

# FOR SALE

## LANGFORD TOWERS, 2 TOWERS

903 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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# LANGFORD TOWERS

## 2 TOWERS

903 BRAY AVENUE, LANGFORD, BC



NORTH EAST RENDERING



NORTH WEST RENDERING

The Langford Towers are multi-residential buildings designed to replace 5 single family dwellings on Jacklin Road and Bray Avenue in Langford, British Columbia.

This project is designed to suit allowable density in the neighbourhood. With modern materials and forms inspired by new residential developments it creates a transitional building to blend the old and new.

Built in an area with historically affordable homes, the proposed buildings, tower one 24 storeys and tower two 15 storeys will provide 282 new residential units including townhouses. The intent is to enrich the site for current and future needs and to create a safe and vibrant addition to the neighbourhood.

### PROPOSED

Site Area	46,124.00 SF (4,285.06 SM)
Lot Coverage	47.54%
FSR	5.61 SM
Storeys	24 & 15
Setbacks	North (Bray Ave) – 3.64 m / 0.46 m South – 3.06 m East – 3.00 m West (Jacklin Rd) – 1.12 m
Building Height	24 Storeys – 75.15m 15 Storeys – 47.70m
Number of Units	282 Units
Parking	458 Stalls
P.I.D.	031-852-696

### EFFICIENCY

Residential Gross Area	190,809.90 SF
Commercial Gross Area	25,697.76 SF
<b>Total</b>	<b>216,507.66 SF</b>
Gross Building Area	260,484.47 SF

**Efficiency 83.12%**

### UNIT MIX

Studios	<b>32</b>
1 Bedroom	<b>108</b>
1 Bedroom + Den	<b>44</b>
2 Bedroom	<b>73</b>
3 Bedroom	<b>25</b>
Townhouse	<b>14</b>

\* PRICE ON REQUEST

Total Units **282**

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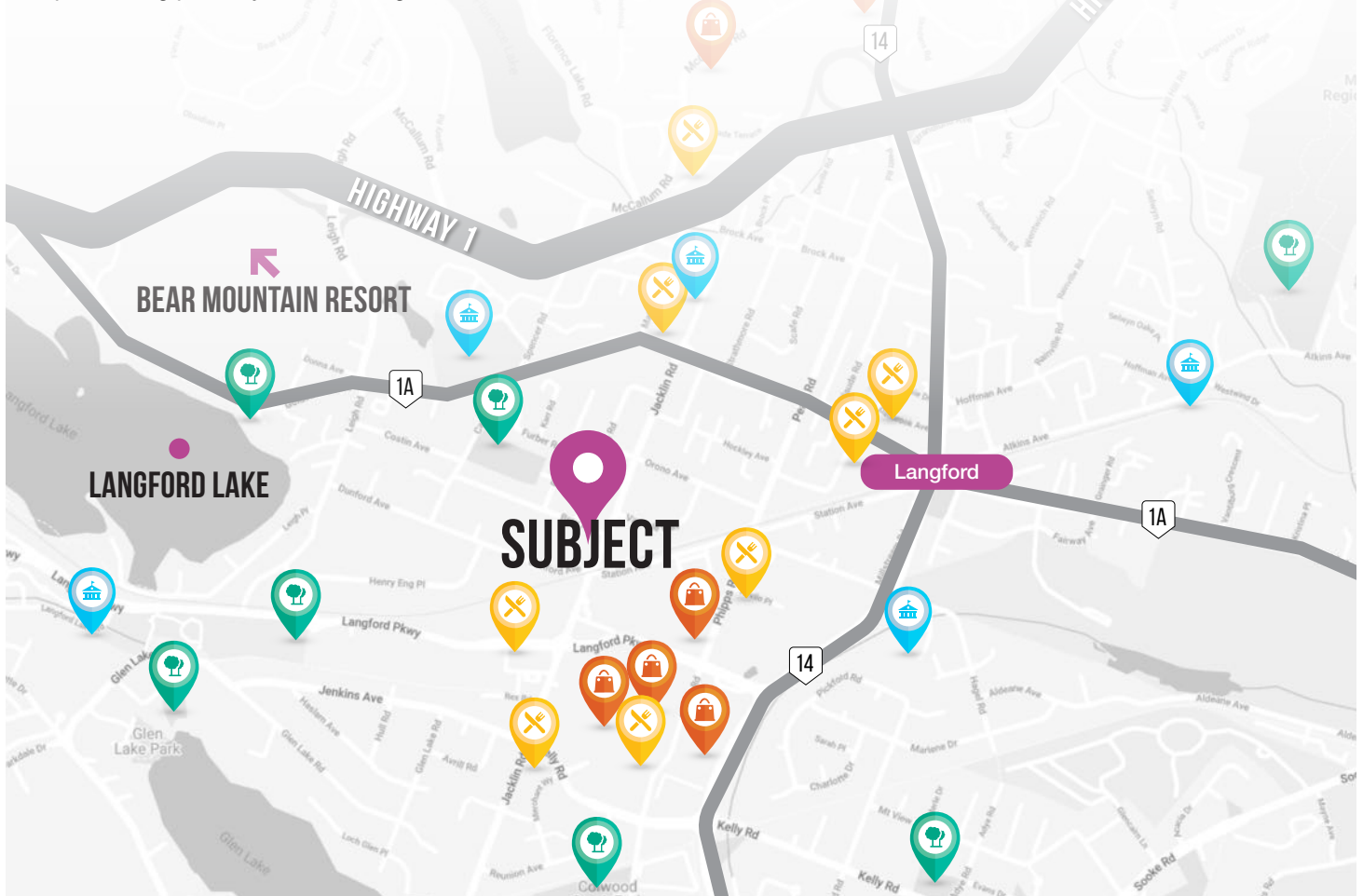
# LANGFORD TOWERS

## 2 TOWERS

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### DEVELOPMENT HIGHLIGHTS

- ▶ The Langford Towers are a 24-storey and a 15-storey community replacing 5 residential houses at Bray Avenue in Langford, BC.
- ▶ Rezoned & adopted to CCP from RM-2
- ▶ Development Permit Approved
- ▶ 282 Units 2 high rises and 74 units low rise
- ▶ 260,484 sq.ft. Total Buildable Two Towers (5.61 FSR)
- ▶ Low-maintenance, hardy, local planting will create green space along pathways and existing sidewalks.
- ▶ Lake and Mountain Views in a very central location
- ▶ 2 Blocks to Westshore Town Centre incl. Over 80 shops, Restaurants, Cineplex, Banks
- ▶ 1-2 blocks to Walmart Supercentre, Canadian Tire, Real Canadian Superstore
- ▶ Good holding income with multiple month to month tenancies



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