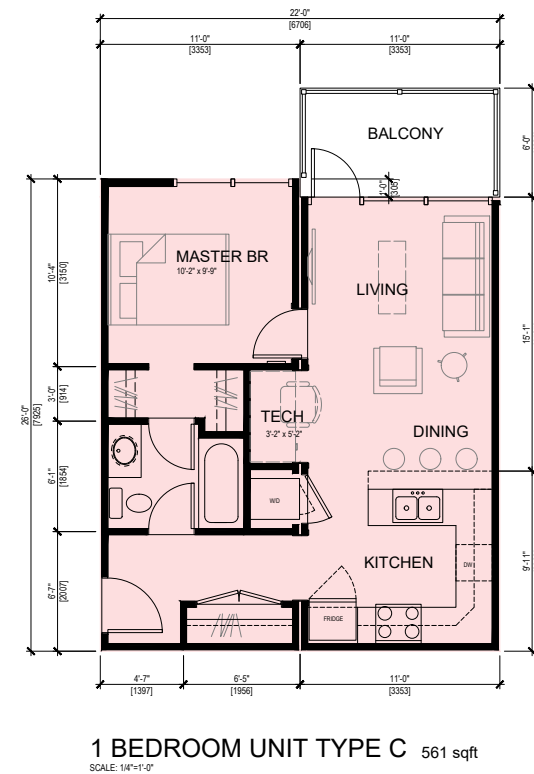
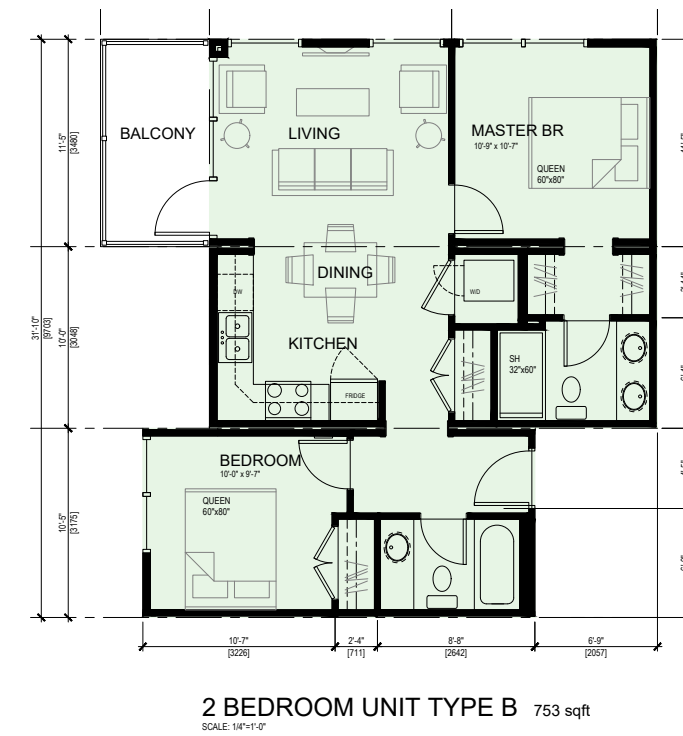
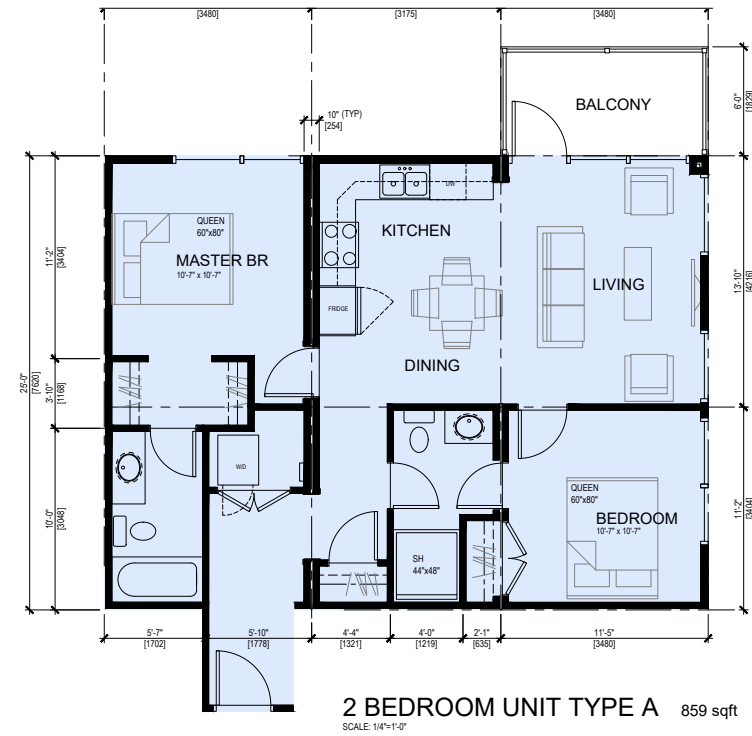


TYPICAL TOWER PENTHOUSE FLOOR PLAN

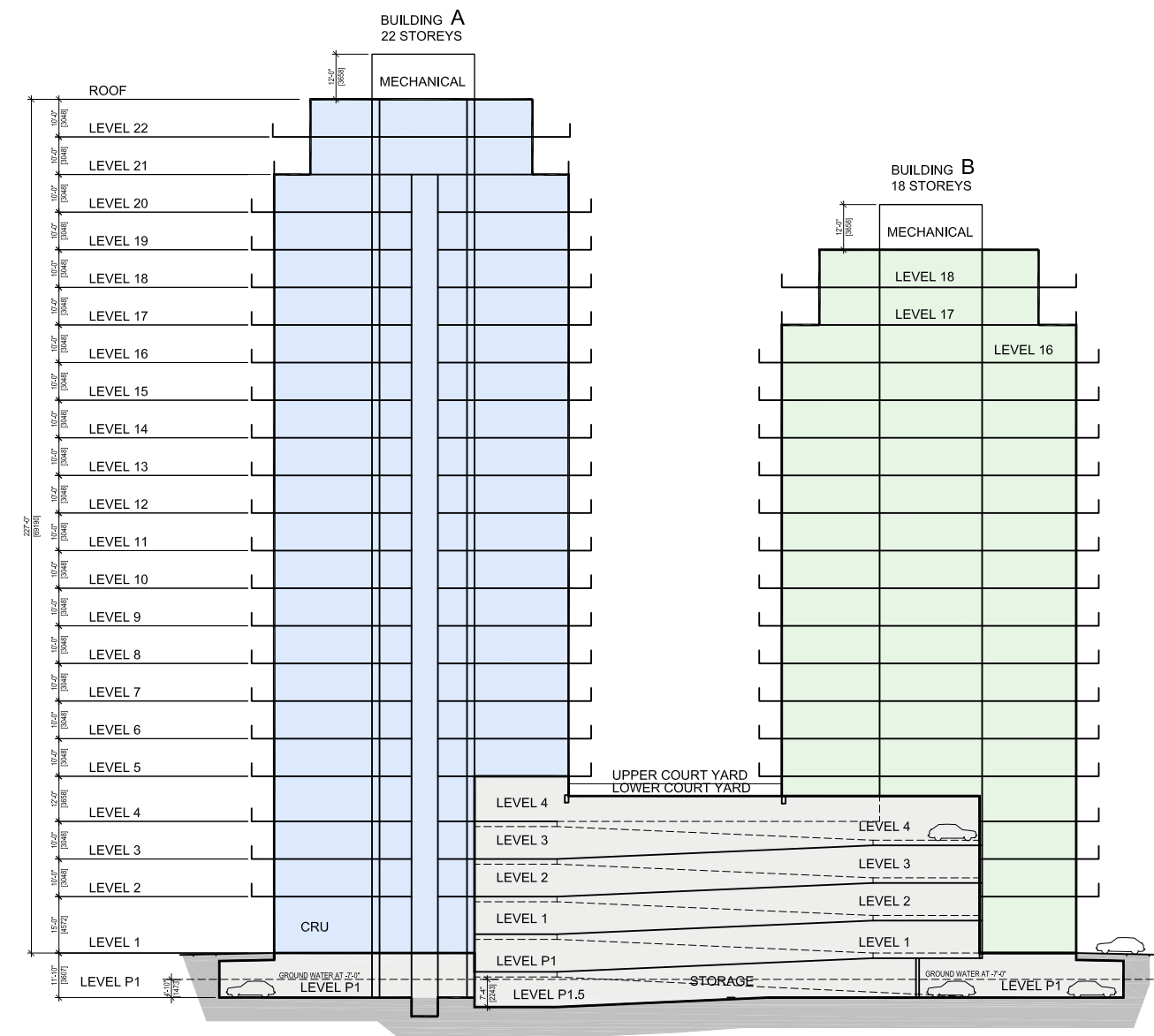
SCALE: 1/4"=1'-0"

5,548 sqft (4594 sqft Suites)

Typical Unit Plans



Elevations



BUILDING SECTION AA

Project Details

| Project Details | Phase 1 | Total Phase 1 & 2 |
|----------------------------------|---------|-------------------|
| Number of Residential Units | 269 | 456 |
| 1 Bedroom | 47% | TBD |
| 2 Bedroom | 46% | TBD |
| 3 Bedroom | 7% | TBD |
| Total Gross Floor Area (sq. ft.) | 382,320 | 648,888 |
| Retail Space (sq. ft.) | 5,326 | 5,326 |
| Daycare Space (sq. ft.) | 2,900 | 2,900 |
| # of Parking Stalls | 366 | 589 |