

# \$650,000

## PRIME COMMERCIAL STRATA UNIT

9-313 Cook St., Victoria, BC V8V 3X5



**SALE PRICE**

**\$650,000**

**John Morris**  
(250) 710-0765



**COLDWELL BANKER  
COMMERCIAL**  
OCEANSIDE REAL ESTATE

# SALE

## PRIME COMMERCIAL STRATA UNIT

9-313 Cook St., Victoria, BC V8V 3X5



### PROPERTY DESCRIPTION

Prime commercial strata unit in the heart of Cook Street Village, one of Victoria's most vibrant and sought-after locations. This highly visible retail space enjoys exceptional foot and vehicular traffic, with outstanding street exposure on bustling Cook St.—among the city's most desirable locations for businesses seeking visibility and accessibility. Previously a coffee shop, the unit has a vent hood and exhaust system, making it well-suited for a café or bakery. Zoning is flexible, and the unit could be modified to suit a new buyer's intended use. Cook St. Village is renowned for its charming village atmosphere, boutique shops, services, and proximity to Fairfield, Beacon Hill Park, and downtown Victoria. Ideal for entrepreneurs looking for a standout, high-exposure location that drives customer traffic. All sizes are approximate. Buyer to verify if important. Buyers are to rely on their own due diligence regarding zoning, permitted uses, and all other relevant matters.

### PROPERTY HIGHLIGHTS

- Highly desirable location
- 924 square foot unit
- Flexible zoning
- High exposure
- Close proximity to amenities
- Ideal for entrepreneurs

### OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	924 SF
Zoning:	CVD-1 (Community Village District -Zone 1)

**John Morris**  
(250) 710-0765

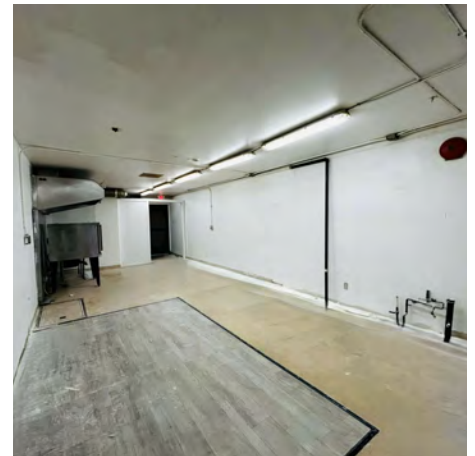


**COLDWELL BANKER**  
**COMMERCIAL**  
OCEANSIDE REAL ESTATE

# SALE

## PRIME COMMERCIAL STRATA UNIT

9-313 Cook St., Victoria, BC V8V 3X5



**John Morris**  
(250) 710-0765



**COLDWELL BANKER**  
**COMMERCIAL**  
OCEANSIDE REAL ESTATE

## 4.3 Community Village District – 1 Zone (CVD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> <li>a. <b>Accessory Building</b></li> <li>b. <b>Art and Cultural Facility</b></li> <li>c. <b>Assembly</b></li> <li>d. <b>Assisted Living Facility</b></li> <li>e. <b>Care Facility</b></li> <li>f. <b>Civic Facility</b></li> <li>g. <b>Drinking Establishment</b>, excluding nightclubs</li> <li>h. <b>Equipment Rental</b></li> <li>i. <b>Financial Service</b></li> <li>j. <b>Food and Beverage Service</b></li> </ul>	<ul style="list-style-type: none"> <li>k. <b>Home Occupation</b></li> <li>l. <b>Hotel</b></li> <li>m. <b>Office</b></li> <li>n. <b>Personal Service</b></li> <li>o. <b>Residential</b></li> <li>p. <b>Retail Liquor Sale</b></li> <li>q. <b>Retail Trade</b></li> <li>r. <b>Studio</b></li> <li>s. <b>Utility</b></li> <li>t. <b>Veterinary Clinic</b></li> </ul>

1.1 Location and Siting of Uses and Structures
<ul style="list-style-type: none"> <li>a. <b>Dwelling Units</b> are not permitted on the <b>First Storey</b> of a <b>Building</b> except when located adjacent to a <b>Flanking Street Lot Line</b>.</li> <li>b. <b>First Storey Office</b> use is not permitted within 6m of the wall of any <b>Building</b> that abuts a <b>Street</b> or pedestrian walkway.</li> </ul>

2. Density of Development	
a. <b>Density of Development</b> - Maximum	1.6:1

3. Height	
a. <b>Height</b> - Maximum	14.0m
b. Projections into <b>Height</b> - Maximum	
i. <b>Parapets</b>	1.2m
ii. <b>Rooftop Structures</b>	5.0m

4. Setbacks and Projections	
a. <b>Front Lot Line Setback</b> - Minimum	0.0m
b. <b>Side Lot Line Setback</b> – Minimum	0.0m
c. <b>Rear Lot Line Setback</b> – Minimum	<ul style="list-style-type: none"> <li>i. 6.0m for the <b>First Storey</b> and any <b>Storeys</b> without a <b>Residential</b> use</li> <li>ii. 8.0m or 25% of <b>Lot Depth</b>, whichever is greater, for any part of a <b>Building</b> above the <b>First Storey</b> with a <b>Residential</b> use</li> </ul>
d. <b>Flanking Street Lot Line Setback</b> – Minimum	0.0m
e. Projections into <b>Setback</b> – Maximum	
i. <b>Balconies</b>	2.0m

## Part 4 - Zones

ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens associated with the principal <b>Building</b>	0.6m
iii. Steps and porch associated with the principal <b>Building</b>	2.0m
f. Notwithstanding Part 3.1.27, the maximum <b>Setback</b> for the <b>Flanking Street Lot Line</b> for <b>Accessory Buildings</b> is 3.5m or the minimum <b>Front Lot Line Setback</b> of the adjoining <b>Lots</b> , whichever is greater	

### 5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

### 6. Lot Coverage and Open Space

a. <b>Lot Coverage</b> – Maximum	80%
b. <b>Landscape Area</b> – Minimum	6% of <b>Lot Area</b>

### 7. Lot Dimension and Area

a. <b>Lot Area</b> – Minimum	540m <sup>2</sup>
b. <b>Lot Width</b> – Minimum	15.0m

### 8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	496 Cecelia Road  Lot A Section 4 Victoria District Plan EPP115594 Except Plan EPP115595	a. Maximum <b>Height</b> : 18.6m	
2.	220 Cook Street  STRATA PLAN EPS6394	a. Maximum <b>Density of Development</b> : 2.2:1 b. Maximum <b>Height</b> : 16.5m c. <b>Office</b> and <b>Personal Service</b> are permitted within a <b>Studio</b> d. <b>Studio</b> is only permitted on the <b>First Storey</b> of a <b>Building</b> fronting a <b>Street</b>	
3.	230 Cook Street  Lot 1, Fairfield Farm Estate, Victoria City, Plan 13651	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 77m <sup>2</sup> ; ii. The use is restricted to the ground floor; iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b> .
4.	328 Cook Street  Lot A Fairfield Farm Estate Victoria City District Plan EPP103917	a. <b>Bonus Density of Development</b> : 2.19:1	i. A monetary contribution of \$161,356.80 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Building Permit.

## Part 4 - Zones

			<p>ii. a monetary contribution of \$136,163.47 must be provided to the Local Amenities Reserve Fund prior to issuance of a Building Permit.</p> <p>iii. Until the amenity contributions identified above are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following 2021 and each year thereafter, by adding to the base contribution amounts identified above by an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.</p> <p>iv. For the purposes of subsection iv., “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.</p>
5.	<p>1725 Cook Street</p> <p>Lot B, Suburban Lot 18, Victoria City, Plan 47830</p>	<p>a. <b>Storefront Cannabis Retailer</b> is a permitted use</p>	<p>i. <b>Storefront Cannabis Retailer</b> does not occupy more than 303m<sup>2</sup>;</p> <p>ii. <b>Storefront Cannabis Retailer</b> is restricted to the ground floor</p>
6.	<p>1516-1594 Fairfield Road</p> <p>Lot A, Section 19, Victoria District, Plan 12772</p>	<p>a. <b>Storefront Cannabis Retailer</b> is a permitted use</p>	<p>i. <b>Storefront Cannabis Retailer</b> does not occupy more than 104m<sup>2</sup>;</p> <p>ii. <b>Storefront Cannabis Retailer</b> is restricted to the ground floor;</p> <p>iii. <b>Storefront Cannabis Retailer</b> does not occupy more than 8.7m in length of a <b>Building</b> facing Fairfield Road</p> <p>iv. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b>.</p>
7.	<p>45 Gorge Road East</p> <p>Lot 1 Section 10 Victoria District Plan EPP100446</p>	<p>a. Maximum <b>Density of Development</b>: 2.43:1</p> <p>b. Maximum <b>Height</b>: 18.15m</p>	<p>i. A minimum of 290m<sup>2</sup> of commercial floor area must be provided on the <b>First Storey</b> of a <b>Residential Building</b></p>
8.	<p>131, 135 and 139 Menzies Street</p> <p>LOT 24, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753</p>	<p>a. Maximum <b>Density of Development</b>: 2.0:1</p> <p>b. Maximum <b>Height</b>: 14.1m</p> <p>c. Minimum <b>Open Lot Space</b>: 50%</p>	

## Part 4 - Zones

	<p>LOT 23, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753</p> <p>LOT 22, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753</p>		
9.	<p>225 Menzies Street</p> <p>Common Property Of Strata Plan VIS6403</p>	<p>a. Maximum <b>Height</b>: 14.6m</p> <p>b. Maximum floor area of a <b>Retail Liquor Sale</b> use is 442m<sup>2</sup></p> <p>c. <b>Bonus Density of Development</b>: 2.0:1</p>	<p>i. Provision of public art, consisting of mosaic tile work and a cast statue, and on and off site streetscaping and street furnishings, that have a combined value of at least \$40,000, as calculated above the City's standard broom finish.</p>
10.	<p>1765 Oak Bay Avenue</p> <p>Strata Plan EPS4153</p>	<p>a. Maximum <b>Density of Development</b>: 2.0:1</p> <p>b. Maximum <b>Height</b>: 15.0m</p>	
11.	<p>1916 Oak Bay Avenue</p> <p>Shared Common Property Of Strata Plan EPS10257</p>	<p>a. Maximum <b>Density of Development</b>: 1.95:1</p> <p>b. Maximum <b>Height</b>: 15.0m</p>	
12.	<p>1965-1971 Oak Bay Avenue and 1070-1072 Foul Bay Road</p> <p>STRATA PLAN EPS2135</p>	<p>a. Maximum <b>Density of Development</b>: 2.33:1</p> <p>b. Maximum <b>Height</b>: 15.0m</p>	
13.	<p>2558 Quadra Street</p> <p>Lot A, Section 4, Victoria District, Plan 11029</p>	<p>a. Maximum <b>Density of Development</b>: 2.28:1</p> <p>b. Maximum <b>Height</b>: 18.15m</p>	
14.	<p>2625-2635 Quadra Street, 2670 Fifth Street</p> <p>Lot 1, Section 4, Victoria District, Plan 27199</p>	<p>a. Maximum floor area of a <b>Retail Liquor Sale</b> use is 594m<sup>2</sup></p>	
15.	<p>2637-2641 Quadra Street</p> <p>Lot 9, Block 16, Section 4, Victoria District, Plan 240</p>	<p>a. <b>Storefront Cannabis Retailer</b> is a permitted use provided:</p>	<p>i. The use does not occupy more than 140m<sup>2</sup>;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b>.</p>
16.	<p>425-475 Simcoe Street</p> <p>Lot 1, Beckley Farm, Victoria City, Plan 26705</p>	<p>a. <b>Storefront Cannabis Retailer</b> is a permitted use</p>	<p>i. The use does not occupy more than 53m<sup>2</sup>;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Only one <b>Storefront</b></p>

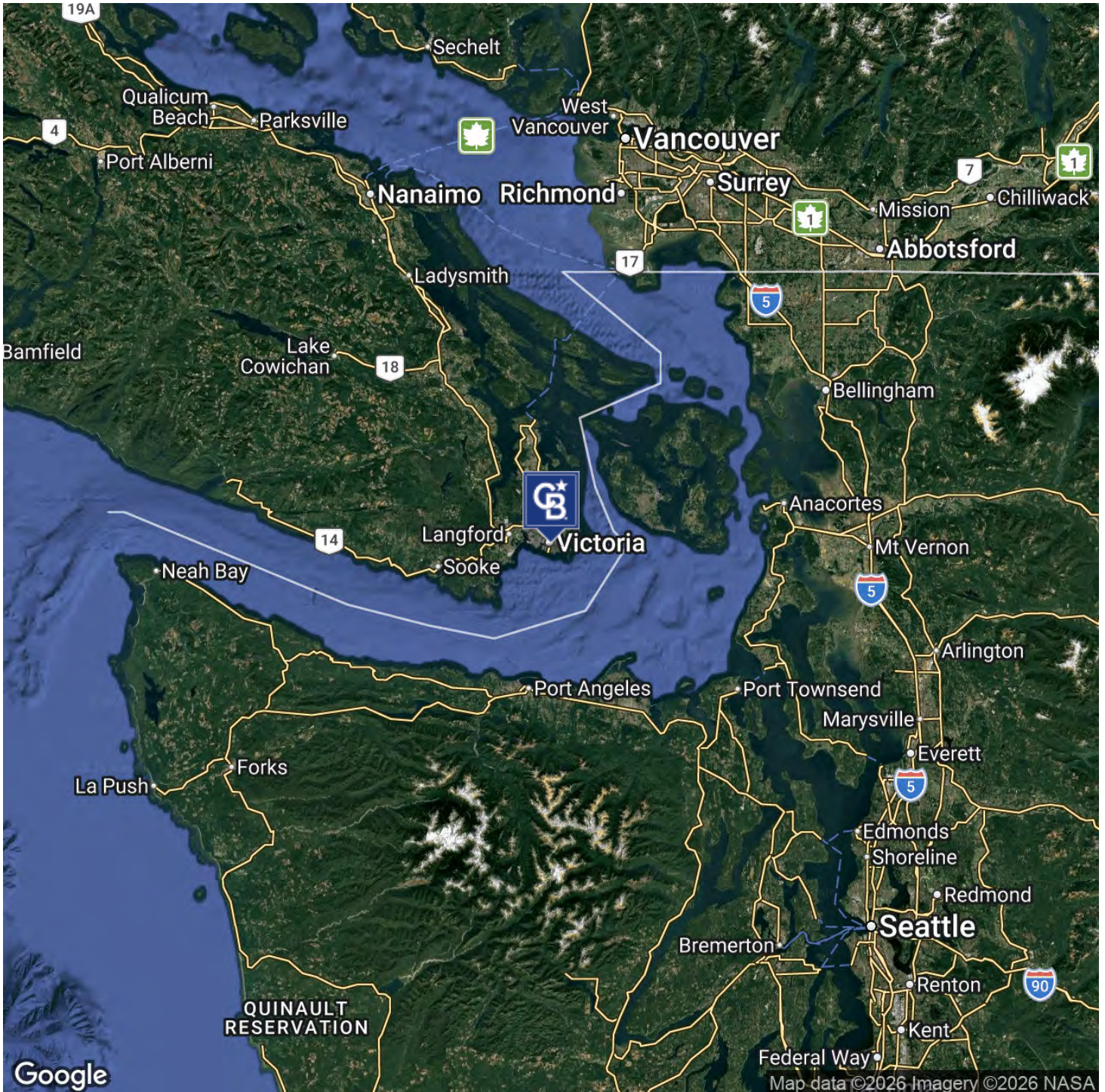
**Part 4 - Zones**

			<b>Cannabis Retailer</b> at a time is operational on the <b>Lot</b> .
17.	170-184 Wilson Street  Lot A District Lot 119 Esquimalt District Plan VIP67363	a. <b>Storefront Cannabis Retailer</b> is a permitted use	<ul style="list-style-type: none"> <li>i. The use does not occupy more than 141m<sup>2</sup>;</li> <li>ii. The use is restricted to the ground floor;</li> <li>iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b>.</li> </ul>

# SALE

## PRIME COMMERCIAL STRATA UNIT

9-313 Cook St., Victoria, BC V8V 3X5



**John Morris**  
(250) 710-0765



**COLDWELL BANKER**  
**COMMERCIAL**  
OCEANSIDE REAL ESTATE

# SALE

## PRIME COMMERCIAL STRATA UNIT

9-313 Cook St., Victoria, BC V8V 3X5



**JOHN MORRIS**

Morris Commercial Group

**Direct:** (250) 710-0765

**Cell:** (250) 710-0765

[jmorriscommercial@gmail.com](mailto:jmorriscommercial@gmail.com)

---

**John Morris**  
(250) 710-0765



**COLDWELL BANKER  
COMMERCIAL**  
OCEANSIDE REAL ESTATE