

For Sale

**517 Latoria Road
Colwood, BC**

**AVISON
YOUNG**



26 Lot Single Family Development Site with PLA in Place

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517 Latoria Road

Salient Details

SITE AREA

7.49 Acres

ZONING

Comprehensive Development 8 (CD8) Zone

OFFICIAL COMMUNITY PLAN (OCP)

Neighborhood – Hillside and Shoreline

PROPERTY TAXES

\$37,618 (2024)

ASKING PRICE

\$6,799,000

The Opportunity

Nestled in the heart of Colwood, 517 Latoria Road offers a rare opportunity to develop in one of the West Shore’s fastest-growing and most desirable neighbourhoods. This ideally located property sits above Latoria Road between Olympic View Golf Course and the rapidly expanding Royal Bay community.

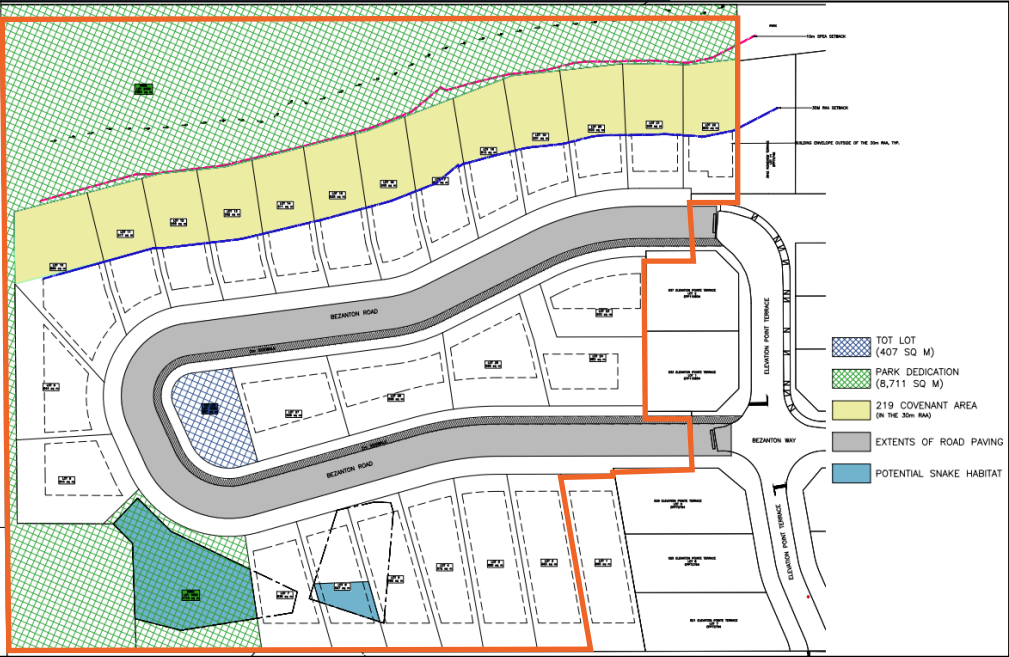
Residents will enjoy access to world-class recreation, including the nearby Olympic View Golf Course, Jordie Lunn Bike Park, Latoria Creek Park, and Esquimalt Lagoon.

Convenient access to major transit routes makes commuting to Downtown Victoria easy, while nearby amenities include shopping, dining, recreational facilities, and top-rated schools. This is an exceptional location for families, professionals, and retirees seeking a balanced lifestyle close to nature and city services.

Proposed Subdivision

The subject property has a conditional Preliminary Layout Approval (PLA) in place for a proposed 27-lot subdivision ranging in size from 5,382 square feet to 9,322 square feet. This offering includes 26 of those 27 lots in the PLA.

The subdivision will have a circular drive which is an extension of Bezanton Way with two road access points at Bezanton Way and Elevation Point Terrace. The PLA also contemplates a children’s play area and park dedication. All 26 lots will have mountain views with some of the lots having potential for distant ocean views.



Location & Offering Process



Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agents for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from the listing agents.

Contact Us

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