

# Development Property in Residential Neighbourhood



**497 Rockland Road**  
Campbell River, Vancouver Island

**\$895,000** Canadian

This multi-residential development property is in an excellent central Campbell River location, on a bus route and between two main transportation routes (Alder and Dogwood Streets).

**SHELLEY McKAY**

Personal Real Estate Corporation  
Cell (250) 830-4435

**AREN KNUDSEN**

REALTOR®  
Cell (250) 203-0664







It is in a mixed-residential neighbourhood that is close to the college, schools, shopping and recreation facilities. Rockland Rd is the border between central Campbell River and Willow Point, with the southern side (including 497) being in Willow Point.

- Property is zoned RM-3, with specific allowance for townhouses or row houses with secondary suites, in addition to apartments, with up to 24 dwelling units, at a maximum height of 15m/ 49ft.





The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island. The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.

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*Full services to the property | Approx. 0.78 acres with 197ft of frontage on Rockland Rd.*

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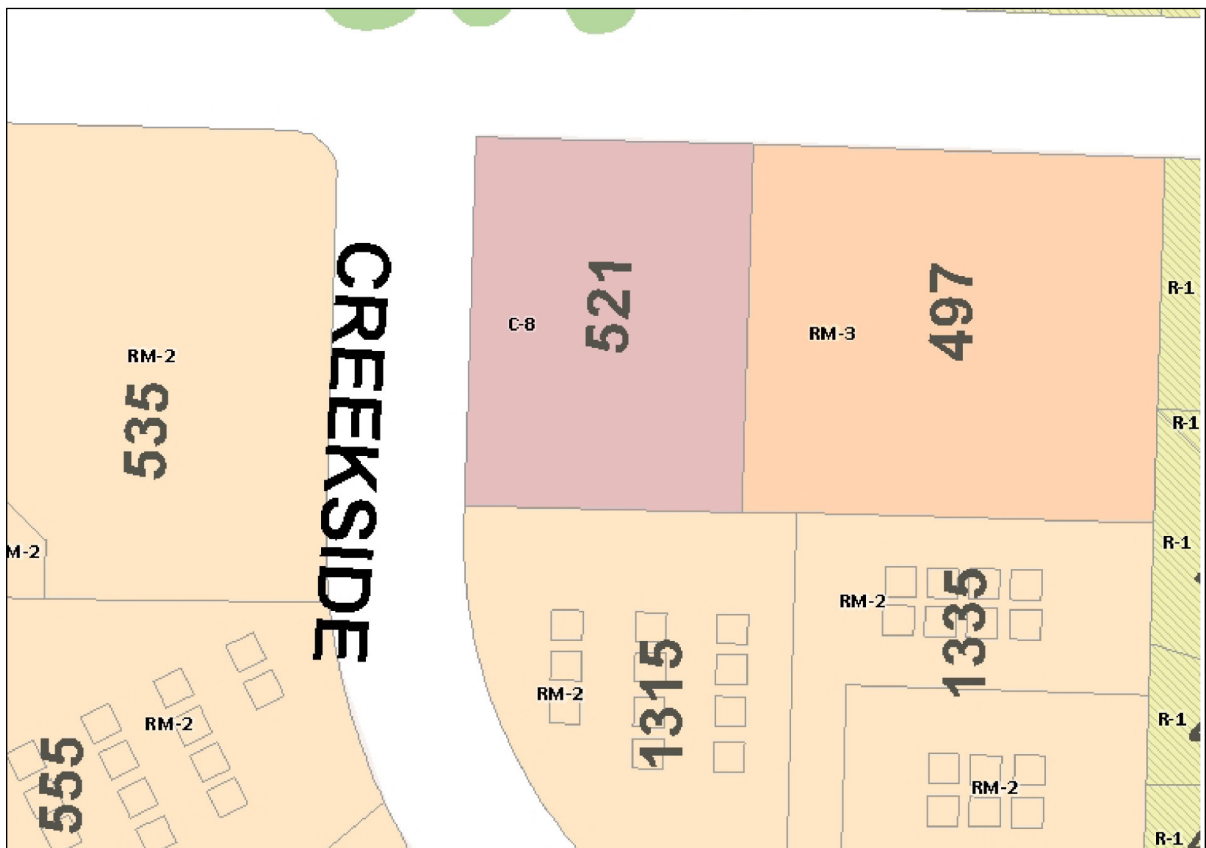
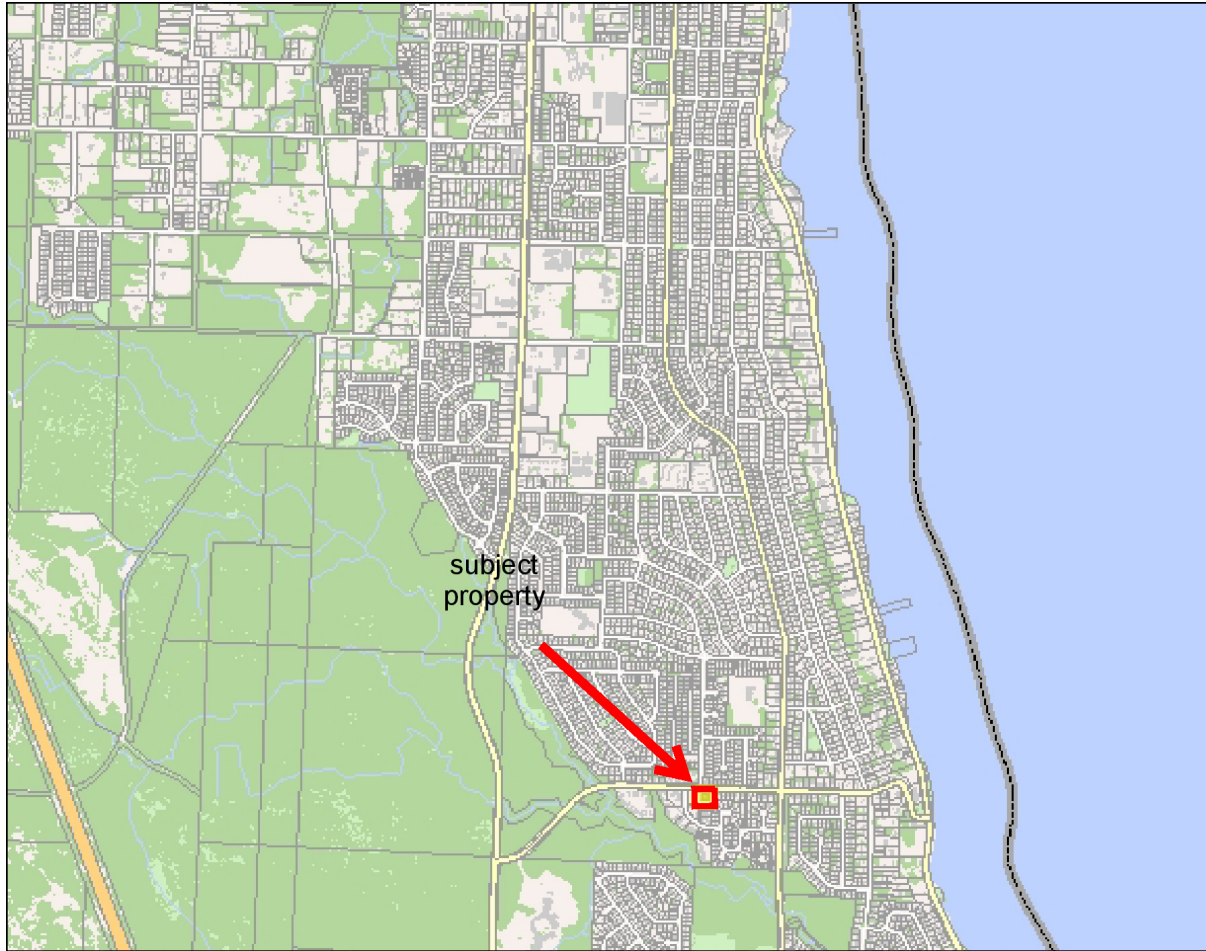


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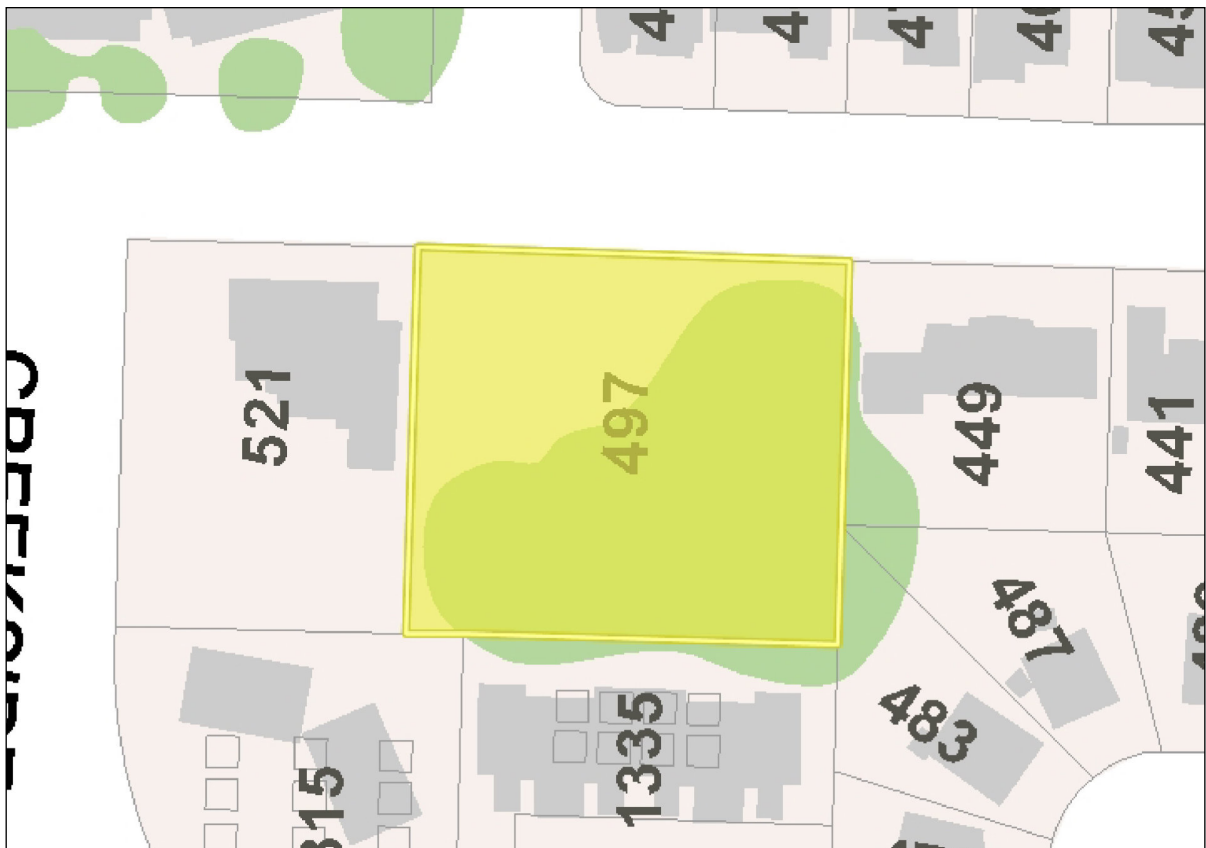
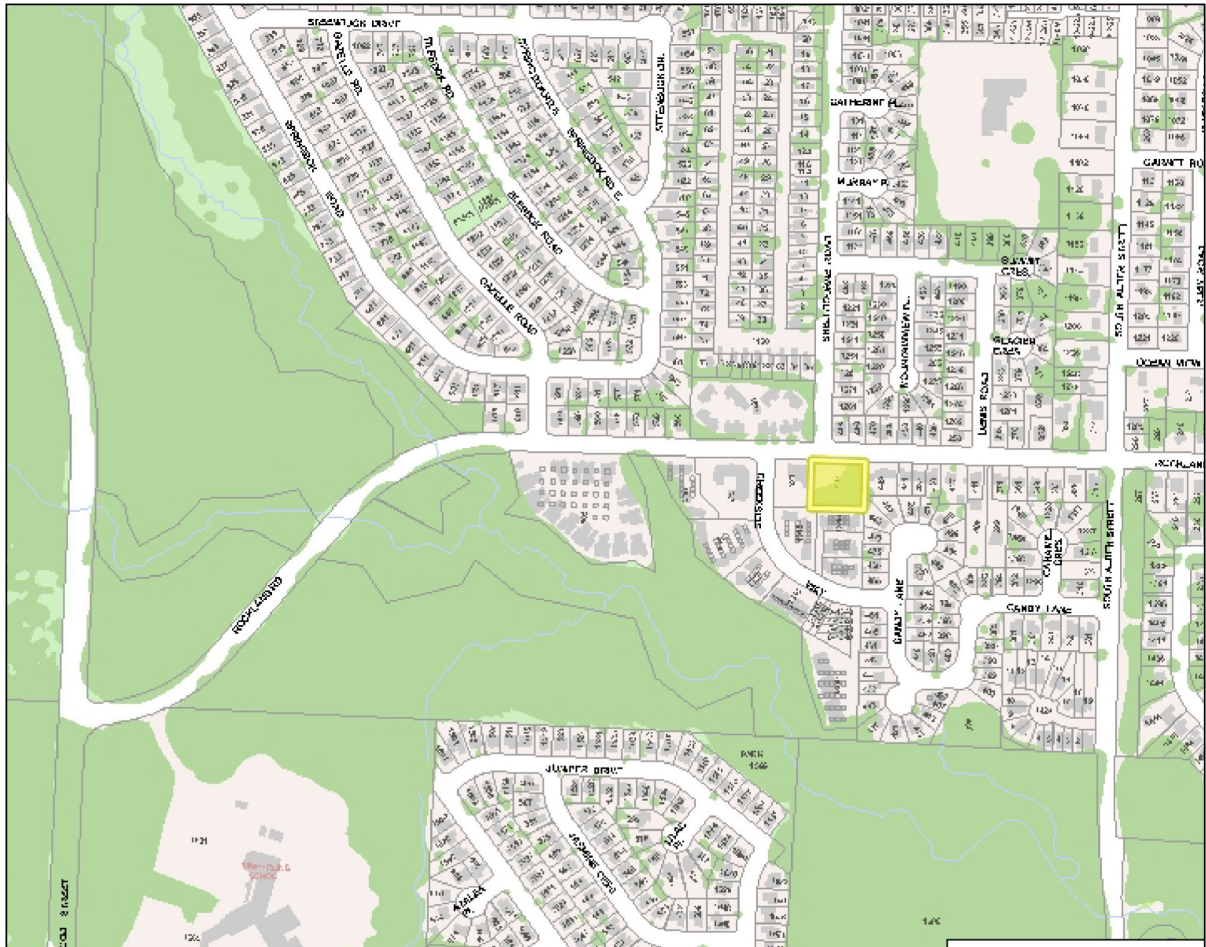


















**CITY OF CAMPBELL RIVER****Zoning Bylaw 3250, 2006****Schedule "A"****5.27 RESIDENTIAL MULTIPLE THREE (RM – 3) ZONE****Purpose:**

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

**5.27.1 Permitted Uses:**

The following uses are permitted:

- (a) triplex or threeplex;

*Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10*

- (b) apartment

*Bylaw 3978, 2024 – Removes c) Community care and/or social care facility – November 21, 2024*

*Bylaw 3396, 2009 –Amds Sec. 5.35.1 d)*

- (c) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

*Bylaw 3883, 2023 –Adds 5.35.1 e) – Jul 20/23*

- (d) Townhouses or row housing with or without secondary suites as defined by Secondary Suite or an apartment is permitted with a maximum building height of 15.0 metres at 497 Rockland Road (Legal Description: LOT 3, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP57725)

*Bylaw 3978, 2024 –Adds e) to i) - November 21, 2024*

- (e) Acquired Injury Facility  
(f) Child Care Facility  
(g) Community Living Facility  
(h) Extended Care Residences  
(i) Hospice

**5.27.2 Lot Area:**

The minimum lot area shall be 400 square metres for "fee-simple" lots, or a minimum average of 135 square metres per bare land strata lot.

**5.27.3 Density:**

The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or



**CITY OF CAMPBELL RIVER****Schedule "A"****Zoning Bylaw 3250, 2006**

- (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or \*environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.
- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the *Land Title Act* in favour of the City.

**5.27.4 Lot Coverage:**

The maximum lot coverage of all buildings is 50%.

**5.27.5 Minimum Dimensions Required for Yards:**

Yards in this zone must have the following minimum dimensions:

Front yard: minimum 7.5 metres

Rear yard: minimum 7.5 metres

Side yard: minimum 3.0 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,  
arterial or collector road: minimum 4.5 metres

**5.27.6 Building Height:**

The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the "top of the ridge" adjacent to or within that lot. The geodetic height for the "top of the ridge" will be determined by the City and confirmed by



**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

*Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021*

**5.27.7 Conditions of Use:**

The following provisions apply only at 854 Island Highway South (Legal Description: LOT 3, SECTION 32, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP48714 EXCEPT PLAN VIP58597)

- a) A maximum base density permitted is 1.0 floor area ratio. A density bonus of up to 0.25 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

*Bylaw 3823, 2021 adds section 5.35.8 October 18, 2021*

**5.27.8 Conditions of Use:**

The following provisions apply only at 2221 Dalton Rd. (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401)

- a) A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.




[www.bcoceanfront.com](http://www.bcoceanfront.com)

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888-286-1932  
250-201-2226

**497 Rockland Rd Campbell River BC V9W 1N8**  
MLS® No: **1021787** **\$895,000** **Active**



This multi-residential development property is in an excellent central Campbell River location, on a bus route and between two main transportation routes (Alder and Dogwood Streets). It is in a mixed-residential neighbourhood that is close to the college, schools, shopping and recreation facilities. Rockland Rd is the border between central Campbell River and Willow Point, with the southern side (including 497) being in Willow Point. The property is zoned RM-3, with specific allowance for townhouses or row houses with secondary suites, in addition to apartments, with up to 24 dwelling units, at a maximum height of 15m/ 49ft. The lot is approx. 0.78 acres with 197ft of frontage on Rockland Rd. There are full services to the property

MLS® No: **1021787** List Price: **\$895,000**  
Status: **Active** Orig Price: **\$895,000**  
Area: **Campbell River** Sub Area: **CR Willow Point**  
DOM: **0** Sold Price:  
Sub Type: **Unimproved Land**  
Pend Date: Title: **Freehold**

#### Interior

Beds:	Baths:	Kitchens:	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: <b>No</b>	Addl Accom:
2pc Ensuities:	3pc Ensuities:	4+pc Ensuities:	Beds or Dens:	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

#### Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: <b>Road: Paved</b>		Bldg Style:
Exterior Ftrs:			

#### Lot

Lot SqFt: <b>33,977</b>	Lot Acres: <b>0.78</b>	Dimensions:	Shape:	
Park Type:	Park Spcs: <b>2</b>	View: <b>Mountain(s)</b>	Waterfront:	Water: <b>To Lot</b>
Carport Spcs:	Garage Spcs:			
Sewer: <b>Sewer Available</b>	Restrictions:	Services:		
Lot Ftrs:				

#### Legal/Public Records

Assessed: <b>\$721,000</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$4,625</b>	Tax Year: <b>2025</b>
PID: <b>018-520-031</b>	Roll No: <b>07315.254</b>	Zoning: <b>RM-3</b>	Zone Desc:
Plan Number: <b>VIP57725</b>	Lot: <b>3</b> Block:	District Lot:	Land District:
Legal Description: <b>Lot 3, Section 29, Township 1, Comox District, Plan VIP57725</b>			


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## The BC Oceanfront Real Estate Team



**Shelley McKay**

**Personal Real Estate Corporation**  
250-830-4435



**Aren Knudsen**

**REALTOR®**  
250-203-0664




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Zoning: RM-3  
City of Campbell River

Taxes (2025): \$4,625.00

Latitude: 49° 9' W

Longitude: 125° 2' N

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**[www.bcoceanfront.com](http://www.bcoceanfront.com)**

**ROYAL LEPAGE Advance Realty**  
**(CampblRiv)**

**972 Shoppers Row**  
**Campbell River, BC V9W 2C5**  
**250-286-3293 | 1-888-286-1932**

*Best efforts have been made to provide the most current and accurate information from sources believed to be reliable.  
Buyers should verify any information that is important to them to their sole satisfaction.*



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