

## PROPERTY REPORT

1653 GARNET RD

Saanich

V8P 3C9

Canada

PID: 004-297-849

OCTOBER 8, 2023



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Development

# 1653 GARNET RD Saanich BC V8P 3C9

PID	004-297-849
Legal Description	LOT B, SECTION 41, VICTORIA DISTRICT, PLAN 14818
Plan	VIP14818
Zoning	RS-6 - Single Family Dwelling Zone
Community Plan(s)	LAP: <a href="#">Shelbourne</a> , not in ALR



Year Built	1964	Structure	SINGLE FAMILY DWELLING
Lot Size	7824.64 ft <sup>2</sup>	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	39.23 m	Min Elev.	38.60 m
Floor Area	2250 Ft <sup>2</sup>	Walk Score	68 / Somewhat Walkable
Transit Score	69 / Good Transit	Annual Taxes	\$4,352.00

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$100,000	↑ 18.00	\$118,000	Assessment	2023	\$1,150,000	↑ 48.20
Land	\$908,000	↑ 13.66	\$1,032,000	Sales History	11/06/2019	\$776,000	↑ 38.57
Total	\$1,008,000	↑ 14.09	\$1,150,000		30/06/2016	\$560,000	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
812890	Sold 11/06/2019	5	\$750,000 / \$776,000	Sutton Group West Coast Realty

DEVELOPMENT APPLICATIONS		SCHOOL CATCHMENT		
		Elementary	Middle	Secondary
-		Campus View	Arbutus Global Middle School	Mount Douglas
	Catchment	SD 61	SD 61	SD 61
	School District	SD 61	SD 61	SD 61
	Grades	K - 5	6 - 8	9 - 12

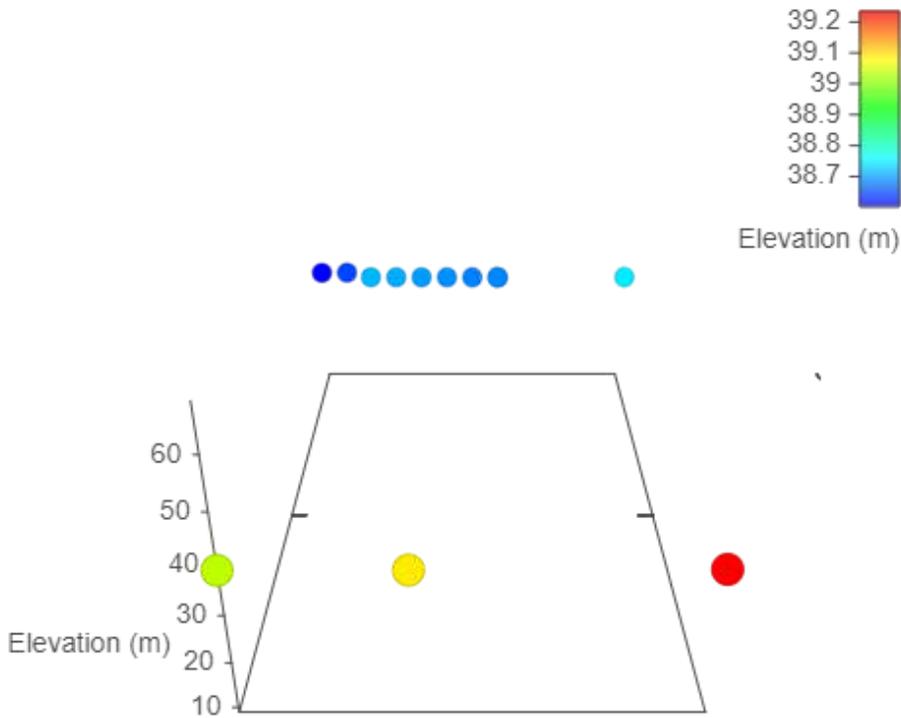
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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



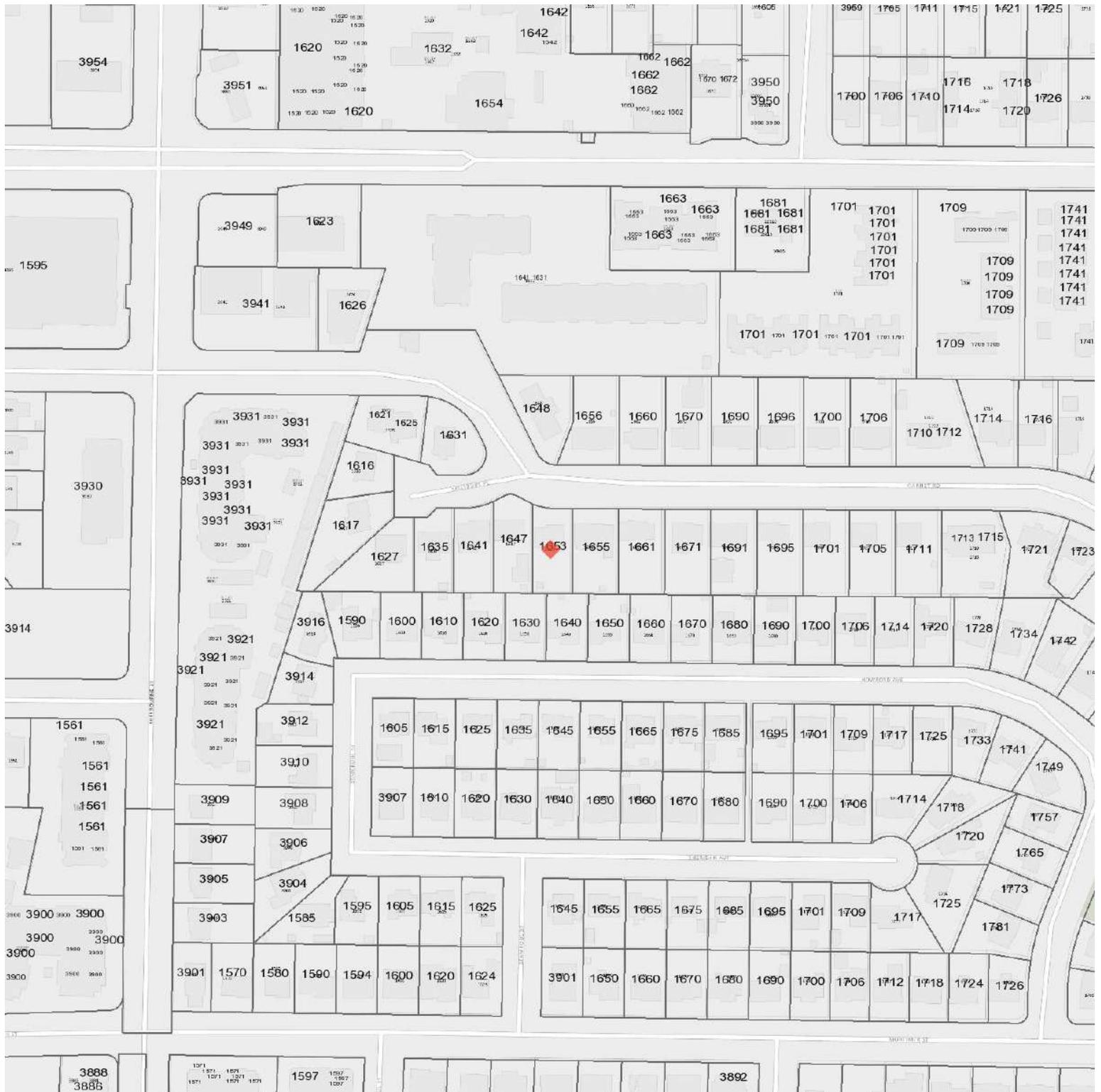


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 39.23 m | Min Elevation: 38.60 m | Difference: 0.63 m

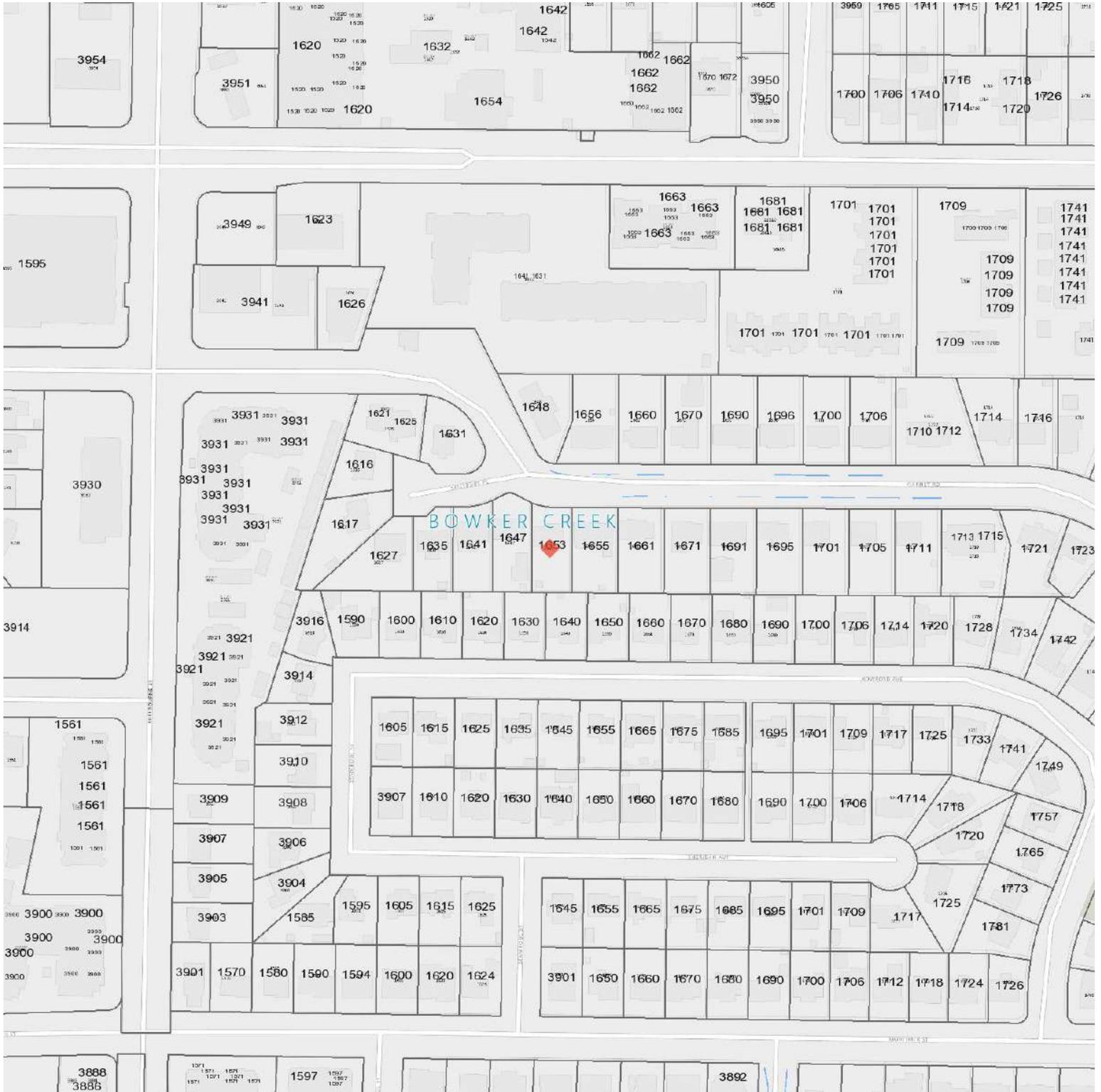
# Legal



## Legend

- Right of Way
- Covenant
- Lease or License
- Other
- Not Active
- Right of Way
- Covenant
- Lease or License
- Other
- Service Code

# Water Features & Drainage

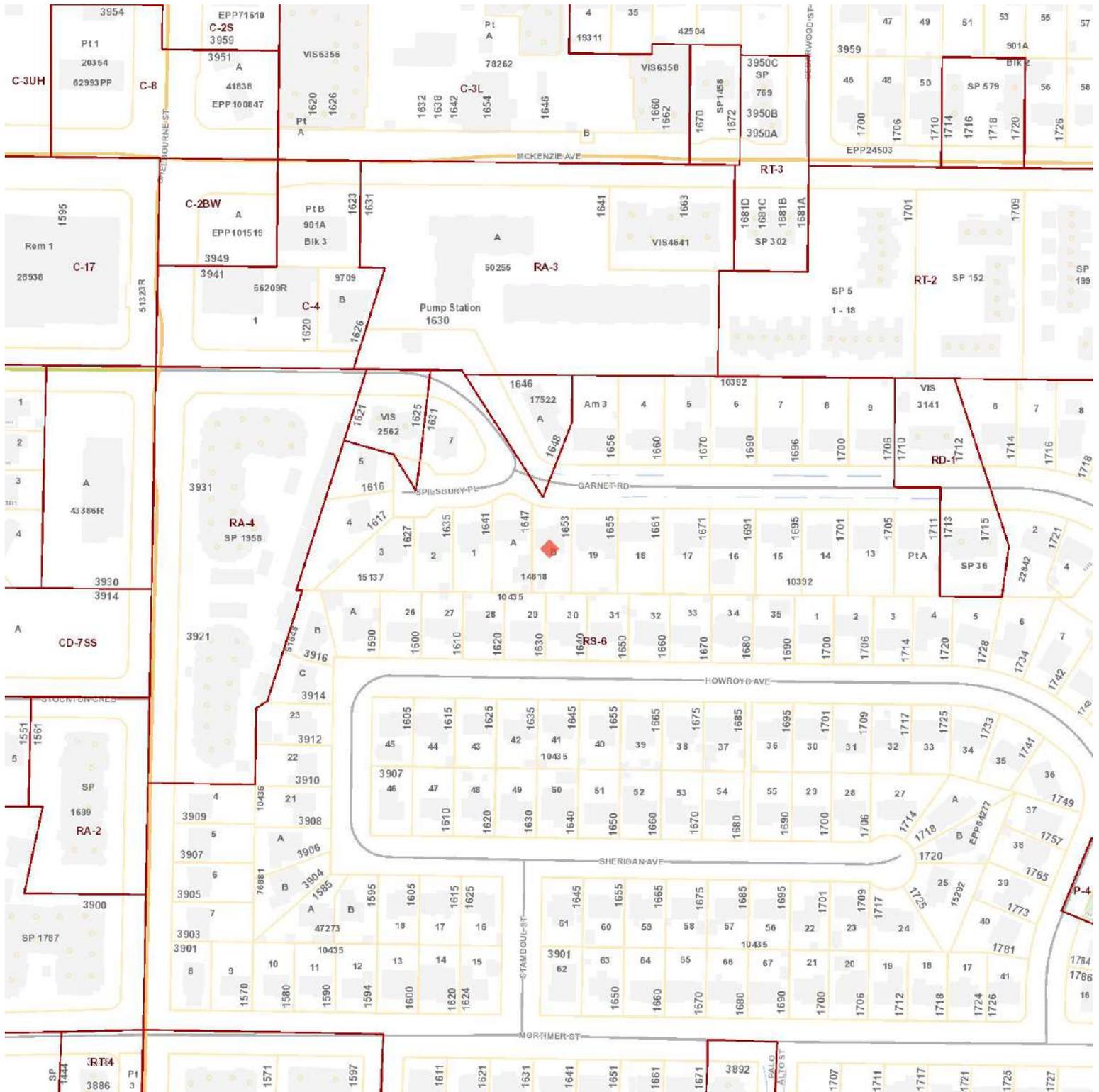


## Legend

- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir
- River
- Wetland



# Legal



## Legend

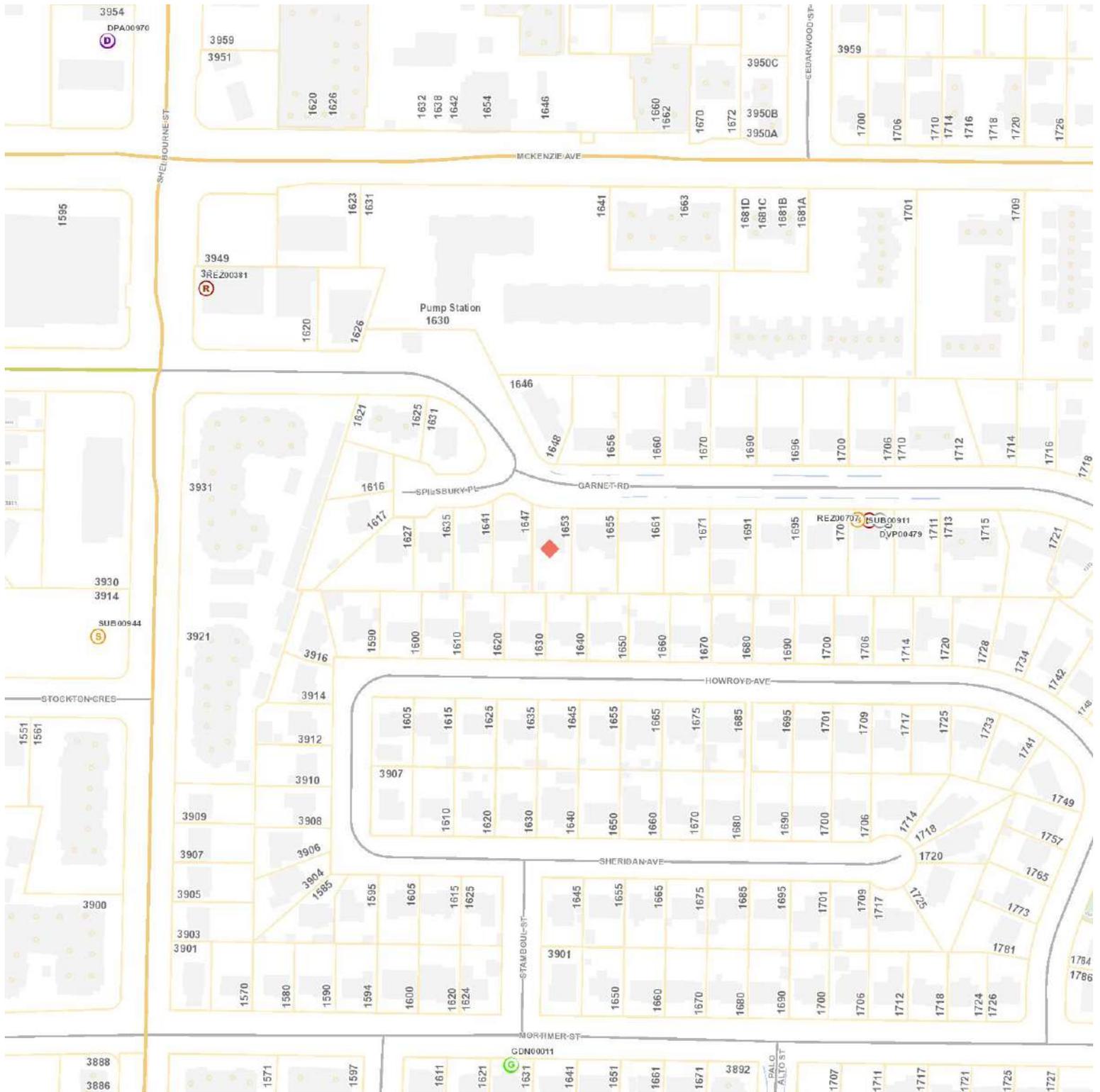
- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel
- Pacific Ocean

- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- Zoning

- Facilities
- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course
- Parks
- PMBC
- Legal

- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks
- Bridge

# Development Applications



# Legend

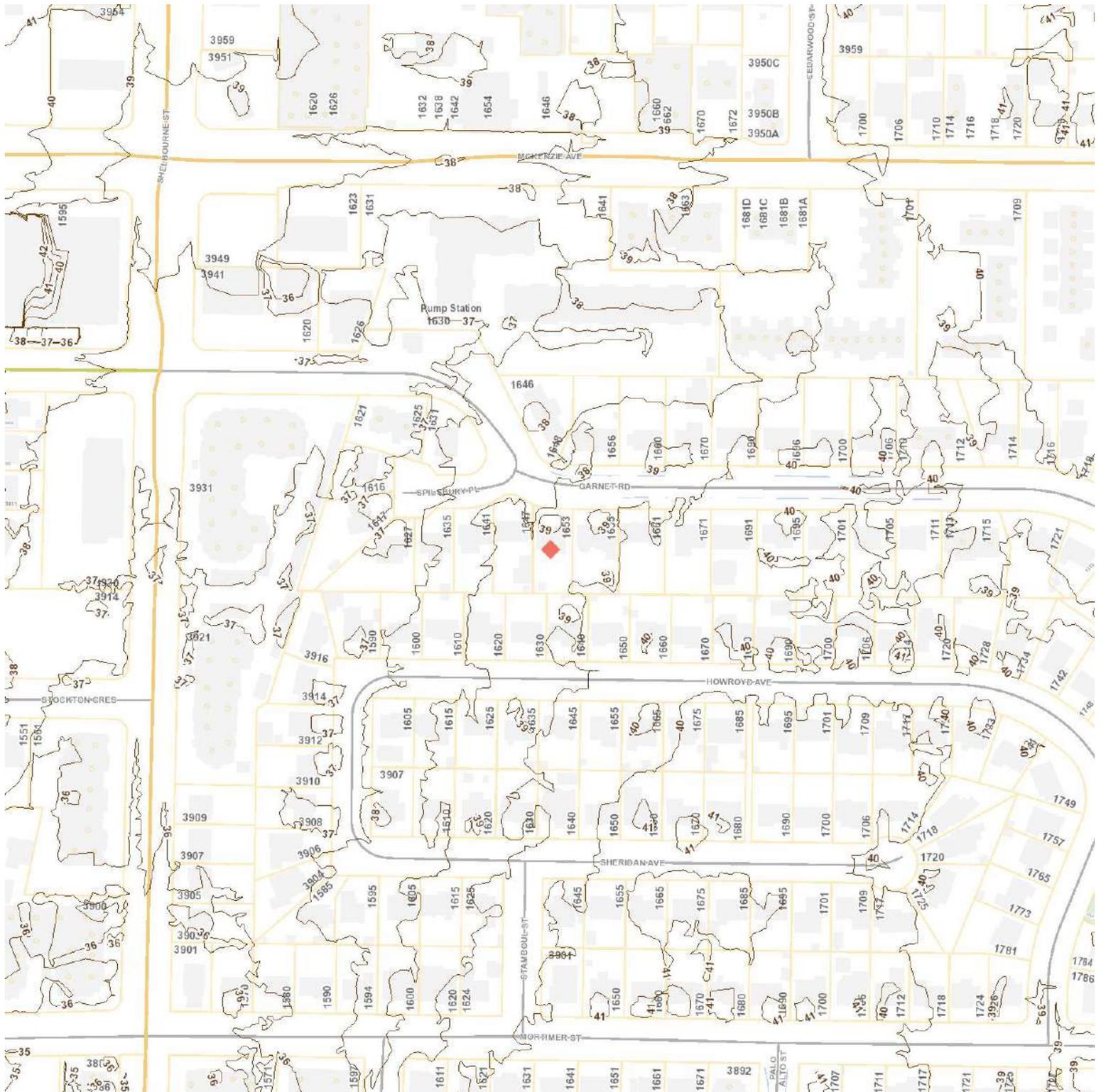
- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel
- Pacific Ocean
- DEVELOPMENT VARIANCE PERMIT

- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- AGRICULTURAL LAND RESERVE
- GARDEN SUITE

- Facilities
- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course
- Parks
- PMBC
- DEVELOPMENT PERMIT
- REZONING

- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks
- Bridge
- DEVELOPMENT PERMIT AMENDMENT
- SUBDIVISION

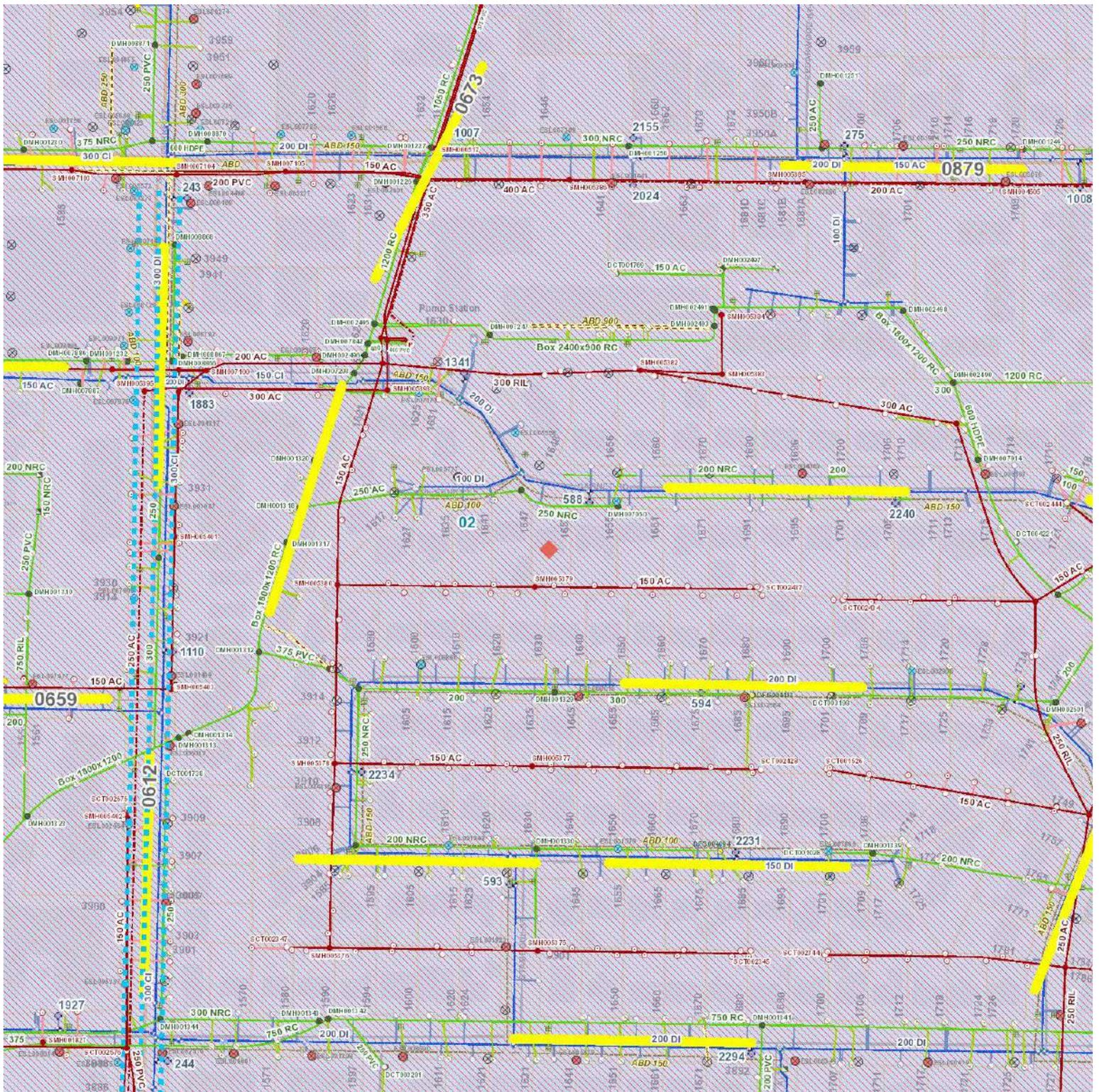
# Contours



## Legend

- |               |                    |              |                     |
|---------------|--------------------|--------------|---------------------|
| Address       | Ocean Labels       | Facilities   | Schools             |
| Building      | Municipal Boundary | CRD Region   | Local Area Boundary |
| Highway       | Major              | Collector    | Other               |
| Highway       | Major              | Collector    | Highway             |
| Major         | Other              | Other        | Highway             |
| Major         | Collector          | Bridge       | Highway             |
| Major         | Other              | Water Course | Man-made            |
| Natural       | Water Body         | Parks        | Parks               |
| Parcel        | Parcel             | PMBC         | Bridge              |
| Pacific Ocean | Contour (m)        |              |                     |

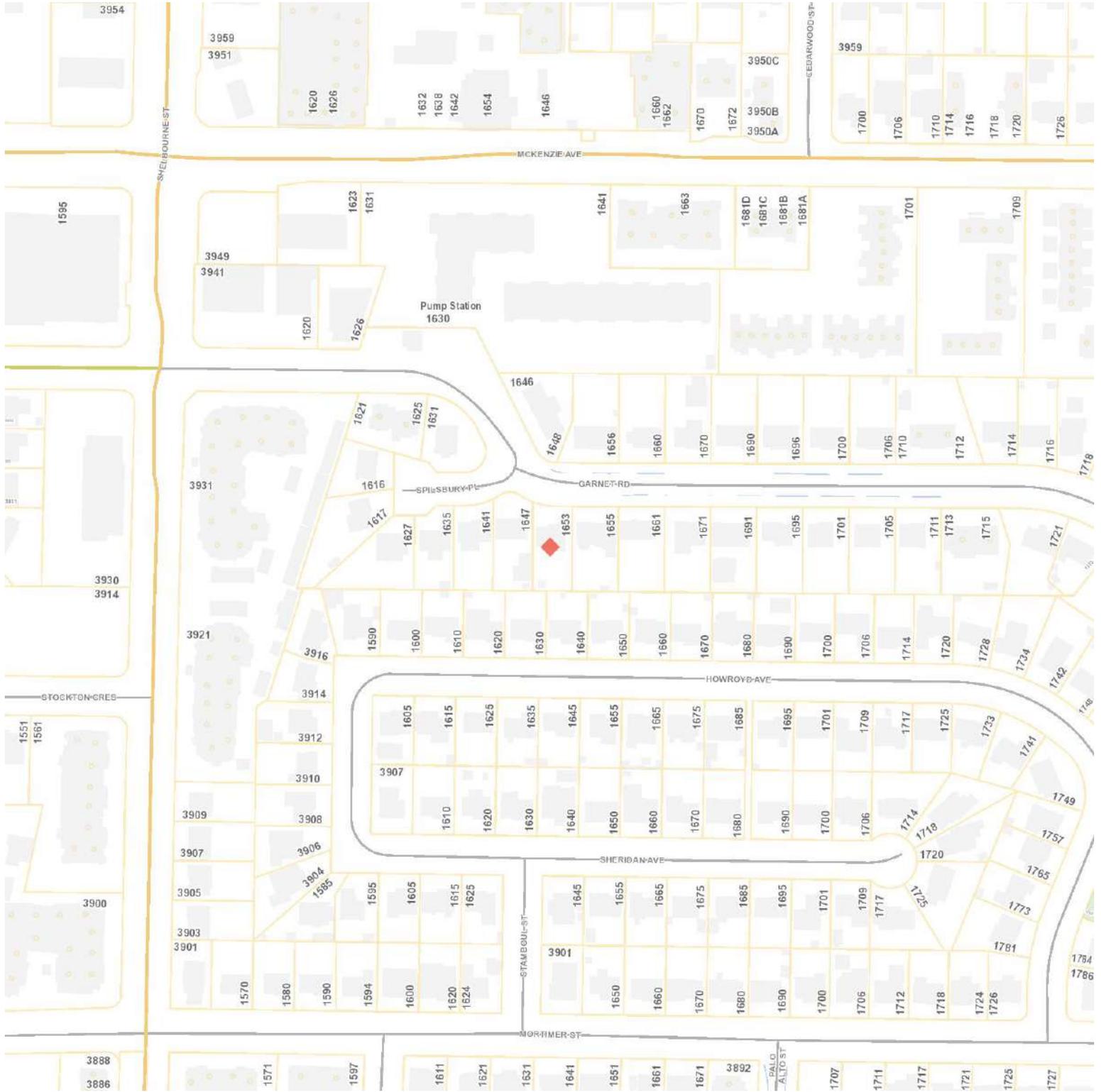
# Infrastructure



# Legend

- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel
- Pacific Ocean
- Pole Mount
- Double Davit
- Unknown
- Cap
- Main Cap
- Overflow Chamber
- Transition Chamber
- Simple Check
- Sewer Lateral
- Cap
- 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
- 0 - 450
- Control Valve : Pressure Regulating Valve
- Pump Station
- System Valve : Check
- System Valve : Service
- Service : Standard
- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- Planned
- Steel Standard
- Wall Pack
- Utility Pole
- Sewer Manhole
- Air Release Chamber
- Pigging Chamber
- Valve Chamber
- Gate
- Sewer Service area
- Sewer Manhole - External
- AirReleaseChamber
- PiggingChamber
- ValveChamber
- Gate
- Cleanout : Lateral
- Connection : Standard
- Discharge Point
- Meter
- Network Structure : Storage Basin Or Tank
- Service Valve : Gate
- Gravity Main : Overflow
- Standard
- Storm Cleanout
- Storm Network Structure
- Catch Basin : Catch Basin
- Cleanout : Main
- Fitting : Junction
- Network Structure : Pump Station
- Lateral : Lead
- Water Meter
- Branch
- Mainline
- Water Pump Station
- Water PRV Assembly
- Water Quality Station - External
- Air
- Hydrant
- Pressure Regulating
- 450 - 1200
- Fitting : Cap
- 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
- Network Structure : Air Release Chamber
- 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
- Service : Fire
- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks
- Bridge
- Service Plate
- Down Facing
- Tunnel
- Inspection
- Lateral
- Observation Chamber
- Storage Basin Or Tank
- Drain
- Sewer Pressurized Main
- Inspection
- Lateral
- ObservationChamber
- StorageBasinOrTank
- Drain
- Sewer Pressurized Main - External
- Connection : Cap
- Control Valve : Drain
- Fitting : Main Cap
- Network Structure : Junction Chamber
- Network Structure : Overflow Chamber
- Network Structure : Valve Chamber
- Point: Vent
- Gravity Main : Inverted Siphon
- Lateral Line
- Cap
- 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
- Bulk Meter
- Fitting : Reducer
- Meter
- System Valve : Branch
- System Valve : Mainline
- Pressurized Main : Transmission

# Environmental - Streamside DPA and Water Bodies



# Legend

- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel
- Pacific Ocean
- 15m
- Functional at Risk
- Functional at Risk

- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- 30m
- 10m
- Nonfunctional

- Facilities
- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course
- Parks
- PMBC
- 25m
- 5m
- - Not Rated

- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks
- Bridge
- 20m
- Proper Functioning Condition
- Proper Functioning Condition

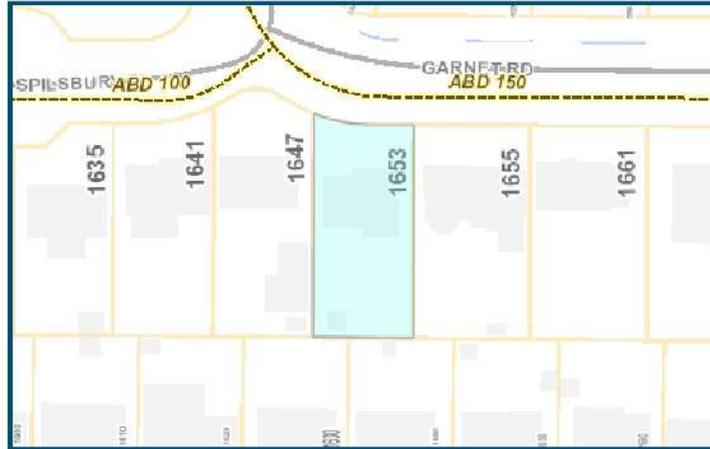


# District of Saanich Property Information Report

Report generated 10/8/2023 12:33:56 AM



Property location within District of Saanich



Property Map

1653 GARNET RD

## Property Information

Folio: 60-1353-000  
PID: 004-297-849  
Status: ACTIVE

Property Number: 111213  
LTO Number: CA7552570  
Legal: LOT B SECTION 41 VICTORIA DISTRICT PLAN 14818

## Land Attributes

<b>Exemption/ Taxation Code:</b>	FULLY TAXABLE LAND, STRUCTURES, ETC
<b>School District:</b>	SCHOOL DISTRICT 61
<b>BCAA Lot Size:</b>	7817 SQUARE FEET
<b>BCAA Manual Class:</b>	1 STY SFD - AFTER 1930 - STD
<b>BCAA Neighbourhood Code:</b>	CEDAR HILL X-FELTHAM
<b>Development Cost Charge Area:</b>	----
<b>Municipal Parks DCC Area:</b>	----
<b>Year Built:</b>	1962
<b>Zoning:</b>	RS-6 SINGLE FAMILY DWELLING
<b>Local Area:</b>	SHELBOURNE
<b>Development Permit Area:</b>	SAANICH GENERAL

## Property Tax Levies and Assessments Summary

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Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 09, 2023	4,788.61	1-Residential	1,032,000	118,000	1,150,000	1,150,000
May 11, 2022	4,351.73	1-Residential	908,000	100,000	1,008,000	1,008,000

## Property Activity

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

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

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There is no additional information.

## Additional Comments

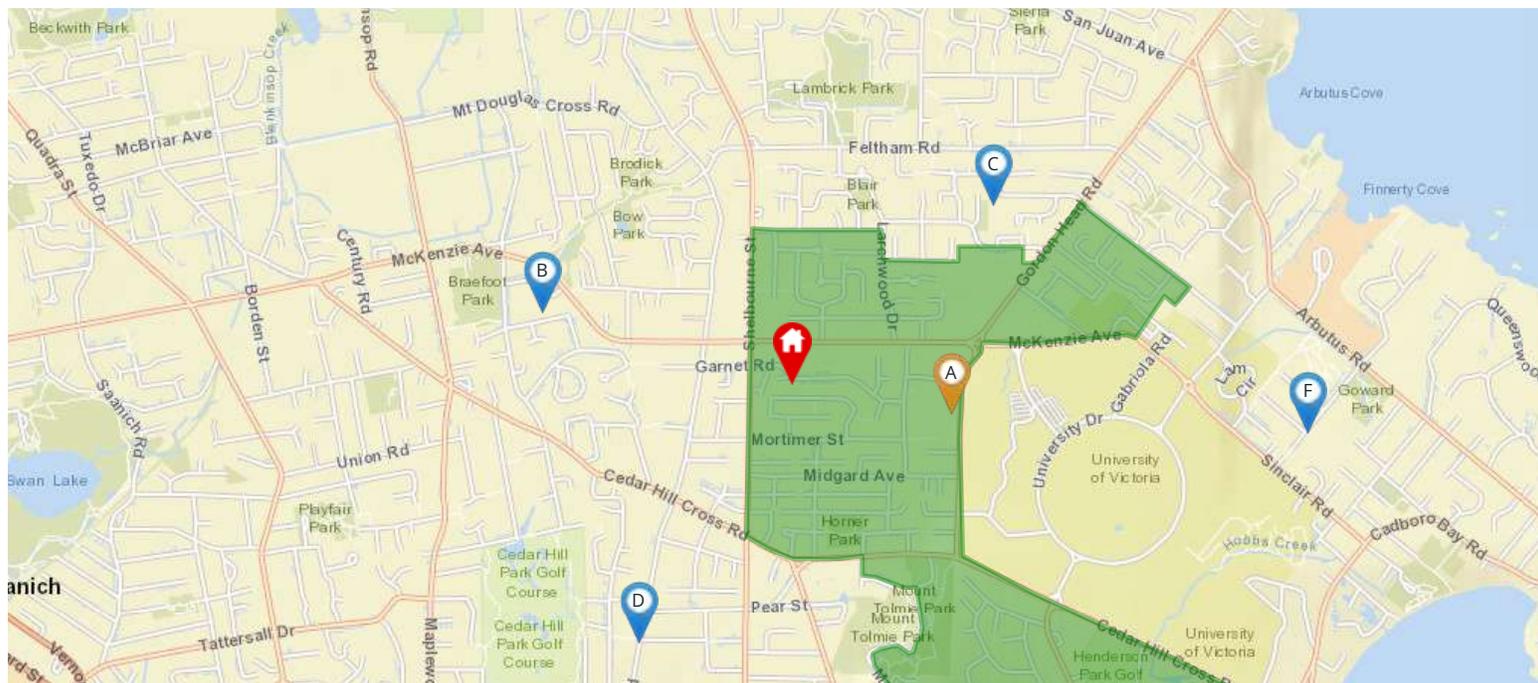
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Category	Date	Details
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The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and 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

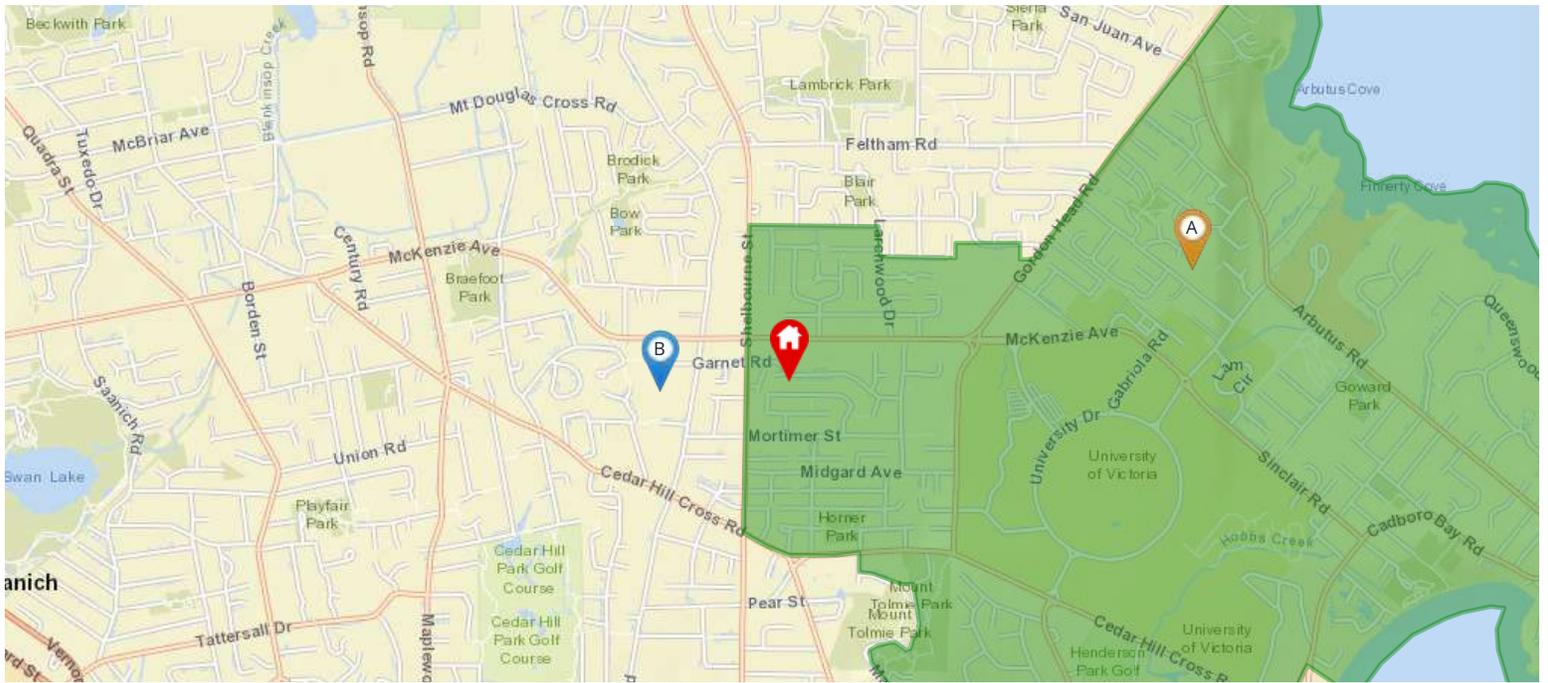


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Campus View Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Campus View</a>	K - 5	<a href="#">SD 61</a>	Victoria		13 mins	1.0 km	3 mins	13 mins
B <a href="#">Braefoot</a>	K - 5	<a href="#">SD 61</a>	Victoria		18 mins	1.3 km	5 mins	18 mins
C <a href="#">Maria Montessori</a>	K - 12	Independent	Victoria		28 mins	2.0 km	5 mins	12 mins
D <a href="#">Doncaster</a>	K - 5	<a href="#">SD 61</a>	Victoria		23 mins	1.6 km	3 mins	14 mins
E <a href="#">St Michaels</a>	K - 12	Independent	Victoria		33 mins	2.4 km	5 mins	15 mins
F <a href="#">Frank Hobbs</a>	K - 5	<a href="#">SD 61</a>	Victoria		36 mins	2.6 km	7 mins	17 mins

## Nearby Middle Schools

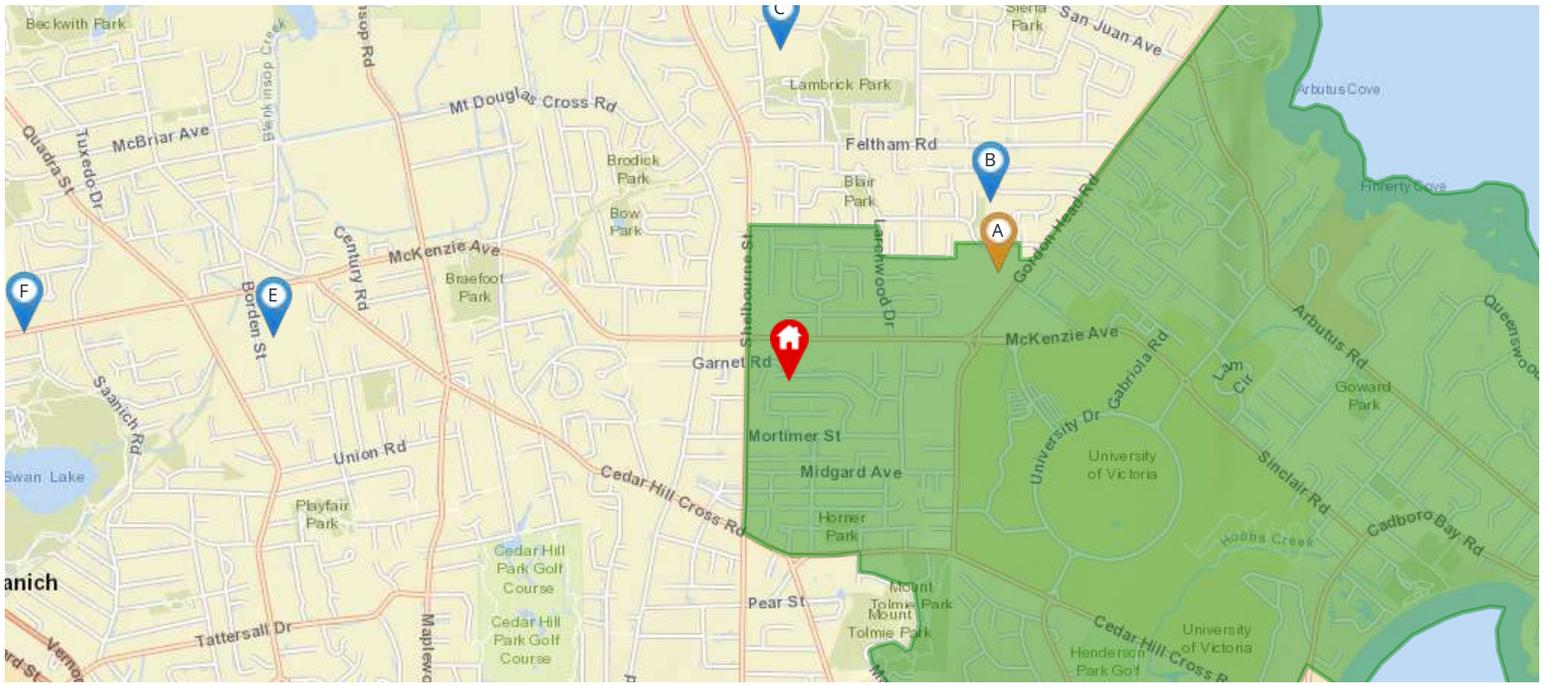


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Arbutus Global Middle** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Arbutus Global Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		34 mins	2.4 km	6 mins	18 mins
B <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		9 mins	0.6 km	2 mins	9 mins
C <a href="#">Gordon Head Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		30 mins	2.2 km	6 mins	24 mins
D <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		40 mins	2.9 km	6 mins	15 mins
E <a href="#">Glanford Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 20 mins	5.8 km	10 mins	1 hour 8 mins
F <a href="#">Colquitz Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 18 mins	5.6 km	11 mins	34 mins

## Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Mount Douglas Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Mount Douglas</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	19 mins	1.3 km	4 mins	12 mins
B <a href="#">Maria Montessori</a>	K - 12	Independent	Victoria		28 mins	2.0 km	5 mins	12 mins
C <a href="#">Lambrick Park</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	26 mins	1.8 km	7 mins	26 mins
D <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	33 mins	2.4 km	5 mins	15 mins
E <a href="#">Reynolds</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	38 mins	2.8 km	6 mins	14 mins
F <a href="#">St Andrew's</a>	8 - 12	Independent	Victoria		49 mins	3.5 km	7 mins	14 mins

1653 GARNET RD Saanich, V8P 3C9



Somewhat Walkable  
Some errands can be accomplished on foot

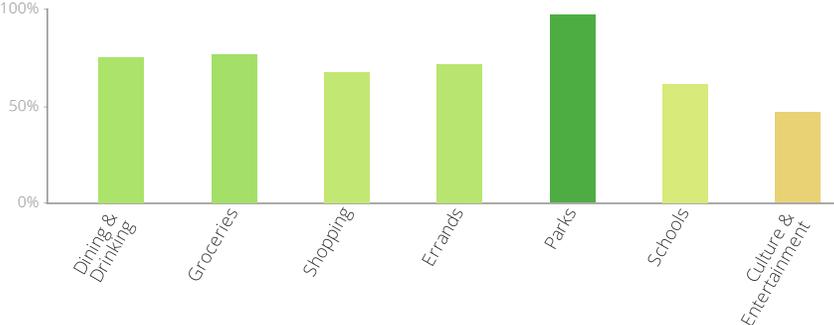


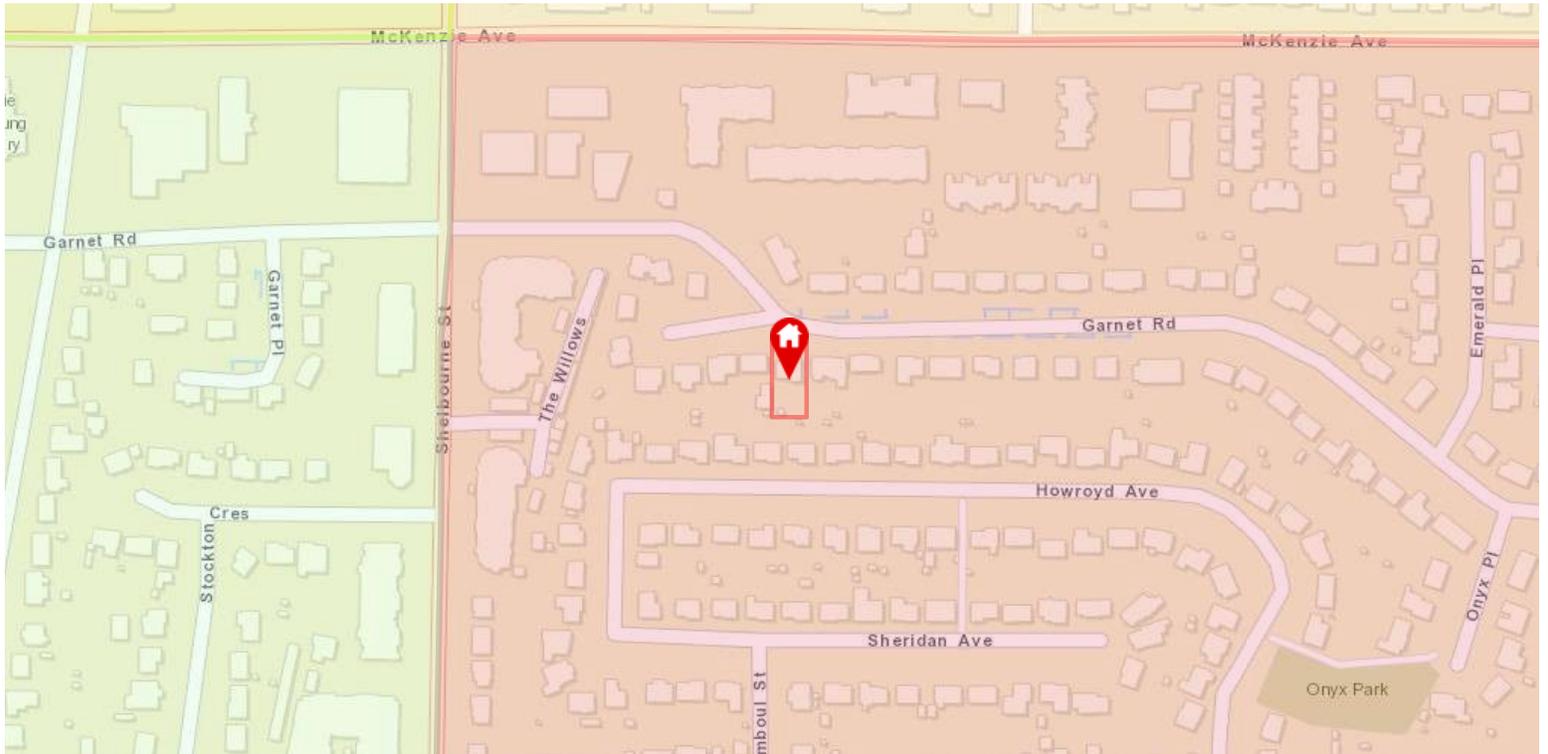
Good Transit  
Many nearby public transportation options



Very Bikeable  
Biking is convenient for most trips

The Walk Score here is 68 out of 100 based on these categories. [View a map](#) of what's nearby.





### Subject Property Designations:

Area: Saanich East

Sub-Area: SE Mt Tolmie

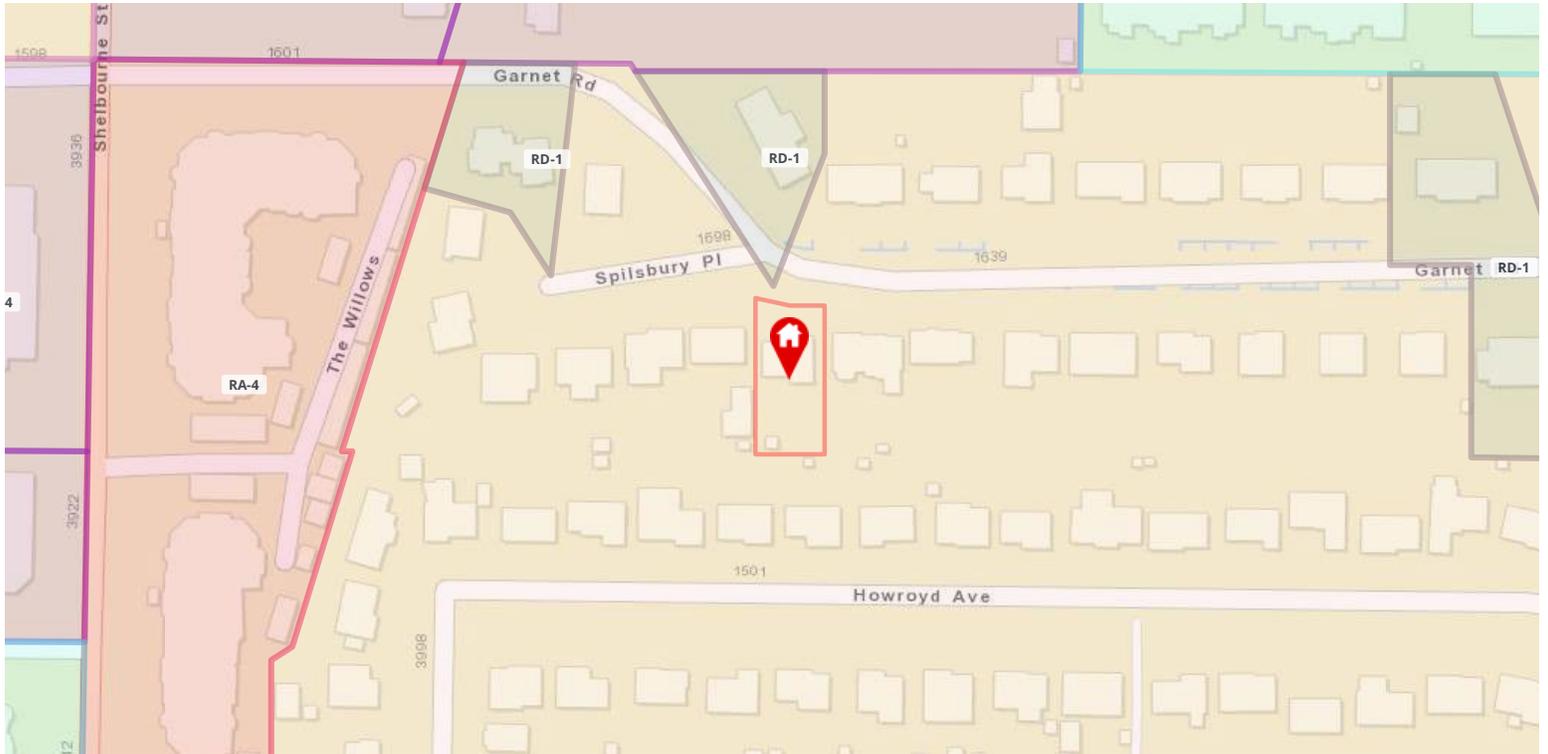
### Layer Legend:

- SE Mt Tolmie
- SE Lambrick Park
- SE Cedar Hill
- SE Mt Doug

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">RS-6</a> Description: Single Family Dwelling Zone
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Local Area Plan: <a href="#">Shelbourne</a>
Proposed Plans	Not Applicable
Development Permit Area	<a href="#">Saanich General</a> , <a href="#">Secondary Suite Permit Area</a>
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: [RS-6](#)

Description: Single Family Dwelling Zone

## Layer Legend:

Code	Description
 <a href="#">RS-6</a>	Single Family Dwelling Zone
 <a href="#">RD-1</a>	Two Family Dwelling Zone
 <a href="#">RA-3</a>	Apartment Zone
 <a href="#">RT-2</a>	Attached Housing Zone
 <a href="#">RA-4</a>	Apartment Zone
 <a href="#">C-4</a>	Office and Apartment Zone
 <a href="#">CD-7SS</a>	Comprehensive Development Shelbourne Stockton Zone
 <a href="#">RA-2</a>	Apartment Zone
 <a href="#">C-17</a>	Neighbourhood Mixed Use Zone

# Official Community Plan



## Subject Property Designations:

Not Applicable

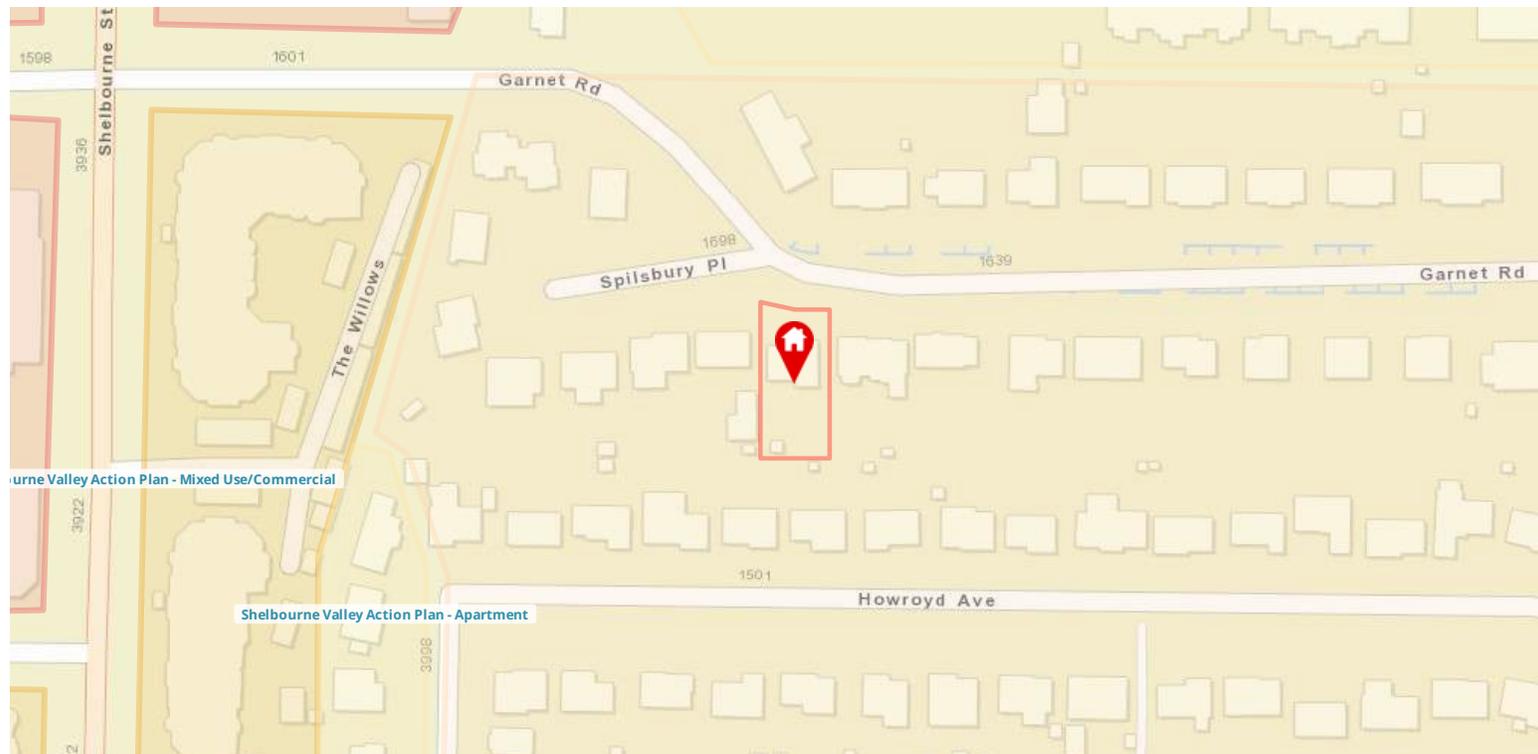
# Neighbourhood Community Plan



## Subject Property Designations:

Not Applicable

## Local Area Plan



### Subject Property Designations:

Local Area Plan: [Shelbourne](#)

### Layer Legend:

- Shelbourne
- Shelbourne Valley Action Plan - Townhouse
- Shelbourne Valley Action Plan - Apartment
- Shelbourne Valley Action Plan - Mixed Use/Commercial

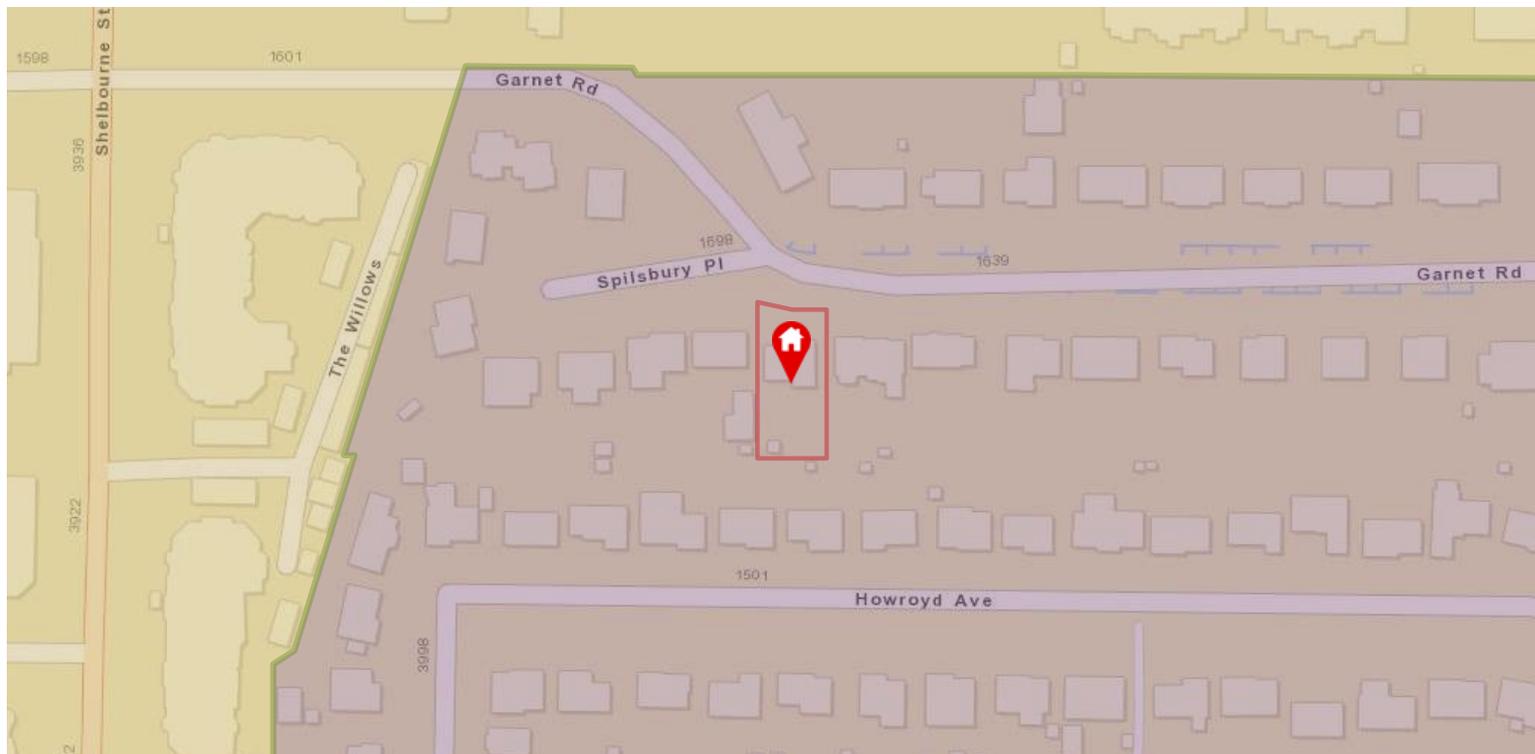
## Proposed Plans



### Subject Property Designations:

Not Applicable

## Development Permit Area



### Subject Property Designations:

Saanich General

Secondary Suite Permit Area

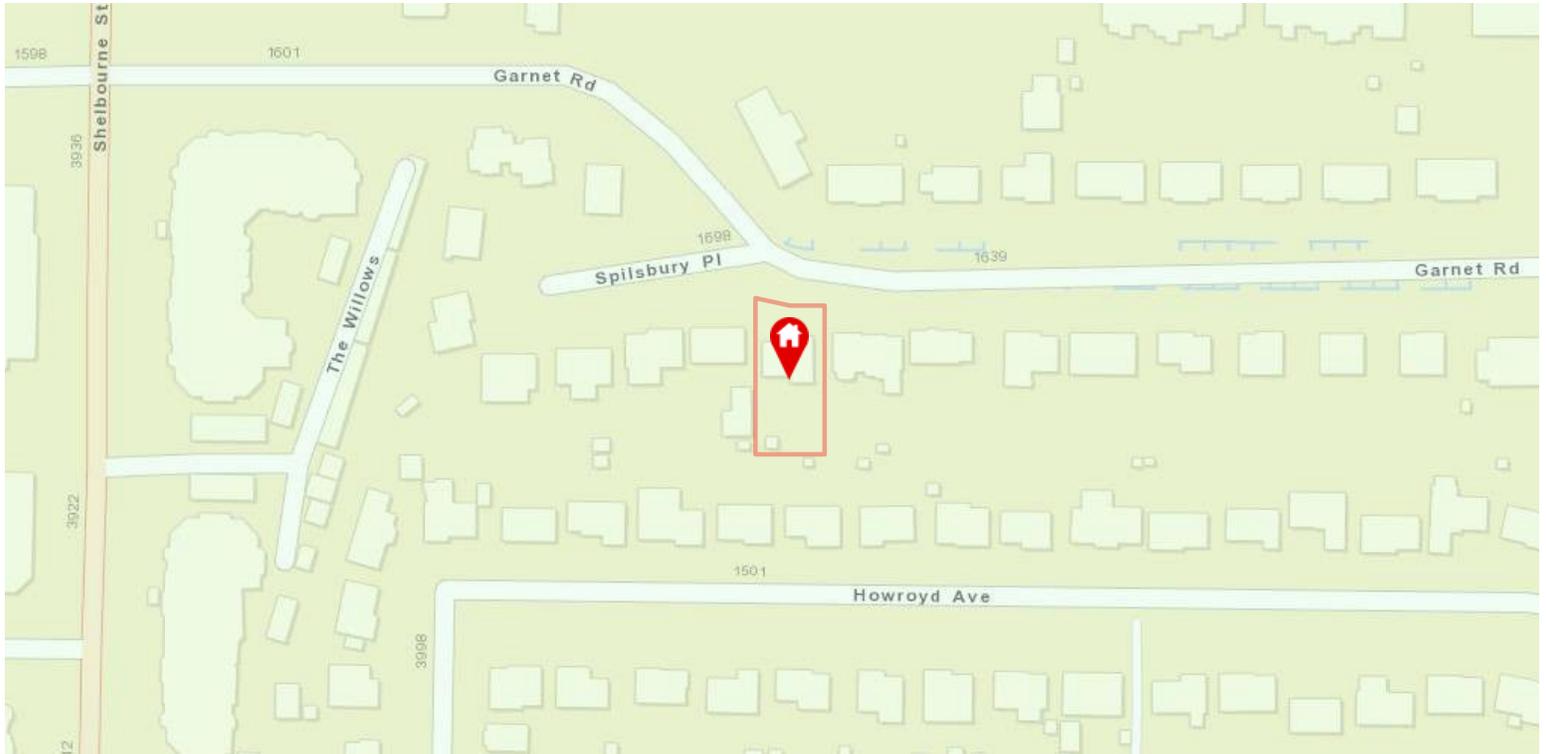
### Layer Legend:

● Saanich General

● Secondary Suite Permit Area

● Shelbourne McKenzie

## 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

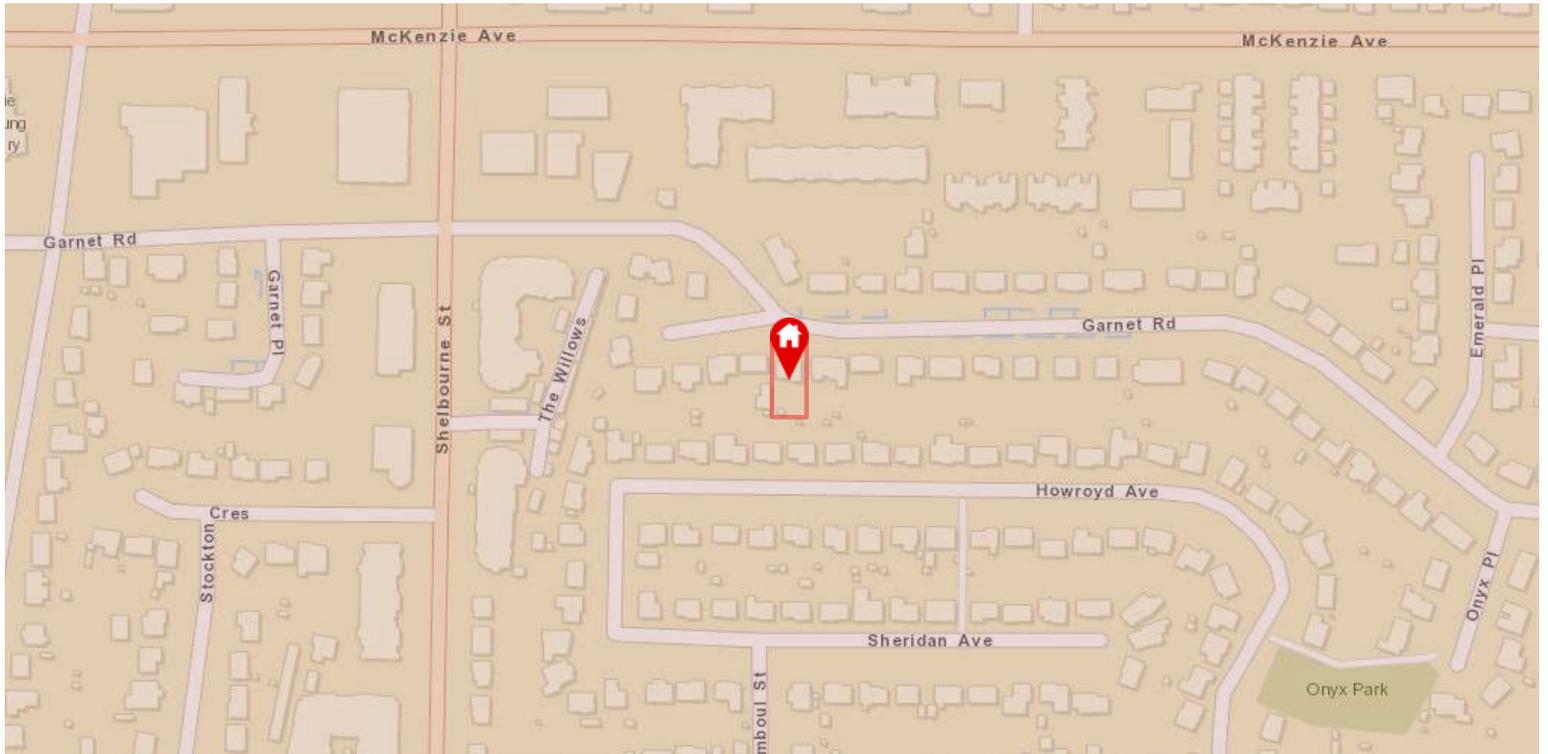
Census Subdivision Type: Census subdivision within census metropolitan area

## 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