

2885 West Shore Parkway Questions and Answers up June 16th, 2021.

Q. Do you require a site plan with the submission?

A. No.

Q. Is there a percentage of commercial that you'd require in this area?

A. There should be a commercial or light industrial component if multi-family residential uses are incorporated, due to the Mixed-Use Employment Centre OCP designation. Please refer to pages 29-31 of the Official Community Plan Bylaw No. 1200: [OCP \(langford.ca\)](http://langford.ca)

Q. Would this area be conducive to just apartments or would it have to be a mixed site?

A. Mixed-use Employment Centre, see answer above.

Q. The RFP template, is this what you want us to use ONLY or can we use our own?

A. Yes please fill in the document provided; any additional information you want to add can be attached.

Q. If this is the template we must use, can you please send a Word file?

A. Please print off and fill it in by hand or insert information digitally using adobe, you can attach any additional documentation to the RFP when submitted.

Q. Are you able to confirm the location of the SPEA with respect to the property line, Is there any room between the Northern SPEA boundary and the Southern property line?

A. The SPEA is completely contained within Lot B, and the lot line reflects the SPEA boundary, with a very small offset to ensure work on Lot A does not impact the SPEA itself. There is no room to push the southern lot line of Lot A further to the south, and the shape of the SPEA accounts for the irregular shape/dimensions of that lot line along the south side.

Q. With the rezoning of the property is it anticipated that Highways will require any further dedications that would negatively impact the property?

A. We do not anticipate any further dedication required by Highways.

Q. With the purchase and rezoning of the property one of the conditions is "to construct a new trail to municipal standards on the adjacent city lands and other amenity requirements as required by Council". If possible can you shed a little light on what other amenity requirements might be required?

A. Although Council could ask for other amenities at rezoning, they typically follow the attached Affordable Housing and Amenity Contribution Policy.

Q. Is there any room between the Northern SPEA boundary and the Southern property line?

A. The SPEA is completely contained within Lot B, and the lot line reflects the SPEA boundary, with a very small offset to ensure work on Lot A does not impact the SPEA itself. There is no room to push the southern lot line of Lot A further to the south, and the shape of the SPEA accounts for the irregular shape/dimensions of that lot line along the south side.