FOR SALE

LANGFORD TOWERS & 6 STOREY BUILDING

BRAY AVENUE AND JACKLIN ROAD IN 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)

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RE/MAX COMMERCIAL

RE/MAX Masters Realty
1453 Bellevue Avenue
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FOR SALE

LANGFORD TOWERS

905 - 921 BRAY AVENUE & 2884 JACKLIN ROAD, 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

EFFICIENCY

Residential Gross Area	190,809.90 SF
Commercial Gross Area	25,697.76 SF
Total	**216,507.66 SF**
Gross Building Area	260,484.47 SF
Efficiency	**83.12%**

UNIT MIX

Studios	**32**
1 Bedroom	**108**
1 Bedroom + Den	**44**
2 Bedroom	**73**
3 Bedroom	**25**
Townhouse	**14**
Total Units	**282**

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6 STOREY BUILDING SITE

925 - 929 BRAY AVENUE, LANGFORD, BC

925 & 929 Bray 19,166 sqft Combined lot Size

PROPOSED

Total	67,545 SF
	@85% = 57,413
Estimate	11 Townhouses | *2 & 3 Bedrooms*
	48 | *1 Bedrooms*
	15 | *2 Bedrooms*

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BRAY AVENUE AND JACKLIN ROAD IN LANGFORD, BC

DEVELOPMENT HIGHLIGHTS

- Rezoned & adopted to CCP/CC-1 from RM-2. DP Ready
- Combined Lot Size 65,290 sqft (46124 + 19166)
- Two sites to be sold together 7 Lots (8 PIDs)
- 282 Units 2 high rises and 74 units low rise
- 260,484 sqft Total Buildable Two Towers (5.61 FSR)
- 67,545 sqft Total Buildable 6 Storey
- 2 Blocks to Westshore Town Centre incl. Over 80 shops, Restaurants, Cineplex, Banks
- 1-2 blocks to Walmart Supercentre, Canadian Tire, Real Canadian Superstore
- Lake and Mountain Views in a very central location
- Good holding income with multiple month to month tenancies

PID

2884 Jacklin Rd	**003-933-873**
905 Bray Ave	**000-261-475**
909 Bray Ave	**000-261-467**
913 Bray Ave	**003-933-890**
917 Bray Ave	**003-933-911**
921 Bray Ave	**003-933-920**
925 Bray Ave	**003-933-938**
929 Bray Ave	**003-933-954**

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