



# Staff Report to Sustainable Development Advisory Committee

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**DATE:** Monday, January 19, 2026

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z23-0002

**SUBJECT:** Bylaw No. 2146 - Application to Rezone 2614-2626 Peatt and 2622-2629 Sunderland Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to Allow for the Development of Two Mixed-Use Buildings

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## EXECUTIVE SUMMARY:

ParaMorph Architect Inc. has applied on behalf of the various property owners to rezone 2614-2626 Peatt Road and 2622-2629 Sunderland Road from the One- and Two-Family Residential (R2) Zone to Area 2 of the City Centre Pedestrian (CCP) Zone to allow for the development of two mixed-use buildings. The buildings are proposed to be 13-storeys and 22-storeys in height with nearly 300 residential units and 1,068m<sup>2</sup> (11,496 ft<sup>2</sup>) of ground floor commercial space.

## BACKGROUND:

The report associated with this application was first presented to the Sustainable Development Advisory Committee (SDAC) on February 24, 2025. A link to that report can be found [here](#). Due to time constraints at that meeting, the item was deferred to the March 10, 2025 SDAC meeting, at which time the Committee passed the following recommendation:

*THAT Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:*

- a. an appropriate ratio of three-bedroom units within this proposed development;*
- b. a plan with respect to the maintenance of buildings before they are demolished;*

AND

*THAT Council will consider the property at 2626 Sunderland Road as a park contribution or amenity contribution should the applicant be able to purchase the property;*

*AND*

*THAT Council take no action with respect to this application until the Official Community Plan (OCP) Refresh is complete.*

Council subsequently passed the Committee's recommendation at their meeting held on March 17, 2025.

**COMMENTARY:**

Since this time, staff have been working with the applicant to address the items specified in the above motion. The information provided by the applicant in this regard is summarized below and further outlined in the documents attached to this report.

Ratio of 3-Bedroom Units

To address the request to include an appropriate number of 3-bedroom units, the applicant is proposing to provide 10% of the residential units as 3-bedrooms. This ratio will reduce the overall number of units from 317 as proposed in the original application; however, the exact number was not determined, as a redesign of the buildings was not completed due to costs. Proposing a ratio rather than a set number of units will ensure that this proportion is maintained in the future with any alteration to the size of the buildings. If Council deems 10% an appropriate ratio of 3-bedroom units, they may wish to secure this commitment within a Section 219 Covenant on title prior to adoption.

Maintenance Plan

The applicant has prepared a maintenance plan that includes following objectives:

- Maintain all existing structures in a safe and habitable condition.
- Prevent deterioration, vandalism, or squatting.
- Ensure that houses remain legally and responsibly occupied.
- Protect neighbourhood character and minimize disruption.
- Remain compliant with City regulations and code enforcement.

Additional details of how these objectives are intended to be met are outlined in the full maintenance

plan, attached as Appendix A. If Council is supportive of the plan and considers it to adequately address the long-term maintenance and upkeep of the seven dwellings prior to any development occurring, they may wish to require that the maintenance plan be registered within a Section 219 Covenant on title prior to adoption.

#### 2626 Sunderland Road

The applicant has considered the inclusion of 2626 Sunderland Road into this overall development site, with the understanding that Council would consider the purchase price of this property to offset financial Park or Amenity contributions, and has opted to not proceed in purchasing it. The applicant has found the tradeoff to be unfeasible and has further stated that they would be able to construct the buildings within the constraints of the site itself. Their rationale regarding this decision has been attached.

#### Official Community Plan

Now that the new OCP has been adopted, the proposal has been reassessed against the updated OCP and was found to be in compliance. The subject site is located within the 'City Centre - Downtown' designation, which allows for buildings up to 28-storeys with mandatory ground floor commercial units.

Specific sections within the updated OCP that the proposal has met include the following:

*6.1.4. Create and secure through-block walkways, people-places including plazas, squares, and parks, using tools like road dedication, conditions of rezoning, and density benefits bylaws to secure public amenities and better connect Downtown to the surrounding neighbourhoods.*

*6.1.5. Encourage the use of active and alternative transportation by improving connections to multi-modal infrastructure and promoting higher-density, mixed-use development around Goldstream Avenue, Jacklin Road, Peatt Road, and Station Avenue.*

*6.1.9 Establish well-designed public space features, including wide, comfortable sidewalks, pedestrian walkways, transformed streets, and frequently spaced street trees.*

*7.1.3. Towers must step back from the podium to incorporate amenity space.*

*7.3 Activate private amenity spaces through creative design within buildings and on roofs to effectively frame spaces and support/promote the use of social spaces and lively social connections.*

*7.4 Encourage the incorporation of architectural variety—such as changes in materials, massing,*

*or articulation—where it can help reduce visual monotony and enhance the character of the block.*

*7.20 New multi-family residential developments will include common amenity spaces to support social connections and urban quality of life, which may include rooftop decks, courtyards, community or shared gardens, gyms, BBQ spaces, playgrounds, indoor gathering or entertainment spaces, or similar features.*

*8.14 Locate new housing, particularly higher-density housing and housing that addresses the key areas of housing need, near transportation infrastructure that supports walking, rolling, cycling, public transit, and other alternative forms of transportation that provide access to jobs, shops, services, and amenities.*

**LEGAL IMPLICATIONS:**

Should Council choose to proceed with consideration of Bylaw No. 2146, the application will be prohibited from being the subject of a Public Hearing as per the changes made by the Province to the *Local Government Act*.

The amenity contributions specified in Table 4 of the original report are incorporated into Bylaw No. 2146 and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

**OPTIONS:**

**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Langford Zoning Bylaw, Amendment No. 707 (2614, 2616, 2618, 2622, 2626 Peatt Road and 2622, 2625 and 2629 Sunderland Road) Bylaw No. 2146, 2025 for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> readings at a future Council meeting in order to amend the zoning designation of the properties located at 2614-2622 Peatt Road and 2622-2629 Sunderland Road from the One- and Two Family Residential (R2) Zone to Area 2 of the City Centre Pedestrian (CCP) Zone subject to the following terms and conditions:

a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:

- i. \$610 per residential unit towards the Affordable Housing Reserve Fund;
- ii. \$2,318 per residential unit towards the General Amenity Reserve Fund; and
- iii. \$10.75 per m<sup>2</sup> of commercial gross floor area toward the General Amenity Reserve Fund

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:

- i. That the following be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
  1. Full frontage improvements on Peatt Road, Sunderland Road, and the southern municipal laneway there between;
  2. Road extensions and intersection improvements in accordance with the recommendations from the approved Traffic Impact Assessment,
  3. A right-in and right-out at Peatt and Arncote if this does not exist at the time of Building Permit; and
  4. A storm water management plan.
- ii. That the following be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
  1. A construction parking and delivery management plan; and
  2. A mitigation plan.
- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit as required by the zoning bylaw and are not provided in exchange for compensation separate from that of a residential unit;
- iv. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the

weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;

- v. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires either a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application;
- vi. That individual electric heat pumps for each unit, or an equivalent electric central system, be installed prior to issuance of an occupancy permit;
- vii. That the parcels associated with this development be consolidated prior to issuance of a Development Permit and that the drawings associated with the future Development Permit substantially comply with what has been presented to Council through this rezoning application (Z23-0002);
- viii. That a demolition permit for any of the homes on the subject properties not be issued until a building permit associated with the proposed development has been applied for;
- ix. That 10% of the residential units be designed and built as 3-bedroom units; and
- x. That the Maintenance Plan in regards to the existing dwellings and properties that was presented by the applicant at the time of rezoning be included as an appendix to the required covenant prior to adoption and adhered to at all times.

**AND**

2. Authorize the Director of Community Planning and Development to grant the following variance within the Development Permit for Form and Character:

- a. That Sections 6.58.06(1)(b) and 6.58.06(2)(b) be varied to reduce the interior side yard setbacks for the portion of a building 2-storeys or less and the portion of a building 3-storeys or higher from 3.0m (9.8 ft) to 1.5m (5.0 ft).

**OR Option 2**

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road under Langford Zoning Bylaw, Amendment No. 707 (2614, 2616, 2618, 2622, 2626 Peatt Road and 2622, 2625 and 2629 Sunderland Road) Bylaw No. 2146, 2025 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. \_\_\_\_\_;
- b. \_\_\_\_\_;
- c. \_\_\_\_\_.

**SUBMITTED BY: Robert Dykstra, Manager of Development Services, RPP, MCIP**

**Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

**Concurrence:** Melisa Miles, Manager of Legislative Services

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Director of Legislative & Protective Services

**Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

Attachments:

Bylaw No. 2146

Maintenance Plan

Rationale Regarding Not Purchasing 2626 Sunderland Road

**CITY OF LANGFORD  
BYLAW NO. 2146**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the One- and Two-Family Residential (R2) Zone and adding to the City Centre Pedestrian (CCP) Zone the properties legally described as:

- a) Lot 1, Section 111, Esquimalt District, Plan 26396, PID No. 002-756-421 (2614/2616 Peatt Road);
- b) Lot 6, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-713 (2618 Peatt Road);
- c) Lot 5, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-130 (2622 Peatt Road);
- d) Lot 4, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-261 (2626 Peatt Road);
- e) Lot 1, Section 111, Esquimalt District, Plan 27482, PID No. 000-301-761 (2622 Sunderland Road);
- f) Lot 2, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-250 (2625 Sunderland Road); and
- g) Lot 3, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-695 (2629 Sunderland Road)

as shown shaded on Schedule A attached to and forming part of this Bylaw.

2. By adding to the CCP Zone map Schedule "R" those portions of land identified as "Area 2" in the attached Schedule B;

## 3. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CCP	2146	<p>Lot 1, Section 111, Esquimalt District, Plan 26396, PID No. 002-756-421 (2614/2616 Peatt Road);</p> <p>Lot 6, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-713 (2618 Peatt Road);</p> <p>Lot 5, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-130 (2622 Peatt Road);</p> <p>Lot 4, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-261 (2626 Peatt Road);</p> <p>Lot 1, Section 111, Esquimalt District, Plan 27482, PID No. 000-301-761 (2622 Sunderland Road);</p> <p>Lot 2, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-250 (2625 Sunderland Road);</p> <p>Lot 3, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-695 (2629 Sunderland Road)</p>	<p>a) \$2,850 per residential unit created on the 1<sup>st</sup> through 4<sup>th</sup> storeys towards the General Amenity Reserve Fund; and</p> <p>b) \$1,425 per residential unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys towards the General Amenity Reserve Fund; and</p> <p>c) \$712.50 per residential unit created on the 7<sup>th</sup> storey or higher towards the General Amenity Reserve Fund; and</p> <p>d) \$750 per unit created on the 1<sup>st</sup> through 4<sup>th</sup> storeys towards the Affordable Housing Reserve Fund; and</p> <p>e) \$375 per unit created on the 5<sup>th</sup> and 6<sup>th</sup> storeys towards the Affordable Housing Reserve Fund;</p> <p>f) \$187.50 per residential unit created on the 7<sup>th</sup> storey or higher towards the Affordable Housing Reserve Fund; and</p> <p>g) \$10.75 per square meter of commercial gross floor area towards the General Amenity Reserve Fund.</p>	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 707 (2614, 2616, 2618, 2622, 2626 Peatt Road and 2622, 2625 and 2629 Sunderland Road) Bylaw No. 2146, 2025".

READ A FIRST TIME this day of , 2025.

PUBLIC HEARING held this day of , 2025.

READ A SECOND TIME this day of , 2025.

READ A THIRD TIME this day of , 2025.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT this day of , 2025.

ADOPTED this day of , 2025.

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PRESIDING COUNCIL MEMBER

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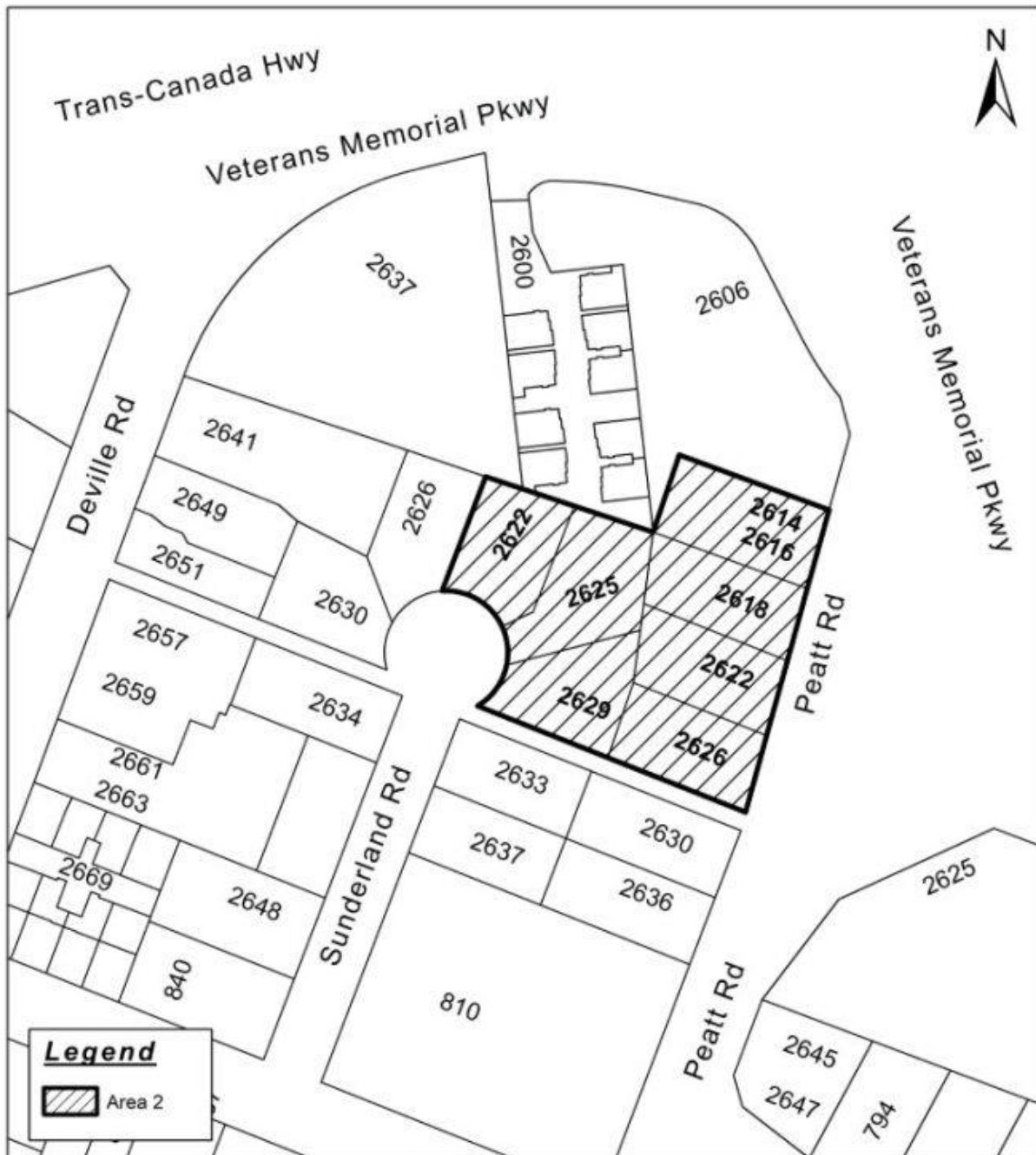
CORPORATE OFFICER

Schedule A



Schedule B

**SCHEDULE "R" TO BYLAW No. 300**



# **Property Maintenance and Occupancy Plan**

## **For Existing Houses Awaiting Redevelopment**

### **Prepared by**

**1355991 BC LTD**

8167 148a Street,

Surrey, BC, V3S7J5

langfordproject@gmail.com

### **Prepared for:**

**City of Langford**

Planning Department

877 Goldstream Avenue

Langford, BC V9B 2X8

**Date: 11 September 2025**

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## **1. Introduction**

This plan outlines the maintenance, security, and occupancy strategies for the existing 7 properties, located within the designated redevelopment zone in the **City of Langford**. Until project commencement, it is our priority to maintain these properties in good condition, ensure safety for residents and neighbors, and comply with all applicable municipal codes and community standards.

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## **2. Objectives**

- Maintain all existing structures in safe and habitable condition.
  - Prevent deterioration, vandalism, or squatting.
  - Ensure that houses remain legally and responsibly occupied.
  - Protect neighborhood character and minimize disruption.
  - Remain compliant with City regulations and code enforcement.
-

### 3. Property Overview

As an agent for the registered owners of the following properties located in the **City of Langford**, 1355991 BC LTD confirms its commitment to keeping these properties in good condition until the redevelopment project commences.

#### Owned Properties:

- **2614–2616 Peatt Rd, Langford**
- **2618 Peatt Rd, Langford**
- **2622 Peatt Rd, Langford**
- **2626 Peatt Rd, Langford**
- **2622 Sunderland Rd, Langford**
- **2625 Sunderland Rd, Langford**
- **2629 Sunderland Rd, Langford**

**Current Occupancy Status:** All 7 are currently occupied by the tenants

**Expected Redevelopment Start Date:** upon DP & BP approval from Langford city

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### 4. Property Maintenance Plan

#### 4.1. Exterior Maintenance

- **Lawn and Landscaping:**
  - Bi-weekly mowing, trimming, and general yard upkeep.
  - Seasonal care including leaf removal in fall and snow/ice clearing in winter.
  - Trimming of trees and hedges to maintain visibility and prevent overgrowth.
- **Exterior Repairs:**
  - Regular inspections of siding, porches, handrails, and fencing.
  - Prompt repairs for paint, wear, or any minor structural issues.
  - Graffiti and vandalism addressed immediately.
- **Walkways and Driveways:**
  - Maintenance of pathways, sidewalks, and driveways to eliminate hazards.
  - Ice and snow removal in accordance with city regulations.

#### 4.2. Interior Maintenance

- **Utilities:**
  - All occupied properties will have operational electricity, water, heating, and plumbing.

- Vacant homes will maintain minimum heating during cold months to prevent damage.
- **Fixtures and Appliances:**
  - Ongoing maintenance of plumbing, electrical systems, heating, and ventilation.
  - Functional smoke detectors, CO detectors, and fire extinguishers installed and tested.
- **Pest Control:**
  - Preventive pest control treatments scheduled quarterly.
  - Immediate response to infestations.

#### 4.3. Vacant Property Oversight

- **Routine Inspections:**
    - Weekly or biweekly walkthroughs of vacant units.
    - Monitoring for leaks, damage, or unauthorized access.
  - **Security Measures:**
    - All windows and doors secured.
    - Alarm systems or security surveillance installed where necessary.
  - **Cleaning:**
    - Monthly cleaning of unoccupied homes to prevent odors, dust, and moisture damage.
- 

### 5. Occupancy Strategy

#### 5.1. Short-Term Leasing

- Properties will be kept rented on **month-to-month** or **flexible short-term leases**.
- All tenants will undergo standard screening including background and credit checks.

#### 5.2. Tenant Management

- A property manager will handle tenant relations, repairs, and emergencies.
- Tenants are required to uphold basic standards of cleanliness, behavior, and yard care.
- Lease agreements will include flexible termination clauses aligned with project timelines.

#### 5.3. Relocation Support

- Prior to development commencement, tenants will receive **120 days' written notice**.
  - Relocation assistance may be offered where appropriate or required.
-

## 6. Compliance and Safety

- Regular inspections for fire code and building code compliance.
  - Collaboration with city departments and emergency services as needed.
  - Immediate correction of any code violations.
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## 7. Communication with City of Langford

- 1355991 BC LTD will maintain open communication with the City of Langford.
- A designated representative will be available for coordination and site visits.

### Primary Contact:

- Bob Harika
  - 778-791-1000
  - langfordproject@gmail.com
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## 8. Maintenance Schedule Overview

Activity	Frequency	Responsible Party
Lawn & Yard Care	Bi-weekly	Groundskeeper
Pest Control	Quarterly	Licensed Contractor
Vacant Property Check	Weekly/Biweekly	Property Manager
Interior Maintenance	As Needed	On-Call Maintenance
Tenant Communication	Ongoing	Property Manager

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## 9. Contingency Plans

- **Delayed Development:**
    - Extended lease terms offered to tenants as needed.
    - Continued property care as described above.
  - **Sudden Vacancies:**
    - Properties will be immediately secured.
    - Re-tenanted if feasible within project timeline.
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## 10. Conclusion

This plan affirms **1355991 BC LTD's** commitment to responsible stewardship of all properties under its ownership in Langford. The company will maintain full compliance with safety standards and municipal codes and ensure minimal disruption to the community as it prepares for future development.

Furthermore, we confirm our agreement to register a covenant on the titles of the above properties as a condition of approval for this application. We understand that this covenant will formalize our commitment to the city and ensure compliance with applicable requirements.

Should you require any further information or documentation, please do not hesitate to contact us.

Sincerely,



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Bob Harika  
Director  
1355991 BC LTD

**1355991 BC LTD**

8167 148a Street,  
Surrey, BC, V3S7J5 langfordproject@gmail.com

**Date:** 9<sup>th</sup> December 2025

**City of Langford** Planning  
Department 877 Goldstream  
Avenue Langford, BC V9B  
2X8

**Re: Land Assembly Rationale**

To Whom It May Concern,

I am the registered owner of the following properties located in the City of Langford:

- 2614-2616 Peatt Rd, Langford
- 2618 Peatt Rd, Langford
- 2622 Peatt Rd, Langford
- 2626 Peatt Rd, Langford
- 2622 Sunderland Rd, Langford
- 2625 Sunderland Rd, Langford
- 2629 Sunderland Rd, Langford

The investment group and I were very keen to invest in the City of Langford, as the fastest growing and best managed City in Greater Victoria. We identified that Peatt Road properties as good development prospects due to their location and configuration. In consultation with our architects at Paramorph, we worked through multiple iterations of density, parking and costs to arrive on the land assembly that we have today. Our submission represents the most efficient way to develop these properties - no additional lands were necessary to achieve the delicate balance between land cost, contraction costs and development yield.

We understand that questions have been raised about the need to purchase 2626 Sunderland Road to complement our development. Further to the rationale noted above, all trades parking, laydown of materials and construction activities can be contained within the boundaries of this site without further land acquisition. Contractors that would be engaged for this project are familiar with working within the confines of lot boundaries, as we often see in urban construction sites in downtown Victoria and Vancouver. Without going into too much detail regarding construction methodologies, we believe that the lands we possess currently will provide ample opportunity to phase and manage construction activities without further acquisition.

Should you require any further information or documentation, please do not hesitate to contact us.

Sincerely,



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Bob Harika  
Director  
1355991 BC LTD