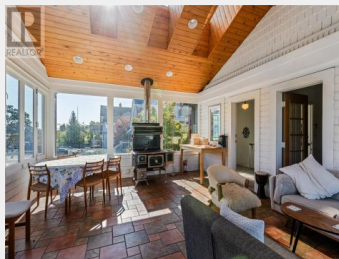
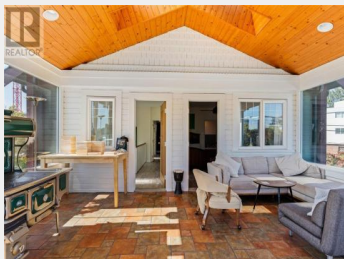


# 485 Head Street Esquimalt British Columbia

\$2,839,000

- Sunroom
- Other
- Ensuite
- Primary Bedroom
- Bathroom
- Bedroom
- Storage
- Utility room
- Bathroom
- Storage
- Storage
- Studio
- Patio
- Patio
- Patio
- Ensuite
- Bedroom
- Living room
- Dining room



This is the only location in Esquimalt with this zoning remaining. Site coverage is limited to 40% however you can build up to 11.7 meters (38.4 ft). Given the province's new housing agenda and the age of the current dwelling, this could be a very nice waterside townhouse site with a rezoning which Esquimalt would likely support. Current C-7A Zoning: Allows a mix of commercial and residential uses compatible with the West Bay Neighbourhood including Tourist Accommodation. With the new provincial regulation eliminating most short term rental accommodations, this zoning allows the owner to capitalize on less competition and the projected increase in overnight rates after the ban comes into place in May 2024. Properties at 474 head street have been rezoned into a Comprehensive Development Zone (CD-98) with an allowable FSR of 1.3 and no site coverage restrictions aside from required setbacks. Properties at 464 & 460 Head Street have been rezoned to a Comprehensive Development Zone (CD 103) with an allowable FSR of 1.32 and no site coverage restrictions aside from required setbacks Lot Size: 6,471 SF Maximum building footprint (Current Zoning): 2,588 SF Maximum building size assuming 3 stories: 7,765 SF Maximum building size if 1.3 FSR were to be adopted: 8,412 (id:6769)

## Dan Singla

on behalf of:  
Engel & Volkers Vancouver Island

