

1303

FAIRFIELD RD

CBRE

VICTORIA, BC

URBAN VILLAGE DEVELOPMENT OPPORTUNITY IN DESIRABLE FAIRFIELD NEIGHBOURHOOD



CBRE Victoria is pleased to present the opportunity to purchase 1303 Fairfield Road in Victoria, BC. The Property consists of 10,340 SF of development land at the corner of Moss St and Fairfield Rd. The Property was recently rezoned to C1-MF providing the opportunity to develop a multi-family or mixed-use project. The highly desirable neighbourhood of Fairfield offers exceptional proximity to schools, parks, shopping & transit options. Environmental and geotechnical reports are available, as well as previously approved development plans.

DETAILS

Municipal Address:	1303 Fairfield Rd Victoria, BC V8S 1E3
PID:	007-150-377
Legal Description:	LOT A, PLAN VIP1456, VICTORIA LAND DISTRICT, (DD286440I) FAIRFIELD FARM ESTATE
Land Size:	10,340 SF
Current Zoning:	C1-MF Zone, Moss & Fairfield Limited Commercial District
OCP Designation:	Small Urban Village
Property Taxes:	\$10,937 (2023)

PRICE: \$3,300,000



HIGHLIGHTS

- 10,340 SF of development land at the corner of Fairfield Rd and Moss St
- Zoning in place for multi-family or mixed-Use (1.7:1 FSR)
- Small Urban Village OCP Designation (Currently 2:1 FSR)
- Potential for increased density as City of Victoria updates their OCP (staff have expressed support for this)
- Highly desirable residential location, next to schools, parks, shopping & transit
- Environmental/geotechnical reports, and previously approved development plans available (contact agents)

PREVIOUSLY APPROVED DEVELOPMENT PLANS



Previously approved plans for a mixed-use development available (contact agents).

ZONING

Zone Code:

C1-MF Zone,
Moss & Fairfield Limited
Commercial District

Uses Permitted:

Personal Services,
Restaurant, Retail, Bakeries,
Daycare, Place of Worship,
Multiple Dwellings, Home
Occupation



Neighbourhood Commercial



Mixed-Use Buildings



Sir James Douglas Elem.

1303

FAIRFIELD RD

VICTORIA, BC

DOWNTOWN
VICTORIA

COOK ST

FAIRFIELD RD

MOSS ST

★
Subject Property

Moss Street Market

PRICE:
\$3,300,000

URBAN VILLAGE DEVELOPMENT OPPORTUNITY IN DESIRABLE FAIRFIELD NEIGHBOURHOOD

EXCLUSIVE ADVISORS:

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CBRE

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