

1303  
FAIRFIELD RD

VICTORIA, BC

PRICE REDUCED!

## URBAN VILLAGE DEVELOPMENT OPPORTUNITY IN DESIRABLE FAIRFIELD NEIGHBOURHOOD



## THE OFFERING

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

<b>Municipal Address:</b>	1303 Fairfield Rd   Victoria, BC V8S 1E3
<b>PID:</b>	007-150-377
<b>Legal Description:</b>	LOT A, PLAN VIP1456, VICTORIA LAND DISTRICT, (DD2864401) FAIRFIELD FARM ESTATE
<b>Land Size:</b>	10,340 SF
<b>Current Zoning:</b>	C1-MF Zone
<b>OCP Designation:</b>	Small Urban Village
<b>Property Taxes:</b>	\$13,346 (2025)

**REDUCED PRICE: ~~\$2,900,000~~ \$2,600,000**

### 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



### 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
- Potential for significant density as City of Victoria updates their OCP (staff have expressed support for this)
- Environmental/geotechnical reports, and previously approved development plans available (contact agents)
- Highly desirable residential location, next to schools, parks, shopping & transit
- Affluent and well established neighbourhood with minimal residential development in pipeline

### PREVIOUSLY APPROVED DEVELOPMENT PLANS



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

### RECENT CONCEPTUAL PLANS



Conceptual plans for a 6-storey development (29,710 SF of buildable area)

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### EXCLUSIVE ADVISORS:

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**CBRE**

INVESTMENT PROPERTIES GROUP  
VICTORIA

### SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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