



The City Of Langford
#200-877 Goldstream Ave
Langford, BC, V9B 2X8

Request for Proposals (RFP)

RFP Number	RFP-2026-0161
Description of Services	Land Disposition for Mixed-Use Development – 3213 & 3217 Happy Valley Road, Langford, BC
Department	Land Development
Issue Date	June 25, 2026
CLOSING DATE	July 31, 2026
CLOSING TIME	3:00 P.M. PDT

where it all happens.

DELIVERY OF PROPOSALS:

Sealed physical submissions (envelope with one complete hard copy and one .pdf format on USB key) shall be received at the office of the City of Langford only, addressed to:

Daryl Minifie
Senior Land Development Technologist
City of Langford
2nd Floor, 877 Goldstream Ave, Langford, BC, V9B 2X8

Or via electronic submission (attached as .pdf format only, or secure link to .pdf if file size is too large) with the RFP number in the subject line, addressed only to:

Daryl Minifie
Senior Land Development Technologist
City of Langford
RFP@langford.ca

up until the Closing Time of 3:00 p.m., local time, July 31, 2026

All proposals will be held in confidence by the City, and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIPPA). The City appreciates all proposal responses; however, only short-listed or successful candidates may be contacted.

CONTACT PERSON:

All inquiries related to this RFP, including any requests for information and clarification, are to be emailed to:

Daryl Minifie
Senior Land Development Technologist
RFP@langford.ca

The **deadline for submitting any questions** related to this RFP is **July 17, 2026 at 3:00 P.M. PDT**. All questions must be submitted to the email address referenced above only and shall include the RFP number in the subject line. Questions received after this time may not be answered prior to the RFP closing. The City will post responses to questions, if any, via addendum on BC Bid. The proponents must acknowledge all addenda in their proposal submission.

INFORMATION OF PROPONENT:

The enclosed proposal is submitted in response to the referenced RFP, including any Addenda. By submitting a proposal, the Proponent agrees to all the terms and conditions of the RFP issued by the City, including the following:

- The Proponent has carefully read and examined the entire RFP, including any Addenda;
- The Proponent has conducted such other investigations as were prudent and reasonable in preparing the proposal;

Signature of Authorized Representative:	Legal Name of Proponent (Business Name, if applicable):
Printed Name of Authorized Representative:	Address of Proponent:
Title of Authorized Representative:	
Date:	Authorized Representative phone number:
Acknowledgement of Addenda Numbers, if any:	Authorized Representative email address:

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1. INTRODUCTION

1.1 About the City of Langford

The City of Langford is one of British Columbia’s fastest-growing municipalities, located within the Capital Regional District on southern Vancouver Island. The City is committed to delivering complete, walkable neighborhoods supported by essential community infrastructure, including access to primary healthcare services.

1.2 Purpose of the Request for Proposals

The City of Langford (“City”) invites proposals from qualified developers (“Proponents”) for the development and purchase or long-term lease of City-owned lands located at 3213 and 3217 Happy Valley Road (the “Site”), which development is to include approximately 4,500 square feet of unfinished medical Clinic Space to be owned by the City.

The City’s objective is to facilitate a mixed-use development that (a) maximizes the value of City-owned land;

(b) delivers a critical community benefit in the form of approximately 4,500 square feet of unfinished medical Clinic Space to be owned by the City; and (c) incorporates active, ground floor commercial uses.

1.3 Transaction Overview (Non-Severable Obligation)

The successful Proponent will be required to design and construct a mixed-use development on the Site. As part of the consideration to be paid by the successful Proponent to the City for the Proponent's interest in the Site, the development will include a minimum of 4,500 sq. ft. of unfinished medical Clinic Space to be delivered to the City.

For clarity, delivery of the unfinished medical Clinic Space is a fundamental and non-severable obligation of any land disposition arising from this RFP, as is the inclusion of a minimum 2,400 sq. ft of active, ground floor, neighborhood-serving commercial space and outdoor patio or public plaza.

1.4 Definitions (for this RFP)

- "Clinic Space" means the minimum 4,500 sq. ft. unfinished medical clinic space required to be delivered to the City under this RFP.
- "Clinic Shell" means the Clinic Space delivered as developer's shell, including the base building components and services described in Section 3.1.
- "Substantial Completion" means completion of the development and the Clinic Shell to an extent that permits lawful occupancy of the Clinic Shell and completion of all items material to the intended use of the Clinic Space, all as further defined in the definitive agreement.

2. INFORMATION FOR PROPONENTS

2.1 Closing Date, Time, and Delivery Requirements

Option 1: Provide one (1) complete electronic submission of the Proposal in .pdf format on USB memory stick and one (1) hard copy of the Proposal, with completed appendices signed by a person authorized to legally bind the Proponent to the statements made in the response to this RFP, enclosed in a sealed envelope addressed to the Daryl Minifie, Senior Land Development Technologist, and delivered to the City of Langford – Land Development Department, 2nd Floor, 877 Goldstream Ave, Langford, BC, V8W 1R8 no later than 3:00 P.M. PDT – July 31, 2026.

Option 2: Provide one (1) complete electronic submission of the Proposal via email in .pdf format attachment or secure link to the .pdf file (if the file size is too large to be received via attachment) with completed appendices signed by a person authorized to legally bind the Proponent to the statements made in the response to this RFP shall be addressed to Daryl Minifie, Senior Land Development Technologist, and emailed only to RFP@langford.ca no later than 3:00 P.M. PDT – July 31, 2026.

Please note the following:

- Proposals will NOT be opened in public.
- All costs to prepare the Proposal shall be borne solely by the Proponent.
- It is the sole responsibility of the Proponent to ensure the City receives its Proposal prior to the

closing time and date.

- The Proponent is solely responsible for ensuring that the complete Proposal, including all attachments, is received before Closing Time.
- If there is any discrepancy between an electronic copy and a hard copy, then the signed hard copy will take precedence.
- The City encourages Proponents using electronic submissions to submit Proposals with sufficient time to complete the upload and transmission of the complete Proposal and any attachments before Closing Time.
- The Proponent bears all risk associated with delivering its Proposal by electronic submission, including but not limited to delays in transmission between the Proponent's computer and the Electronic Mail System.
- The computer clock in the offices of the City of Langford determines the official Closing Time for this RFP.
- Proposals submitted via delivery method other than the two options provided above for this RFP will **NOT** be accepted.
- Delivery of the RFP by a courier service shall be the responsibility of the Proponent and will be rejected if either the envelope/package is delivered to a location other than that which is stated in the RFP or the envelope/package fails to be delivered to the City prior to the Closing Date and Time.
- **Late Proposals will NOT be accepted and will be returned unopened to the Proponent, or deleted/destroyed with the written permission of the Proponent.**

2.2 Communications & Inquiries

All inquiries regarding this RFP are to be directed in writing by email to:

Inquiries: Daryl Minifie, Senior Land Development Technologist, City of Langford

Email: RFP@langford.ca

All inquiries and responses will be recorded and, where appropriate, distributed through BC Bid via addenda.

All inquiries/questions are to be submitted in writing via email **prior to 3:00 P.M. PDT on July 17, 2026** to the email address referenced above only and shall include the RFP number in the subject line. The City reserves the right not to answer inquiries; especially those that are submitted after this time and date.

2.3 Addenda

All addenda, amendments, or further information regarding this RFP will be published on the BC Bid website by the City. Each addendum will be incorporated into and become part of the RFP. It is the sole responsibility of the Proponent to monitor the BC Bid website regularly to ensure that all updates have been received. No amendment of any kind to the RFP is effective unless it is contained in a written addendum issued by the City.

2.4 Amendments to & Withdrawals of Proposals

2.4.1 Amendments to Proposals

Proposals that have been submitted may be amended in writing and delivered to the closing location prior to the Closing Time. Amendments must be signed by the Proponent's authorized signatory and may be either hand-delivered or emailed to the RFP's contact address or email.

2.4.2 Withdrawal of Proposals

Proposals may be withdrawn by the Proponent at any time prior to the Closing Time by submitting a written withdrawal letter either hand-delivered or emailed to the RFP's contact address or email.

3. LAND ACQUISITION AND DEVELOPMENT OPPORTUNITY

3.1 The Site

- Address: 3213 and 3217 Happy Valley Road, Langford, BC
- Site Area: Approximately 16,503 sq. ft. (0.38 acres)
- Ownership: City of Langford
- Context: Corner site at Happy Valley Road and Firehall Creek Road

3.2 Form of Disposition

Proponents may propose one of the following ownership structures, subject to City approval:

- Fee-simple ownership of the Site, with City-ownership of Clinic Space air space parcel or commercial strata lot; or
- Long-term ground lease of Site, with a sublease to City of Clinic Space commencing at Substantial Completion for the balance of the ground lease term less one day.

Under a fee simple ownership arrangement, the City's preference is that the conveyance of the Site to the developer occur only upon Substantial Completion and delivery of the required Clinic Space, with the City granting the developer a construction period lease to permit design, construction, completion and financing (if required) of the project. Under the construction period lease, the developer would be obligated to commence and complete construction of the development, and achieve Substantial Completion, by dates specified in the lease, as contemplated further below, and the developer would acquire the Site (other than the Clinic Space air space parcel or strata lot), following Substantial Completion. The construction period lease may be registrable if required for financing and shall be non-transferable except with City consent.

Under a ground lease arrangement, the developer would be obligated to commence and complete construction of the Development, and achieve Substantial Completion, by dates specified in the ground lease, as contemplated further below, and would grant the sublease of the Clinic Space to the City following Substantial Completion.

3.3 City Objectives

- Securing delivery of unfinished medical clinic space suitable for primary healthcare use;
- Supporting neighbourhood-scale commercial uses;

- Enabling residential development consistent with City planning policies; and
- Achieving timely project delivery.

4. DEVELOPMENT REQUIREMENTS

4.1 Mandatory Requirements – Medical Clinic Space

The successful Proponent must provide:

- Not less than 4,500 sq. ft. of unfinished, contiguous commercial Clinic Space;
- The Clinic Space shall be designed to accommodate approximately twelve (12) medical examination rooms and associated support areas (waiting, administration, staff, storage);
- Delivered as developer's shell (Clinic Shell), including: (i) structural slab and exterior envelope; (ii) base building mechanical, electrical, and plumbing services stubbed to the space; (iii) adequate floor-to-floor heights suitable for medical use; and (iv) code-compliant access, fire separation, and servicing.

The City will be responsible for any future tenant improvements and operational fit-out.

4.2 Location of Medical Space

The Clinic Space shall be located within the Development in strict compliance with all applicable zoning and land use requirements and shall not be located on the ground floor. The location shall provide for reasonably convenient public access, support accessibility and wayfinding, and be compatible with adjacent uses.

4.3 Potential City Support for Clinic Space Delivery

Preference will be given to Proponents who are able to deliver the Clinic Space and Shell to the City at no cost as part of the development. However, if a Proponent demonstrates, to the City's satisfaction, that delivery of the Clinic Shell at no cost is not financially viable, the City may, in its sole discretion, consider whether a financial support mechanism is appropriate to offset a portion of the construction cost of the Clinic Shell. Any such support would be determined only after evaluation and selection of a preferred Proponent, and would be subject to availability of City funding, approval by Council (if required), negotiation of mutually acceptable contractual terms, and where applicable, adoption of any required bylaw including in relation to a revitalization tax exemption.

For greater certainty, the inclusion of this section does not obligate the City to provide any subsidy, tax exemption, grant, contribution, or other financial assistance to any Proponent.

4.4 Mandatory Requirement – Ground Floor Neighbourhood Commercial Space

The successful Proponent must include as part of the development:

- Not less than 2,400 sq. ft of contiguous commercial space shall be provided on the ground floor of the building;
- Permitted uses shall include active, neighbourhood-servicing uses such as restaurant/cafe, retail, personal services, or similar uses;

- An outdoor patio or public plaza shall be incorporated at grade at the corner of the building, where the Firehall Creek Road meets Happy Valley Road.

4.5 Mandatory Requirement – Tree Protection

The successful Proponent must retain and protect during and after construction the large arbutus tree located partially on the Site and partially on the adjacent road right of way.

4.6 WA Architects Indicative Design – Attachments (Appendix A)

An Indicative Design Study prepared by WA Architects (Fit Study-4, dated April 6, 2026) is provided as an attachment to this RFP package as Appendix A to illustrate one potential development scenario and demonstrate site feasibility. The Indicative Design Study is provided for illustrative purposes only. Proponents are not required to replicate the design, layout, unit mix, or configuration shown, provided the proposal satisfies the requirements of this RFP.

5. PREFERRED DEVELOPMENT CHARACTERISTICS

While not mandatory, preference will be given to proposals that demonstrate:

- Parking – Parking supply that meets or exceeds City requirements and appropriately addresses medical clinic demand.
- Urban Design Quality – High-quality architecture and streetscape integration.
- Value to the City – Optimization of land value while delivering the required community benefit.

6. PROJECT TIMING

6.1 Schedule Expectations

Proposals must include a realistic development schedule demonstrating the Proponent's ability to achieve approvals, construction, and completion in a timely manner, and to commence construction of the development within 6 months of removal of all contract conditions precedent and achieve Substantial Completion of the development, including delivery of the Clinic Shell, no later than Spring 2028. Schedule certainty will be considered as part of the evaluation.

7. SUBMISSION REQUIREMENTS

7.1 Proposal Submission

Proposals must include a one-page cover letter which must include a brief introduction, background, area of expertise, current capacity, availability, flexibility, location, and why they are interested in this project.

The body of the proposal is limited to 10 pages total (single sided, 11 pt Calibri font or similar, including tables and figures) not including the cover letter, cover page, table of contents, and any appendices. The body of the proposal must include the following information to be considered:

- Proponent Information
 - Corporate profile and development experience;
 - Key team members and consultants;
 - Relevant project examples.
- Development Concept
 - Description of proposed uses and building massing;
 - Site plan and illustrative drawings;
 - Relationship to surrounding context.
- Medical Clinic Space Description
 - Area, location, and configuration;
 - Confirmation of medical suitability (exam rooms, support areas);
 - Description of shell condition at turnover.
- Financial Proposal
 - Proposed purchase price or pre-paid rent under ground lease;
 - Description of how the value of the medical space is reflected in the proposal.
- Schedule
 - Key milestones from rezoning (if applicable) through completion, including confirmation of Spring 2028 completion.

8. ANTICIPATED ELEMENTS OF CONTRACT

8.1 Conditions of Sale or Lease

Any disposition of the Site will be subject to City approval and final documentation, which may include, without limitation: (a) a purchase and sale agreement or ground lease; (b) development and servicing agreements; (c) registration of statutory rights-of-way, covenants, or easements; and (d) security for performance of Proponent obligations.

8.2 Security against Construction Defaults

Proposals should include financial or other security to protect the City in the event of developer construction default, including with respect to the cost of restoring the Site to its pre-construction condition, increased costs of stepping in and completing the medical space and some or all of the rest of the development and costs of dealing with liens filed against title to the Site under the *Builders Lien Act* (British Columbia).

8.3 Contract Default and Remedies (including No-Conveyance and Termination)

The contract for the transaction contemplated by this RFP will provide that if the Proponent defaults under that contract, including by failing to deliver the Clinic Space by the required timeline (Spring 2028) or to comply with other construction milestone dates, the City may exercise any or all available remedies available under the contract or at law or in equity, which remedies under the contract will include:

- Exercising rights in relation to security;
- Exercising step-in rights;
- Electing to terminate the contract, without conveyance to the developer or continuance of long-term lease of the Site to the developer.

8.4 Legal Form and Governance of Clinic Space

The Clinic Space is to be conveyed to the City in one of the following forms: (a) fee simple title to a commercial strata lot; (b) fee simple title to an air-space parcel; or (c) if the developer acquires a ground lease, a sublease to the City for the balance of the ground lease term (less one day).

Regardless of form, the Clinic Space must: (i) be suitable for independent operation; (ii) have legally secured access, and servicing; (iii) be conveyed free and clear of all encumbrances (other than utility operator statutory rights of way, City statutory rights of way and covenants, and potential reciprocal easements); and (iv) ensure the City retains operational control and is not subject to unreasonable restrictions, costs, or governance decisions affecting its use.

8.5 Contract Conditions Precedent

It is anticipated that the contract for the transaction contemplated by this RFP may be subject to standard municipal conditions precedent, including but not limited to rezoning and development permit approvals (if required).

8.6 Developers' Responsibility for Site Conditions

The contract for the transaction contemplated by this RFP will provide that the developer uses and develops the Site, and will acquire its interest in the Site, on an "as is" basis, without any representations or warranties from the City, and the Developer will be responsible for dealing with any and all conditions at the Site, including the condition of existing buildings and structures, subsurface conditions, geotechnical conditions, the presence of any contamination (including within any buildings and structures) and the presence of anything of archaeological value.

9. PROPOSAL EVALUATION

The City may disqualify any Proposal before its evaluation is fully completed if it contains false information, reveals a conflict of interest, or if the Proponent misrepresents any information provided within it. Proposals will be evaluated based on conformance with all aspects of the RFP, and Proponents should include in their Proposals any and all relevant information that would allow the City to accurately assess their organization with regard to the evaluation criteria. No assumptions will be made on behalf of the Proponent.

The City may require any or all respondents to attend an interview or presentation to clarify their Proposal. The City reserves the right to contact references provided by the Proponent, and to utilize information acquired from references as part of its overall evaluation.

9.1 Evaluation Criteria

The City intends to evaluate proposals using the following criteria, however, the City intends to select the proposal that best serves the interests of the City and may, in its sole discretion, assign relative importance to criteria that differs from the numerical weighting below in order to determine best value in the public interest.

Criterion	Weight
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Financial Proposal	20%
Value and quality of medical clinic space	20%
Site design and programming	15%
Parking and access	10%
Schedule and delivery certainty (including Spring 2028 completion)	15%
Proponent experience and capacity	20%

10. GENERAL TERMS

10.1 No Contractual Obligations

This is a request for proposals and not a call for tenders or request for bids or offers. No contractual obligations will arise between the City and any Proponent until and unless the City and a Proponent enter a formal, written agreement for the transaction contemplated by this request for proposals.

The City may reject or retain for its consideration a proposal that contains defects or qualifications, or that does not comply with one or more of the requirements of this RFP (including the process for proposal submission), including where such defect, qualification or non-compliance is considered to be material.

10.2 No Obligation to Proceed

The City may decide not to move forward with a contract for the transaction contemplated by this RFP, may cancel this RFP at any time and may choose to issue a further RFP at any time for all or some of such services, with or without modifications.

10.3 Acceptance of Proposals

- The City of Langford reserves the right to accept any response to this RFP which it deems, in its sole and unfettered discretion, to be in the best interests of the procurement and/or to reject all responses. Proposals will be assessed in accordance with the evaluation criteria.
- Proposals must be completed with due care. All Proposals must conform to the instructions contained herein. If a Proposal does not conform in every way, even in ways that may seem innocuous to the Proponent, the Proposal may be rejected and not considered by the City. However, the City reserves the right, should the City deem it to be in the best interest of the City to so do, to retain for its consideration Proposals which are non-conforming because they do not contain the content or form required by this RFP or for failure to comply with the process for submission set out in this RFP.
- By submitting a Proposal, the Proponent acknowledges that it has read this RFP, including all addenda, understands it, and its requirements.
- Neither acceptance of a Proposal nor execution of a contract will constitute approval of any activity or

development contemplated in any Proposal that requires any approval, permit, or license pursuant to any Federal, Provincial, or Municipal statute, regulation, or bylaw.

10.4 Ownership of Proposal

All Proposals, including any attachments and documentation, submitted to and accepted by the City in response to this RFP become the property of the City. They will be received and held in confidence by the City, subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIPPA).

10.5 Collection and use of Personal Information

Proponents are solely responsible for familiarizing themselves, and ensuring that they comply, with the laws applicable to the collection and dissemination of information, including resumes and other personal information concerning employees and employees of any subcontractors. If this RFP requires Proponents to provide the City with personal information of employees who have been included as resources in response to this RFP, Proponents will ensure that they have obtained written consent from each of those employees before forwarding such personal information.

10.6 Costs of Proposal Preparation

All costs associated with the preparation, submission, and presentation of a proposal are the sole responsibility of the Proponent. The City shall not be responsible for any costs incurred by a Proponent, regardless of the outcome of this process.

10.7 No Proponent Claims

Under no circumstances will a Proponent have any claim against the City for compensation of any kind whatsoever (including for lost profits) in connection with this RFP, or participating in negotiations for an agreement, and by submitting a proposal each Proponent agrees that it has no claim.

10.8 Litigation Clause

The City may, in its absolute discretion, reject a Proposal submitted by Proponents if the Proponent, or any officer or director of the Proponent is or has been engaged either directly or indirectly through another corporation in a legal action against the City, its elected or appointed officers and employees in relation to:

- Any other contract for works or services; or
- Any matter arising from the City's exercise of its powers, duties or functions under the Local Government Act for another enactment; within five years of the date of this Request for Proposal.

In determining whether to reject a Proposal under this clause, the City will consider whether the litigation is likely to affect the Proponent's ability to work with the City, its consultants and representatives and whether the City's experience with the Proponent indicates that the City is likely to incur increased staff and legal costs in the administration of this Contract if it is awarded to the Proponent.

10.9 Reference Check

The City shall be entitled to verify the Proponent's references at any time during the RFP process. The City may

request additional references from the Proponent at any time.

10.10 Negotiation

The City anticipates that it will enter negotiations with its preferred Proponent (if any), including with respect to the form of contract for the proposed transaction. If at any time the City determines, in its sole discretion, that it does not wish to proceed further with such negotiations, the City may enter negotiations with another Proponent.

Proponents are responsible for paying their costs associated with any negotiations with the City.

10.11 Freedom of Information and Protection of Privacy

All proposals submitted in response to this RFP are subject to the Freedom of Information and Protection of Privacy Act (British Columbia). Proponents should identify any information they consider confidential; however, the City cannot guarantee the confidentiality of submissions.

10.12 Conflict of Interest

Proponents must disclose any actual or potential conflict of interest. A conflict of interest includes, but is not limited to, the Proponent or any of its officers/directors/employees with authority to bind the Proponent, having any financial or personal relationship or affiliation with any elected official or employee of the City or their immediate families which might in any way be seen by the City to create a conflict. The City may disqualify a Proponent where, in the City's opinion, a conflict of interest exists that cannot be adequately managed.

10.13 Liability for Errors

The City has made considerable efforts to ensure an accurate representation of information in this RFP; however, the information contained in the RFP is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the City, nor is it necessarily comprehensive, exhaustive, or up to date. Nothing contained in this RFP is intended to relieve Proponents from forming their own opinions and conclusions with respect to the matters addressed in this RFP.

10.14 Publicity

The successful Proponent shall not make any news release concerning the RFP, submitted Proposal, or awarding of same, or the resulting agreement without the express written consent of the City.

An award of an agreement to the successful Proponent does not constitute a general endorsement of the Proponent's services, and cannot be used by the Proponent to promote the services without the express written approval of the City. The City may issue news releases about project updates.

10.15 Indigenous Acknowledgement

The City acknowledges that the Site is located within the traditional territories of the Coast Salish peoples, of the Xwsepsum (WH-SAP-SIM), Songhees, Scia'new (Sheena), Nations and the W̱SÁNEĆ (WH-SAY-NUCH)

peoples represented by the Tsartlip, (TSAR_LIP) Pauquachin (BÖk-a-chen), Tsawout (SAY_OUT), Tseycum (SAY_KUM) and Malahat Nations. Proponents are encouraged to demonstrate awareness of reconciliation principles and, where feasible, opportunities for Indigenous participation.

APPENDIX A – WA ARCHITECTS INDICATIVE DESIGN STUDY (ATTACHMENTS)

Appendix A contains the Indicative Design Study (Fit Study-4) prepared by WA Architects, dated April 6, 2026, for the mixed-use development concept at 3213 & 3217 Happy Valley Road, Langford, BC. The drawings are attached as part of this RFP package and are provided for information and illustrative purposes only.

The study includes (non-exhaustive):

- Level 1 (Main Floor) – Ground Floor Plan: site layout, surface parking, commercial units, lobbies, loading, garbage, and below-grade parkade ramp;
- Level 2 – clinic plan(s) illustrating approximately 12 examination rooms and support spaces; and
- Typical residential floor plans and below-grade parking concept.

Site Plan of Lot 8, Plan 10626 and Lot 1, Plan VIP76810, both of Section 83, Esquimalt District.

City of Langford



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:200

Legend:

Elevations are in metres, based on geodetic datum, and derived from Geodetic Control Monument 94H1514 (elevation= 71.239m CGVD28).

Dimensions are derived from Land Title Office records.

- 0.5 Pine denotes tree with associated type and diameter
- denotes lamp standard
- denotes clean-out
- denotes water valve
- denotes water main
- denotes catch basin
- denotes fire hydrant
- denotes utility pole
- denotes manhole
- DMH denotes storm drain
- denotes fence line
- denotes gutter
- denotes edge of pavement
- denotes centreline of ditch/drainage
- denotes spot elevation

The following non-financial documents are registered on title and may affect the location of improvements.

Covenants
EV145730, EW35875

Contour Interval: 0.30m
Site Area: 0.153 ha

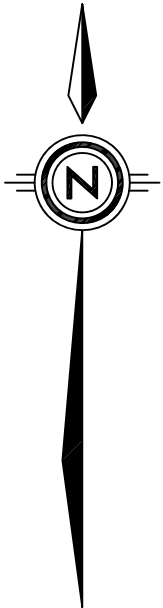
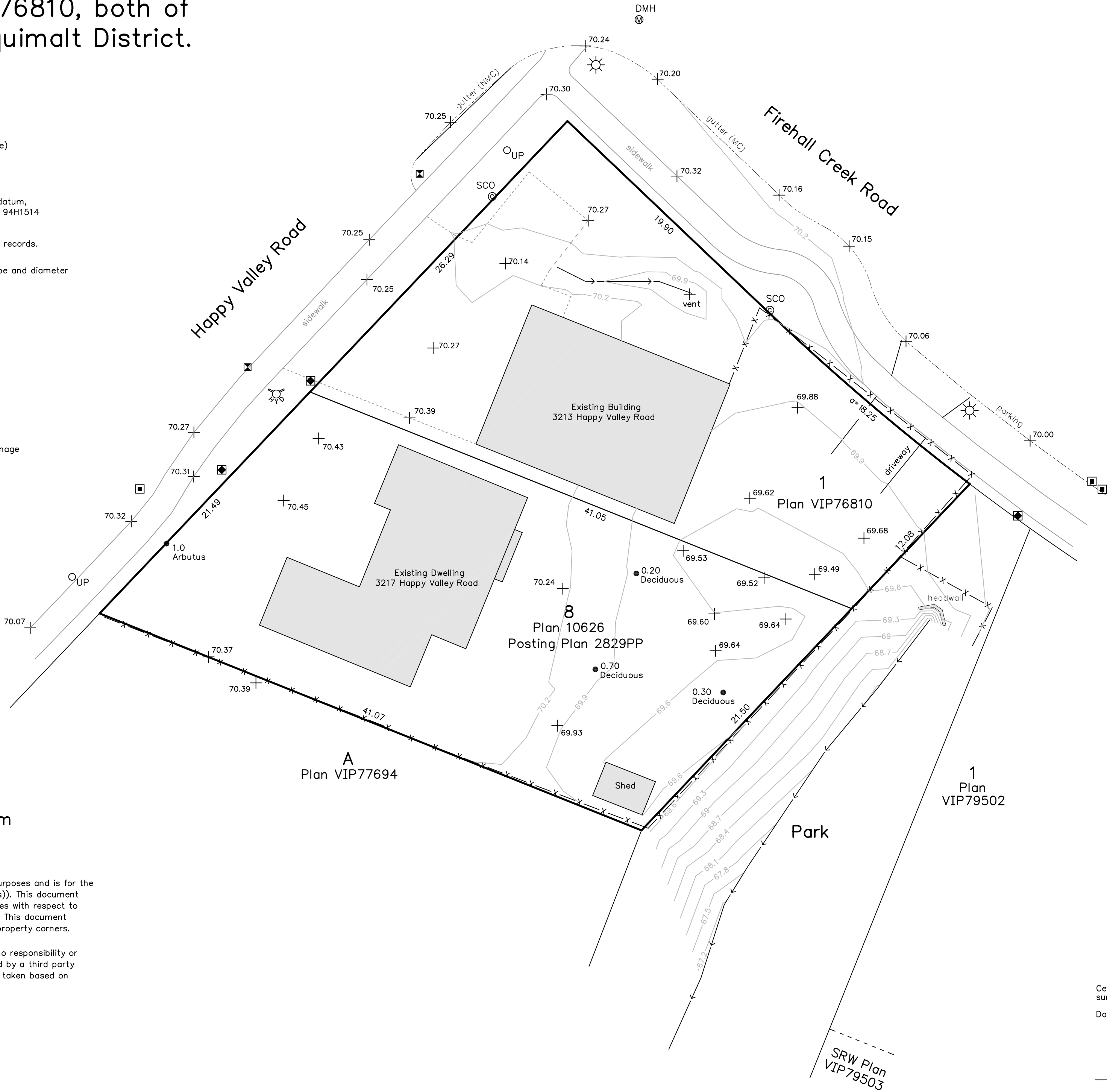
This document was prepared for discussion purposes and is for the exclusive use of our client (Wensley Architects)). This document shows the relative location of surveyed features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

McIlvaney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

McIlvaney Riley Land Surveying Inc.

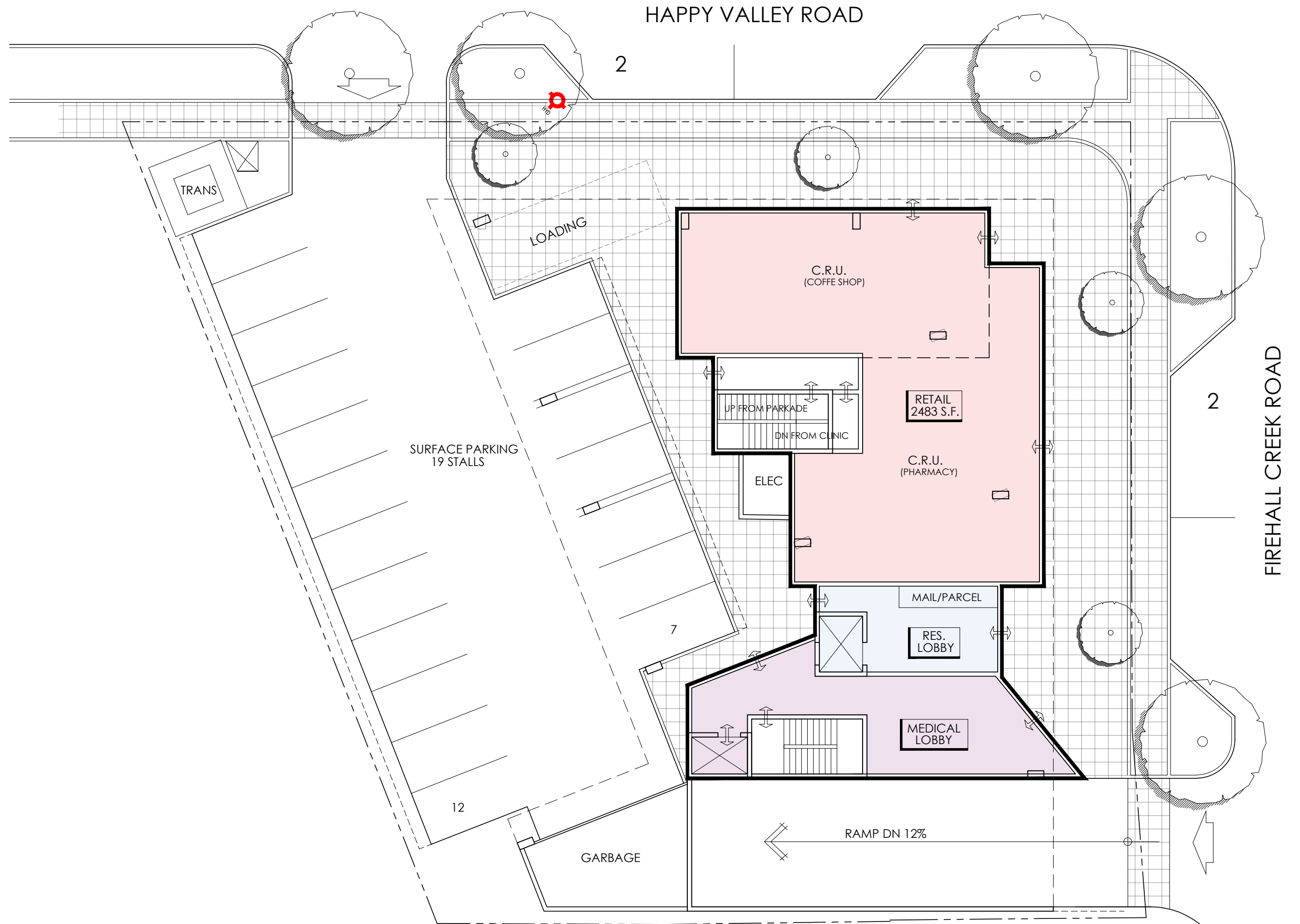
#113 - 2244 Sooke Road
Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.ca

File: 7370SITE



Certified correct according to field survey and Land Title Office records.
Dated this 29th day of April 2026.

Joseph S. Hadley, BCLS #925



LEVEL-1

GROSS FLOOR
NET FLOOR

19 STALLS

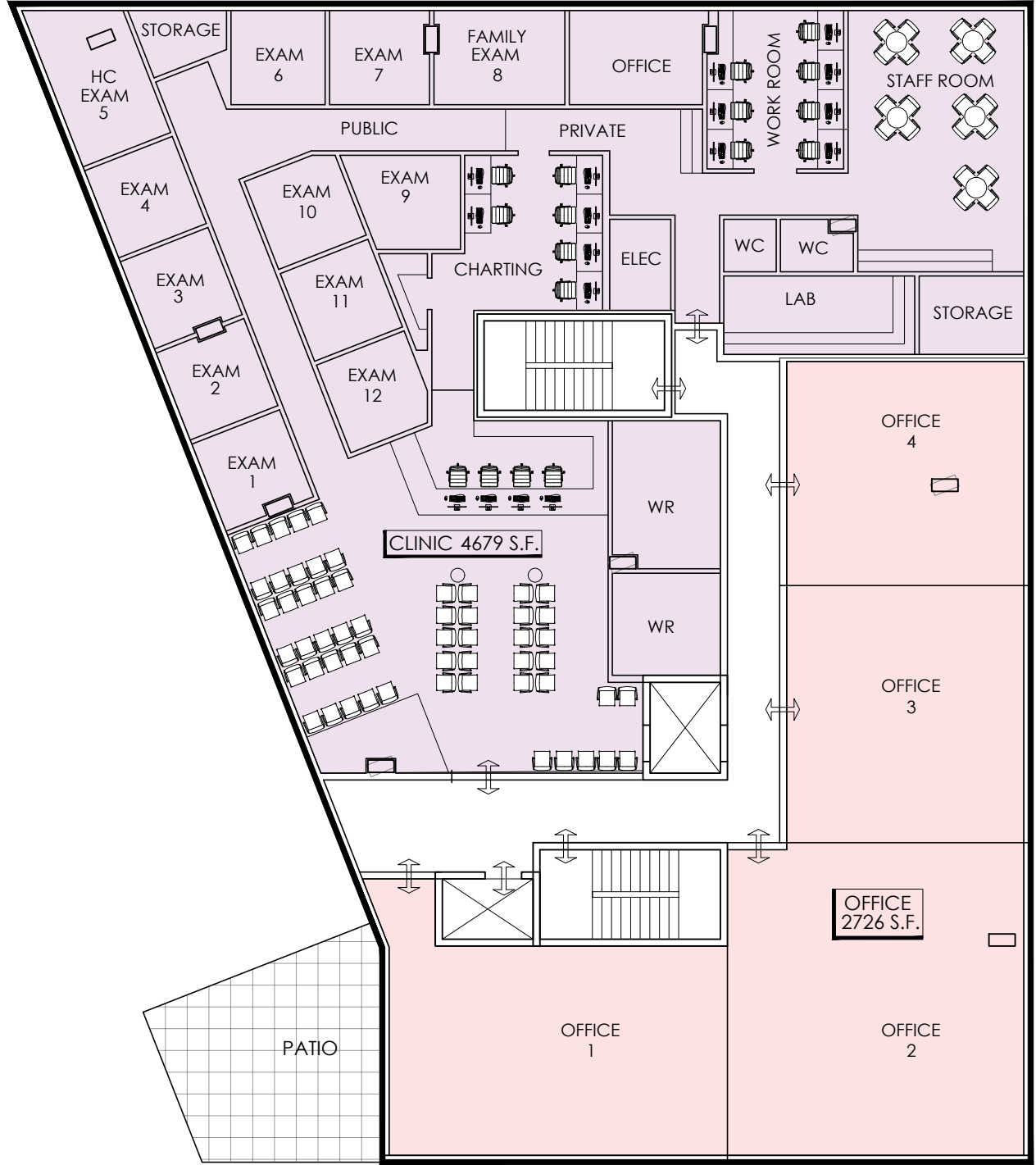
4,163 S.F.
3,483 S.F.

MIXED USE DEVELOPMENT

HAPPY VALLEY ROAD LANGFORD B.C.

FIT STUDY-4

APRIL 06 26



LEVEL 2 option office
 GROSS FLOOR 8,467 S.F.
 NET FLOOR (88.3% EFF.) 7,477 S.F.

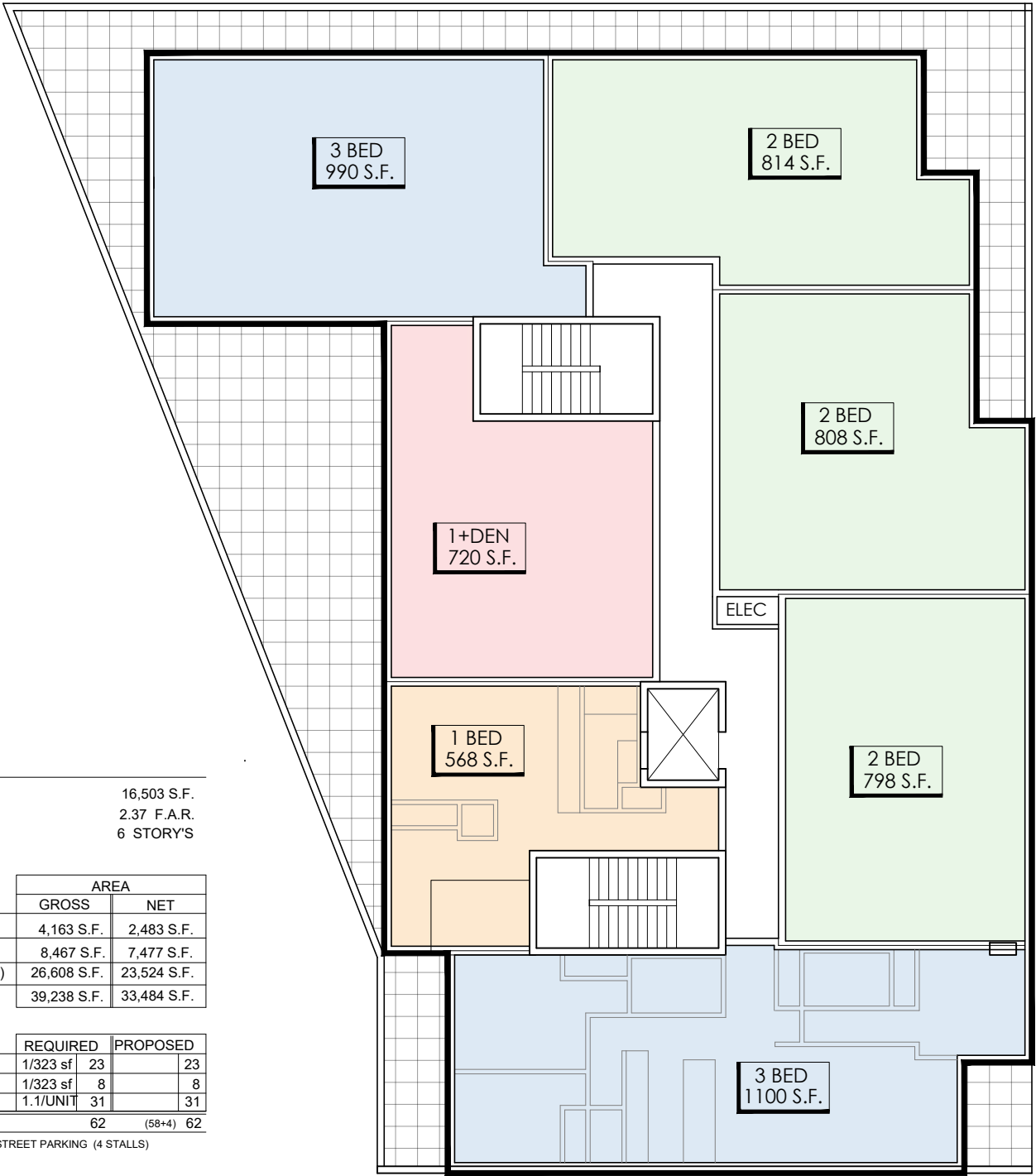
OPTION 1

PROJECT SUMMARY		
SITE AREA		16,503 S.F.
PROPOSED F.A.R.		2.37 F.A.R.
PROPOSED HEIGHT		6 STORY'S

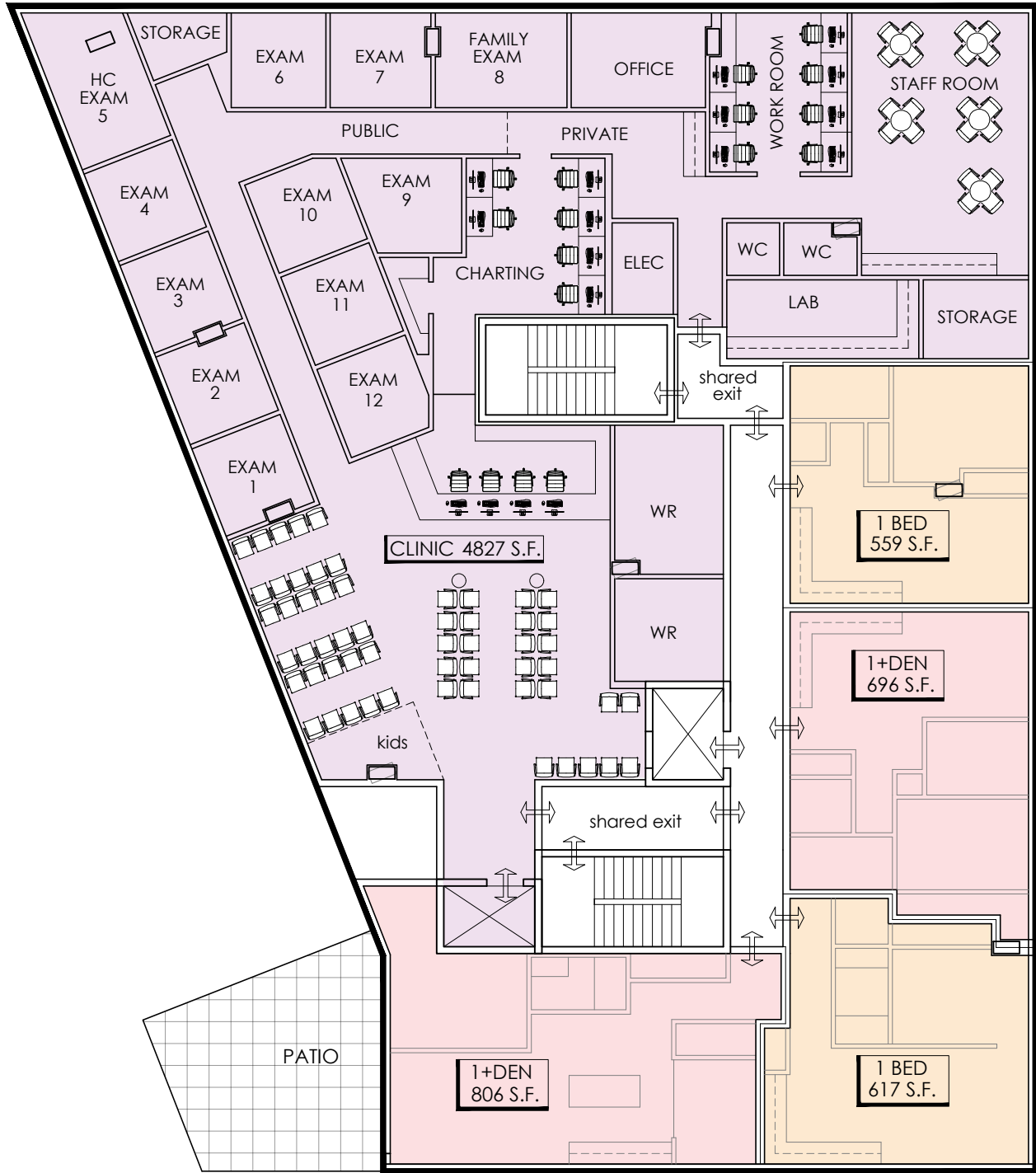
BUILDING SUMMARY		AREA	
		GROSS	NET
LEV 1	MAIN FLOOR	4,163 S.F.	2,483 S.F.
LEV 2	OFFICE	8,467 S.F.	7,477 S.F.
LEV 3-6	RESIDENTIAL (7 UNITS)	26,608 S.F.	23,524 S.F.
TOTAL		39,238 S.F.	33,484 S.F.

PARKING		REQUIRED		PROPOSED	
CLINIC / OFFICE	7477 S.F.	1/323 sf	23		23
RETAIL	2483 S.F.	1/323 sf	8		8
RESIDENTIAL	28 UNITS	1.1/UNIT	31		31
TOTAL			62	(58+4)	62

PROPOSED PARKING INCLUDES STREET PARKING (4 STALLS)

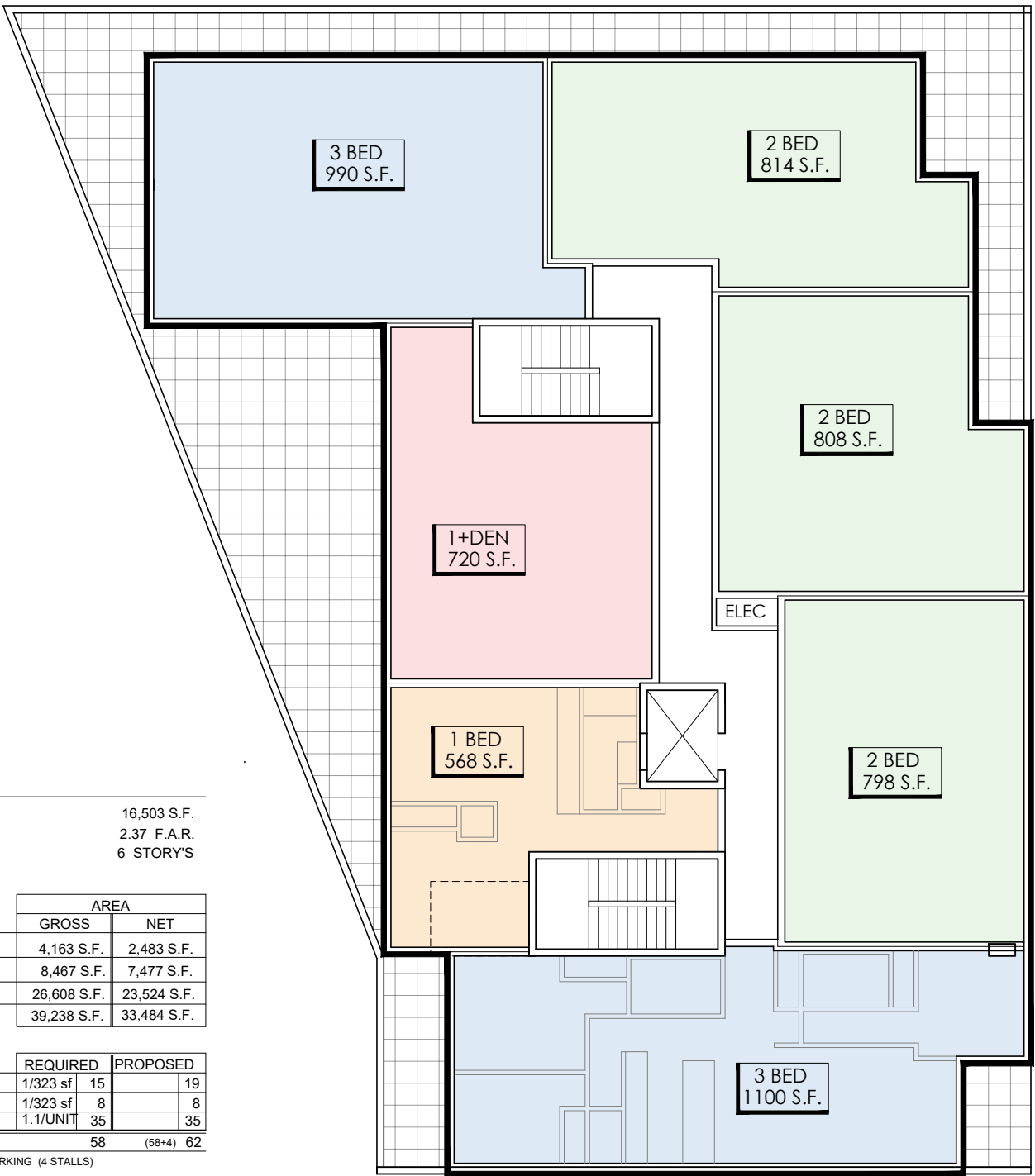


LEVEL 3-6 7 UNITS
 GROSS FLOOR 6,652 S.F. 26608
 NET FLOOR (88.4% EFF.) 5,881 S.F. 23524



LEVEL 2 option res 4 UNITS
 GROSS FLOOR 8,467 S.F.
 NET FLOOR (88.6% EFF.) 7,505 S.F.

OPTION 2
 ↗



LEVEL 3-6 7 UNITS
 GROSS FLOOR 6,652 S.F. 26608
 NET FLOOR (88.4% EFF.) 5,881 S.F. 23524

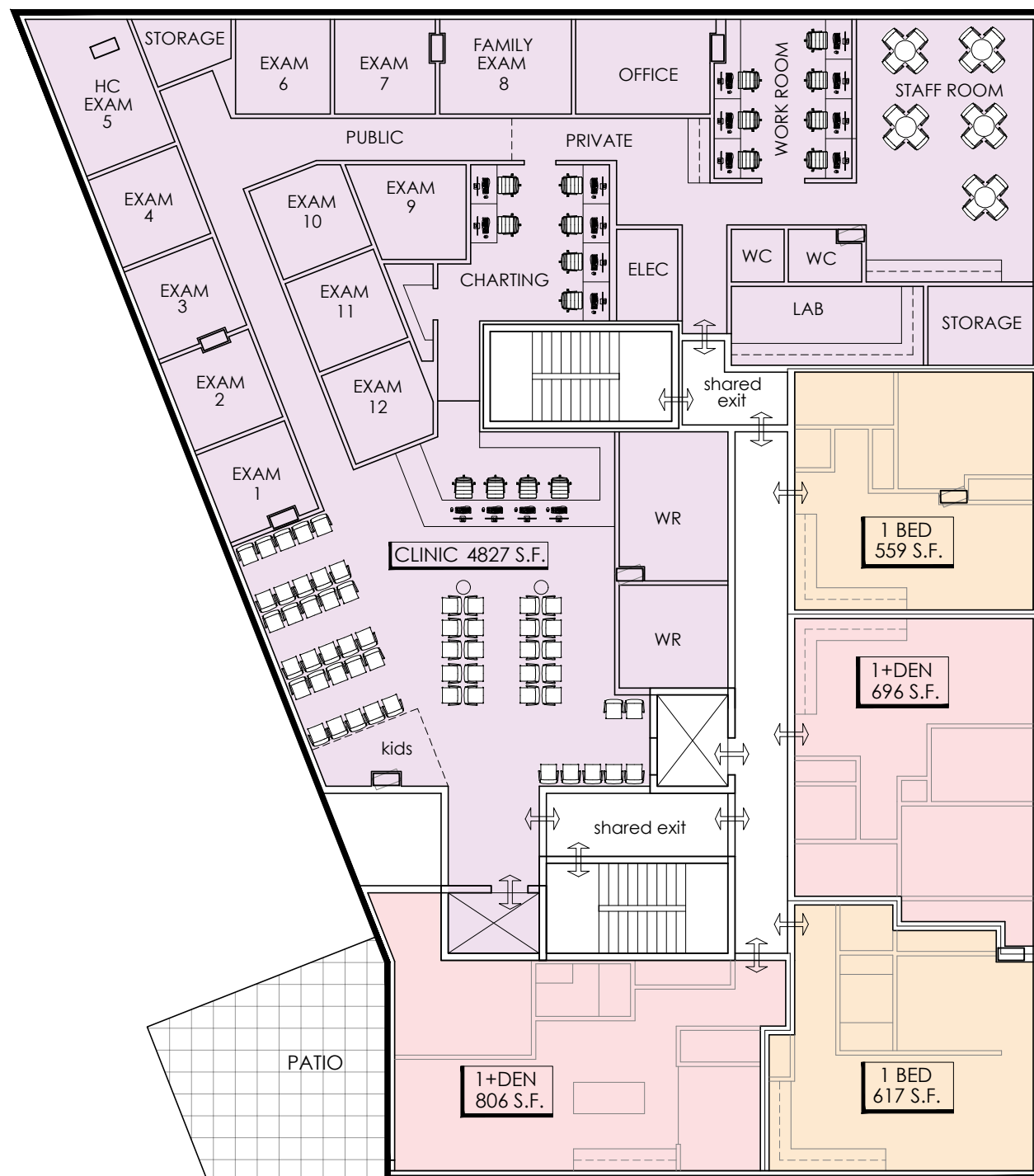
OPTION 2

PROJECT SUMMARY	
SITE AREA	16,503 S.F.
PROPOSED F.A.R.	2.37 F.A.R.
PROPOSED HEIGHT	6 STORY'S

BUILDING SUMMARY		AREA	
		GROSS	NET
LEV 1	MAIN FLOOR	4,163 S.F.	2,483 S.F.
LEV 2	CLINIC / RES (4 UNITS)	8,467 S.F.	7,477 S.F.
LEV 3-6	RESIDENTIAL (7 UNITS)	26,608 S.F.	23,524 S.F.
TOTAL		39,238 S.F.	33,484 S.F.

PARKING		REQUIRED		PROPOSED	
COMERCIAL, CLINIC	4679 S.F.	1/323 sf	15		19
RETAIL	2483 S.F.	1/323 sf	8		8
RESIDENTIAL	32 UNITS	1.1/UNIT	35		35
TOTAL			58	(58+4)	62

PROPOSED PARKING INCLUDES STREET PARKING (4 STALLS)



LEVEL 2 option res 4 UNITS
 GROSS FLOOR 8,467 S.F.
 NET FLOOR (88.6% EFF.) 7,505 S.F.

OPTION 2
 ↗

OPTION 3

PROJECT SUMMARY

SITE AREA	16,503 S.F.
PROPOSED F.A.R.	2.37 F.A.R.
PROPOSED HEIGHT	6 STORY'S

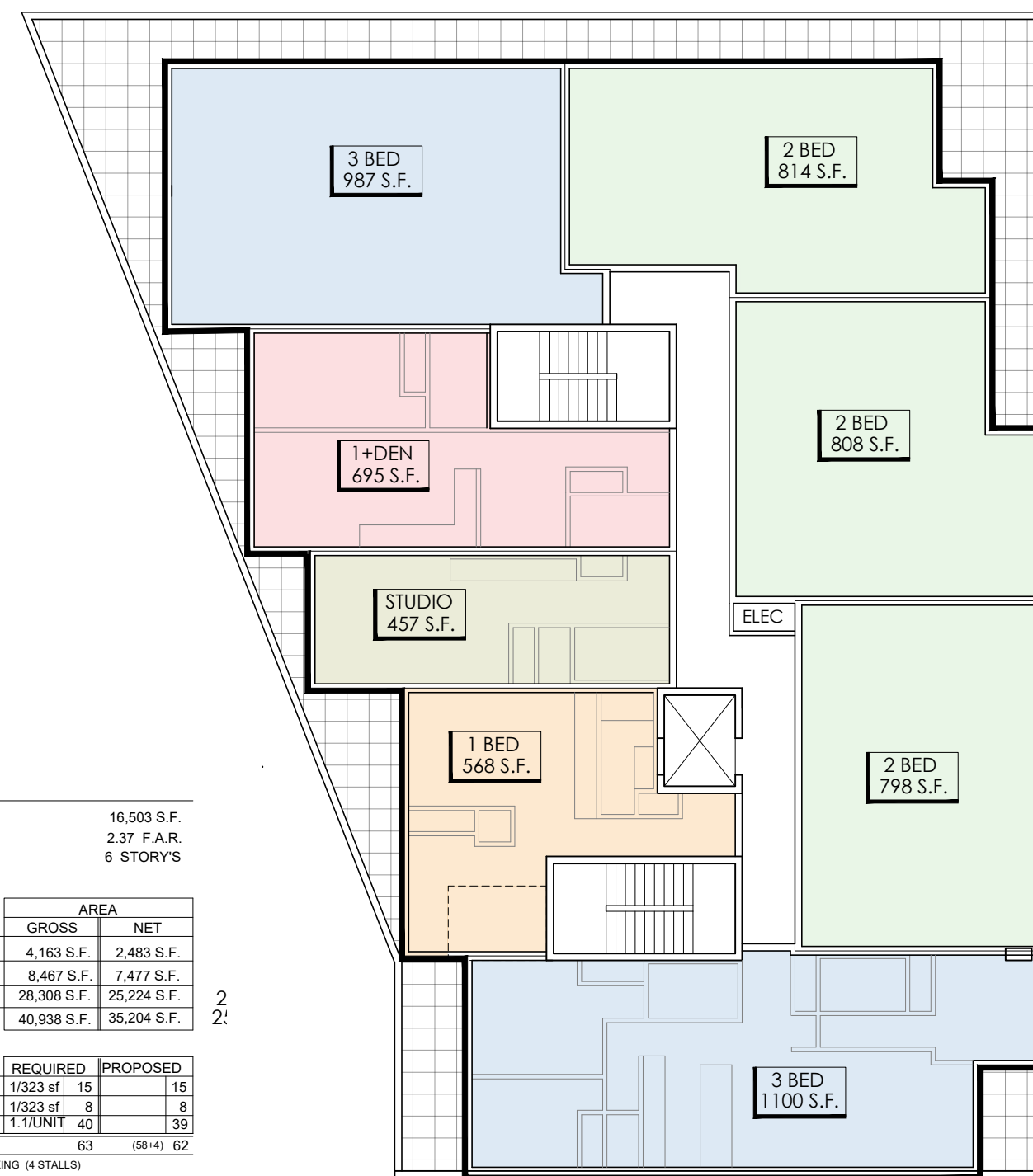
BUILDING SUMMARY

		AREA	
		GROSS	NET
LEV 1	MAIN FLOOR	4,163 S.F.	2,483 S.F.
LEV 2	CLINIC / RES (4 UNITS)	8,467 S.F.	7,477 S.F.
LEV 3-6	RESIDENTIAL (8 UNITS)	28,308 S.F.	25,224 S.F.
TOTAL		40,938 S.F.	35,204 S.F.

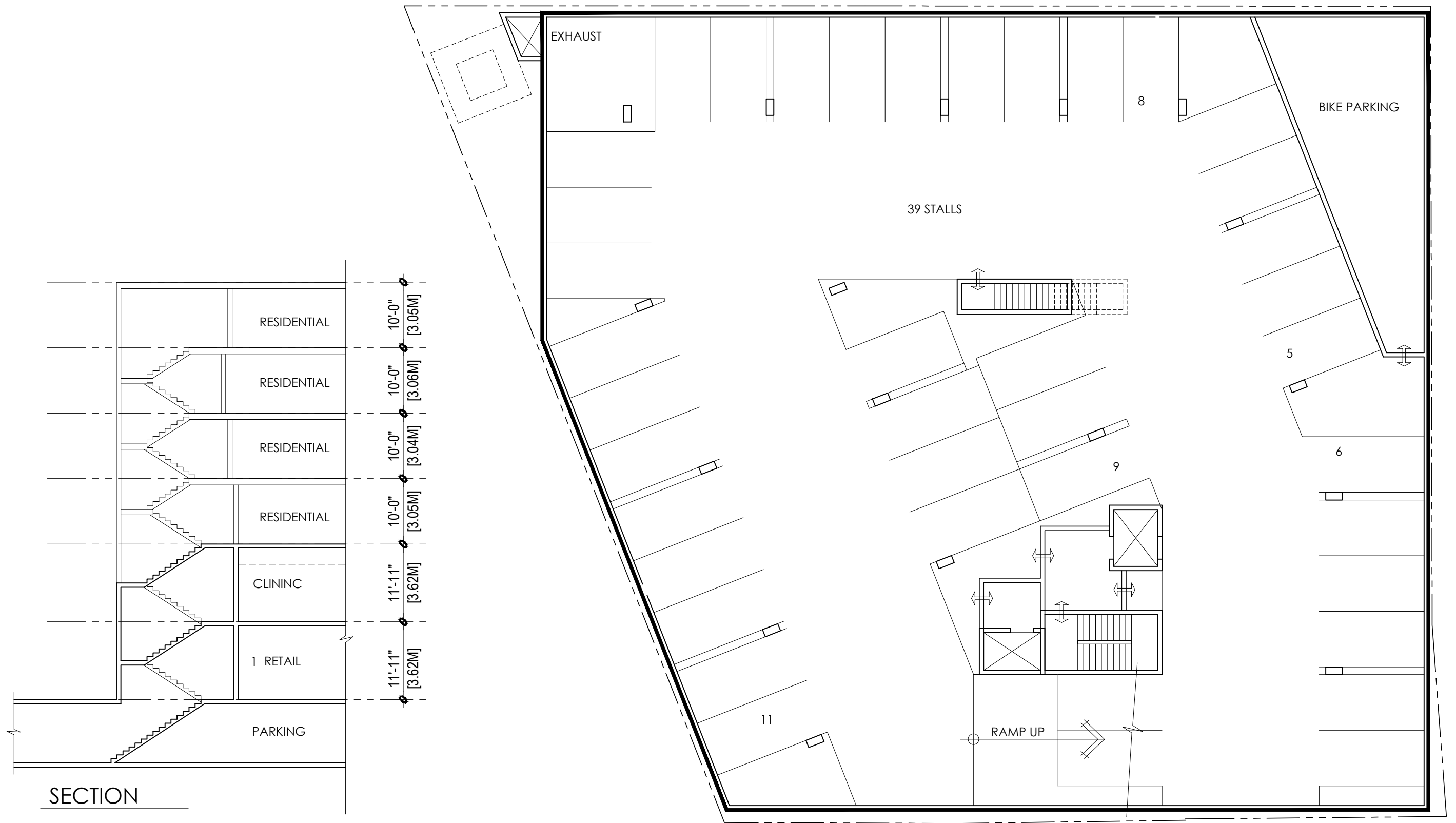
PARKING

		REQUIRED	PROPOSED
COMERCIAL, CLINIC	4679 S.F.	1/323 sf 15	15
RETAIL	2483 S.F.	1/323 sf 8	8
RESIDENTIAL	36 UNITS	1.1/UNIT 40	39
TOTAL		63	(58+4) 62

PROPOSED PARKING INCLUDES STREET PARKING (4 STALLS)



LEVEL 3-6 option 3 8 UNITS
 GROSS FLOOR 7,077 S.F. 28308
 NET FLOOR (89.1% EFF.) 6,306 S.F. 25224



BELOW GRADE
GROSS FLOOR 39 STALLS
15,468 S.F.







COFFEE SHOP

VALLEY JANOR





HAPPYVALLEY
MEDICAL CLINIC



— END OF REQUEST FOR PROPOSALS —