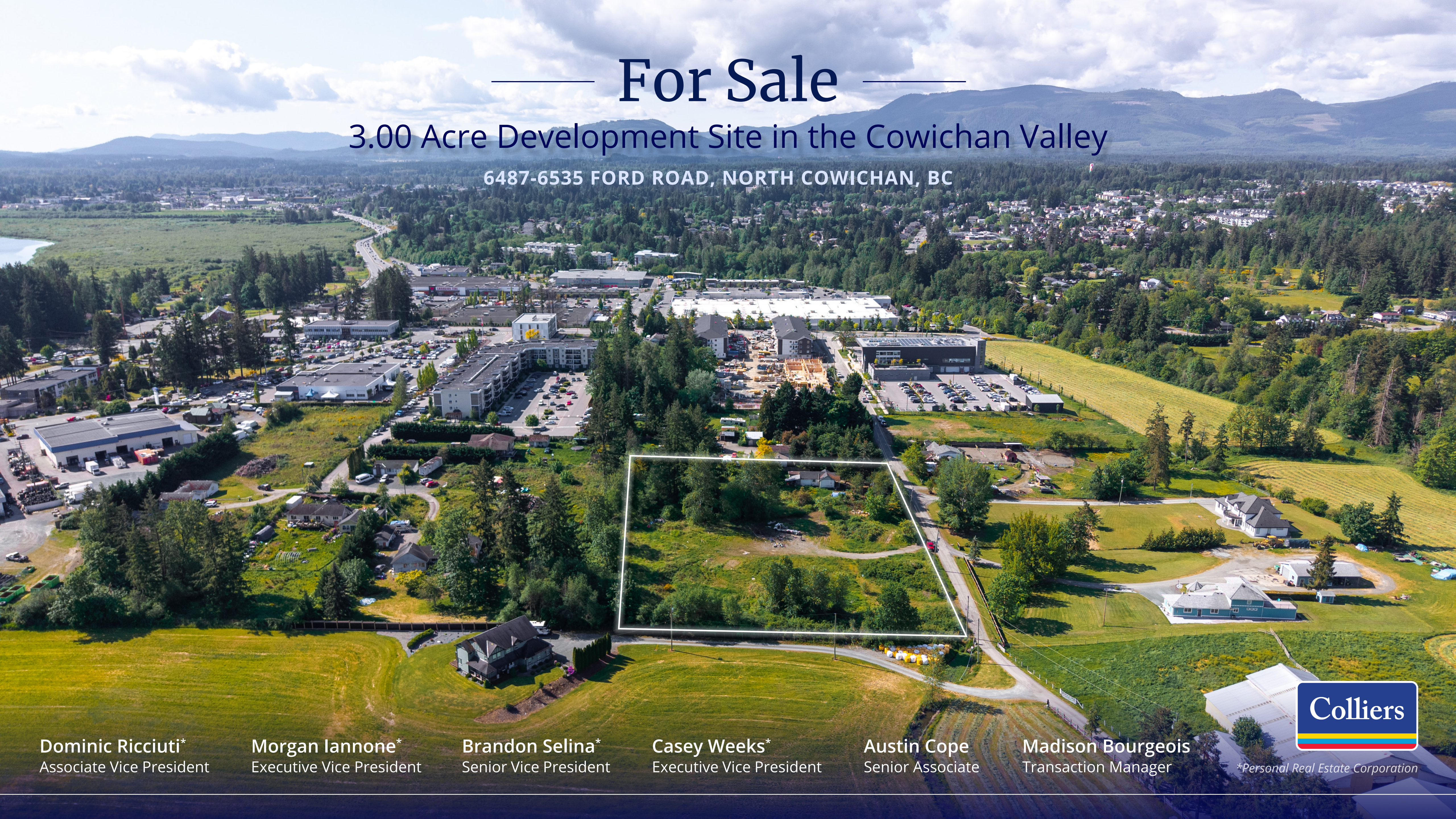


# For Sale

## 3.00 Acre Development Site in the Cowichan Valley

6487-6535 FORD ROAD, NORTH COWICHAN, BC



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Transaction Manager

**Colliers**

*\*Personal Real Estate Corporation*



# The Opportunity

6487-6535 FORD ROAD, NORTH COWICHAN, BC

Colliers is pleased to present a rare residential development opportunity at 6487–6535 Ford Road, 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 1.6, allowing for substantial buildable density in an increasingly desirable region of southern Vancouver Island.





# Property Overview

## SALIENT FACTS

### Addresses

6487–6535 Ford Road, North Cowichan, B.C.

### 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 Acres (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 – which contemplates mid to low density residential built forms with a FAR ranging from 1.2 to 1.6 and heights between three to five storeys

### Bell McKinnon LAP Designation

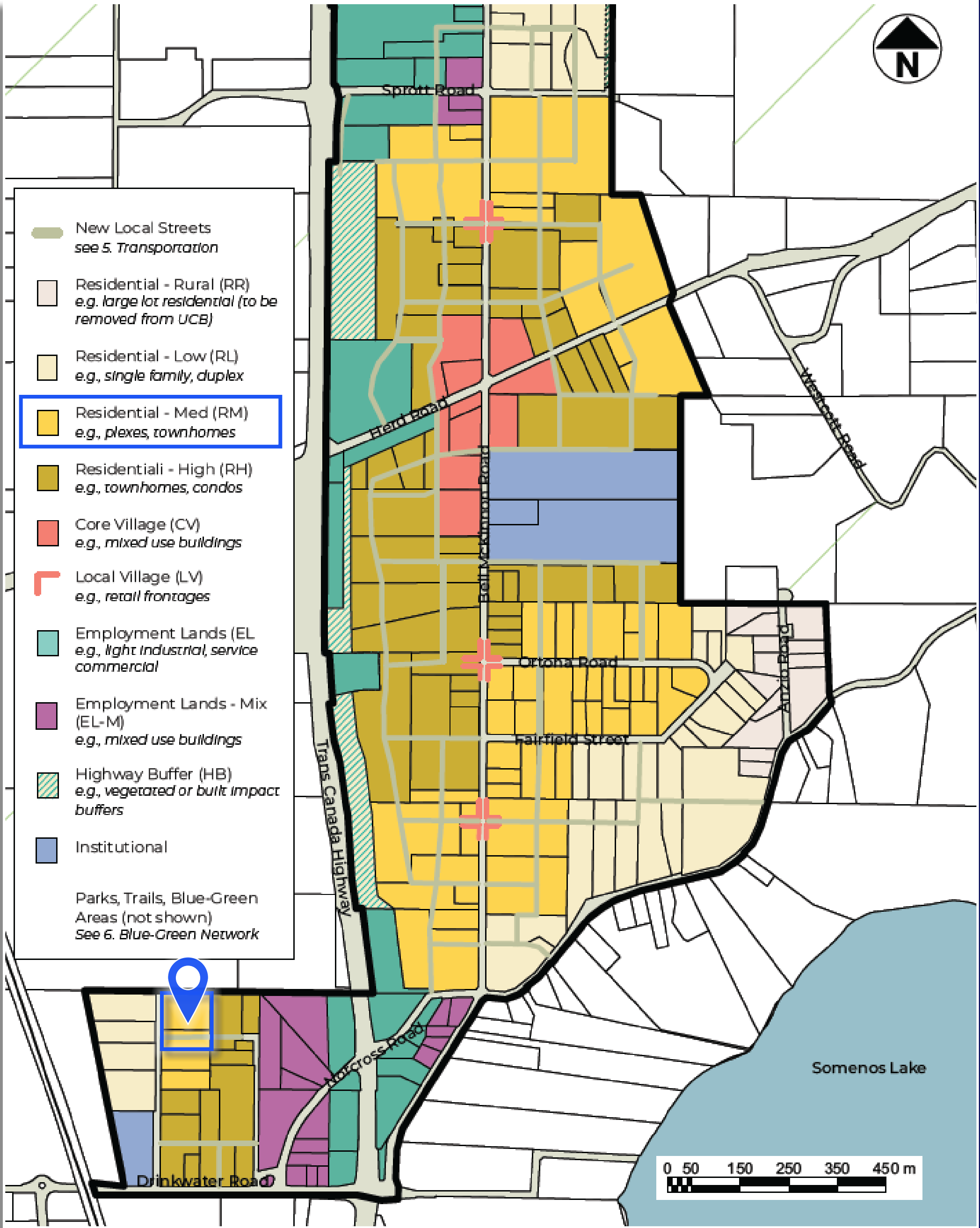
Residential – Med (RM) – which contemplates two to three storey apartments and townhouses and FSRs between 0.8 to 1.2

### Estimated Buildable Area

Up to ± 208,608 buildable square feet (BSF) per North Cowichan planning documents

### Asking Price

\$5,500,000 (\$26.36/BSF or \$42.18/SF of land)

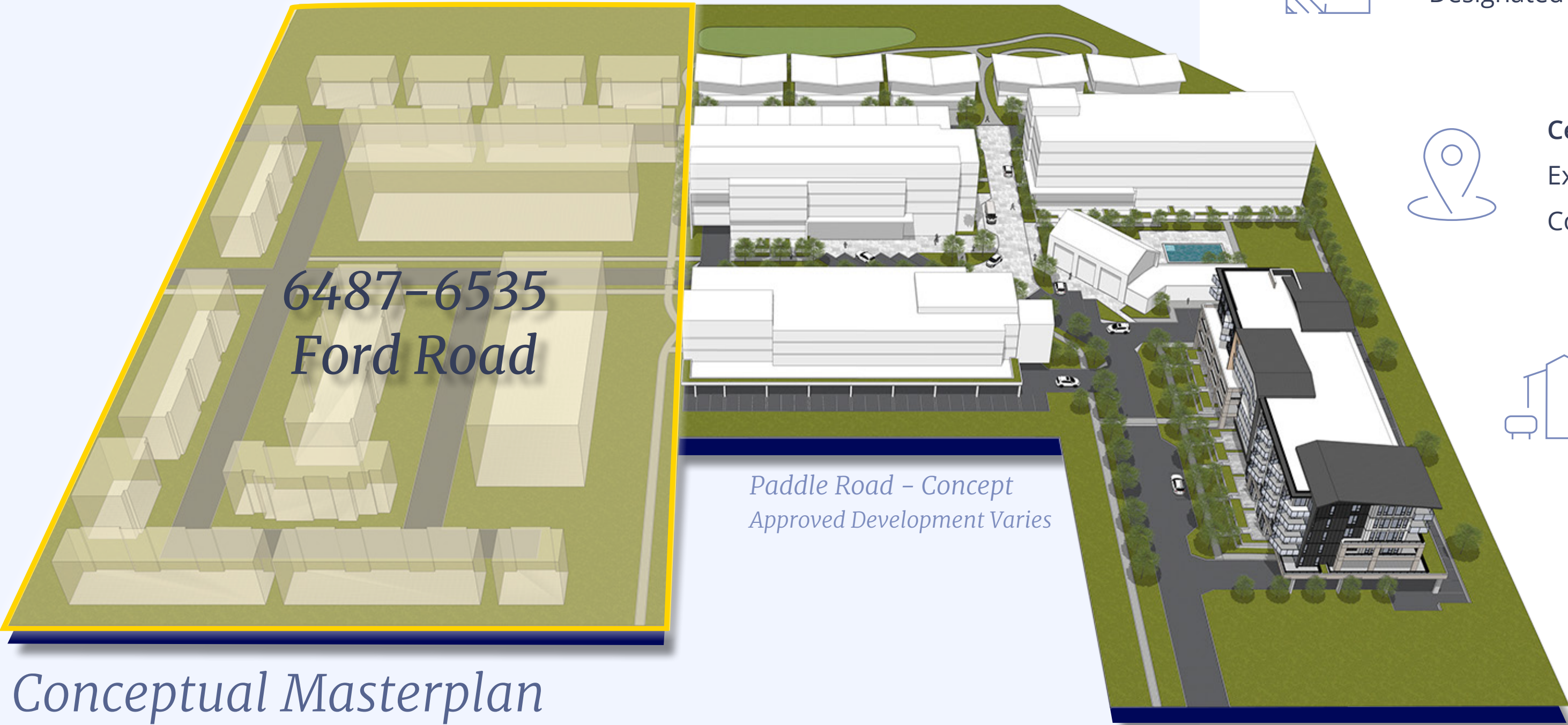


# Development Potential

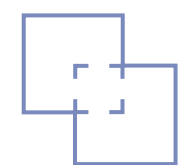
OFFERING SIGNIFICANT SCALE IN THE COWICHAN VALLEY

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

- 210 to 310 residential units in a mix of studio, one-bedroom, and two-bedroom units
- Attractive low-rise multi-family or townhouse configurations



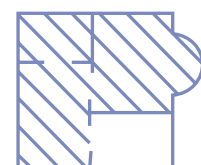
## HIGHLIGHTS



**Sizeable Land Parcel**  
± 3.00 acre site with minimal topographical constraints and excellent development geometry



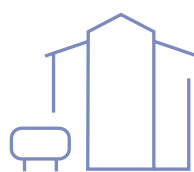
**Zoning**  
Potential rezoning opportunity to R1-U (Urban Residential Rural Zone)—permitting a range of residential uses including multi-family and two-family dwellings



**Land Use Designation**  
Designated Village Residential in the OCP supporting multi-family redevelopment



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



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



**Preliminary Plans in Place**  
Early concept plans suggest up to 310 residential units, including studio, one-bedroom, and two-bedroom configurations



# 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). This southern island location places the subject properties within commuting distance of major employment and lifestyle hubs, while maintaining the tranquility and charm of small-town living.

## DEMOGRAPHICS (5KM RADIUS)



\$97,517

Average Household Income



27,555

Current Population



44.9

Average Age

Source: Environics (2024)

## NEARBY AMENITIES

### Retailers

- 1

Cowichan Commons Shopping Centre

Walmart

Home Depot

Best Buy

M&M Food Market

Sleep Country
- 2

Tim Horton’s

McDonald’s

Dollarama

Canadian Tire

Bosley’s

Westland Insurance

- 3

Mr. Lube + Tires
- 4

CVI Resturant & Lounge

### Other

- 5

Best Western
- 6

BC Forestry  
Discovery Centre
- 7

RCMP Offices





# Offering Process

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

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

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