



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: Z25-0011

SUBJECT: Bylaw No. 2252 – Application to Amend the Text of the One-and Two-Family Residential (R2) Zone to allow a standalone group daycare at 2773 Strathmore Road

EXECUTIVE SUMMARY:

Marie Stella and Francis Joseph Kumar have applied on behalf of Primjose Holdings Inc. to amend the text of the R2 (One- and Two-Family Residential) Zone to allow a standalone group daycare at 2773 Strathmore Road. Currently, group daycares in the R2 Zone are only permitted if the proprietor lives in the home. The 28-child daycare is currently operating as a standalone facility under a Temporary Use Permit (TUP) issued by Council that expires on July 17, 2026. The applicant is not proposing to make any exterior changes to the facility.

BACKGROUND:

Previous Applications

TUP23-0003 – In July 2023, Council issued a Temporary Use Permit for 2773 Strathmore Road to allow a group daycare for 28 children to operate as a standalone facility without the proprietor living in the dwelling unit, as is required by Zoning regulations. Council issued this permit for a period of three years and requested that the applicant make an application for rezoning before the permit expires on July 17, 2026.

As per Council direction, the applicants are now applying for a text amendment rezoning to continue the use.

Table 1: Site Data

<i>Applicant</i>	Marie Stella and Francis Joseph Kumar
<i>Owner</i>	Primjose Holdings Inc.
<i>Civic Address</i>	2773 Strathmore Road

<i>Legal Description</i>	LOT 27, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167	
<i>Size of Property</i>	697 m ²	
<i>DP Areas</i>	City Centre Development Permit Area	
<i>Zoning</i>	Existing: R2 (One- and Two-Family Residential)	Proposed: R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

Site and Surrounding Area

The existing property, shown below in Figure 1, currently contains a single-family home that was converted into a group daycare space in 2023 after the issuance of a Temporary Use Permit. The site contains seven surface parking stalls and an outdoor play area at the rear of the site. The lot is located on Strathmore Road between Goldstream Avenue and Scafe Road and is surrounded by a mix of newer apartments and older single-family homes.

Figure 1: Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Residential)	Single-family dwellings
<i>East</i>	R2 (One- and Two-Family Residential) C8 (Community Town Centre Pedestrian)	Single-family dwellings Mixed-Use Apartment
<i>South</i>	R2 (One- and Two-Family Residential) MU1A (Mixed-Use Residential Commercial)	Single-family dwellings Apartment
<i>West</i>	C8 (Community Town Centre Pedestrian)	Mixed-Use Apartment

COMMENTARY:

Development Proposal

The applicant wishes to amend the text of the R2 Zone in order to continue the operation of their group daycare at 2773 Strathmore Road as a standalone facility (without the proprietor living in the dwelling). As noted previously, the group daycare has been in operation for nearly three years, under a Temporary Use Permit issued by Council that expires in July of 2026. As per Council’s direction in their 2023 resolution, the applicant has applied to formalize this use through a text amendment rezoning, as they wish to continue operating at this location.

Council may wish to note that while group daycares are already a permitted use within the R2 zone, the Zoning Bylaw requires the proprietor of a group daycare within a residential zone to live within the home, to ensure that a residential use is still associated with the property. As the proprietor does not wish to live within the home, this rezoning is required.

The applicant is not proposing to make any exterior changes to the site, as this work was done when the TUP was issued in 2023. The works that were done previously included creating on-site parking for employees and parents as per the Zoning Bylaw, creating an outdoor play area, and making façade upgrades to the converted single-family home.

Frontage Improvements

The Director of Engineering and Public Works has requested that full frontage improvements be installed as per Bylaw 1000, inclusive of a sidewalk. The applicant submitted a preliminary frontage plan that has been reviewed and approved by the Director of Engineering and Public Works. While this work is typically required or bonded for prior to the issuance of a Building Permit, Council may wish to request that this occur prior to bylaw adoption as the applicant has no need for a Building Permit and City staff would have no other way to secure the work.

Council may wish to note that while the applicant will be responsible for installing the sidewalk in their frontage, the sidewalk network along Strathmore Road is very patchy. In the short term, the new sidewalk will not be very useable, but it is a step towards the ultimate goal of a continuous sidewalk along Strathmore Road.

Stormwater Management

The applicant provided a stormwater technical memo that was reviewed and approved by the Director of Engineering. Council may wish to require a full stormwater management plan prior to bylaw adoption.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering and Public Works prior to bylaw adoption. They may also wish to request a Mitigation Plan as per Bylaw No. 1000. Both items would address the construction associated with installing the frontage works.

Council Policy

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 2200 designated the subject properties as “City Centre – Moderate High-Rise”, which is defined by the following text:

City Centre – Moderate High-Rise	<ul style="list-style-type: none">• Multi-family residential, commercial, and institutional uses are permitted.• Maximum height of 12 storeys,* including optional ground floor commercial.
---	--

One of the objectives of the City’s OCP, is to “support and enhance local-level livability with community features such as parks, playgrounds, community centres, libraries, schools, daycares as well as local shops, services, grocery stores, and restaurants within a 15-minute walk or roll of all homes”. The downtown location of 2773 Strathmore Road will help to provide daycare opportunities for the growing population of downtown residents.

Another objective of the OCP is to “encourage new group childcare, public schools, and senior serving facilities to be located in close proximity to each other to foster intergenerational learning opportunities”. 2773 Strathmore is located within close walking distance of Ruth King Elementary School and the Jesken Aerie Assisted Living facility on Goldstream Ave.

DEVELOPMENT PERMIT AREAS

The subject property falls within the City Centre Form and Character Development Permit Area. While the applicant is not intending to make any exterior changes that would trigger the need for a development permit, one would be required if they wanted to make changes in the future.

FINANCIAL IMPLICATIONS:

This proposal is not subject to any Amenity Contributions or Development Cost Charges as no new floor area is being proposed. Should this site be rezoned in the future to allow for other uses or higher density, additional fees may apply at that time. As the developer is responsible for completing all frontage improvements, the direct capital costs to the City associated with this development will be negligible.

LEGAL IMPLICATIONS:

As the application aligns with the City’s Official Community Plan, the Public Hearing is waived in accordance with the Local Government Act and the City’s Public Notification Procedures Bylaw.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2252 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road, subject to the following terms and conditions:
 - a. That, **prior to Bylaw Adoption**, the applicant completes the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works:
 1. Full frontage improvements;
 2. A Stormwater Management Plan;
 3. A Mitigation Plan; and
 4. A Construction Parking and Delivery Management Plan.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road under Bylaw 2252 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Julia Buckingham, Senior Planner

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

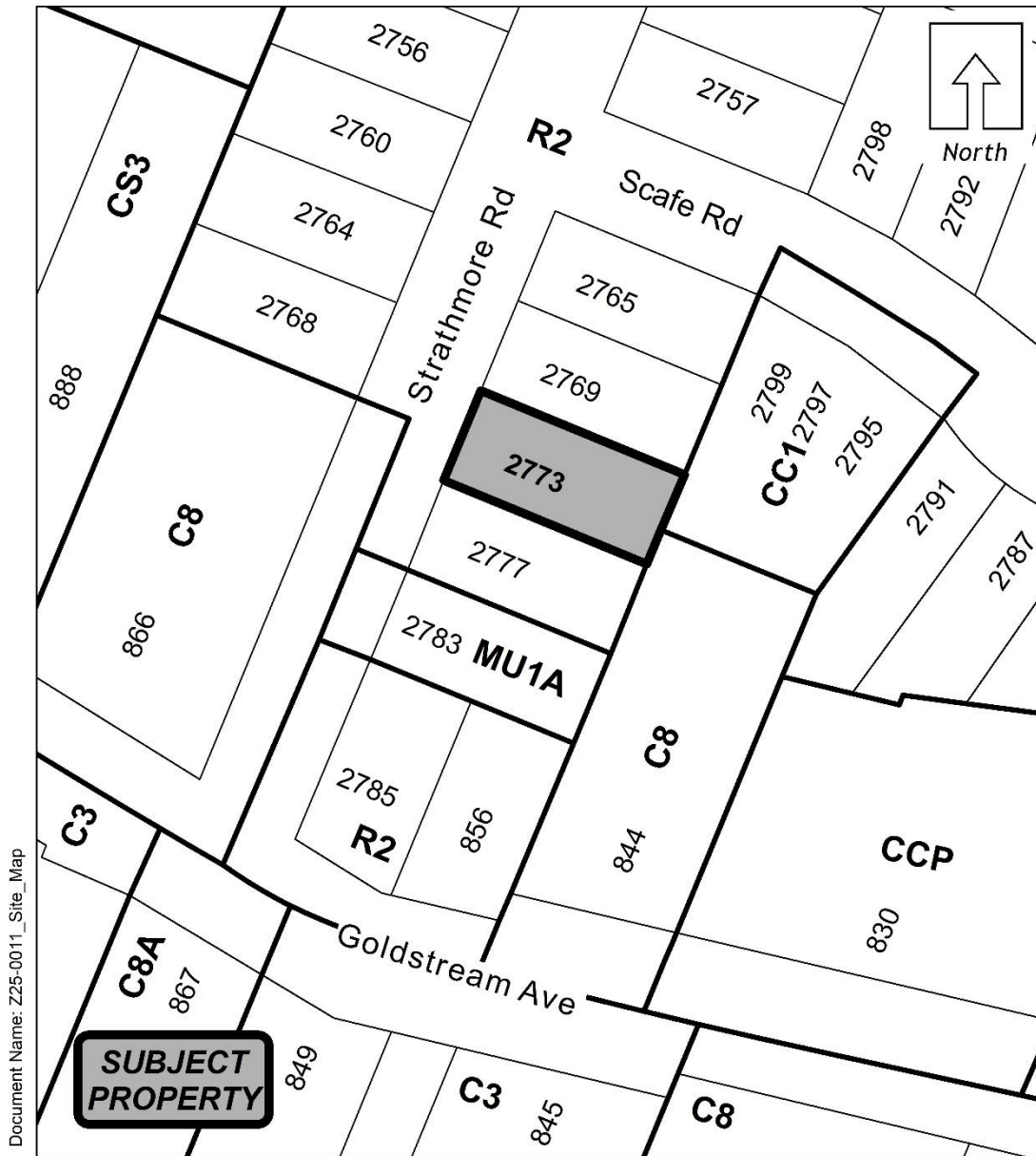
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Attachment 1: Bylaw No. 2252

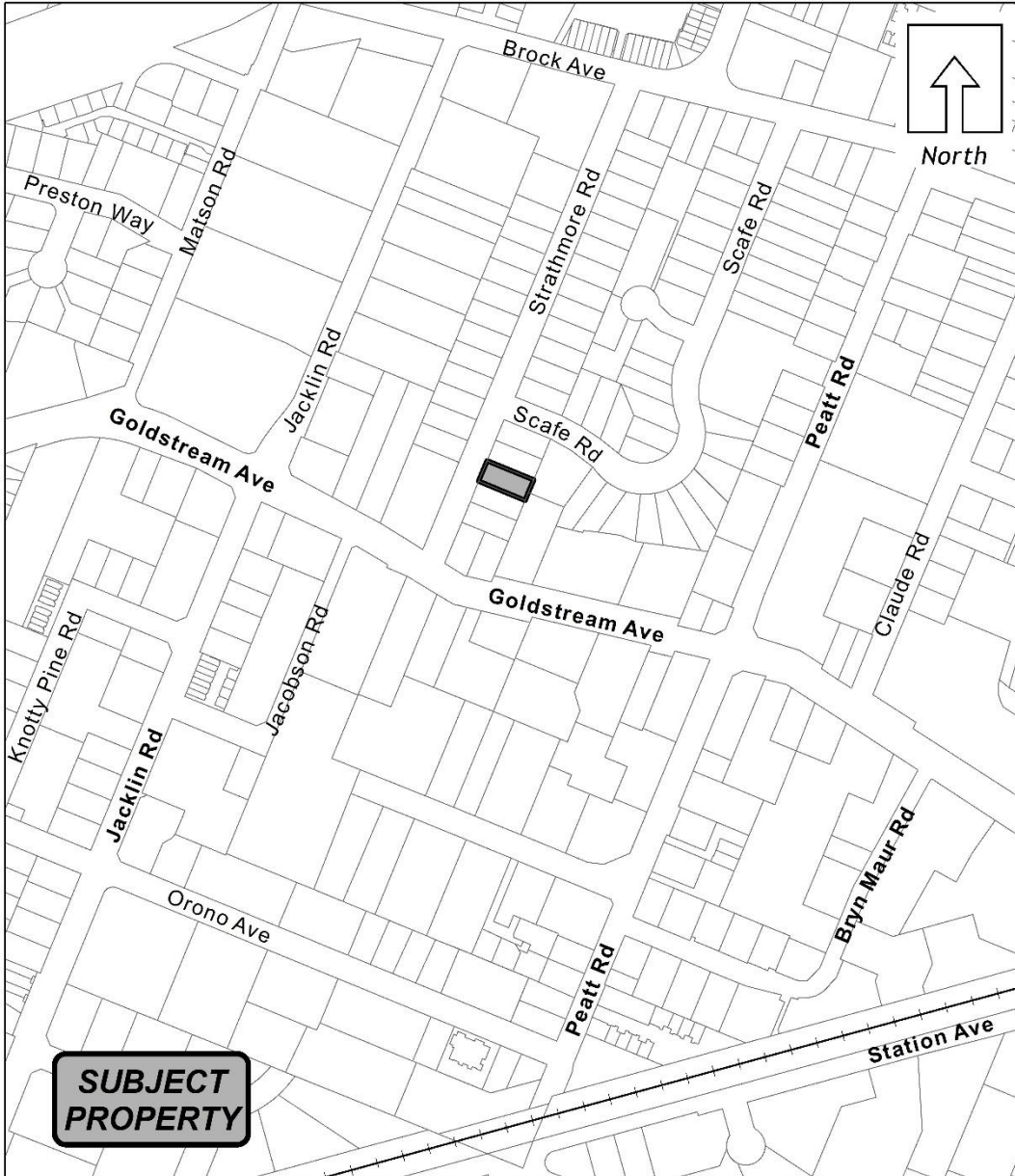
Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z25-0011)
2773 Strathmore Rd**



Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z25-0011)
2773 Strathmore Rd**



Document Name: Z25-0011_Location_Map

Scale: N.T.S.

Last Revised: 2025-12-03