

FOR SALE

THE BRAY, 6 STOREY BUILDING SITE

925 - 929 BRAY AVENUE, LANGFORD, BC

“ **Langford** has been recognized as BC's Most Resilient City and Best Place for Work for the Second year in a row (B.C. Business Magazine) ”



This latest award follows a list of other awards for Langford during the pandemic including **No. 1 ranking as Best Community in B.C.**, and **No. 18 Best Community in Canada** by Maclean's magazine; **Most Livable City in Canada**, by RATESDOTCA; and Economic Resiliency and Recovery Award, population over 20,000 by the B.C. Economic Development Association for the I AM Langford campaign. Times Colonist (January 11, 2021)

Derek Pink

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RE/MAX
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1453 Bellevue Avenue

West Vancouver, BC V7T 1C3

THE BRAY

6 STOREY BUILDING SITE

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The Bray is a multi-residential building designed to replace two existing single-family homes at the intersection of Bray Avenue and Knotty Pine Road in Langford, BC.

As a community-minded project, the areas within the setbacks have been planned for the inclusion of lush landscaping, an outdoor courtyard and a children's playground. These outdoor features will enrich the site for current and future needs and to create a safe and vibrant addition to the neighbourhood.

The Bray is located in the south-west side of the City Centre zone, in close proximity to transit, Business and Light Industrial areas, a residential neighbourhood, and Mixed Use Employment Centres, making this residential development in a prime location for access to work, friends, family and recreational activities.

PROPOSED

Site Size	1838.53 m (19789.77 sq. ft.)
Lot Coverage	58.75% (1080.21 s.m.)
FSR	3.38
PID	031-861-555
Building Height	19.00 m (62.34 ft.)
Number of Units	79 Units
Parking	110 Stalls
Indoor Amenity	64.23 s.m. (691.37 sq.ft.)
Setbacks	Front (North, Bray Ave) – 4.00m (13 ft.) Rear (South) – 4.00m (13 ft.) Interior (East, Parking Ramp) – 3.00m (9.84 ft.) Exterior (West) – 3.00m (9.84 ft.)



UNIT MIX

Studios	1
1 Bedroom	50
2 Bedroom	17
2 Bedroom Townhouse	8
3 Bedroom Townhouse	3
Total Units	79

FEATURES

- 79 modern units & townhouses
- Underground parking
- Indoor Amenity room
- Outdoor Amenity Courtyard

* PRICE ON REQUEST

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DEVELOPMENT HIGHLIGHTS

- ▶ DP application submitted.
- ▶ The Bray is a 6-storey multi-residential development replacing 2 single family houses at 925-929 Bray Avenue in Langford, BC.
- ▶ The outdoor amenity lounge deck is available in the center of the lot. Residents will enjoy indoor and outdoor amenity spaces with low-maintenance landscaping at the building perimeter.
- ▶ Low-maintenance, hardy, local planting will create green space along existing sidewalks and around the loading bay.
- ▶ A shared parking entrance with the adjacent Langford Towers development on Bray Avenue was decided to eliminate the breakup of the sidewalk for safer pedestrian routes in the neighbourhood.
- ▶ Within 800 m (10 minutes walking) to Community Services(Centennial Park, Goldstream Co-op Preschool), Health Care(Westshore AVI Health Clinic), Retail(Metro Place Plaza), Transit(Buses).
- ▶ A few blocks from the new college (New Westshore Campus opening in 2024 at 798 Goldstream)
- ▶ Lake and Mountain Views in a very central location.



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