

FOR SALE



2805 Cook Street | Victoria, B.C.

Centrally Located 12-Unit Townhome Development Site

Colliers

The Opportunity

Centrally located townhome development site in the desirable Oaklands neighbourhood of Victoria, B.C.

The property comprises approximately 0.24 acres (10,463 SF) and is currently advancing through the entitlement process for a three-storey, 12-unit townhouse development.

This offering provides prospective purchasers with the chance to deliver a “missing middle” housing solution in a central Victoria neighbourhood. Development plans for the site contemplate a thoughtfully designed 12-unit townhome community, and the Development Permit (DP) application has been submitted. **The Building Permit (BP) is at the final stage of approval, with only minor non-material items remaining.**

The property is conveniently located just minutes from Hillside Shopping Centre, with access to major transportation corridors connecting to downtown Victoria and the city's midtown core. The surrounding neighbourhood is vibrant and amenity-rich, making it an ideal setting for future residents seeking convenience and lifestyle.

Transit accessibility further enhances the appeal of this site. BC Transit stops are located only a few minutes walk from the property, offering frequent service to downtown Victoria, Camosun College, the University of Victoria, and other key destinations across the region. This strong transit connectivity ensures ease of mobility for future homeowners and supports sustainable urban living.

Salient Facts



Address	2805 Cook Street, Victoria, B.C.
Legal Description	LOT 395 BLOCK 25 SECTION 4 VICTORIA DISTRICT PLAN 299 EXCEPT PLAN EPP144130 (PID: 007-123-175)
Net Site Area	10,463 SF (0.24 acres)
Current Zoning	GRD-1 (PGA) - General Residential District
FAR	1.29 FAR
Building Permit Status	Final stage of approval, with only minor non-material items remaining
Gross Buildable Area	13,519 SF
No. of Units	12 townhomes (1,128 SF average unit size)

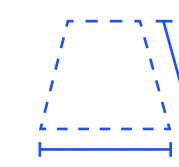
Development Overview

Development plans for the property envision a thoughtfully designed 12-unit townhome development, offering modern living in a highly desirable location.

The project, which has already advanced with a submitted DP and BP at the final stage of approval, features three-storey homes complemented by shared outdoor amenity space and professionally landscaped grounds. Each unit is designed with private balconies to maximize outdoor enjoyment, while secure bike storage supports sustainable transportation options for residents. This well-planned development combines functionality, comfort, and community appeal, making it an attractive addition to the Oaklands neighbourhood.

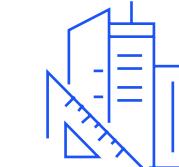


Project Highlights



Generous Unit Sizes

One-Bedroom - 560 SF
Three-Bedroom - 1,109 SF to 1,206 SF



Zoning & BP In-Place

Delivered with zoning and BP ready, eliminating entitlement risk and allowing a quicker time to market



Market Opportunity

Ideal for "missing middle" housing in a high-demand amenity-rich neighbourhood



Central Location

Family-friendly neighbourhood in a vibrant well-connected area just minutes from downtown Victoria and the city's midtown



Unit Mix

1 x One-Bedroom Unit
11 x Three-Bedroom Unit
12 Total Units

Lot Coverage

Approximately 44%

Building Height

3-Storeys

No. of Bicycle Stalls

31 Secure Stalls

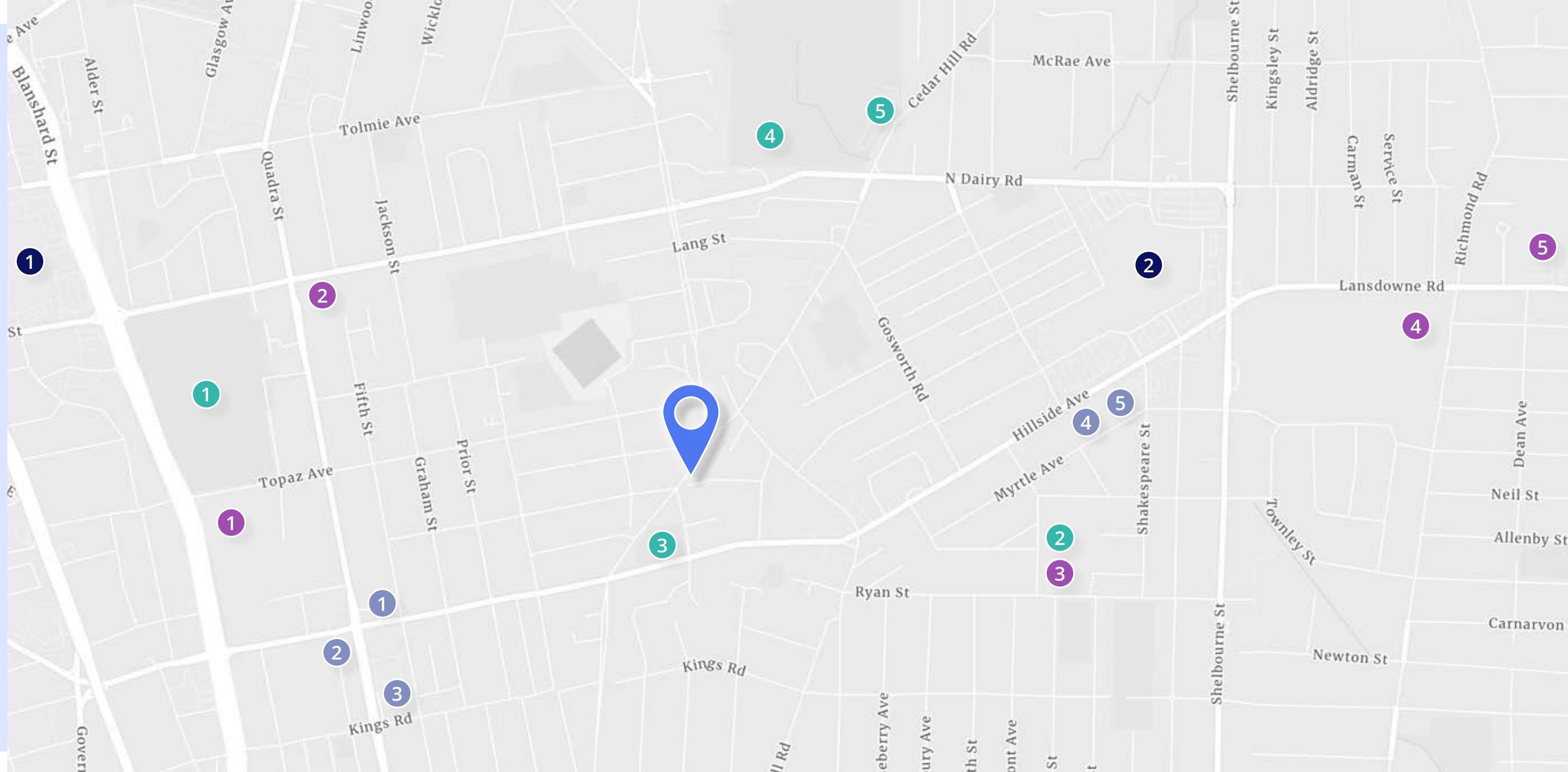
Parking

1 Accessible Parking Stall

Location Overview

The Oaklands neighbourhood is known for its family-friendly character, attracting young families with its abundance of parks, schools, and close proximity to downtown Victoria. The area is rich in charm, featuring tree-lined streets with mature chestnuts, Garry oaks, and flowering fruit trees that create a picturesque setting throughout the year.

Residents enjoy excellent walkability and convenient access to a wide range of amenities. Hillside Mall, a major shopping destination with retailers such as Thrifty Foods, Walmart, and Shoppers Drug Mart, is located within the neighbourhood, along with medical and dental offices, restaurants, and local convenience stores. The area is well-served by schools, including Lansdowne Middle School and several elementary schools, reinforcing its appeal for family-oriented housing. Camosun College and the University of Victoria are also easily accessible via public transit, and residents benefit from nearby recreational facilities like Cedar Hill Recreation Centre, the Oaklands Community Centre, and numerous parks. Oaklands offers a rare combination of urban accessibility and neighbourhood warmth, making it an ideal setting for a new townhome development.



Retail & Other

1 Mayfair Mall Shopping Centre

Hmart, Indigo, Aritzia, Lululemon, SportChek, Uniqlo, Sephora

2 Hillside Shopping Centre

Walmart, Thrifty Foods, Marshalls, Shoppers Drug Mart, Bolen Books

Education

1 5th Street Bar & Grill

Part + Parcel

Fairway Market

Remeo's Place

McDonald's

Parks & Recreation

1 SJ Willis Secondary School

2 Quadra Elementary School

3 Oaklands Elementary School

4 Lansdowne Middle School

5 Camosun College

1 Topaz Park/Finlayson Turf

2 Hillside Park

3 Oaklands Community Centre

4 Cedar Hill Golf Course

5 Cedar Hill Recreation Centre

2805 Cook Street | Missing Middle Townhomes



Offering Process

Prospective purchasers are invited to submit offers through Colliers for consideration by the vendor. For access to Colliers' virtual data room, please complete and submit a completed confidentiality agreement and disclosure documents ("CA") to the listing agents. Access will be provided to interested parties upon receipt of an executed copy.

Purchase Price

\$2,100,000 (\$175,000/townhome)

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