

For Sale

3.0 Acre Development Site
In The Cowichan Valley

6487 - 6535 Ford Road



Large-scale Multi-Family
Development Opportunity in
High Density Neighbourhood

CBRE

A Rare Residential Opportunity

Located in the growing Municipality of North Cowichan. Situated on a flat, rectangular 3.00 acre site, this development opportunity comprises two legal parcels. Ideally positioned within the Urban Residential (Village Residential) designation of the Official Community Plan (OCP) and the Residential-Med designation of the Bell McKinnon Local Area Plan (LAP), the subject properties are well-suited for medium density redevelopment.

Future land use policies envision three to five storey multi-family residential buildings with a floor area ratio (FAR) of up to 1.2, allowing for substantial buildable density in an increasingly desirable region of southern Vancouver Island.



Best Western

Canadian Tire

Tim Hortons

Home Depot

Walmart

RCMP Offices

240+ Rental Units & Townhomes

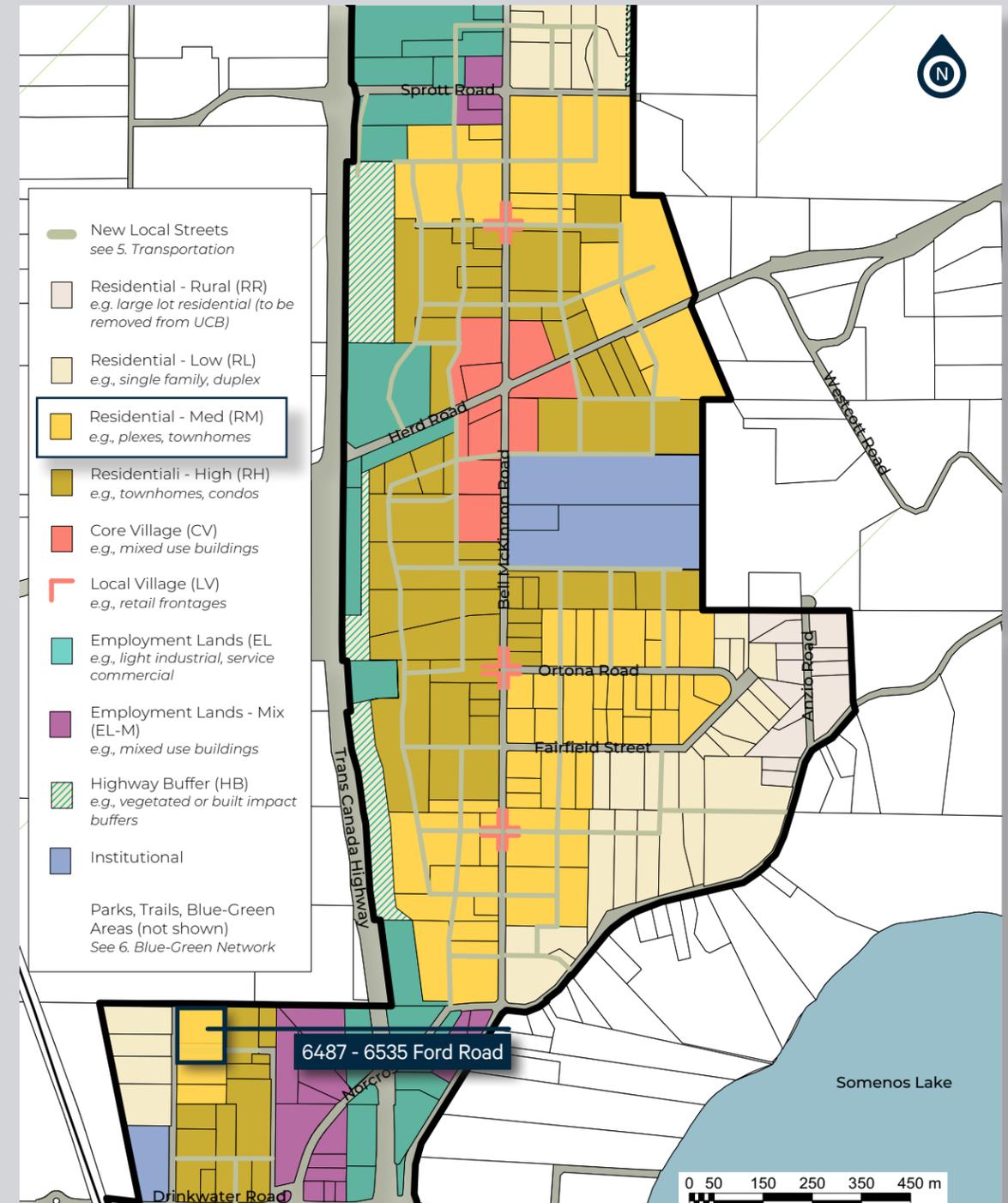
Timer Terrace
4-Storey, 116-Unit
Rental Building

Drinkwater Place
Future 4-storey, 262-Unit
Rental Building

Property Overview

Salient Facts

Addresses	6487-6535 Ford Road, North Cowichan, BC
Legal Descriptions	Lot 1, Plan VIP4627, Section 4, Range 5, Somenos Land District, PID 001-592-718 Lot 1, Plan VIP4400, Section 4, Range 5, Somenos Land District, That PT N of PL VIP4627, PID 003-670-031
Lot Size	±3.00 Ares (130,380 SF) according to legal survey
Site Description	Rectangular in shape with frontage along Ford Road
Current Zoning	Urban Residential Rural Zone (R1-U)
OCP Designation	Village Residential
Bell McKinnon LAP Designation	Residential - Med (RM) which contemplates 3+ storey apartments and townhouses and up to 1.2 FAR without bonus densities
Estimated Buildable Area	Up to ±156,816 buildable square feet (BSF) per North Cowichan planning documents
Asking Price	\$3,900,000



SOURCE: Bell McKinnon Local Area Plan (LAP)

Development Potential

3.0 Acre Development Site

Preliminary feasibility and site analysis suggest the subject properties are well-suited for phased residential redevelopment with potential for:

- + 240+ residential units in a mix of studio, one-bedroom, and two-bedroom units.
- + Attractive low-to-mid-rise multi-family or townhouse configurations.



Highlights

Sizable Land Parcel

± 3.00 acre site with minimal topographical constraints and excellent development geometry.

Centrally Located

Excellent access to major retail centres, transportation, schools, and the new Cowichan District Hospital site.

Zoning

Potential rezoning opportunity to R1-U (Urban Residential Rural Zone) permitting a range of residential uses including multi-family and two-family dwellings.

Sustained Demand

Demand driven by proximity to the new Cowichan District Hospital (2027 completion) and Cowichan Commons shopping centre.

Land Use Designation

Designated Village Residential in the OCP supporting multi-family redevelopment.

Preliminary Plans in Place

Early concept plans suggest up to 240+ residential units, including studio, one-bedroom, and two-bedroom configurations.

Offering Significant Scale In The Cowichan Valley

The Location

Located in the vibrant and rapidly expanding Cowichan Valley, 6487–6535 Ford Road offers an exceptional opportunity for development in one of Vancouver Island’s most desirable and strategically positioned communities. The subject properties are situated in the Municipality of North Cowichan, just minutes north of downtown Duncan, ideally positioned within the Bell McKinnon growth corridor—a key urban development node identified for future intensification.

The site is only a short drive to the Trans-Canada Highway (Highway 1), offering excellent regional connectivity to both Victoria (approximately 65 km south) and Nanaimo (approximately 46 km north).

Demographics (5 KM RADIUS)



SOURCE: ENVIRONICS 2025

Retailers

- | | | |
|---|----------------------------------|---------------------------------------|
| 1 Cowichan Commons Shopping Centre | 2 Tim Hortons | 5 Best Western |
| + Walmart | 3 Mr. Lube + Tires | 6 RCMP Offices |
| + Home Depot | 4 CVI Restaurant & Lounge | 7 BC Forestry Discovery Centre |
| + Best Buy | | |
| + M&M Food Market | | |
| + Sleep Country | | |
| + McDonald's | | |
| + Dollarama | | |
| + Canadian Tire | | |
| + Bosley's | | |
| + Westland Insurance | | |



For Sale

3.0 Acre Development Site In The Cowichan Valley

6487 - 6535 Ford Road

Large-scale Multi-Family
Development Opportunity in
High Density Neighbourhood

Offering Process

Prospective purchasers are invited to submit offers to purchase through CBRE Limited for consideration by the Owner.

Please contact the Listing Agent for more information; or, for access to the virtual data room, please submit a confidentiality agreement and disclosure forms ("CA"). Access will be provided upon receipt of an executed CA.

Contact Agent

Patrick Gunville

Senior Associate

Sales & Leasing | Mid-Island

patrick.gunville@cbre.com

O 250 386 000 | C 250 895 1177

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.