

PROPERTY REPORT

1653 GARNET RD

Saanich

V8P 3C9

Canada

PID: 004-297-849

OCTOBER 8, 2023



Zoe Delano + Ivan Delano*PREC
eXp Realty
Victoria
P: +1(250) 744-8506
O: +1(250) 580-1078
VictoriaHomeGroup@gmail.com
www.VictoriaHomeGroup.com

Contents

Summary Sheet

Google Views

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

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: Shelbourne , not in ALR |



| | | | |
|---------------|-------------------|--------------|------------------------|
| Year Built | 1964 | Structure | SINGLE FAMILY DWELLING |
| Lot Size | 7824.64 ft² | Bedrooms | 3 |
| Bathrooms | 2 | Dimensions | - |
| Max Elev. | 39.23 m | Min Elev. | 38.60 m |
| Floor Area | 2250 Ft² | Walk Score | 68 / Somewhat Walkable |
| Transit Score | 69 / Good Transit | Annual Taxes | \$4,352.00 |

ASSESSMENT

| | 2022 | % | 2023 |
|----------|-------------|---------|-------------|
| Building | \$100,000 | ↑ 18.00 | \$118,000 |
| Land | \$908,000 | ↑ 13.66 | \$1,032,000 |
| Total | \$1,008,000 | ↑ 14.09 | \$1,150,000 |

APPRECIATION

| | Date | (\$) | % Growth |
|---------------|------------|-------------|----------|
| Assessment | 2023 | \$1,150,000 | ↑ 48.20 |
| Sales History | 11/06/2019 | \$776,000 | ↑ 38.57 |
| | 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

-

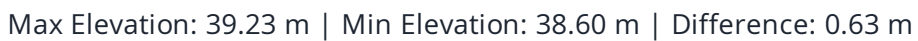
SCHOOL CATCHMENT

| | Elementary | Middle | Secondary |
|-----------------|-----------------------------|--|-------------------------------|
| Catchment | Campus View | Arbutus Global Middle School | Mount Douglas |
| 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.






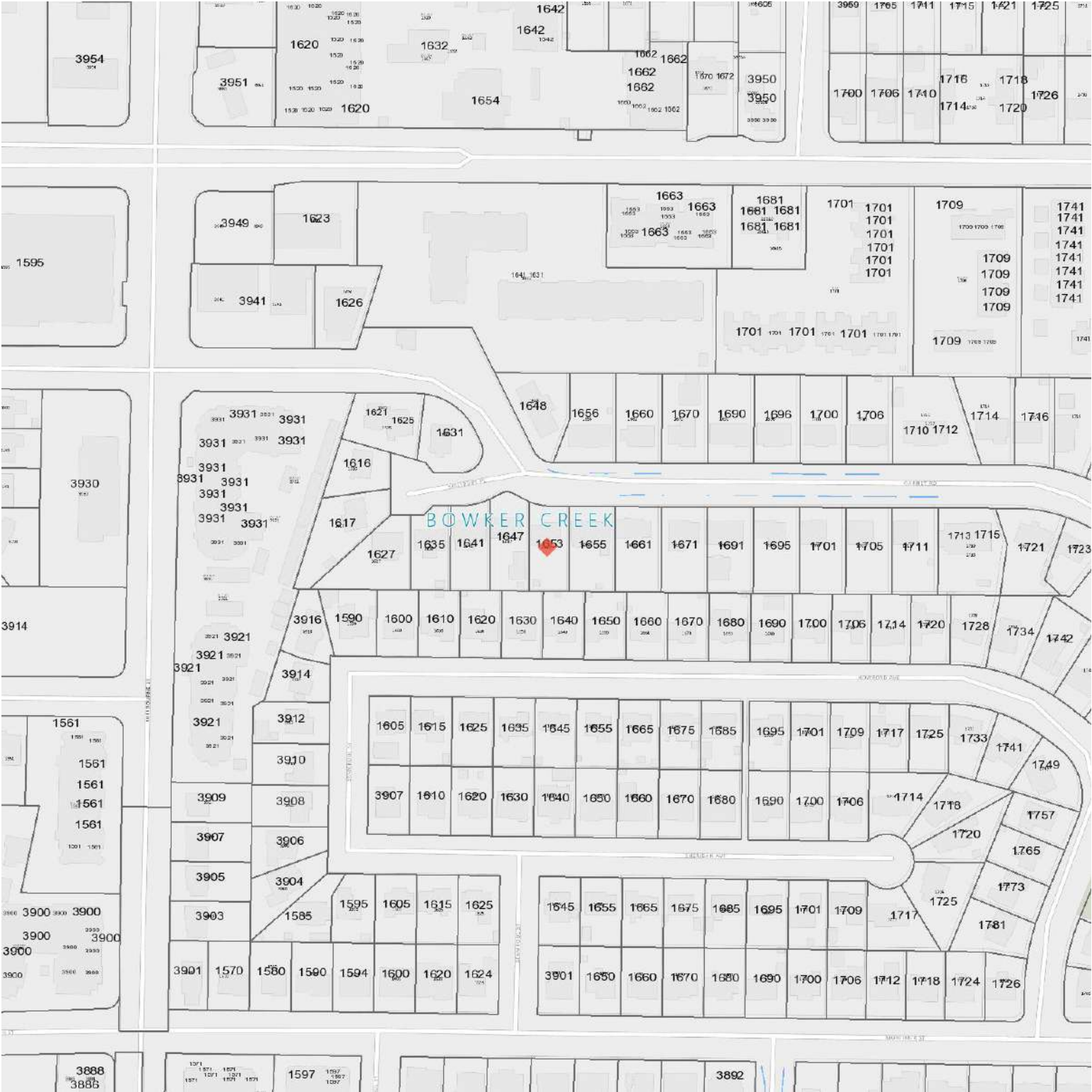
Legal



Legend

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

Water Features & Drainage



Legend

- Stream or Ditch

Pond

Full Watershed
- Stream or Ditch

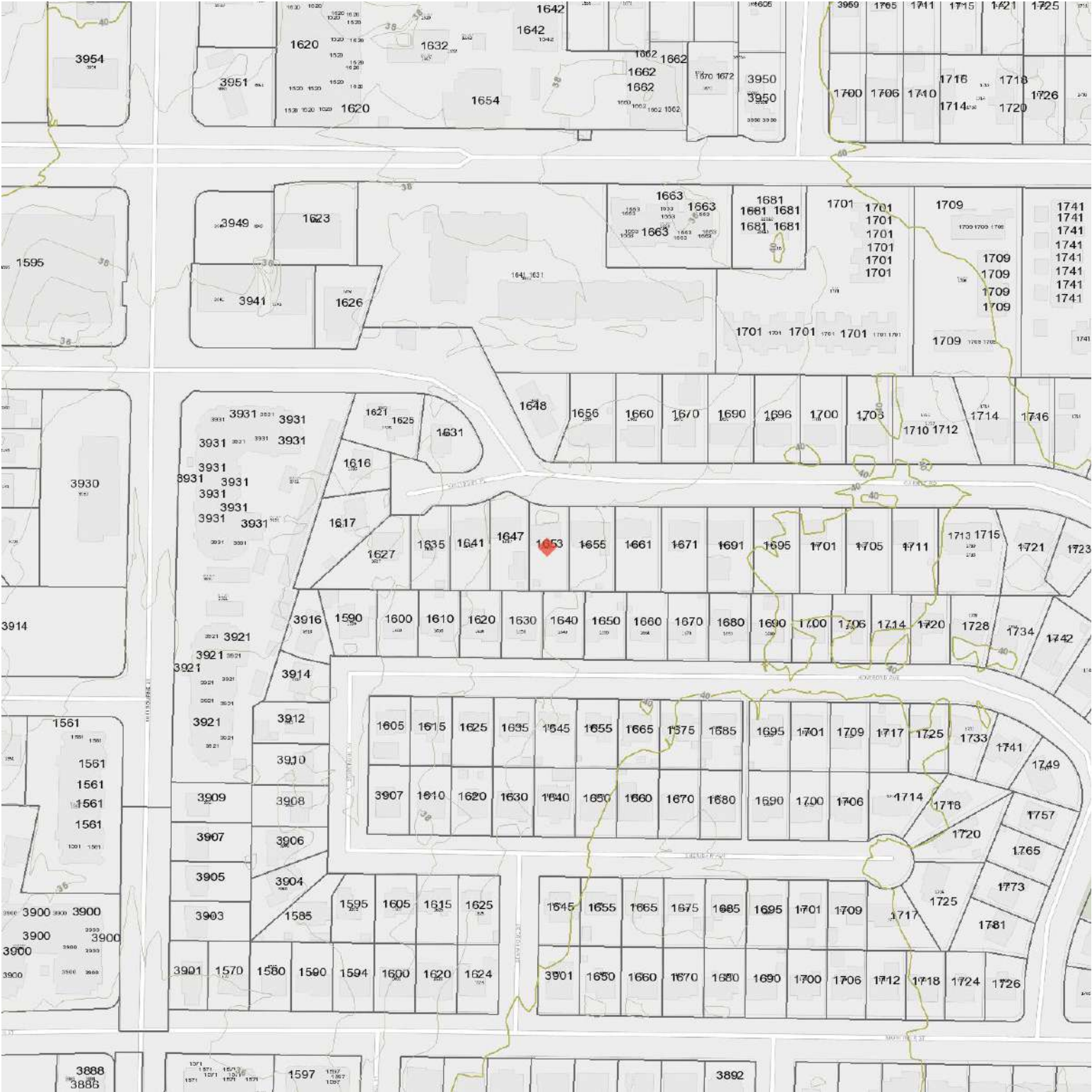
Lake

Sub Watershed
- Stream or Ditch

Reservoir
- River

Wetland

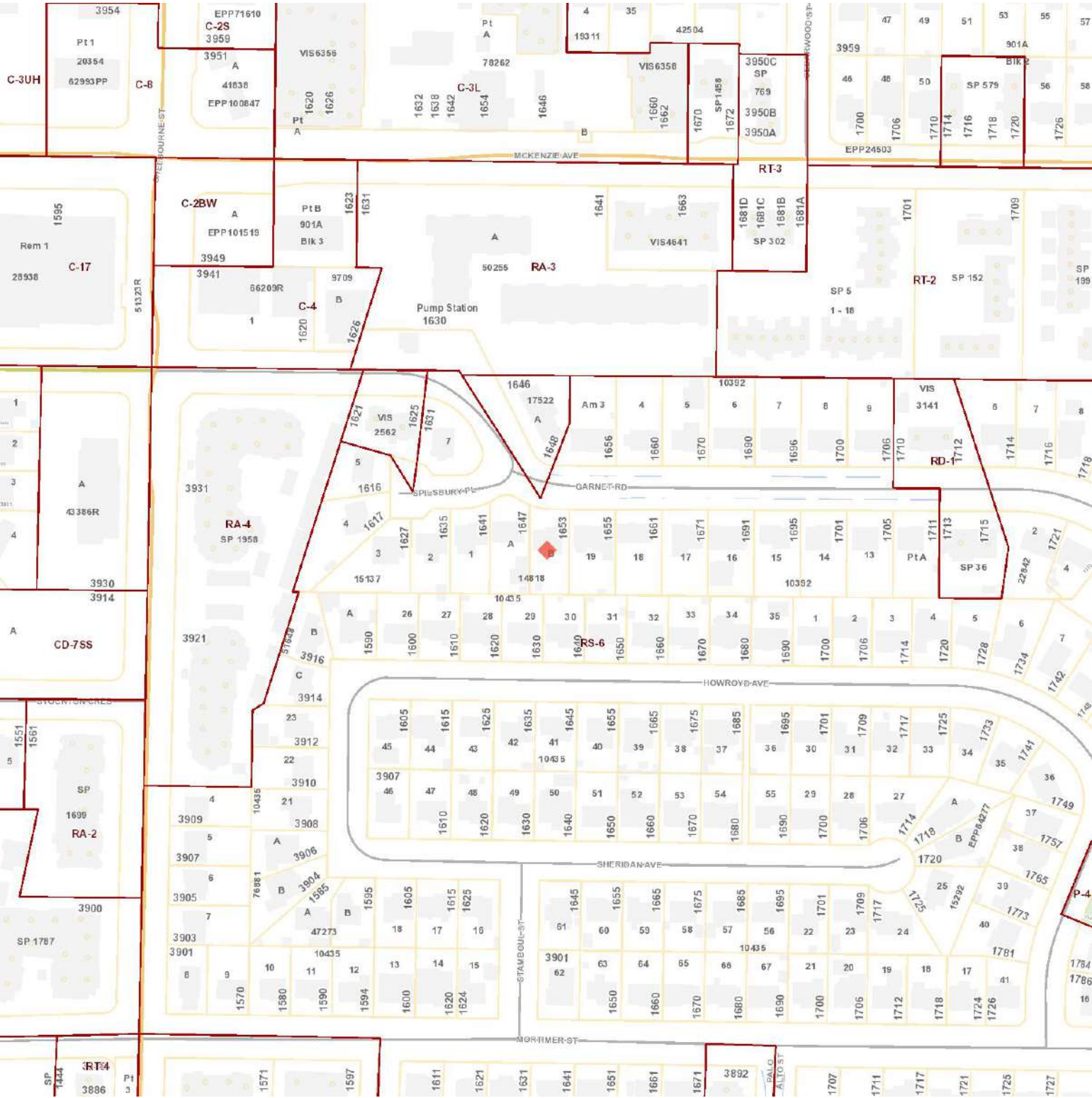
Contours



Legend

- | | | | |
|----------------|---------|--------|--------|
| Shoreline 1.6m | Hundred | Twenty | Twenty |
| Ten | Five | Metre | 2 |
| 5 | 10 | 20 | 30 |
| 50 | 100 | 200 | |

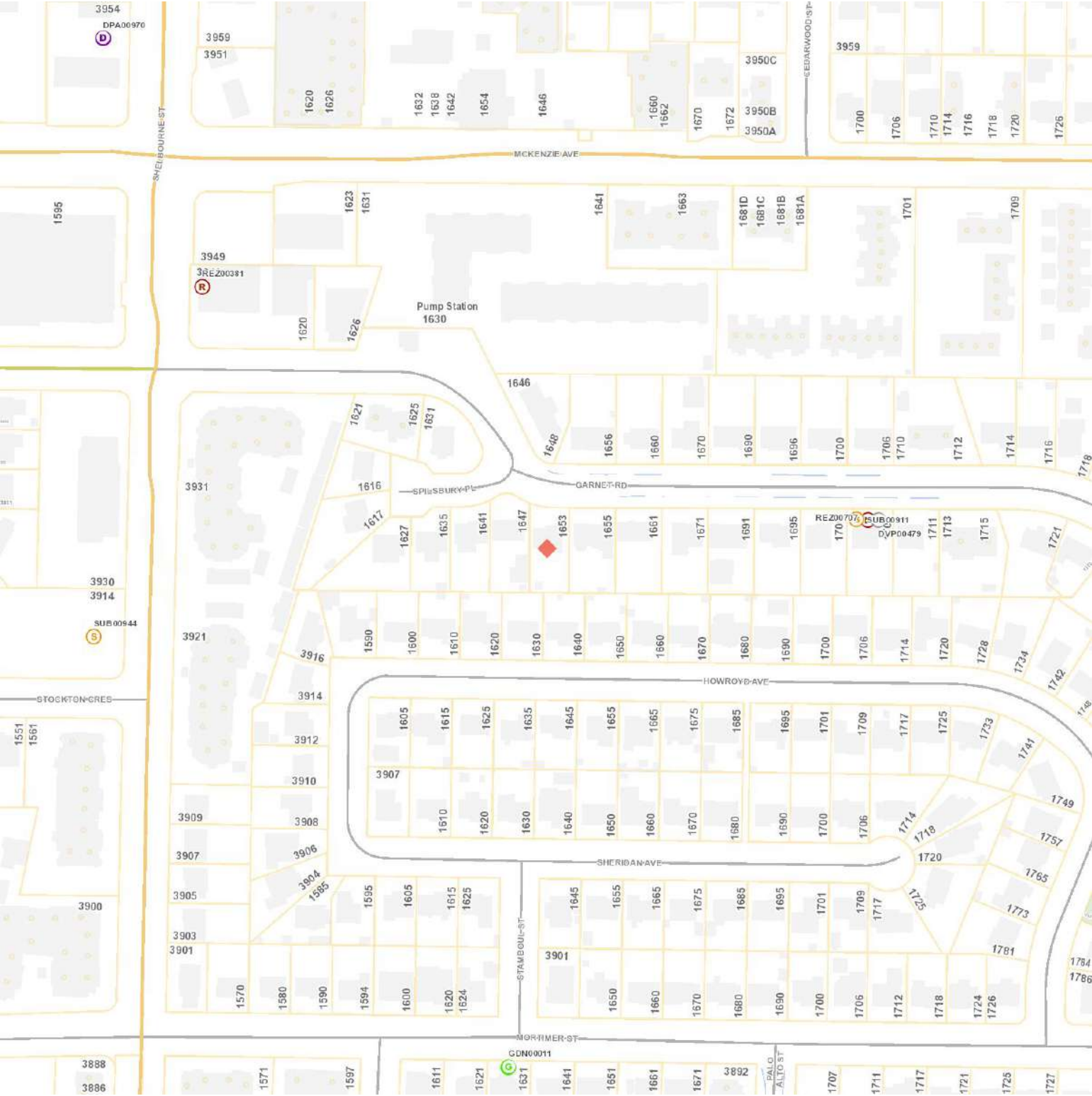
Legal



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 | Zoning | Legal | |

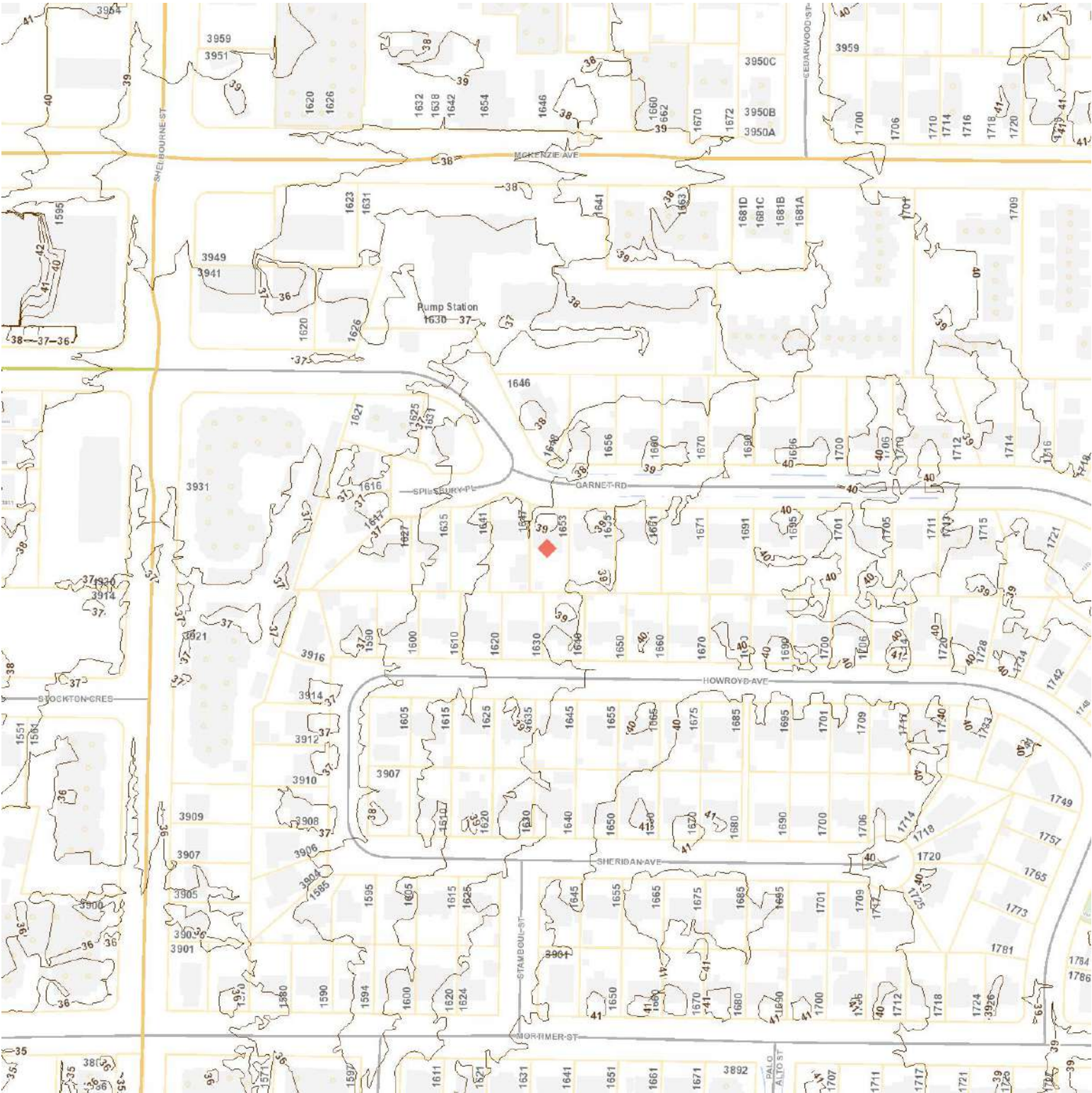
Development Applications



Legend

| | | | |
|-----------------------------|---------------------------|--------------------|------------------------------|
| Address | | | |
| Building | | | |
| Highway | | | |
| Highway | | | |
| Major | | | |
| Major | | | |
| Major | | | |
| Natural | | | |
| Parcel | | | |
| Pacific Ocean | | | |
| DEVELOPMENT VARIANCE PERMIT | | | |
| | Ocean Labels | Facilities | Schools |
| | Municipal Boundary | CRD Region | Local Area Boundary |
| | Major | Collector | Other |
| | Major | Collector | Highway |
| | Other | Other | Highway |
| | Collector | Bridge | Highway |
| | Other | Water Course | Man-made |
| | Water Body | Parks | Parks |
| | Parcel | PMBC | Bridge |
| | AGRICULTURAL LAND RESERVE | DEVELOPMENT PERMIT | DEVELOPMENT PERMIT AMENDMENT |
| | GARDEN SUITE | REZONING | SUBDIVISION |

Contours



Legend

- Address

Building

Highway

Highway

Major

Major

Major

Major

Natural

Parcel

Pacific Ocean
- Ocean Labels

Municipal Boundary

Major

Major

Other

Collector

Other

Water Body

Parcel

Contour (m)
- Facilities

CRD Region

Collector

Collector

Other

Bridge

Water Course

Parks

PMBC
- Schools

Local Area Boundary

Other

Highway

Highway

Highway

Man-made

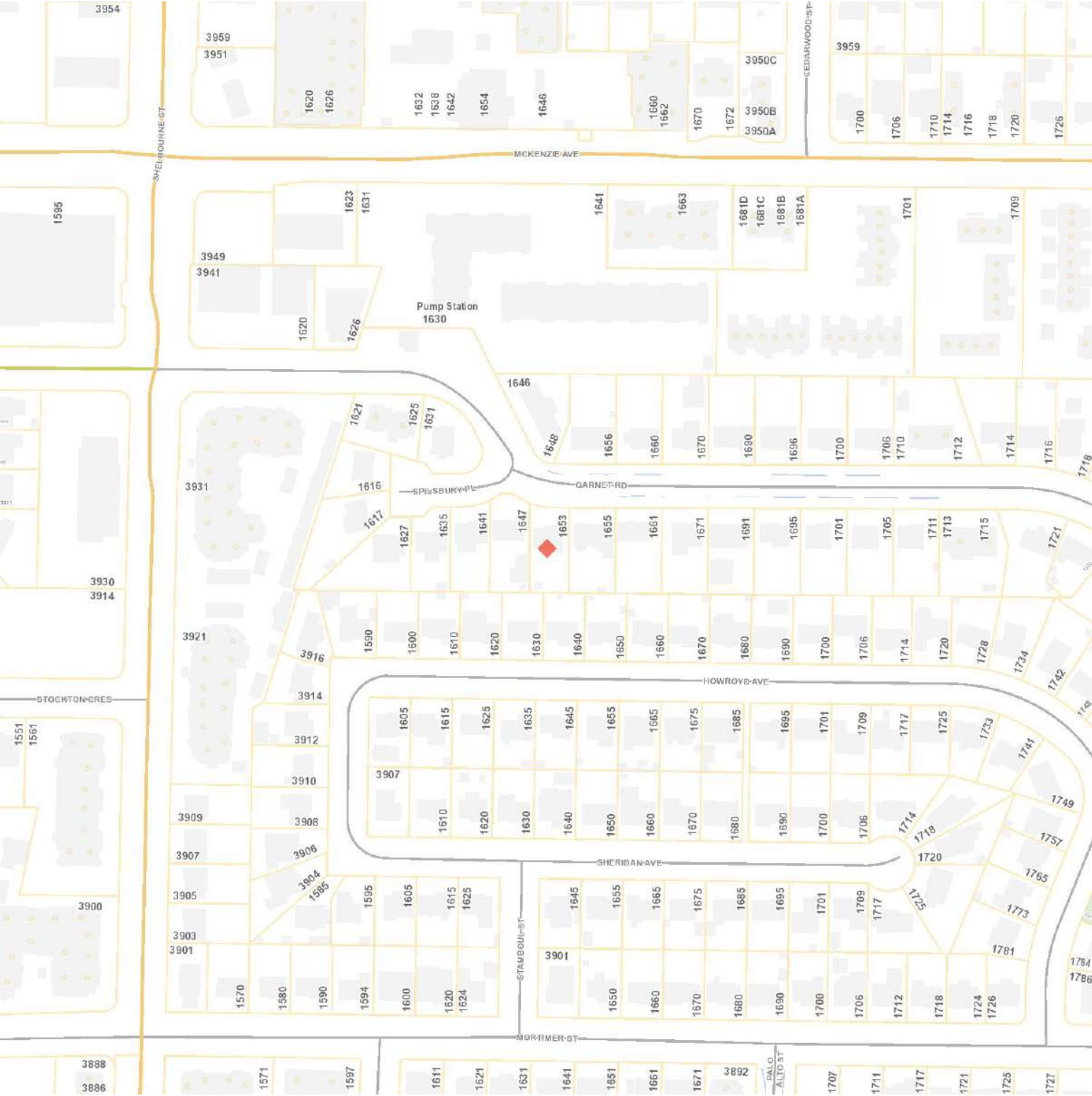
Parks

Bridge

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 | Planned | Under Construction | Service Plate |
| Pole Mount | Steel Standard | Post Top | Down Facing |
| Double Davit | Wall Pack | Decorative | Tunnel |
| Unknown | Utility Pole | Standard | Inspection |
| Cap | Sewer Manhole | Main | Lateral |
| Main Cap | Air Release Chamber | Junction Chamber | Observation Chamber |
| Overflow Chamber | Pigging Chamber | Pump Station | Storage Basin Or Tank |
| Transition Chamber | Valve Chamber | Air Release | Drain |
| Simple Check | Gate | Sewer Gravity Main | Sewer Pressurized Main |
| Sewer Lateral | Sewer Service area | Standard | Inspection |
| Cap | Sewer Manhole - External | Main | Lateral |
| Main Cap | AirReleaseChamber | JunctionChamber | ObservationChamber |
| OverflowChamber | PiggingChamber | PumpStation | StorageBasinOrTank |
| TransitionChamber | ValveChamber | AirRelease | Drain |
| SimpleCheck | Gate | Sewer Gravity Main - External | Sewer Pressurized Main - External |
| Sewer Lateral - External | Cleanout : Lateral | Cleanout : Main | Connection : Cap |
| Connection : Inspection | Connection : Standard | Control Valve : Air Release | Control Valve : Drain |
| Control Valve : Simple Check | Discharge Point | Fitting : Junction | Fitting : Main Cap |
| Manhole | Meter | Network Structure : Air Release Chamber | Network Structure : Junction Chamber |
| | | Network Structure : Transition Chamber | Network Structure : Overflow Chamber |
| | | Point: Observation | Network Structure : Valve Chamber |
| | | Point: Vent | |
| | | Gravity Main : Collector | Gravity Main : Inverted Siphon |
| | | Gravity Main : Trunk | Lateral Line |
| | | Inspection | Cap |
| | | Storm Main Cap | Storm Silt Trap |
| | | Storm Gravity Main | Storm Lateral |
| | | Catch Basin : Oil Interceptor | Catch Basin : Silt Trap |
| | | Connection : Cap | Connection : Inspection |
| | | Fitting : Main Cap | Fitting : Reducer |
| | | Gravity Main : Box Culvert | Gravity Main : Collector |
| | | Lateral : Standard | Lateral : Wye |
| | | Water Hydrant | Water Main Cap |
| | | Check | Flush |
| | | Service | Zone Boundary |
| | | Water Reservoir | Water Pressurized Main |
| | | Water Structure | Water Service Boundary |
| | | Water Meter - External | Water Hydrant - External |
| | | Branch | Check |
| | | Mainline | Service |
| | | Water Pump Station - External | Water Reservoir - External |
| | | Water Service Line - External | Bulk Meter |
| | | Fitting : Coupling | Fitting : Reducer |
| | | Manhole | Meter |
| | | System Valve : Air | System Valve : Branch |
| | | System Valve : Hydrant | System Valve : Mainline |
| | | Pressurized Main : Distribution | Pressurized Main : Transmission |
| | | Service : Fire | |
| Network Structure : Pump Station | Network Structure : Storage Basin Or Tank | | |
| Pump | Service Valve : Gate | | |
| Gravity Main : Outfall | Gravity Main : Overflow | | |
| Pressurized Main : Force | Standard | | |
| Storm Manhole | Storm Cleanout | | |
| Storm Catch Basin | Storm Network Structure | | |
| Storm Outlet | Catch Basin : Catch Basin | | |
| Cleanout : Lateral | Cleanout : Main | | |
| Connection : Standard | Fitting : Junction | | |
| Manhole | Network Structure : Pump Station | | |
| Gravity Main : Culvert | Lateral : Lead | | |
| Water Quality Station | Water Meter | | |
| Air | Branch | | |
| Hydrant | Mainline | | |
| Pressure Regulating | Water Pump Station | | |
| Water Service Line | Water PRV Assembly | | |
| Water Pressure zone | Water Quality Station - External | | |
| Water Main Cap - External | Air | | |
| Flush | Hydrant | | |
| Zone Boundary | Pressure Regulating | | |
| 0 - 450 | 450 - 1200 | | |
| Control Valve : Pressure Regulating Valve | Fitting : Cap | | |
| Pump Station | Hydrant | | |
| System Valve : Check | Reservoir | | |
| System Valve : Service | System Valve : Flush | | |
| Service : Standard | System Valve : Zone Valve | | |
| | Service : Hydrant | | |

Environmental - Streamside DPA and Water Bodies



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 | 30m | 25m | 20m |
| 15m | 10m | 5m | Proper Functioning Condition |
| Functional at Risk | Nonfunctional | - - Not Rated | Proper Functioning Condition |
| Functional at Risk | | | |

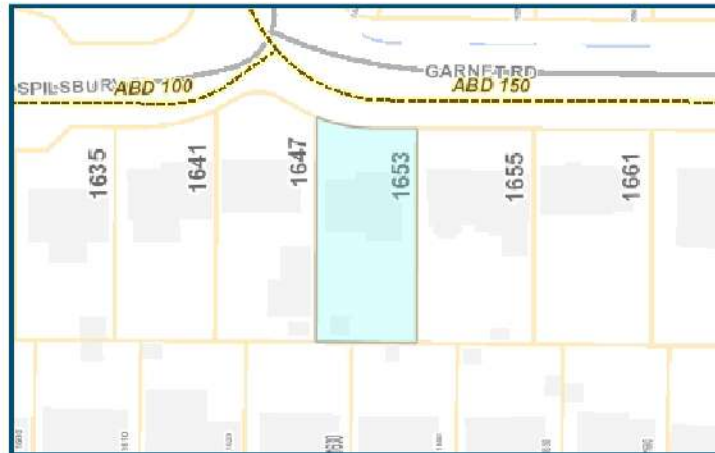


District of Saanich Property Information Report

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

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

Property Tax Levies and Assessments Summary

| 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

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

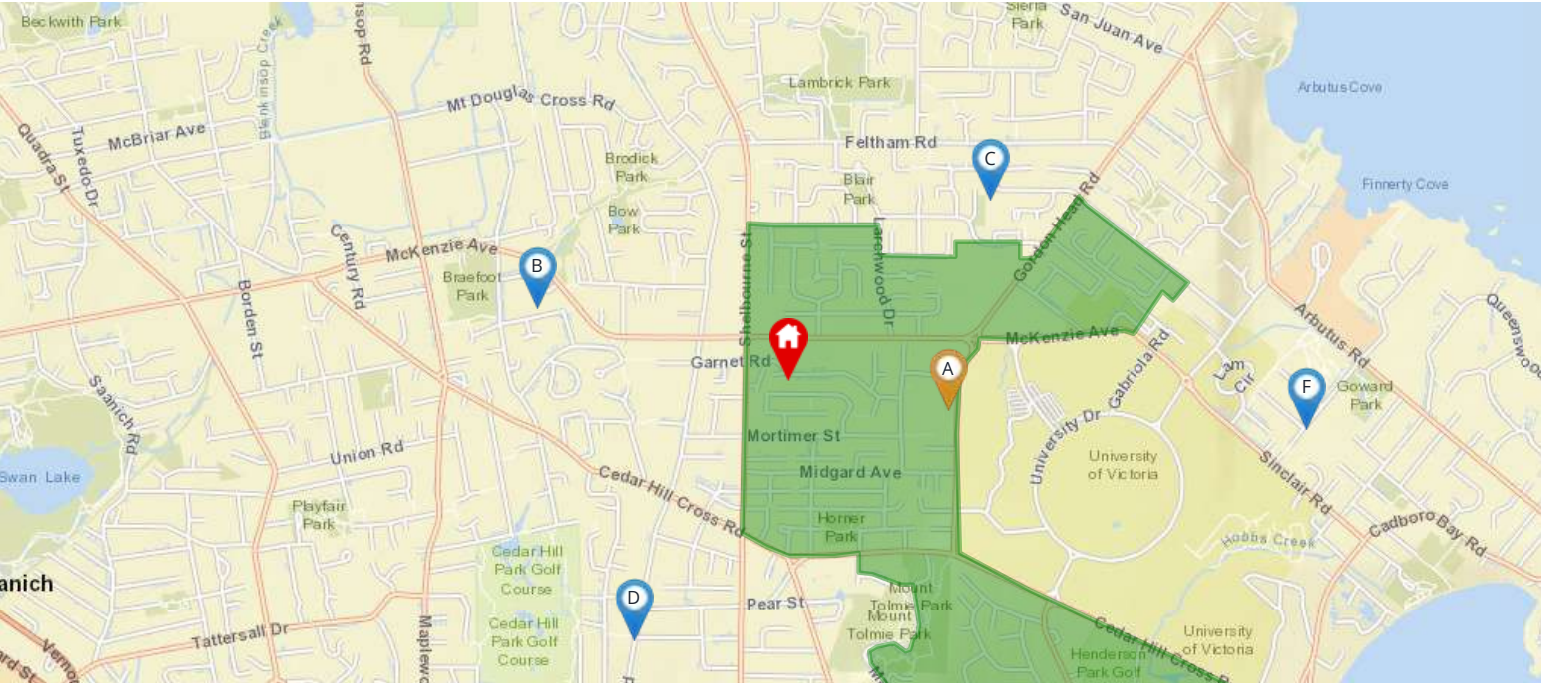
There is no additional information.

Additional Comments

| Category | Date | Details |
|----------|------|---------|
|----------|------|---------|

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

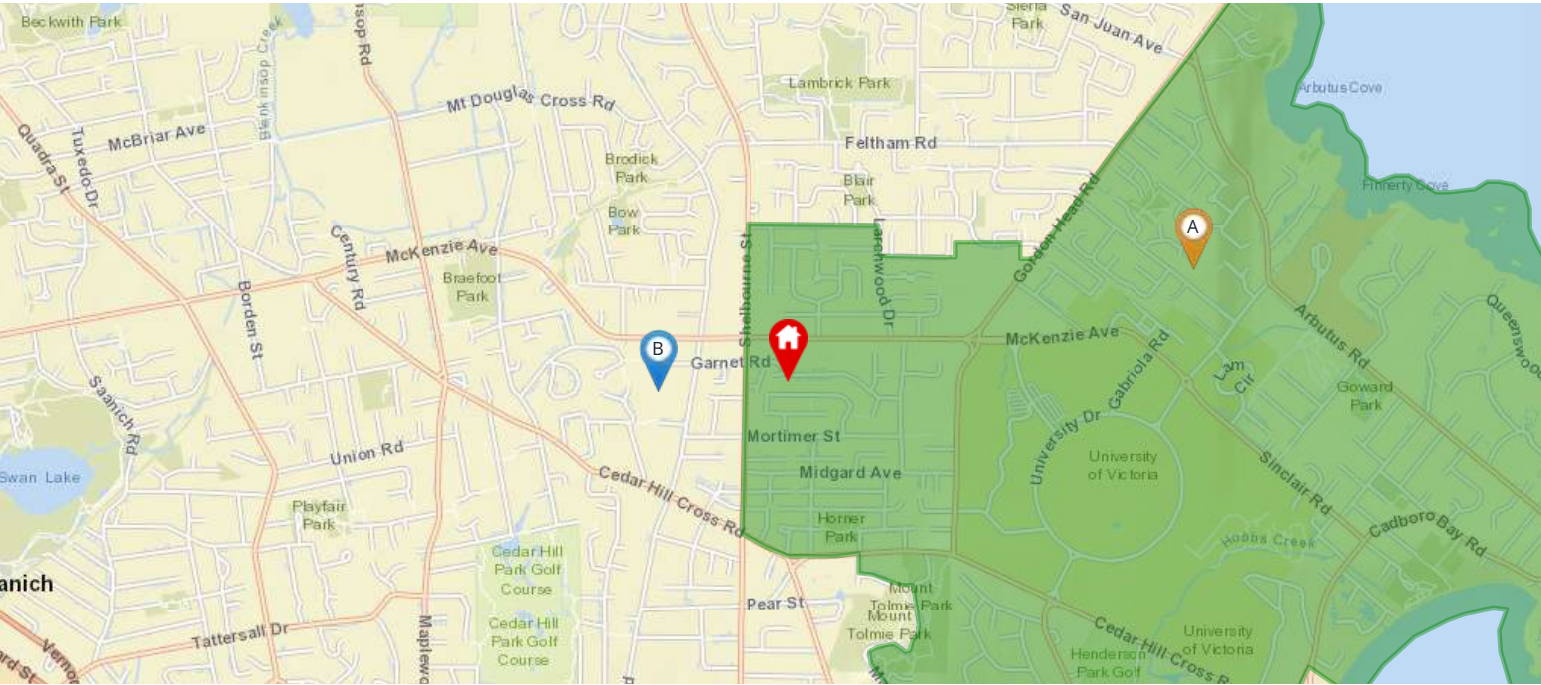


Legend: Subject Property Catchment School Other Schools

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 | Campus View | K - 5 | SD 61 | Victoria | | 13 mins | 1.0 km | 3 mins | 13 mins |
| B | Braefoot | K - 5 | SD 61 | Victoria | | 18 mins | 1.3 km | 5 mins | 18 mins |
| C | Maria Montessori | K - 12 | Independent | Victoria | | 28 mins | 2.0 km | 5 mins | 12 mins |
| D | Doncaster | K - 5 | SD 61 | Victoria | | 23 mins | 1.6 km | 3 mins | 14 mins |
| E | St Michaels | K - 12 | Independent | Victoria | | 33 mins | 2.4 km | 5 mins | 15 mins |
| F | Frank Hobbs | K - 5 | SD 61 | Victoria | | 36 mins | 2.6 km | 7 mins | 17 mins |

Nearby Middle Schools

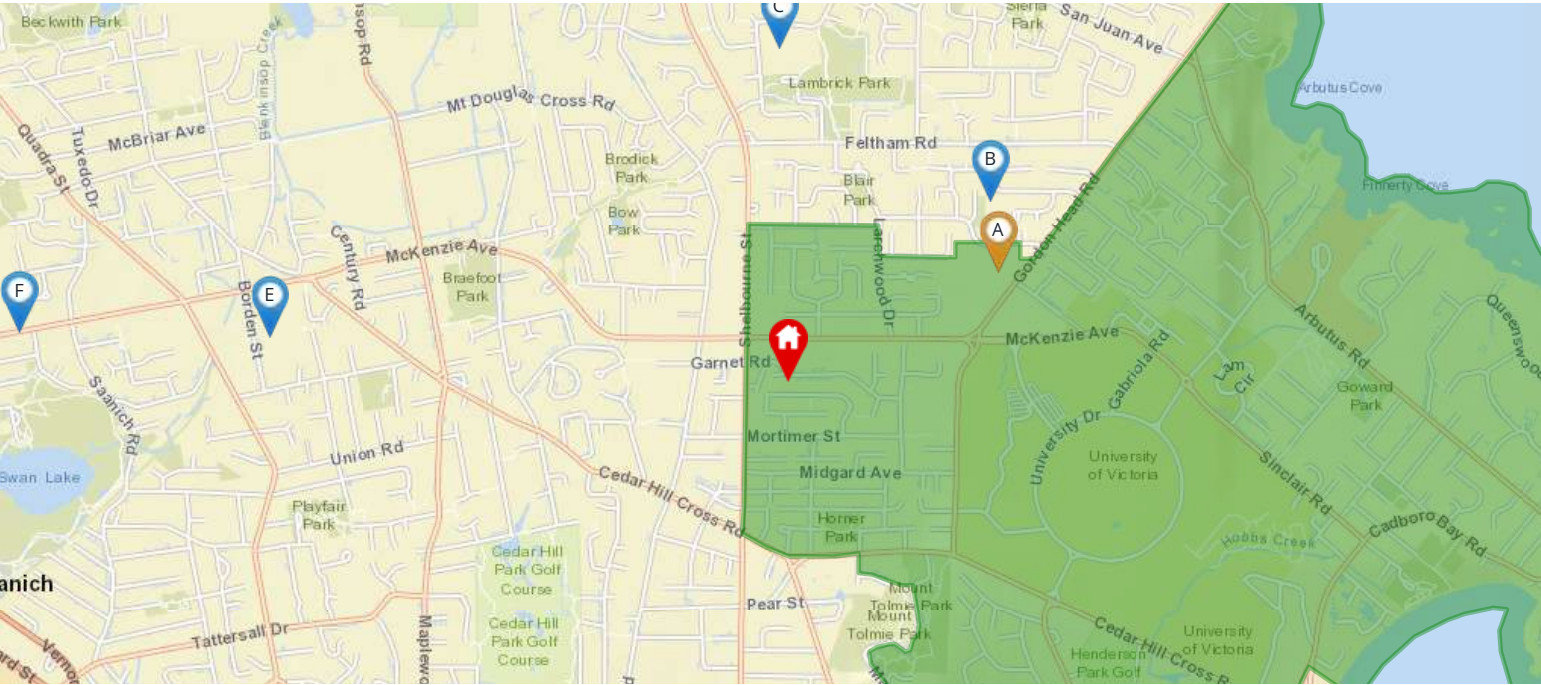


Legend: Subject Property Catchment School Other Schools

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 | Arbutus Global Middle School | 6 - 8 | SD 61 | Victoria | | 34 mins | 2.4 km | 6 mins | 18 mins |
| B | Cedar Hill Middle School | 6 - 8 | SD 61 | Victoria | | 9 mins | 0.6 km | 2 mins | 9 mins |
| C | Gordon Head Middle School | 6 - 8 | SD 61 | Victoria | | 30 mins | 2.2 km | 6 mins | 24 mins |
| D | Lansdowne Middle School | 6 - 8 | SD 61 | Victoria | | 40 mins | 2.9 km | 6 mins | 15 mins |
| E | Glanford Middle School | 6 - 8 | SD 61 | Victoria | | 1 hour 20 mins | 5.8 km | 10 mins | 1 hour 8 mins |
| F | Colquitz Middle School | 6 - 8 | SD 61 | 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 | Mount Douglas | 9 - 12 | SD 61 | Victoria | AP Program | 19 mins | 1.3 km | 4 mins | 12 mins |
| B | Maria Montessori | K - 12 | Independent | Victoria | | 28 mins | 2.0 km | 5 mins | 12 mins |
| C | Lambrick Park | 9 - 12 | SD 61 | Victoria | AP Program | 26 mins | 1.8 km | 7 mins | 26 mins |
| D | St Michaels | K - 12 | Independent | Victoria | AP Program | 33 mins | 2.4 km | 5 mins | 15 mins |
| E | Reynolds | 9 - 12 | SD 61 | Victoria | AP Program | 38 mins | 2.8 km | 6 mins | 14 mins |
| F | St Andrew's | 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

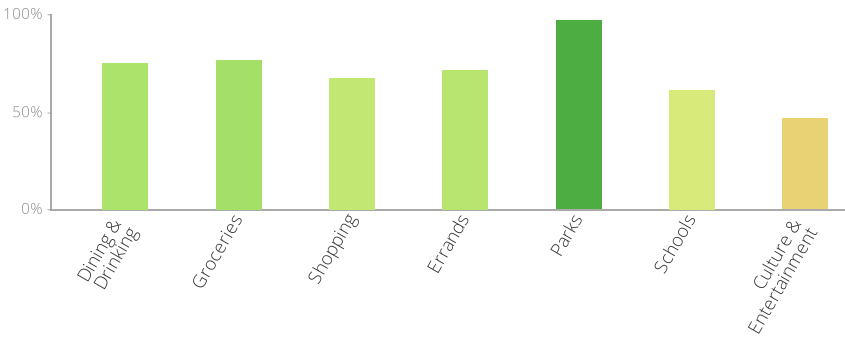
Many nearby public transportation options



Very Bikeable

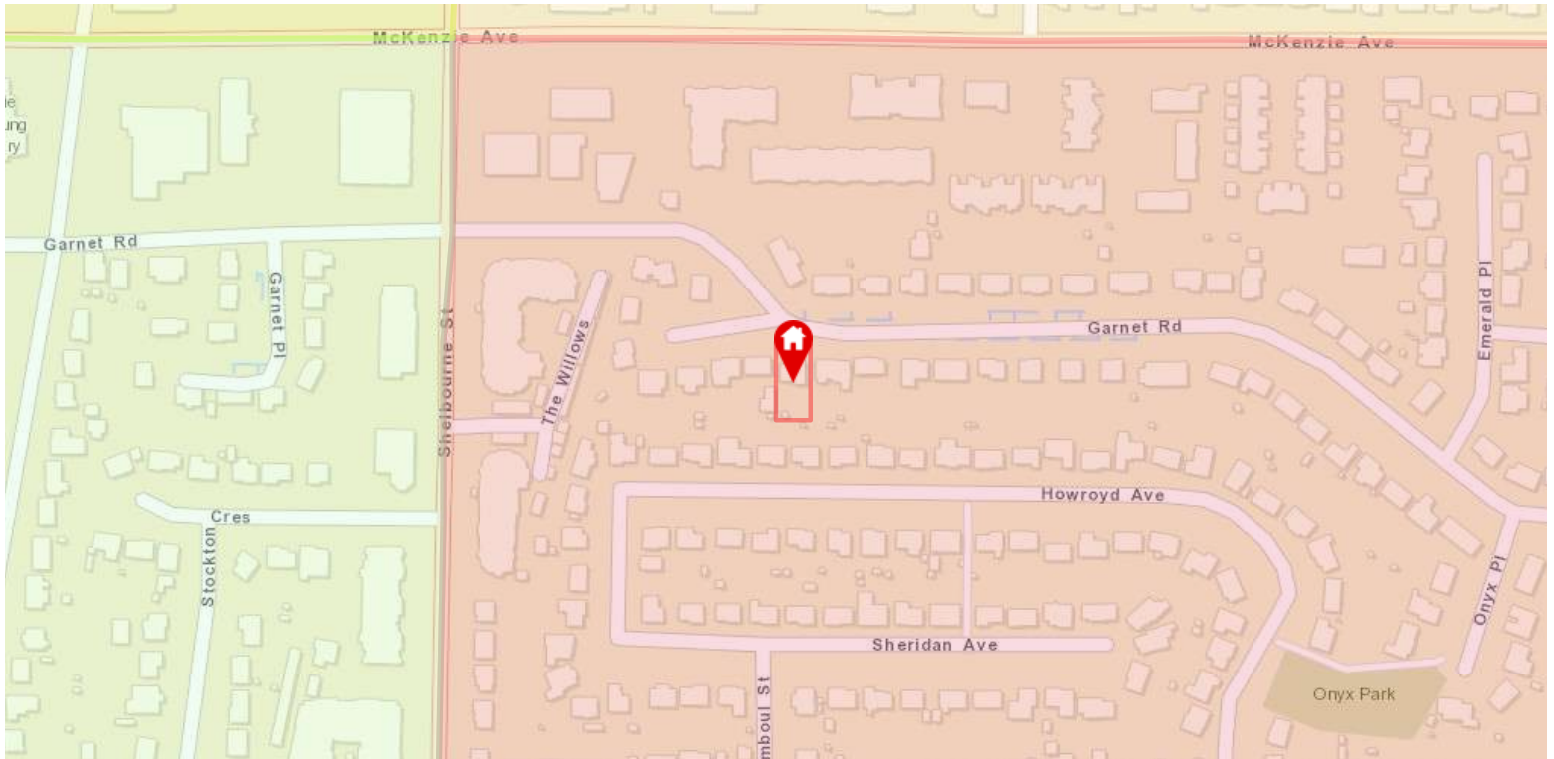
Biking is convenient for most trips

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



Get scores for your address

Q



Subject Property Designations:

Area: Saanich East
Sub-Area: SE Mt Tolmie

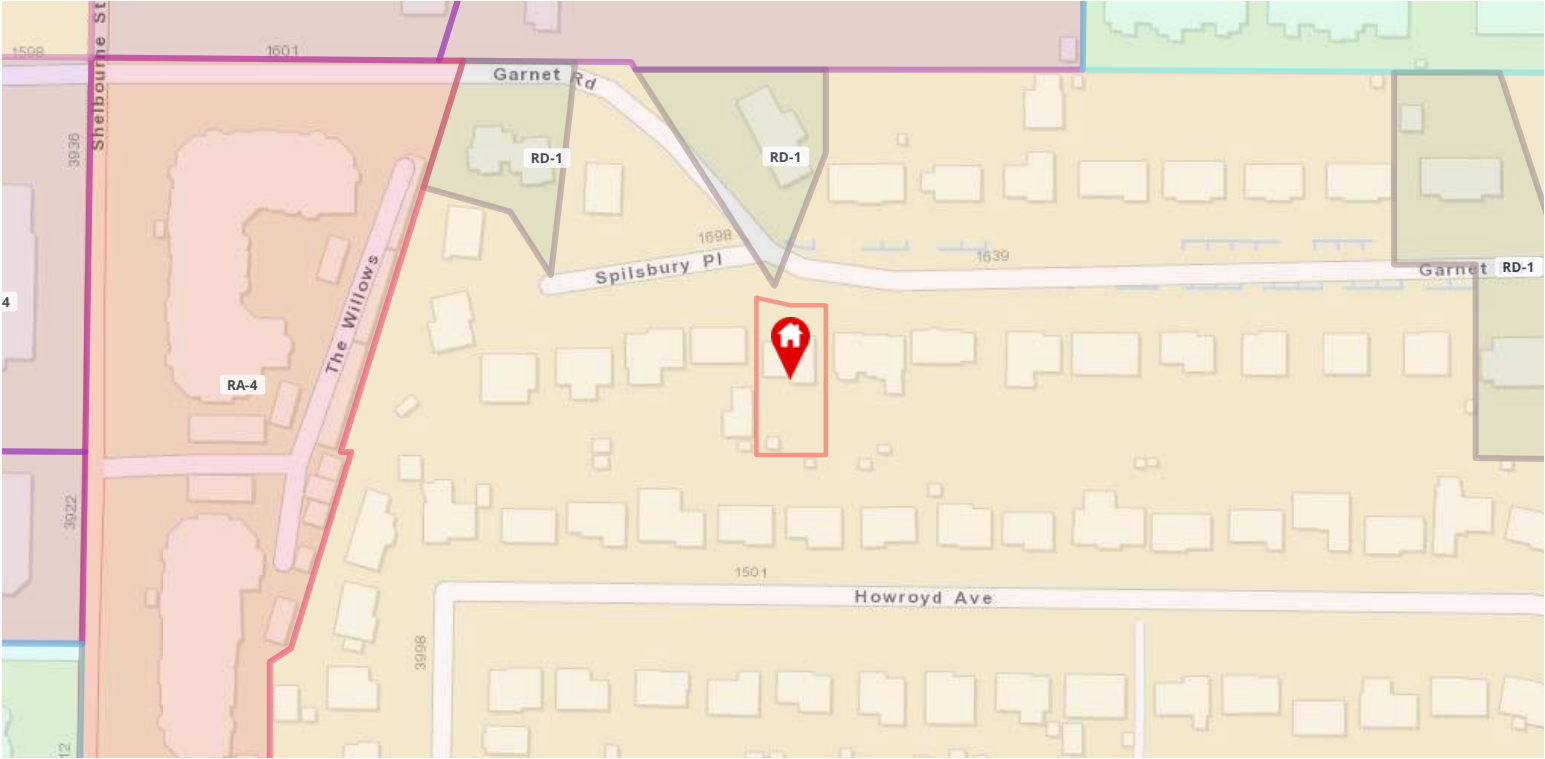
Layer Legend:

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

Subject Property Designation Summary

| Datasource | Subject Property Designation |
|------------------------------------|--|
| Zoning | Code: RS-6 Description: Single Family Dwelling Zone |
| Official Community Plan | Not Applicable |
| Neighbourhood Community Plan | Not Applicable |
| Local Area Plan | Local Area Plan: Shelbourne |
| Proposed Plans | Not Applicable |
| Development Permit Area | Saanich General , 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: [RS-6](#)

Description: Single Family Dwelling Zone

Layer Legend:

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

Official Community Plan



Subject Property Designations:

Not Applicable

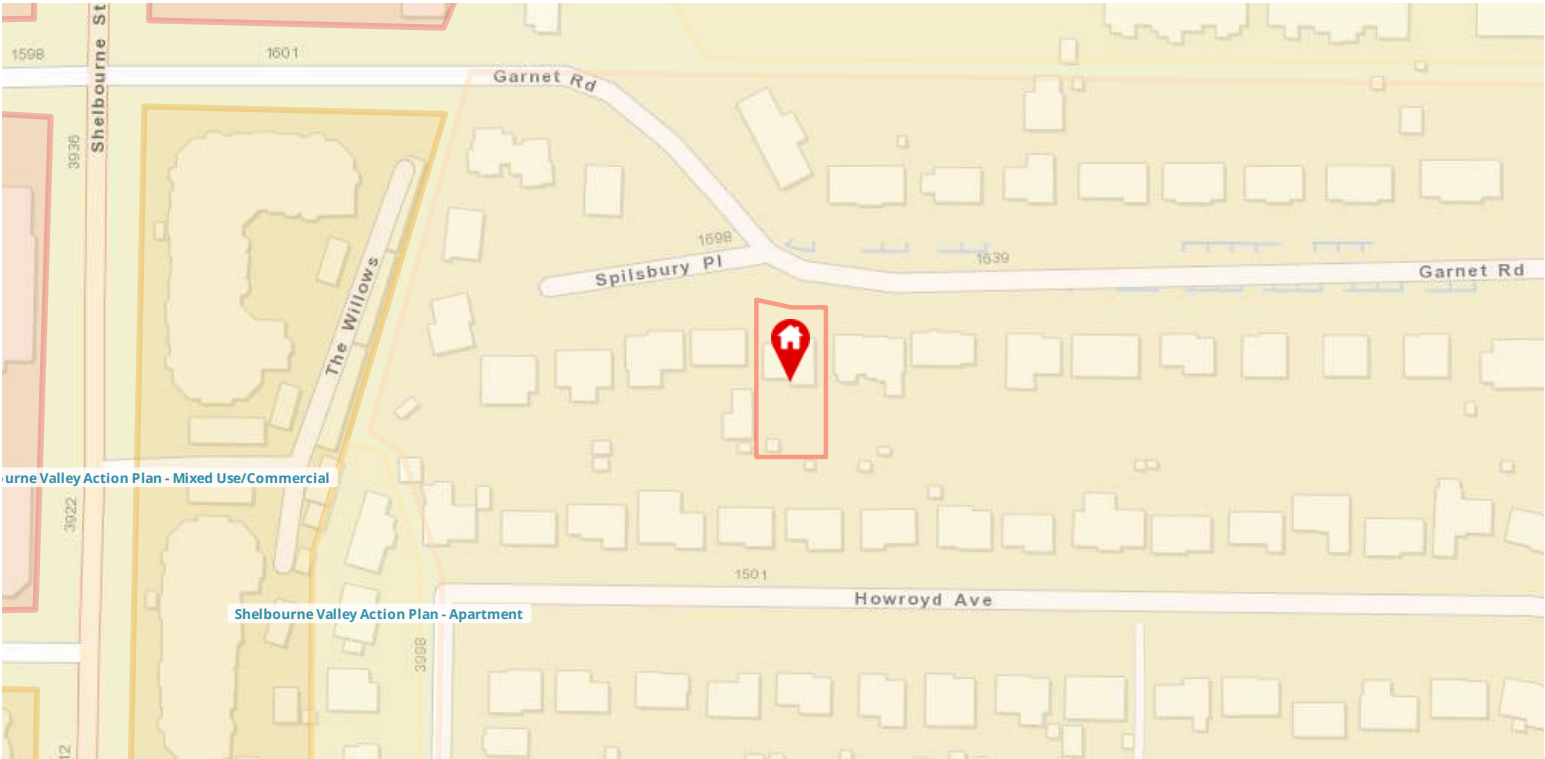
Neighbourhood Community Plan



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



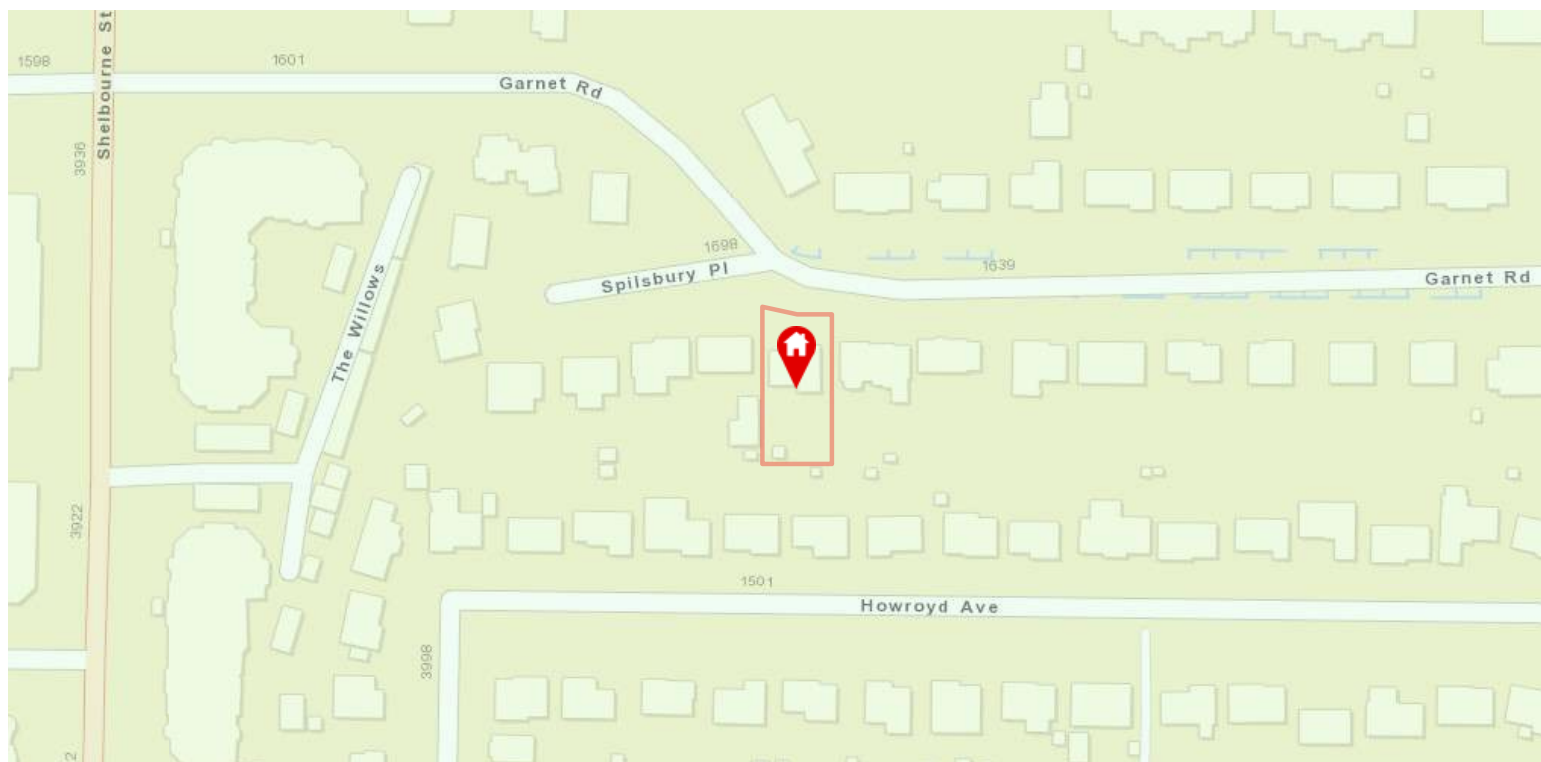
Subject Property Designations:

- 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

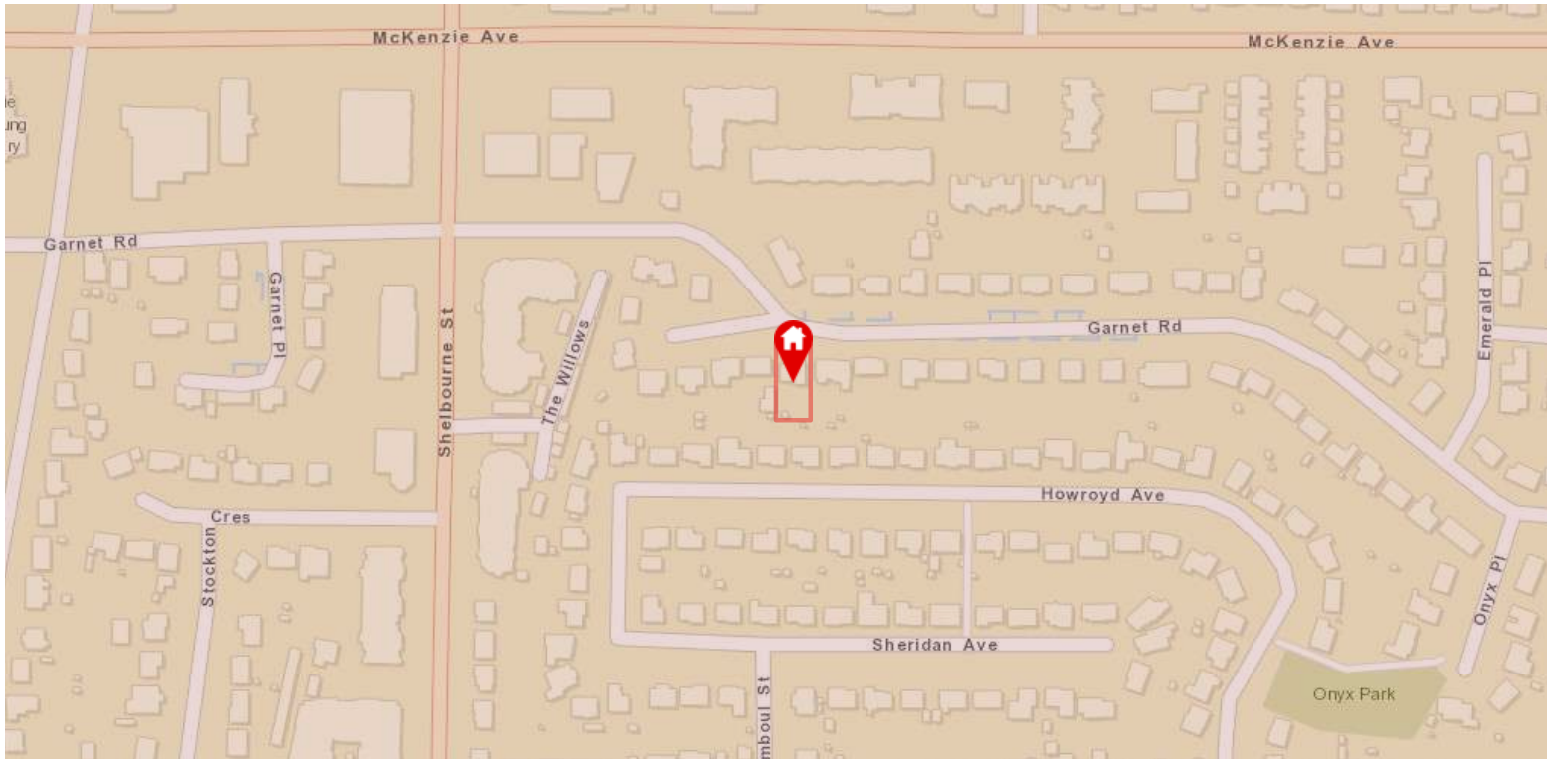
Census Subdivision Type: Census subdivision within census metropolitan area

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