

# DEVELOPMENT OPPORTUNITY

4781 McGuffie Rd, Nanaimo, BC

## ZONING

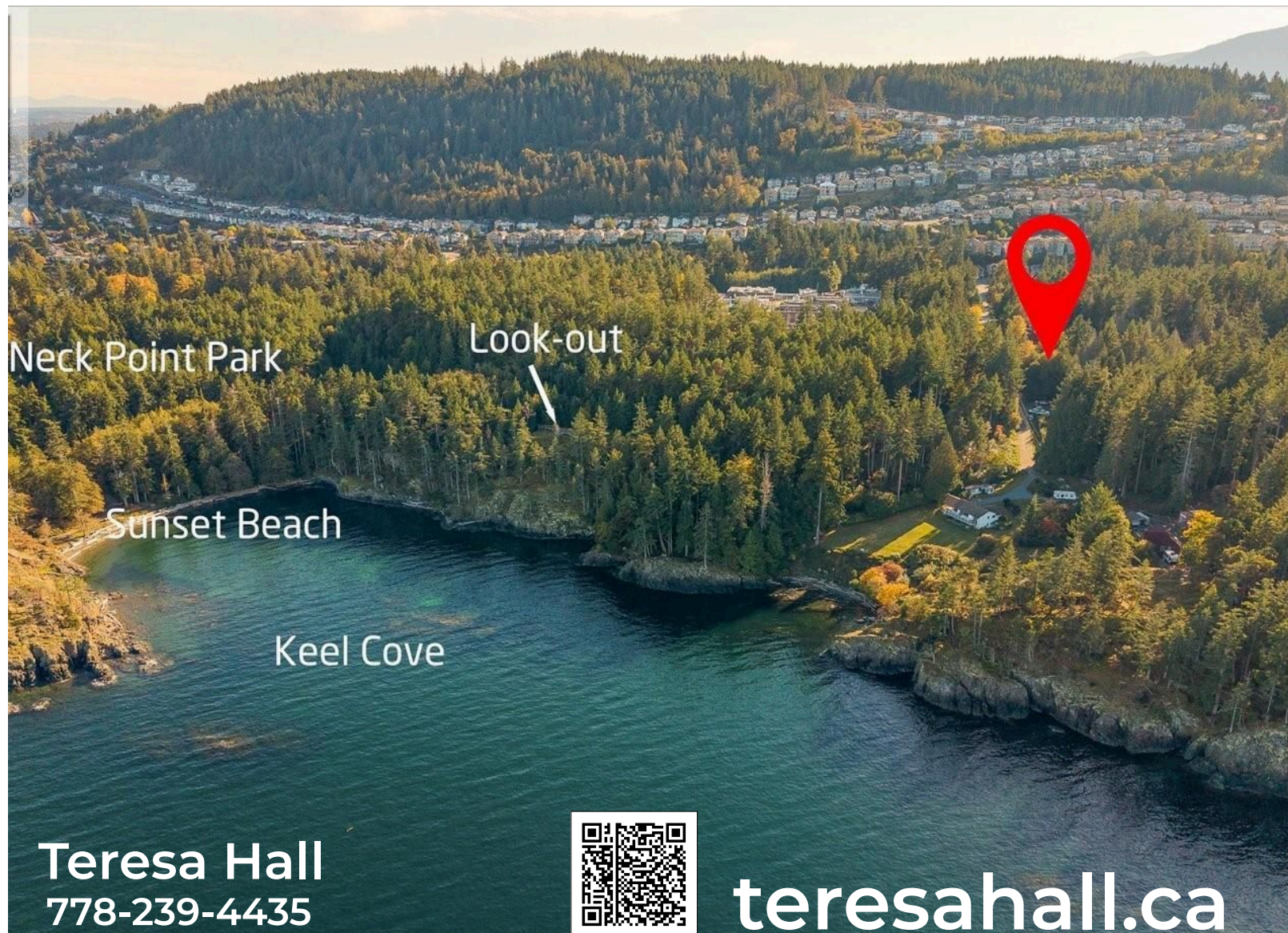
R1 - two residences  
- potential for rezoning to Multi-Unit

## LOT SIZE

2.35 ACRES



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

Neighbourhood Plan Sought after [Rocky Point / Hammond Bay / Stephenson Neighbourhood Plan](#)

OCP  
POTENTIAL FOR  
REZONING [Suburban Neighbourhood](#)

- Single-unit with secondary
- Duplexes
- Multi-unit dwellings incl tri/fouplex, townhomes
- Up to 3 storeys
- **Target density 25 uph = 23 unit potential**

Frontage 66.55 m | 218' ft

Size 2.35 acres | .95 ha | 102,366 sqft

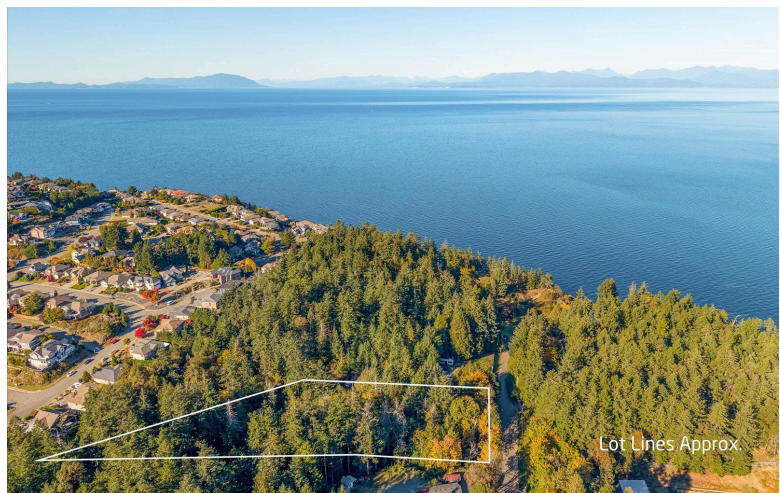
Services Water - to lot  
Sanitary – potential to connect to municipal  
Power –at McGuffie Rd  
Storm – Inlet/Outlet to Catch Basin Lead



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

PLAN 413905

Scale ~ 1:1000



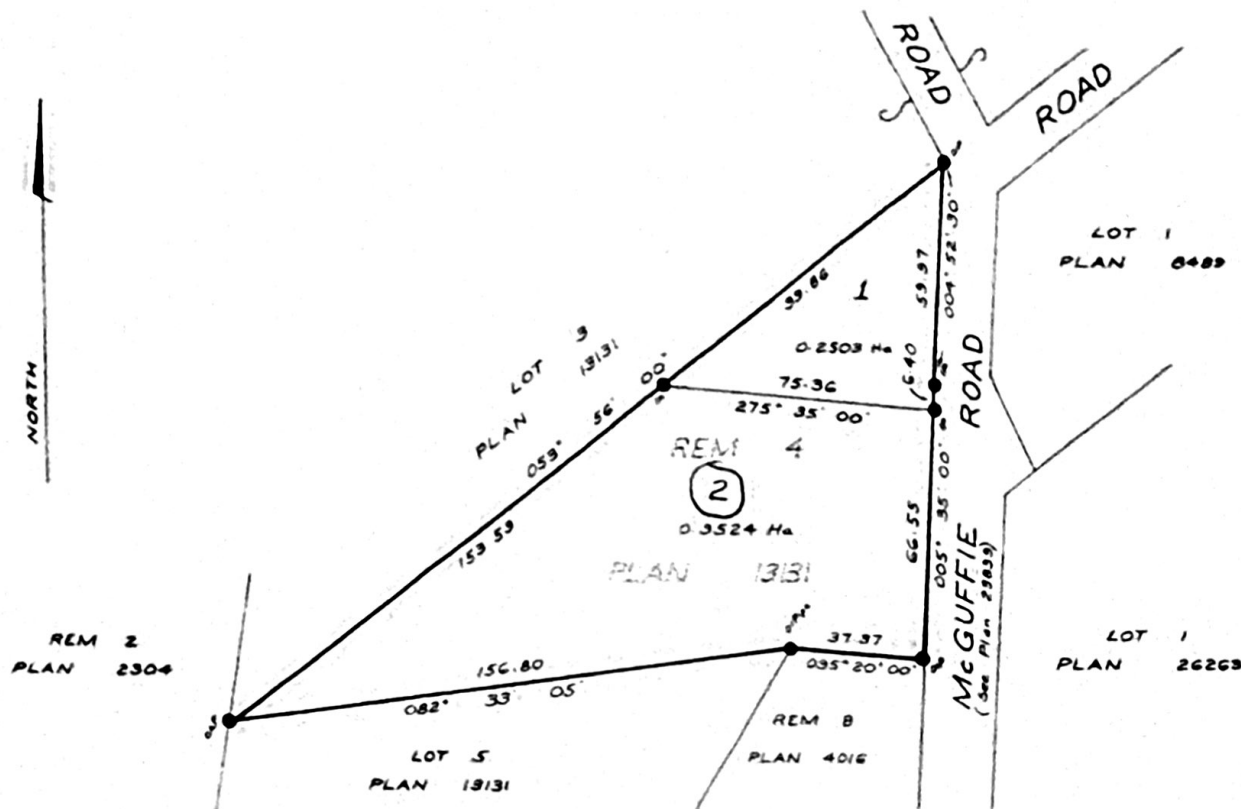
ALL DISTANCES ARE IN METRES UNLESS OTHERWISE INDICATED

04-NA-218-R14

**LEGEND**

- OIP DENOTES IRON POST FOUND
- OAP DENOTES ALUMINUM POST FOUND
- OIPI DENOTES IRON PIPE FOUND
- IP DENOTES IRON POST SET

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 13131



DEPOSITED IN THE LAND TITLE  
OFFICE AT VICTORIA, B.C. THIS 9th  
DAY OF JULY, 1986



APPROVED UNDER THE LAND  
TITLE ACT, THIRTEENTH DAY OF  
JUNE, 1986

*John Dill*  
APPROVING OFFICER, CITY OF  
NANAIMO

SUBDIVIDED UNDER THE  
PROVISIONS OF SECTION 336  
OF THE MUNICIPAL ACT

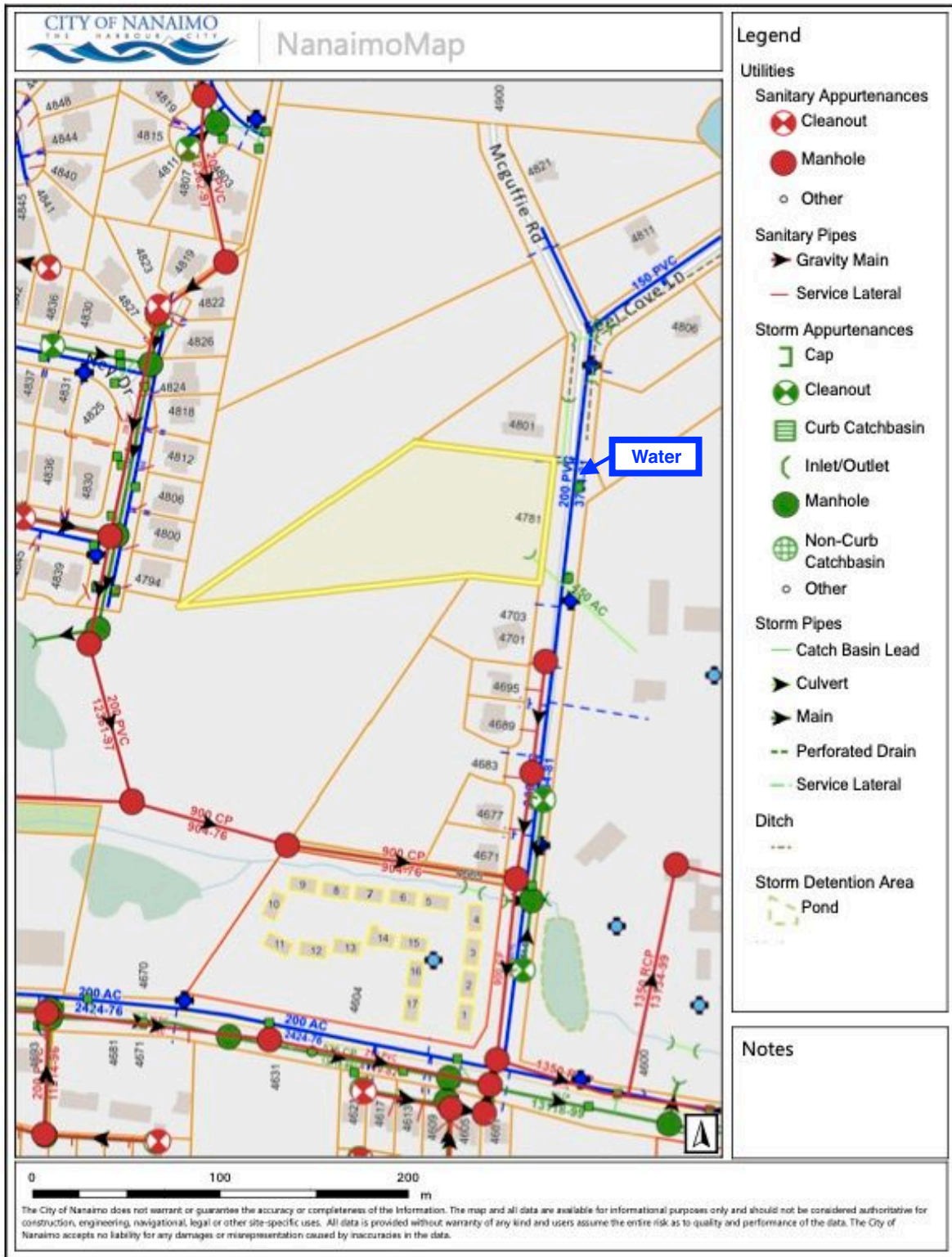
THIS PLAN LIES WITHIN THE  
REGIONAL DISTRICT OF NANAIMO

*James Douglas Greer*  
OWNER JAMES DOUGLAS GREER  
*Agnes Jeanie Greer*  
OWNER AGNES JEANIE GREER  
*C. Greer*  
WITNESS AS TO BOTH SIGNATURES  
*Solicitor*  
OCCUPATION OF WITNESS  
1076 Amer Street  
Nanaimo, B.C. V9R 2R5  
ADDRESS OF WITNESS

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 25th DAY OF APRIL, 1986

JOHN GISBORNE  
B.C. LAND SURVEYOR  
NANAIMO, B.C.  
FILE 1788

# UTILITIES

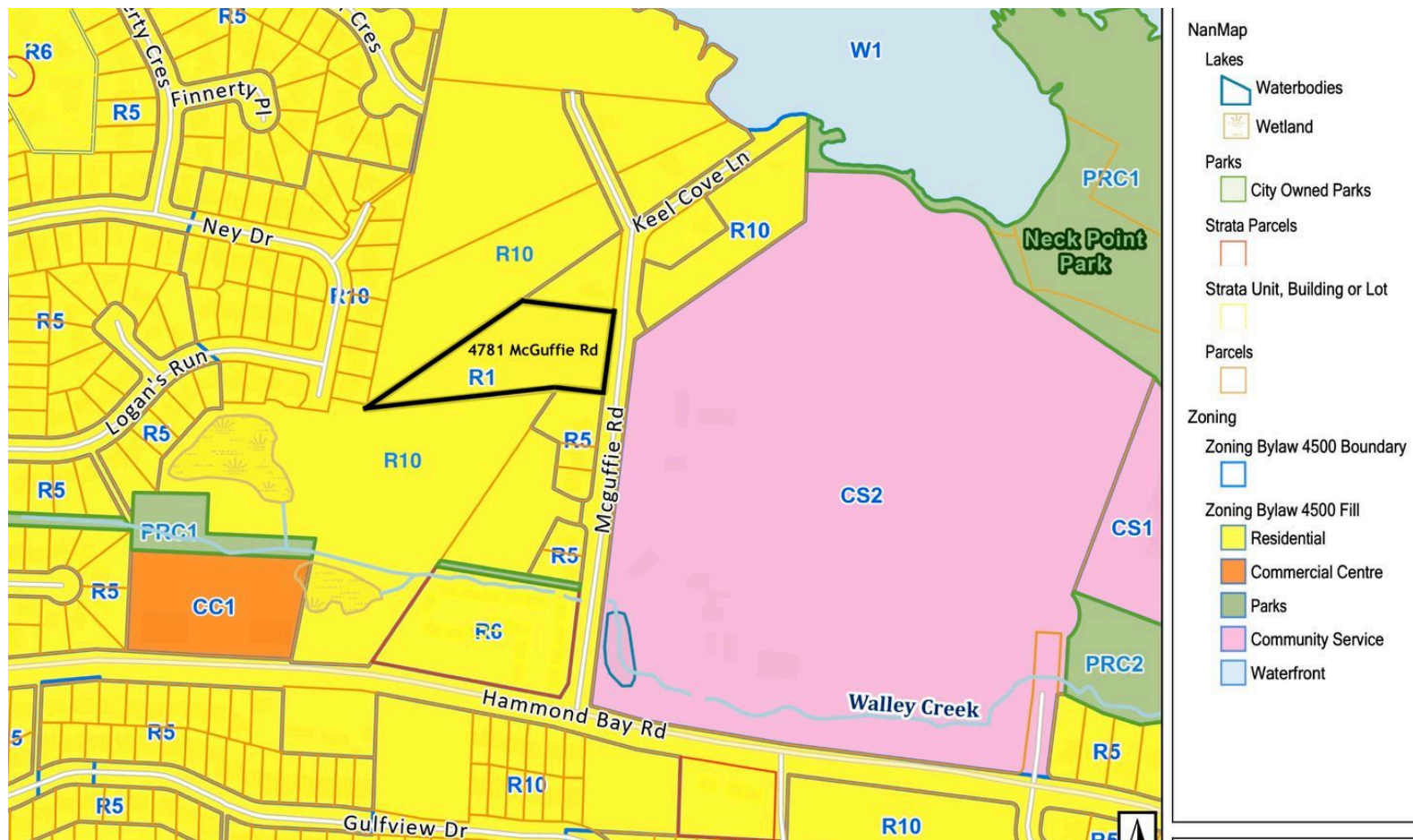



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# ZONE MAP & COMMUNITY PLAN



LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
<b>Suburban Neighbourhood</b> 	» Primarily low-rise residential, further from services and transit hubs	» Single-unit dwellings with / without secondary suites » Duplexes » Ground-oriented multi-unit dwellings including tri/fourplex, townhomes » Small scale commercial / mixed-use » Up to 3 storeys	» Residential » Home based business » Local-serving commercial » Parks, plazas, open spaces » Institutional uses	25 uph

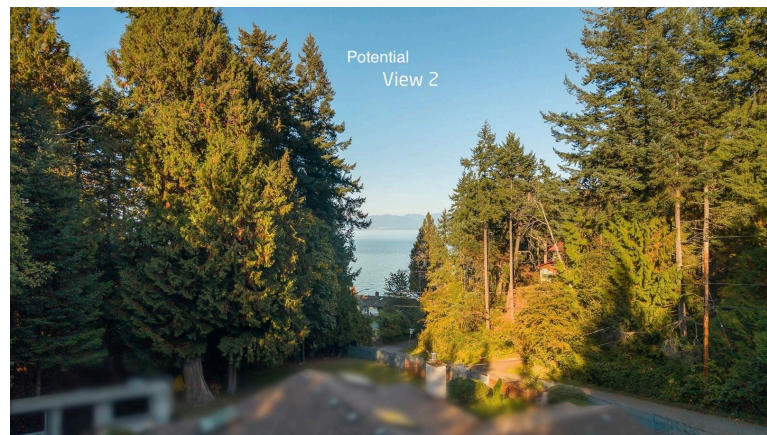
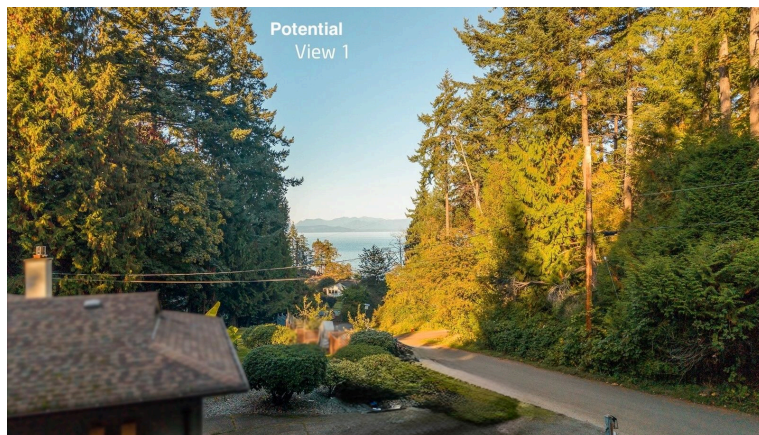


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# PARK MAP & POTENTIAL VIEWS



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