

**FOR SALE**

# Approved 43-Unit Townhome Development Opportunity

**791 Drummond Way, Colwood, B.C.**

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*\*Personal Real Estate Corporation*

# Property Overview

791 Drummond Way (the “Property”) presents an opportunity to acquire a zoned 43-unit townhome development site within the rapidly evolving market of Colwood.

The 4.83-acre site is zoned CD-32 (Comprehensive Development 32) and supports a well-planned collection of spacious two and three-bedroom townhomes designed to meet the increasing demand for family-oriented housing in Greater Victoria. Benefiting from advanced development planning, strong regional connectivity, and proximity to a broad range of amenities, the Property is ideally positioned.

## APPROVED DEVELOPMENT OVERVIEW



The Property benefits from an approved development scheme permitting a well-designed 43-unit townhome community featuring spacious family-oriented layouts. The approved plan features a lower-density design of approximately 10 units/acre across 12 blocks of buildings which maximizes greenspace thereby offering a point of differentiation for those in search of a more single-family oriented setting.

### Unit Mix

Unit	Type	Size (SF)	No. of Bathrooms	Den	No. of Units
2-Bedroom Townhomes	A	1,200 SF	2.5	<i>Varies by layout</i>	13 Units
3-Bedroom Townhomes	B1.1	1,500 SF	2.5	<i>Varies by layout</i>	30 Units
<b>Total</b>					<b>43 Units</b>

### Parking

Parking Type	Stall Count
Resident Stalls	86
Visitor Stalls	10
<b>Total Parking</b>	<b>96 Stalls</b>

## SALIENT FACTS



### Civic Address

791 Drummond Way, Colwood, B.C.

### Legal Description

LOT 9, SECTION 77, ESQUIMALT DISTRICT, PLAN 3294, EXCEPT THAT PART IN PLAN 47033, AND 50959, PID: 005-771-901

### Site Area

210,578 SF or 4.83 Acres (*according to architectural plans*)

### Zoning

CD-32 (Comprehensive Development 32)

### Approved Density

43 townhouse units

### Buildable Area

61,010 BSF

### Floor Space Ratio

0.28 FSR

### Lot Coverage

61.49%

### Services

All municipal services to property line. Prospective purchasers to confirm adequate capacity for the development

### Access

Via Drummond Way

# Key Highlights



Efficiently planned 4.83-acre site with functional density and strong parking provision



Advanced stage of development planning significantly reduces entitlement risk and accelerates project timelines



Balanced unit mix designed to appeal to a broad range of household profiles and end-users



Well-positioned to address growing demand for “missing middle” housing within the Greater Victoria market



Located within an established and but sequestered Westshore neighbourhood with convenient access to daily necessities



Strong market fundamentals supported by continued population growth and housing demand throughout Colwood and Langford



# Location Overview



*Strategically located within Colwood's rapidly expanding Westshore growth corridor; one of Greater Victoria's most active residential development markets.*

Situated on Drummond Way, the Property benefits from excellent regional connectivity and proximity to a wide range of retail, service, recreational, and institutional amenities throughout Colwood and Langford.



## NEARBY AMENITIES

### Retail & Daily Services

Nearby amenities include Belmont Market, Westshore Town Centre, Walmart Supercentre, Canadian Tire, Real Canadian Superstore, RONA+, restaurants, cafés, financial institutions, and a broad range of daily service retailers.

### Education & Employment

The Property is located near both Royal Roads University's Colwood Campus and the Langford John Horgan Campus, established schools, institutional facilities, and expanding employment hubs throughout Colwood and Langford, including the Allandale District and Wildcat Industrial area.

### Recreation & Lifestyle

Residents will benefit from proximity to Royal Colwood Golf Club, Olympic View Golf Club, parks, beaches, trails, recreation centres, and extensive outdoor amenities throughout the Westshore.

This highly accessible location provides an exceptional opportunity to deliver a family-oriented townhome development within one of Vancouver Island's strongest residential growth markets.

## DEMOGRAPHICS

3 KM RADIUS



56K

Population



\$132K

Avg. Household Income



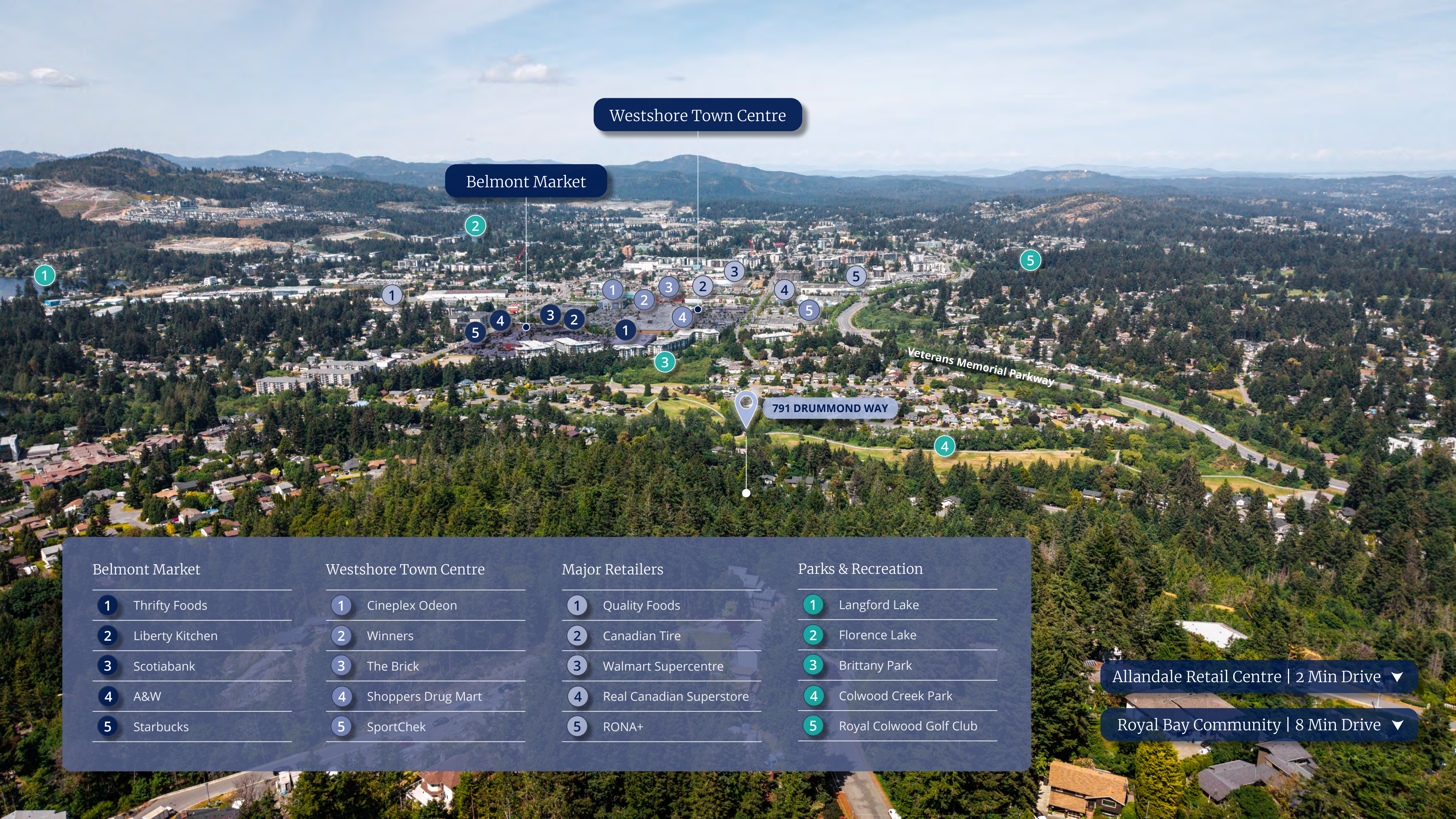
41

Avg. Age



56%

Post-Secondary Educated



### Westshore Town Centre

### Belmont Market

791 DRUMMOND WAY

Veterans Memorial Parkway

Belmont Market	Westshore Town Centre	Major Retailers	Parks & Recreation
1 Thrifty Foods	1 Cineplex Odeon	1 Quality Foods	1 Langford Lake
2 Liberty Kitchen	2 Winners	2 Canadian Tire	2 Florence Lake
3 Scotiabank	3 The Brick	3 Walmart Supercentre	3 Brittany Park
4 A&W	4 Shoppers Drug Mart	4 Real Canadian Superstore	4 Colwood Creek Park
5 Starbucks	5 SportChek	5 RONA+	5 Royal Colwood Golf Club

Allandale Retail Centre | 2 Min Drive ▼

Royal Bay Community | 8 Min Drive ▼

791 DRUMMOND WAY, COLWOOD, B.C.

PURCHASE PRICE

\$3,500,000

(\$16.62/SF of Land or \$81,395/door)

## Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

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 the listing agents below.

### CONTACT US

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