



PROPERTY REPORT

4351 GORDON HEAD RD

Saanich

V8N 3Y4

Canada

PID: 003-976-980

AUGUST 22, 2023



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INTERNATIONAL REALTY

Victoria Luxury
Group

West Coast Property Excellence

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Summary Sheet

4351 GORDON HEAD RD Saanich BC V8N 3Y4

PID	003-976-980
Registered Owner	FO*, S*
Legal Description	LOT 1 SECTION 45 VICTORIA DISTRICT PLAN 16045
Plan	VIP16045
Zoning	RS-16 - Single Family Dwelling Zone
Community Plan(s)	LAP: Gordon Head , not in ALR



Year Built	1973	Structure	SINGLE FAMILY DWELLING
Lot Size	1.47 acres	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	31.55 m	Min Elev.	2.84 m
Floor Area	3250 Ft²	Walk Score	17 / Car-Dependent
Transit Score	42 / Some Transit	Annual Taxes	\$14,542.00

ASSESSMENT

	2022	%	2023
Building	\$195,000	↑ 13.33	\$221,000
Land	\$3,053,000	↑ 5.34	\$3,216,000
Total	\$3,248,000	↑ 5.82	\$3,437,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$3,437,000	↑ 23.86
Sales History	30/05/2019	\$2,775,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
919107	Expired 14/02/2023	91	\$4,499,000 /	Engel & Volkers Vancouver Island
910474	Cancelled	101	\$4,900,000 /	Engel & Volkers Vancouver Island
813904	Sold 30/05/2019	0	\$2,988,000 / \$2,775,000	Royal LePage Coast Capital - Oak Bay

DEVELOPMENT APPLICATIONS

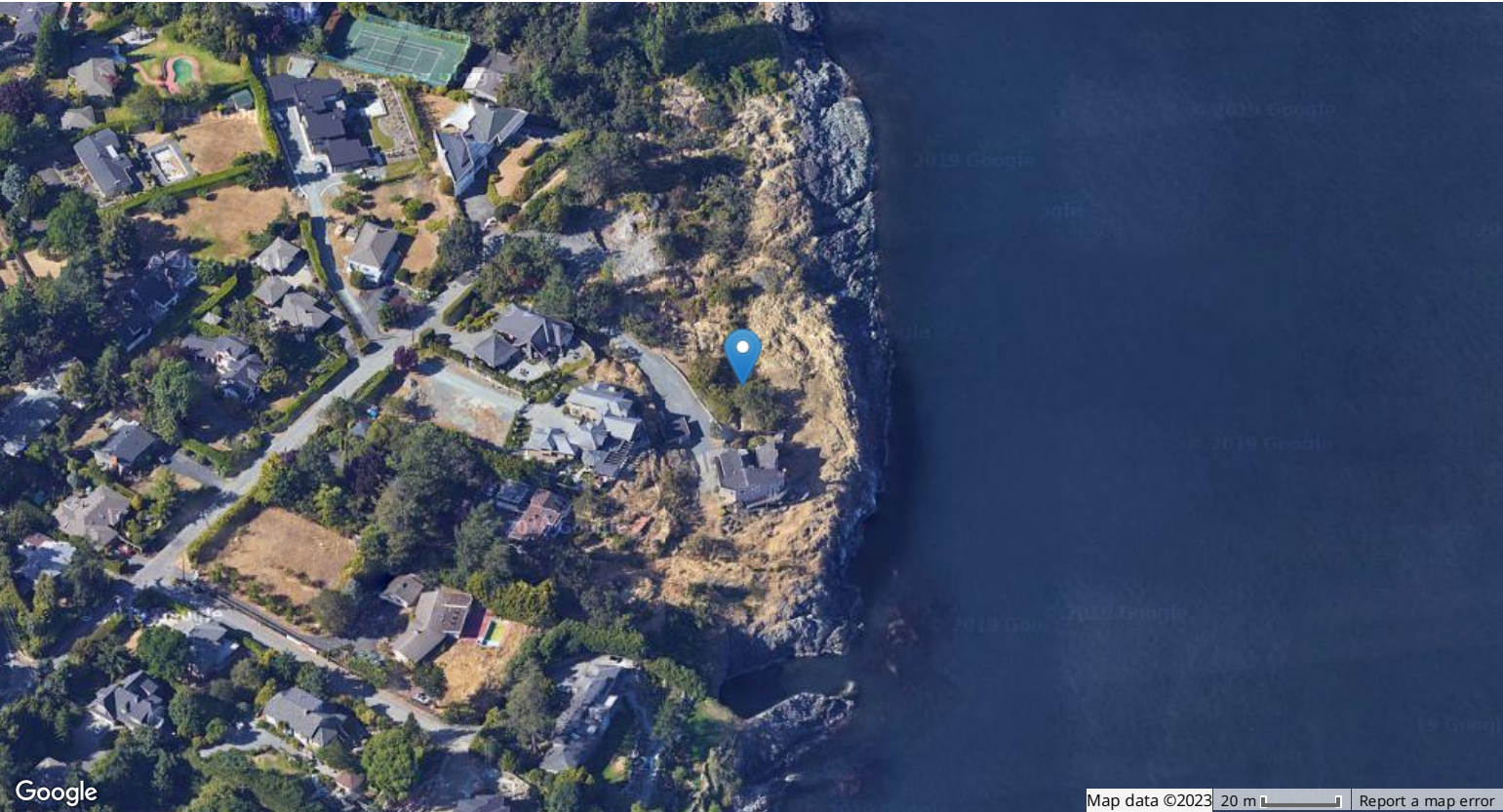
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SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Frank Hobbs	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.

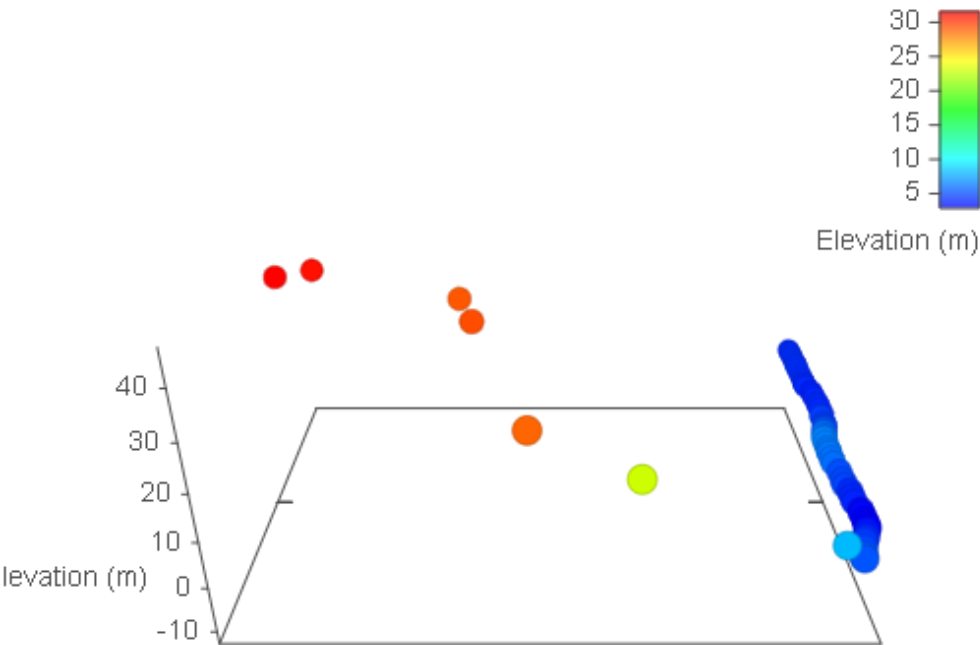
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 31.55 m | Min Elevation: 2.84 m | Difference: 28.71 m

Property Identification & Legal Description

Address:	4351 GORDON HEAD RD VICTORIA BC V8N 3Y4		
Jurisdiction:	District of Saanich (SD61)		
Roll No:	743054000	Assessment Area:	1
PID No:	003-976-980		
Neighbourhood:	Oceanfront	MHR No:	
Legal Unique ID:	A00000Z0CJ		
Legal Description:	Lot 1, Plan VIP16045, Section 45, Victoria Land District		

2022 Municipal Taxes

Gross Taxes: \$14,542

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$3,053,000	\$195,000	\$3,248,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$3,053,000	\$195,000	\$3,248,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$3,053,000	\$195,000	\$3,248,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$3,053,000	\$195,000	\$3,248,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$3,053,000	\$195,000	\$3,248,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$3,053,000	\$195,000	\$3,248,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$3,053,000	\$195,000	\$3,248,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2019-05-30	\$2,775,000	CA7529437	Improved Single Property Transaction
2012-05-22	\$1,750,000	CA2553072	Improved Single Property Transaction
2008-08-01	\$1,623,000	FB199175	Improved Single Property Transaction

Other Property Information

Lot SqFt:	65,340	Lot Width:	
Lot Acres:	1.50	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	Non-Manualized Structures
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2022-03-21	Rec Last Modified:	2022-03-21

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$2,626,000	\$13,189
2020	\$2,744,000	\$13,765
2019	\$2,921,000	\$14,011
2018	\$2,645,000	\$12,899

2016	\$1,027,000	\$6,601
2015	\$1,780,000	\$11,703
2014	\$1,561,000	\$10,143
2013	\$1,722,000	\$10,835
2012	\$1,826,000	\$10,902
2011	\$1,299,400	\$7,617
2010	\$1,341,500	\$8,028
2009	\$1,547,200	\$9,089
2008	\$1,547,200	\$8,710
2007	\$1,417,200	\$8,428
2006	\$1,278,000	\$8,592
2005	\$1,007,000	\$7,703
2004	\$722,000	\$6,419
2003	\$578,000	\$5,624
2002	\$580,000	\$6,013
2001	\$575,000	\$5,852

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

Legal



Legend

-  Right of Way

 Not Active

 Other
-  Covenant

 Right of Way

 Not Active
-  Lease or License

 Covenant

 Service Code
-  Other

 Lease or License

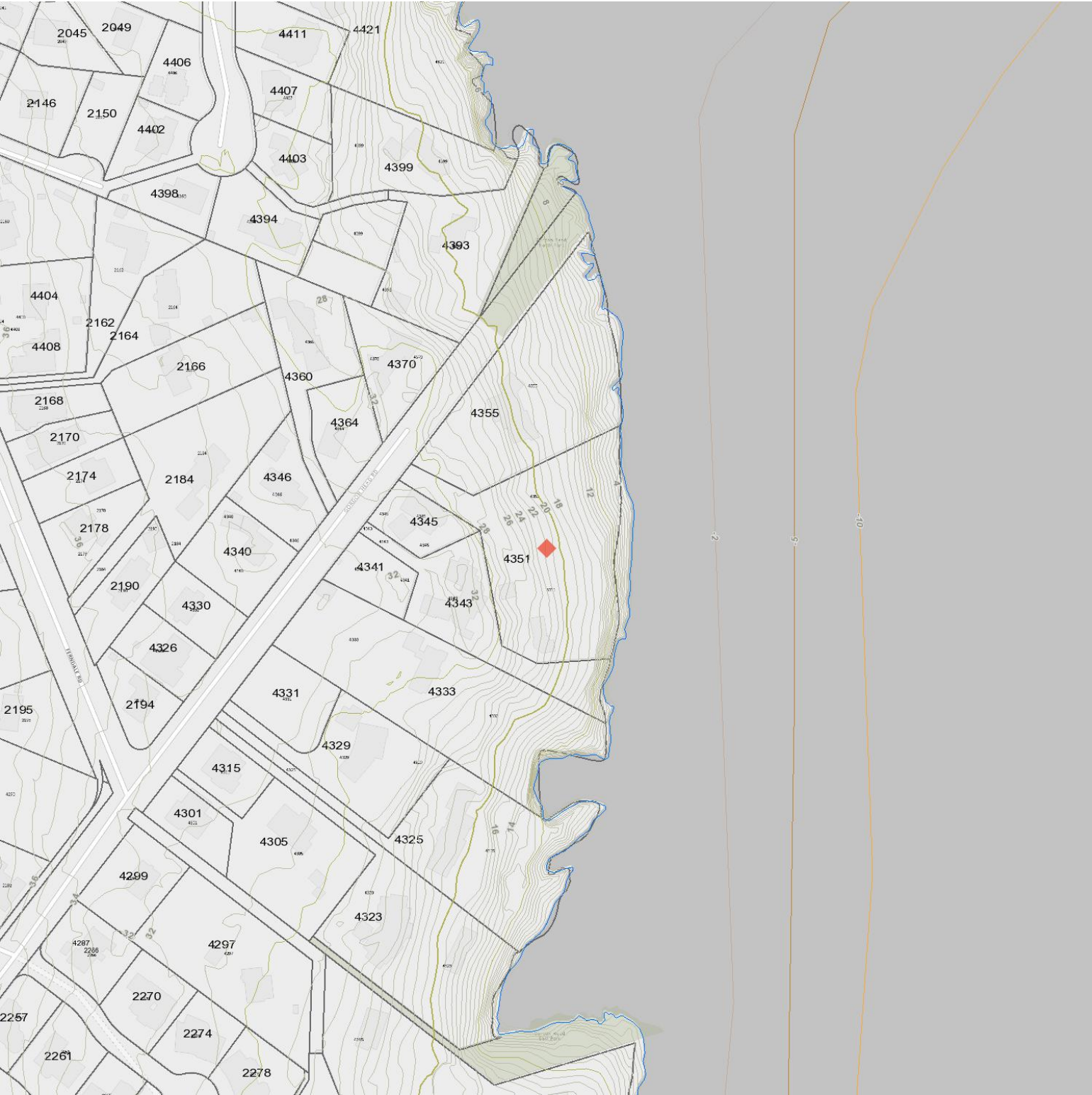
— Stream or Ditch
 Pond
 Full Watershed

— 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 | |

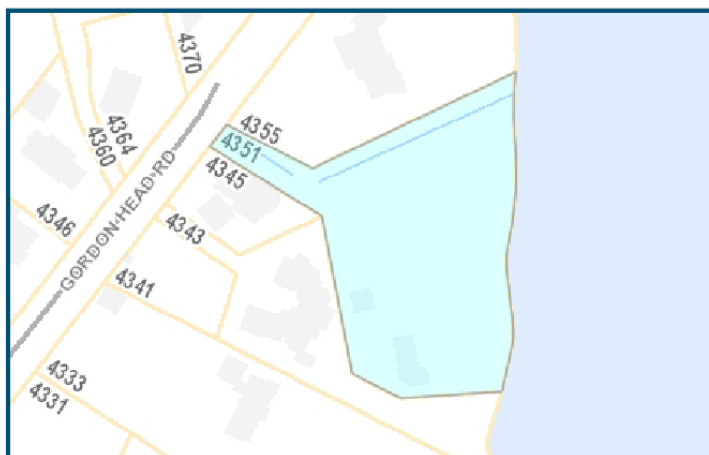


District of Saanich Property Information Report

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Property location within District of Saanich



Property Map

Property Information

4351 GORDON HEAD RD

Folio: 74-3054-000

Property Number: 137131

PID: 003-976-980

LTO Number: CA7529437

Status: ACTIVE

Legal: LOT 1 SECTION 45 VICTORIA DISTRICT PLAN 16045

Land Attributes

Exemption / Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	1.5 ACRES
BCAA Manual Class:	1 Sty Sfd - Custom - Architect Designed
BCAA Neighbourhood Code:	OCEAN WATERFRONT
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1973
Zoning:	RS-16 SINGLE FAMILY DWELLING ZONE
Local Area:	GORDON HEAD
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	15,203.30	1-Residential	3,216,000	221,000	3,437,000	3,437,000
May 11, 2022	14,541.82	1-Residential	3,053,000	195,000	3,248,000	3,248,000

Property Activity

Building Permits: (any)	YES
Engineering Permits: (any)	YES
Active Tree Permits:	YES
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

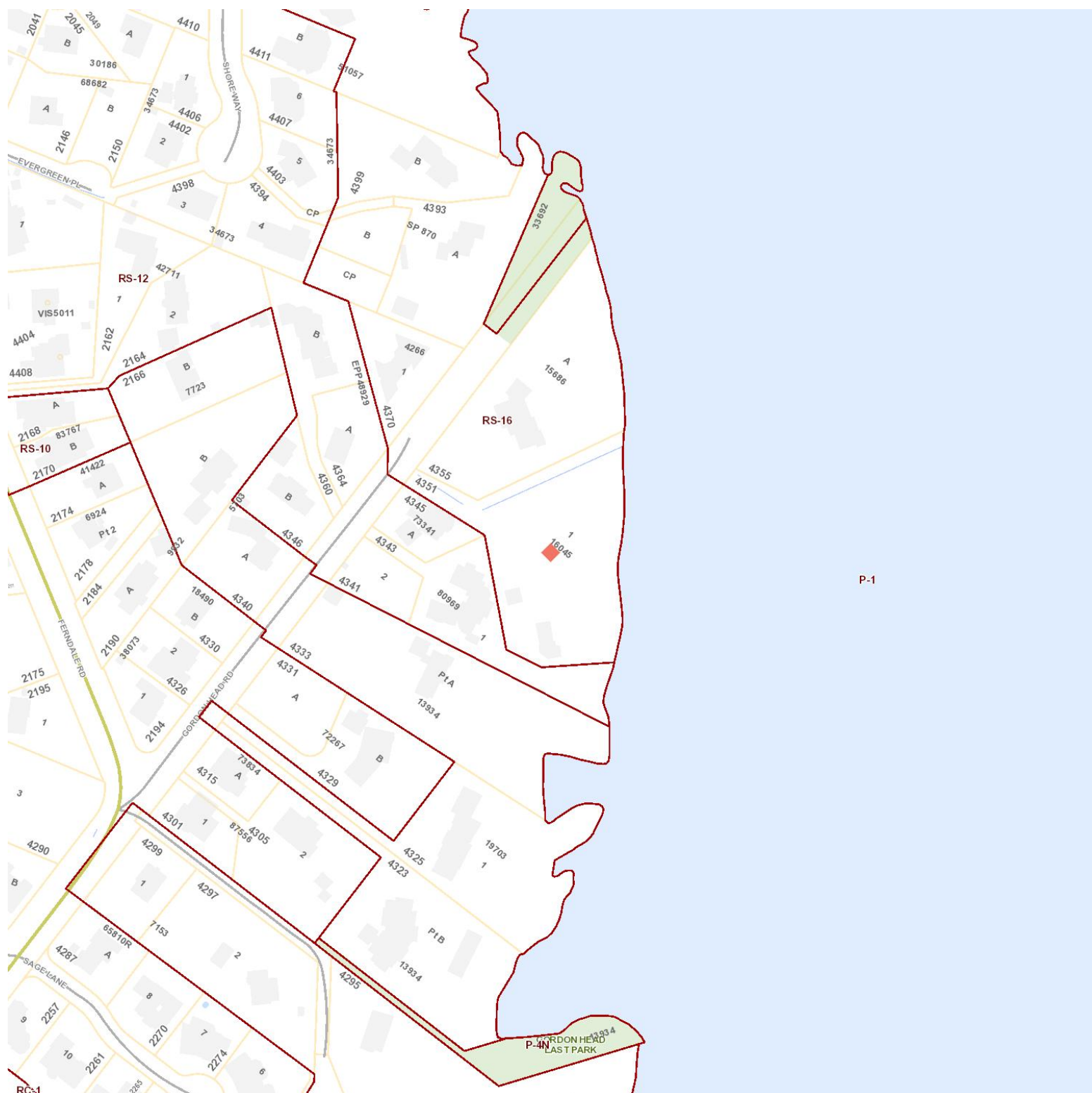
There is no additional information.

Additional Comments




































Category	Date	Details
PLANNING	Apr 23, 2018	ENVIRONMENTAL DP AREA RESCINDED - APRIL 23, 2018
PLANNING	Dec 14, 2000	GARRY OAK INVENTORY >4 6 TREES LOCATED BY THE GARRY OAK MEADOW PRESERVATION SOCIETY
PLANNING	Mar 14, 2012	ENVIRONMENTAL DP AREA JULY 4, 2016 - REMOVAL OF COASTAL BLUFF FROM EDPA
PLANNING	May 07, 2014	DEVELOPMENT VARIANCE PERMIT DVP00351 APPLIES TO THE SITE FOR: TO VARY THE FRONT YARD SETBACK, OVERALL BUILDING HEIGHT AND SINGLE FACE BUILDING HEIGHT FOR A PROPOSED NEW TWO STOREY SINGLE FAMILY DWELLING. KSG
PLANNING	May 29, 2014	DEVELOPMENT PERMIT NUMBER DPR00537 APPLIES TO THE SITE. THIS IS AN ENVIRONMENTAL DP FOR A NEW HOUSE KSG

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.

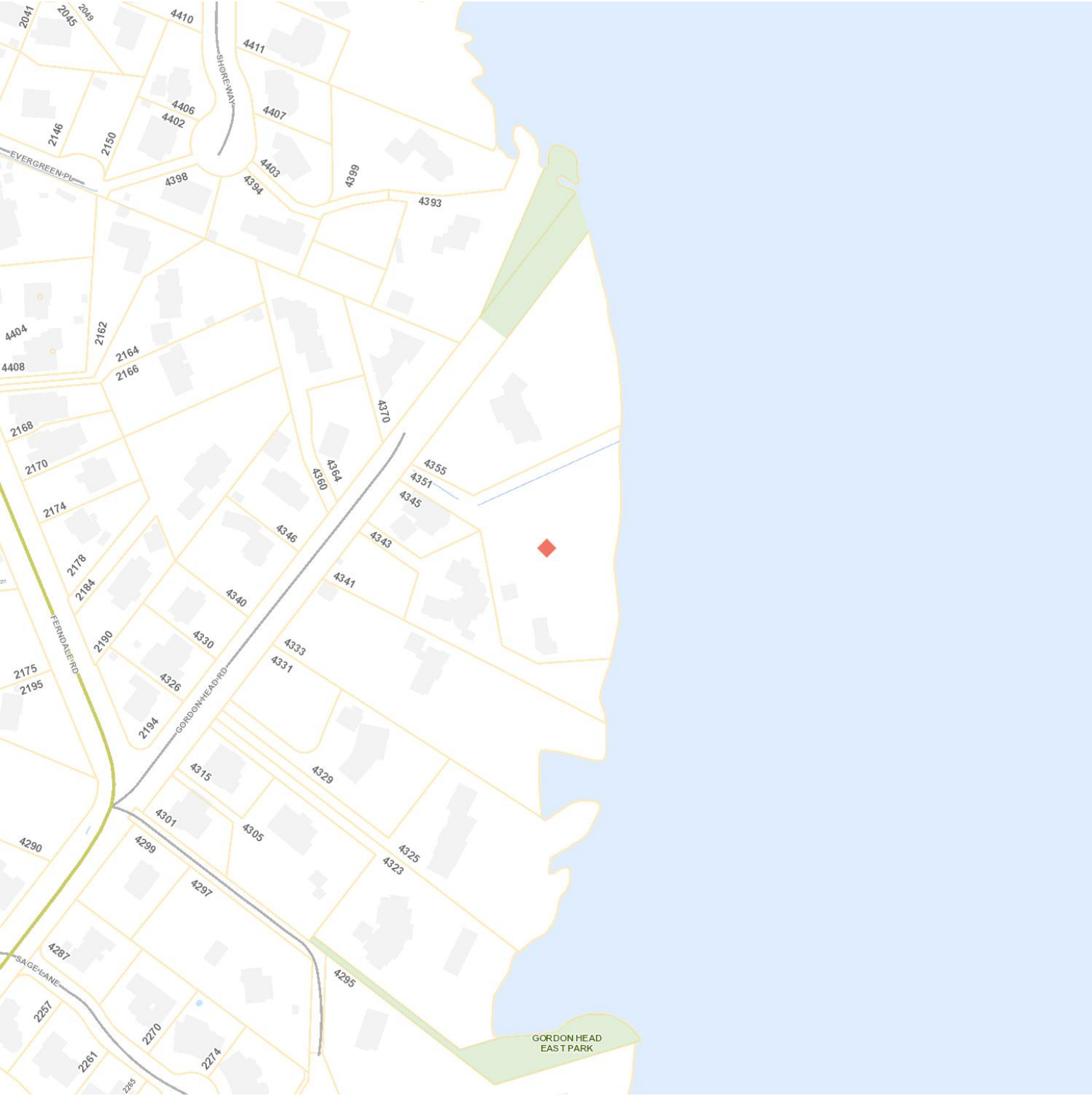
Legal











































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	

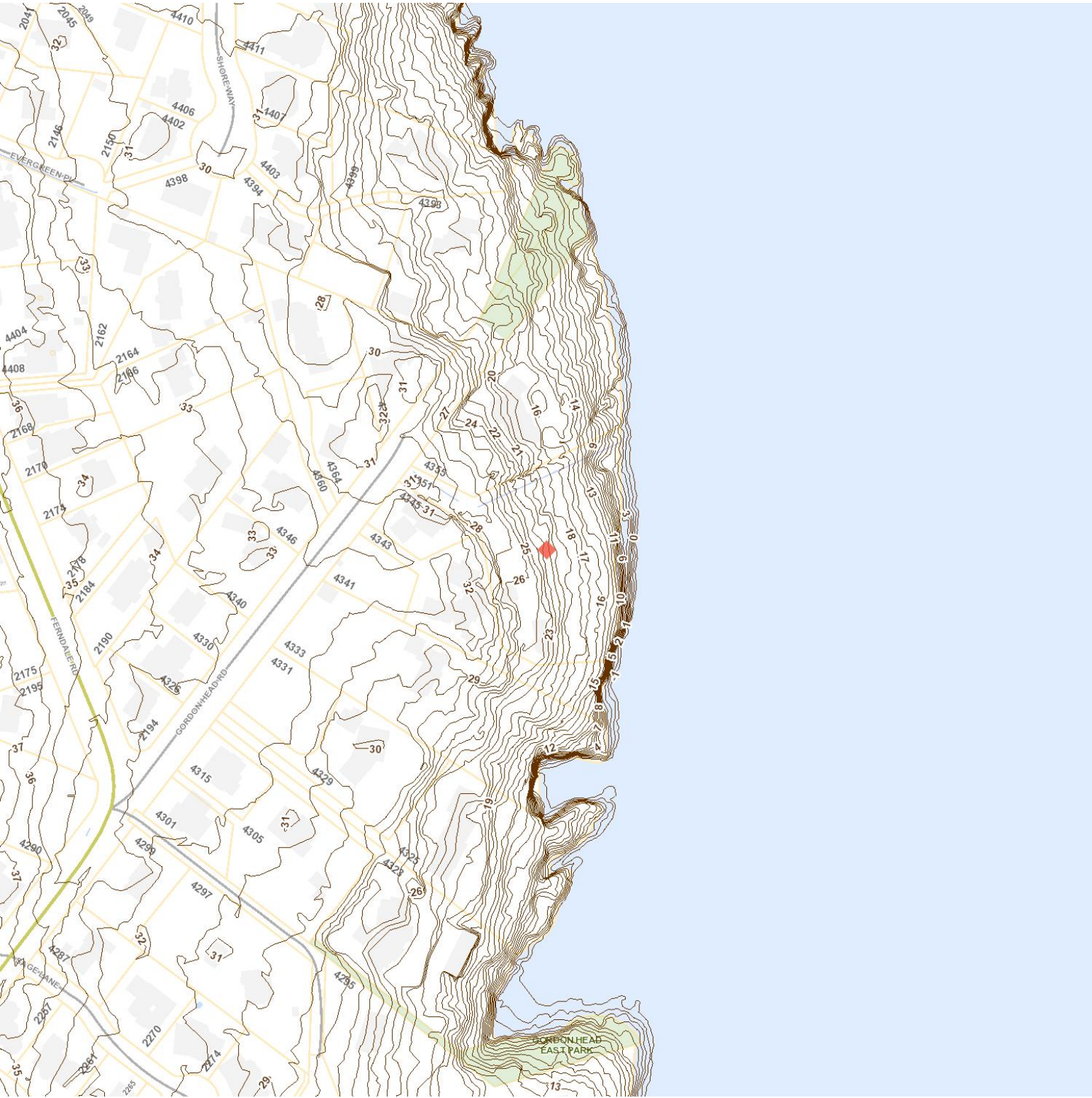
Development Applications



Legend

Address		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		AGRICULTURAL LAND RESERVE		DEVELOPMENT PERMIT		DEVELOPMENT PERMIT AMENDMENT
	DEVELOPMENT VARIANCE PERMIT		GARDEN SUITE		REZONING		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)		

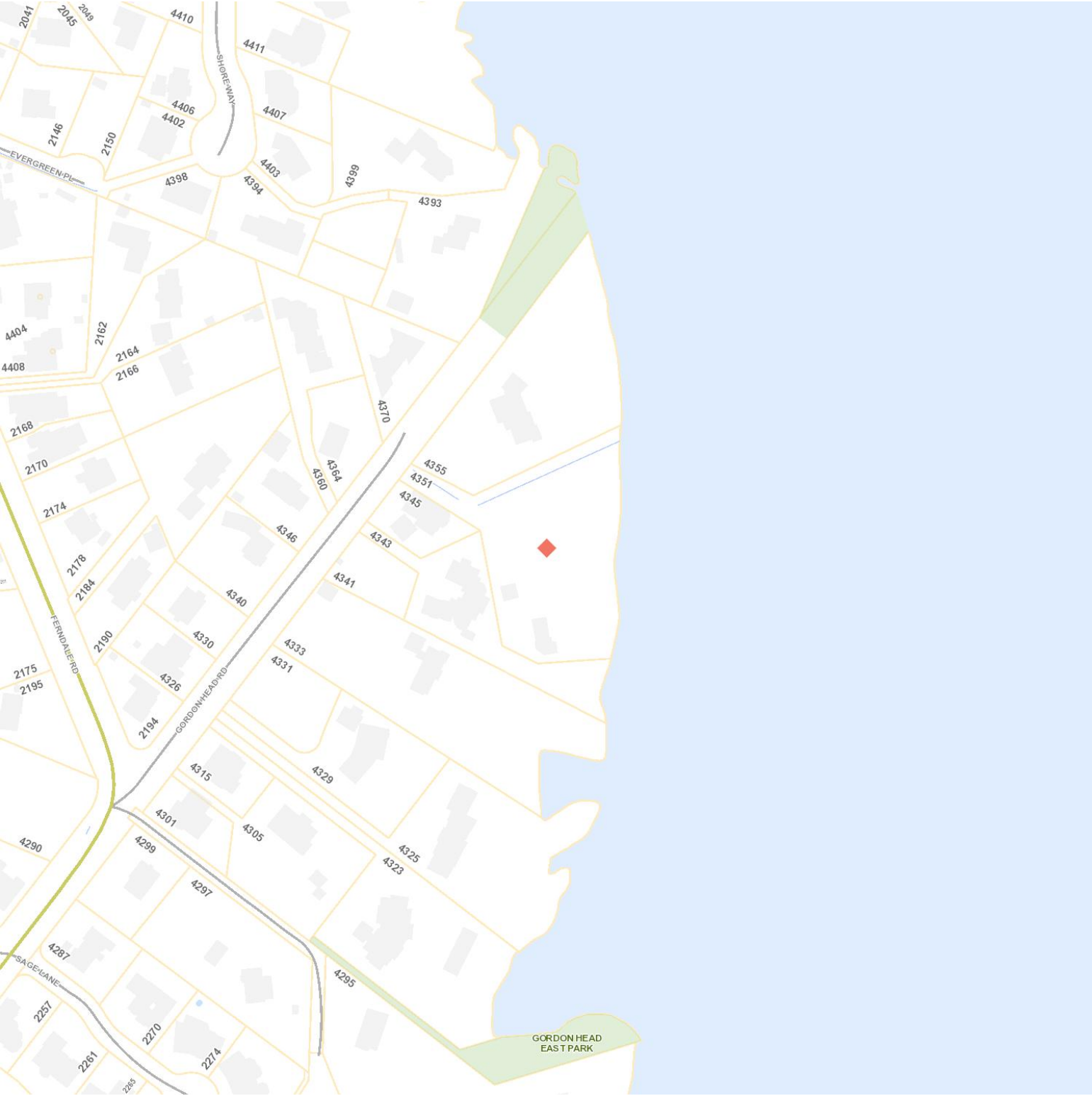
Infrastructure











































Legend

Address	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 : Pump Station	Network Structure : Storage Basin Or Tank	Network Structure : Transition Chamber	Network Structure : Overflow Chamber
Pump	Service Valve : Gate	Point: Observation	Network Structure : Valve Chamber
Gravity Main : Outfall	Gravity Main : Overflow	Gravity Main : Collector	Point: Vent
Pressurized Main : Force	Standard	Gravity Main : Trunk	Gravity Main : Inverted Siphon
Storm Manhole	Storm Cleanout	Inspection	Lateral Line
Storm Catch Basin	Storm Network Structure	Storm Main Cap	Cap
Storm Outlet	Catch Basin : Catch Basin	Storm Gravity Main	Storm Silt Trap
Cleanout : Lateral	Cleanout : Main	Catch Basin : Oil Interceptor	Storm Lateral
Connection : Standard	Fitting : Junction	Connection : Cap	Catch Basin : Silt Trap
Manhole	Network Structure : Pump Station	Fitting : Main Cap	Connection : Inspection
Gravity Main : Culvert	Lateral : Lead	Gravity Main : Box Culvert	Fitting : Reducer
Water Quality Station	Water Meter	Lateral : Standard	Gravity Main : Collector
Air	Branch	Water Hydrant	Lateral : Wye
Hydrant	Mainline	Check	Water Main Cap
Pressure Regulating	Water Pump Station	Service	Flush
Water Service Line	Water PRV Assembly	Water Reservoir	Zone Boundary
Water Pressure zone	Water Quality Station - External	Water Structure	Water Pressurized Main
Water Main Cap - External	Air	Water Meter - External	Water Service Boundary
Flush	Hydrant	Branch	Water Hydrant - External
Zone Boundary	Pressure Regulating	Mainline	Check
0 - 450	Fitting : Cap	Water Pump Station - External	Service
Control Valve : Pressure Regulating Valve	Hydrant	Water Service Line - External	Water Reservoir - External
Pump Station	Reservoir	Fitting : Coupling	Bulk Meter
System Valve : Check	System Valve : Flush	Manhole	Fitting : Reducer
System Valve : Service	System Valve : Zone Valve	System Valve : Air	Meter
Service : Standard	Service : Hydrant	System Valve : Hydrant	System Valve : Branch
		Pressurized Main : Distribution	System Valve : Mainline
		Service : Fire	Pressurized Main : Transmission

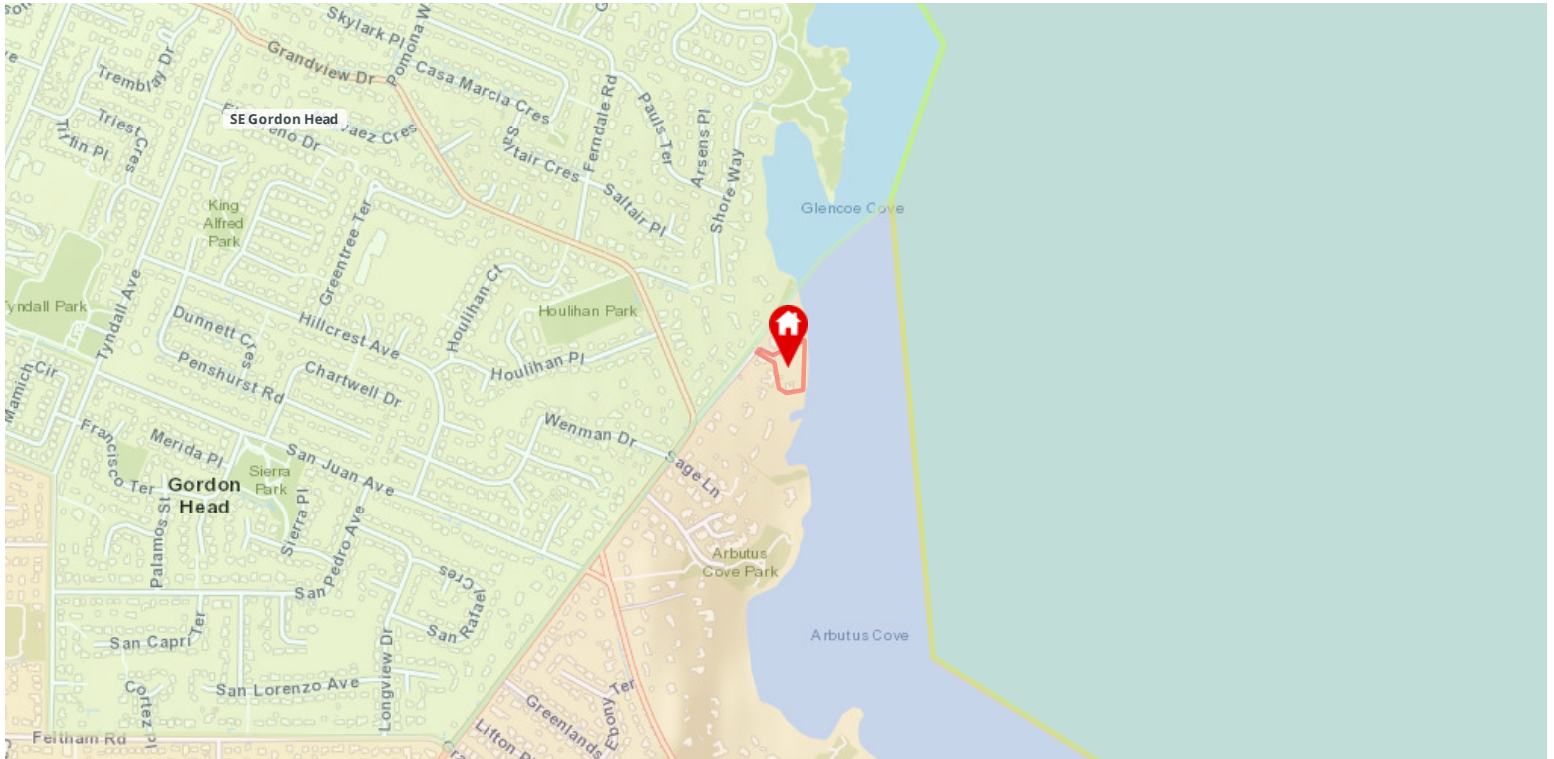
Environmental - Streamside DPA and Water Bodies



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						

Sub Areas



Subject Property Designations:

Area: Saanich East

Sub-Area: SE Arbutus

Layer Legend:

- SE Arbutus
- SE Gordon Head
- GI Gulf Isl Other
- SE Lambrick Park

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RS-16 Description: Single Family Dwelling Zone
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Local Area Plan: Gordon Head
Proposed Plans	Not Applicable
Development Permit Area	Saanich General , Secondary Suite Permit Area
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable





Zoning



Subject Property Designations:

Code: [RS-16](#)
Description: Single Family Dwelling Zone

Layer Legend:

	Code	Description
	RS-16	Single Family Dwelling Zone
	RS-12	Single Family Dwelling Zone
	P-1	Assembly Zone
	RS-10	Single Family Dwelling 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: [Gordon Head](#)

Layer Legend:

● [Gordon Head](#)

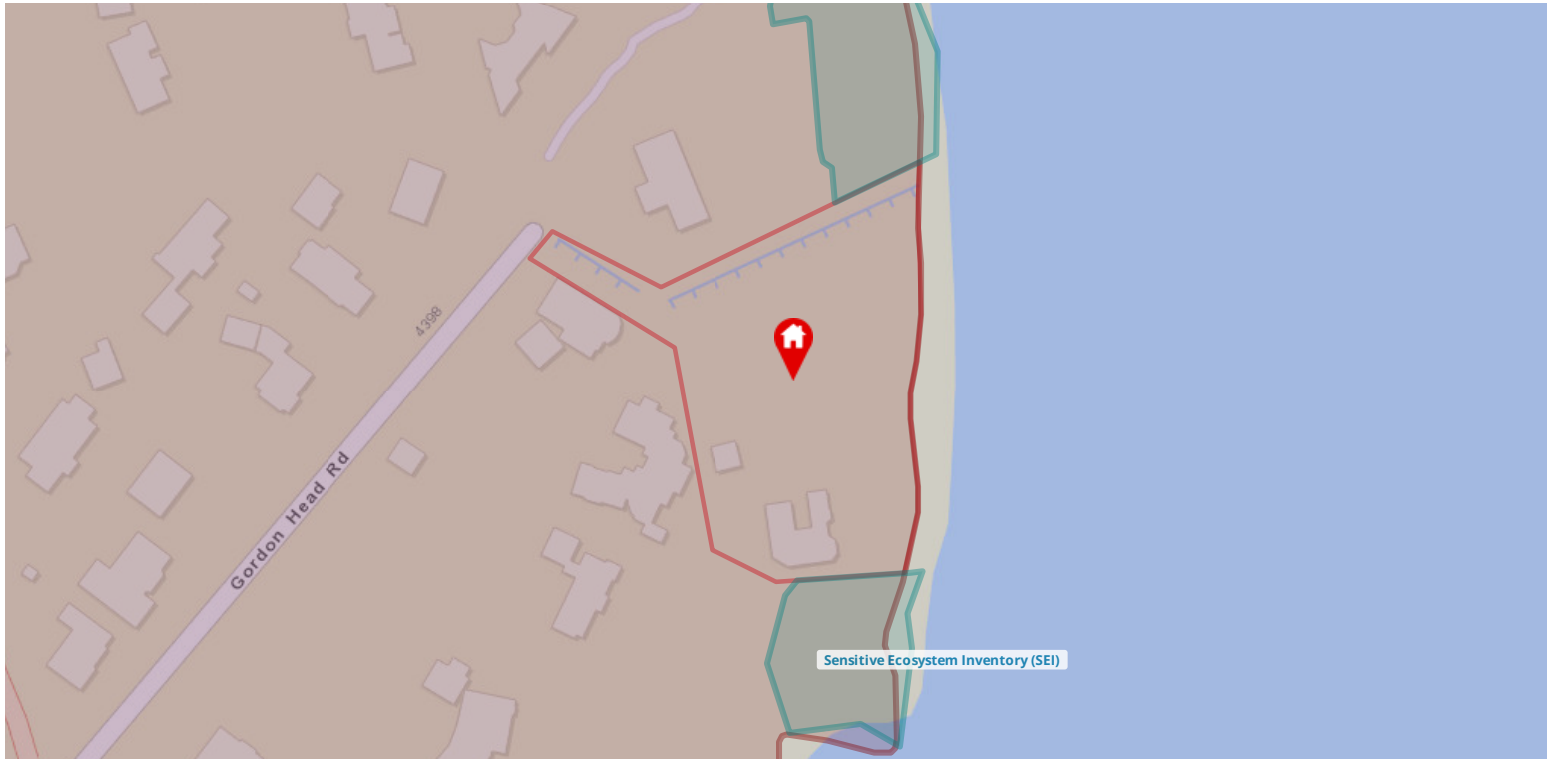
Proposed Plans



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](#)
- [Sensitive Ecosystem Inventory \(SEI\)](#)

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

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

● Census Subdivision Name: Juan de Fuca (Part 1)

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

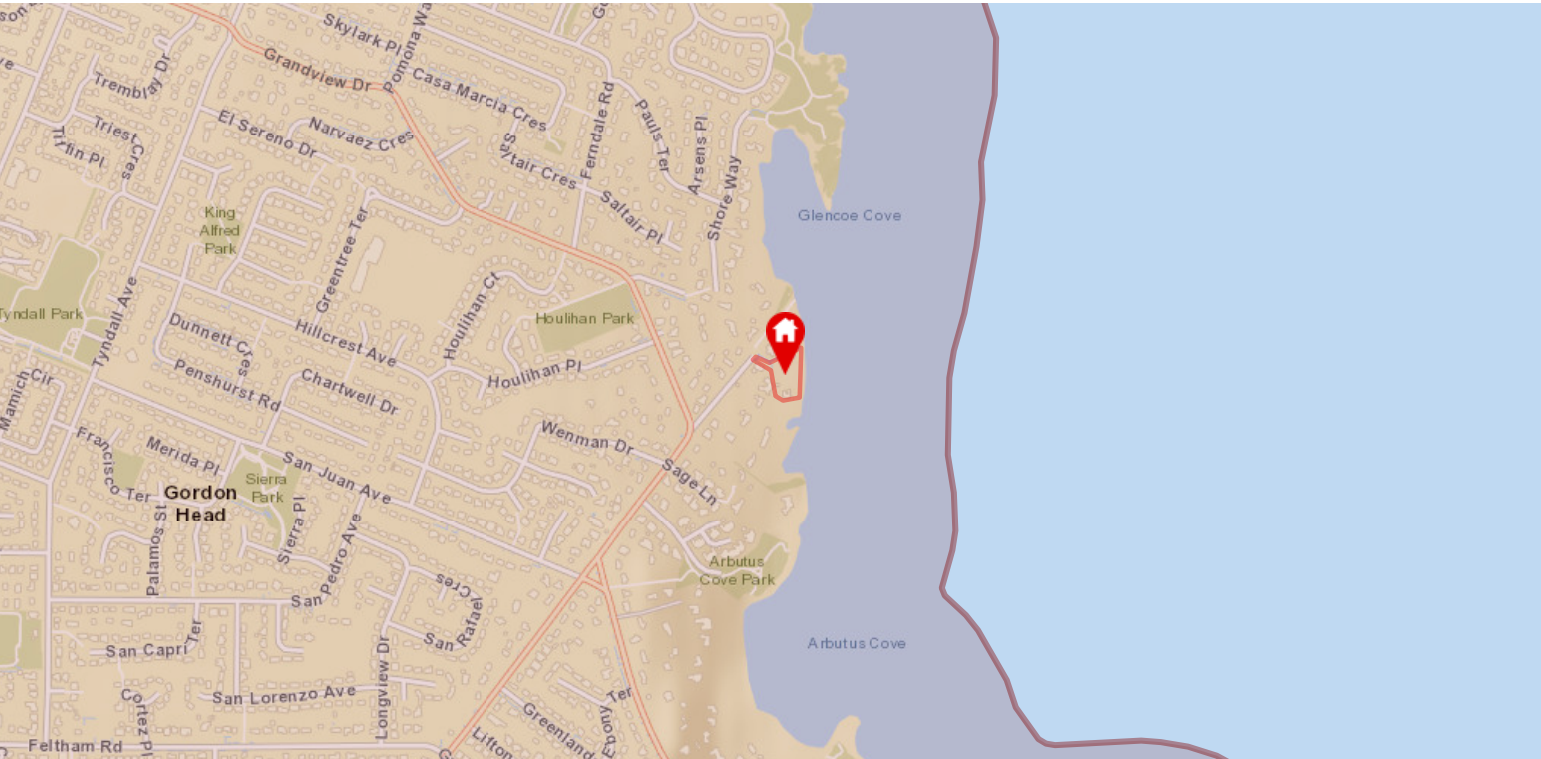
Port of Vancouver



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: Corporation of the District of Saanich

Layer Legend:

- Corporation of the District of Saanich

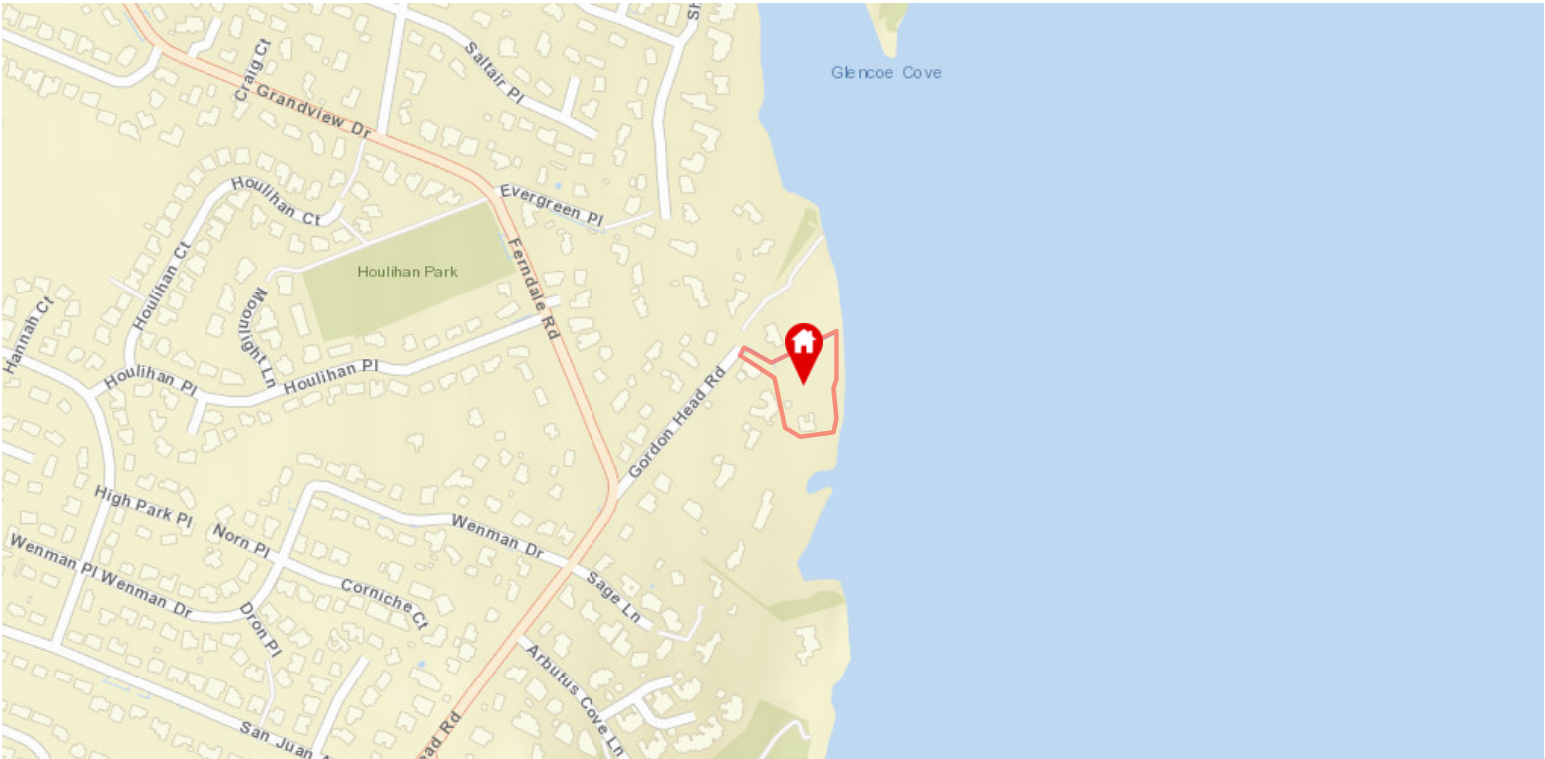
Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

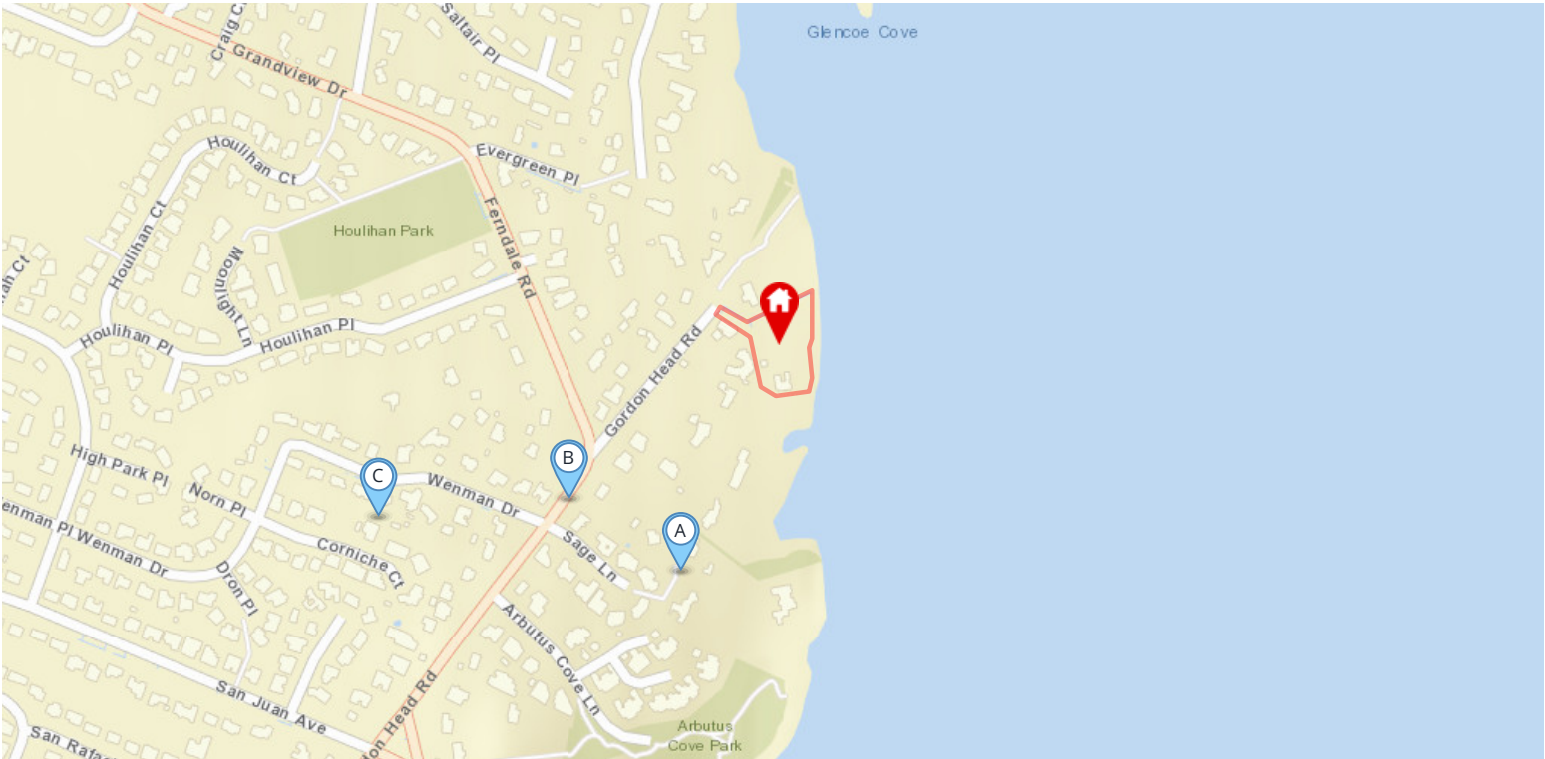
Active Development



Subject Property Designations:

No Development Applications

Inactive Development



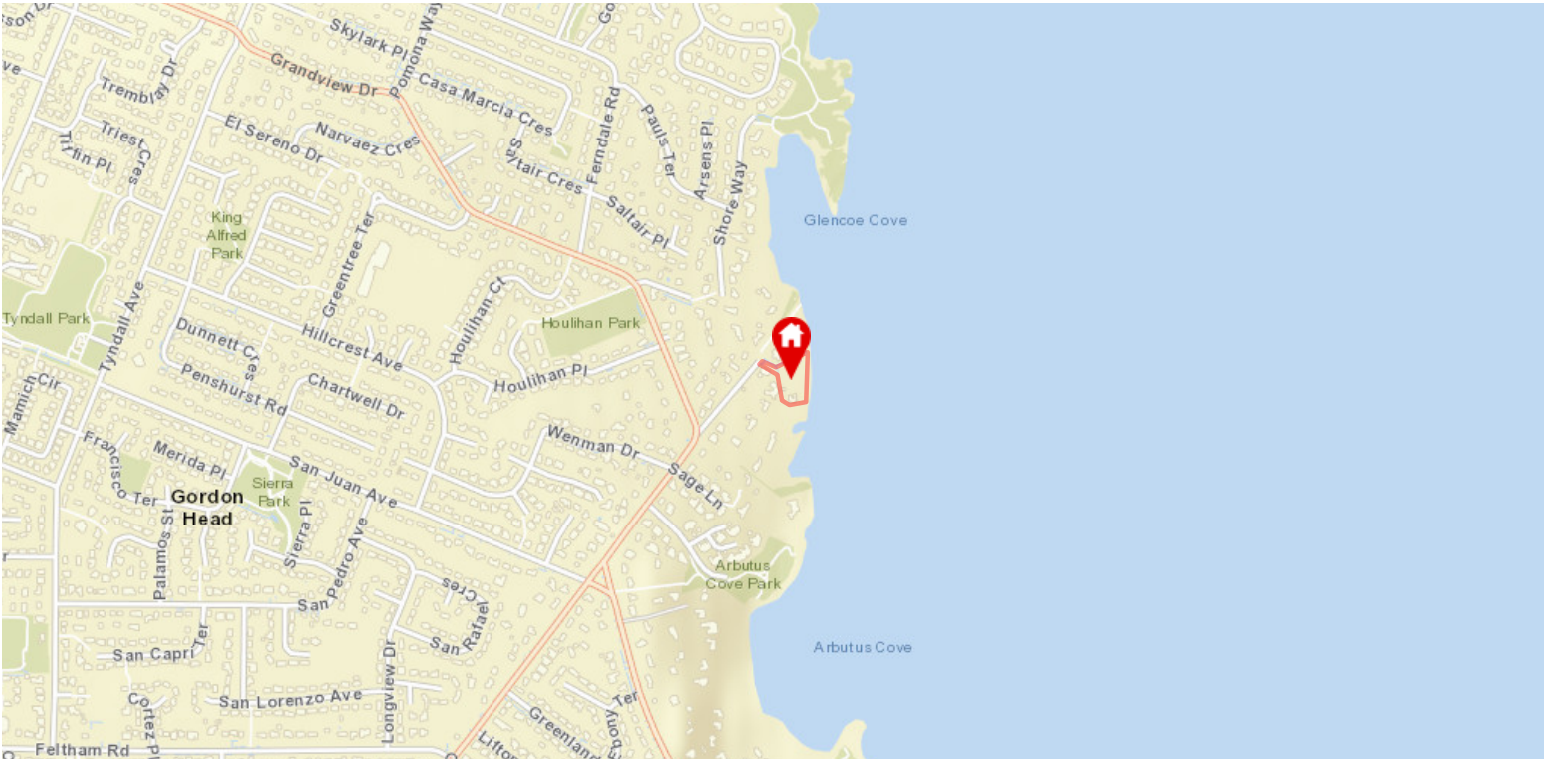
Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Folder Number: DPR00908 Project Number: PRJ2021-00622 Address: 4291 GORDON HEAD RD Links: Hyperlink 1 , Hyperlink 2 , Hyperlink 3
B	Folder Number: DPR00926 Project Number: PRJ2021-00831 Address: 4287 GORDON HEAD RD Links: Hyperlink 1 , Hyperlink 2
C	Project Number: PRJ2010-00651 Address: 4256 GORDON HEAD RD Links: Hyperlink 1
D	Project Number: PRJ2014-00603 Address: 1921 SAN JUAN AVE Links: Hyperlink 1
E	Folder Number: SUB00773 Project Number: PRJ2016-00737 Address: 1917 SAN JUAN AVE Links: Hyperlink 1 , Hyperlink 2 , Hyperlink 3 , Hyperlink 4

BC Transmission Lines



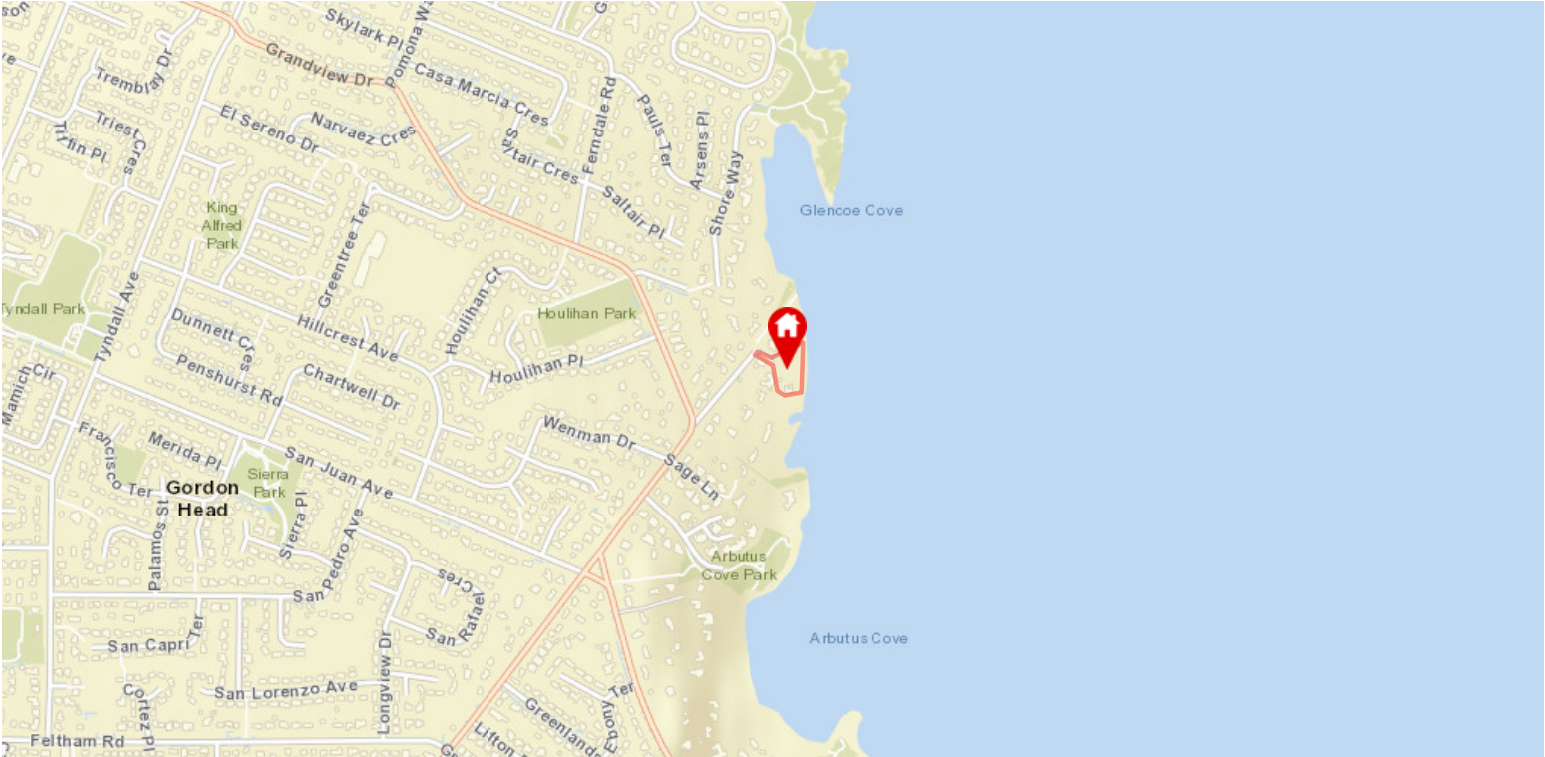
BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



Groundwater Wells & Aquifers



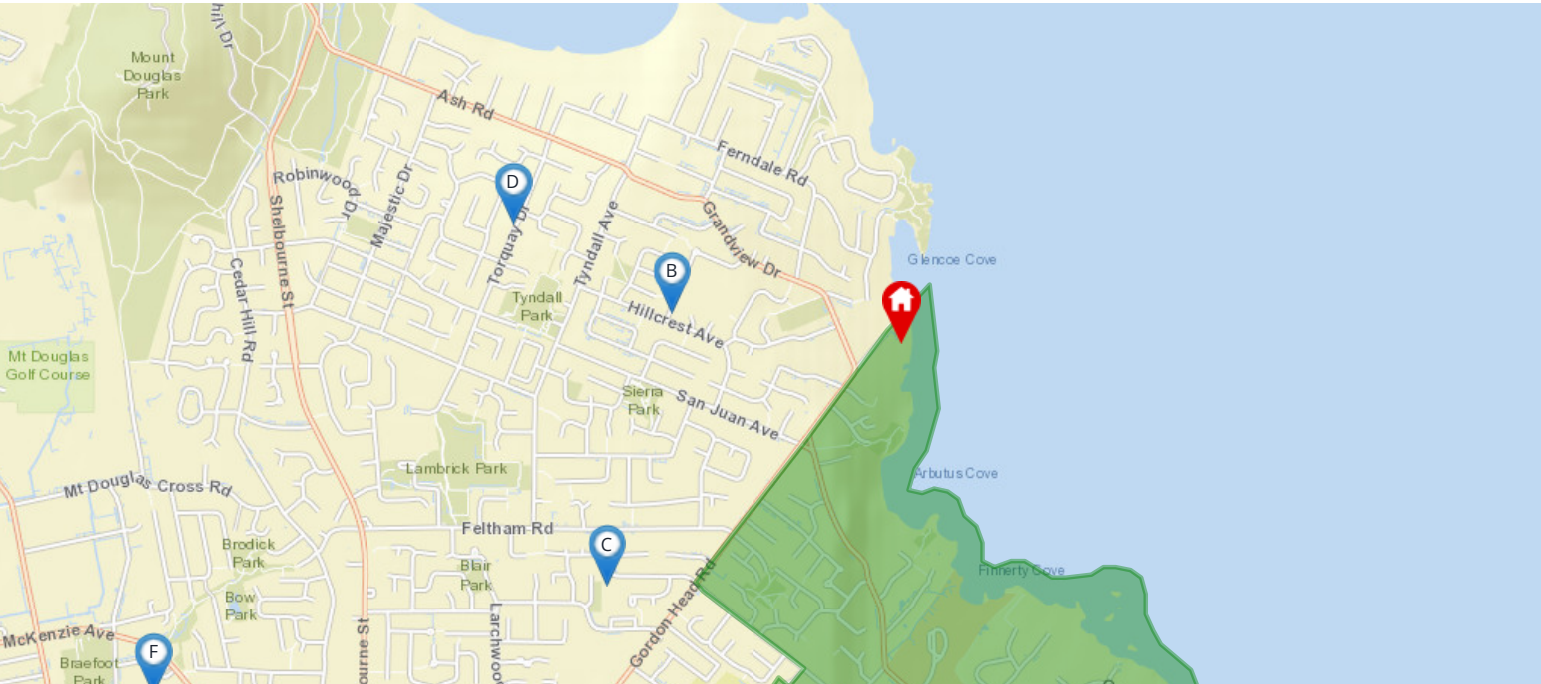
i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

No Groundwater Wells & Aquifers on selected Parcel

Nearest Schools

Nearby Elementary Schools

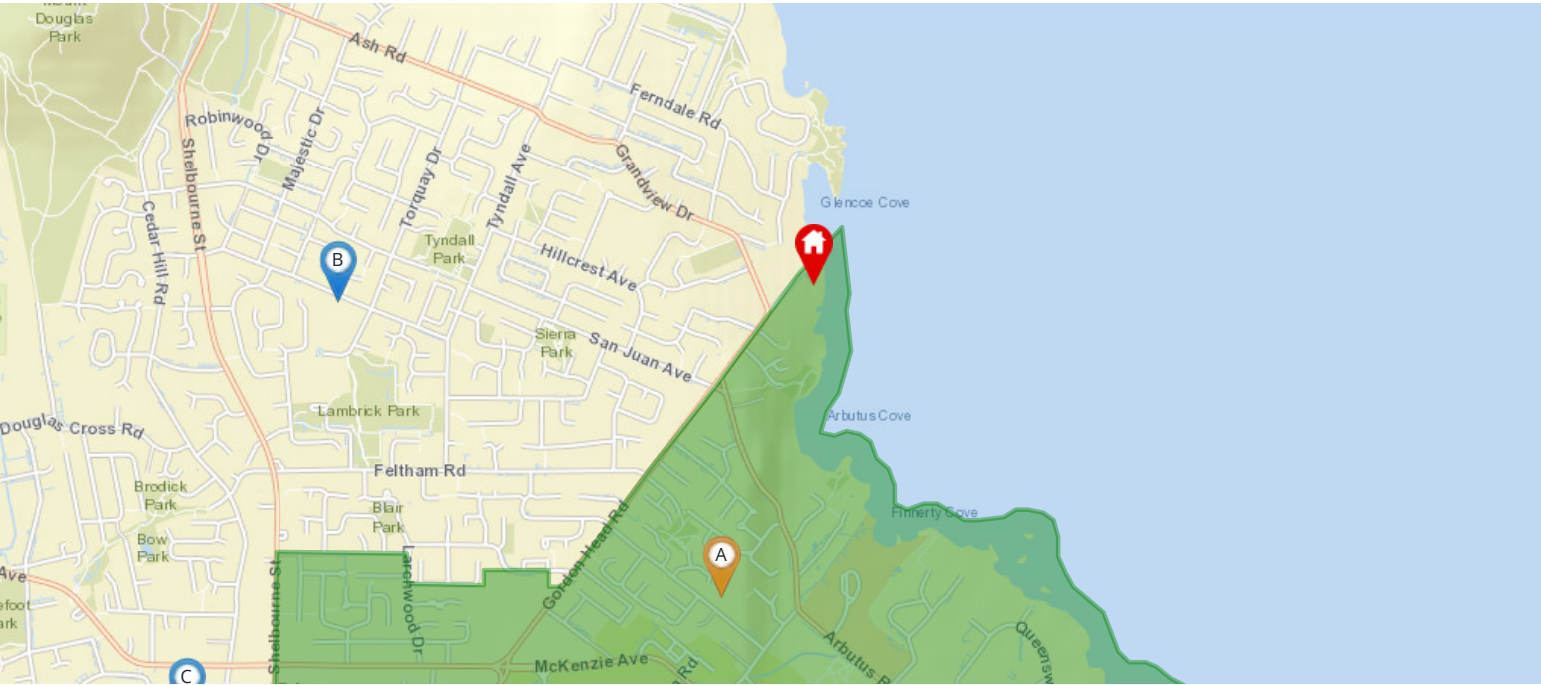


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Frank Hobbs Elementary -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Frank Hobbs	K - 5	SD 61	Victoria		31 mins	2.5 km	5 mins	22 mins
B	Hillcrest	K - 5	SD 61	Victoria		17 mins	1.2 km	4 mins	17 mins
C	Maria Montessori	K - 12	Independent	Victoria		23 mins	1.7 km	5 mins	23 mins
D	Torquay	K - 5	SD 61	Victoria		28 mins	2.2 km	4 mins	16 mins
E	Campus View	K - 5	SD 61	Victoria		31 mins	2.4 km	5 mins	31 mins
F	Braefoot	K - 5	SD 61	Victoria		51 mins	4.1 km	9 mins	31 mins

Nearby Middle Schools

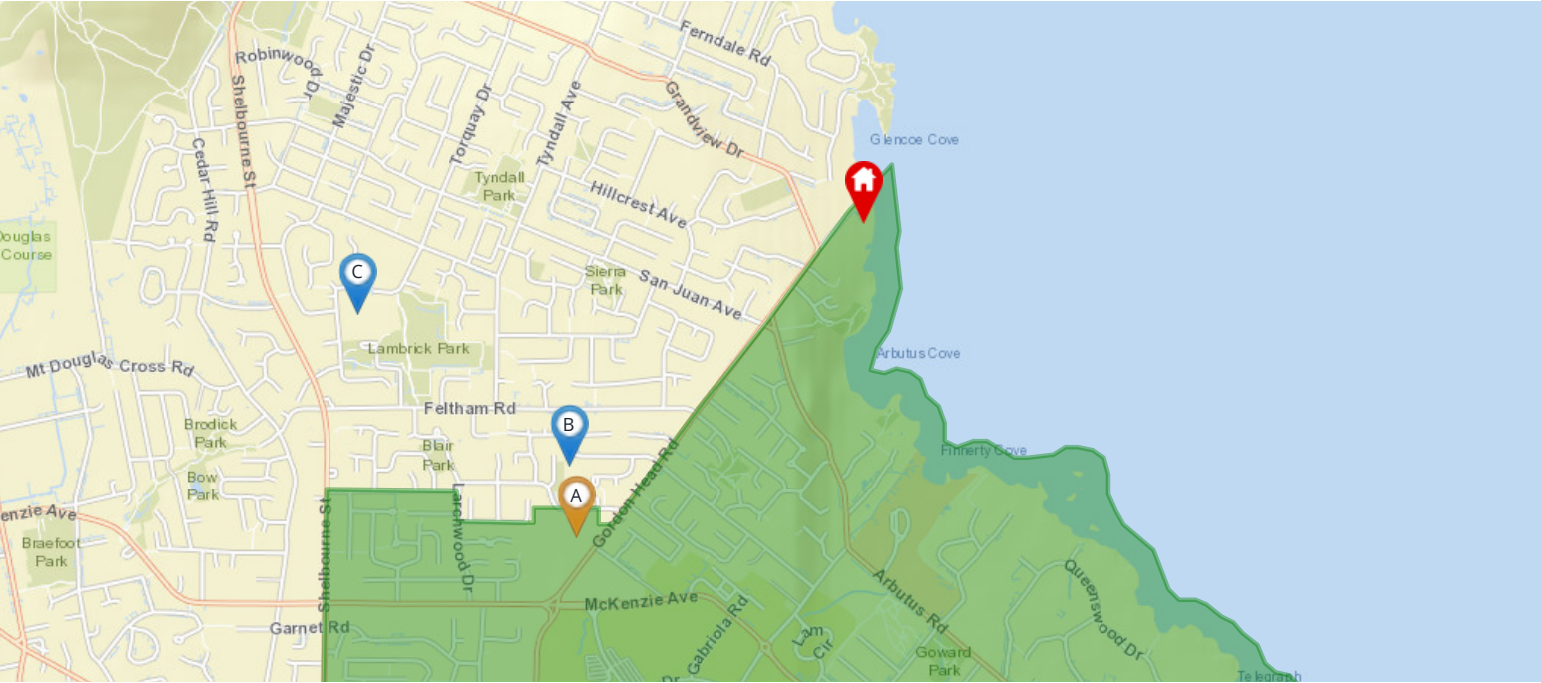


Legend: Subject Property Catchment School Other Schools

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		25 mins	1.9 km	5 mins	19 mins
B Gordon Head Middle School	6 - 8	SD 61	Victoria		30 mins	2.4 km	5 mins	17 mins
C Cedar Hill Middle School	6 - 8	SD 61	Victoria		44 mins	3.5 km	8 mins	23 mins
D Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 7 mins	5.1 km	10 mins	30 mins
E Glanford Middle School	6 - 8	SD 61	Victoria		1 hour 41 mins	8.1 km	15 mins	1 hour 20 mins
F Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 41 mins	8.1 km	16 mins	1 hour 27 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	24 mins	1.9 km	4 mins	24 mins
B	Maria Montessori	K - 12	Independent	Victoria		23 mins	1.7 km	5 mins	23 mins
C	Lambrick Park	9 - 12	SD 61	Victoria	AP Program	34 mins	2.7 km	7 mins	20 mins
D	St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 1 min	4.6 km	9 mins	29 mins
E	Reynolds	9 - 12	SD 61	Victoria	AP Program	1 hour 5 mins	5.2 km	10 mins	44 mins
F	St Andrew's	8 - 12	Independent	Victoria		1 hour 15 mins	6.0 km	12 mins	45 mins

Walk Score

4351 GORDON HEAD RD Saanich, V8N 3Y4



Car-Dependent

Almost all errands require a car



Some Transit

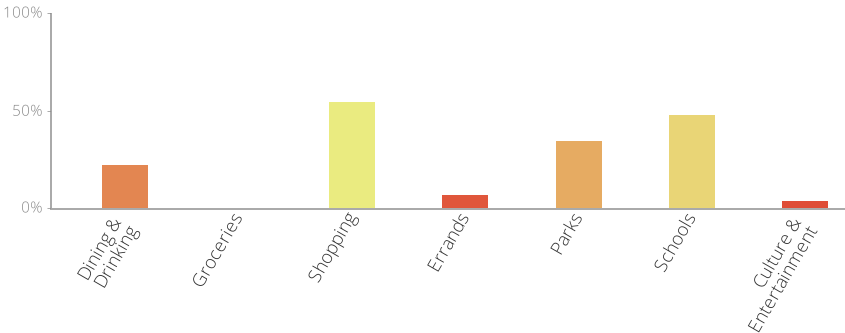
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 17 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

🔍