



# 485 Head Street Esquimalt British Columbia

\$2,839,000

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)

- |                               |                          |
|-------------------------------|--------------------------|
| Sunroom 20 ft X 16 ft         | Storage 9 ft X 7 ft      |
| Other 11 ft X 7 ft            | Studio 9 ft X 19 ft      |
| Ensuite 4-Piece               | Patio 12 ft X 27 ft      |
| Primary Bedroom 23 ft X 11 ft | Patio 16 ft X 16 ft      |
| Bathroom 4-Piece              | Patio 16 ft X 9 ft       |
| Bedroom 13 ft X 16 ft         | Ensuite 4-Piece          |
| Storage 5 ft X 6 ft           | Bedroom 15 ft X 13 ft    |
| Utility room 9 ft X 7 ft      | Living room 13 ft X 9 ft |
| Bathroom 4-Piece              | Dining room 9 ft X 16 ft |
| Storage 13 ft X 11 ft         |                          |

Listing Presented By:



Originally Listed by:  
Engel & Volkers Vancouver Island



OAKWYNREALTY  
OKANAGAN

**Oak Wyn Realty Okanagan**

108 1980 Cooper Road , Kelowna,  
BC, V1Y 8K5

Phone: 250-861-5122  
Fax:  
dan.singla@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.