

**3000 KEYSTONE DRIVE, DUNCAN**  
**MULTI-FAMILY DEVELOPMENT SITE**

**FOR  
SALE**



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## INVESTMENT OPPORTUNITY

- Multi-Family Development Site
- R8 - Residential Multi-Family Apartment Zone

### **3000 Keystone Drive, Duncan**

This is an exceptional chance to acquire a prime 1.07-acre residential development site situated in the heart of the Cowichan Valley, in the city of Duncan, British Columbia. The site is strategically located at the intersection of Keystone Drive and Cowichan Lake Road, just north of the Cowichan District Hospital, making it a desirable location for both residents and developers.



**LOT SIZE**

± 46,609 SQFT (1.07 AC)  
(BC Assessment)

**ZONING**

R8 - Residential Multi-Family  
Apartment Zone

**FSR**

1.0:1

**PROPERTY TAXES**

\$5,604.00 (2022)

**PID**

006-222-579

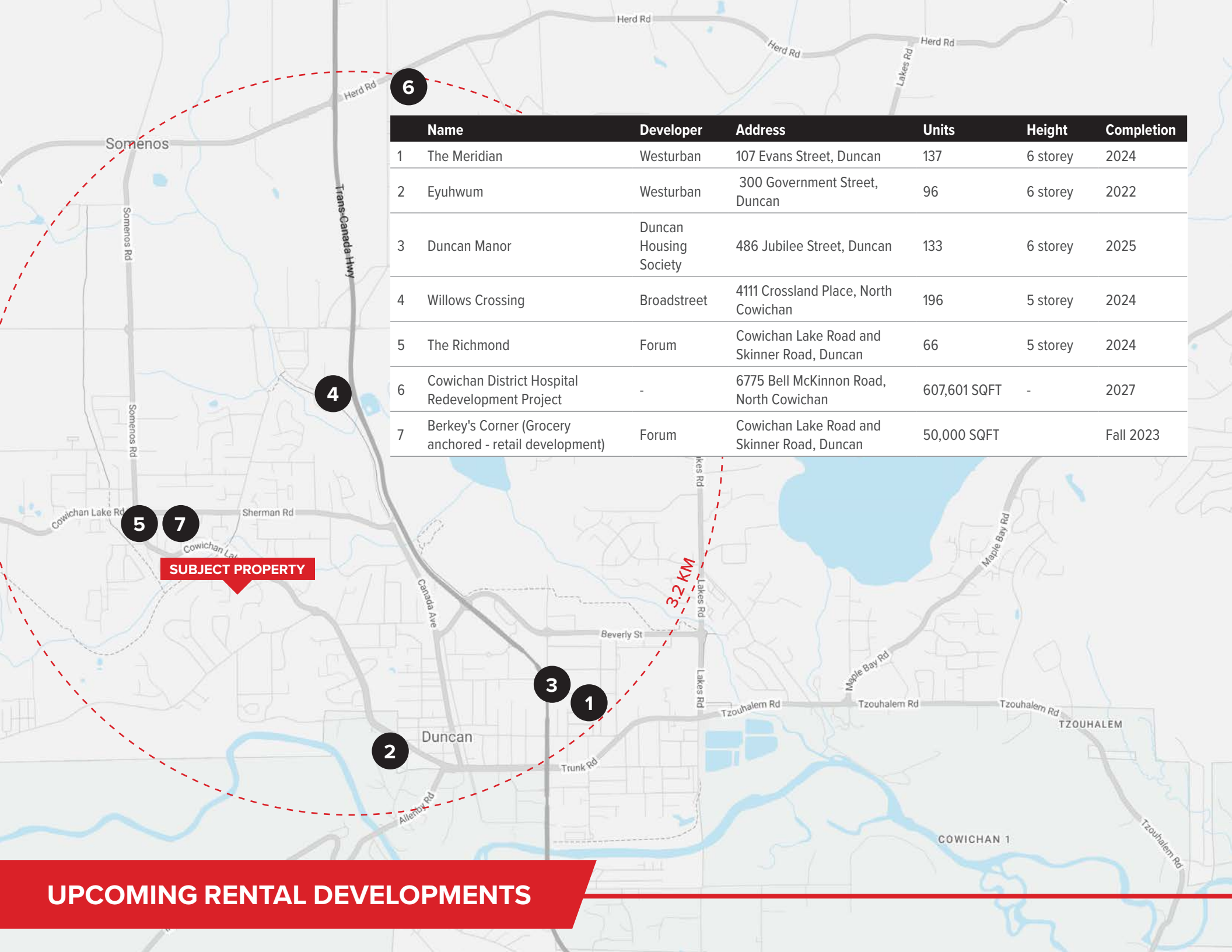
**LEGAL DESCRIPTION**

LOT B, SECTIONS 19 AND 20, RANGE  
5, QUAMICHAN DISTRICT, PLAN 2889  
EXCEPT PART IN PLAN VIP78689 AND  
VIP79448

**PRICE**

\$2,098,000





	Name	Developer	Address	Units	Height	Completion
1	The Meridian	Westurban	107 Evans Street, Duncan	137	6 storey	2024
2	Eyuhwum	Westurban	300 Government Street, Duncan	96	6 storey	2022
3	Duncan Manor	Duncan Housing Society	486 Jubilee Street, Duncan	133	6 storey	2025
4	Willows Crossing	Broadstreet	4111 Crossland Place, North Cowichan	196	5 storey	2024
5	The Richmond	Forum	Cowichan Lake Road and Skinner Road, Duncan	66	5 storey	2024
6	Cowichan District Hospital Redevelopment Project	-	6775 Bell McKinnon Road, North Cowichan	607,601 SQFT	-	2027
7	Berkey's Corner (Grocery anchored - retail development)	Forum	Cowichan Lake Road and Skinner Road, Duncan	50,000 SQFT		Fall 2023

**SUBJECT PROPERTY**

3.2 KM

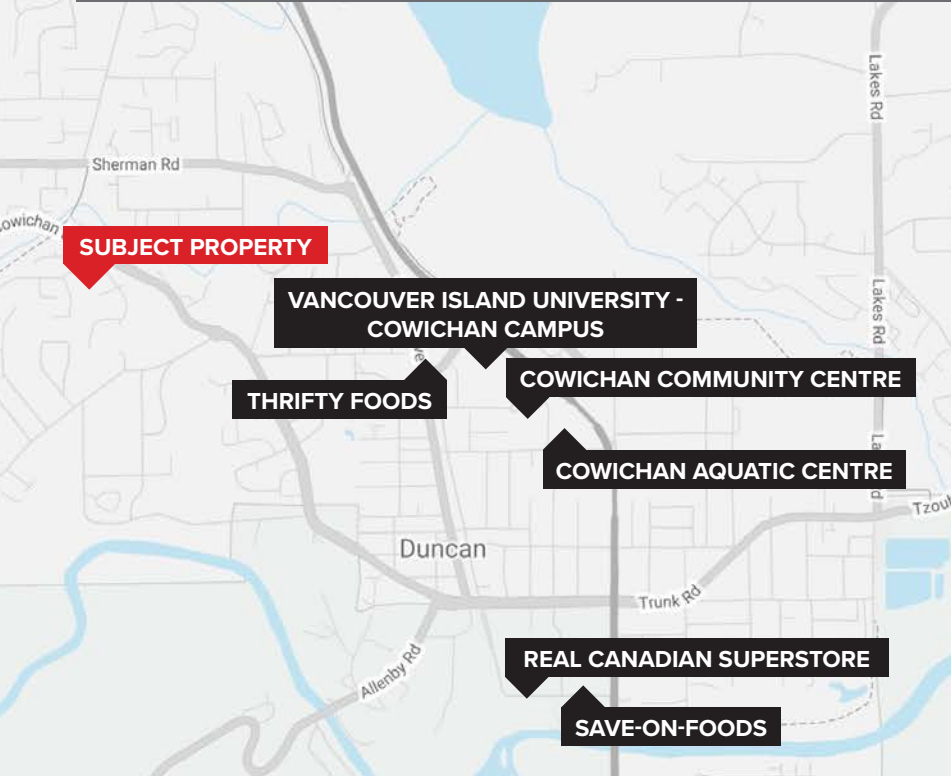
**UPCOMING RENTAL DEVELOPMENTS**



2755 BEVERLY ST #1, DUNCAN



181 TRANS-CANADA HWY, DUNCAN



2687 JAMES ST, DUNCAN



2011 UNIVERSITY WAY, NORTH COWICHAN



291 COWICHAN WAY, DUNCAN



2653 JAMES ST, DUNCAN

**SURROUNDING AMENITIES**

2022 STATS  
**DUNCAN**  
DEMOGRAPHICS

*"City of Totems"*



Located between  
Victoria and Nanaimo

**5.5K**

POPULATION

**44K**

POPULATION INCLUDING  
NORTH COWICHAN



**27,545**

Ages 15 to 64 years

**3.7%**

Population growth  
IN DUNCAN



**1.6%**

Population growth  
IN NORTH COWICHAN



HEALTH CARE AND  
SOCIAL ASSISTANCE  
3,115

RETAIL  
2,880

**\$79.9K**

Household income  
IN DUNCAN (2020)



TOP 3  
INDUSTRY  
SECTORS

CONSTRUCTION  
2,355



Duncan, British Columbia, is a small city located on southern Vancouver Island in British Columbia, Canada. It is known as the "City of Totems" due to its rich collection of totem poles, which are dispersed throughout the city and its surroundings. This is a testament to the area's strong First Nations heritage, particularly the Cowichan Tribes, which are the largest band in the BC Coast Salish people's group.



Duncan is geographically located about halfway between Victoria (the capital of BC) and Nanaimo, making it a central hub in the Cowichan Valley region. The city has a population of just under 5,500 people, though the broader Duncan area (including North Cowichan) has a population of around 44,000.

Population growth in the broader Duncan area has been below that of the provincial average for many years. 2021-2022 saw a large influx of new residents. Duncan's population grew at 3.7% in 2022 and North Cowichan's grew at 1.6% in the same time frame.

The city and surrounding valley are known for their beautiful natural landscapes, including mountains, forests, and the Cowichan River. The climate is typically warm and dry in the summer and mild in the winter, characteristic of the Mediterranean-like climate of the region.

The local economy is diverse, with significant contributions from sectors like agriculture, arts and culture, tourism, manufacturing, and retail.



TRANS-CANADA HWY 8 MIN DRIVE

REAL CANADIAN SUPERSTORE 8 MIN DRIVE

DUNCAN CITY CENTRE

COWICHAN DISTRICT HOSPITAL

COWICHAN LAKE RD

88,000  
POPULATION

## LOCATION

The Cowichan Valley is located on Vancouver Island in British Columbia, Canada, and includes several communities, including the city of Duncan. The Cowichan Valley Regional District's population is estimated at approximately 88,000 people (Stats Canada 2021). The property is situated +/- 1.7 KM west of the Duncan City Centre in a well-established residential area.

## FOR MORE INFORMATION CONTACT

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