



# REDEVELOPMENT OPPORTUNITY

PREMIUM LOCATION

## 1114 ROCKLAND AVENUE

VICTORIA, BC



**NEW LISTING PRICE**

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## PREMIUM LOCATION

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#### LOCATION

Well positioned near the intersection of Rockland Avenue and Cook Street - one block from Fort and Cook - the subject site is part of a quaint and eclectic commercial corridor that attracts locals and visitors alike. The hub of the area is Cook Street Village, a vibrant community village featuring both national and local retailers in a walking community. As the largest of four commercial nodes in Fairfield, Cook Street offers a pedestrian's and cyclist's lifestyle of accessibilities to shops, restaurants and parks. Blending small town atmosphere with Old World charm, the site's close proximity to both historic Beacon Hill Park, the Residence of The Lieutenant Governor of British Columbia and downtown Victoria completes a prime location.

#### FEATURES

Title is clear of all financial encumbrances. The following non-financial encumbrances are registered on title (copies available upon request):

- Undersurface Rights M76301 in favour of Her Majesty the Queen

#### SCORES



**WALK SCORE**  
**WALKER'S PARADISE**  
**94**

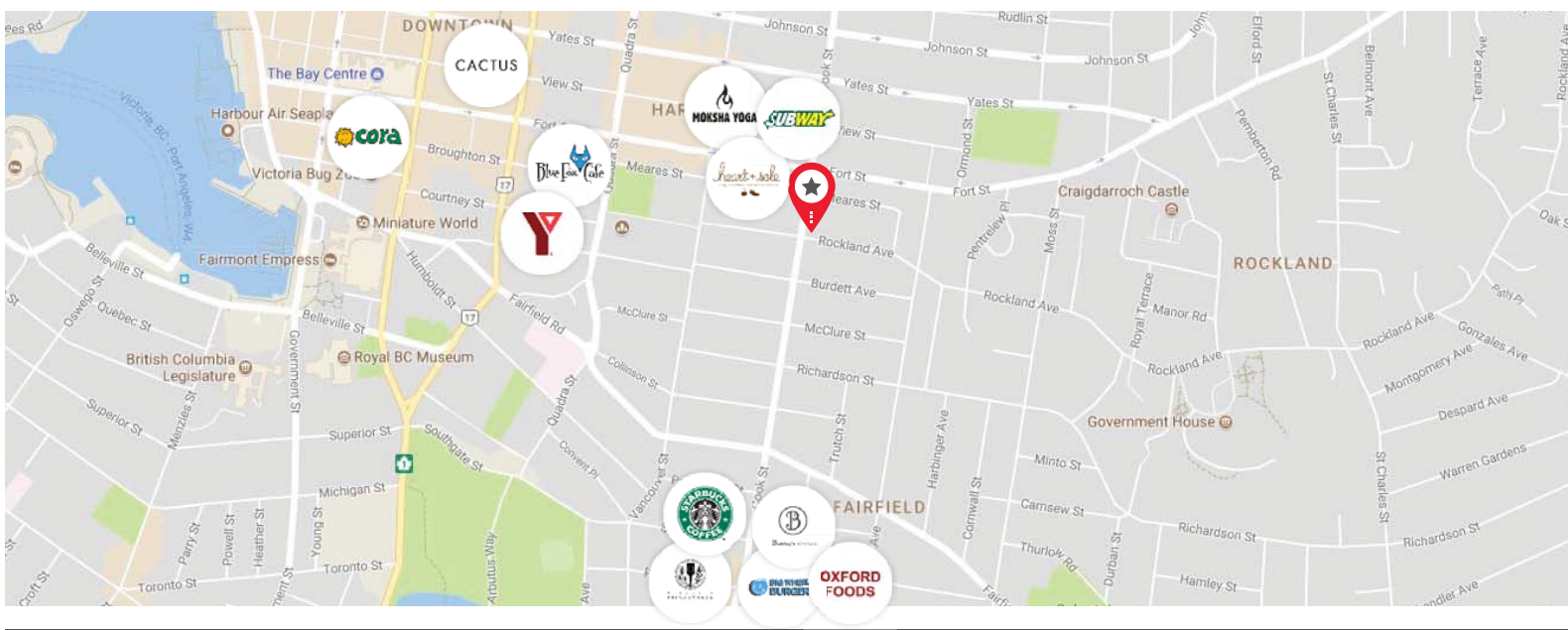


**TRANSIT SCORE**  
**EXCELLENT TRANSIT**  
**72**



**BIKE SCORE**  
**BIKER'S PARADISE**  
**100**

|                   |   |
|-------------------|---|
| PID               | 005-212-332   |
| LEGAL DESCRIPTION | Lot 1576, Victoria City   |
| LAND AREA         | 7,200 sf  |
| TAXES 2017        | \$4,063   |
| IMPROVEMENTS      | Single family home constructed in 1910. Vacant and damaged by previous fire.            |
| OCP DESIGNATION   | Total floor space ratios ranging from 2:1 up to approximately 3.5:1.                    |
| ZONING            | R3-A1   |
| PERMITTED USES    | Single family dwelling and multiple dwellings, college fraternity buildings, rest homes |
| DENSITY           | The maximum permitted floor space ratio is 1.0:1  |
| SITE COVERAGE     | The maximum permitted site coverage is 33.3%  |
| HEIGHT            | Shall not exceed 10.7 m nor 3 storeys, whichever is less                                |
| PRICE             | \$1,750,000   |



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