



6753 Central Saanich Road | Victoria, BC

FOR SALE | 11,220 SF Proposed Townhouse Site

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6753 Central Saanich Road

Victoria, BC

Location

6753 Central Saanich Road is located on the southwest corner of Central Saanich Road and White Road, in the Keating neighbourhood of Central Saanich, on southern Vancouver Island. This is a primarily residential and semi-rural area situated just east of Highway 17 (Patricia Bay Highway), approximately 20 minutes north of downtown Victoria and 10 minutes south of Sidney and Swartz Bay Ferry Terminal.

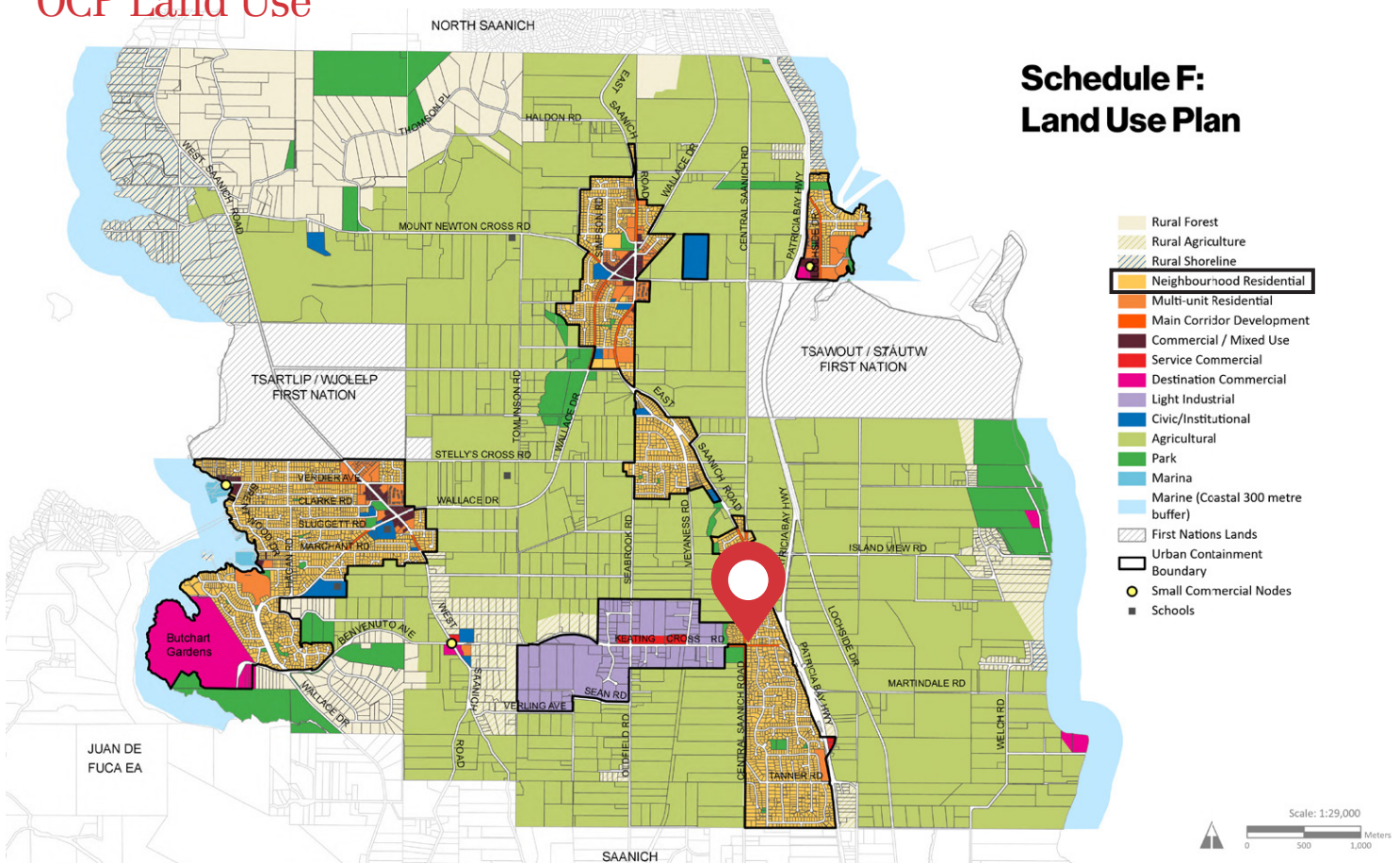
Accessibility

Conveniently close to Highway 17, offering a quick 15–20 minute drive to downtown Victoria and the Swartz Bay ferry terminal, ideal for commuting and access to the Gulf Islands.

Nearby Amenities

- ▶ Keating Cross Road commercial area
- ▶ Keating Elementary School
- ▶ Saanichton Village
- ▶ Lochside Regional Trail
- ▶ Panorama Recreation Centre
- ▶ Victoria International Airport (YYJ)

OCP Land Use



Property Details

Legal Description

Lot 6, Plan Vip22268, Section 13, Range 4e, South Saanich Land District, Except Plan EPP124788

PID

003-224-791

Lot Size

11,220 SF

Zoning

RC

Proposed Floor Area Ratio

1.09 FAR (current zoning allows 0.7)

Price

\$1,590,000

Development Proposal

PROJECT NAME:	Keating Heights
LOCATION:	Keating Cross Road, Central Saanich
PROPOSAL TYPE:	Development Permit
UNITS PROPOSED:	6 townhomes
REQUESTED FLOOR AREA RATIO:	1.09 FAR (current zoning allows 0.7)

Project Objectives

- ▶ Provide Livable, Attainable, and Sustainable Housing
- ▶ Support “Missing Middle” housing
- ▶ Promote thoughtful urban growth and land use
- ▶ Balance affordability with long-term livability

Key Features & Justifications

1. High-Quality, Flexible Housing

- ▶ Townhomes designed with a ground-floor parlor (flex space for office/guest/bedroom).
- ▶ Three bedrooms on the top floor to separate shared and private spaces.
- ▶ Functional for remote work, families, and multi-generational living.

2. Efficient Land Use & Urban Design

- ▶ Enclosed garages (2 spaces per unit) to reduce visual clutter.
- ▶ Walkable and pedestrian-friendly design.
- ▶ Supports the semi-rural character of the area while enabling growth.

3. Alignment with the Official Community Plan (OCP)

- ▶ Contributes to the “missing middle” housing stock.
- ▶ Encourages sustainable development and long-term community investment.
- ▶ Enhances neighborhood vibrancy and livability.

4. FAR Increase Justification

- ▶ Lower FAR (0.7) would compromise livability, space, and financial viability.
- ▶ 1.09 FAR allows functional and adaptable unit layouts.
- ▶ Reducing to 5 units would hinder financing and affordability.
- ▶ Higher FAR supports small-scale developers and housing diversity.

5. Community and Infrastructure Enhancements

- ▶ \$35,000 sidewalk construction for improved pedestrian access.
- ▶ \$100,000 driveway relocation to enhance traffic safety.



KEATING
ELEMENTARY
SCHOOL

6753
CENTRAL
SAANICH RD

KEATING CROSS RD

PATRICIA BAY HWY

17

ADAM KERR PARK



CENTRAL SAANICH RD

Drive Times:

Saanich Core	15 min
Swartz Bay Ferry Terminal	17 min
Downtown Victoria	23 min

Proximity to Airport:

Victoria International Airport	11 min
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