

**PROPERTY REPORT** 

# 404-1018 INVERNESS RD Saanich

V8X 0B1

Canada

PID: 030-230-217

**SEPTEMBER 29, 2023** 



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# Estimated Lot Dimensions and Topography Capital Regional District GIS Saanich GIS Saanich Property Information Report Nearest Schools Walk Score Sub Areas Land Use Municipal Boundaries Tie Lines Development

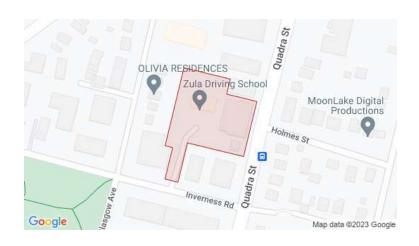
Contents

Summary Sheet

Google Views

#### 404-1018 INVERNESS RD Saanich BC V8X 0B1

PID	030-230-217
Legal Description	STRATA LOT 19 SECTION 63 VICTORIA DISTRICT STRATA PLAN EPS3925 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS3925
Zoning	RM-6 - Residential Mixed Zone
Community Plan(s)	LAP: Saanich Core, not in ALR



Year Built	2017	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	32.50 m	Min Elev.	19.58 m
Floor Area	830 Ft <sup>2</sup>	Walk Score	81 / Very Walkable

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$141,000	0.00	\$141,000	Assessment	2023	\$665,000	<b>↑</b> 62.94
Land	\$438,000	<b>↑</b> 19.63	\$524,000	Sales History	07/09/2017	\$408,131	-
Total	\$579,000	<b>↑</b> 14.85	\$665,000				

RECENT MLS® H	RECENT MLS® HISTORY						
	Status (Date)	DOM	LP/SP	Firm			
933706	Expired 18/09/2023	105	\$645,000 /	Century 21 Queenswood Realty Ltd.			

SCHOOL CATC	SCHOOL CATCHMENT		
	Elementary	Middle	Secondary
Catchment	Cloverdale	Cedar Hill Middle School	Reynolds
School District	SD 61	SD 61	SD 61
Grades	K - 5	6 - 8	9 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

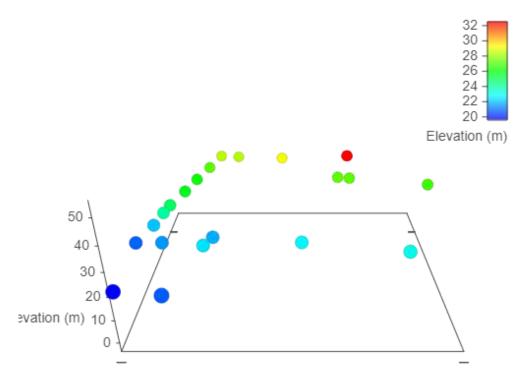
The enclosed information, while deemed to be correct, is not guaranteed.







The lot dimensions shown are estimated and should be verified by survey plan.

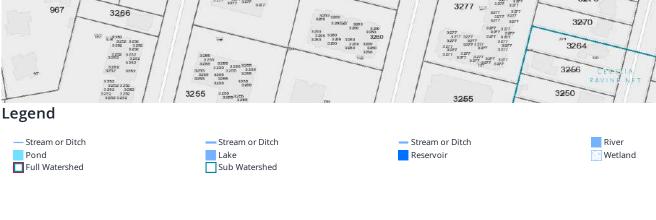


Max Elevation: 32.50 m | Min Elevation: 19.58 m | Difference: 12.91 m

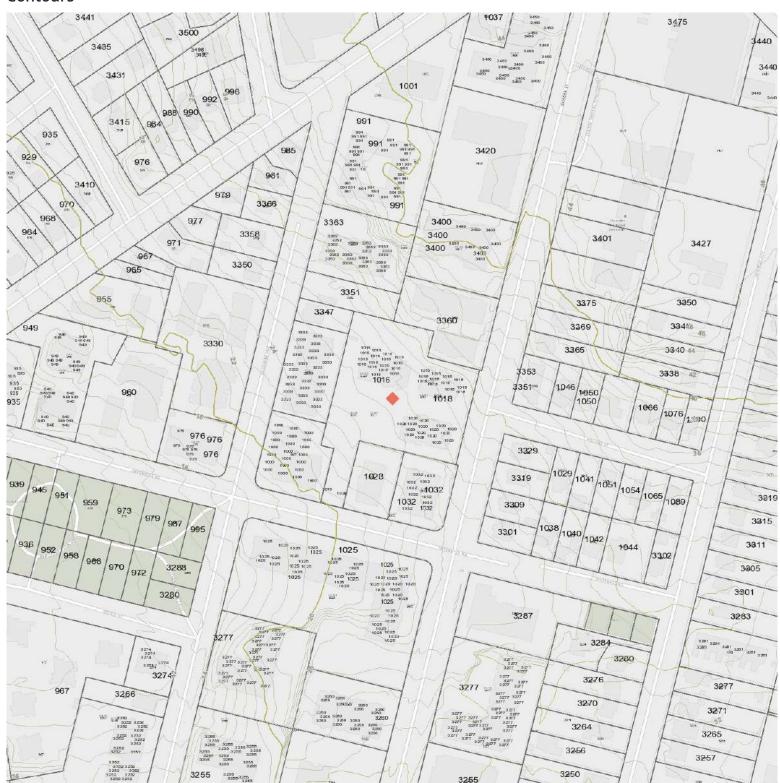
#### Legal



#### Water Features & Drainage 3400 3400 3400 3450 991 801 991 99 991 99 949 949 3333 835 935 935 935 3351™ CELLA 940 940 940 940 1.090 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 976 976 976 976 1032 1002 1032 1032 1025 1025 1025 20 1025 33,02 1025 1025 1025 1020 1020 1025 1020 1020 1025 1025 207 31 307 207 307 20 307 307 20 307 307 307 307 307 307 207 307 207 307 207 307 EN 3284 3274 3274 3277 3277 1277 3277 32,66



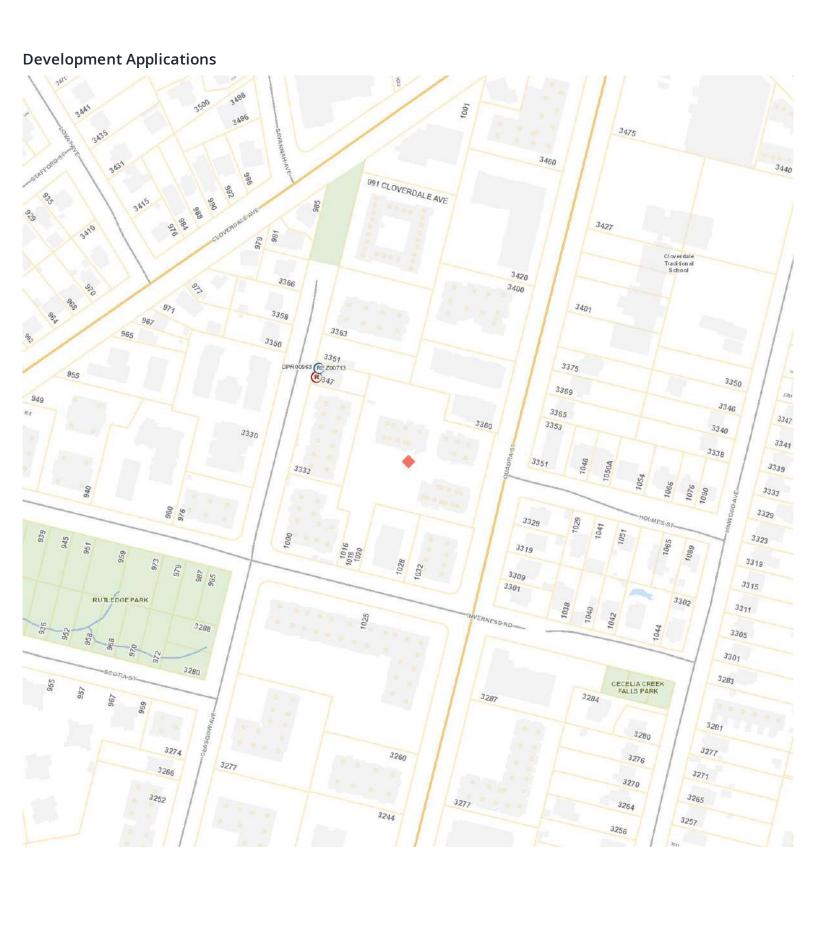
#### **Contours**



## Legend

— Snoreline 1.6m	— Hunarea	— Twenty	— Twenty
— Ten	— Five	— Metre	— 2
<del></del> 5	<del></del> 10	<del></del> 20	<del> 30</del>
<del></del> 50	<del></del> 100	<del></del> 200	



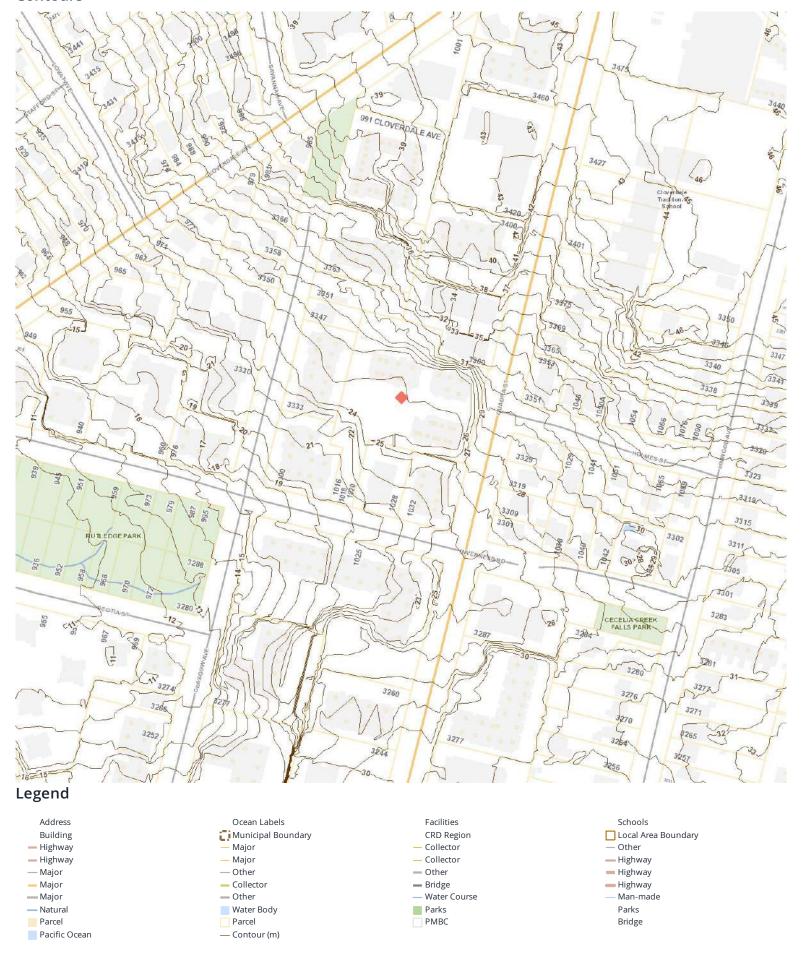


#### Legend

Address Ocean Labels Facilities Building Municipal Boundary CRD Region — Highway Major — Collector — Major — Highway — Collector — Major — Other — Other Collector - Bridge — Major --- Major — Other - Water Course — Natural Water Body Parks Parcel Parcel PMBC AGRICULTURAL LAND RESERVE DEVELOPMENT PERMIT Pacific Ocean **W** DEVELOPMENT VARIANCE PERMIT G GARDEN SUITE REZONING

(§) SUBDIVISION

#### **Contours**



#### Infrastructure



#### Legend

Address Building — Highway — Highway — Major - Major - Major — Natural Parcel Pacific Ocean Pole Mount Double Davit Unknown Сар Main Cap Overflow Chamber Transition Chamber Simple Check — Sewer Lateral 🛭 Сар Main Cap ■ OverflowChamber TransitionChamber SimpleCheck — Sewer Lateral - External Connection : Inspection Control Valve : Simple Check Manhole Network Structure : Pump Station Pump --- Gravity Main : Outfall -- Pressurized Main : Force Storm Manhole ■ Storm Catch Basin ☐ Storm Outlet ■ Cleanout : Lateral Connection : Standard Manhole --- Gravity Main : Culvert Water Quality Station Air Hydrant Pressure Regulating – Water Service Line Water Pressure zone Water Main Cap - External ⊕ Flush Zone Boundary © Control Valve : Pressure Regulating Pump Station System Valve : Check System Valve : Service --- Service : Standard

Ocean Labels Municipal Boundary — Major — Other Collector = Other Water Body Parcel Planned Steel Standard Wall Pack Utility Pole Sewer Manhole Air Release Chamber Pigging Chamber Valve Chamber Sewer Service area Sewer Manhole - External AirReleaseChamber □ PiggingChamber ValveChamber Gate ■ Cleanout : Lateral Connection : Standard Discharge Point M Meter Network Structure : Storage Basin Or Service Valve : Gate --- Gravity Main : Overflow a Storm Cleanout Storm Network Structure Catch Basin : Catch Basin ■ Cleanout : Main ▲ Fitting : Junction P Network Structure : Pump Station --- Lateral : Lead Water Meter Branch Mainline Water Pump Station ■ Water PRV Assembly Water Quality Station - External A Air Hydrant Pressure Regulating **450 - 1200** Hydrant Reservoir System Valve : Flush

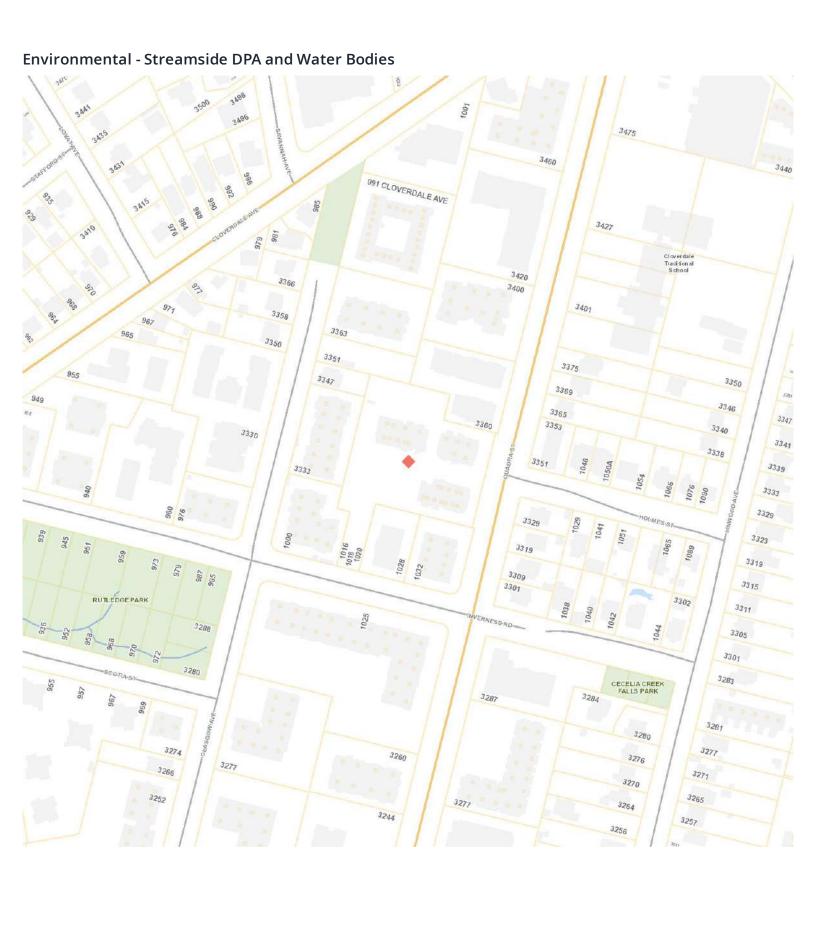
System Valve : Zone Valve

--- Service : Hydrant

Facilities CRD Region Collector — Collector — Other - Bridge Water Course Parks PMBC Under Construction Post Top Decorative Standard Main Junction Chamber Pump Station Air Release - Sewer Gravity Main Standard Main JunctionChamber PumpStation AirRelease — Sewer Gravity Main - External Cleanout : Main Control Valve : Air Release ▲ Fitting : Junction Metwork Structure : Air Release ■ Network Structure : Transition Chamber • Point: Observation -- Gravity Main : Collector --- Gravity Main: Trunk Inspection Storm Main Cap - Storm Gravity Main Catch Basin : Oil Interceptor ○ Connection : Cap Fitting: Main Cap --- Gravity Main : Box Culvert --- Lateral: Standard Water Hydrant Check Service **Water Reservoir** Water Structure Water Meter - External Branch Mainline Water Pump Station - External — Water Service Line - External Fitting: Coupling Manhole System Valve : Air System Valve : Hydrant --- Pressurized Main : Distribution

Schools Local Area Boundary Other — Highway Highway Highway Man-made Parks Bridge Service Plate Oown Facing Tunnel Inspection Lateral Observation Chamber Storage Basin Or Tank -- Sewer Pressurized Main Inspection Lateral ObservationChamber StorageBasinOrTank -- Sewer Pressurized Main - External ○ Connection : Cap Control Valve : Drain Fitting : Main Cap Network Structure : Junction Chamber Metwork Structure : Overflow Chamber Network Structure : Valve Chamber Point: Vent --- Gravity Main : Inverted Siphon -- Lateral Line ■ Storm Silt Trap — Storm Lateral 💌 Catch Basin : Silt Trap Connection: Inspection Fitting : Reducer -- Gravity Main : Collector --- Lateral : Wye Water Main Cap Flush Zone Boundary — Water Pressurized Main Water Service Boundary Water Hydrant - External Check Service Water Reservoir - External Fitting : Reducer System Valve : Branch System Valve : Mainline --- Pressurized Main : Transmission

--- Service : Fire



#### Legend

Functional at Risk

Address Ocean Labels Facilities Schools Building Municipal Boundary CRD Region Local Area Boundary — Highway Major — Collector — Other — Major — Highway — Highway — Collector — Other — Major - Other Highway CollectorOther — Major - Bridge — Highway --- Major — Water Course Man-made Water Body Parks — Natural Parks PMBC Parcel Parcel Bridge - 30m - 10m Pacific Ocean ─ 15m─ Functional at Risk — Proper Functioning Condition — Nonfunctional

- - Not Rated

Proper Functioning Condition

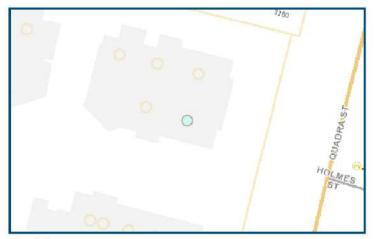


# **District of Saanich Property Information Report**

#### Report generated 9/29/2023 6:59:50 AM







Property Ma

#### **Property Information**

404 1018 INVERNESS RD

Folio: 62-0588-119 Property Number: 148713 PID: 030-230-217 LTO Number: CA6283974

Status: ACTIVE Legal: STRATA LOT 19 SECTION 63 VICTORIA DISTRICT STRATA PLAN

EPS3925 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

SHOWN ON FORM V

#### **Land Attributes**

Exemption / Taxation Code: FULLY TAXABLE LAND, STRUCTURES, ETC

School District: SCHOOL DISTRICT 61

**BCAA Lot Size:** 

BCAA Manual Class:

BCAA Neighbourhood Code: QUADRA-MAPLEWOOD

Development Cost Charge Area: REMAINDER S EAST

Municipal Parks DCC Area: SE
Year Built: 2017

Zoning: RM-6 RESIDENTIAL MIXED ZONE

Local Area: SAANICH CORE

Development Permit Area: SAANICH CORE

#### **Property Tax Levies and Assessments Summary**

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 09, 2023	2,769.07	1-Residential	524,000	141,000	665,000	665,000
May 11, 2022	2,499.66	1-Residential	438,000	141,000	579,000	579,000

#### **Property Activity**

Building Permits: (any)	NO
Engineering Permits: (any)	NO
Active Tree Permits:	NO
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	YES

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

#### Local Service / Business Improvement Areas

There is no addtional information.

#### **Additional Comments**

Category	Date	Details
PLANNING	Nov 20, 2017	CONTROLLED ACCESS CLASSIFICATION CONTACT MINISTRY OF TRANSPORTATION REGARDING ACCESS TO OR FROM MINISTRY CONTROLLED ROADS
PLANNING	Nov 20, 2017	DEVELOPMENT PERMIT NUMBER DPR00452 APPLIES TO THE SITE.

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

#### **Nearby Elementary Schools**



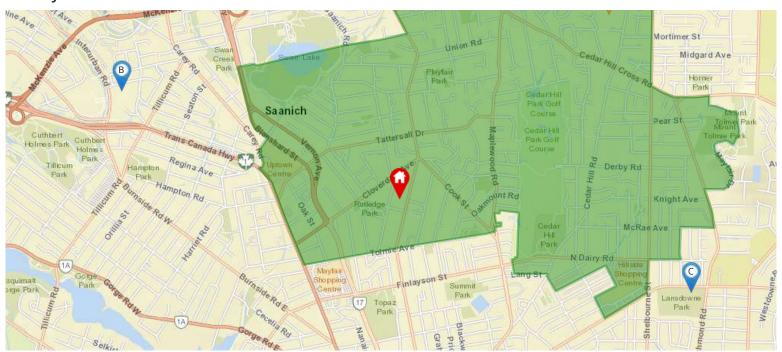
Catchment School

Other Schools

Elementary School Catchment: Cloverdale Elementary -

School's Name	<b>Grades Covered</b>	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Cloverdale	K - 5	SD 61	Victoria		7 mins	0.4 km	1 min	7 mins
B Quadra	K - 5	SD 61	Victoria		12 mins	0.8 km	2 mins	5 mins
C Doncaster	K - 5	SD 61	Victoria		35 mins	2.5 km	6 mins	35 mins
D Selkirk Montessori	K - 5	Independent	Victoria		32 mins	2.2 km	7 mins	35 mins
E Oaklands	K - 5	SD 61	Victoria		41 mins	2.9 km	8 mins	26 mins
F Braefoot	K - 5	SD 61	Victoria		45 mins	3.2 km	8 mins	27 mins

#### **Nearby Middle Schools**



Subject Property Catchment School Middle School Catchment: Cedar Hill Middle -

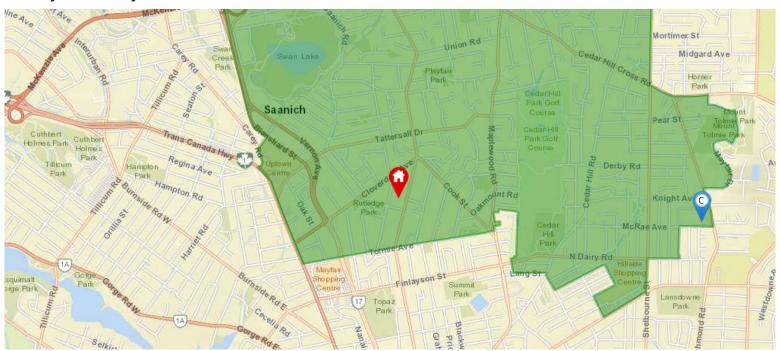
6-8

School's Name **Grades Covered** School District City Special Notes/Programs **Walking Time Driving Time Transit Time** Distance A Cedar Hill Middle School 6 - 8 SD 61 Victoria 52 mins 3.7 km 9 mins 29 mins **B** Colquitz Middle School Victoria 43 mins 6 - 8 SD 61 3.1 km 8 mins 29 mins C Lansdowne Middle School 6 - 8 SD 61 Victoria 48 mins 3.4 km 7 mins 24 mins D Central Middle School 6 - 8 SD 61 Victoria 58 mins 4.1 km 11 mins 23 mins E Glanford Middle School 6 - 8 SD 61 Victoria 1 hour 0 mins 4.2 km 9 mins 32 mins F Gordon Head Middle School SD 61 Victoria 1 hour 18 mins 5.5 km 44 mins

12 mins

Other Schools

#### **Nearby Secondary Schools**



**Legend:** • Subject Property

Catchment School

Other Schools

Secondary School Catchment: Reynolds Secondary -

School's Name	<b>Grades Covered</b>	School District	City	Special Notes/Programs	Walking Time	Distance	<b>Driving Time</b>	Transit Time
A Reynolds	9 - 12	SD 61	Victoria	AP Program	31 mins	2.2 km	5 mins	13 mins
B St Andrew's	8 - 12	Independent	Victoria		38 mins	2.7 km	6 mins	19 mins
C St Michaels	K - 12	Independent	Victoria	AP Program	49 mins	3.4 km	8 mins	32 mins
D Victoria High	9 - 12	SD 61	Victoria	AP Program	50 mins	3.5 km	9 mins	24 mins
E Pacific Christian	K - 12	Independent	Victoria	AP Program	52 mins	3.7 km	10 mins	28 mins
F Esquimalt	9 - 12	SD 61	Victoria	AP Program	55 mins	4.0 km	12 mins	33 mins

# 404 1018 INVERNESS RD Saanich, V8X 0B1



Very Walkable

Most errands can be accomplished on foot



Good Transit

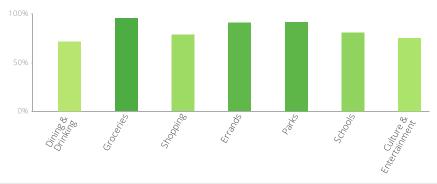
Many nearby public transportation options



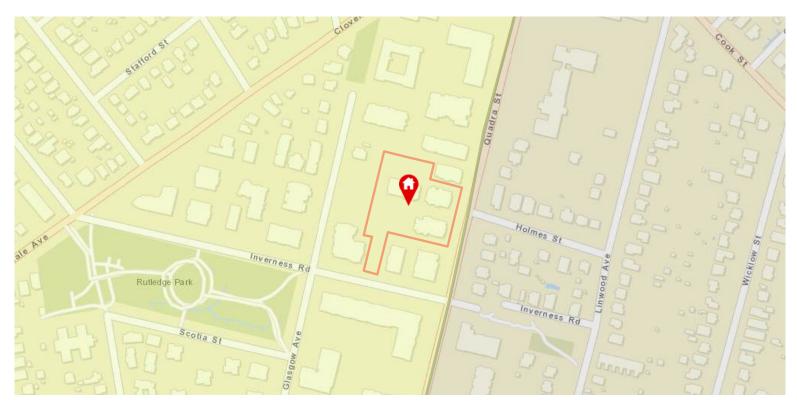
Very Bikeable

Biking is convenient for most trips

The Walk Score here is 81 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address



#### **Subject Property Designations:**

Area: Saanich East Sub-Area: SE Quadra

# Layer Legend:

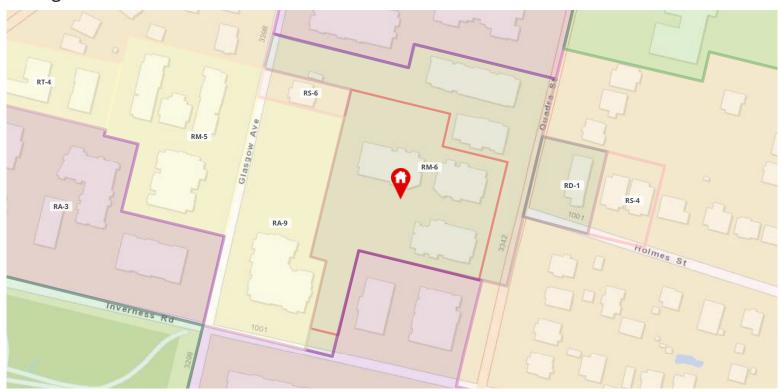
SE Quadra

SE Maplewood

# Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RM-6 Description: Residential Mixed Zone
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Local Area Plan: Saanich Core
Proposed Plans	Not Applicable
Development Permit Area	Saanich Core,Secondary Suite Permit Area
StatsCan CMA/CA, 2021	Census Subdivision Name: Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

# Zoning



### **Subject Property Designations:**

Code: RM-6

Description: Residential Mixed Zone

# Layer Legend:

Code	Description
RM-6	Residential Mixed Zone
RA-3	Apartment Zone
RA-9	Apartment Zone
RS-6	Single Family Dwelling Zone
RD-1	Two Family Dwelling Zone
RM-5	Residential Mixed Zone
RS-4	Single Family Dwelling Zone
P-1	Assembly Zone
P-4	Recreation and Open Space Zone
RT-4	Attached Housing Zone

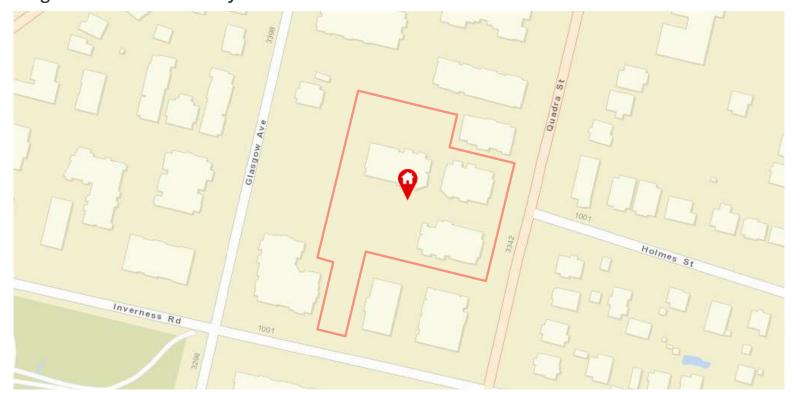
# Official Community Plan



**Subject Property Designations:** 

Not Applicable

# Neighbourhood Community Plan



**Subject Property Designations:** 

Not Applicable

# Local Area Plan



# **Subject Property Designations:**

Local Area Plan: Saanich Core

#### Layer Legend:

Saanich Core

Quadra

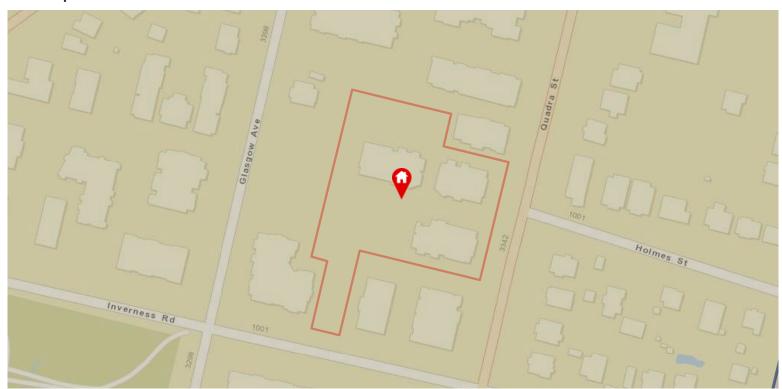
# **Proposed Plans**



**Subject Property Designations:** 

Not Applicable

# **Development Permit Area**



### **Subject Property Designations:**

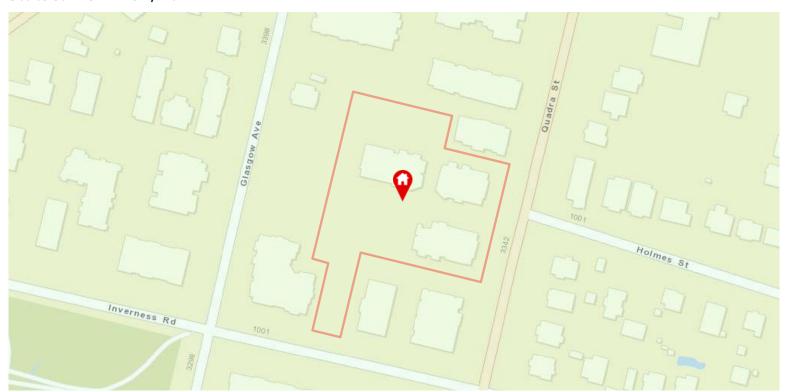
Saanich Core

Secondary Suite Permit Area

#### Layer Legend:

- Saanich Core
- Secondary Suite Permit Area
- Saanich General

#### StatsCan CMA/CA, 2021



#### **Subject Property Designations:**

Census Subdivision Name: Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

#### Layer Legend:

Census Subdivision Name: Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

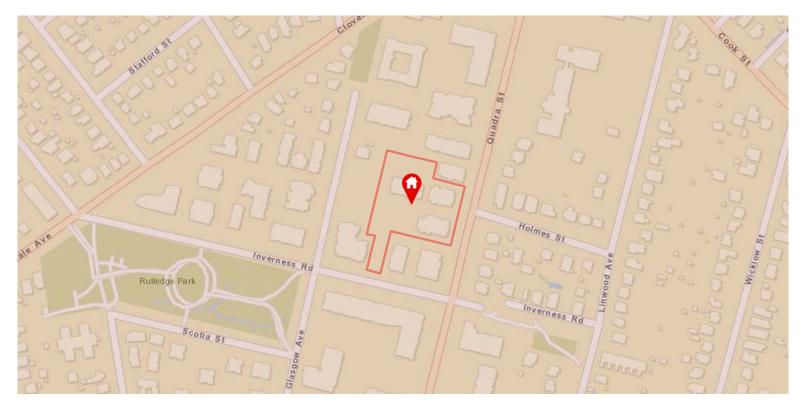
Census Subdivision Type: Census subdivision within census metropolitan area

# Frequent Transit Development Areas



**Subject Property Designations:** 

Not Applicable



# **Subject Property Designations:**

Name: Corporation of the District of Saanich

#### Layer Legend:

• Corporation of the District of Saanich



**Subject Property Designations:** 

Property is not a Tied Parcel

# Active Development



**Subject Property Designations:** 

No Development Applications