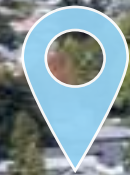


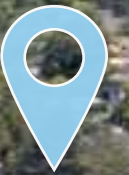


Colliers

Mt. Tolmie



Hillside Shopping Centre



École Intermédiaire
Lansdowne Middle School

FOR SALE

0.30 Acre Townhome Development Site in the Oakland Neighborhood

2848 and 2852 Shelbourne Street, Victoria

Hillside Avenue

Lansdowne Road

Scott Street

2848 & 2852
Shelbourne Street

Pearl Street

Shelbourne Street

Offering Overview

2848 and 2852 Shelbourne Street, Victoria

Colliers is pleased to present the opportunity to acquire a centrally located, multifamily development site in the Oakland neighbourhood of Victoria, BC. The site totals 0.30 acres or 13,200 SF and is rezoned to RT: Traditional Residential Attached Dwelling District zoning to accommodate a seven-unit townhouse building, offering an excellent opportunity for residential development.

The new zoning will permit seven (7) townhomes to be constructed allowing the prospective purchasers to design their own missing middle project in a highly central location in Victoria.



Address	2848 and 2852 Shelbourne Street, Victoria BC, V8R 4M4	
Legal Description	2848 Shelbourne Street: PID: 008-134-936 LOT 6, BLOCK 12, PLAN VIP959, SECTION 8A, VICTORIA LAND DISTRICT 2852 Shelbourne Street: PID: 008-134-898 LOT 5, BLOCK 12, PLAN VIP959, SECTION 8A, VICTORIA LAND DISTRICT	
Combined Site Area	13,200 SF (0.30 Acres)	
Site Description	Rectangular in shape	
Zoning	RT: Traditional Residential Attached Dwelling District	
City of Victoria Official Community Plan (OCP) Designation	Traditional Residential	
Oakland Neighbourhood Plan Designation	Traditional Residential	
Frontage	+/- 80 feet of frontage along Shelbourne Street	
Combined Assessed Value (2024)	Land	\$2,199,000.00
	Improvements	\$26,600.00
	TOTAL	\$2,225,600.00
Asking Price	Please contact listing agents	



Land Use & Zoning Overview

Current Zoning

RT: Traditional Residential Attached Dwelling District

Permitted Uses in this Zone:

- Single family dwelling, two family dwelling, attached dwelling, and semi-attached dwelling

Lot Area and Width:

- Minimum Lot Area: 920.0 m²
- Minimum Lot Width: 20.0 m average lot width

Density:

- Maximum Floor space Ratio: 1.0:1
- FAR: 0.90

Height:

- Storeys: Up to 3 storeys in height

Maximum Lot Coverage:

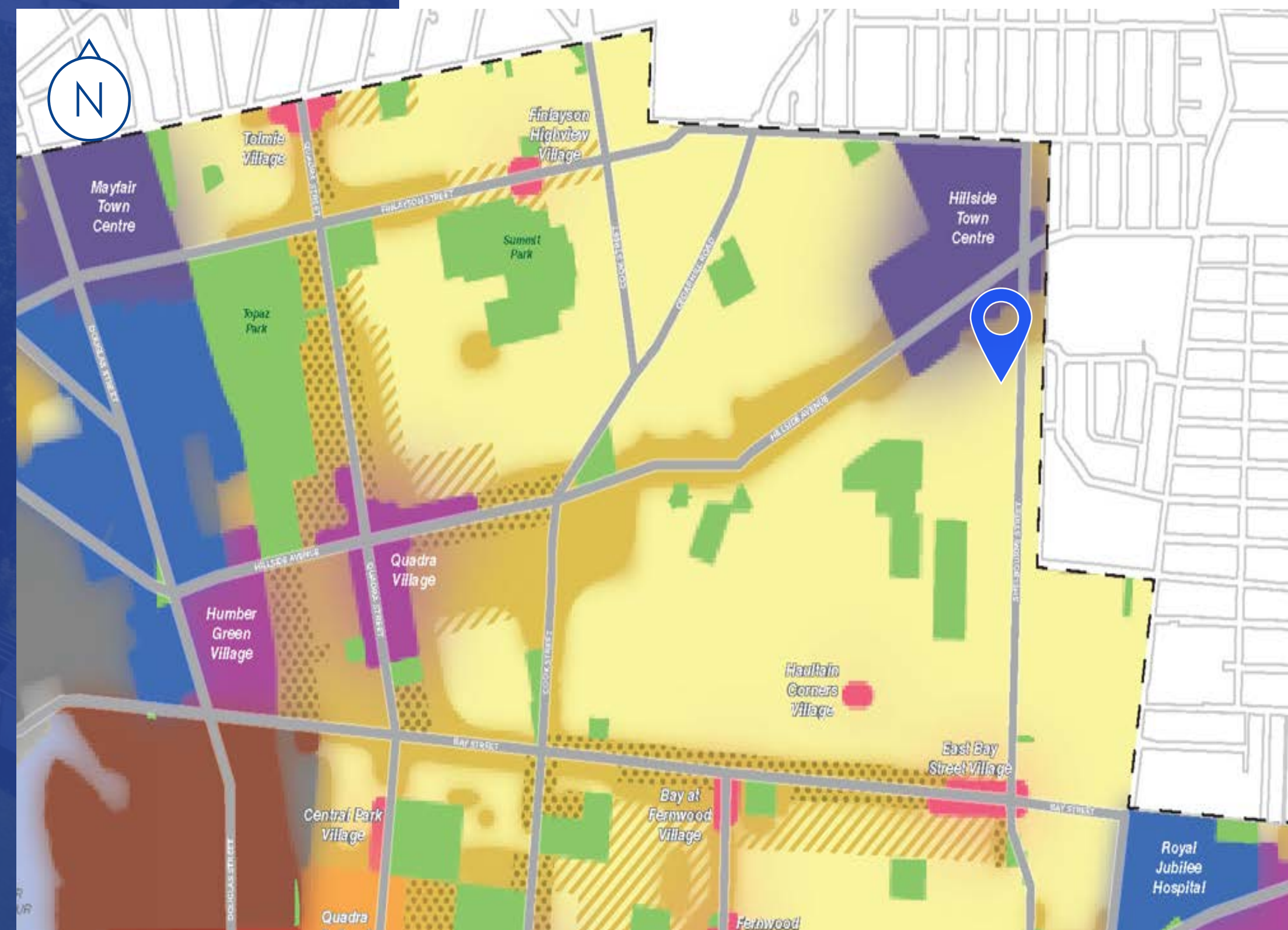
- 50% dependent on the proposed development

OCP Designation

Traditional Residential

These properties are designated as “Traditional Residential” which consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms. These would include the following: single, duplexes, townhouses and row-houses and house conversions. Low-rise multi-unit residential and mixed-use buildings.

Heights under this designation range from two to three storeys, depending on site and area and what is approved by City policy. Densities are also approximately 1.0 FSR, with the option of additional density on a case by case bases.



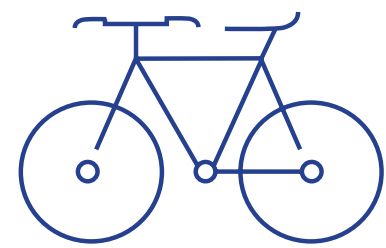
Legend

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential
- General Employment
- Urban Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Mixed Residential
- Traditional Residential**
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Location Overview

The site is situated in the heart of Victoria, ideally located within close proximity to multiple schools, amenities, and the Royal Jubilee Hospital, making it a highly attractive area for families and healthcare professionals. This property provides easy access to key transit routes and transportation networks.

There is a lack of new townhouses supply in the surrounding area, this offering provides a great opportunity for the prospective purchaser to emerge into the market.



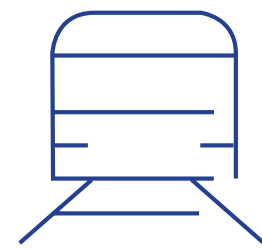
Bike Score

79



Walk Score

85

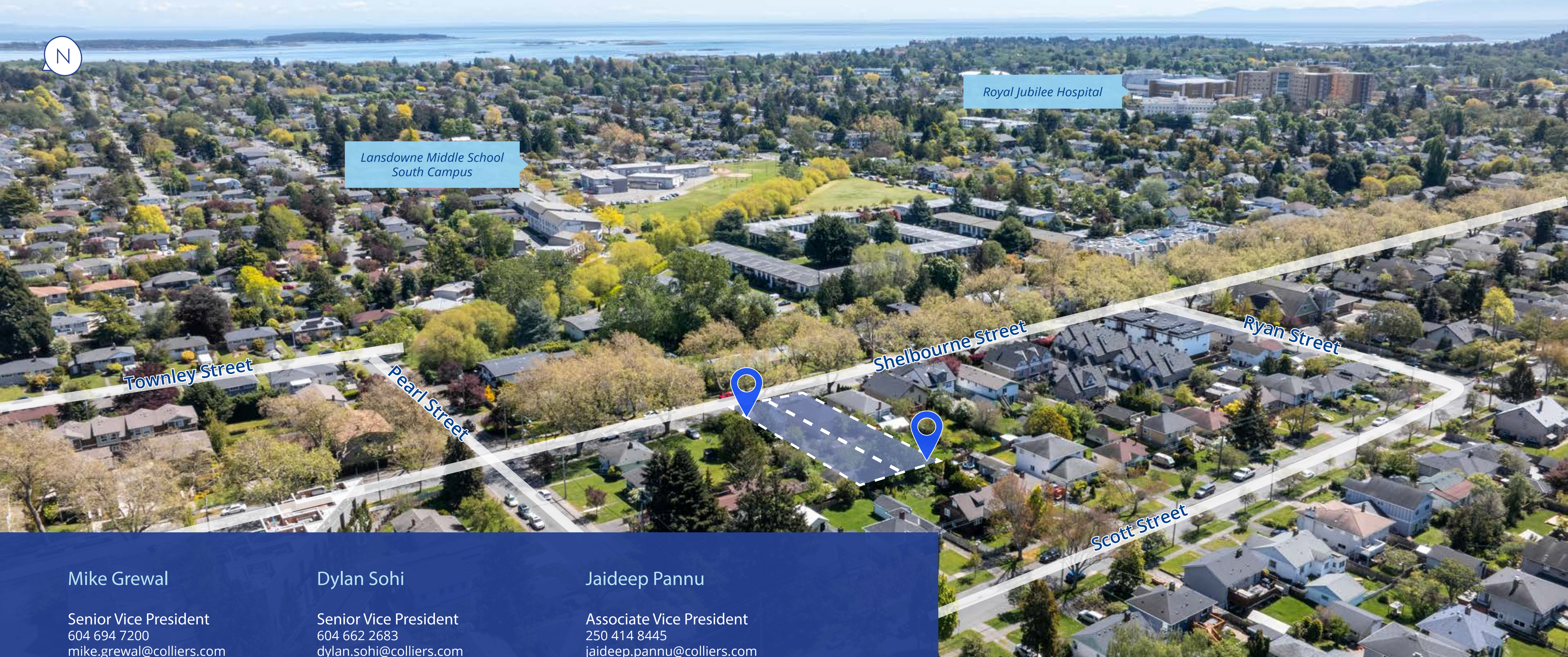


Transit Score

72

Location	Drive Times
Hillside Shopping Centre	3 minutes
Royal Jubilee Hospital	4 minutes
Camosun College Lansdowne Campus	5 minutes
Oaklands Park	2 minutes
Oaklands Elementary School	2 minutes
Lansdowne Middle School South Campus	2 minutes
University of Victoria	6 minutes





Lansdowne Middle School
South Campus

Royal Jubilee Hospital

Townley Street

Pearl Street

Shelbourne Street

Ryan Street

Scott Street

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