



## DEVELOPMENT OPPORTUNITY

4781 McGuffie Rd, Nanaimo, BC

**ZONING**

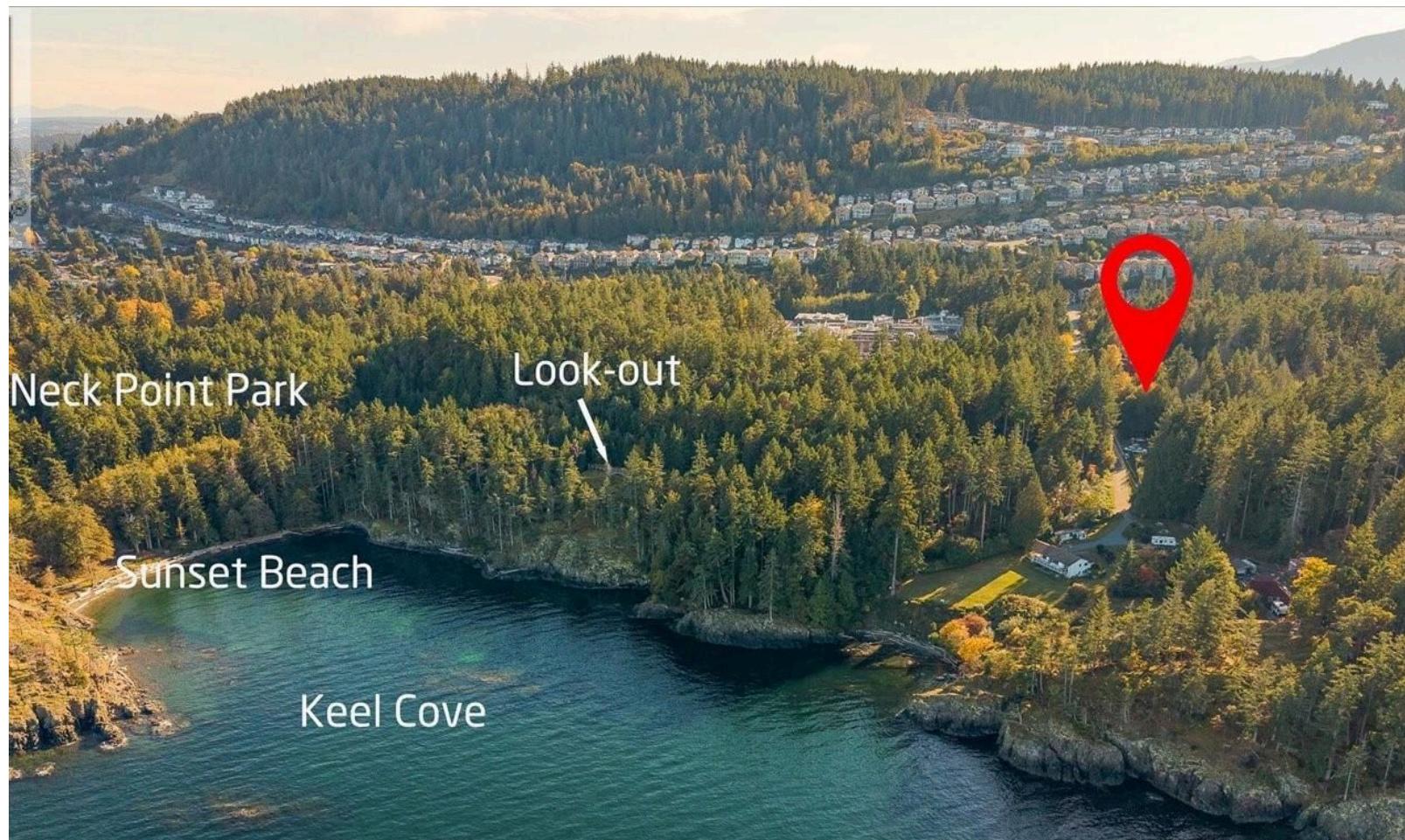
R1 - two residences  
- potential for rezoning to Multi-Unit

**LOT SIZE**

2.35 ACRES

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RARE OPPORTUNITY! 2.35 Acre Parcel. INCREDIBLE LOCATION with REDEVELOPMENT POTENTIAL. Nestled on a quiet, dead end street only a short walk to Keel Cove trails connecting to Neck Point Park and Sunset Beach. R1 zoning surrounded by R10 & R5 creating excellent potential for rezoning to multi-family. OCP: Suburban Neighbourhood - single-unit dwellings with/without secondary suites, Duplexes, Ground-oriented multi-unit dwellings including tri/fourplex, townhome, Up to 3 storeys. Buyer to verify redevelopment potential and measurements if important.



**Teresa Hall**  
**778-239-4435**

113 - 2nd Avenue West, Qualicum Beach Bc V9K 1T5



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# THE FACTS & OPPORTUNITY

## THE FACTS

Civic Address	4781 McDuffie Rd, Nanaimo, BC Vancouver Island
Legal Description	004-479-025 LOT 2, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 43905
Current Zoning	R1 – Residential
Frontage	66.55 m   218' ft On McGuffie Rd

## THE OPPORTUNITY

To be verified by the Purchaser

Location	Quiet dead end street Short walk to the Keel Cove Stairs & Trails to Neck Point, and several other parks
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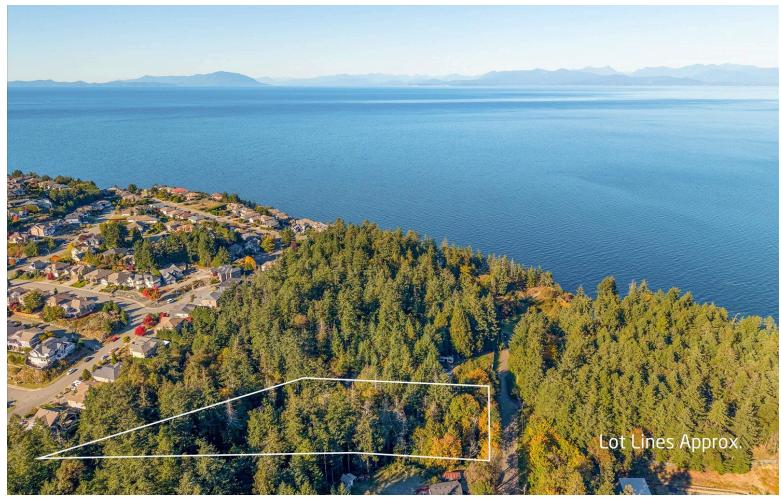
Neighbourhood Plan	Sought after <a href="#">Rocky Point / Hammond Bay / Stephenson Neighbourhood Plan</a>
OCP POTENTIAL FOR REZONING	<a href="#">Suburban Neighbourhood</a> <ul style="list-style-type: none"><li>• Single-unit with secondary</li><li>• Duplexes</li><li>• Multi-unit dwellings incl tri/fouplex, townhomes</li><li>• Up to 3 storeys</li><li>• <b>Target density 25 uph = 23 unit potential</b></li></ul>
Frontage	66.55 m   218' ft
Size	2.35 acres   .95 ha   102,366 sqft
Services	Water - to lot Sanitary – potential to connect to municipal Power –at McGuffie Rd Storm – Inlet/Outlet to Catch Basin Lead



scan for details

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PLAN OF SUBDIVISION OF THE REMAINDER OF LOT 4,  
PLAN 13131, DISTRICT LOT 51, WELLINGTON DISTRICT

PLAN 43905

Scale ~ 1:1000

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE INDICATED

LEGEND

- DIP DENOTES IRON POST FOUND
- DAP DENOTES ALUMINUM POST FOUND
- DPIPE DENOTES IRON PIPE FOUND
- IP DENOTES IRON POST SET

BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
FROM PLAN 13131

04-NA-218-R14

R57584  
10

DEPOSITED IN THE LAND TITLE  
OFFICE AT VICTORIA, BC THIS 9<sup>th</sup>  
DAY OF JULY 1986

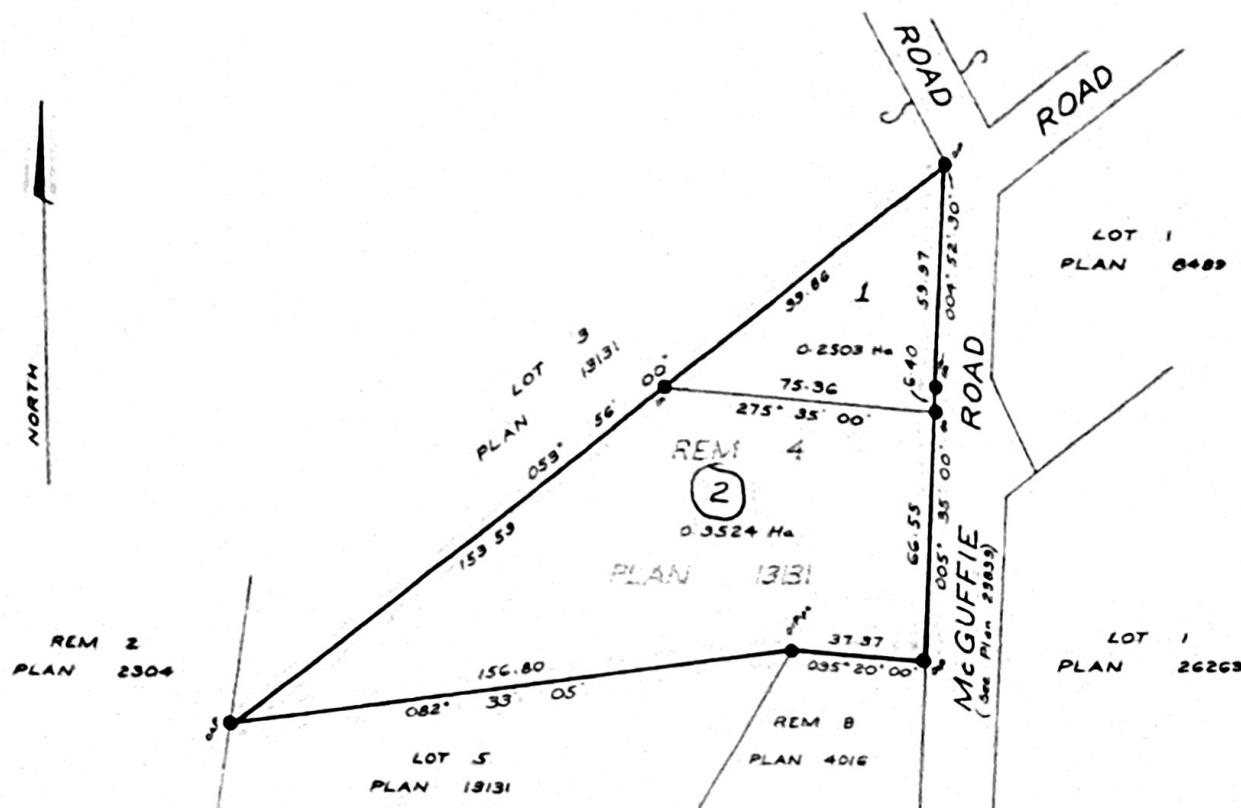
DEPUTY REGISTRAR

APPROVED UNDER THE LAND  
TITLE ACT THIS 10<sup>th</sup> DAY OF  
JUNE, 1986

*John Dill*  
APPROVING OFFICER, CITY OF  
NANAIMO

SUBDIVIDED UNDER THE  
PROVISIONS OF SECTION 396  
OF THE MUNICIPAL ACT

THIS PLAN LIES WITHIN THE  
REGIONAL DISTRICT OF NANAIMO

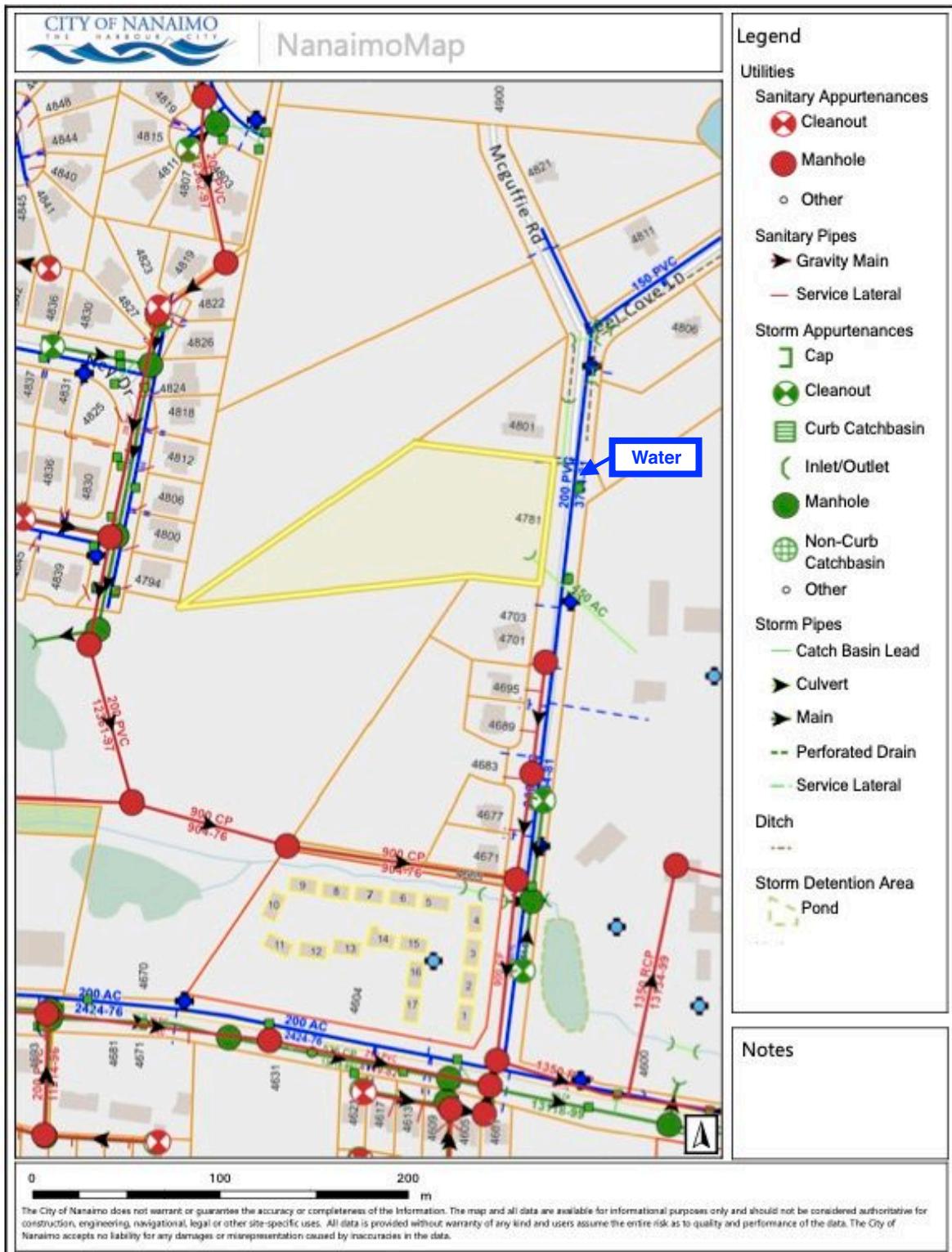


*James Douglas Greer*  
OWNER JAMES DOUGLAS GREER  
*Agnes Jeanie Greer*  
OWNER AGNES JEANIE GREER  
C. D. Greer  
WITNESS AS TO BOTH SIGNATURES  
Solicitor  
OCCUPATION OF WITNESS  
106 Main Street  
Nanaimo, B.C. V9R 2B5  
ANDERSON & WITHECUE

I, JOHN GISBORNE, A BRITISH  
COLUMBIA LAND SURVEYOR OF  
NANAIMO, IN BRITISH COLUMBIA,  
CERTIFY THAT I WAS PRESENT AT  
AND PERSONALLY SUPERINTENDED  
THE SURVEY REPRESENTED BY  
THIS PLAN, AND THAT THE  
SURVEY AND PLAN ARE CORRECT.

THE SURVEY WAS COMPLETED  
ON THE 25<sup>th</sup> DAY OF APRIL, 1986

# UTILITIES

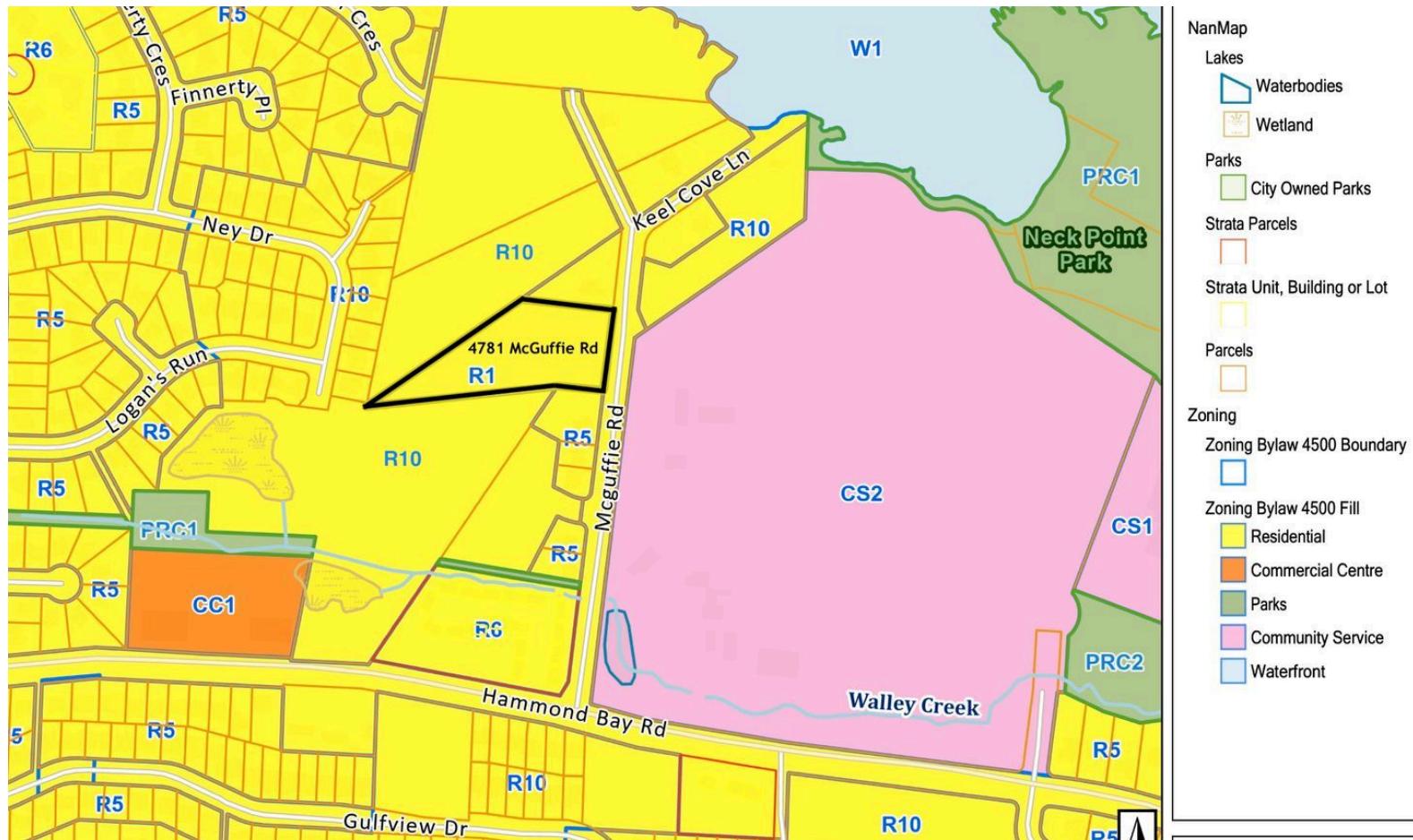


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# ZONE MAP & COMMUNITY PLAN



LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
Suburban Neighbourhood	» Primarily low-rise residential, further from services and transit hubs	<ul style="list-style-type: none"> <li>» Single-unit dwellings with / without secondary suites</li> <li>» Duplexes</li> <li>» Ground-oriented multi-unit dwellings including tri/fourplex, townhomes</li> <li>» Small scale commercial / mixed-use</li> <li>» Up to 3 storeys</li> </ul>	<ul style="list-style-type: none"> <li>» Residential</li> <li>» Home based business</li> <li>» Local-serving commercial</li> <li>» Parks, plazas, open spaces</li> <li>» Institutional uses</li> </ul>	25 uph

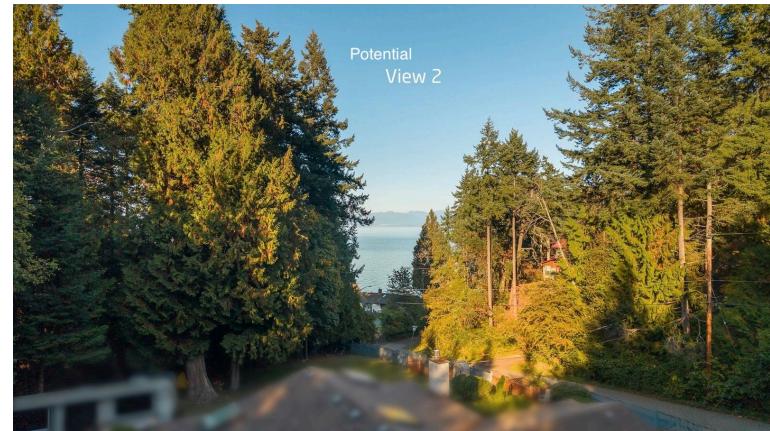
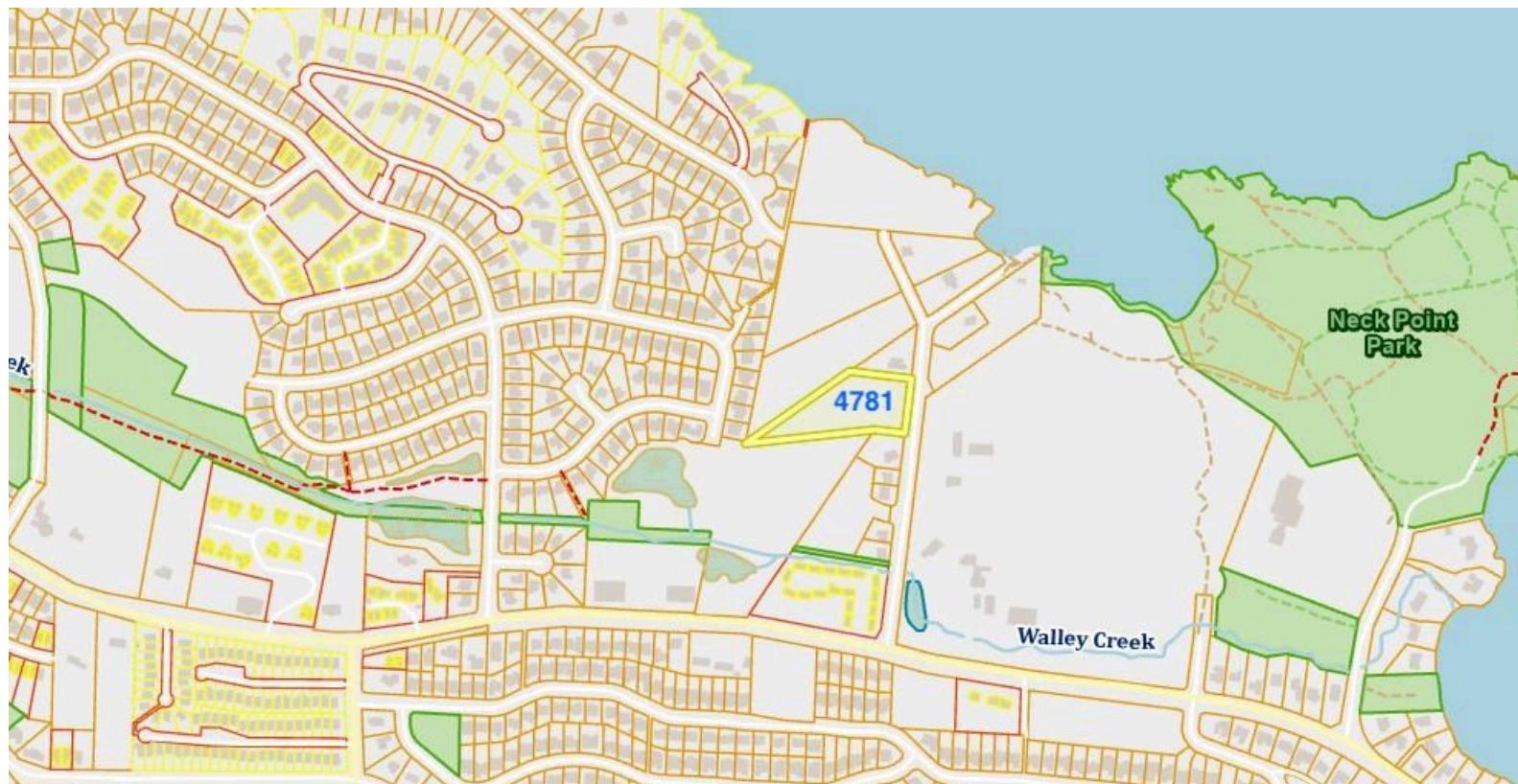


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# PARK MAP & POTENTIAL VIEWS



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