

For Sale

1544 Christmas Avenue
Saenich, BC

AVISON
YOUNG



Court Ordered Sale of a 10,701 Sq. Ft. Multifamily Development Site

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Property Details

LEGAL DESCRIPTION: Lot B, Plan VIP402C, Section 40, Victoria Land District

PID: 009-078-878

SITE AREA: 10,701 SF (0.25 ac)

ZONING: RA-12 (Apartment Zone)

OFFICIAL COMMUNITY PLAN AND LOCAL AREA PLAN: Primary Growth Area (Village) & Shelbourne Valley Centre Local Area Plan

PROPERTY TAXES: \$9,635 (2025)

SALE PRICE: \$1,550,000

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Opportunity

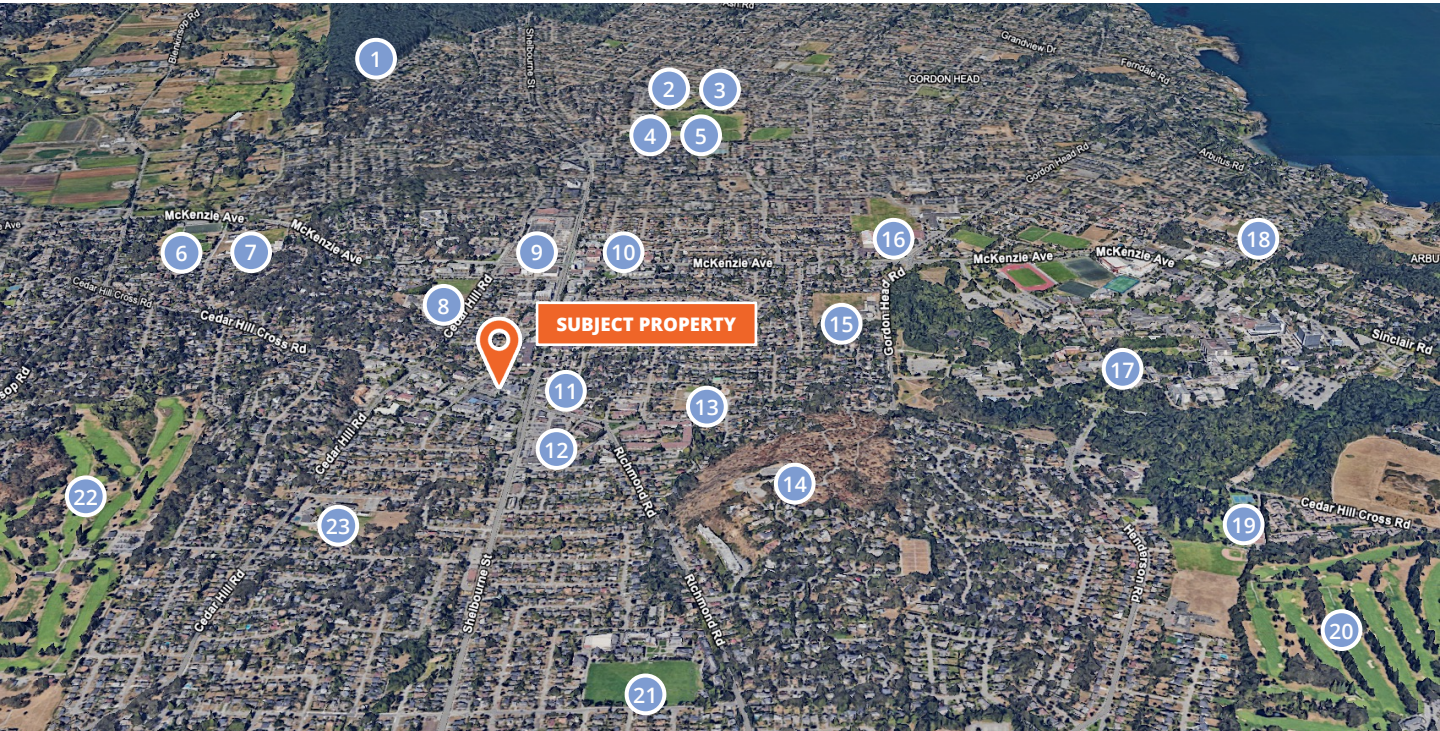
The subject site is well located just off the intersection of Cedar Hill Cross Road and Shelbourne Street. The area is within walking distance to a diverse mix of commercial amenities at the corner of Cedar Hill Cross Road and Shelbourne Street, as well as McKenzie St and Shelbourne St. The residential makeup in the area is predominantly single-family dwellings balanced with medium-density apartment and condominium units in the immediate area and along arterial corridors. This area is popular with renters as it benefits from the favourable bus routes directly to the University of Victoria along McKenzie and Cedar Hill Cross. Its central suburban location makes for an easy commute to Victoria's downtown core, the Saanich Peninsula, and the Westshore.

Development Opportunity

The Subject property is identified in a Primary Growth Area (Village) and is surrounded by recently approved and legacy multifamily properties. Saanich's current OCP speaks to mid-rise buildings of up to 4-storeys in this location. There is a lapsed development permit application (approved) for a 4-storey, 24-unit building, which equates to a 1.74:1 FAR.

Highlights

- Generally level site
- Desirable central location
- Close proximity to amenities
- Fronting a quiet local street with good access
- Favourable Official Community Plan designation supporting multifamily development density
- Desirable condominium or purpose-built rental location



SUBJECT PROPERTY

Local Area Highlights

- | | | |
|---------------------------------------|-------------------------------------|-----------------------------------|
| 1. PKOLS (Mount Douglas Park) | 10. Tuscany Village Shopping Centre | 19. Henderson Recreation Centre |
| 2. Lambrick Park Secondary School | 11. Shelbourne Village Square | 20. Uplands Golf Course |
| 3. Gordon Head Middle School | 12. Shelbourne Plaza | 21. St Michaels University School |
| 4. Lambrick Park | 13. Horner Park | 22. Cedar Hill Golf Course |
| 5. Gordon Head Recreation Centre | 14. Mount Tolmie | 23. Doncaster Elementary School |
| 6. Braefoot Park | 15. Campus View Elementary School | |
| 7. Braefoot Elementary School | 16. Mount Douglas Secondary School | |
| 8. Cedar Hill Middle School | 17. University of Victoria | |
| 9. University Heights Shopping Centre | 18. Arbutus Middle School | |

Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agents for consideration by the Vendor. Offers will be considered on a first come, first serve basis, and shall be subject to court approval. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from to the listing agents.

Contact Us

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