

Development Property in Residential Neighbourhood



497 Rockland Road
Campbell River, Vancouver Island

\$849,000 Canadian

Multi-residential development property in the popular island city of Campbell River!

SHELLEY McKAY

Personal Real Estate Corporation
Cell (250) 830-4435

AREN KNUDSEN

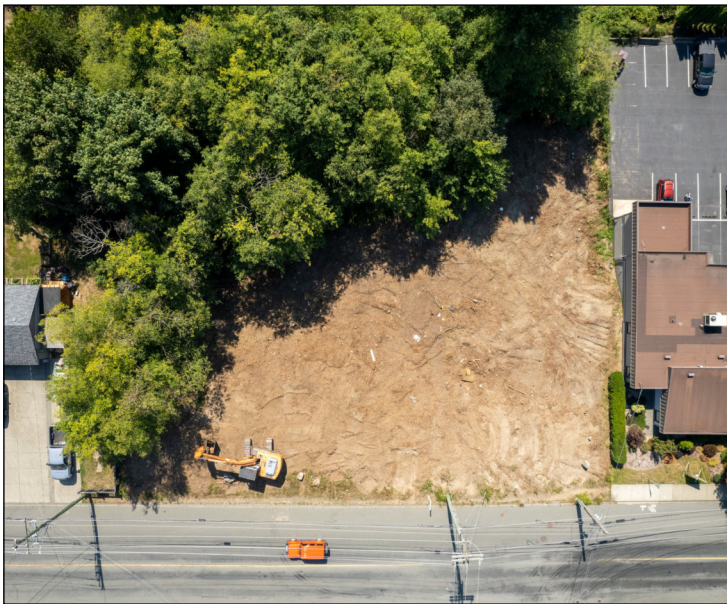
REALTOR®
Cell (250) 203-0664



Helping you is what we do.™



property lines
are approximate



This 0.78 acre property is a large, sunny lot next to a dentist office in a primarily residential neighbourhood. The adjacent properties are a mix of single family homes and townhouse complexes. Ideally situated close to North Island College, schools, shopping and recreation facilities, on a major bus route and between two major access routes to downtown.

The RM-3 zoning has 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.



- Approx. 0.78 acres with 197ft of frontage on Rockland Rd.
- Development plan, which was approved at the time by the City, is available from the owners.

The City of Campbell River sits on the 50th parallel, at the halfway point on the eastern shores of Vancouver Island. With a population of approx 37,500 it is the third-largest city on the island, and as a service hub for the communities of north Vancouver Island it has a larger reach of approx 60,000.

With an unrivaled public shoreline along Discovery Passage and as the gateway access to the Discovery Islands, Strathcona Park and all points west and north, Campbell River is ideally situated for service-oriented businesses. As many of these outlying communities are reached by driving on gravel roads, vehicle-related services are especially well-suited.

As a service hub, Campbell River provides services and amenities to companies and workers, as well as serving as home base for many of those companies and their staff. There is a growing senior population here, and Campbell River is definitely a chosen destination for those seniors looking to move to Vancouver Island.

Transit includes flights from Vancouver to the Campbell River Airport, float plane service from all major coastal hubs, and Highways 19, 19A and 28 which access the city from Victoria in the south, Port Hardy in the north, Gold River on the west coast, and all points in between. BC Ferries runs a regular 7 day schedule from Campbell River to Quadra Island.



MARKET OVERVIEW

Location and Accessibility

Located on central Vancouver Island, exactly half way between Victoria and Port Hardy, on the major Highway Routes 19 and 19A and at the start of Highway 28. With all major services and amenities, including an excellent school district and a major hospital completed in 2017, Campbell River is an excellent consideration.

Drive Time:

Victoria 3.5 hours

Port Hardy 3.5 hours

Gold River 1 hour

Mt. Washington Ski Resort 50 minutes

Development and Growth

There are several anchor retail developments in Campbell River, including Discovery Harbour Mall and Mariner Square, along with a major Home Depot building centre and Walmart Super Centre across the street from each other. There are also neighbourhood shopping plazas in Timberline Village and Willow Point, with another planned for Jubilee Heights. Over the last 10 years there has been consistent commercial and multi-residential development throughout Campbell River. The new construction and capital projects initiated and/or completed in this time have generated optimism for the city and residents, who anticipate continued growth in the City with many projects currently in the planning stages.

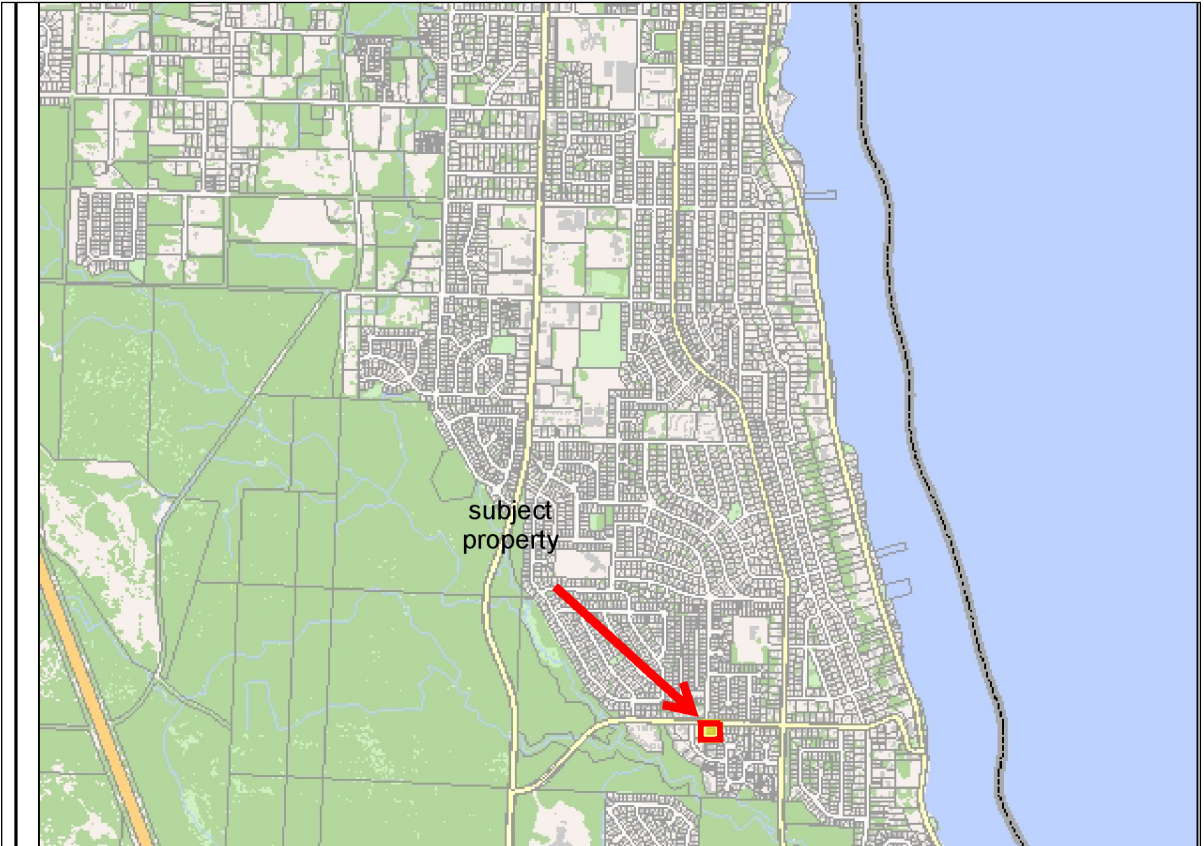
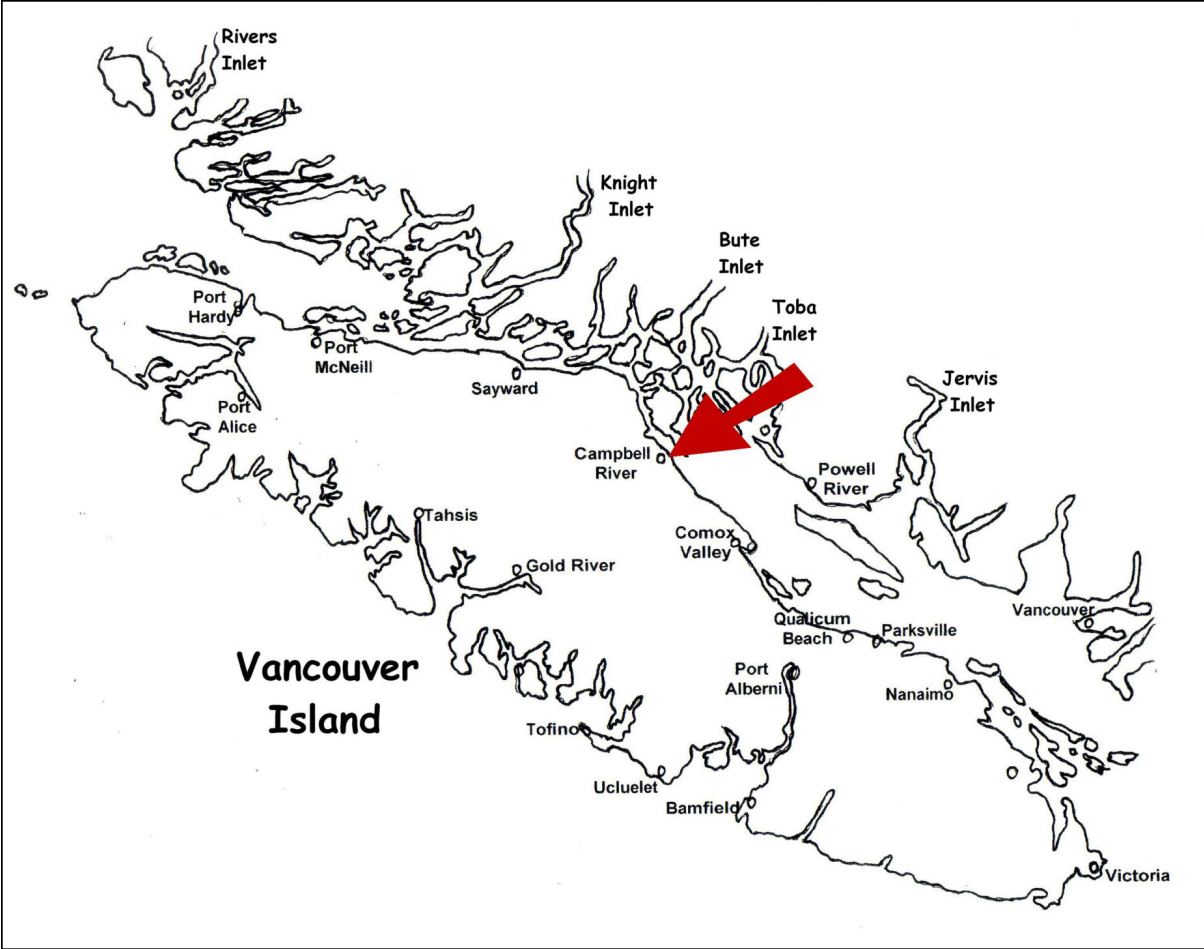
Lifestyle and Attractions

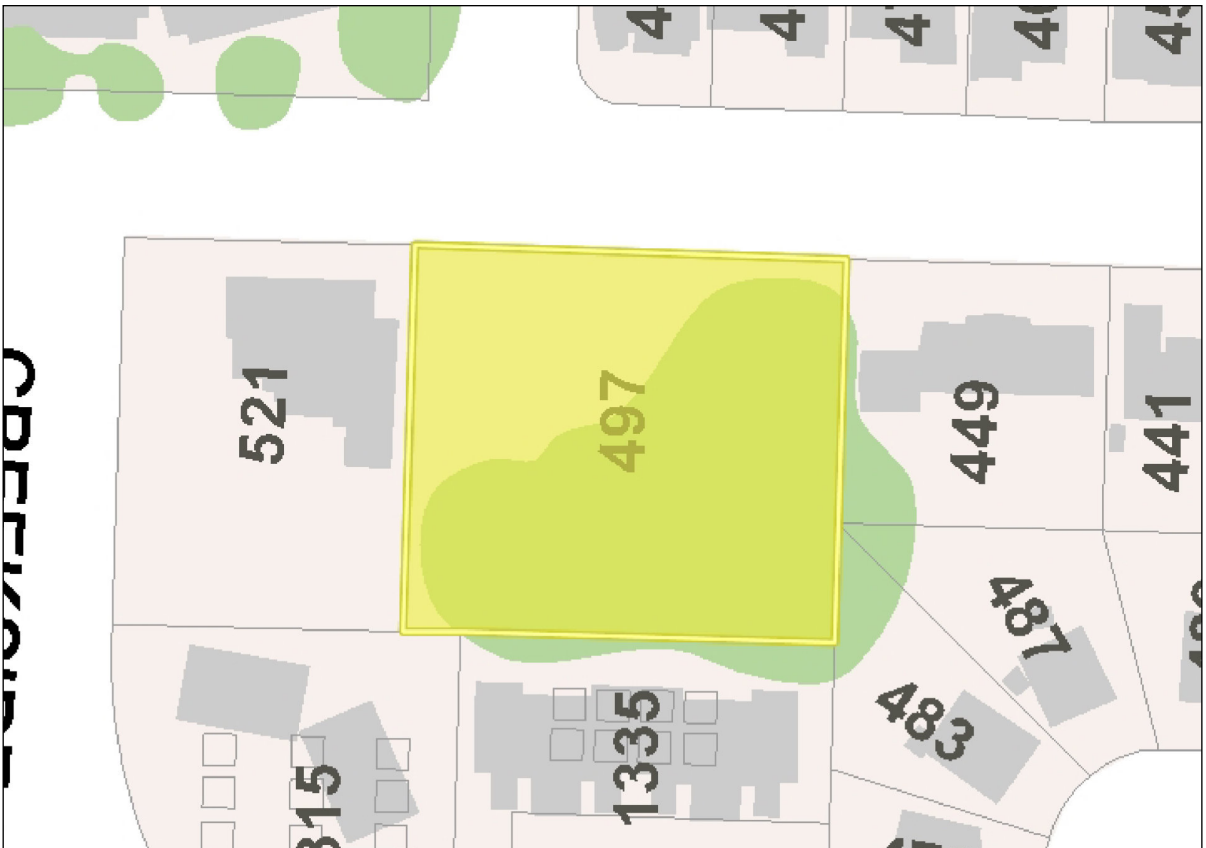
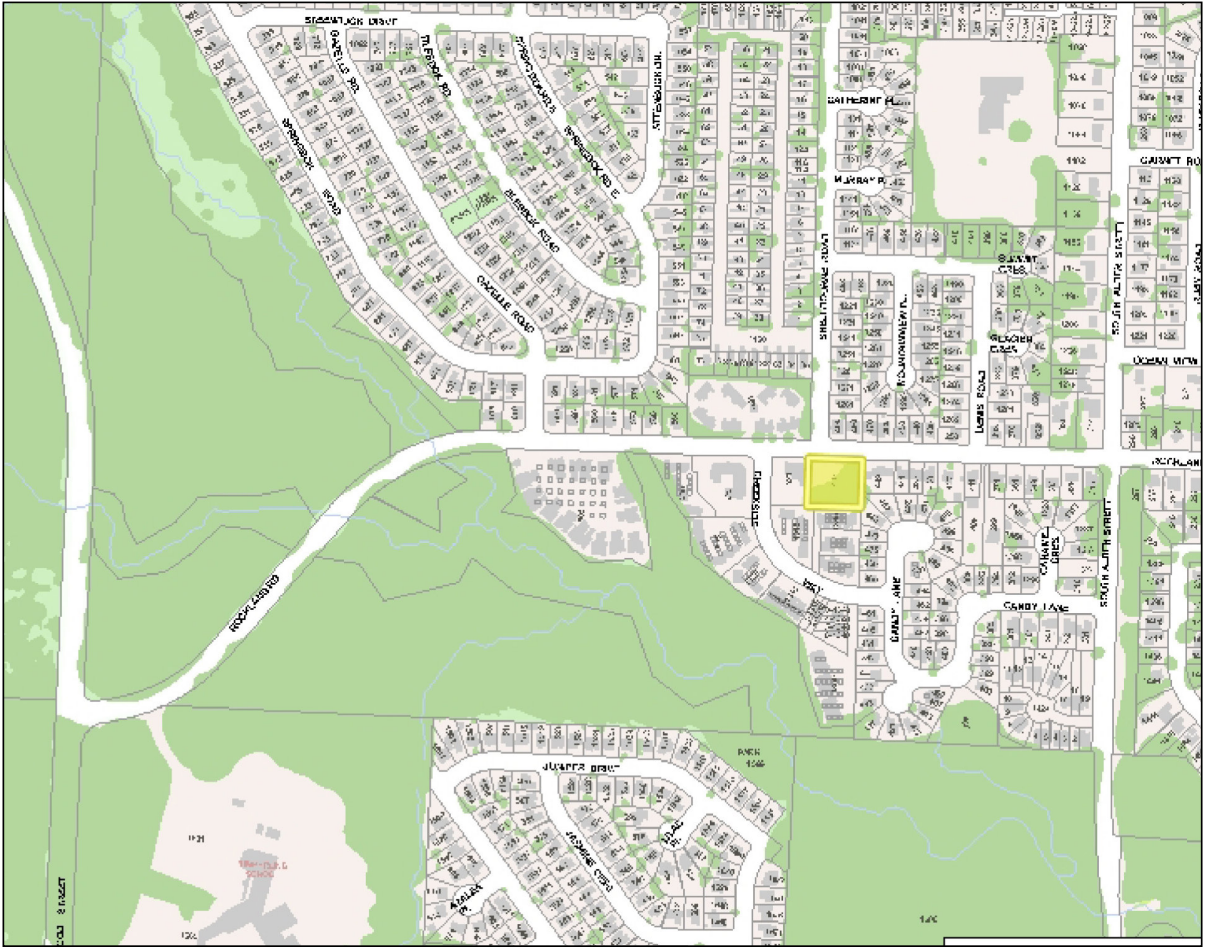
Renowned for its salmon fishing, Campbell River is also a central hub for outdoor enthusiasts, boaters, hikers and campers. Embracing its coastal location, the city is home to numerous walking trails and parks, including the much loved and well-used Rotary Seawalk, a paved multi-use trail which runs the length of Campbell River's foreshore.

Offering Location and Accessibility

497 Rockland Rd is on the edge of Willow Point, one of the long-standing popular residential areas of Campbell River. It is in a well-established residential neighbourhood, between Alder St and Dogwood Rd, which are the two major commuting corridors for the city. There is great walkability for residents with easy access to the urban Beaver Lodge Trails as well as the North Island College campus, Timberline High School, Sandowne Elementary School, and a convenience store all within walking/biking distance.









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 6th 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

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Aren Knudsen 250-203-0664

theteam@bcoceanfront.com



888-286-1932
250-201-2226

497 Rockland Rd Campbell River BC V9W 1N8

MLS® No: **1042121** **\$849,000** **Active**



Multi-residential development property in a convenient Campbell River location on the edge of Willow Point! This 0.78 acre property is a large, sunny lot next to a dentist office in a primarily residential neighbourhood. The adjacent properties are a mix of single family homes and townhouse complexes. Ideally situated close to North Island College, schools, shopping and recreation facilities, on a major bus route and between two major access routes to downtown. The RM-3 zoning has 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. Approx. 0.78 acres with 197ft of frontage on Rockland Rd. Development plan, which was approved at the time by the City, is available from the owners.

MLS® No: **1042121** List Price: **\$849,000**
Status: **Active** Orig Price: **\$849,000**
Area: **Campbell River** Sub Area: **CR Willow Point**
DOM: **0** Sold Price:
Sub Type: **Multi Family**
Pend Date: Title: **Freehold**

Interior

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

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:	Access:	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

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

Legal/Public Records

Assessed: \$721,000	Assess Yr: 2026	Taxes: \$4,625	Tax Year: 2025
PID: 018-520-031	Roll No: 07315.254	Zoning: RM-3	Zone Desc:
Plan Number: VIP57725	Lot: 3 Block:	District Lot:	Land District:
Legal Description: Lot 3, Section 29, Township 1, Comox District, Plan VIP57725			



The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

250-830-4435



Aren Knudsen

REALTOR®

250-203-0664



Zoning: RM-3
City of Campbell River

Taxes (2025): \$4,625.00

Latitude: 49° 9' W

Longitude: 125° 2' N

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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