



*956 Heywood Avenue*



*931 McClure Street*

**Price Reduced** | 956 Heywood Avenue & 931 McClure Street, Victoria, B.C.  
Two (2) Missing Middle Development Sites in the Fairfield Neighbourhood



# Offering Overview



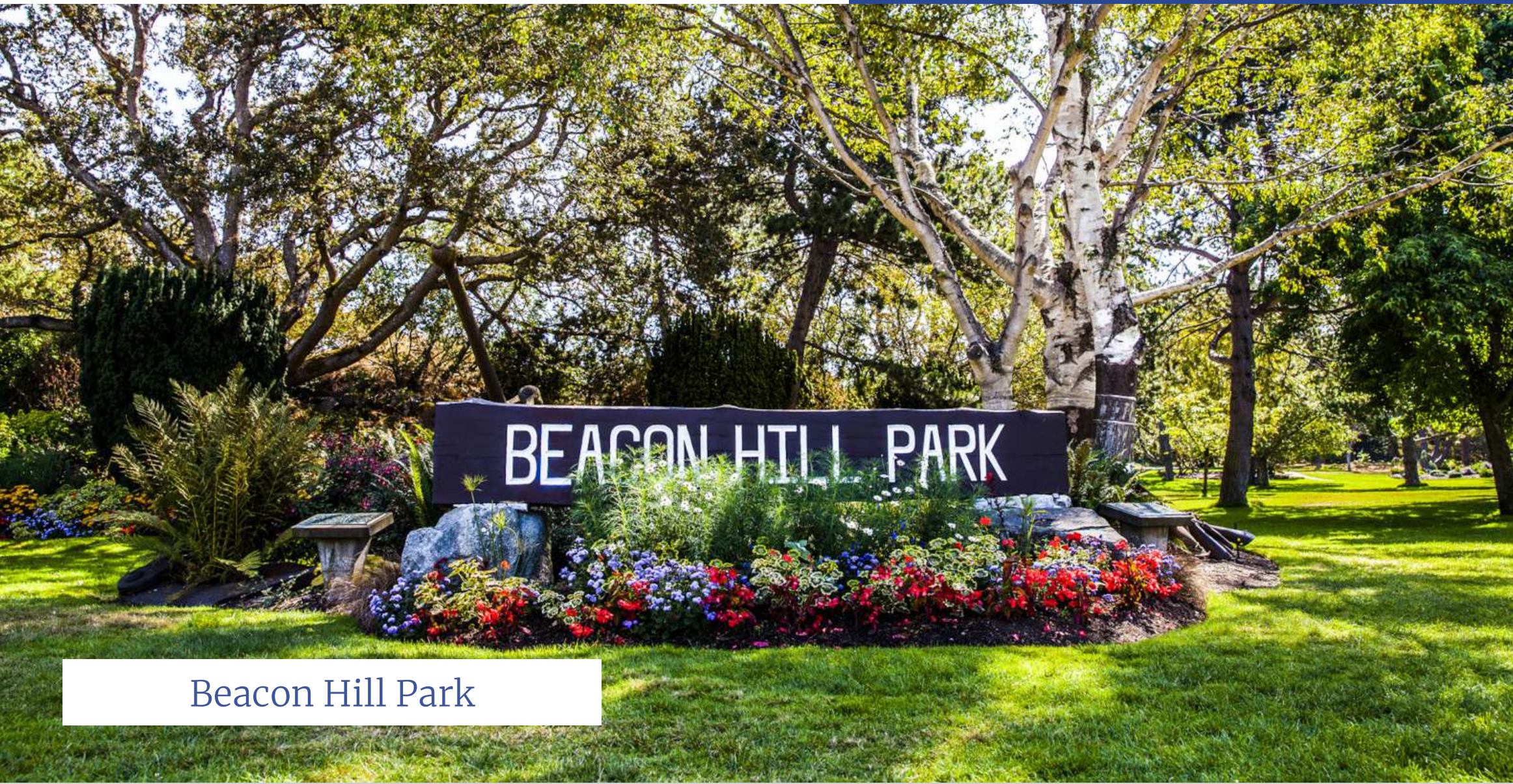
Colliers is pleased to offer for sale two (2) exceptionally located, multifamily development opportunities in the Fairfield neighbourhood of Victoria, B.C. The locations offer convenient access to downtown Victoria, Cook Street Village, Beacon Hill Park and other nearby amenities, recreational activities, and schools. Both sites are zoned, offering varying density, but permit multiple dwelling developments of anywhere from three (3) to six (6) storeys. In-place zoning allows prospective purchasers to propose their own missing middle project. While it is the owner's preference to sell both development sites to one purchaser, it will entertain offers on each property individually.

## Location Overview

- The subject properties are located on the periphery of Victoria's downtown core in Fairfield, an extremely walkable and bikeable neighbourhood.
- 956 Heywood Avenue is located directly across from Beacon Hill Park and is within walking distance of numerous amenities found in the Cook Street Village.
- 931 McClure Street is just southeast of Victoria's downtown core. Numerous amenities offered by both the downtown core and Cook Street Village are within walking distance.







Beacon Hill Park



Ogden Point and Breakwater

# Salient Facts



Civic Address	931 McClure Street	956 Heywood Avenue
Legal Description	LOT 1189, VICTORIA CITY, PID: 008-666-954	LOT 36 OF LOT 1694, VICTORIA CITY, PLAN 24, PID: 009-324-402
Site Area	+/- 7,470 SF according to survey	+/- 6,114 SF according to survey
Site Description	Rectangular in shape	Rectangular in shape
Zoning	R-103 - 931 McClure Steet District	R3-AM-2 – Mid-Rise Multiple Dwelling District
City of Victoria Official Community Plan (OCP) Designation	Urban Residential	Urban Residential
Fairfield Neighbourhood Plan Designation	Urban Residential	Urban Residential
Frontage	+/- 56 feet of frontage along McClure Street	+/- 50 feet of frontage along Heywood Avenue
Gross Property Taxes	\$6,872 (2023)	\$6,693 (2023)
Financing	Treat as clear title, share purchase option available	Treat as clear title, share purchase option available
Services	Full municipal services to the property line	Full municipal services to the property line
Reduced Price	<del>\$2,200,000</del> \$1,775,000	<del>\$2,000,000</del> \$1,475,000



# Land Use Parameters

## Current Zoning

### 931 McClure Street – R-103 Zoning

- Permitted Uses\*: multiple dwelling, attached dwellings
- Maximum FSR: 1.38
- Maximum Lot Coverage: 60%
- Height: Up to 4 storeys in height

### 956 Heywood Avenue – R3-AM-2 Zoning

- Permitted Uses\*: multiple dwellings, two family dwellings
- Maximum FSR: 1.60
- Maximum Lot Coverage: 30-40% dependent on proposed development
- Height: Up to 4 storeys in height

\* Permitted, but not limited to

## City of Victoria OCP Designation

Both properties are designated “Urban Residential” which consists primarily of multi-unit residential in a wide range of detached and attached building forms, including townhouses and row-houses, low and mid-rise apartments from three (3) to six (6) storeys. The Urban Residential designation contemplates densities ranging from 1.2 FSR to 2.0 FSR.

## Fairfield Neighbourhood Plan Designation

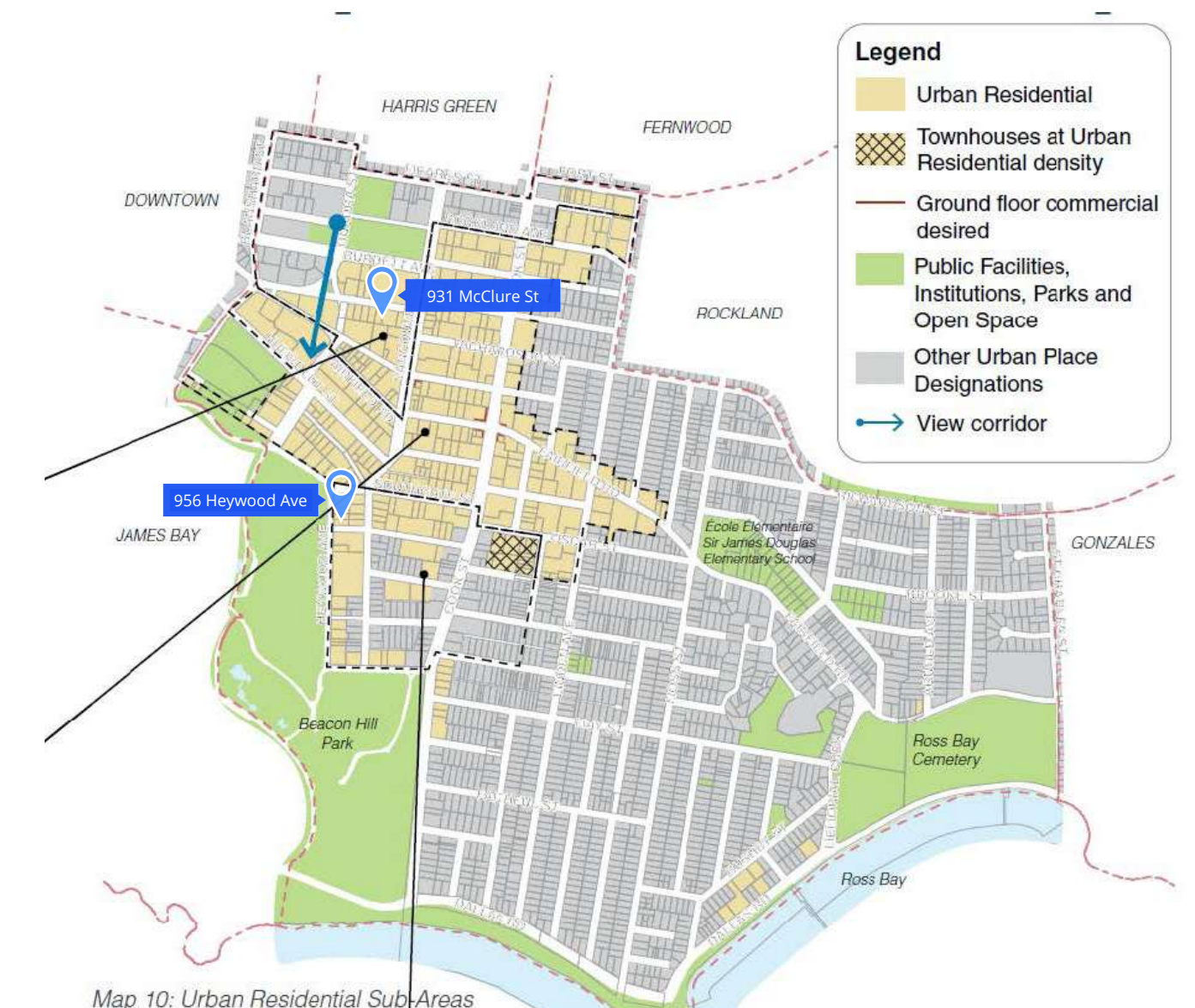
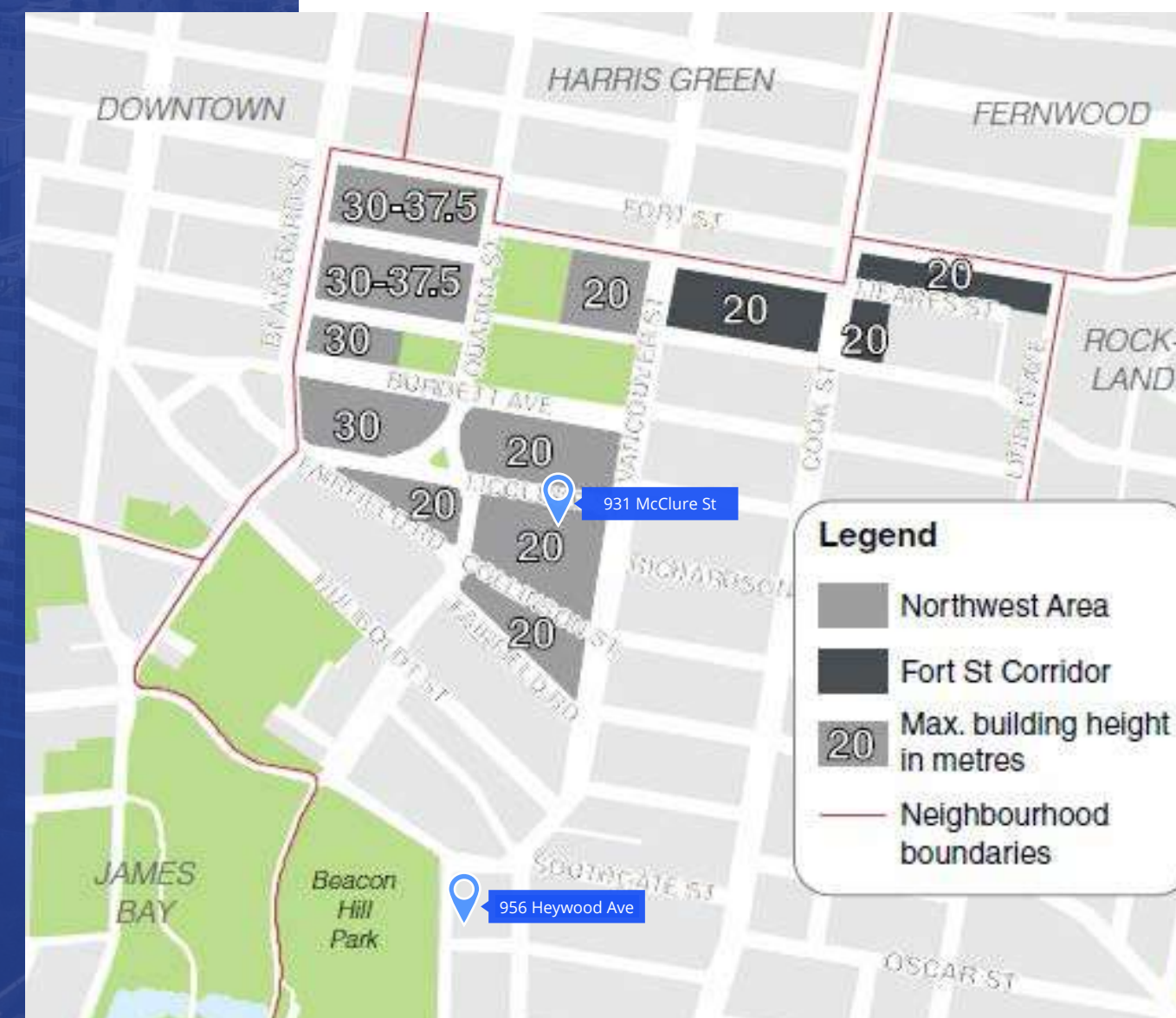
Both properties are designated “Urban Residential”.

### 931 McClure Street: Northwest Area and Fort Street Corridor

Contemplates density ranging from 1.2 FSR up to 2.5 FSR with building heights up to six (6) storeys with the provision of affordable housing.

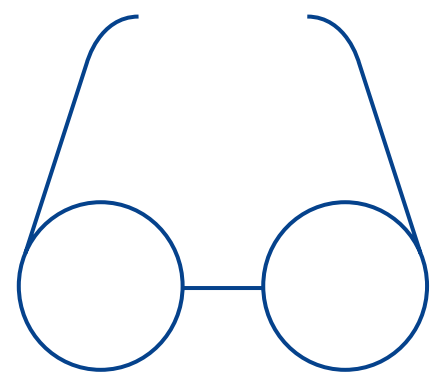
### 956 Heywood Avenue: Cook Street Village Area

Contemplates density of up to 2.0 FSR with building heights up to four (4) storeys.





# Aerial Overview



1	Beacon Hill Park
2	Dallas Road Ocean Front Trail
3	Ogden Point and Breakwater
4	Helijet Terminal
5	James Bay
6	BC Legislature
7	Royal BC Museum

8	Fairmont Empress
9	Seaplane Terminal
10	Greater Victoria Public Library
11	The Royal Theatre
12	Provincial Court House
13	YMCA/YWCA
14	Pioneer Square

## 931 McClure Street

Walk Score

89

Bike Score

90

Transit Score

90

## 956 Heywood Avenue

Walk Score

93

Bike Score

85

Transit Score

81







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## Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement (“CA”) and disclosure forms to Austin Cope at the contact information above, access which will be provided upon receipt of an executed CA.

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