

FOR SALE

OCEAN TERRACE
**+/- 136 ACRE RESIDENTIAL & MIXED-USE
DEVELOPMENT OPPORTUNITY**

MILL BAY, BC | VANCOUVER ISLAND



OPPORTUNITY

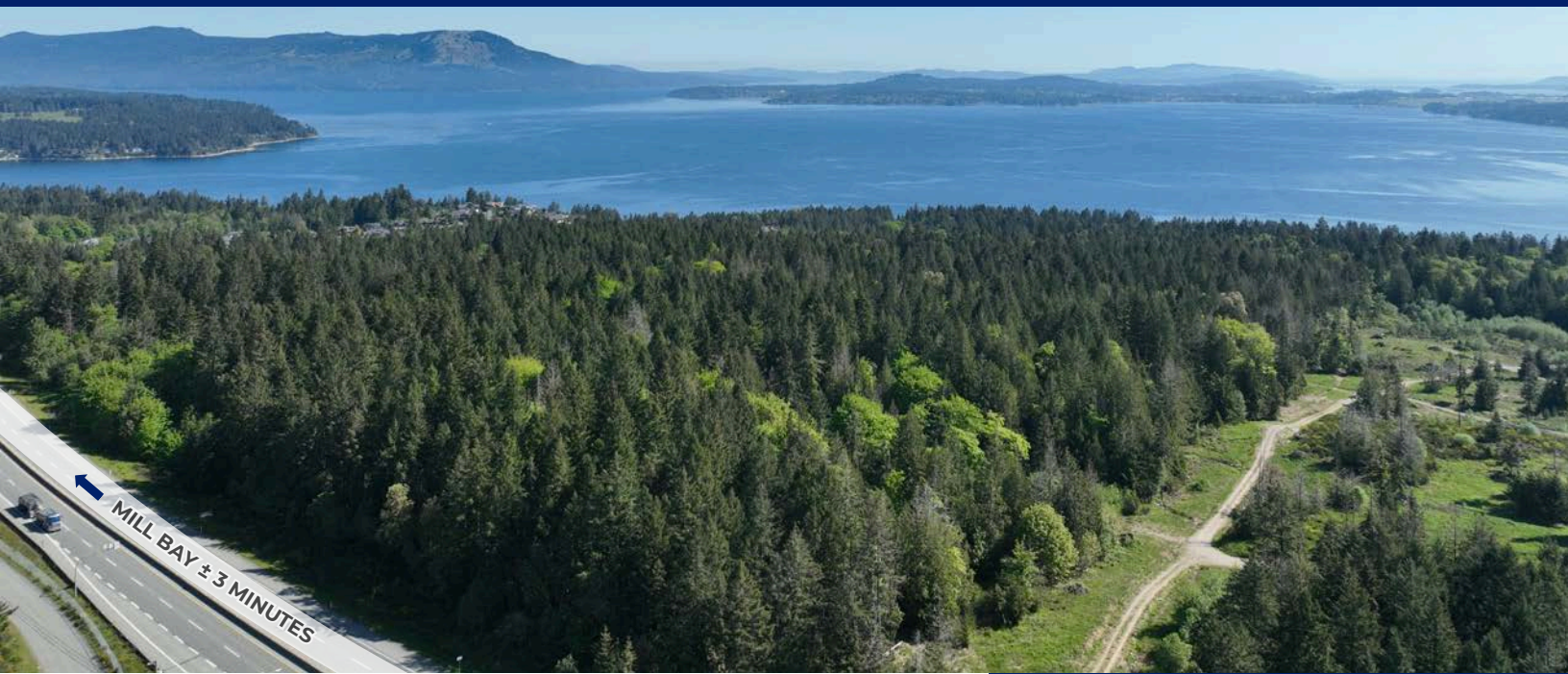
JBW Commercial is pleased to present Ocean Terrace, a +/- 136 acre mixed use comprehensive development opportunity in Mill Bay, BC. The subject property is currently zoned CD-7, Comprehensive Development, with recent significant progressions toward procuring access to water and sewer via local authorities.

PRELIMINARY SITE PLAN HIGHLIGHTS

- 167 SFD & Estate Lots
- 32 Townhouse Lots
- 6 Multifamily Sites
- 8,700 m² Commercial
- 1,500 m² Community Centre
- 1.3 Ha School Site



THE OFFERING



FOR SALE | Contact Listing Agents

Situated just south of Mill Bay, BC and north of the Malahat First Nation, Ocean Terrace is well poised to provide increased residential, commercial and institutional density to the Malahat Region.

Zoned CD-7, Comprehensive Development, the allowable density at present is up to 468 residential units, not including attached suites, a minimum of 165 multifamily dwelling units, and commercial uses up to 1.4 Ha.

Ocean Terrace is well positioned to tie into a recently approved water license infrastructure project with the Malahat First Nation.

Prospective purchasers may gain access the virtual data room by way of a signed Confidentiality Agreement.



- *+/- 136 AC Development Site*
- *Water/Sewer Infrastructure Progression on MFN Lands*
- *Potential Ocean View Lots*
- *Direct Highway Access (Pending MOTI SD approval)*

SALIENT FACTS

CIVIC ADDRESS:

Butterfield Road Intersection, Mill Bay, BC

LEGAL ADDRESS:

PARCEL C (DD 43694I) OF DISTRICT LOT 77 MALAHAT DISTRICT & THAT PART OF DISTRICT LOT 77, MALAHAT DISTRICT, LYING TO THE SOUTH OF THE SOUTH BOUNDARIES OF PARCEL C (DD 43694I) AND PARCEL D (DD 33154I) OF SAID LOT AND EXCEPT THOSE PARTS IN PLANS 518RW, 50504 AND VIP86314.
PARCEL D (DD 33154I) OF DISTRICT LOT 77 MALAHAT DISTRICT

PID: 009-346-554, 009-346-511, 009-346-520

LOT SIZE: ±136.15 ac

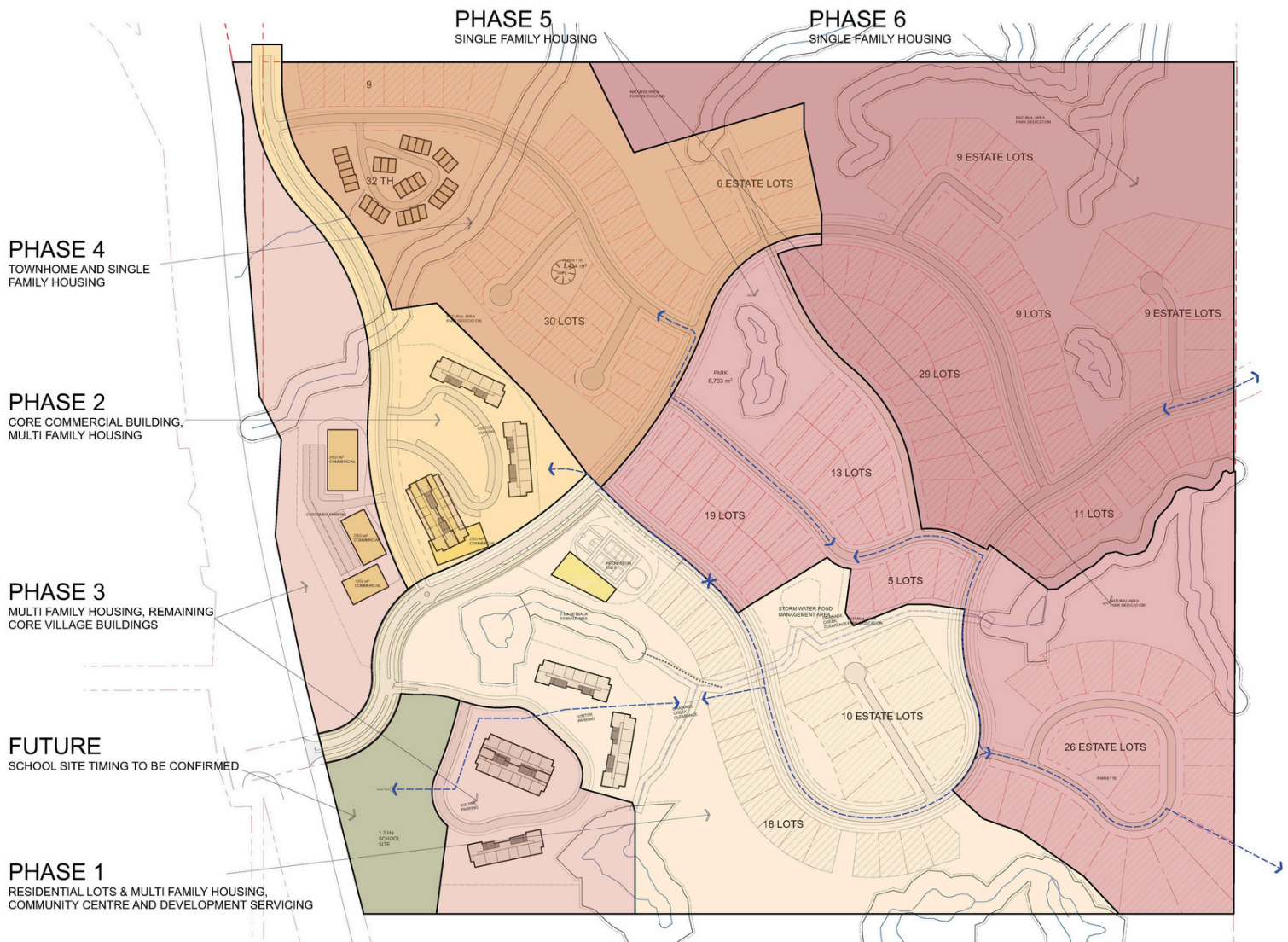
ASSESSED VALUE: \$11,873,900

MUNICIPALITY: CVRD

ZONING: CD-7 - VILLAGE COMPREHENSIVE DEVELOPMENT 7 - OCEAN TERRACE

OCP Comprehensive Development,

PRELIMINARY SITE PLAN



Phase	Type	SFD Lots	Estate Lots	Multifamily	Commercial/ Institutional
Phase 1	RESIDENTIAL LOTS & MULTIFAMILY HOUSING, COMMUNITY CENTRE AND DEVELOPMENT SERVICING	18	10	Two (2) Multifamily Sites	1,500 m2 COMMUNITY CENTRE
Phase 2	CORE COMMERCIAL BUILDING, MULTIFAMILY HOUSING			Two (2) Multifamily Sites	2,500 m2 Commercial
Phase 3	MULTI FAMILY HOUSING, REMAINING CORE VILLAGE BUILDINGS			Two (2) Multifamily Sites	6,200 m2 Commercial
Phase 4	TOWNHOME AND SINGLE FAMILY HOUSING	3	6	32 Townhouse Lots	
Phase 5	SINGLE FAMILY HOUSING	37	26		
Phase 6	SINGLE FAMILY HOUSING	49	18		
Future Phase	SCHOOL SITE (TIMING TO BE CONFIRMED)				1.3 Ha School Site
Totals		107	60	Six (6) Multifamily Sites 32 Townhouse Sites	8,700 m2 Commercial 1,500 m2 Community Centre 1.3 Ha School Site

OCEAN TERRACE | MILL BAY



OCEAN TERRACE | MILL BAY



Strategically positioned just 30 minutes north of Victoria and a short drive south of Duncan, this elevated site offers sweeping ocean views, proximity to local amenities, and convenient access to the Trans-Canada Highway. Surrounded by natural beauty and a rapidly expanding residential base, Ocean Terrace is ideally suited for a thoughtfully planned community that blends residential, commercial, and recreational components.

Located within the Cowichan Valley Regional District, Mill Bay is experiencing sustained population growth driven by its desirable coastal setting, community charm, and commuter accessibility to Greater Victoria. This makes Ocean Terrace a highly attractive opportunity for developers looking to capitalize on southern Vancouver Island's strong market fundamentals and long-term growth trajectory.

TRADE AREA & DRIVE TIME

MILL BAY + 3 MINUTES

COBBLE HILL + 13 MINUTES

LANGFORD + 20 MINUTES

DUNCAN + 25 MINUTES

SAANICH CORE + 30 MINUTES

VICTORIA + 35 MINUTES

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