

# Development Property in Residential Neighbourhood



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

**\$950,000** 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**

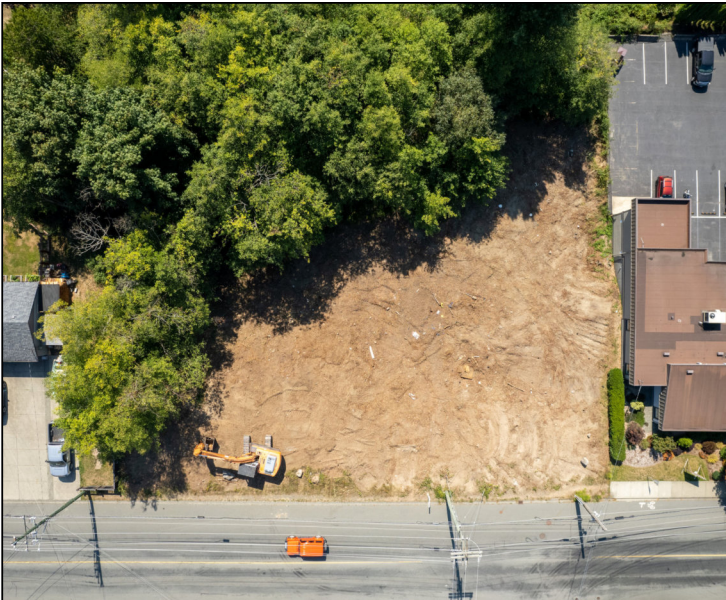
Personal Real Estate Corporation  
Cell (250) 830-4435

**ED HANDJA**

Personal Real Estate Corporation  
Cell (250) 287-0011



Helping you is what we do.™



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 has just been rezoned to 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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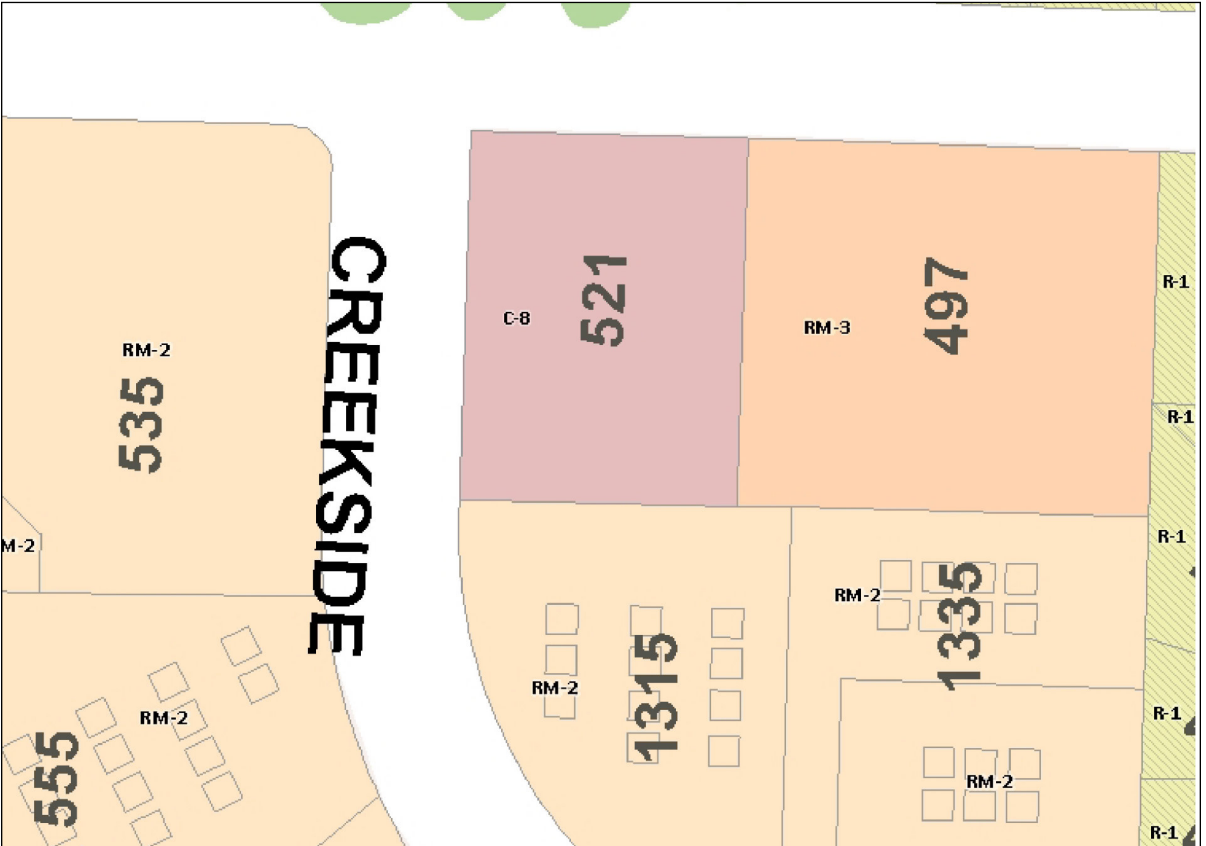
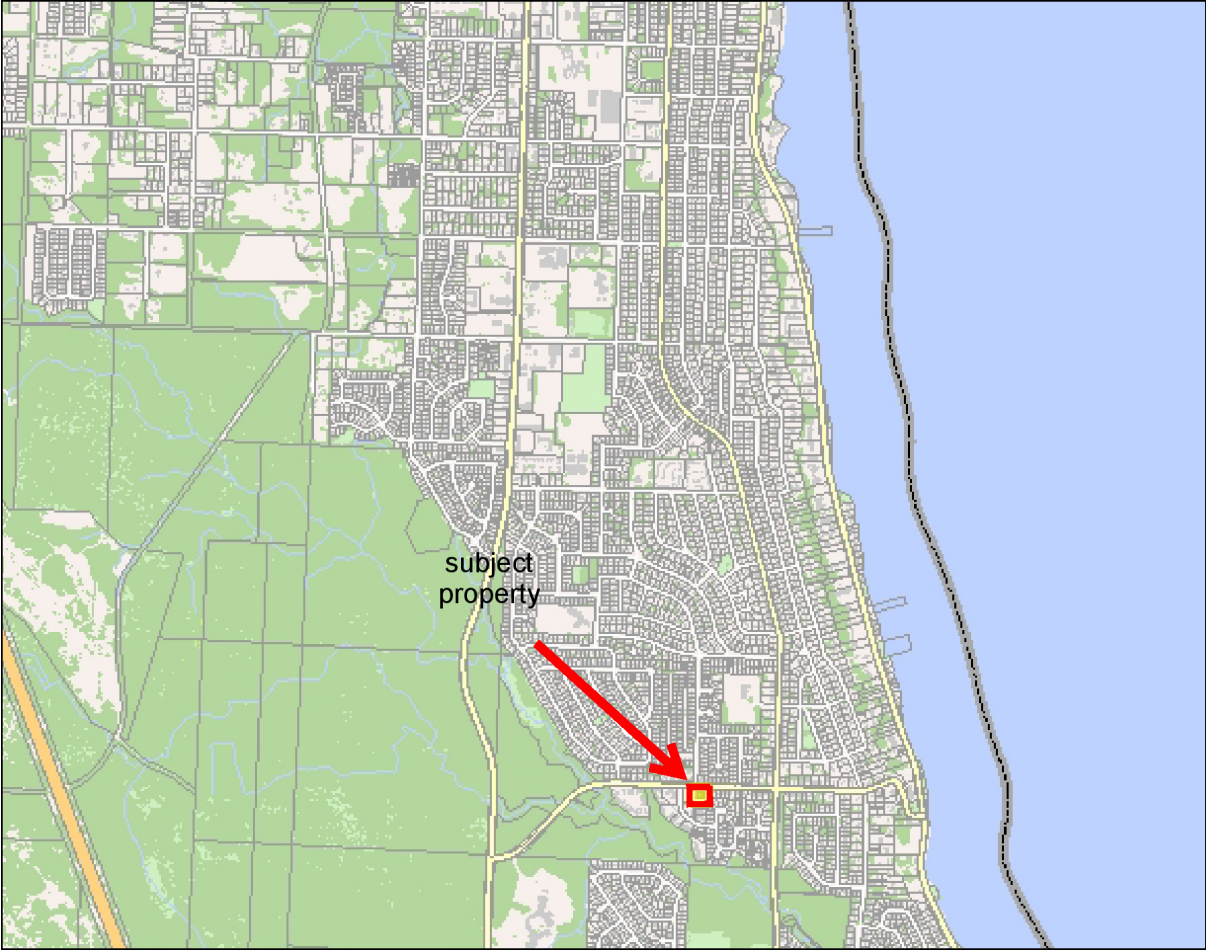
*Full services to the property | Approx. 0.77 acres with 197ft of frontage on Rockland Rd.*

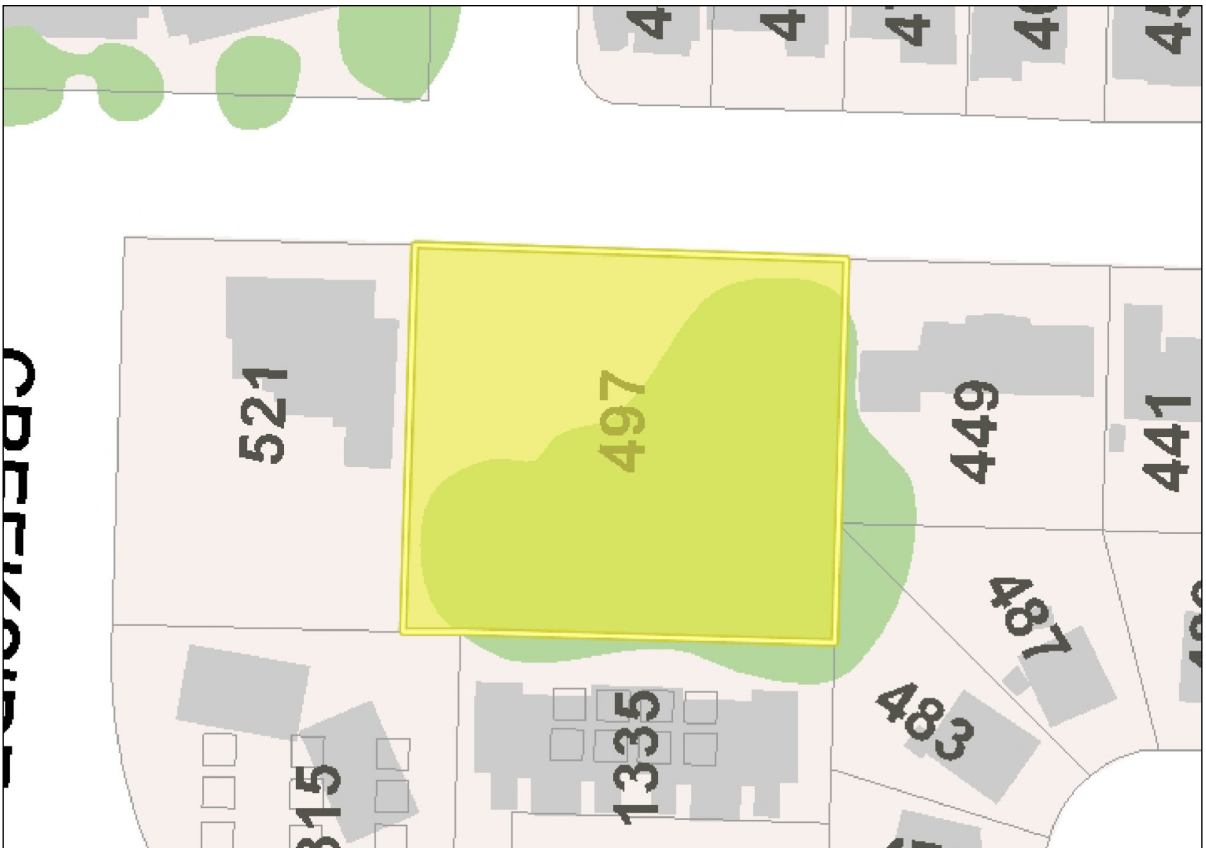
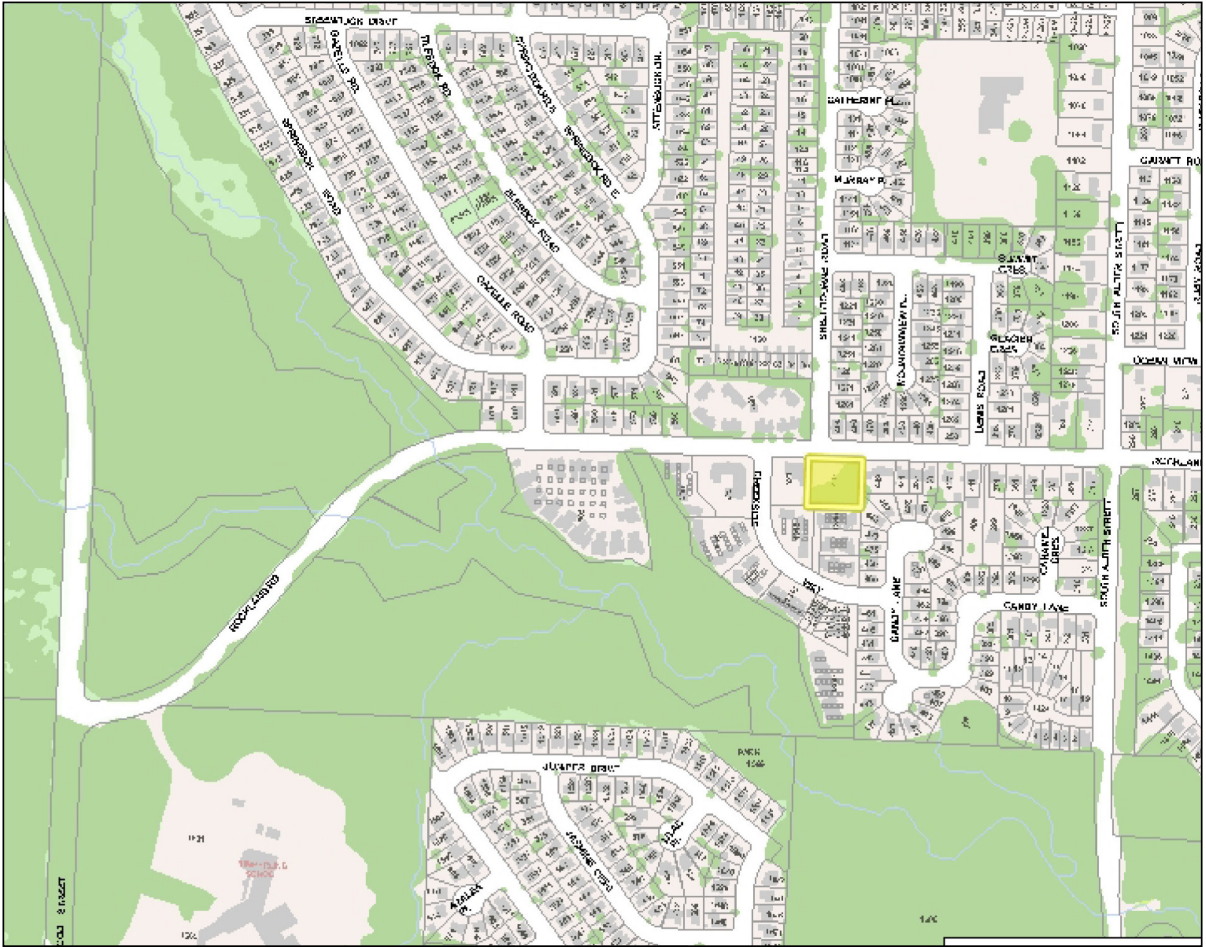
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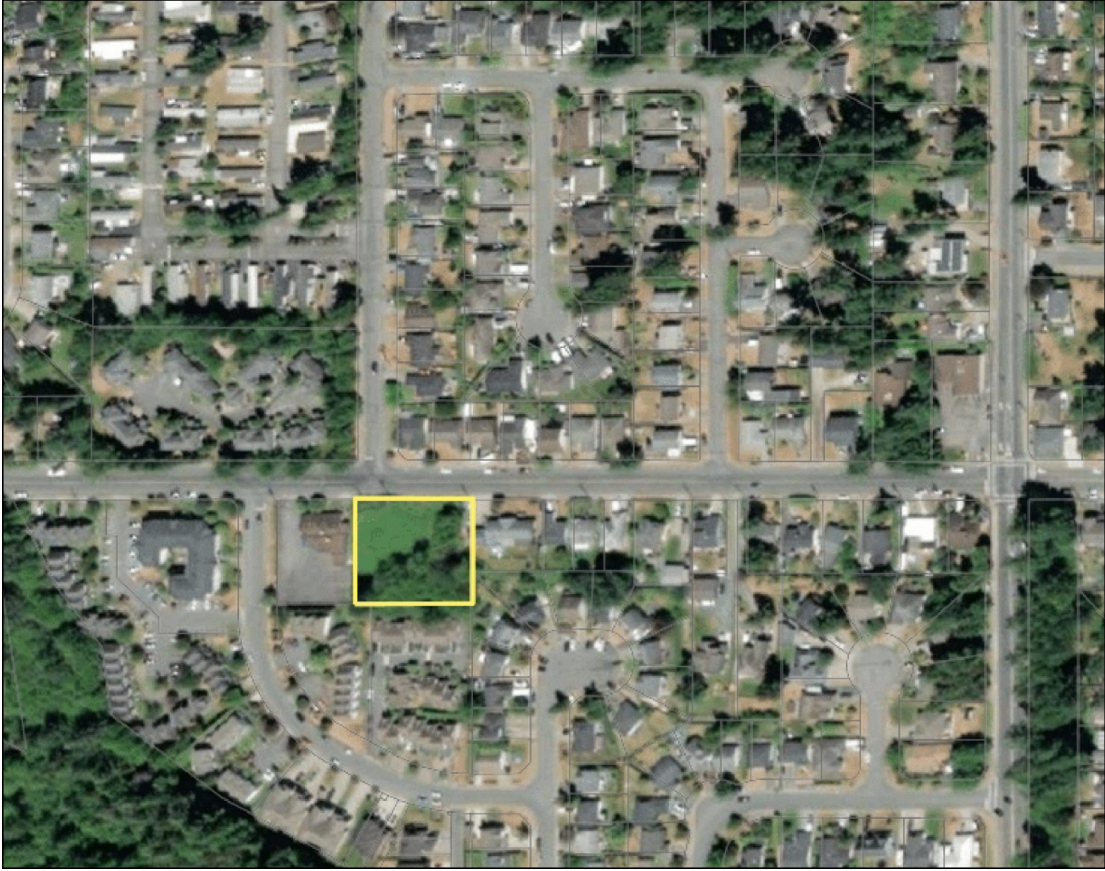


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**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

**5.35 RESIDENTIAL MULTIPLE THREE (RM – 3) ZONE**

Sections 5.35.1 through 5.35.6 apply to any lot in the 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.

**5.35.1 Permitted Uses:**

The following uses are permitted:

- (a) triplex or threeplex;

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

- (b) apartment;

- (c) community care, or social care facility, or both;

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

- (d) 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*

- (e) Townhouses or row housing with or without secondary suites as defined by Secondary Suite (*Multi-Family Development*) 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)

**5.35.2 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.

**5.35.3 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



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- (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.

**5.35.4 Lot Coverage:**

The maximum lot coverage of all buildings is 50%.

**5.35.5 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

**5.35.6 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

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**Schedule "A"**

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

**5.35.7 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**

**5.35.8 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)  
 Ed Handja\* 250-287-0011  
 Shelley McKay\* 250-830-4435  
 edhandja@bcoceanfront.com



**ROYAL LEPAGE**  
 Advance Realty Ltd.  
 888-286-1932  
 250-286-3293



<b>497 ROCKLAND RD</b>		<b>MLS® 941057</b>	
Listing Status	Active	Current Price	\$950,000.00
Area	Campbell River	Price Original	\$950,000.00
Sub Area	Willow Point	Sale Price	
Type	Land	Date Chg	
Sub Type	Unimproved Land	DOM	0
Year Built		Sale Date	
Zoning	RM-3	List Date	Aug 18/23
Title	Freehold	Proj. Close	
Assessed Value	\$490,000 (2023)	Date Enter	Aug 18/23
Taxes	\$7,913.00 (2022)	Date Pend	
Possession	Negotiable	Status Chg	
Postal Code	V9W 1N8		

<b>Land</b>			
Lot Sqft	33,977	Lot Acres	0.78
Onsite Park	Yes	Spaces	2
Comm Area	Other	View	Mountain(s)
Water	To Lot	Dimensions	
Lot Features	Acreage	Restrictions	
		Waterfront	
		Sewer	Sewer Available

<b>Building/Exterior</b>			
Total Sqft		Add. Rent Sqft	
Subdiv Area		Subdiv Min	
Storeys		Ceiling Height	
Lgl NC Use		Access	
Heating		Pot. Area	
Int. Features		Subdiv Max	
Ext. Features		Foundation	
Construction		Oth. Struct.	
		Cooling	
		MHR Num	
		Whouse Doors	

<b>Business</b>			
Business Name		Business Type	
Net Op Inc		Gross Inc	
Invent. Val.	Op Exp	Equip. Val	
Other equip.	Gdwil Val		
Inclusions			
Exclusions			

<b>Strata/Lease</b>			
Strata Fee		Prop Mgr	
Complex		Bldgs	
Strata Incl		Units total	
Shared Amen		Mgr Phone	
Lease Type		Units in Bld	
Lease Amnt	Sale of Assets		
Lease Addl		Lease Exp	
		Lease Amt Freq	
		Lease Term	
		Lease Trm Offr	

<b>Legal/Public Records</b>			
Assessed	490000	Year	2023
Jurisdiction	City of Campbell River	Taxes	\$7,913.00
Zone Desc		PID	018-520-031
Legal Desc		Roll #	07315.254
		Tax Year	2022

Listed By **ROYAL LEPAGE ADVANCE REALTY**

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 has just been rezoned to 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. 0.77 acres with 197ft of frontage on Rockland Rd. There are full services to the property.



## The BC Oceanfront Real Estate Team



**Shelley McKay**

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



**Ed Handja**

**Personal Real Estate Corporation**  
250-287-0011




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Zoning: RM-3  
City of Campbell River

Taxes (2022): \$7,913.00

Latitude: 49° 9'W      Longitude: 125° 2'N

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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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