

Colliers

# Detailed Information Package

174 Grice Road, Tofino, BC

**Mark Lester**

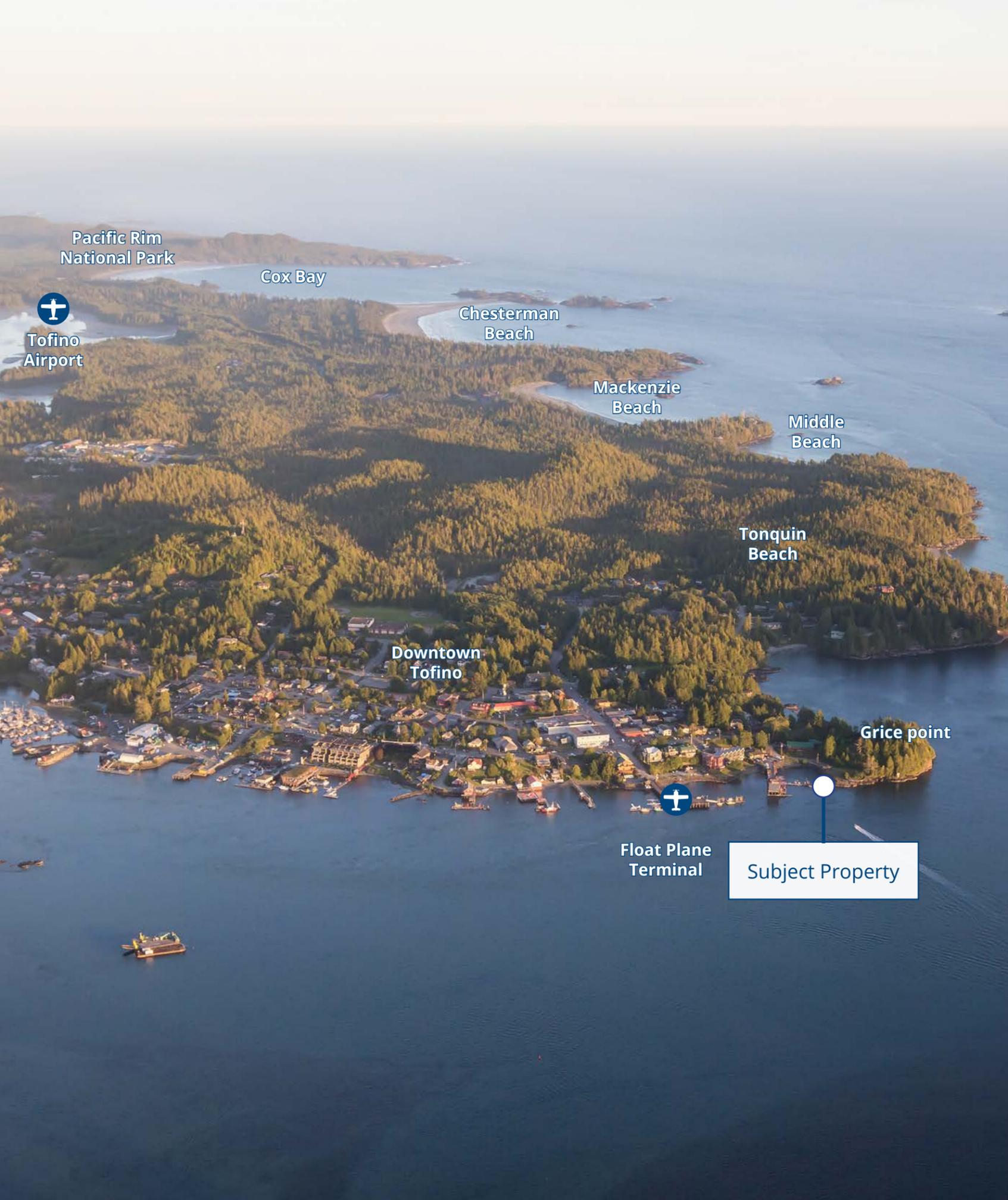
Personal Real Estate Corporation

Senior Vice President

+1 604 692 1409

[mark.lester@colliers.com](mailto:mark.lester@colliers.com)

UNIQUE  
PROPERTIES



# Introduction

Colliers International is pleased to represent the sale offering of a prime waterfront development opportunity in Tofino, British Columbia - One of Canada's premier tourist destinations.

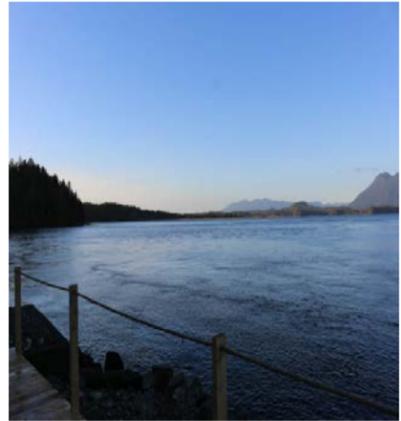
The subject property consists of over 34,000 square feet of land, plus a foreshore water lease that could potentially be used for a floating amenity such as a kayak dock, gazebo or meeting place. Located on the edge of Tofino's downtown area and within easy walking distance to the float plane terminal, great restaurants, galleries and local shops, 174 Grice Road is ideally situated on the water's edge with views of Clayoquot Sound and Tofino's picturesque inner harbour. The property is currently operated as the Wildpod Luxury Glamping Resort, providing immediate seasonal income via these unique tourist rental accommodations. The improvements consist of 6 luxury geodesic domes pods that are operated under a temporary use permit and are extremely popular and profitable.

The primary opportunity with 174 Grice Road is for the development and construction of tourist accommodation units that can be rented on a nightly basis. With a level and clean site, full municipal services to the lot line and comprehensive development zoning that will accommodate 25 units plus a 2-bedroom staff or managers suite, this site offers an excellent opportunity for a prudent developer/ investor to capitalize on Tofino's reputation as one of Canada's top tourist destinations.

Located mid-way along Vancouver Islands west coast, Tofino is a quaint island town and one of British Columbia's top tourist destinations. Once an historic fishing port, the Village of Tofino is perhaps best known for its breathtakingly rugged landscape, endless sandy beaches, old growth forests and abundant wildlife (both land and sea based). Tofino is now a year-round tourist destination centered on its endless recreational opportunities that include year-round surfing, whale watching, sport fishing, storm watching, beach coming, hiking and more. While the oceanfront town has a base population of less than 2,000 full time residents, the population swells during the peak summer tourist season with an estimated 1,000,000 visitors a year.

For further information please contact:

**Mark Lester**  
*Personal Real Estate Corporation*  
Unique Properties | Colliers International  
+1 604 692 1409



# Table of Contents

<b>Introduction</b>	<b>3</b>
<b>Area Overview</b>	<b>7</b>
Tofino	8
Clayoquot Sound	10
<b>Property Overview</b>	<b>14</b>
<b>Opportunity</b>	<b>19</b>
Development Opportunity	20
<b>Salient Facts</b>	<b>24</b>
Zoning	26

# Area Overview



# Area Overview

## Tofino

Located mid-way along Vancouver Island's west coast, Tofino is a quaint island town and one of British Columbia's top tourist destinations. Once an historic fishing port, the Village of Tofino is perhaps best known for its breathtakingly rugged landscape, endless sandy beaches, old growth forests and abundant wildlife (both land and sea based). Tofino is now a year-round tourist destination centered on its endless recreational opportunities that include year-round surfing, whale watching, sport fishing, storm watching, beach combing, hiking and more. While the oceanfront town has a base population of less than 2,000 full time residents, the population swells during the peak summer tourist season with an estimated 1,000,000 visitors a year. Tofino, along with destinations such as Whistler, the Okanagan, Victoria and Vancouver, is one of British Columbia's most iconic tourism destinations that will continue to grow in popularity

Vehicle access to Tofino is provided via Highway 4, connecting it to Nanaimo via the towns of Parksville and Port Alberni. Driving time from BC Ferries terminal in Nanaimo to Tofino is a picturesque 3 hours. Alternatively, Tofino is also accessible by air with a commercial airport just south of the town, or via floatplane to its inner harbour. Harbour Air operates a scheduled air service between downtown Vancouver and Tofino Harbour. Flying time from downtown Vancouver is about one hour, while the flight from the river at the Vancouver International Airport is approximately 45 minutes.

A 1.5 km section of Highway 4 referred to as Kennedy Hill adjacent to Kennedy Lake is widening and other improvements. This \$54 million project greatly increases safety and improves traffic flow through this traditionally constrained section.



# Area Overview

## Clayoquot Sound



Tofino is also located adjacent to, and functions as the gateway to UNESCO designated, Clayoquot Biosphere Reserve. Clayoquot Sound UNESCO Biosphere Reserve is a magnificent, biologically rich, almost entirely wilderness area on the west coast of Vancouver Island consisting of 350,000 hectares of land and ocean. This now protected wilderness reserve is considered the world's greatest coastal marine-life diversity sensitive eco systems. The area is internationally recognized for its scientific and educational value with a mandate of promoting conservation and sustainability. The Tofino Wilderness Resort is located within the heart of this wilderness expanse and would be irreplaceable.

Where the oldest ancient temperate rainforest's meet the ocean, Clayoquot Sound is home to gray whales, orcas, humpback whales, dolphins, porpoises, the Steller's sea cow and the California sea lion. There is also an area where a tour on virtually any day will reveal sightings or evidence of black bears, cougars and wolves as well as an astounding array of other native species.

There are several communities in Clayoquot Sound with a population of approximately 3,000 which includes the town of Tofino and four First Nations Villages inhabited by Nuu-Chah-nulth tribes. Ahousaht, Hesquiaht and Tla-o-qui-at being the largest.



# Property Location



**Highway 19**  
3 Hours



**Airport**  
20 minutes



**Nanaimo Ferry**  
3 Hours



**Chesterman Beach**  
9 minutes

**Cox Bay**  
13 minutes

**Long Beach**  
20 minutes

**Schooner Cove Trail**  
19 minutes

**Kennedy Lake Provincial Park**  
40 minutes

**Ucluelet Aquarium**  
41 minutes

# Property Overview



# Property Overview

## Civic Address

174 Grice Road, Tofino, BC

## Legal Description

Lot A, District lots 114 and 2184 Clayoquot District Plan EPP89 | PID: 027-351-211

## Property Type

Waterfront Development Property

## Site Area

34,229 SF

## Access Points

Road access from Grice Road

## Zoning

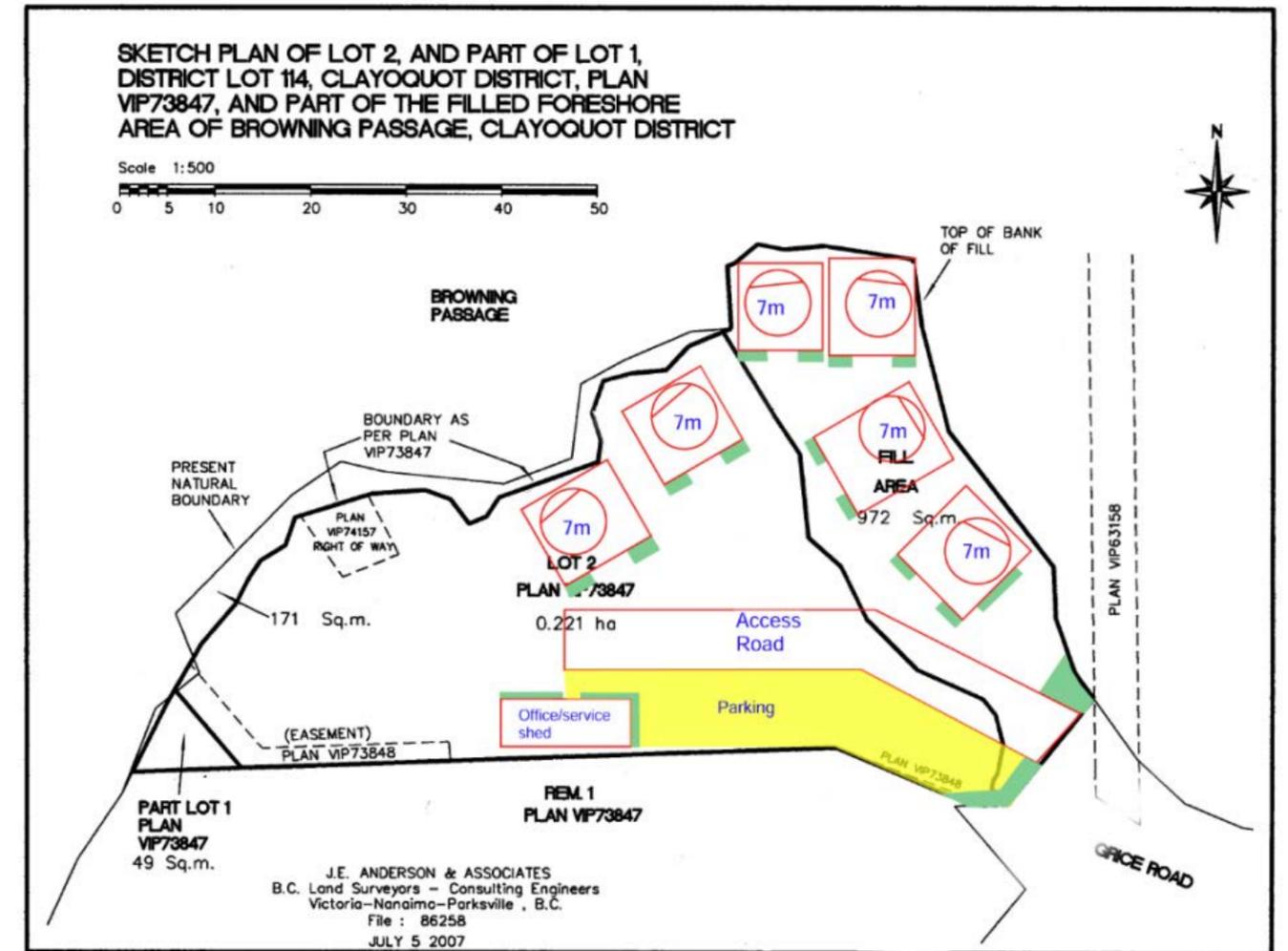
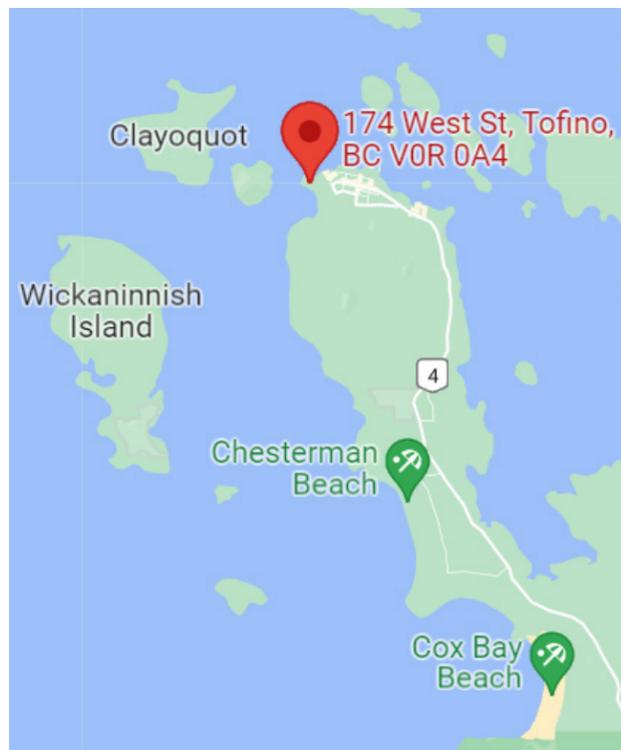
CD-GP

## Asking Price

\$5,550,000



This prime waterfront development opportunity is located in Clayoquot Sound sitting on the edge of Tofino's downtown core.



## Property Description

The subject property is irregular in shape with close to 500 lineal feet of ocean frontage at Grice Point on Tofino's northern edge. The property has a site area of about 34,229 square feet which includes a large level area situated on structural and clean fill as well as an elevated portion on the western portion of the site. Situated at the end of West Road and near the former Ice House Pier and Tofino Youth Hostel, the property is ideally situated in a quiet location but is only a 5 minute walk to all of Tofino's downtown amenities.

In addition to the deeded upland, the property is adjoined by a crown water lease consisting of about 0.122 acres of tidal foreshore. There is likely no potential for moorage of larger vessels, but it is certainly possible that the crown water lease could be used for a boardwalk, waterfront gazebo, kayak dock or some other sort of exclusive amenity.

*“Come and enjoy the incredible sunsets, star gazing, wildlife, the active harbour and ocean on your panoramic doorstep”*

# The Waterfront Pods

A luxury glamping experience sitting on the edge of Tofino's downtown core.



On-site office



6 Geodesic domes



Car Park



Private ocean facing cedar deck



En suite bathroom with shower



Private kitchenettes

The property is currently occupied by Wildpod Luxury Glamping. This six pod development provides luxury glamping accommodation on the edge of the water.

Tourists come to Wildpod Glamping to enjoy the incredible sunsets, wildlife, ever changing weather, and the active harbour right outside their domes panoramic window. The prime location puts you at easy walking distance to everything the town has to offer; bars, restaurants, shops, boat and eco tours, kayaking, seaplanes, bike rentals, and more within minutes.

There are currently 6 geodesic domes on site. Each dome is designed for nature-cravers and memory-makers, they are ecologically friendly and efficient, with a vast panoramic window to admire the beautiful scenery Tofino has to offer.



Each dome has en suite bathroom with shower, solar powered fan and interior insulation, propane fireplace, kitchenette and private ocean facing cedar deck. The overall unique experience of atmospheric sounds and relaxing scenery invites guests to kick back and relax.

The resort is in full operation and currently taking bookings for 2023, however the prime location is now poised for its next stage of growth. Wildpods Glamping is operated under a Temporary Use Permit that is set to expire. The timing provides an excellent opportunity to operate and generate income while obtaining permits for the redevelopment of the property.

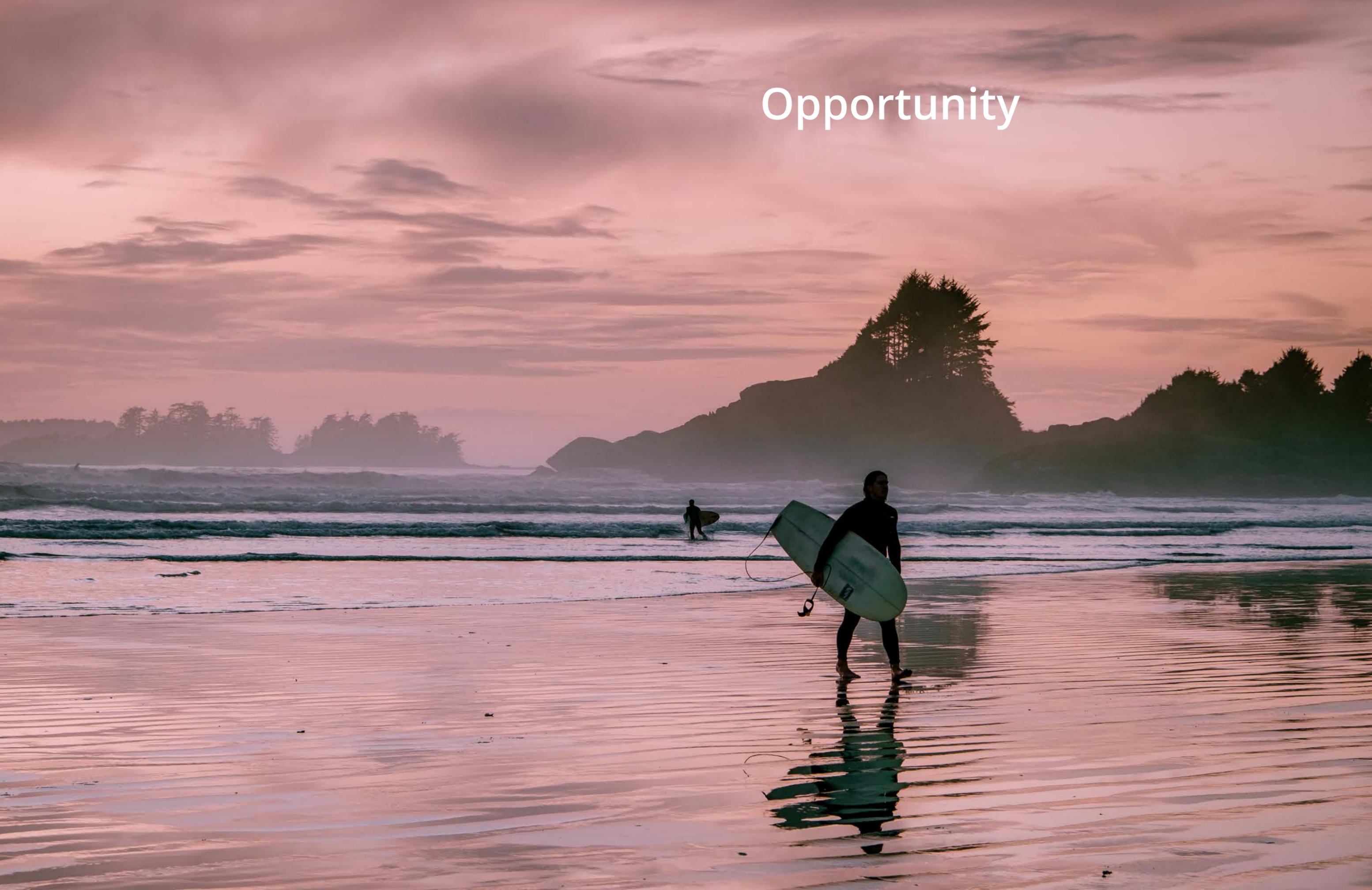


## Features

- Panoramic window with an exclusive sea view and blackout curtains
- Propane fireplaces
- Solar powered fan and interior insulation
- One dedicated parking space



Opportunity



# The Development Opportunity

The 34,229 SF of waterfront land, presents the opportunity to build and develop a tourist condominium resort on the edge of Tofino's downtown core.



34,229 SF of land



0.122 hectare water lease



34 FT height ceiling limit



No restriction for size of the units



Waterfront opportunity to build a recreational dock



Opportunity to build 25 units and 1 staff accommodation

Tofino is one of Canada's most popular tourism destinations. Its location at the edge of the Pacific provides access to some of the world's most spectacular scenery along with outstanding surfing beaches, incredible wildlife viewing opportunities and much, much more. Tofino is a true four seasons resort community and is as famous for its surfing as it is for its winter "storm watch" season.

The subject property enjoys site specific zoning that will allow 25 tourist accommodation units that can be occupied for one to 30 nights. This zoning would permit a multiple unit building, that, once complete, would undoubtedly enjoy very strong occupancy.

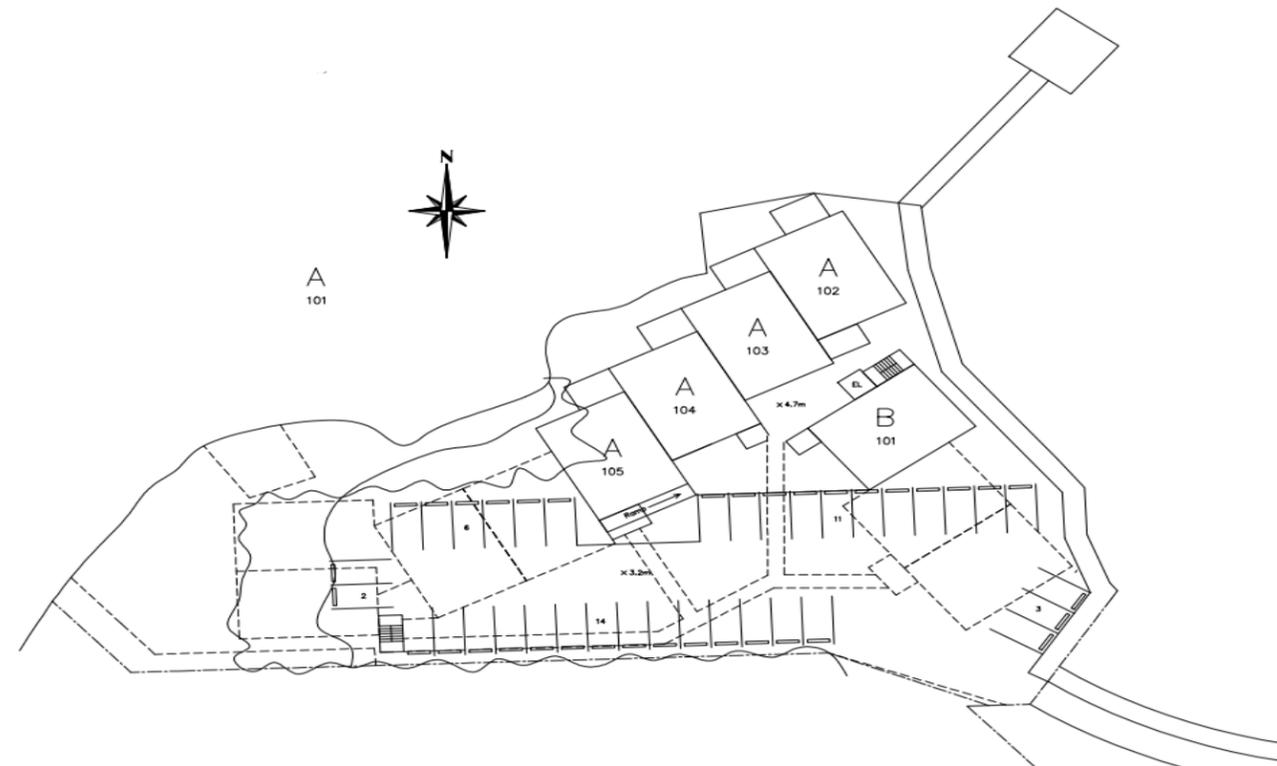
The CD-GP zoning also allows the inclusion of one 2-bedroom managers, or staff accommodation unit. There is not a restriction on the size of the units permitted under the zoning so a developer can configure the development to best meet site and market conditions. The owner previously prepared plans for a 3-storey building that would take full advantage of this spectacular ocean front property.



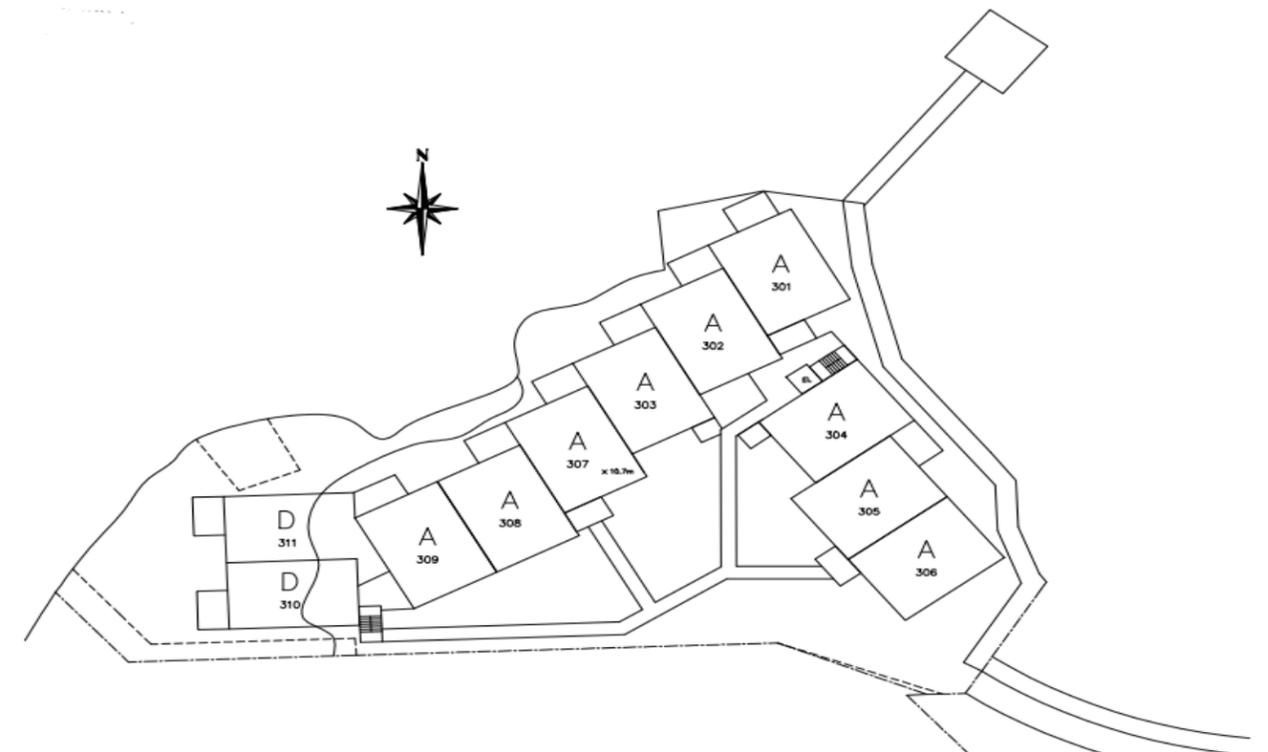
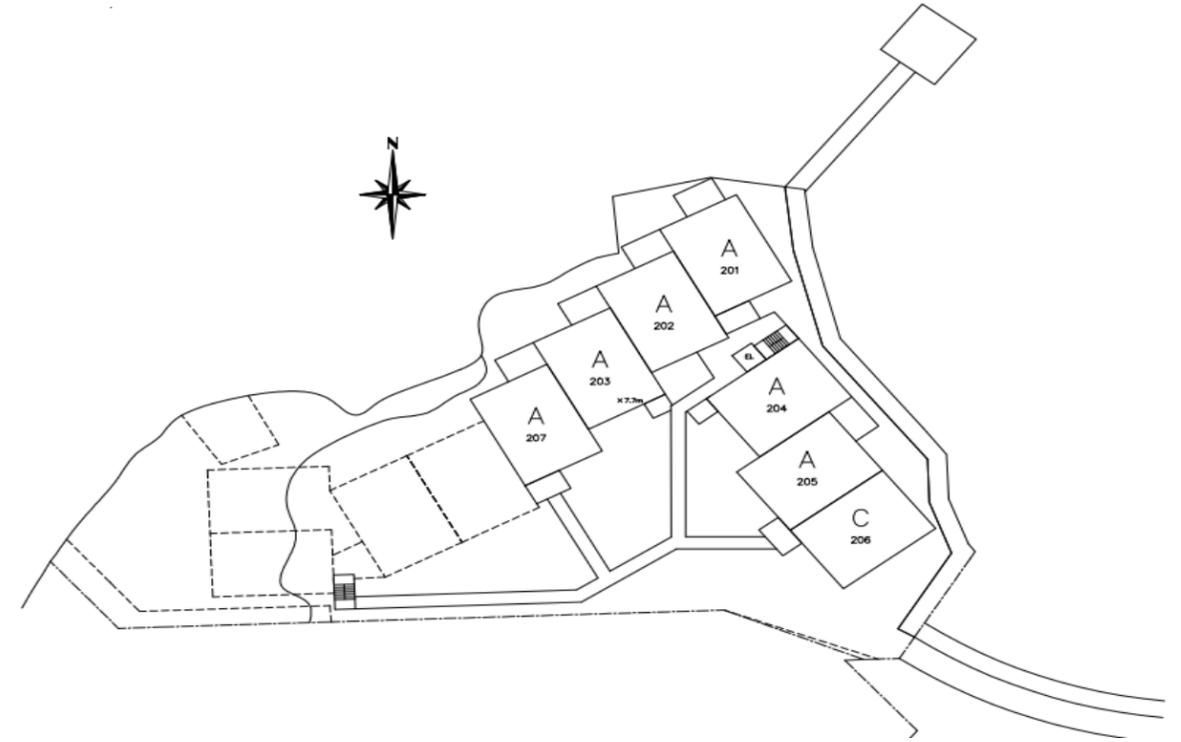
Artist's rendering of resort condominium with recreational dock



# Resort Condominium Site Plans



# Resort Condominium Site Plans





Salient **Facts**

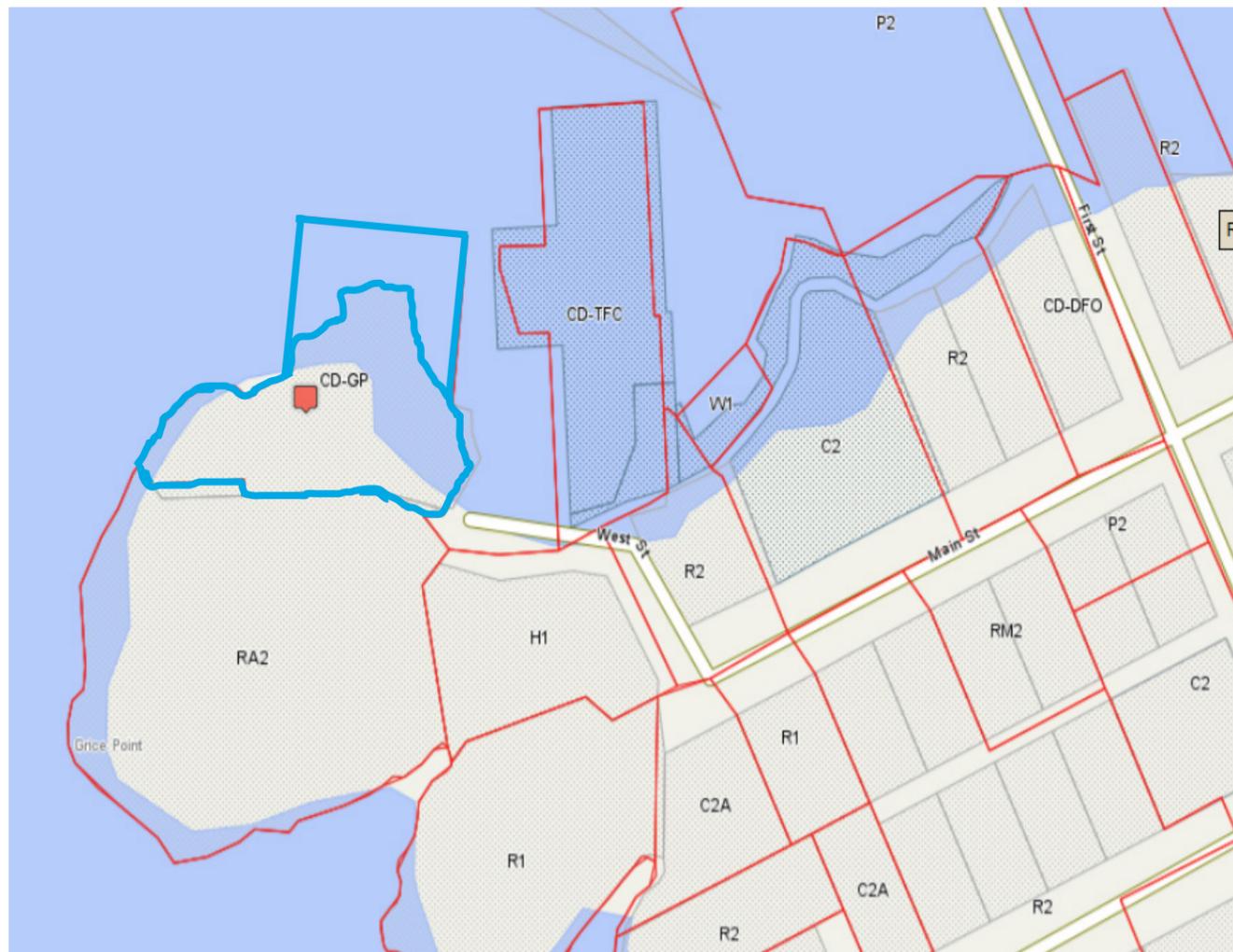
# Zoning Information

The property is zoned under jurisdiction under the Tofino Zoning Bylaw No. 770, 1997, as CD-GP (Grice Point comprehensive development district).

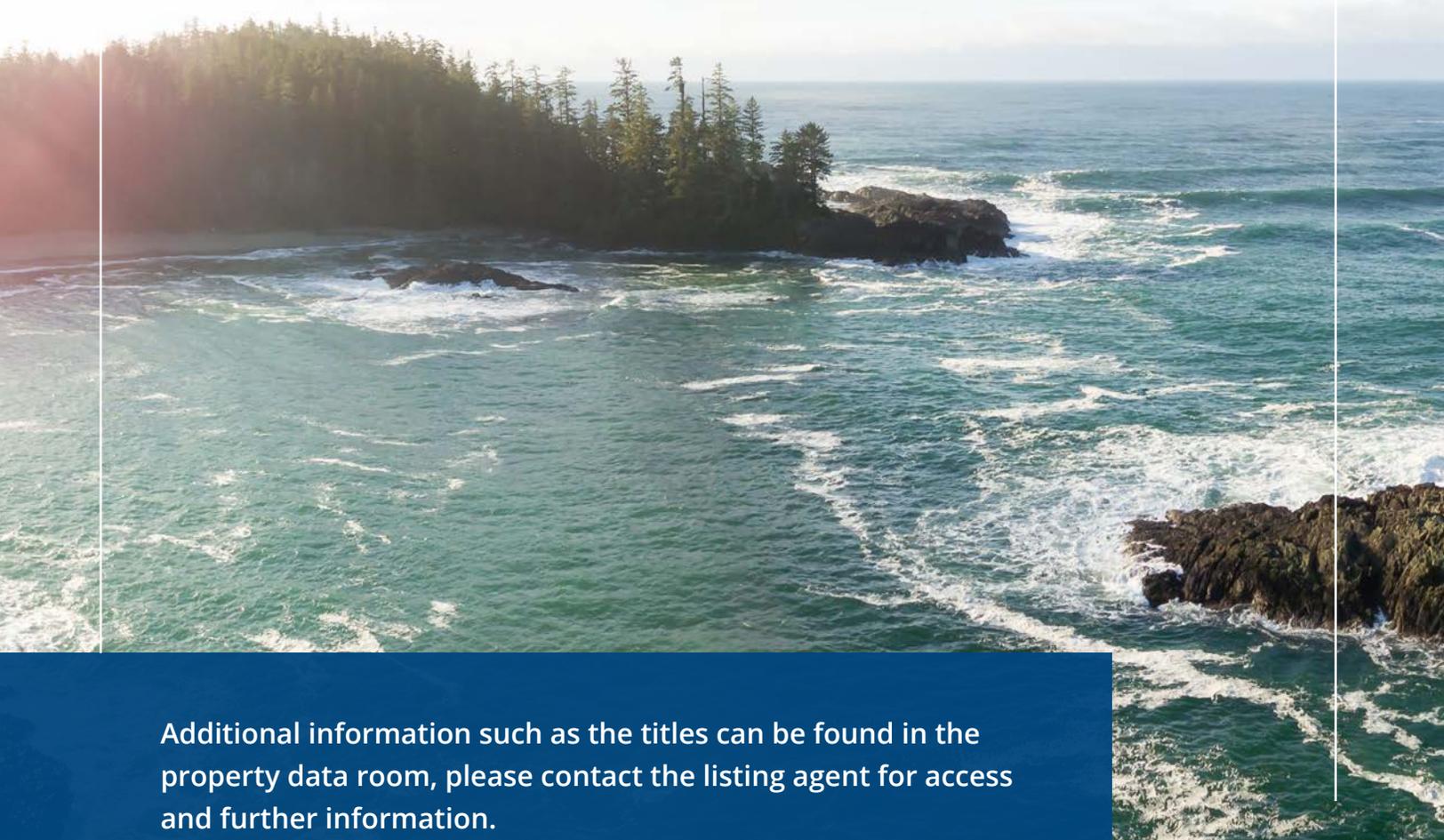
The Grice Point Comprehensive Development Zone (CD-GP) is intended to accommodate and regulate a comprehensive tourist accommodation tourism development on a waterfront property located adjacent to a downtown commercial area.

The uses permitted in the CD-GP zoning include: resort condominiums, a marina, accessory buildings and accessory buildings.

The zoning is a site specific designation that is also subject to several pre-conditions being met, including the erection of a fence on parts of the west lot line, the establishment of a public boardwalk and the requirement to build staff accommodation with a minimum of 2 bedrooms.



# UNIQUE PROPERTIES



Additional information such as the titles can be found in the property data room, please contact the listing agent for access and further information.

**Mark Lester**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 604 692 1409  
mark.lester@colliers.com

**Colliers Canada**

1067 West Cordova Street, 11<sup>th</sup> Floor  
Vancouver, BC V6C 1C7  
Main: +1 604 681 4111

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage