Mixed-Use Building in Downtown Langford

2835 Peatt Road, Langford , BC



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RE/MAX COMMERCIAL

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

Property Information

Address:	2835 Peatt Rd, Langford
Land Size:	7,840 SqFt
Year Built:	2014
Zoning:	C8A Community Town Centre Pedestrian A
Parking:	16 Stalls
Commercial Tenant:	Brad Wigard Financial Solutions

Unit Mix

Unit Type	Average Unit Size	# of unit
1 Bed+ Den	694 SqFt	3
2 Bed	800 SqFt	12
Commercial	659 SqFt	1

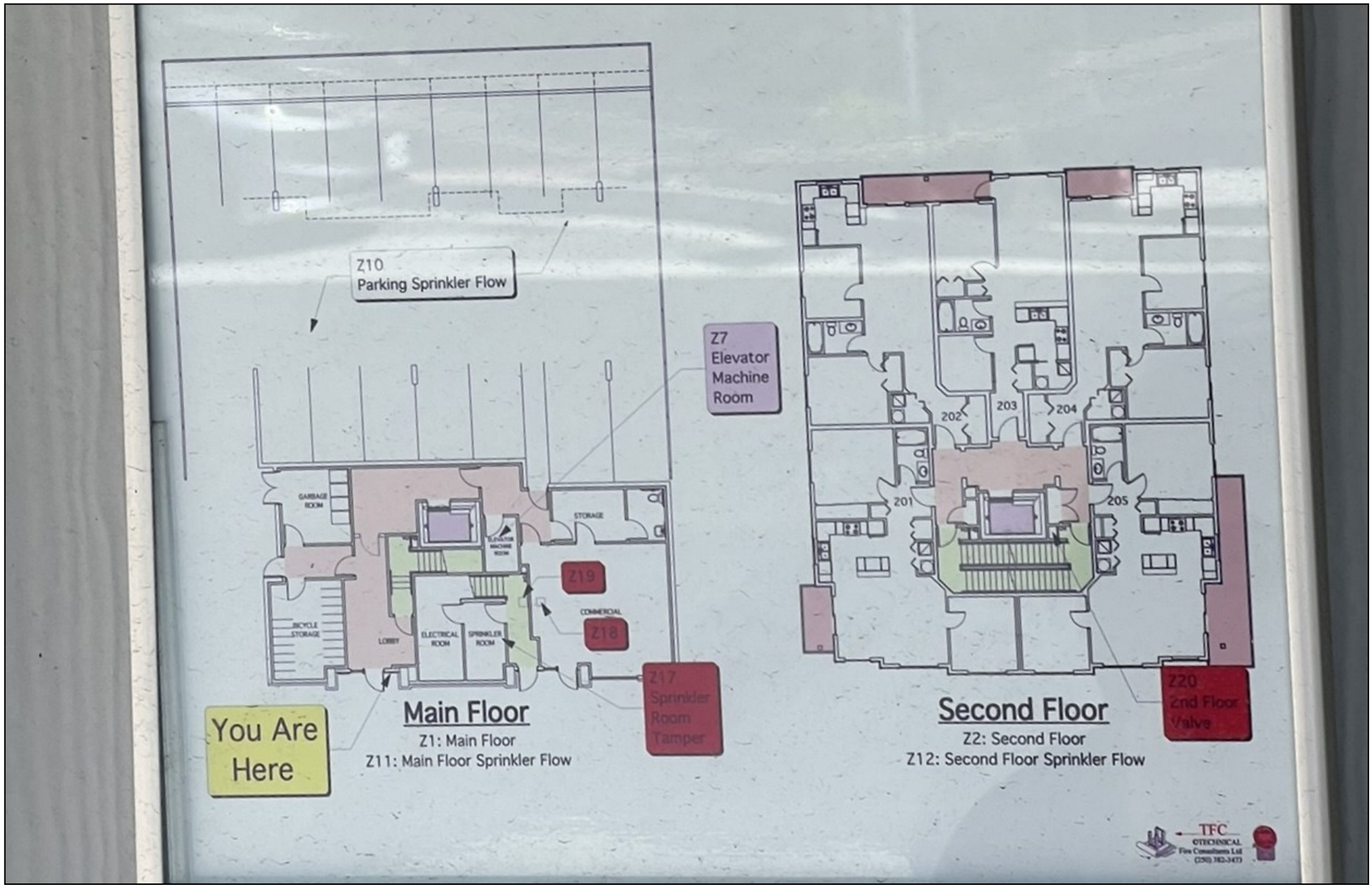
Assessment Value

Land	$1,201,900
Improvement	$4,853,000
Total	$6,054,900
Tax 2024:	$26,280.24

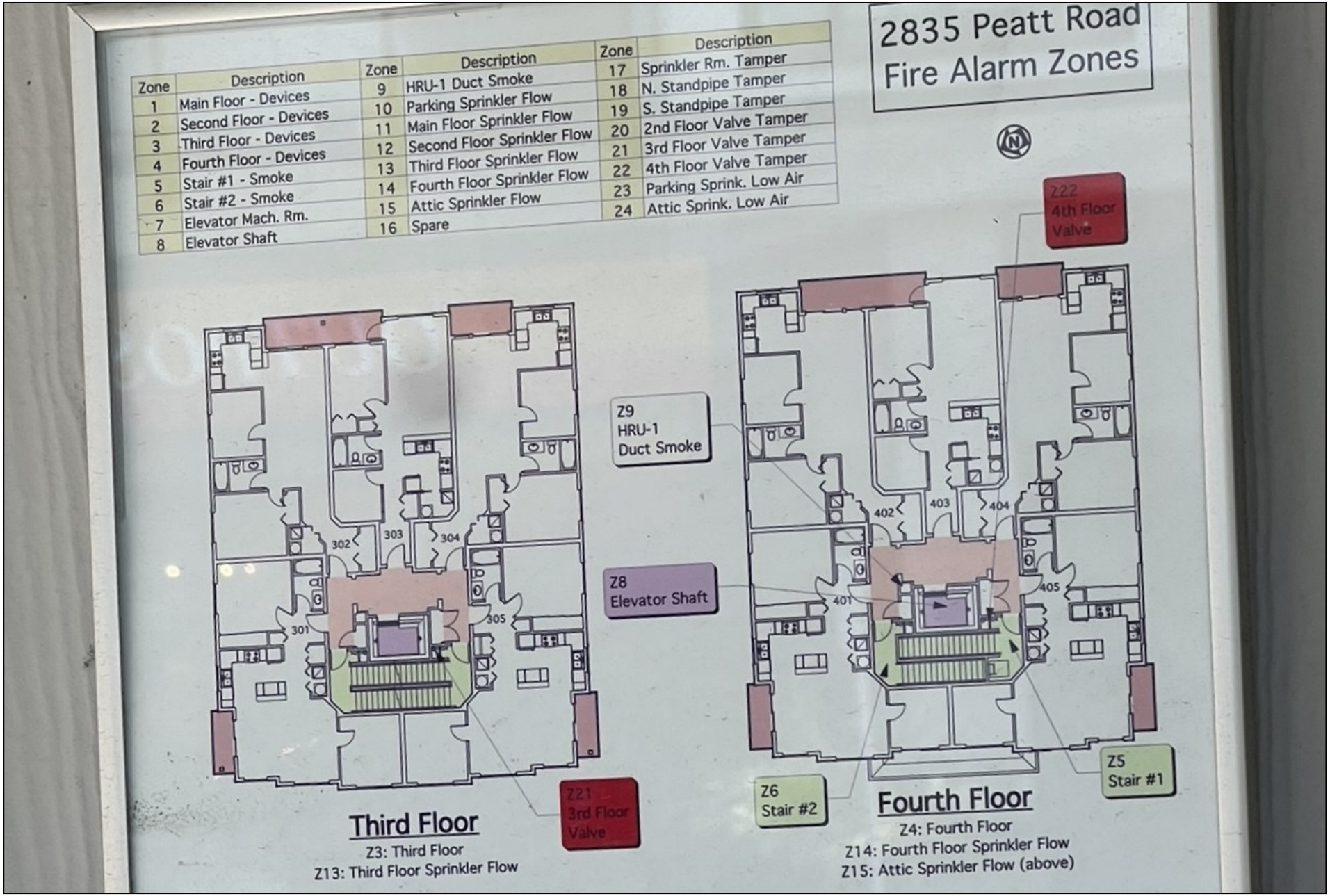
Mixed-use wood frame rental complex in Downtown Langford. 4 storey, 1 ground commercial unit, 15 residential units, mixed with 3 of 1-Bedroom+Den and 12 of 2-Bedroom. Each residential unit include a large master bedroom, deck, in-suite laundry and stainless steel appliances. Building provides covered 16 parking spaces, bike storage room and elevator service. Located at the heart of Langford, with minutes drive to Langford Centre and Westshore Town Centre, brings convenience to the residents. All residential units were fully rented with below market rents, lots of upside. Commercial unit occupied by a 5 years long term stable tenant. Existing 3.84% CAP rate, with potential to over 5.6% return. Contact for more details.



Layout


Z10
Parking Sprinkler Flow
Z7
Elevator
Machine
Room
GARBAGE ROOM
STORAGE
ELEVATOR MACHINE ROOM
Z19
COMMERCIAL
Z18
BICYCLE STORAGE
LOBBY
ELECTRICAL ROOM
SPRINKLER ROOM
Z17
Sprinkler
Room
Tamper
You Are
Here
Main Floor
Z1: Main Floor
Z11: Main Floor Sprinkler Flow
202
203
204
201
205
Z20
2nd Floor
Valve
Second Floor
Z2: Second Floor
Z12: Second Floor Sprinkler Flow
TFC
TECHNICAL
Fire Consultants Ltd

Layout


2835 Peatt Road
Fire Alarm Zones
Zone | Description
1 Main Floor - Devices
2 Second Floor - Devices
3 Third Floor - Devices
4 Fourth Floor - Devices
5 Stair #1 - Smoke
6 Stair #2 - Smoke
7 Elevator Mach. Rm.
8 Elevator Shaft
9 HRU-1 Duct Smoke
10 Parking Sprinkler Flow
11 Main Floor Sprinkler Flow
12 Second Floor Sprinkler Flow
13 Third Floor Sprinkler Flow
14 Fourth Floor Sprinkler Flow
15 Attic Sprinkler Flow
16 Spare
17 Sprinkler Rm. Tamper
18 N. Standpipe Tamper
19 S. Standpipe Tamper
20 2nd Floor Valve Tamper
21 3rd Floor Valve Tamper
22 4th Floor Valve Tamper
23 Parking Sprink. Low Air
24 Attic Sprink. Low Air
Z22 4th Floor Valve
Z9 HRU-1 Duct Smoke
Z8 Elevator Shaft
Z21 3rd Floor Valve
Z6 Stair #2
Z5 Stair #1
301
302
303
304
305
401
402
403
404
405
Third Floor
Z3: Third Floor
Z13: Third Floor Sprinkler Flow
Fourth Floor
Z4: Fourth Floor
Z14: Fourth Floor Sprinkler Flow
Z15: Attic Sprinkler Flow (above)

Rent Roll					
Unit	Type	Actual Monthly Rent	Actual Annual Rent	Projected Market Monthly Rent	Market Annual Rent
Commercial					
101	Retail	$2,150.00	$25,800.00	$2,150.00	$25,800.00
Residential					
201	2BR 1B	$2,200.00	$26,400.00	$2,400.00	$28,800.00
202	2BR 1B	$1,713.00	$20,556.00	$2,400.00	$28,800.00
203	1BR 1B Den	$1,366.00	$16,392.00	$2,000.00	$24,000.00
204	2BR 1B	$1,815.00	$21,780.00	$2,400.00	$28,800.00
205	2BR 1B	$1,537.00	$18,444.00	$2,400.00	$28,800.00
301	2BR 1B	$1,764.00	$21,168.00	$2,400.00	$28,800.00
302	2BR 1B	$2,064.00	$24,768.00	$2,400.00	$28,800.00
303	1BR 1B Den	$1,516.00	$18,192.00	$2,000.00	$24,000.00
304	2BR 1B	$1,566.00	$18,792.00	$2,400.00	$28,800.00
305	2BR 1B	$1,637.00	$19,644.00	$2,400.00	$28,800.00
401	2BR 1B	$1,598.00	$19,176.00	$2,400.00	$28,800.00
402	2BR 1B	$2,150.00	$25,800.00	$2,400.00	$28,800.00
403	1BR 1B Den	$1,598.00	$19,176.00	$2,000.00	$24,000.00
404	2BR 1B	$1,761.00	$21,132.00	$2,400.00	$28,800.00
405	2BR 1B	$1,605.00	$19,260.00	$2,400.00	$28,800.00
Total Residential		$25,890.00	$310,680.00	$34,800.00	$417,600.00
Total		$28,040.00	$336,480.00	$36,950.00	$443,400.00

Proforma					
Revenue	% of GR	Per Unit/Month	Per Unit/Year	**Amount**	**Projected Market Rent**
Residential Rental Revenue		$1,726.00	$20,712.00	$310,680.00	$417,600.00
Commercial Revenue		$2,150.00		$25,800.00	$25,800.00
Vacancy Rate	0.50%			($1,553.40)	($2,088.00)
Effective Gross Revenue				$334,926.60	$441,312.00
Operating Expenses					
Repair & Maintain		$124.67	$1,496.00	$23,936.05	
Utility		$140.23	$1,682.75	$26,924.03	
Insurance		$57.60	$691.23	$11,059.68	
Property Tax		$136.88	$1,642.52	$26,280.24	
Management Fee		$86.53	$1,038.37	$16,613.96	
Total	31.29%	$545.91	$6,550.87	$104,813.96	
Net Operating Income				$230,112.64	$336,498.04
Capitalization Rate				3.84%	5.62%
Asking Price		$336,315.79	Per Unit	$5,990,000.00	

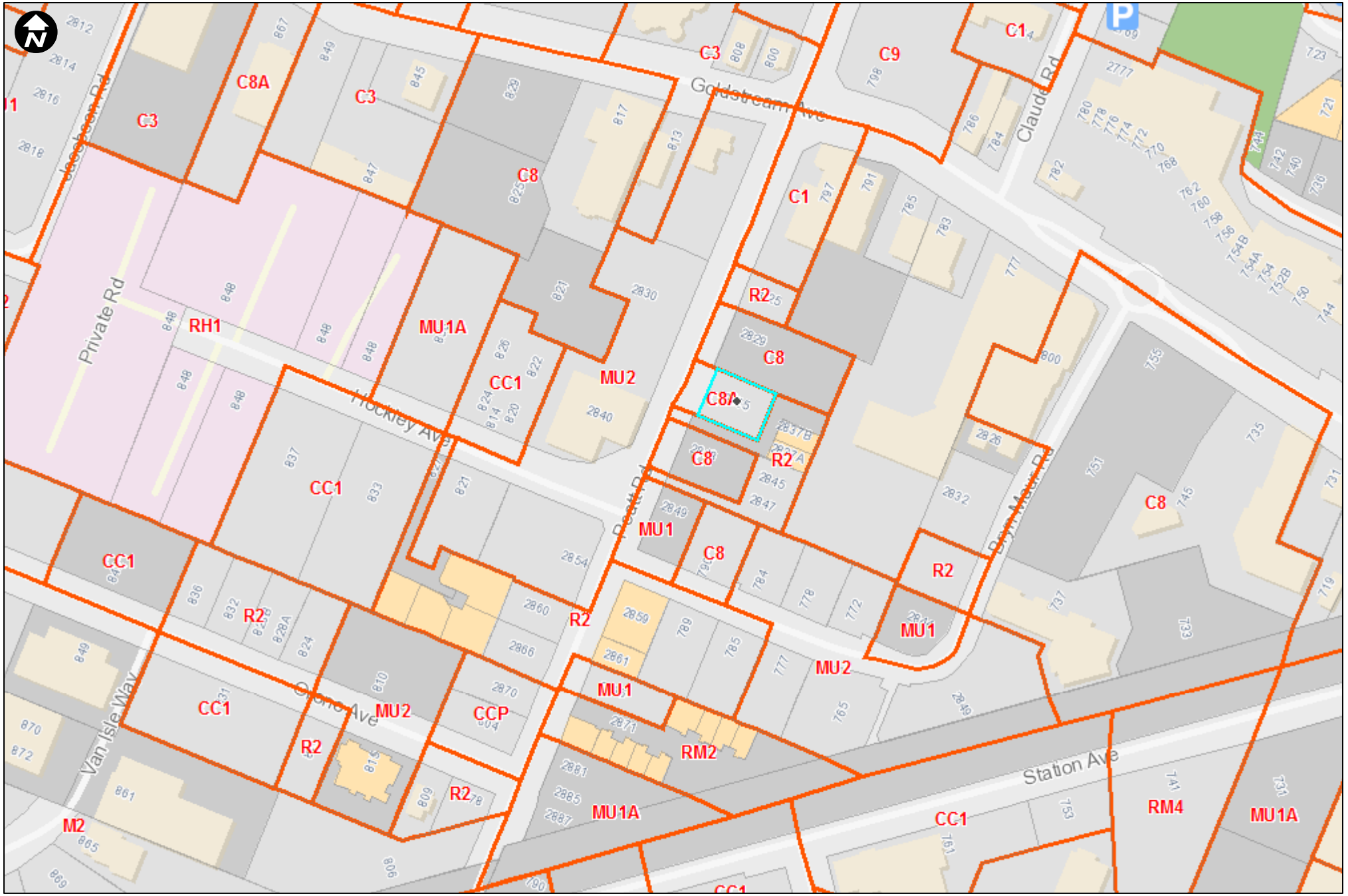

No.1 Hwy
Brock Ave
Matson Rd
Strathmore Rd
Scafe Rd
Larkhall Rd
Wentwich
Goldstream Ave
Liquor Store
2835 Peatt Rd
Offices
Restaurants & Cafe
Caterer
Jacklin Rd
Winster Rd
Knotty Pine Rd
Medical Centre & Pharmacy
Nail Salon
Langford Centre
Orono Ave
Restaurants & Cafe
Legal Offices
Peatt Rd
Station Ave
Van Isle Way
Station Ave
Royal Colwood Golf Club
Phipps Rd
Walmart
Rona
14
Cinemas
Canadian Tire
Shoppers
Winners
Sport Check
Pickford Rd
Hagel Rd
Westshore Town Centre
Esther Pl



Site Map

0 0.025 0.05 0.1 km

5/6/2025



Zoning Map

0 0.025 0.05 0.1 km

5/6/2025

Section 6.44A – Community Town Centre Pedestrian A (C8A) Zone

(Replaced by Bylaw No. 1662)

The intent of this Zone is to provide for all types of retail and general business Uses customarily associated with the central business districts of urban areas in an environment oriented to pedestrian needs.

6.44A.01 Permitted Uses

The following **uses** and no others are permitted in the C8A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory buildings** and uses;

(3) **Animal Hospital** in an enclosed building;

(4) **Apartment**;

(5) **Appliance repair;**

(6) **Auction room;**

(7) **Automobile** glass repair, on land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together with an interest in the common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue);

(8) **Bakery;**

(9) **Business college and trade school;**

(10) **Catering**;

(11) **Charitable facility**;

(12) **Community garden**;

(13) **Cultural facility**;

(14) **Equipment and appliance repair, minor**;

(15) **Film production studio**;

(16) **Financial institution**;

(17) **Fitness centre**;

(18) **Funeral parlour**;

(19) **Group daycare**, subject to Subsection 3.26.02;

(20) **Home occupation**, subject to Section 3.09;

(21) **Hotel**;

(22) **Library**;

(23) **Licensed premises**;

(24) **Liquor store**;

(25) **Medical Clinics** and accessory related commercials uses;

(26) **Office**;

(27) **Parking Facility;**

(28) **Personal service establishment**;

(29) **Preschool**;

(30) **Printing, publishing and bookbinding;**

(31) **Restaurant**;

(32) **School**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area,** and not in conjunction with any **residential use**;

(33) **Retail store**;

(34) **Shopping centre**;

(35) **Training and education facility**;

(36) **Uses accessory** to a **principal use** permitted in this **Zone**;

(37) **Uses** permitted by Section 3.01 of this Bylaw;

(38) **Veterinary practice**; and

(39) The retail sale of parts and accessories for automobiles, trucks, boats, camper vehicles, farm machinery and manufactured homes.

6.44A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision, except that **lots abutting** Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4,000 m^2 (1 ac) in **lot area**.

(2) No **lot** having a **lot width** less than 15.2 m (49.9 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.6 ft) may be created by subdivision.

6.44A.03 Regulations for Use

(1) **Unenclosed storage** is not permitted.

(2) Outdoor seating areas and the outdoor display of goods for retail sale are permitted as **accessory uses**.

(3) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may they exceed a **height** of 4 m (13.1 ft) or cover a total of more than 10% of the **lot area**.

6.44A.04 Density of Development

(1) Except as provided in Articles (2), (3), (4), (5), and (6), the **floor area ratio** may not exceed 1.0.

(2) The **floor area ratio** may be increased by 0.25 if the owner provides 50% of the parking spaces required by this Bylaw in an underground parking structure, and by an additional 0.02 to a maximum of 1.5 for every additional 5% of the parking spaces so provided.

(3) The **floor area ratio** may be increased by an additional 0.10 if the owner provides residential **dwelling units** on the third storey and an additional 0.15 if residential **dwelling units** are also provided on the fourth storey.

(4) The **floor area ratio** may be increased by up to 0.25 if the owner provides on-site community amenities. This increase must be provided according to the following:

(a) 0.10 for provision of a community amenity building area of more than 65 m^2 (699.7 ft^2) of **gross floor area** located on the ground floor or more than 100 m^2 (1,076.4 ft^2) located on the second storey. The use of these areas shall be limited by the registration of a covenant on the title of the property.

(b) Up to 0.15 for the provision and maintenance of urban plazas which are exclusively devoted to public use at a rate of a 0.01 increase in **floor area ratio** for each 2% of the **gross floor area** of the ground floor of every **building** on the **lot** that is developed as urban plaza. For example development of an urban plaza of 300 m^2 (3,229.2 ft^2) or 30% of a 1,000 m^2 (10,763.9 ft^2) **building** would result in an increase in **floor area ratio** of 0.15.

(5) Despite Article 6.44.04(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum **floor area ratio** is 2.5, if the owner of the land proposed to be developed:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of a Building Permit; and

(b) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of an occupancy permit.

(6) Notwithstanding Subsection 6.44A.04(1), the floor area ratio may be increased to 5.0, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Enttlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), if the owner provides:

(a) A minimum of 75% of the parking spaces required by this Bylaw in an underground parking structure;

(b) The amenity contributions set out in Table 1 of Schedule AD, prior to the issuance of a Building Permit for development with a Maximum floor area over 1.0; and

(c) Residential dwelling units on any storey above the ground floor.

6.44A.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.

(2) **Lot coverage** of all **buildings** and **structures** may not be less than 40%.

6.44A.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of six storeys.

(2) On land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), the maximum height of buildings and structures shall be governed by the provisions of Subsection 6.44A.04(6) and not 6.44A.06(1).

6.44A.07 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** an area designated Residential or Multiple Residential in the Official Community Plan; or

(3) Within 2 m (6.6 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.44A.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C8A Zone.

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**.

(2) Despite Article (1) where the **lot abuts** a **highway** with **residential uses** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**.

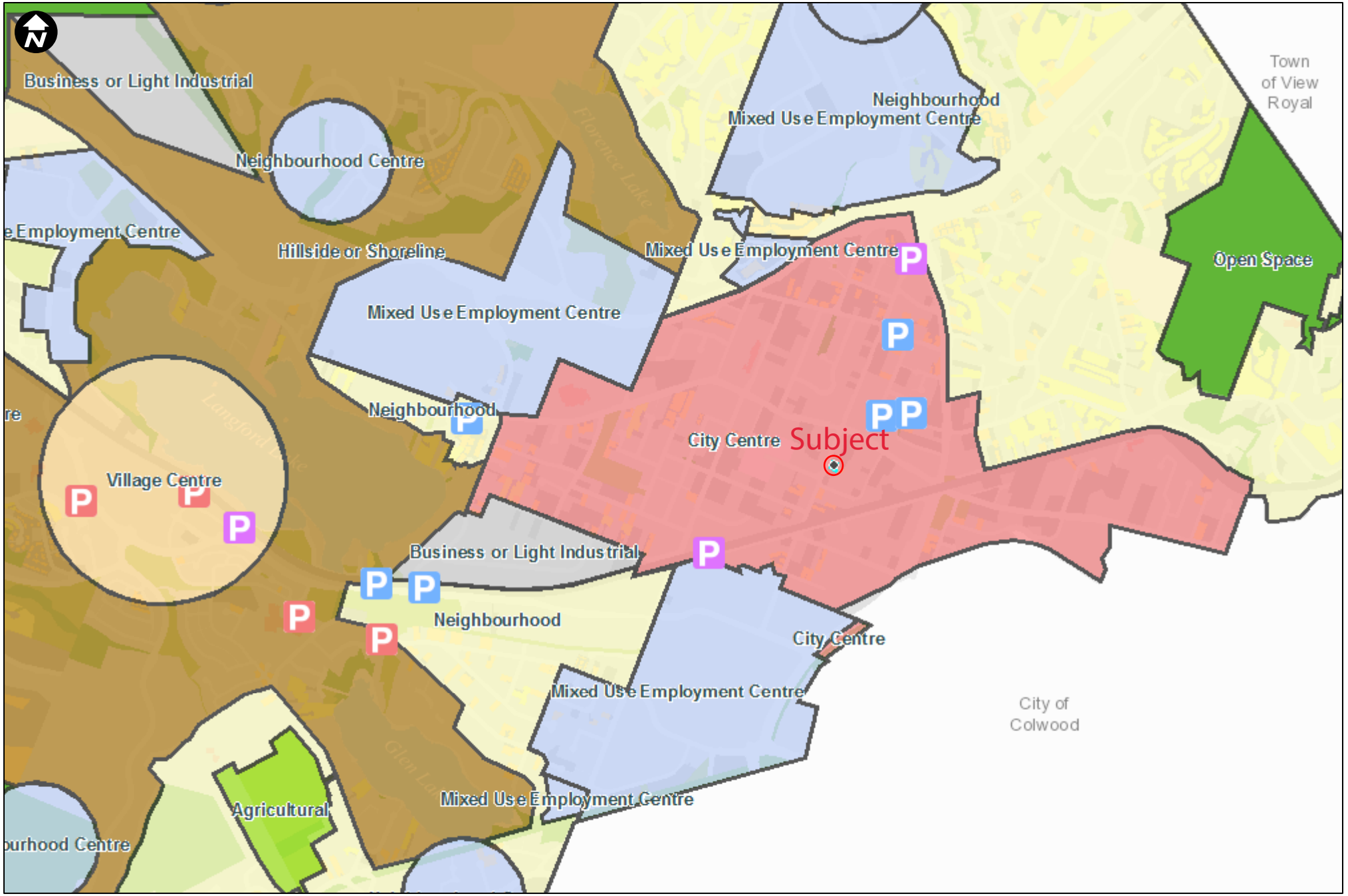
(3) Despite Article (1), the **landscape and screening area** may be reduced to zero along **interior side lot lines**, where the **interior side lot line abuts** an area designated as Pedestrian Commercial in the Official Community Plan.

6.44A.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw the following requirements apply to parking and loading in the C8A Zone.

(1) All parking and loading facilities must be located to the rear of the **building** accommodating the **principal use** or underground.

(2) Parking is prohibited on the ground level of any **building**.



OCP Map

0 0.2 0.4 0.8 km

5/6/2025

CITY CENTRE

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

A Concept for the City Centre

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other



similar hubs in the Capital Region.

The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.



Development density will radiate outwards from Goldstream Avenue, with the density of individual lots being determined at the time of zoning. The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and livability of the City Centre. Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.

The City Centre shall be an interconnected and developmentally diverse area that promotes community cohesiveness through civic features, mixed-use and high-density residential developments.

Objective 1.1 Promote Civic Activities in the City Centre



Policy 1.1.1 Locate and/or maintain civic buildings in the City Centre to reinforce the function and focus of the City Centre.

Policy 1.1.2 Ensure that civic buildings are and continue to be distinctive as landmarks within the City Centre.

Objective 1.2 Maintain a Regional Focus



Policy 1.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities and services for local residents.

Policy 1.2.2 Transportation services and infrastructure in the City Centre will connect users to regional transportation systems.

Objective 1.3 Green and Open Space



Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.

Policy 1.3.2 Implement and reinforce open space targets within City Centre, including adding passive park spaces.

Policy 1.3.3 Enhancement of pathways and pocket parks will connect neighbourhoods throughout the City Centre.

Objective 1.4 Building Sustainability



Policy 1.4.1 Pursue opportunities to implement Smart Technology in the City Centre infrastructure to improve efficiency and reduce water and energy usage.

Policy 1.4.2 Encourage new development to exceed the minimum energy efficiency standards in the BC Building Code.

Policy 1.4.3 Encourage new development to consider proven environmentally friendly practices such as (but not limited to) reducing potable water usage, recycling grey water, improving overall energy efficiency, passive and/or active solar heating/cooling, use of locally sourced materials, reduction or re-use of construction waste, and improved energy efficiency through enhanced landscaping (eg: green roofs, green walls).



Policy 1.4.4 Provide incentives to new development that present innovative solutions to reduce the carbon footprint of buildings, or help to reduce the reliance on fossil fuels by the intended residents of development.

Objective 1.5 Long-term Development Pattern

Policy 1.5.1 Over time, the entire City Centre is expected to transform to higher-density forms of development, with the highest density being situated in closest proximity to the principal transportation corridors: Goldstream Avenue and the E&N Rail Corridor.



Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.

Objective 1.6 Economic and Social Sustainability

Policy 1.6.1 Mixed residential and commercial use is encouraged throughout the City Centre. Council, at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses.

Policy 1.6.2 Mixed residential and light industrial use is encouraged, provided an appropriate “fit” with surrounding land uses. Mixed residential and light industrial development may take the form of industrial studio space integrated with living space, or industrial and residential units that are separate tenancies in the same building or complex.



Policy 1.6.3 The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.



Objective 3.27 Allowable Density for Centres

The following table identifies permitted density in terms of floor space ratio (FSR) for the areas designated as centres. Land use and density will be determined through zoning.

		Allowable Floor Area Ratio0	
City Centre		1.5	Greater densities will be permitted provided some of the following is provided as part of a development application and/or amenity package*: • Affordable Housing • Green building standards certification (ie. BuiltGreen BC, LEED-NC™ or LEED-ND™ or other) • Open space preservation and rehabilitation • Child care facilities • Park or public square development • Public art • Community safety initiatives • Agricultural land restoration, enhancement or designation • Community shuttle service • Community gathering places such as cultural facilities, meeting spaces • Other amenities as listed by Council policy
Village Centre		1.5	
Neighbourhood Centre		1.5	
Mixed-Use Employment Centre		2.0	
Business or Light Industrial Centre		1.75	

* These amenities may be provided unevenly on individual properties as long as they are achieved on an area wide basis as defined by a Neighbourhood Area Plan.