

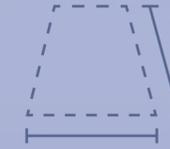
For Sale

43,153 SF Development Opportunity in James Bay

507 MONTREAL STREET, 210-224 KINGSTON STREET & 205 QUEBEC STREET | VICTORIA, BC



Development Highlights



Fully assembled 43,153 SF development site with three-street frontages.



Proposed six-storey, multifamily development with 196 residential units.



The proposed project consists of two six-storey buildings with 137 and 59 units respectively designed for possible subdivision and phasing.



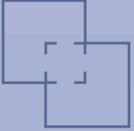
Located in James Bay, one of Victoria's most walkable and bikeable neighbourhoods, surrounded by water on three sides and filled with local shops, services and amenities.



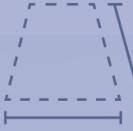
Walking distance to Fisherman's Wharf, the Inner Harbour, and Downtown Victoria. Excellent amenities nearby including: Thrifty Foods, Red Barn Market, and local dining.

Opportunity Overview

Colliers is pleased to present **One Point**, a rare opportunity to acquire a fully assembled, nearly 1-acre development site in Victoria's historic James Bay neighbourhood.



±43,153 SF
as per architectural plans
Lot Size



DPA 11
James Bay & Outer Harbour
DPA Area



Site Specific
Tailored to fit within the "Legislative" OCP Designation
Proposed Zoning



Legislative
City of Victoria
OCP Designation



One Point is designated Legislative, supporting a proposed multifamily residential development comprised of two six-storey buildings totaling 123,624 buildable square feet, with approximately 103,344 rentable square feet, representing an 83.60% efficiency.

Strategically positioned at the confluence of Montreal, Kingston, and Quebec Streets, One Point represents a significant scale redevelopment opportunity in one of Victoria's most desirable urban neighbourhoods.

Civic Addresses

507 Montreal Street,
210, 214, 218, 224 Kingston Street, &
205 Quebec Street, Victoria, B.C.

Legal Descriptions

507 Montreal Street: Lot 1 of Lots 950 and 951, Victoria City, Plan 9158, PID: 005-556-392

210 Kingston Street: Parcel A (DD 43159I) of Lots 950 and 951, Victoria City, Except Part in Plan 9158, PID: 009-387-595

214 Kingston Street: Lot 2 of Lot 950, Victoria City, Plan 9158, PID: 005-556-431

218 Kingston Street: Lot 949, Victoria City, PID: 009-387-501

224 Kingston Street: LOT 948, VICTORIA CITY, PID: 009-387-498

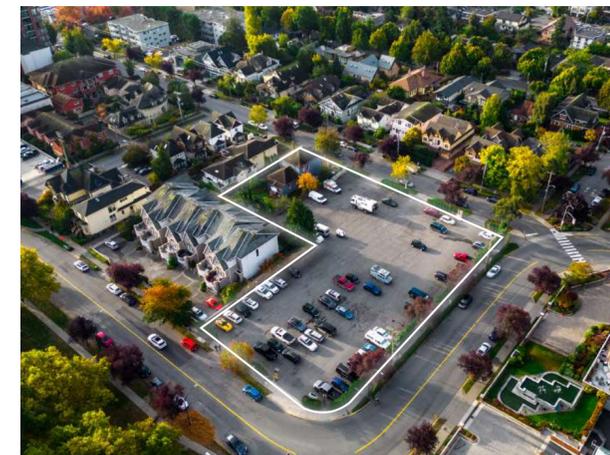
205 Quebec Street: Lot 940 and 941, Victoria City, PIDs: 009-387-153 & 009-387-137

Street Frontages

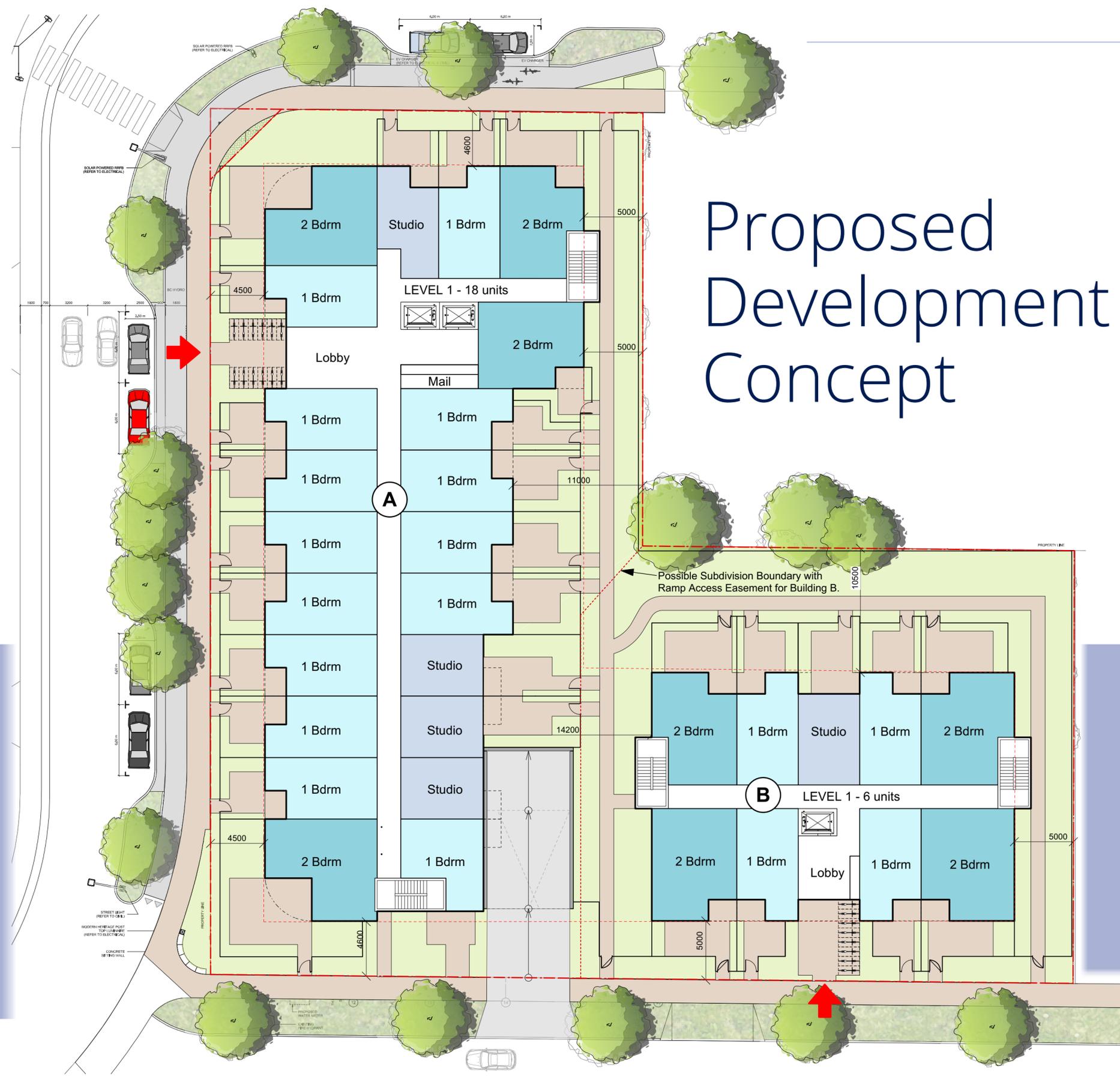
- 240 feet along Montreal Street
- 239 feet along Kingston Street
- 120 feet along Quebec Street

Improvements

Currently improved with a revenue generating surface parking lot and a duplex



Proposed Development Concept



Building A consists of 137 residential units, while Building B includes 59 units, for a total of 196 homes. The project is supported by one underground parking level providing 82 vehicle stalls, along with 267 designated bicycle stalls. No daycare or commercial units are proposed as part of the development.

The concept has been thoughtfully designed for potential subdivision and phasing of the project.

No. of Units

- 35 Studios (387 SF - 463 SF)
- 113 One-Bedrooms (473 SF - 495 SF)
- 48 Two-Bedrooms (646 SF - 764 SF)

196 Units Total

Parking Stalls

- 82 vehicle stalls
- 267 bicycle stalls

123,624
Gross Buildable SF

103,344
Net Saleable/Leaseable Area

51%
Site Coverage

6 Storeys
Height

2.90
FSR

83.6%
Efficiency

Planning Overview

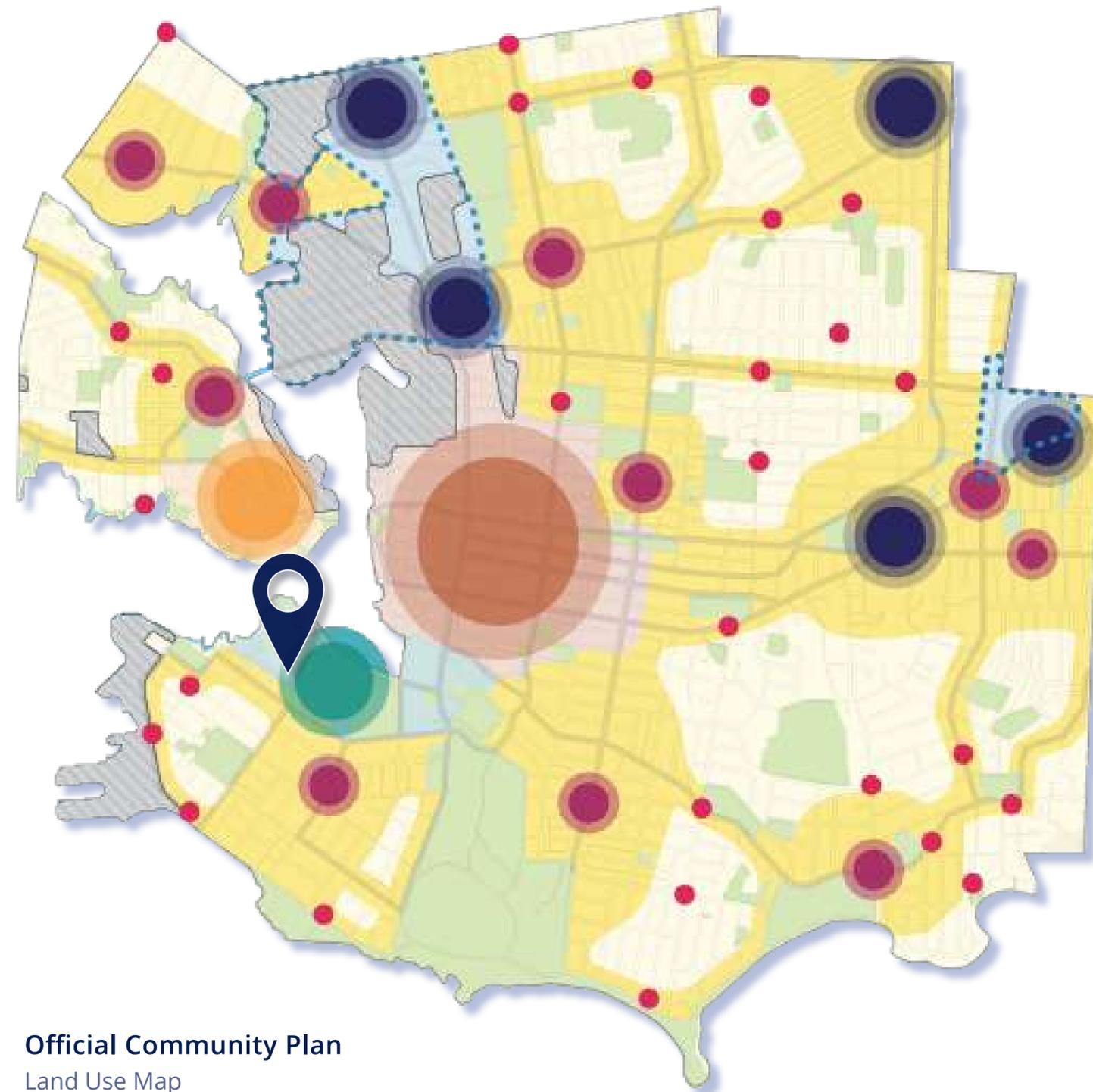
Legislative District Designation

The **Legislative District** serves as Victoria's iconic gateway and a key economic anchor for the South Island.

Envisioned as a vibrant, mixed-use hub, the area supports strategic redevelopment that enhances tourism, employment, government functions, and residential vitality.

The OCP supports high-rise development where thoughtfully designed and appropriately sited to achieve a balance of housing, economic activity, mobility, and public realm objectives—making the proposed 14-storey development a strong fit within this framework.

Future development is guided by principles of urban design excellence, transit integration, and public realm enhancement, with an emphasis on preserving key harbour and landmark views. Land uses envisioned include residential mixed-use, office, retail, tourism, and public institutional uses, contributing to a cohesive and dynamic waterfront district.



Official Community Plan

Land Use Map

Residential Fabric

- Residential Infill
- Priority Growth Areas

Community Nodes

- Town Centres
- Community Villages
- Local Villages

Districts

- Downtown Core
- Legislative District
- Songhees District

Reference

- Parks, Institutions and Public Open Spaces
(see *Community Networks*)

Working Lands and Waters

- Employment Districts
- Urban Industrial Reserve
- Working Harbour

- Transit Priority Network
(see *Mobility Networks*)

Location Overview

One Point is located at the confluence of Montreal, Kingston and Quebec Streets in the heart of the historic James Bay Neighbourhood in the City of Victoria.

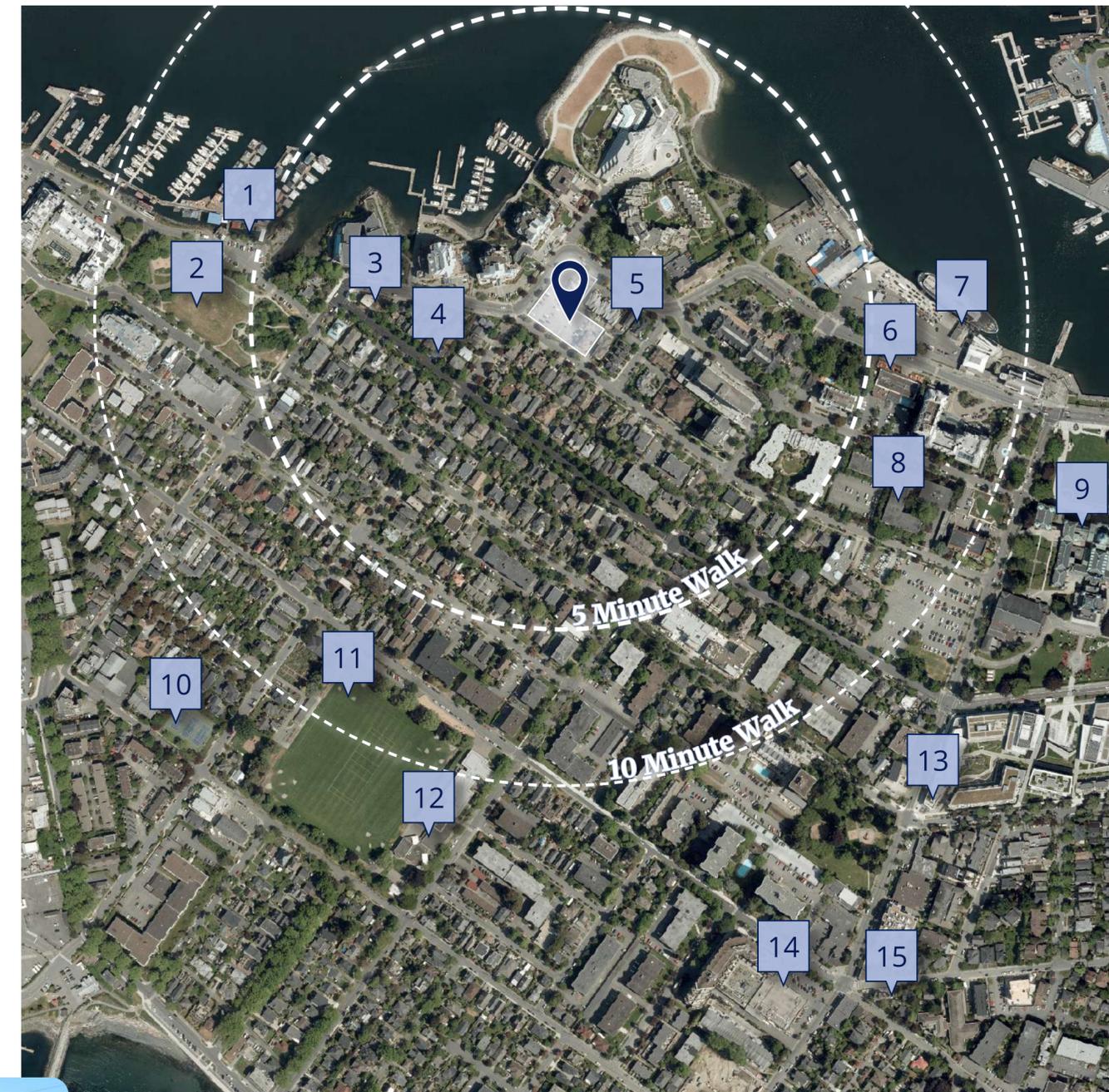
One Point is well serviced by transit and traffic arteries, with the waterfront David Foster Harbour Pathway connecting James Bay to the Inner Harbour and Downtown Victoria.

The James Bay Neighbourhood is a 'bedroom community' to the downtown core, surrounded by water on three sides and serviced by numerous local shops, services and amenities. Nearby attractions include Fisherman's Wharf and Fisherman's Wharf Park, Belleville Ferry Terminal, James Bay Square Shopping Centre, Beacon Hill Park and the Ogden Point Breakwater making this neighbourhood highly coveted, in which people want to live, work and play. The area is well served by notable food and service establishments such as Thrifty Foods and Red Barn Market as well as Il Covo Trattoria, the James Bay Inn and the food vendors at Fisherman's Wharf.

72
Walk Score

69
Transit Score

87
Bike Score



Demographics (5km Radius)



169K
Population



\$106K
Avg. Household Income



44
Avg. Age

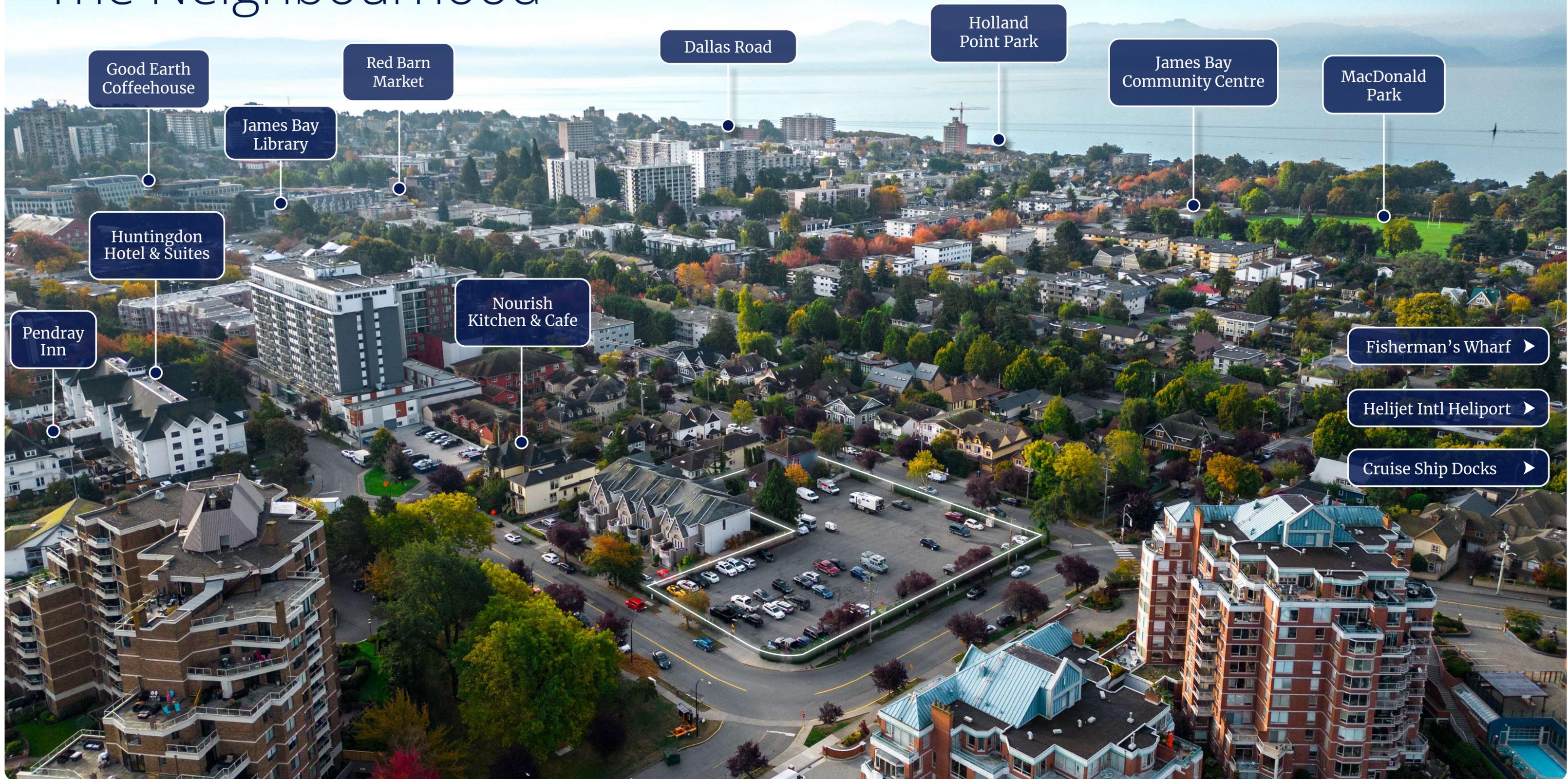


60%
Post Secondary Educated



1	Fisherman's Wharf	6	Belleville's	11	MacDonald Park
2	Fisherman's Wharf Park	7	Black Ball Ferry Line	12	James Bay Community Centre
3	Il Covo Trattoria	8	Floyd's Diner	13	Red Barn Market
4	Little Gem Grocery	9	BC Legislature	14	Thrifty Foods
5	Nourish Kitchen & Cafe	10	Todd Park	15	The Bent Mast Pub

The Neighbourhood



Good Earth
Coffeehouse

Red Barn
Market

James Bay
Library

Dallas Road

Holland
Point Park

James Bay
Community Centre

MacDonald
Park

Huntingdon
Hotel & Suites

Pendray
Inn

Nourish
Kitchen & Cafe

Fisherman's Wharf ▶

Helijet Intl Heliport ▶

Cruise Ship Docks ▶

Offering Process

Prospective purchasers are invited to submit offers through Colliers for consideration by the vendor. Please contact the listing team for pricing guidance and details pertaining to the marketing process.

For access to the virtual data room, please complete and submit a confidentiality agreement and disclosure documents to the listing agents.

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