

**FOR SALE**

# Zoned 1.34 Acre Housing Development Opportunity in Fairfield Neighbourhood

**MOUNT ST. ANGELA**  
VICTORIA, BC



- 3 Properties totalling 58,425 SF (1.34 acres) of land
- Site specific R-97 zoning in place with permitted density of up to 1.96:1 FSR
- Up to 114,513 SF of buildable area (potential for additional density)
- Flexibility to develop senior's housing or market/rental housing
- Neighborhood densification in progress (YMCA & Christchurch Cathedral)
- Numerous current improvements provide significant holding income
- Located in the highly desirable Fairfield neighbourhood, steps to downtown

**CBRE** |

**INVESTMENT PROPERTIES GROUP**  
VICTORIA

# The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase three adjacent Properties in the highly desirable Fairfield neighbourhood of Victoria, BC. The Properties ("Mount St. Angela") consist of 58,425 SF (1.34 acres) of land with numerous revenue streams including a commercial lease with the Vancouver Island Health Authority. The Properties all have site specific R-97 zoning which permits both senior housing as well as multifamily market/rental housing. There are conceptual plans for a new 102,415 SF building which would accompany 3 pre-existing heritage designated buildings for a total building area of 114,055 SF.

## DETAILS

	1	2	3
<b>Municipal Address:</b>	913 Burdett Ave	914 Mcclure St	929 Burdett Ave
<b>PID:</b>	027-551-989	009-332-049	027-552-004
<b>Land Size:</b>	9,112 SF	6,450 SF	42,863 SF
<b>Improvements:</b>	<i>Carteff House:</i> 3 Residential Units	7 Bed Rooming House	3a) <i>Mount St. Angela &amp; Annex:</i> 34 Bed Rooming House 3b) Single Family Dwelling 3c) <i>Temple House:</i> 8 Bed Rooming House
<b>Assessed Value:</b>	\$2,643,000 (2023)	\$1,518,600 (2023)	\$9,289,000 (2023)
<b>Property Taxes:</b>	\$10,183 (2022)	\$6,492 (2022)	\$40,023 (2022)

**PRICE: \$9,990,000 (\$87 PBSF)**

**ASSESSED VALUE: \$13,450,600**



**Total Land Area:**  
58,425 SF (1.34 Acres)

**Buildable Area:**  
114,513 SF

BURDETT AVE

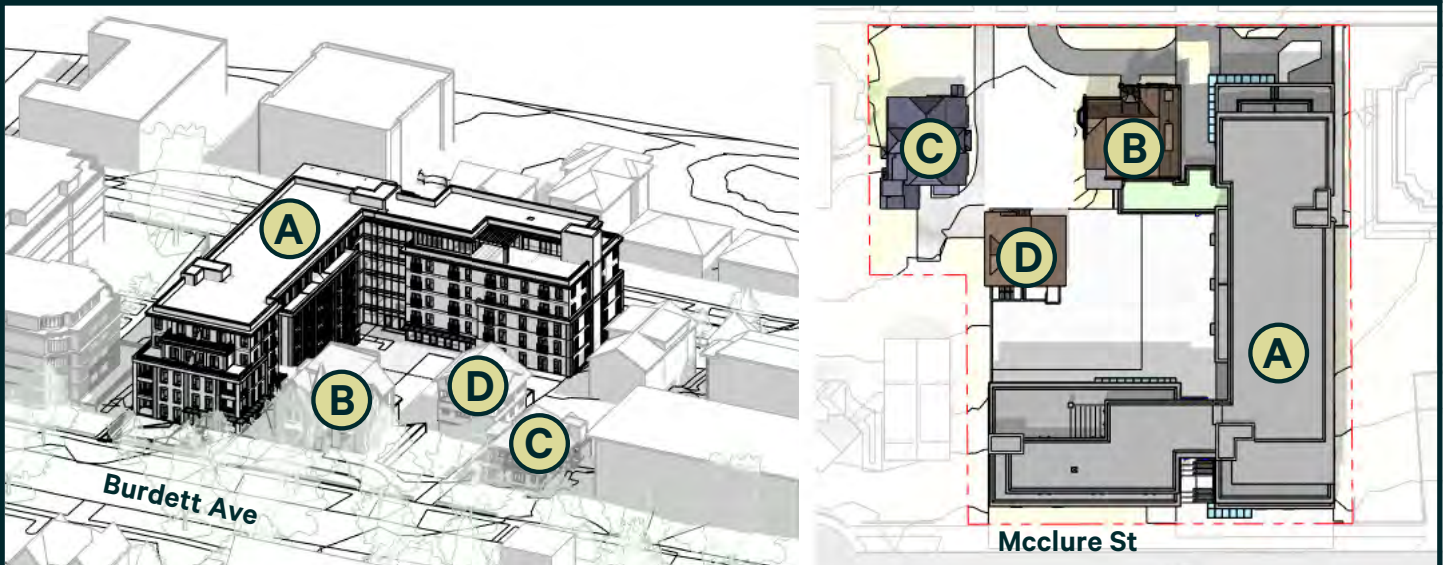
MCCLURE ST

QUADRA ST

## ZONING & OCP

<b>Zone Code:</b>	Mount St. Angela Seniors Housing District (R-97) *Site Specific
<b>Uses Permitted:</b>	<ul style="list-style-type: none"> <li>Seniors Housing (Assisted Living / Independent Living)</li> <li>Multiple Dwelling</li> </ul>
<b>Permitted Density:</b>	1.96:1 FSR (Community Amenities Met)   0.6:1 FSR (Community Amenities Not Met)
<b>Total Buildable Area:</b>	114,513 SF (Community Amenities Met)
<b>Site Coverage:</b>	50%
<b>Height:</b>	16.5M (Maximum)
<b>OCP:</b>	Urban Residential
<b>Built Form:</b>	<ul style="list-style-type: none"> <li>Attached and detached buildings up to three storeys</li> <li>Low-rise and mid-rise multi-unit buildings up to approximately six storeys</li> </ul>

## CONCEPTUAL DEVELOPMENT PLANS



<b>Description:</b>	<ul style="list-style-type: none"> <li>A new 6 storey 102,415 SF building w/ amenities &amp; underground parking</li> <li>Temple House building relocated to Burdett Ave</li> <li>Single family dwelling (3b) and Mount St. Angela annex removed</li> </ul>		
<b>Building Areas:</b>	(A) New Building: (B) Existing Academy Building: (C) Existing Carteff House (D) Relocated Temple House	102,415 SF 5,498 SF 3,045 SF 3,100 SF	114 Units + Amenities 4 Units 4 Units 6 Units
<b>Total Building Area: Density:</b>	All 4 Buildings 1.95:1 FSR	114,055 SF	128 Units + Amenities





**JAMES BAY**

**DOWNTOWN VICTORIA**

**FAIRFIELD**

**BLANSHARD ST**

**QUADRA ST**

**BURDETT AVE**

**SOUTHGATE ST**

**FAIRFIELD RD**

**COLLINSON ST**

**MCCLURE ST**

**VANCOUVER ST**

**MT. ST. ANGELA**



**851 Broughton St (YMCA)**  
Proposed  
200 Condos  
150 Rental Units



**911 Quadra (Cathedral)**  
In Planning  
200 Units

**PRICE:**  
**\$9,990,000**

**EXCLUSIVE ADVISORS:**

**Chris Rust**  
Personal Real Estate Corporation  
Senior Vice President  
250 386 0005  
chris.rust@cbre.com

**Ross Marshall**  
Personal Real Estate Corporation  
Senior Vice President  
250 386 0004  
ross.marshall@cbre.com

**CBRE**

**INVESTMENT PROPERTIES GROUP**  
V I C T O R I A

**SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY**

[www.cbre.ca](http://www.cbre.ca)  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | [WWW.CBRE.VICTORIA.COM](http://WWW.CBRE.VICTORIA.COM)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.