

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)	\$48,989 (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

MCCLURE ST

Development in Proximity



851 Broughton St (YMCA)
Proposed @ 5.0:1 FSR
200 Condos
150 Rental Units

780 Blanshard St
Proposed @ 4.6:1 FSR
Mixed-Use

829-899 Fort St
Proposed @ 6.4:1 FSR
337 Residential Units
+ 8,000 SF Retail

911 Quadra St
In Planning
200 Units

Zoning & OCP

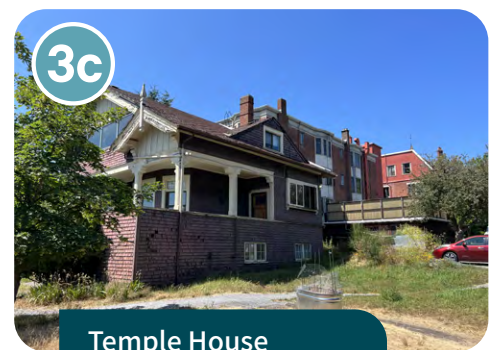
Zone Code:	Mount St. Angela Seniors Housing District (R-97) *Site Specific
Uses Permitted:	- Seniors Housing (Assisted Living / Independent Living) - Multiple Dwelling
Permitted Density:	1.96:1 FSR (Community Amenities Met) 0.6:1 FSR (Community Amenities Not Met)
Total Buildable Area:	114,513 SF (Community 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:

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

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

www.cbre.ca
www.cbrevictoria.com

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