



The Landing  
AT MILLSTREAM CREEK

# An Exceptional Shovel-Ready & Zoned Multifamily Development Site

STEPS FROM MILLSTREAM VILLAGE & BEAR MOUNTAIN



MILLSTREAM ROAD

4.7 ACRES



## Opportunity

The *National Investment Team Vancouver* and *Investment Properties Group Victoria* are pleased to present for sale, 4.7 acres of entitled and shovel-ready multi-family development land at 2207 Millstream Road in Langford. Ideally located at the foot of Bear Mountain, residents will benefit from excellent proximity to amenities in Millstream Village, access to parks and recreation, and convenient transit options on Millstream Road and Highway 1. The site has been fully cleared and graded, with offsite road work and sidewalks completed and all municipal services provided to the property line. Current BP9 zoning permits a range of multi-family built forms, up to 818,928 SF of buildable area (4.0x FSR), 80% site coverage, and a maximum building height of 12 storeys. This is truly an exceptional opportunity to develop multi-family housing with scale, in one of Canada's fastest growing communities.

## Highlights



### Zoning Approved

In place zoning allows developer to proceed directly to DP



### Shovel Ready

Fully cleared & graded, off-site road work and sidewalks complete, services to lot line



### Significant Scale

Up to 818,928 SF of buildable area



### Rapid Growth Location

26% population growth in the last 5 years (1.5km radius)



### Proximity to Amenities

Walking distance to shopping, transit, recreation, parks

**PRICE: CONTACT AGENTS**





## Property Details

<b>Address:</b>	2207 Millstream Rd   Langford, BC
<b>Neighbourhood:</b>	North Langford / Millstream
<b>PID:</b>	017-612-675
<b>Land Size:</b>	4.7 Acres (204,732 SF)
<b>Site Condition:</b>	Cleared & Graded, Gravel Surface
<b>Approved Density:</b>	4 FSR
<b>Buildable Area:</b>	818,928 SF
<b>Site Coverage:</b>	Min: 20%   Max: 80%
<b>Zoning:</b>	BP9 - Business Park 9
<b>Services:</b>	All Municipal Services to Lot Line
<b>Proposed Land Use:</b>	Multi-Family Residential



**MILLSTREAM ROAD**

**SITE COVERAGE: 80%**

**BUILDABLE AREA:  
818,928 SF (4.0x FSR)**

\*Massing prism is theoretical and intended only to illustrate maximum development entitlements



# LANGFORD, BC

## Developments In Proximity

### PURPOSE BUILT RENTAL

#### 1. 2390 City Gate Blvd.

Under Construction (Q2 2025) / 6 Storey /  
High Street Ventures

#### 2. 1110 McCallum Road

Under Construction (Q3 2025) / 6 Storey /  
Starlight Developments

#### 3. 1420 Flint Avenue

Under Construction (Q3 2025) / 6 Storey /  
Groupe Denux & Verity

#### 4. Treanor Terrace

Completed / 6 Storey / Ironclad  
Developments

#### 5. The Arcnote

Completed / 6 Storey / Parsi Developments

### MARKET CONDOS

#### 6. One Bear Mountain

Under Construction (Q4 2024) / 18 Storey /  
360 Pacifica & Terracap

#### 7. Lakeside West

Under Construction (Q1 2026) / 6 Storey /  
Draycor Developments

#### 8. Millstream Residences

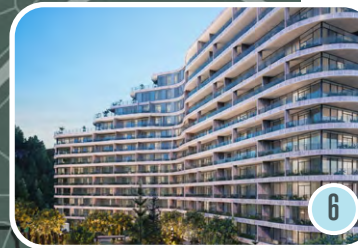
Under Construction (Q1 2025) / 6 Storey /  
Landvision Group

#### 9. 707 Treanor

Completed / 4 Storey / Seymour Pacific

#### 10. Triple Crown I, II, III

Completed / 6 Storey / Draycor  
Developments





# Millstream | North Langford, BC

Living in North Langford, BC offers a unique blend of natural beauty and family friendly amenities. Residents enjoy easy access to outdoor activities such as hiking, biking, and parks, making it ideal for nature enthusiasts. With its proximity to Victoria, North Langford combines the tranquility of suburban life with the convenience of urban amenities in the robust Millstream Village. The world class Bear Mountain Golf Resort lies directly to the West, and access to Highway 1 north and south bound is only a few minutes away. This rapidly growing region features average household incomes that are much higher than the national average, and rental supply that is far below that of the City of Victoria, representing an ideal market for residential development.

## Retail Amenities

### Shopping & Service

1. Save-On Foods
2. Costco
3. Best Buy
4. Tim Hortons
5. Tesla
6. 4 Points Sheraton
7. Home Depot
8. Starbucks
9. Dairy Queen
10. The Lighthouse Pub
11. Liquor Planet
12. Co-op Gas

### Millstream Village

13. Market on Millstream
14. Tom Lee Music
15. Milestones
16. Millstream Optometry
17. Serious Coffee
18. Pharmasave
19. Everything Wine
20. Dollar Tree
21. Visions Electronics
22. Michael's
23. Golf Town
24. Marshalls

↑ **25.7%**  
Population Growth Since 2019

↑ **16.7%**  
Projected Population Growth (5YR)

↓ **39.6**  
Average Age of Residents

↑ **\$145,461**  
Average Household Income

↓ **31%**  
Rental Housing (61% in City of Victoria)

\*Demographics measured within 1.5 km radius from Subject Property

## Recreational Amenities

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







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AT MILLSTREAM CREEK



## Exclusive Advisors

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