



LANGFORD GATEWAY

1.8 ACRES OF HIGH DENSITY
LANGFORD CITY CENTRE DEVELOPMENT LAND

COURT-ORDERED SALE



THE OFFERING

CBRE Limited has been engaged, pursuant to a Court-Order, to offer for sale Langford Gateway in Langford, BC (the "Property") — an exceptionally well-located 5-parcel assembly encompassing 78,800 SF of CCP zoned, high-density development land, just blocks from Highway 1 and an incredible range of amenities. With over 2,800 SF of frontage on three streets, including major arterial Peatt Road, this offering represents a rare opportunity to develop at scale (6.0 FAR) with in-place zoning, in the heart of one of Canada's fastest-growing communities.



Significant Scale

78,800 SF of land provides for up to 472,800 SF of buildable area



In-Place Zoning

CCP Zoning allows for up to 6.0 FAR



Rapid Growth Location

One of Canada's fastest growing communities (26% increase since 2019)



Proximity to Amenities

Walking distance to shopping, transit, recreation, parks



Proximity to Transit

Located directly on transit, blocks from Highway 1 North-Southbound

SALIENT DETAILS

CIVIC ADDRESS	810 ARNCOTE AVE LANGFORD, BC
PID	031-861-288
LEGAL DESCRIPTION	LOT 1, PLAN EPP125536, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	48,744 SF
CIVIC ADDRESS	2636 PEATT ROAD LANGFORD, BC
PID	005-397-162
LEGAL DESCRIPTION	LOT B, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405 SF
CIVIC ADDRESS	2630 PEATT ROAD LANGFORD, BC
PID	005-214-891
LEGAL DESCRIPTION	LOT A, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405 SF
CIVIC ADDRESS	2633 SUNDERLAND ROAD LANGFORD, BC
PID	005-052-343
LEGAL DESCRIPTION	LOT 11, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF
CIVIC ADDRESS	840 ARNCOTE AVE* LANGFORD, BC
PID	005-052-254
LEGAL DESCRIPTION	LOT 3, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	8,712 SF

TOTAL ASSESSED VALUE: \$11,464,600

PRICE: CONTACT AGENTS



MILLSTREAM VILLAGE

- Market on Millstream
- Tom Lee Music
- Milestones
- Serious Coffee
- Pharmasave
- Everything Wine
- Dollar Tree
- Visions Electronics
- Michael's
- Golf Town
- Marshalls
- And Much More...



LAND SWAP *

CIVIC ADDRESS	2637 SUNDERLAND ROAD* LANGFORD, BC
PID	005-052-327
LEGAL DESC.	LOT 10, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF

An agreement exists between the property owner and the Langford Fifty and Up Club to swap their property at 2637 Sunderland Road with 840 Arncote Avenue for the purpose of consolidating the development parcel to a contiguous area.

Contact agents for more details.

LAND USE CONTROLS

OCP DESIGNATION: CITY CENTRE

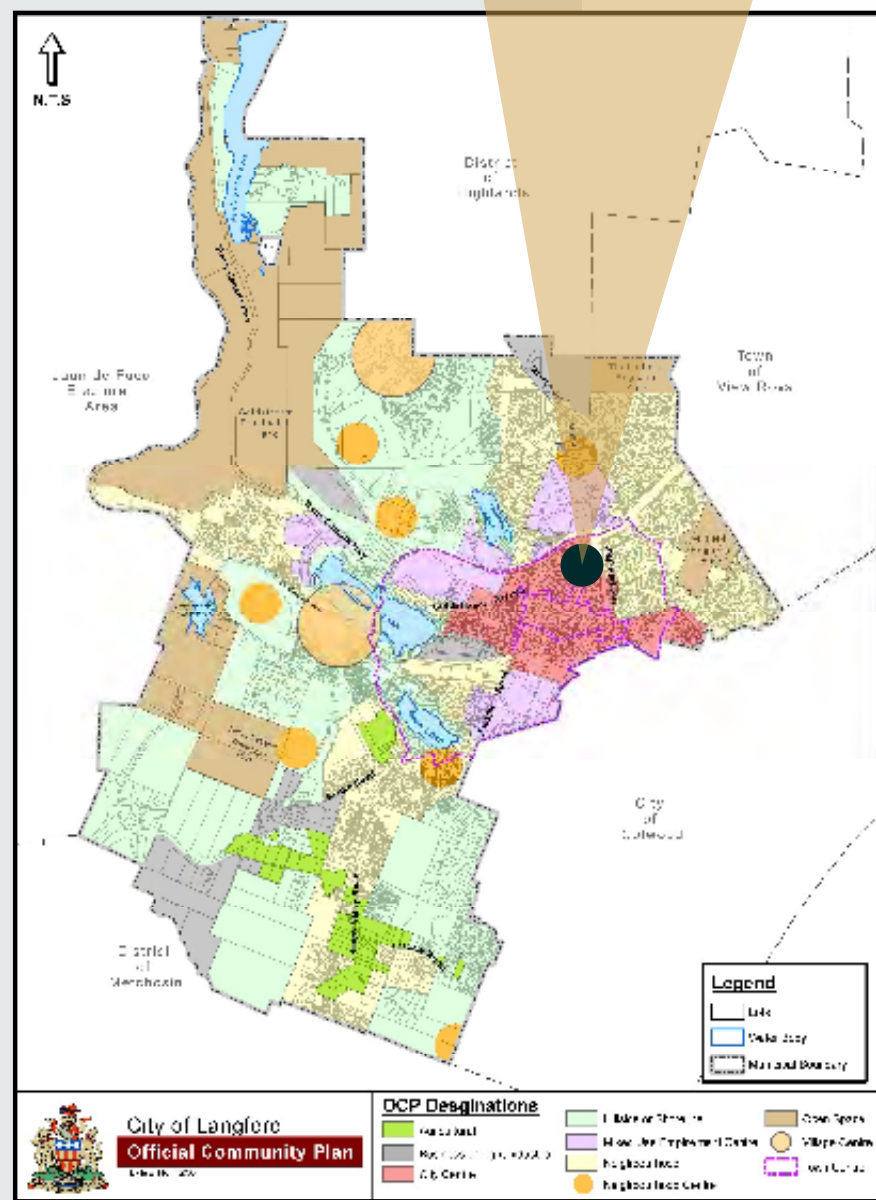
LAND USE	The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.
ALLOWABLE DENSITY	CCP Zoning is approved up to 6.0 FAR (472,800 SF of buildable area)
ALLOWABLE LAND USE	<ul style="list-style-type: none"> Mixed residential and commercial use is encouraged throughout the City Centre. Council, at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses. The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.

ZONING: CCP (CITY CENTRE PEDESTRIAN)

LAND USE	The intent of the City Centre Pedestrian Zone is to create a pedestrian focused, vibrant city centre by allowing for high-density, commercial, and mixed-use residential commercial developments within the central downtown core.
ALLOWABLE DENSITY	<p>Floor Area Ratio: 6.0 if owner agrees to:</p> <p>(a) Pay to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and</p> <p>(b) Provide at least 100 m² (1,076 ft²) or 5% of the lot area, whichever is greater, as common outdoor amenity space; and</p> <p>(c) Incorporate a minimum active building frontage of 80%.</p>

PREVIOUSLY APPROVED PLANS

The Subject Property had a previous development permit approved by the City of Langford (now elapsed) for a 2-tower multi-phase mixed-use development with a total of 380,125 SF of building area.



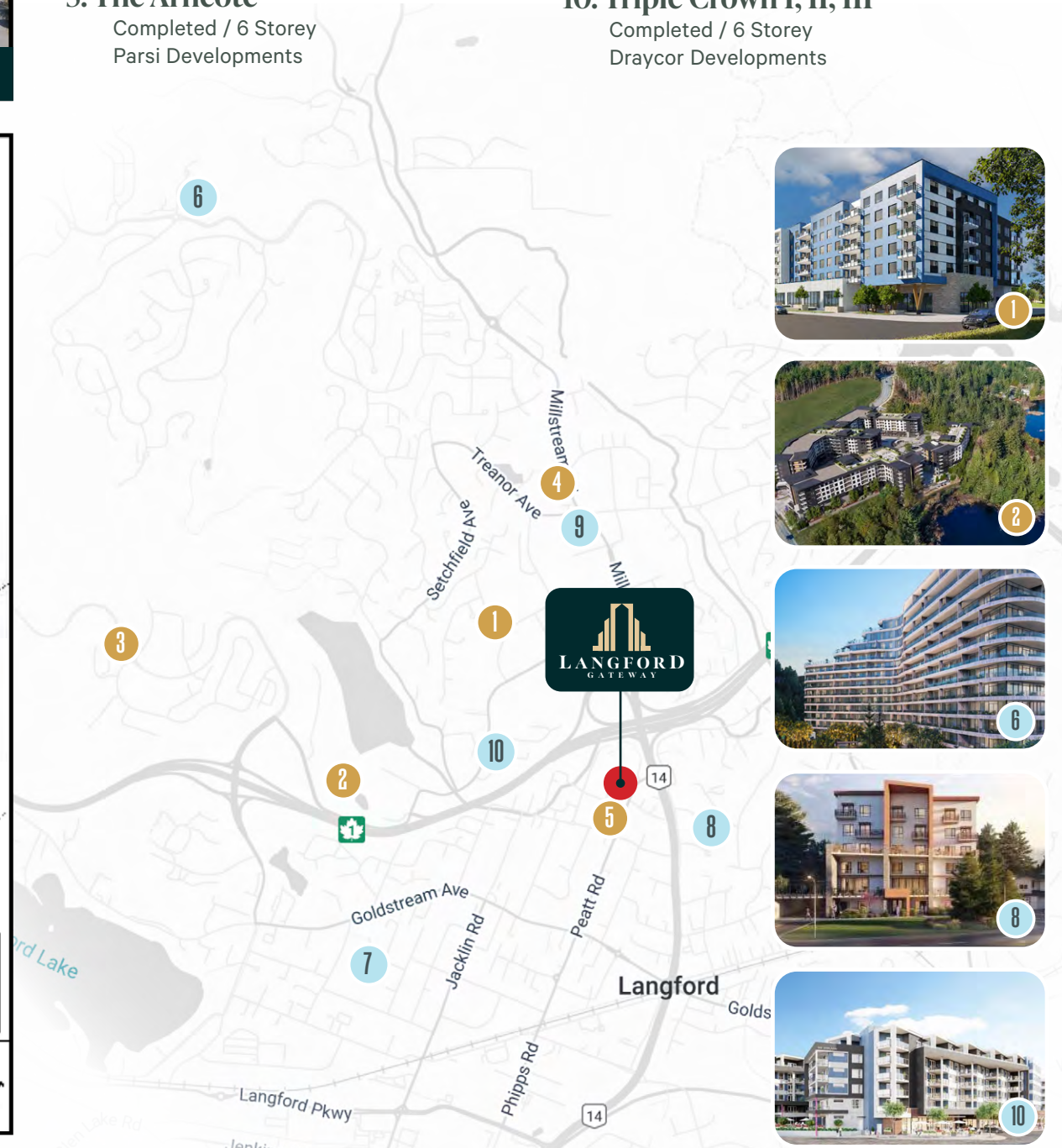
DEVELOPMENTS IN PROXIMITY

PURPOSE BUILT RENTAL

- 2390 City Gate Blvd.**
Under Construction (Q2 2025) / 6 Storey
High Street Ventures
- 1110 McCallum Road**
Under Construction (Q3 2025) / 6 Storey
Starlight Developments
- 1420 Flint Avenue**
Under Construction (Q3 2025) / 6 Storey
Groupe Denux & Verity
- Treanor Terrace**
Completed / 6 Storey
Ironclad Developments
- The Arcote**
Completed / 6 Storey
Parsi Developments

MARKET CONDOS

- One Bear Mountain**
Under Construction (Q4 2024) / 18 Storey
360 Pacifica & Terracap
- Lakeside West**
Under Construction (Q1 2026) / 6 Storey
Draycor Developments
- Millstream Residences**
Under Construction (Q1 2025) / 6 Storey
Landvision Group
- 707 Treanor**
Completed / 4 Storey
Seymour Pacific
- Triple Crown I, II, III**
Completed / 6 Storey
Draycor Developments



LANGFORD B.C.

Living in Langford, BC offers a blend of natural beauty and modern amenities. Residents enjoy access to stunning outdoor recreational activities, including hiking, biking, and proximity to lakes and parks. The community is family-friendly, with excellent schools and a variety of local events fostering a strong sense of community. Langford also features a growing selection of shops, restaurants, and services, combining convenience with a laid-back lifestyle. Its location provides easy access to Victoria while maintaining a quieter suburban atmosphere, making it an appealing choice for families and individuals alike.

WESTSHORE CAMPUS

In 2022, UVic, in collaboration with Royal Roads University (RRU) and Camosun College, announced plans to offer courses at the new West Shore Campus. This \$98 million project will adhere to zero-carbon building design standards, making it the first public post-secondary institution in BC to aim for this goal, and it will also pursue LEED Gold certification.



WESTSHORE TOWN CENTRE

- Canadian Tire
- RONA
- Winners
- HomeSense
- Cineplex Odeon
- CIBC
- Thrifty Foods
- BC Liquor Store
- Cobb's Bread
- SportChek
- Shoppers Drug Mart

GOLDSTREAM VILLAGE

- Bin 4 Burger Longe
- Mad Greeks Pizza
- Jones BBQ
- SPINCO Fitness
- Starbucks
- Fairway Market
- Browns Social House
- Darcy's Pub
- Dollarama
- Liquor Planet
- Sushi Ya

↑ **26.4%**
Population Growth Since 2019 (8x National Avg.)

↑ **18.6%**
Projected Population Growth (5YR)

↓ **37.4**
Average Age of Residents

↑ **\$113,621**
Average Household Income

↓ **44%**
Rental Housing (61% in City of Victoria)

#1
Most Livable Community in Canada

*Demographics measured within 1.5 km radius from Subject Property



ROYAL COLWOOD GOLF COURSE

GOLDSTREAM VILLAGE

WESTSHORE TOWN CENTRE

POST-SECONDARY CAMPUS

RUTH KING ELEMENTARY

VETERANS MEMORIAL PARKWAY

PEATT ROAD

ARNCOTE AVENUE

SUNDERLAND ROAD

Recreational Amenities

Bear Mountain Golf & Country Club	11 Mins
Goldstream Provincial Park	10 Mins
Thetis Lake Provincial Park	6 Mins
Florence Lake	5 Mins
Starlight Stadium	7 Mins
Juan De Fuca Recreation Centre	9 Mins
Jordie Lunn Bike Park	8 Mins



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