

FOR  
SALE

CBRE

# Zoned 1.34 Acre Fairfield Housing Development Opportunity

**MOUNT ST. ANGELA**  
VICTORIA, BC





# 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 in-place site specific R-97 zoning, which permits both senior housing as well as multifamily market/rental housing. Investors will benefit from significant holding income while development plans are brought to fruition.

- + 3 Properties totalling 58,425 SF (1.34 acres) of land
- + Site specific R-97 zoning allows for market/rental housing or senior’s housing
- + Potential for high-density development based on neighbouring applications (up to 5.0:1 FSR)
- + Benefit from significant in-place holding income while in development planning
- + Located in the highly desirable Fairfield neighbourhood, steps to downtown

Details	1	2	3
Municipal Address:	913 Burdett Ave	914 McClure St	929 Burdett Ave
PID:	027-551-989	009-332-049	027-552-004
Land Size:	9,112 SF	6,450 SF	42,863 SF
Improvements:	Carteff House: 3 Residential Units	7 Bed Rooming House	3a) Mount St. Angela & Annex: 34 Bed Rooming House 3b) Single Family Dwelling 3c) Temple House: 8 Bed Rooming House
Assessed Value:	\$2,605,000 (2025)	\$1,477,700 (2025)	\$9,288,000 (2025)
Property Taxes:	\$29,033.63 (2025)	\$16,368.78 (2025)	\$102,659.26 (2025)

Total Assessed Value: \$13,370,700

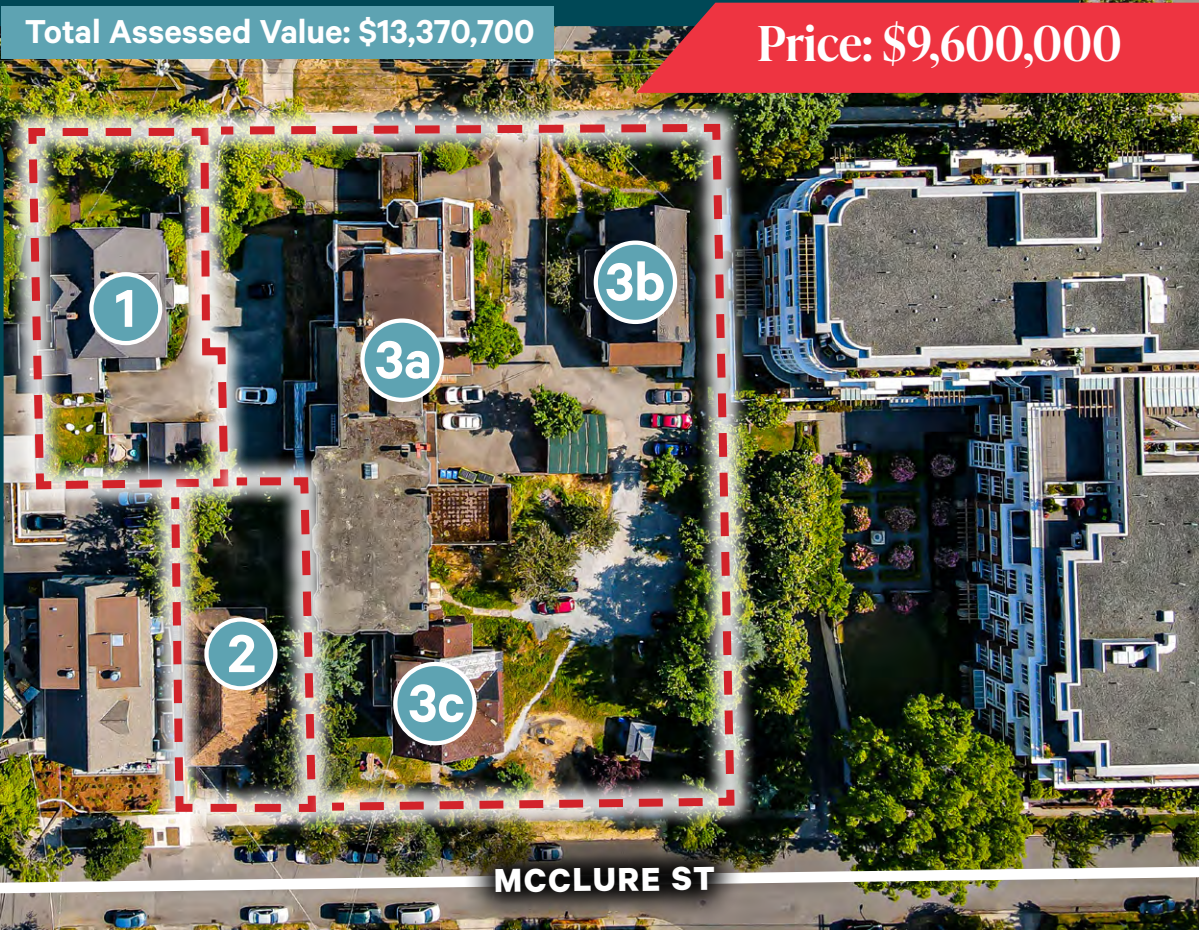
Price: \$9,600,000

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

**Density Scenarios:**  
**1.96:1 FSR (Current)**  
 Buildable: 114,513 SF  
 PBSF: \$84

**3.0:1 FSR**  
 Buildable: 175,275 SF  
 PBSF: \$55

**4.0:1 FSR**  
 Buildable: 233,700 SF  
 PBSF: \$41





## Development in Proximity



## Zoning & OCP

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



Carteff House



Academy Building



Temple House



**FOR  
SALE**

**JAMES  
BAY**

**DOWNTOWN  
VICTORIA**

**BLANSHARD ST**

**QUADRA ST**

**BURDETT AVE**

**MOUNT ST. ANGELA  
VICTORIA, BC**

**MT. ST.  
ANGELA**

**SOUTHGATE ST**

**FAIRFIELD RD**

**COLLISON ST**

**VANCOUVER ST**

**FAIRFIELD**

**Price: \$9,600,000**

## EXCLUSIVE ADVISORS:

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**CBRE**

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VICTORIA

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