

**3767 WARING PLACE
CADBORO BAY LOW-BANK
WATERFRONT DEVELOPMENT OPPORTUNITY!**



**BRAD HALL
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ARCHITECTURAL PLANS & APPROVALS IN PLACE



Images - Proposed Architectural Vision (Conceptual)



A rare, shovel-ready low-bank waterfront development opportunity in Cadboro Bay. Extensive professional due diligence, approvals, and architectural plans are already in place, significantly reducing entitlement risk, timelines, and carrying costs.



Executive Development Summary

- Low-bank, beach-level waterfront lot
- Unobstructed ocean views
- 10,445 sq.ft. lot
- Board of Variance approval secured (8.19 m height)
- Existing foundation approved for reuse
- Archaeological permitting completed (DcRt-9)
- Flood, geotechnical, and hazmat reports completed
- New perimeter drainage installed
- Architectural plans and renderings by Step One Design

Key Development Advantages

- Significant entitlement risk already removed
- Reduced construction timeline through foundation reuse
- Minimized archaeological impact via vertical massing strategy

- Rare approval to build new on low-bank waterfront
- High-end end-product potential in a supply-constrained market
- Strong resale and legacy-hold appeal

Due Diligence & Approvals (Completed)

- Saanich Board of Variance approval – height variance to 8.19 m (26.9 ft)
- Structural engineer approval to utilize existing foundation
- Archaeological Consultant permit approved – Site DcRt-9
- Hazmat assessment completed
- Flood study completed
- Geotechnical and soil engineering completed
- New perimeter drainage installed

Priced at \$3,995,000

Offering is for land value only. Price excludes construction costs.

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