

Zoned Multi-Phase Residential Development Opportunity

FOR SALE



2337/2365

QUINSAM RD | CAMPBELL RIVER, BC

CBRE

INVESTMENT PROPERTIES GROUP
V I C T O R I A

The Opportunity

CBRE Victoria's Investment Properties Group is pleased to present +/- 115 Acres (42.7 developable) of zoned residential land in Campbell River, BC. This optimal land parcel is located directly South of the Campbell River and across the Highway from the new Campbell River Golf Club, offering stunning natural scenery and direct proximity to Hwy 19. Recent zoning approvals allow for a variety of housing forms including single family lots, duplex lots, multi-family apartment/condo buildings, townhomes, small lot housing and mobile home parks. With the ability to develop 660 residential units, developers can market the single family and duplex lots while master planning future phases of the expansive project.

Property Highlights

PRICE:

PRICE PER ACRE:

PRICE PER DEVELOPABLE ACRE:

\$9,990,000

\$86,870

\$233,958

- ✓ **+/- 115 acres** (42.7 developable) of scenic residential land
- ✓ Comprehensive zoning in place, allowing for a variety of housing types
- ✓ Significant scale with the ability to develop **660 residential units**
- ✓ Initial phase of single family & duplex lots can be brought to market first to raise capital for future phases
- ✓ **Flexible zoning** allows for the adjustment of future phases to meet market needs
- ✓ Rapidly growing region with **residential demand outpacing supply**
- ✓ Convenient vehicular access to Hwy 19 North/Southbound
- ✓ Located adjacent to new Campbell River Golf Club Hotel & Spa and **minutes from Downtown Campbell River** and a full array of amenities
- ✓ Close proximity to desirable **eco-tourism** locations (Strathcona Park, Mt. Washington, Elk Falls Quadra Island)

*Buildable units may vary depending on a number of factors including zoning, roads, parking, setbacks, municipal capacity and site design



Zoning in Place



Variety of
Buildable Forms



Proximity to
City Center



Flexible
Master Plan

Campbell River, BC



Named one of the top five quality of life destinations in North America by Foreign Direct Investment Magazine, Campbell River offers a balanced lifestyle surrounded by nature. It is the third largest city on the island, with a population of more than 37,500, with the urban service centre and hub community accounting for approximately 60,000 people living and working in the region.

Why Campbell River?



City of
Campbell
River

- ✓ Top 5 quality of life destination in North America
(Source: Foreign Direct Investment Magazine)
- ✓ Consistent population growth (+6.7% over the last 5 years)
- ✓ Low supply of row/semi-detached housing in development
- ✓ Over 600 apartment units needed by 2025
(Source: Campbell River housing needs report)
- ✓ John Hart hydro dam upgrade (Est. \$500M+) to begin in 2023
bringing significant new workforce population to the region
- ✓ Low residential vacancy rate of 0.4%
(Lowest in Mid-Island, 2022)
- ✓ Growing retirement community
- ✓ Robust fishery, ecotourism, manufacturing & forestry industries
- ✓ Remote work/cost of living pushing residents to rural areas



Saratoga Beach



John Hart Dam



City Harbour

Project Details

Civic Addresses:	2337 & 2365 Quinsam Road Campbell River, BC
Legal Addresses:	DISTRICT LOT 66 SAYWARD LAND DISTRICT EXCEPT PLAN 11137 12046 14662 16401 28574 30911 3304 RW VIP69094 VIP80166, LYING S OF S BDY PL 2596 AND W OF W BDY PCL B (DD 49006I) LOT 1, DISTRICT LOT 66, SAYWARD DISTRICT, PLAN 14662
PID:	009-647-830 004-246-845
Total Land Size:	115.32 acres
Property Taxes:	\$14,241 (2022)
Utility Services:	Contact agents for costing and details



AREA A | R-2 Duplex Example



AREA B | RM-2 Multifamily Example



AREA E | RM-3 Townhome Example



AREA G,H | CDX Small Lot Example

Area A



Zone Code:

Build Form:

Land Size:

Number of Lots:

R-2 - Residential Two Zone

Duplex (two family dwelling)

0.92 acres

5 (average lot size: 7,990 SF)

Area B



Zone Code:

Build Form:

Land Size:

Density:

Dwelling Units:

RM-2 - Residential Multiple Two Zone

Single-family / townhome / apartment

3.58 acres / 1.45 hectares

50 uph (base) / 75 uph (bonus)

Approx. 130 units*

Area C/D/F



Zone Code:

Build Form:

Total Land Size:

Number of Lots:

R-1A - Residential One A

Single-family housing with suites

4.52 acres / 1.83 hectares

Area C - 5 lots (avg. lot size: 7,255 SF)

Area D - 13 lots (avg. lot size: 6,955 SF)

Area F - 9 lots (avg. lot size: 7,786 SF)

Area E



Zone Code:

Build Form:

Land Size:

Density:

Dwelling Units:

RM-3 - Residential Multiple Zone

Townhomes, low/mid-rise apartment

11 acres / 4.45 hectares

75 uph

Approx. 240 units*

Area G/H

(Lot 35/36)



Zone Code:

Build Form:

Land Size:

Min. Lot Area:

Dwelling Units

CDX - Comprehensive Development Zone

Small lot / modular / mobile homes

22.66 acres / 9.17 hectares

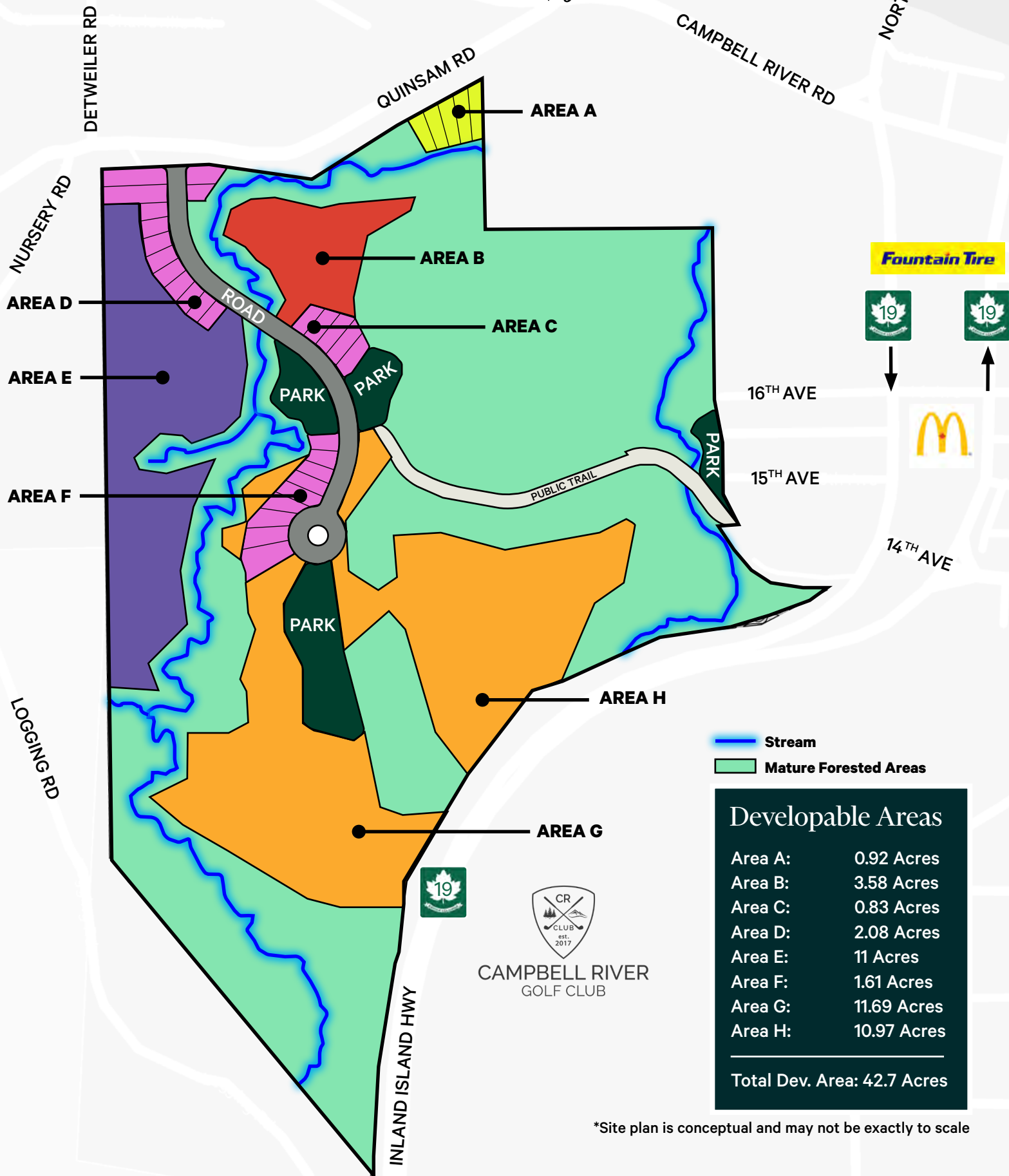
250 m² (fee simple) / 150 m² (strata)

Approx. 240 units*

*Buildable units may vary depending on a number of factors including zoning, roads, parking, setbacks, municipal capacity and site design

Conceptual Site Plan

Haig-Brown
HERITAGE HOUSE



Stream
 Mature Forested Areas

Developable Areas

Area A:	0.92 Acres
Area B:	3.58 Acres
Area C:	0.83 Acres
Area D:	2.08 Acres
Area E:	11 Acres
Area F:	1.61 Acres
Area G:	11.69 Acres
Area H:	10.97 Acres

Total Dev. Area: 42.7 Acres

*Site plan is conceptual and may not be exactly to scale

FOR SALE



PRICE: \$9,990,000

Zoned Multi-Phase Residential Development Opportunity

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