

**1303**  
FAIRFIELD RD

**CBRE**

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)





# 1303

FAIRFIELD RD

VICTORIA, BC

DOWNTOWN  
VICTORIA



Beacon Hill Park



Cook Street Village

COOK ST

FAIRFIELD RD

MOSS ST

 Subject Property



Moss Street Market

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

## URBAN VILLAGE DEVELOPMENT OPPORTUNITY IN DESIRABLE FAIRFIELD NEIGHBOURHOOD

### 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  
VICTORIA

**SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY**

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

**CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000**

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@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.