



PROPERTY REPORT

3130 UPLANDS RD

Oak Bay

V8R 6B5

Canada

PID: 000-945-218

DECEMBER 5, 2023



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West Coast Property Excellence

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Summary Sheet

3130 UPLANDS RD Oak Bay BC V8R 6B5

PID	000-945-218
Registered Owner	BL*, A*
Legal Description	LOT 1, SECTION 31, VICTORIA DISTRICT, PLAN 12404
Plan	VIP12404
Zoning	RS2 - ONE-FAMILY RESIDENTIAL USE
Community Plan(s)	OCP: Uplands , not in ALR



Year Built	1962	Structure	SINGLE FAMILY DWELLING
Lot Size	32021.32 ft²	Bedrooms	4
Bathrooms	3	Dimensions	200 x 161.3 Ft
Max Elev.	58.23 m	Min Elev.	49.66 m
Floor Area	3218 Ft²	Walk Score	28 / Car-Dependent
Transit Score	-	Annual Taxes	\$12,485.00

ASSESSMENT

	2022	%	2023
Building	\$69,500	↓ -27.19	\$50,600
Land	\$2,497,000	↑ 8.85	\$2,718,000
Total	\$2,566,500	↑ 7.87	\$2,768,600

APPRECIATION

	Date	(\$)	% Growth
List Price	04/12/2023	\$3,400,000	↑ 24.09
Sales History	01/12/2022	\$2,740,000	↑ 6.76
	07/04/2022	\$2,566,500	↑ 29.37
	28/02/2020	\$1,983,800	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
949361	Active 04/12/2023	0	\$3,400,000 /	Sotheby's International Realty Canada
940394	Expired 31/08/2023	22	\$2,999,000 /	Fair Realty
911542	Expired 19/09/2022	42	\$2,890,000 /	Newport Realty Ltd.

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Willows	Monterey Middle School	Oak Bay
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.

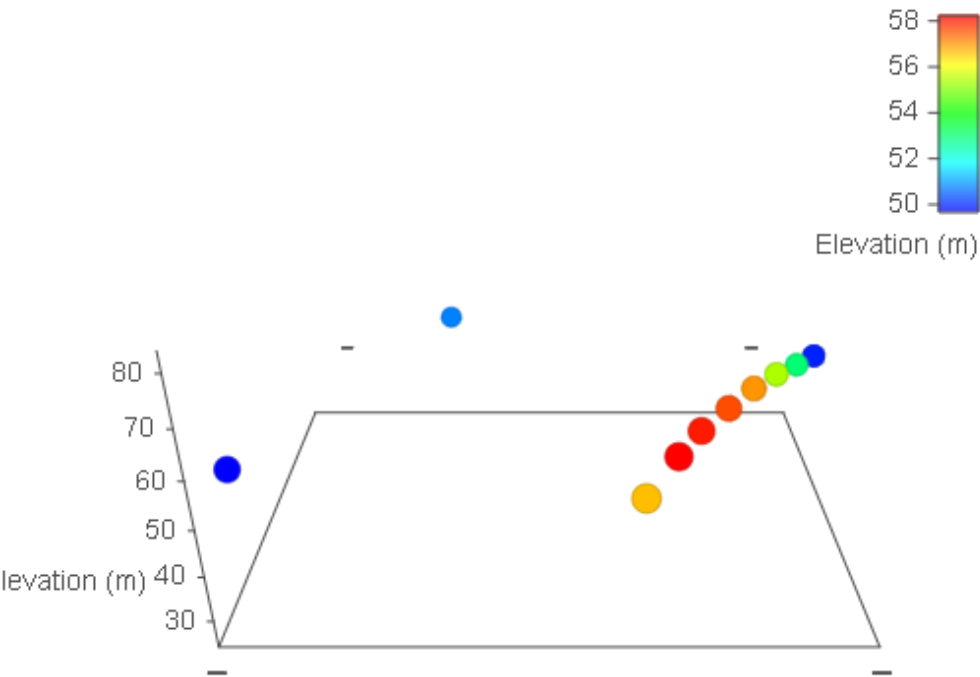
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 58.23 m | Min Elevation: 49.66 m | Difference: 8.58 m

Property Identification & Legal Description

Address: 3130 UPLANDS RD VICTORIA BC V8R 6B5
Jurisdiction: District of Oak Bay
Roll No: 16601500 **Assessment Area:** 1
PID No: 000-945-218
Neighbourhood: Uplands **MHR No:**
Legal Unique ID: A00000ZCY0
Legal Description: LOT 1, PLAN VIP12404, SECTION 31, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$12,485

2023 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$2,718,000	\$50,600	\$2,768,600

GENERAL:

	Land	Improve	Total
Gross Value:	\$2,718,000	\$50,600	\$2,768,600
Exempt Value:	\$0	\$0	\$0
Net Value:	\$2,718,000	\$50,600	\$2,768,600

SCHOOL:

	Land	Improve	Total
Gross Value:	\$2,718,000	\$50,600	\$2,768,600
Exempt Value:	\$0	\$0	\$0
Net Value:	\$2,718,000	\$50,600	\$2,768,600

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$2,718,000	\$50,600	\$2,768,600
Exempt Value:	\$0	\$0	\$0
Net Value:	\$2,718,000	\$50,600	\$2,768,600

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2022-12-01	\$2,740,000	CB366385	Improved Single Property Transaction
2020-02-28	\$1,982,800	CA8061768	Reject - Not Suitable for Sales Analysis
2020-02-28	\$991,900	CA8061766	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	32,260	Lot Width:	200
Lot Acres:	0.74	Lot Depth:	161.3
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1 STY SFD - After 1930 - Semi-Custom
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2023-03-23	Rec Last Modified:	2023-03-23

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$2,566,500	\$11,719
2021	\$2,246,200	\$11,808
2020	\$1,983,800	\$10,342
2019	\$2,207,900	\$10,815


2017	\$2,037,800	\$10,848
2016	\$1,412,800	\$9,365
2015	\$1,359,900	\$9,317
2014	\$1,398,000	\$9,469
2013	\$0	\$9,476
2012	\$1,473,000	\$9,174
2011	\$1,462,000	\$8,945
2010	\$1,357,000	\$8,455
2009	\$1,431,000	\$8,575
2008	\$1,431,000	\$8,280
2007	\$1,317,000	\$8,005
2006	\$1,117,000	\$7,759
2005	\$946,000	\$7,401
2004	\$736,000	\$6,756
2003	\$637,000	\$6,556
2002	\$616,000	\$6,616
2001	\$583,000	\$6,188

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

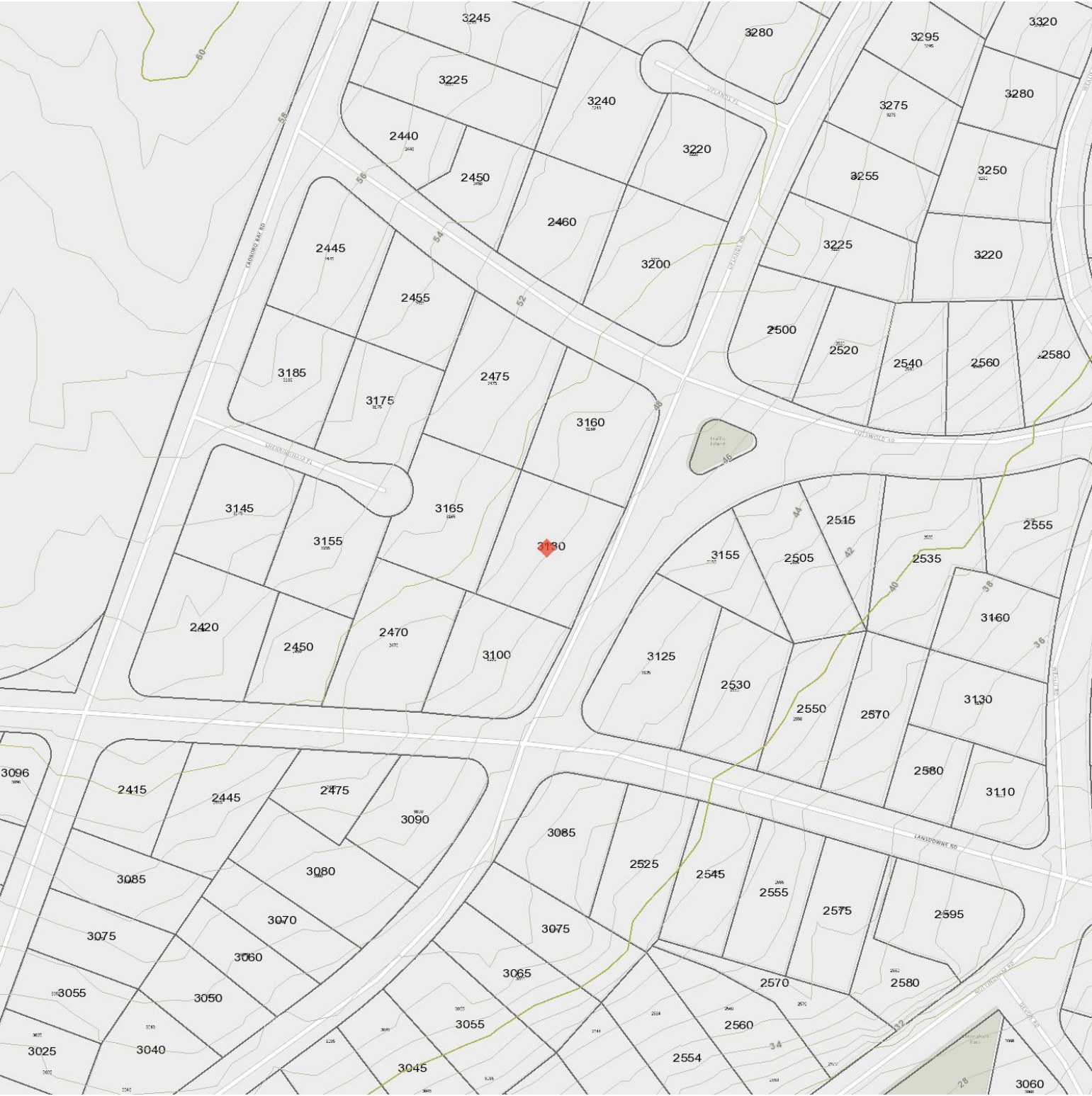
Water Features & Drainage



Legend

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

Contours





Legend

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

Legal



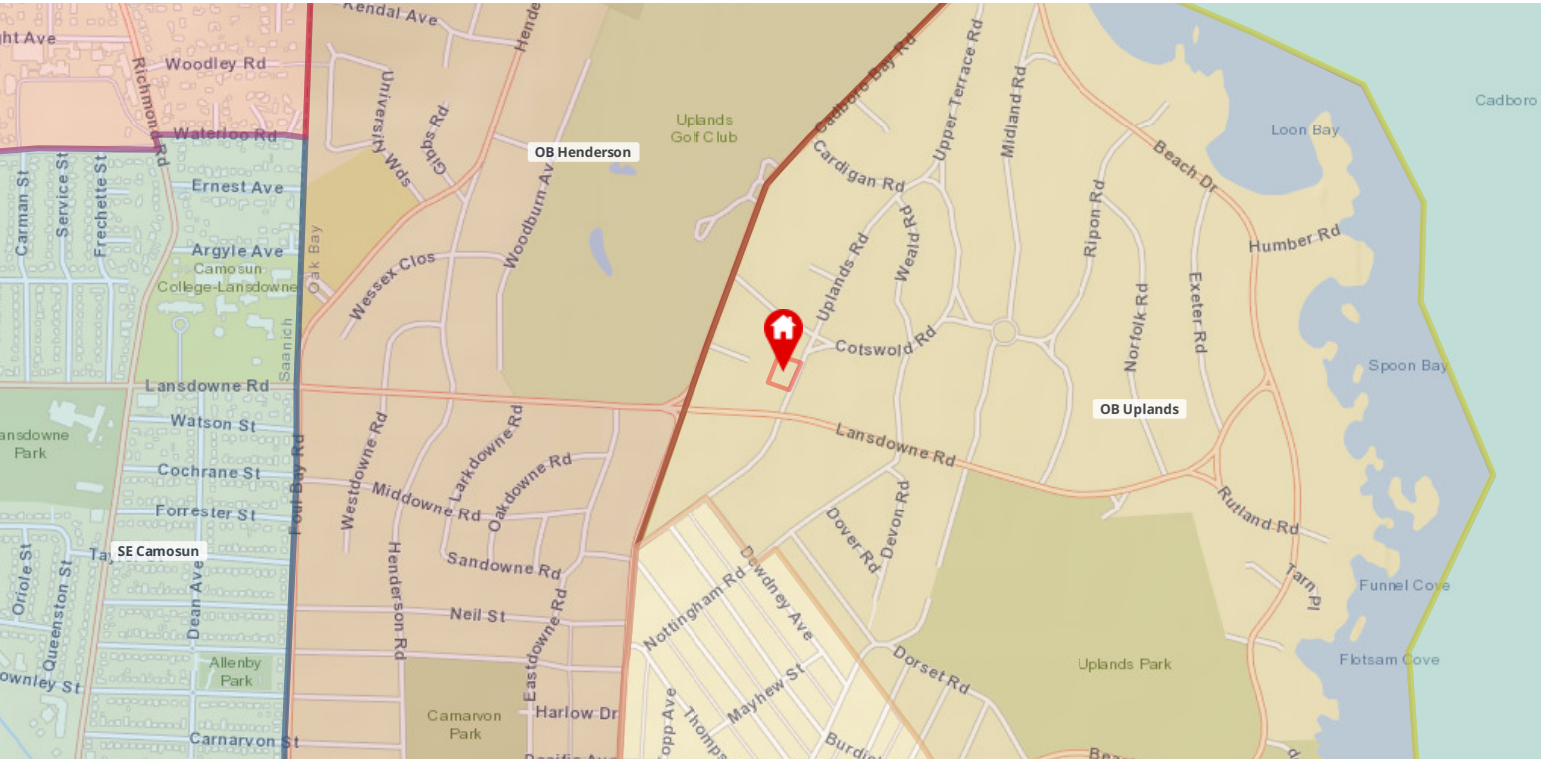
Legend

- | | | | |
|--|--|--|--|
|  Sidewalk |  Driveway |  Curb Line |  20 km/hr |
|  30 km/hr |  35 km/hr |  40 km/hr |  50 km/hr |
|  Municipal Boundary |  Parcel |  Municipal |  Pole Line Easement |
|  Private |  Sewer Easement |  Building Footprint |  OakBay.DBO.Parks |
|  Heritage Register |  Heritage Designation | | |

Legend

	Sidewalk		Driveway		Curb Line		20 km/hr
	30 km/hr		35 km/hr		40 km/hr		50 km/hr
	Municipal Boundary		Parcel		OakBay.DBO.Parks		Storm Fitting
	Storm CatchBasin		Cleanout		Inspection Chamber		Active
	Storm Pump		Storm Lateral		Abandoned, <Null>		Abandoned, Main
	Active, <Null>		Active, CB Lead		Active, Lead		Active, Main
	Active, Service		Active, Stab		Active, Stub		Sewer Fitting
	Cleanout		Inspection Chamber		Active		Sewer Pump
	Sewer Lateral		Sewer TV		Active		Abandoned
	Sewer Pressurized Main		Air Release Valve		Flush Point		Blow Off Valve
	Cap		Service Cock		Active, Opened, Right to Open		Active, Opened, Left to Open
	Active, Closed, Right to Open		Active, Closed, Left to Open		Abandoned, Closed, Right to Open		Municipal
	Private		Water Meter		Water Pump		Active
	Abandoned		Water Irrigation		Water Lateral		

Sub Areas



Subject Property Designations:

Area: Oak Bay
Sub-Area: OB Uplands

Layer Legend:

- OB Uplands
- OB Henderson
- OB Estevan
- GI Gulf Isl Other
- SE Camosun
- SE Mt Tolmie
- SE Ten Mile Point

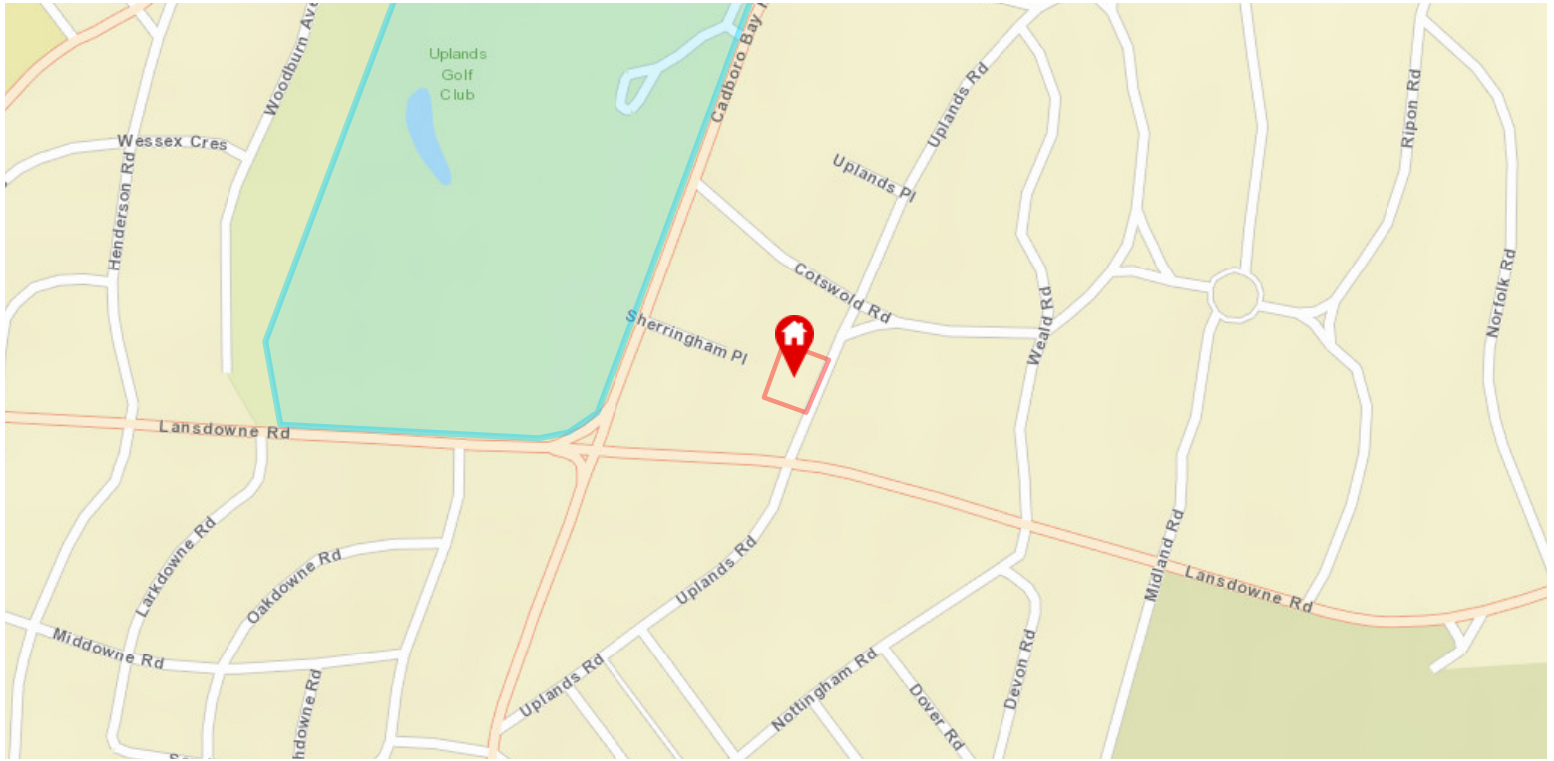
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Development Permit Area	Not Applicable
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Local Area Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Official Community Plan	Uplands
Zoning	Code: RS2 Description: ONE-FAMILY RESIDENTIAL USE

Land Use

Agricultural Land Reserve



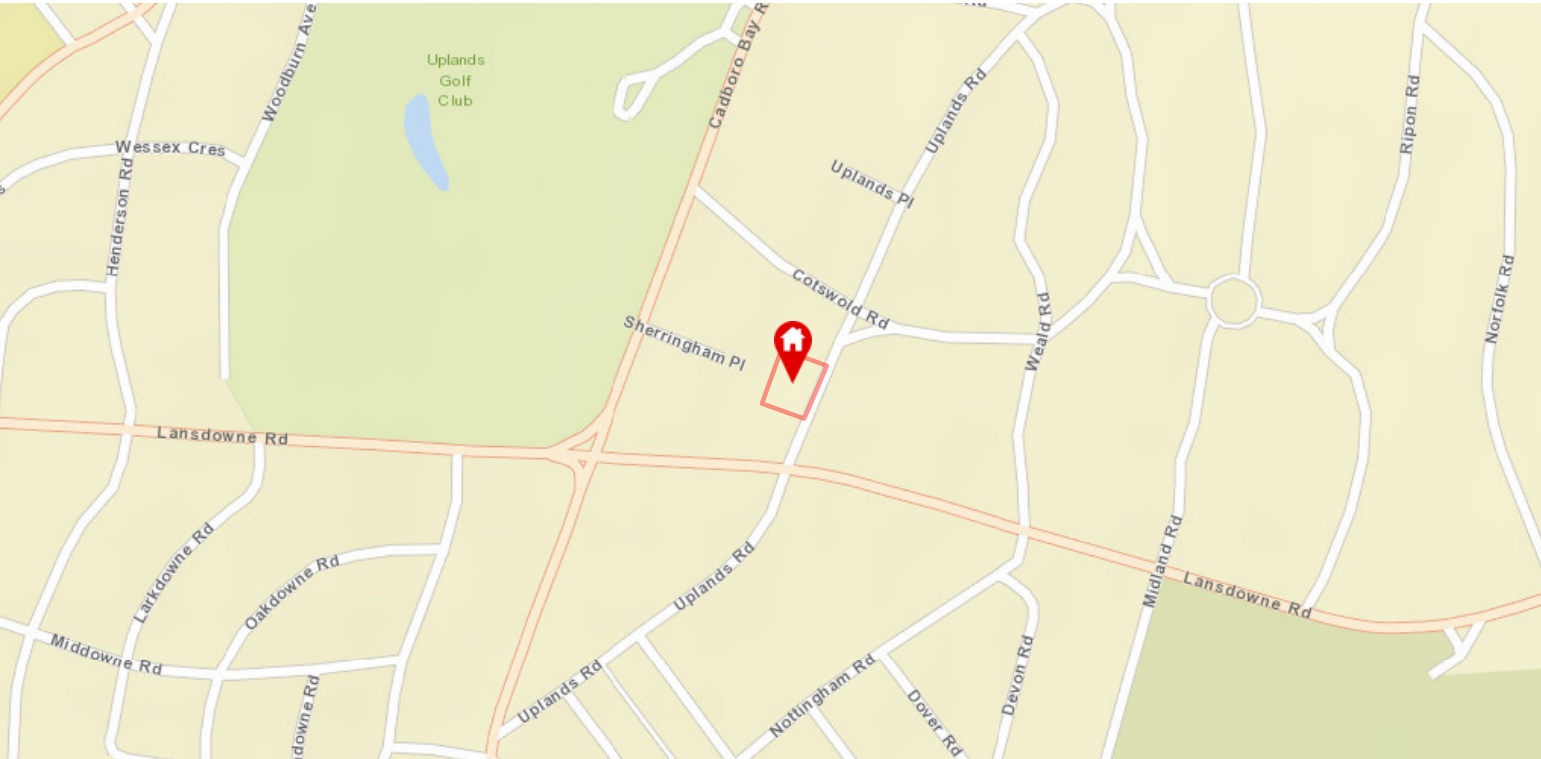
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

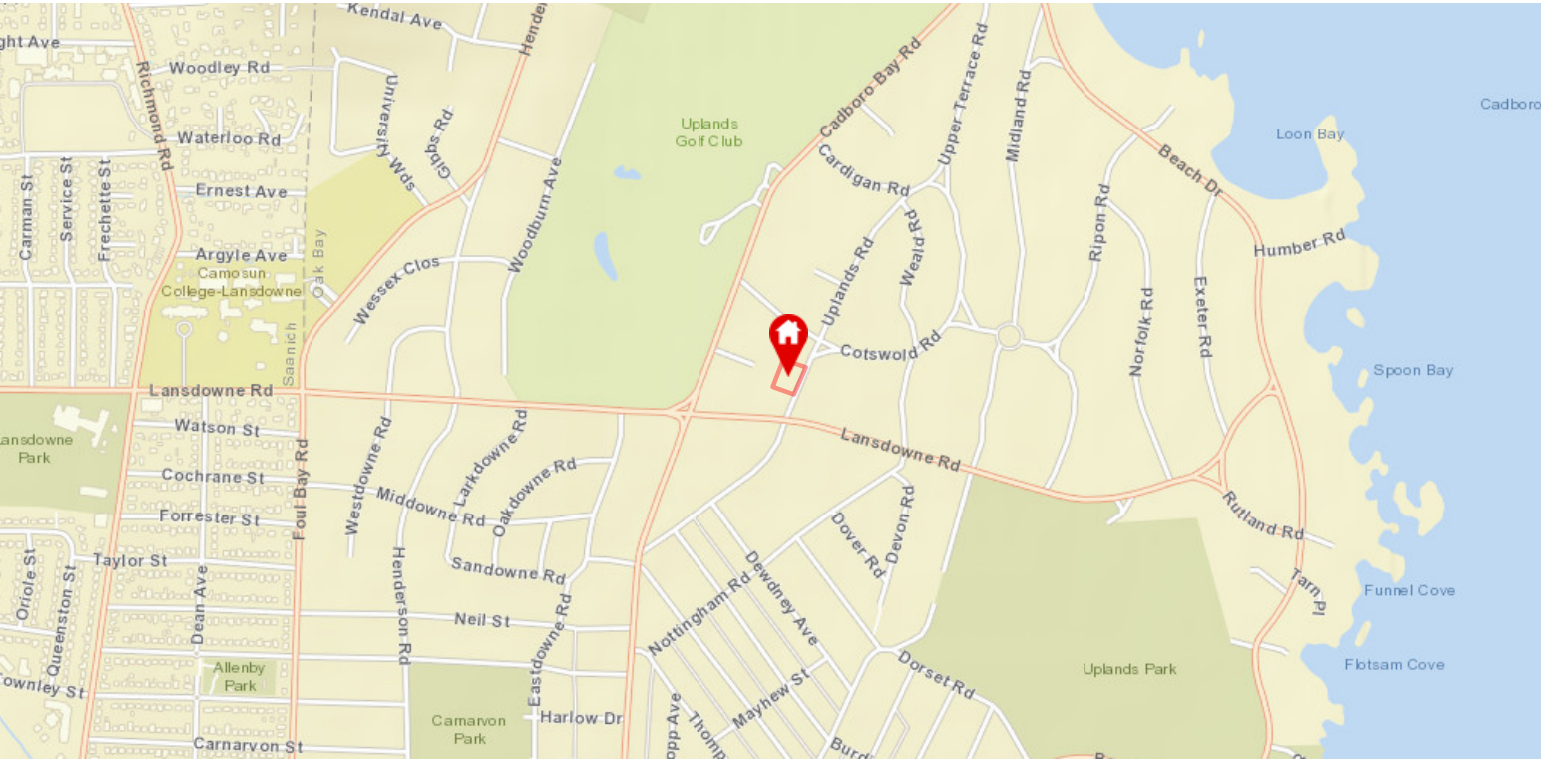
Development Permit Area



Subject Property Designations:

Not Applicable

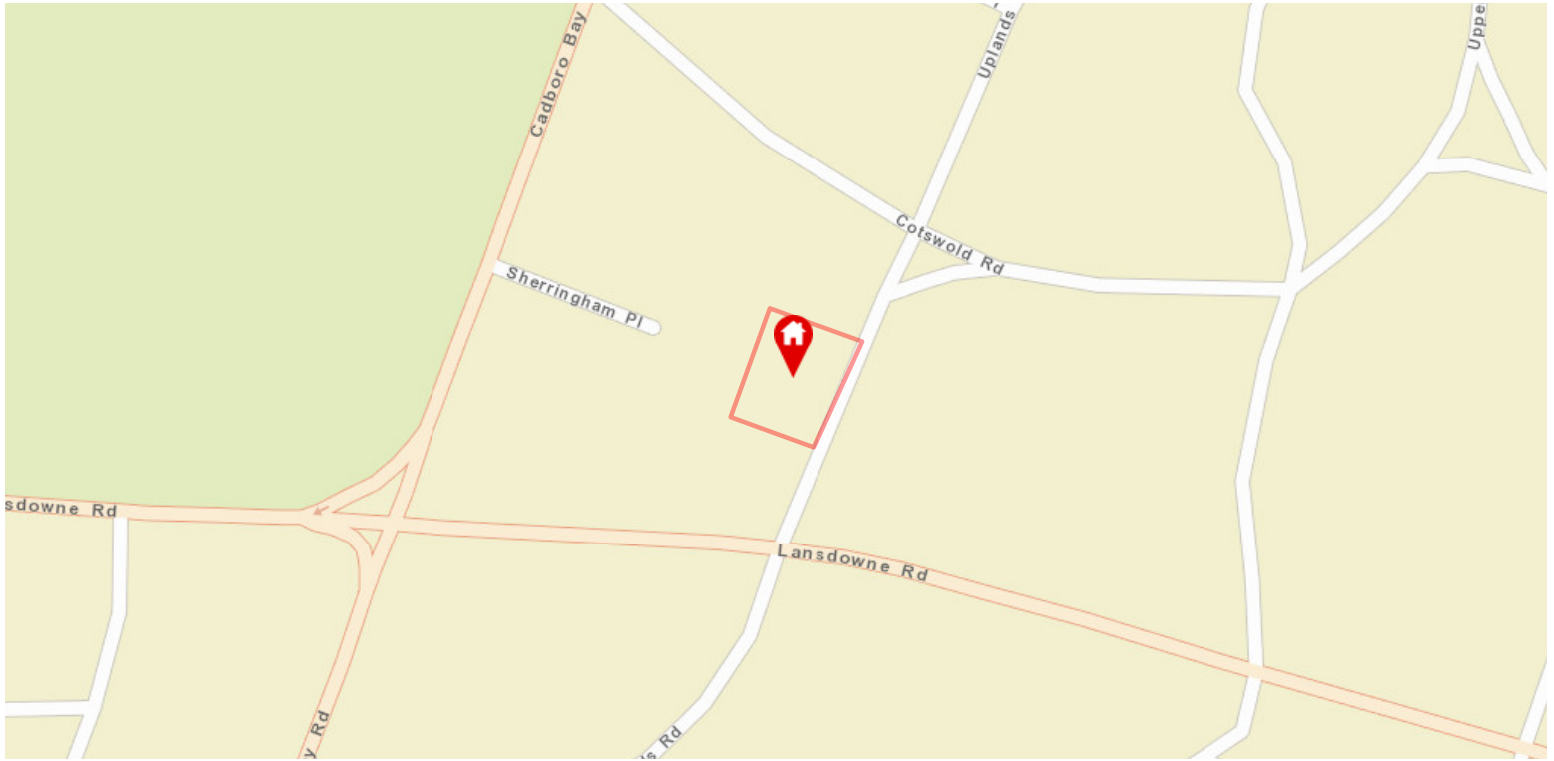
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

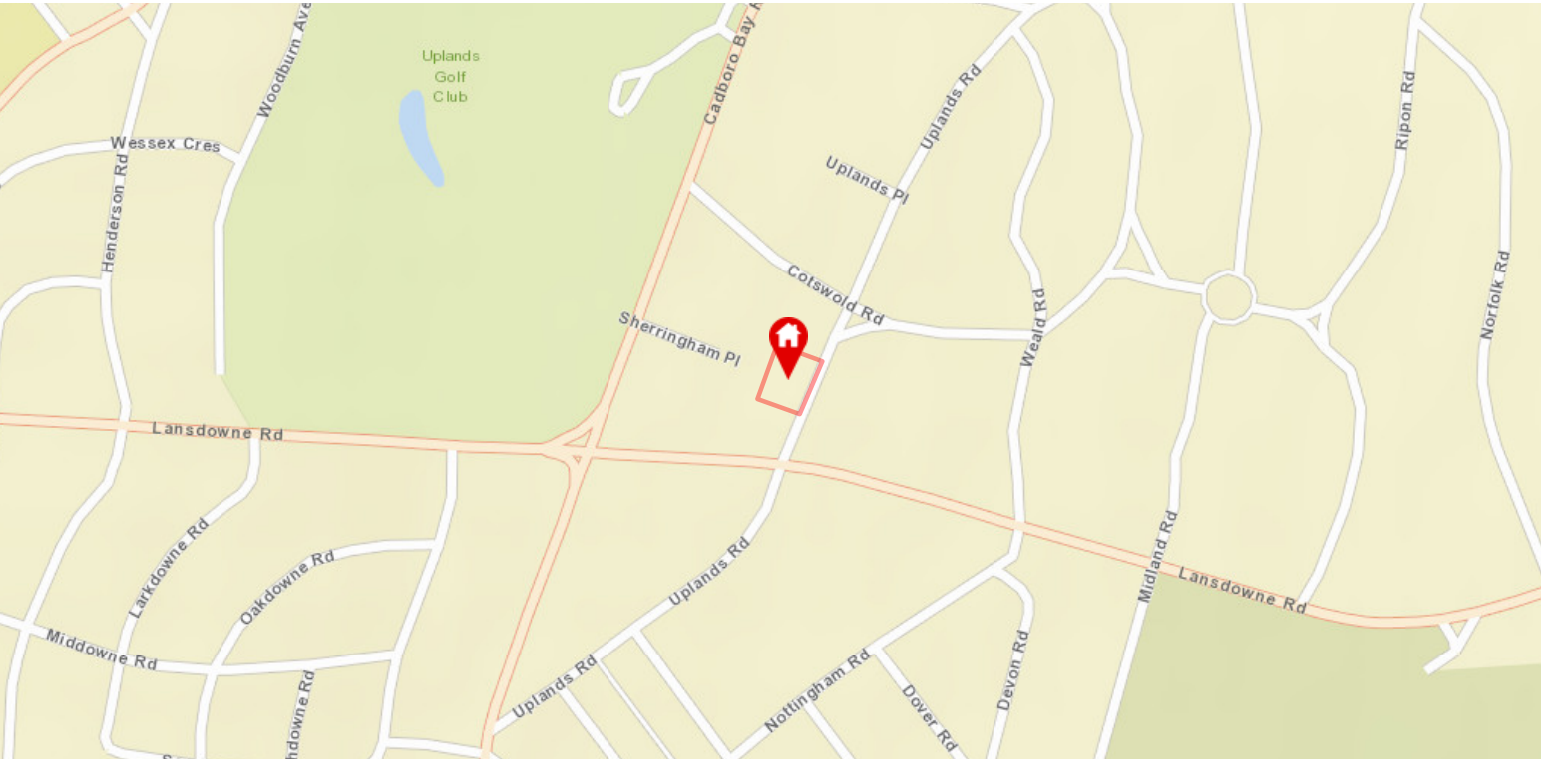
Frequent Transit Development Areas



Subject Property Designations:

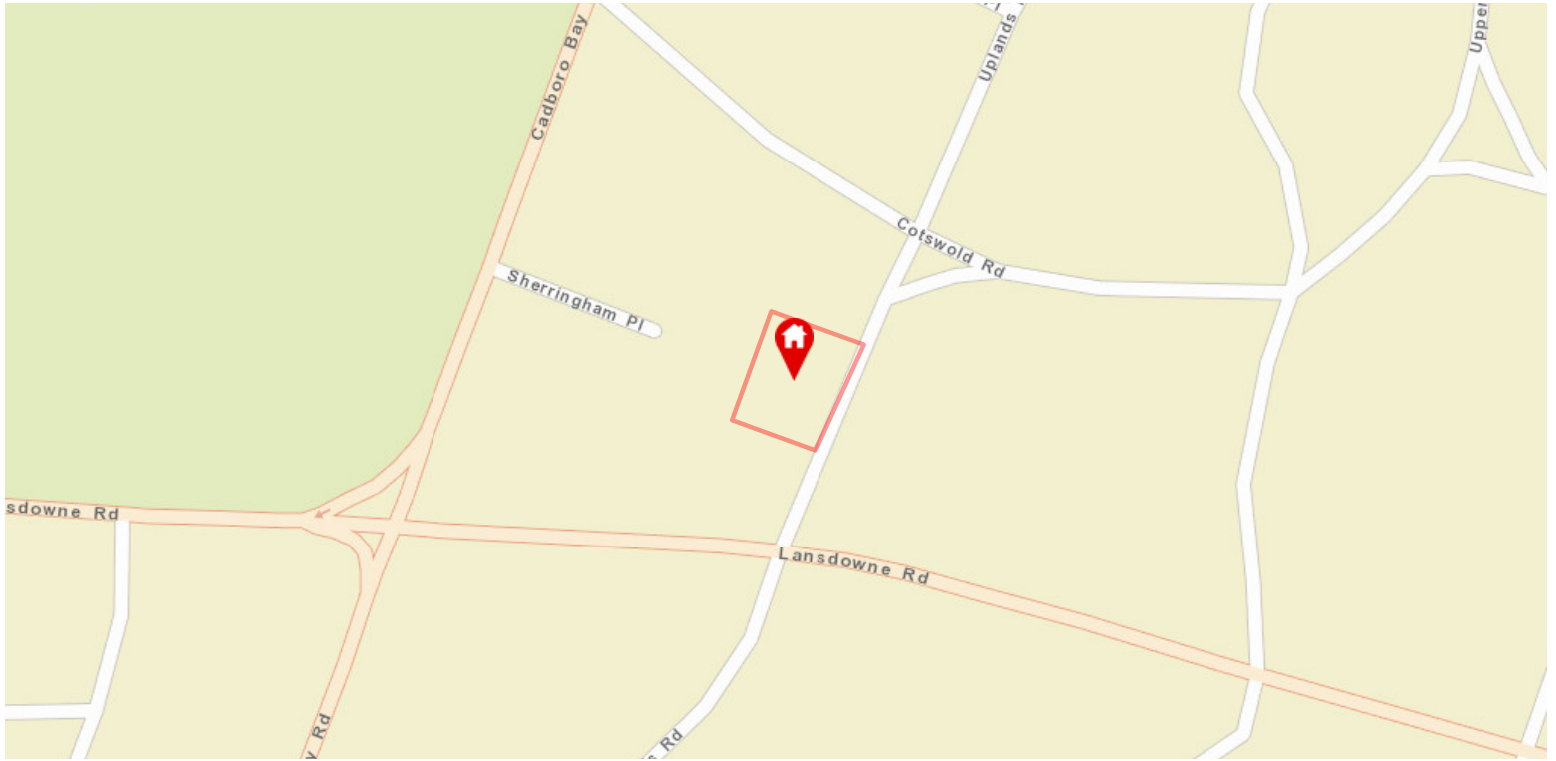
Not Applicable

Local Area Plan



Subject Property Designations:
Not Applicable

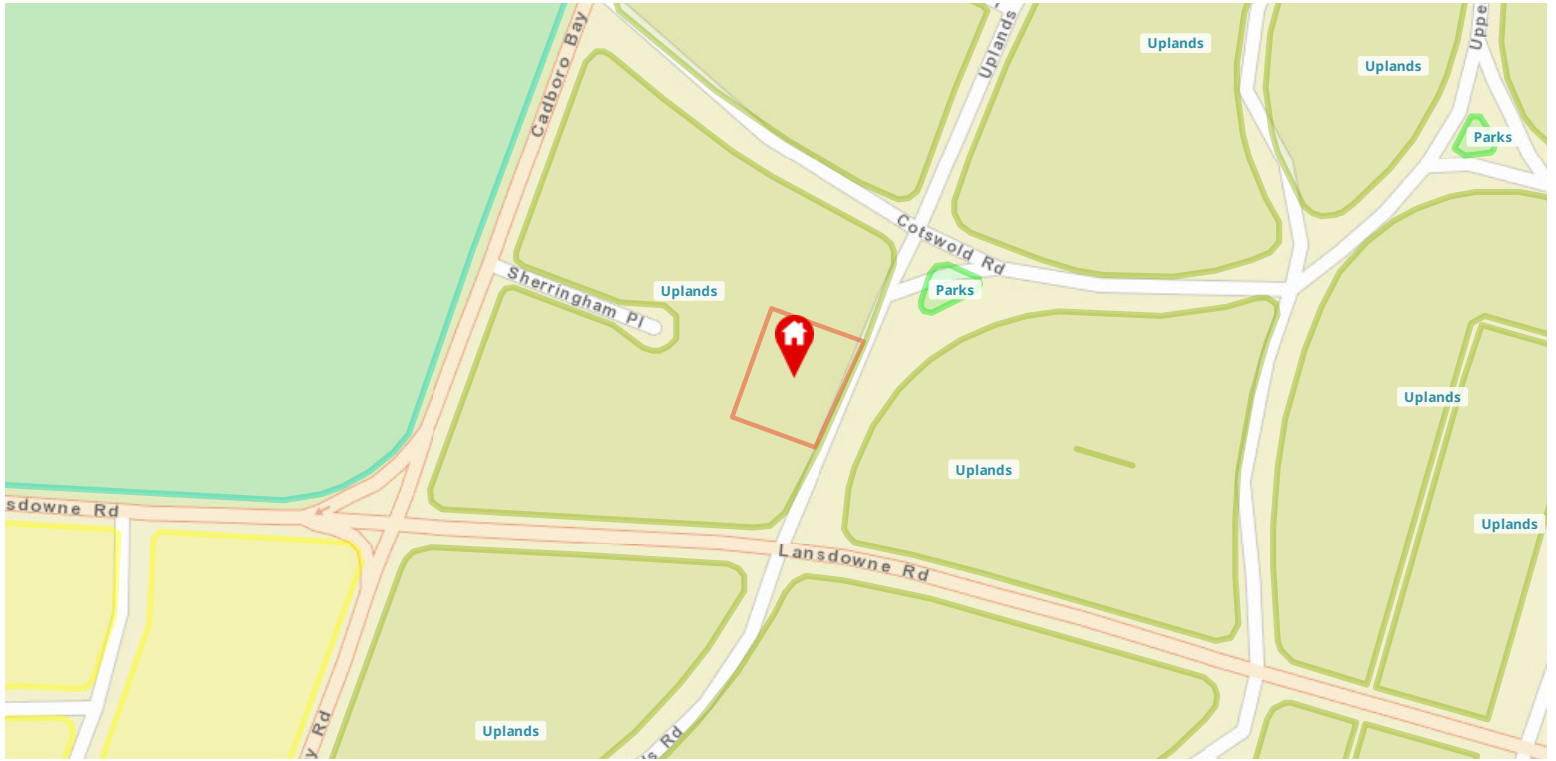
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Official Community Plan



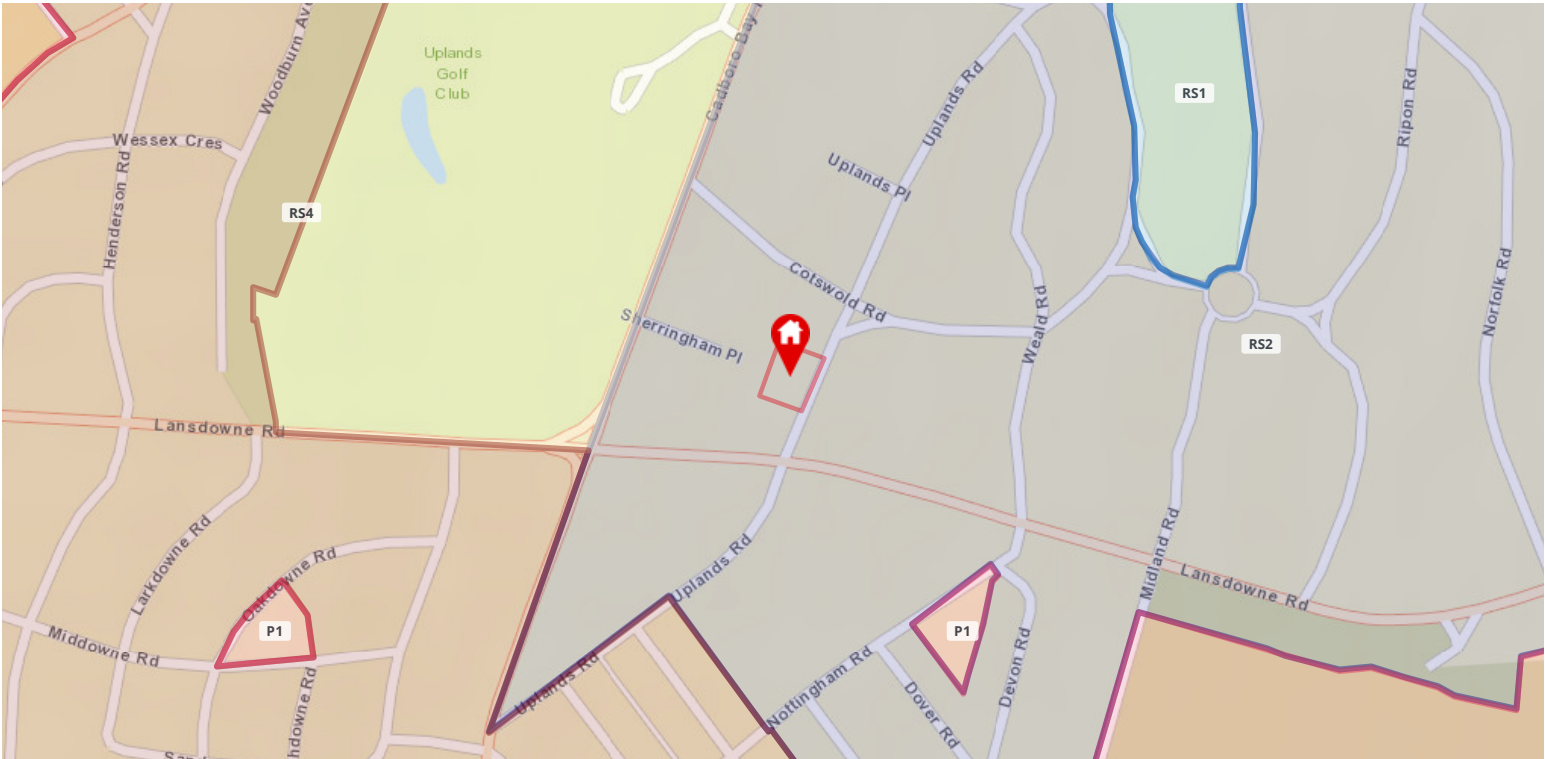
Subject Property Designations:

Uplands

Layer Legend:

- Uplands
- Parks
- Specialized Commercial
- Established Neighbourhood

Zoning



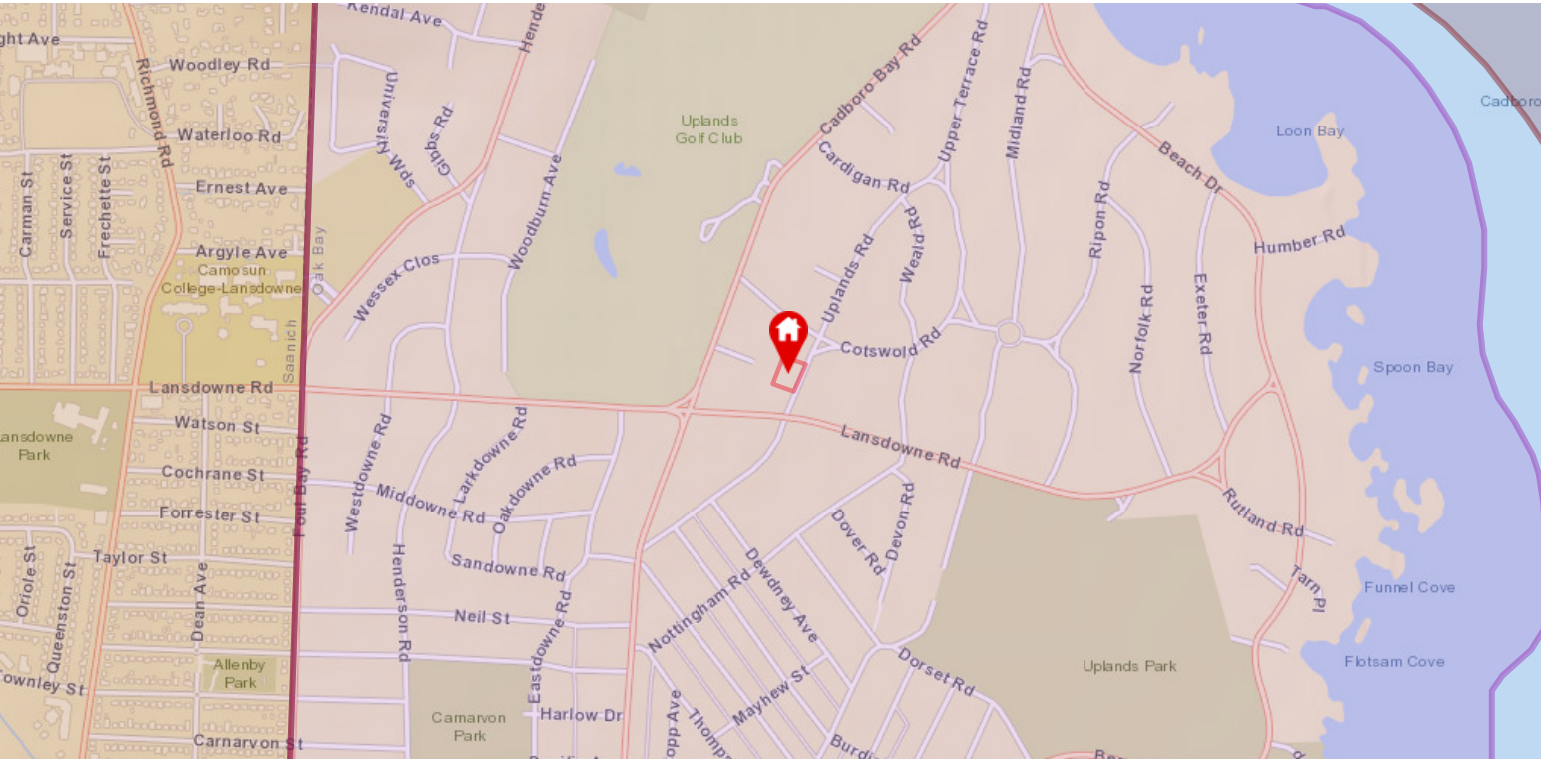
Subject Property Designations:

Code: RS2
Description: ONE-FAMILY RESIDENTIAL USE

Layer Legend:

	Code	Description
■	RS2	ONE-FAMILY RESIDENTIAL USE
■	P3	Commercial Recreation
■	RS4	ONE-FAMILY RESIDENTIAL USE
■	P1	General Institutional
■	RS1	ONE-FAMILY RESIDENTIAL USE

Municipal Boundaries



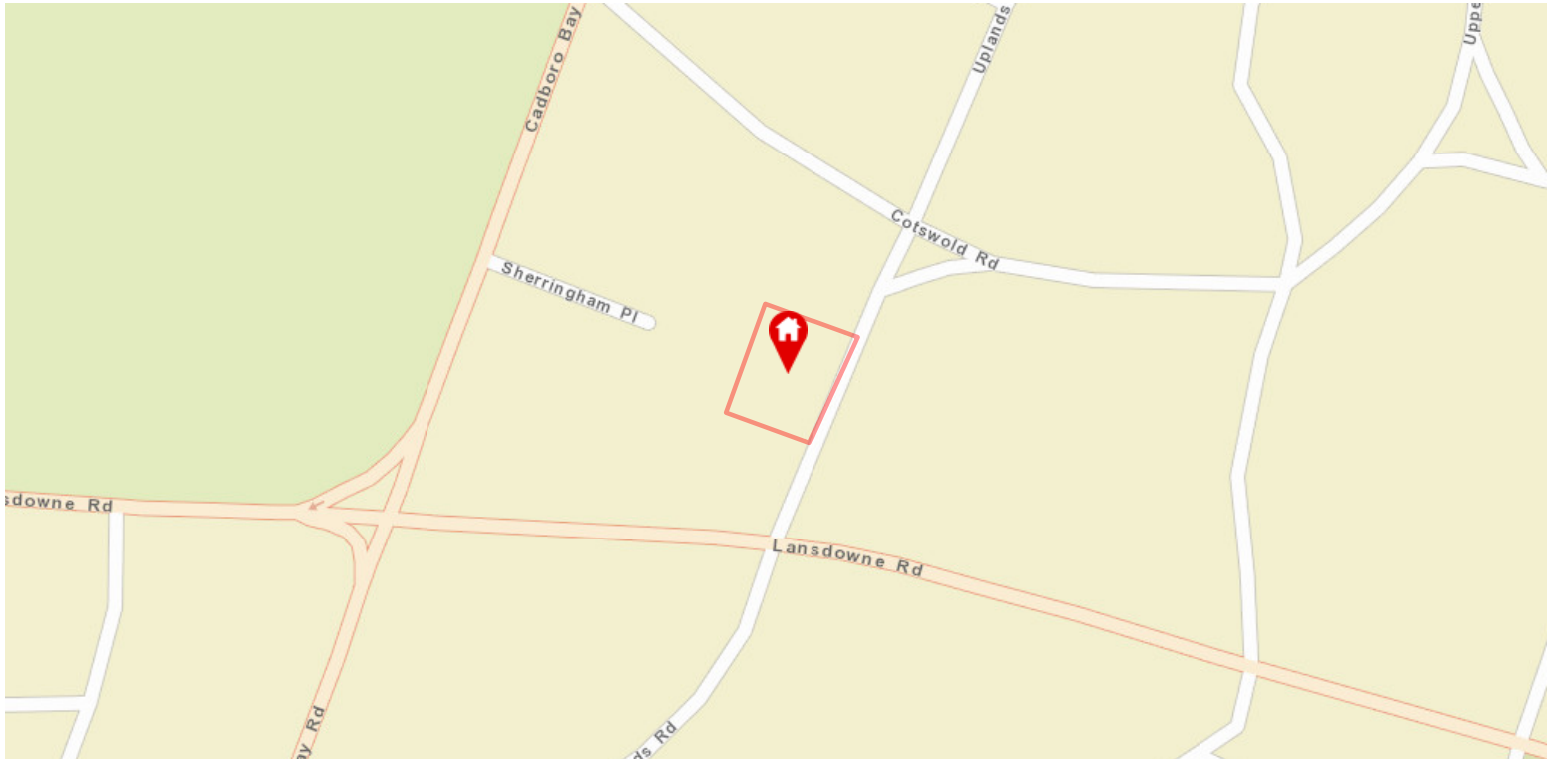
Subject Property Designations:

Name: Corporation of the District of Oak Bay

Layer Legend:

- Corporation of the District of Oak Bay
- Corporation of the District of Saanich

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development



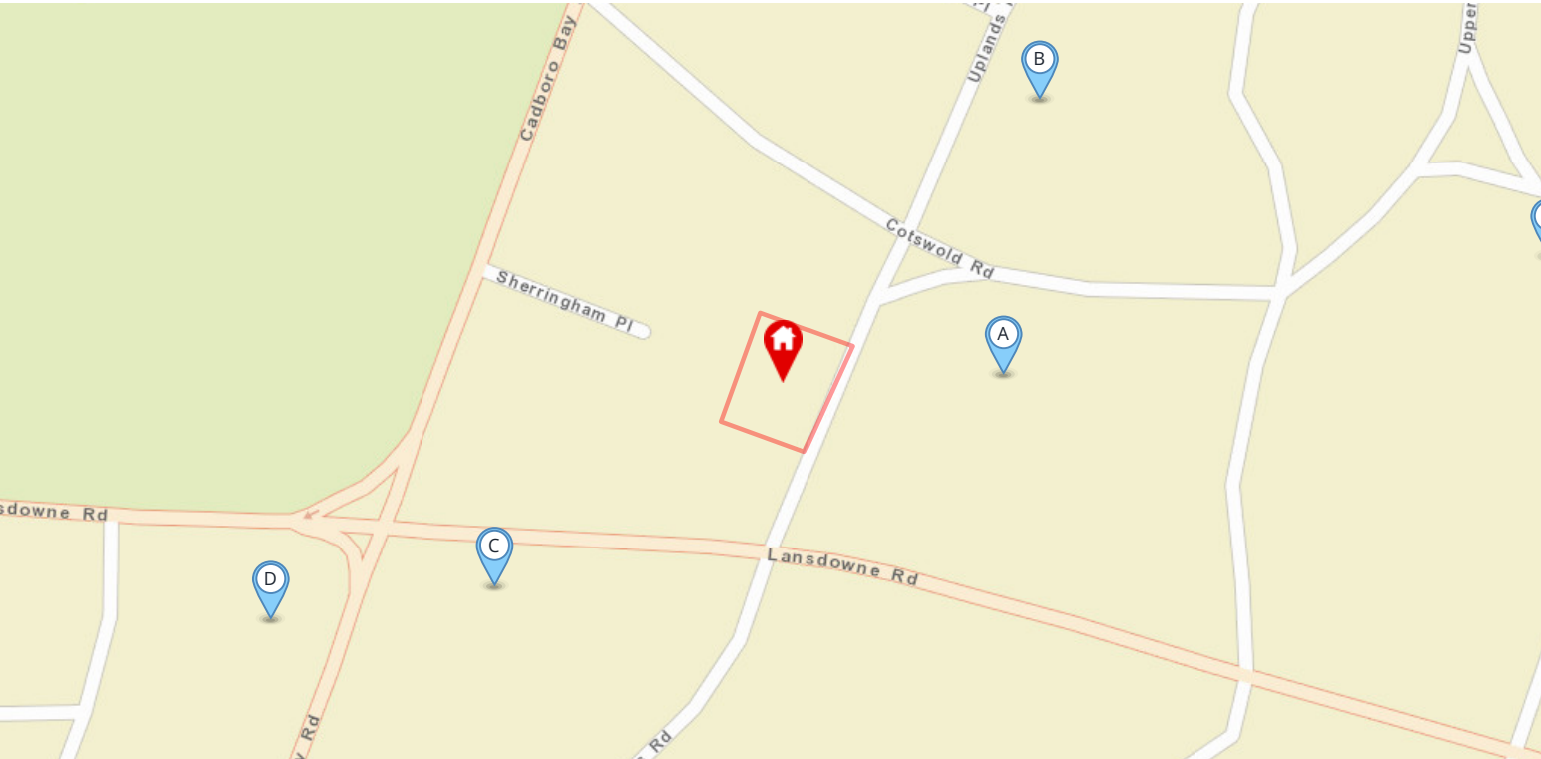
Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Project Type: SINGLE FAMILY DWELLING PERMIT Folder Number: BP014737 Application Date: Jun 03, 2022 Address: 2505 COTSWOLD RD Status: ACTIVE Purpose: This permit application is for the construction of a single family residential house.

Inactive Development



Subject Property Designations:

No Development Applications

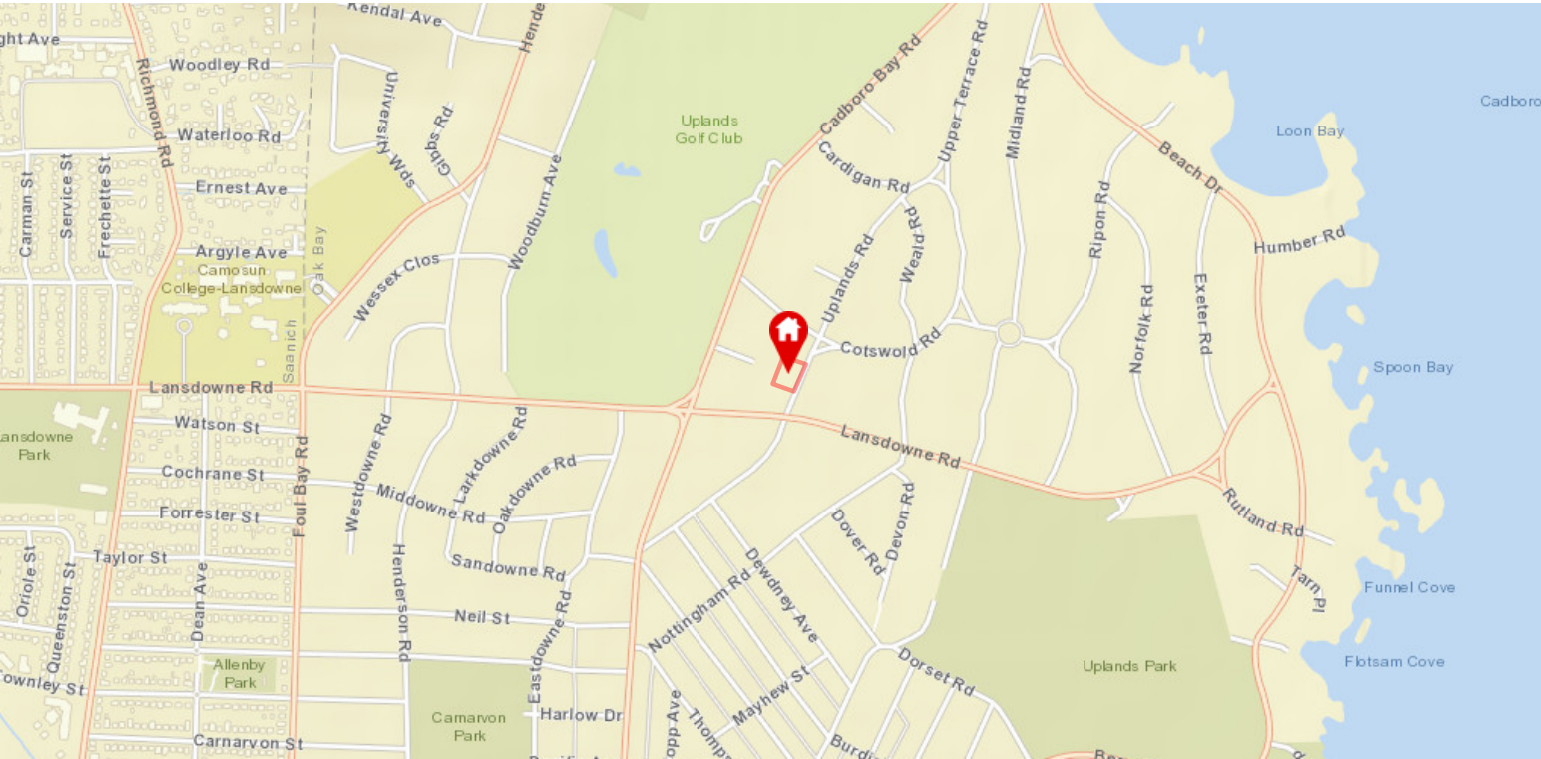
Layer Legend:

Label	Details
A	<p>Project Type: DEMOLITION PERMIT</p> <p>Folder Number: BP014593</p> <p>Application Date: Apr 19, 2022</p> <p>Address: 2505 COTSWOLD RD</p> <p>Status: ARCHIVED</p> <p>Purpose: This permit is being issued for the demolition of the existing residential dwelling.</p>
B	<p>Project Type: SINGLE FAMILY DWELLING PERMIT</p> <p>Folder Number: BP013837</p> <p>Application Date: Jun 01, 2021</p> <p>Address: 3225 UPLANDS RD</p> <p>Status: ARCHIVED</p> <p>Purpose: This permit is issued for a bathroom and kitchen renovation</p>
C	<p>Project Type: DEVELOPMENT VARIANCE PERMIT</p> <p>Folder Number: DVP00142</p> <p>Application Date: Aug 11, 2023</p> <p>Address: 2445 LANSDOWNE RD</p> <p>Status: ARCHIVED</p> <p>Purpose: This is an application for a development variance permit.The applicant is renovating their home and as required will need to bring previous renovations into compliance. This application is seeking: 1) Variance: Bylaw 6.2.4 (3) (a) Building Height - We are requesting a relaxation to the required height variance to allow for a height of 7.55 m, a difference of 230 mm higher than the maximum allowed height of 7.32 m. 2) Variance: Bylaw 6.2.4. (3) (b) - Occupiable Height: We are requesting a relaxation to the max, occupiable height of 4.57 to permit 5.27 m. a difference of 700 mm higher than the maximum height allowed.</p>

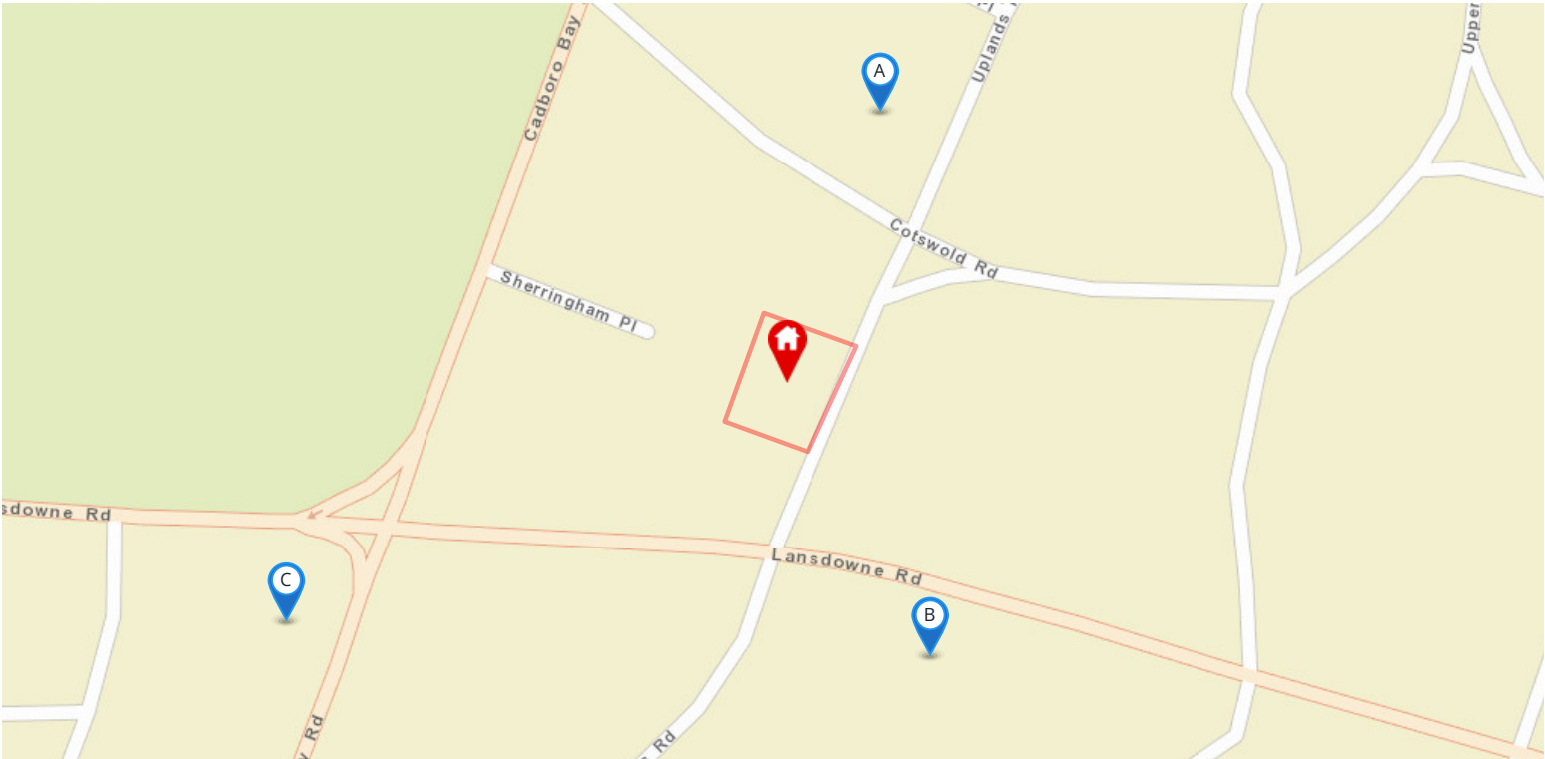
Label Details

- D Project Type: SINGLE FAMILY DWELLING PERMIT
Folder Number: [BP014560](#)
Application Date: Apr 05, 2022
Address: 3084 CADBORO BAY RD
Status: ARCHIVED
Purpose: This permit application is for Partial perimeter drain replacement.
- E Project Type: SINGLE FAMILY DWELLING PERMIT
Folder Number: [BP013914](#)
Application Date: Jul 02, 2021
Address: 3180 MIDLAND RD
Status: ARCHIVED
Purpose: This permit is issued for renovations to the kitchen and bathroom; window updates

Canada Energy Regulator Pipelines



BC Contaminated Sites



Subject Property Contaminated Site:

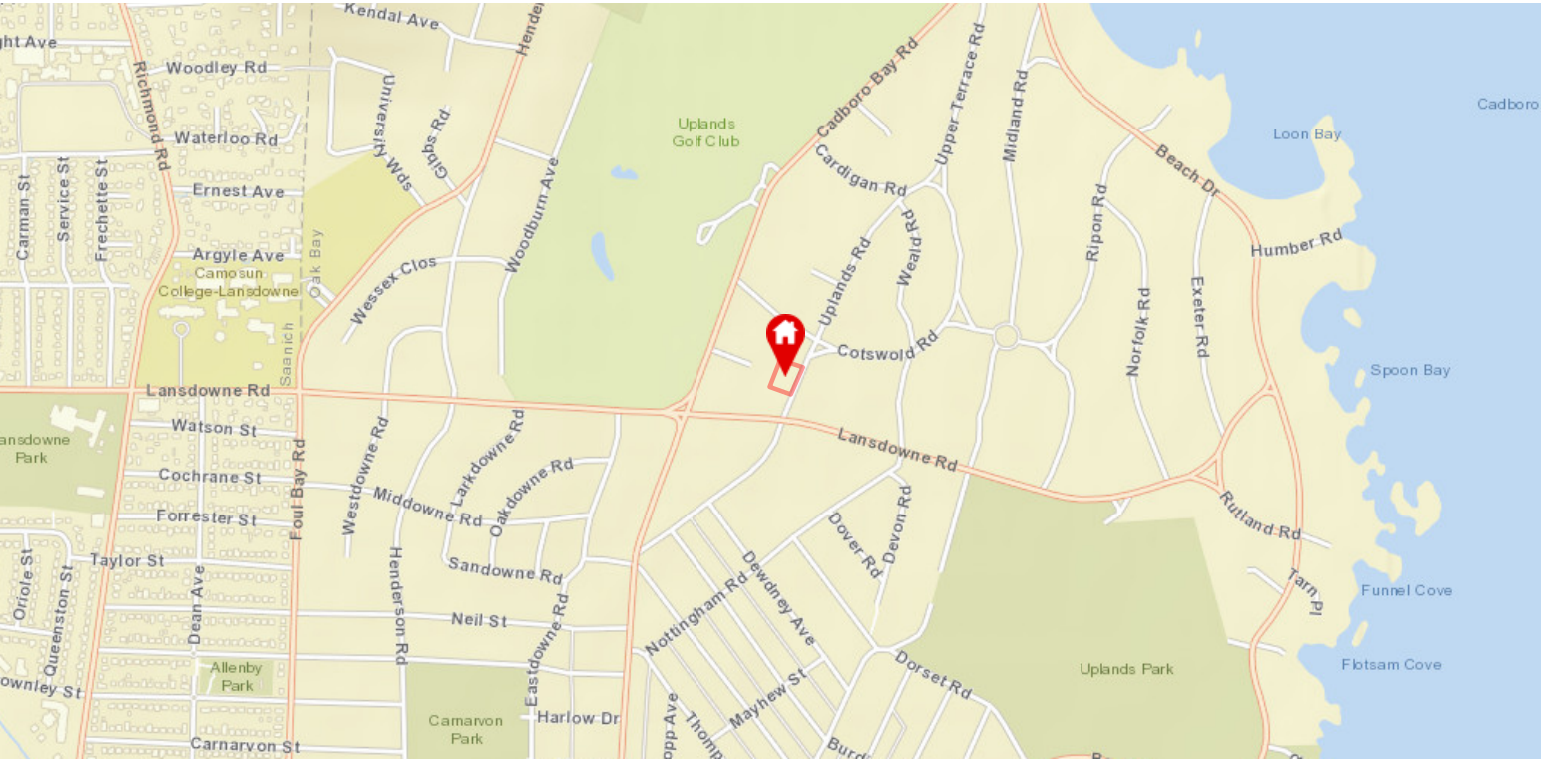
Not Applicable

Layer Legend:

Label	Details
A	Address: 3200 UPLANDS AVENUE, OAK BAY Common Name: 3200 UPLANDS AVENUE, OAK BAY, BC Site ID: 21297 Env Remediation Site ID: 68401864 Regional File No: - Victoria File No: 26250-20/21297 Description: LATS/LONGS CONFIRMED USING GOOLE EARTH AND LTSA Go to BC Contaminated Sites Registry
B	Address: 2545 LANSDOWNE ROAD, VICTORIA Common Name: 2545 LANSDOWNE ROAD, OAK BAY Site ID: 13276 Env Remediation Site ID: 68391166 Regional File No: - Victoria File No: 26250-20/13276 Description: - Go to BC Contaminated Sites Registry
C	Address: 3084 CADBORO BAY ROAD, OAK BAY Common Name: 3084 CADBORO BAY ROAD, OAK BAY Site ID: 17428 Env Remediation Site ID: 68394922 Regional File No: - Victoria File No: 26250-20/17428

Label	Details
	Description: LATS/LONGS CONFIRMED USING GOOGLE NOV 26, 2014 Go to BC Contaminated Sites Registry

BC Transmission Lines



Groundwater Wells & Aquifers



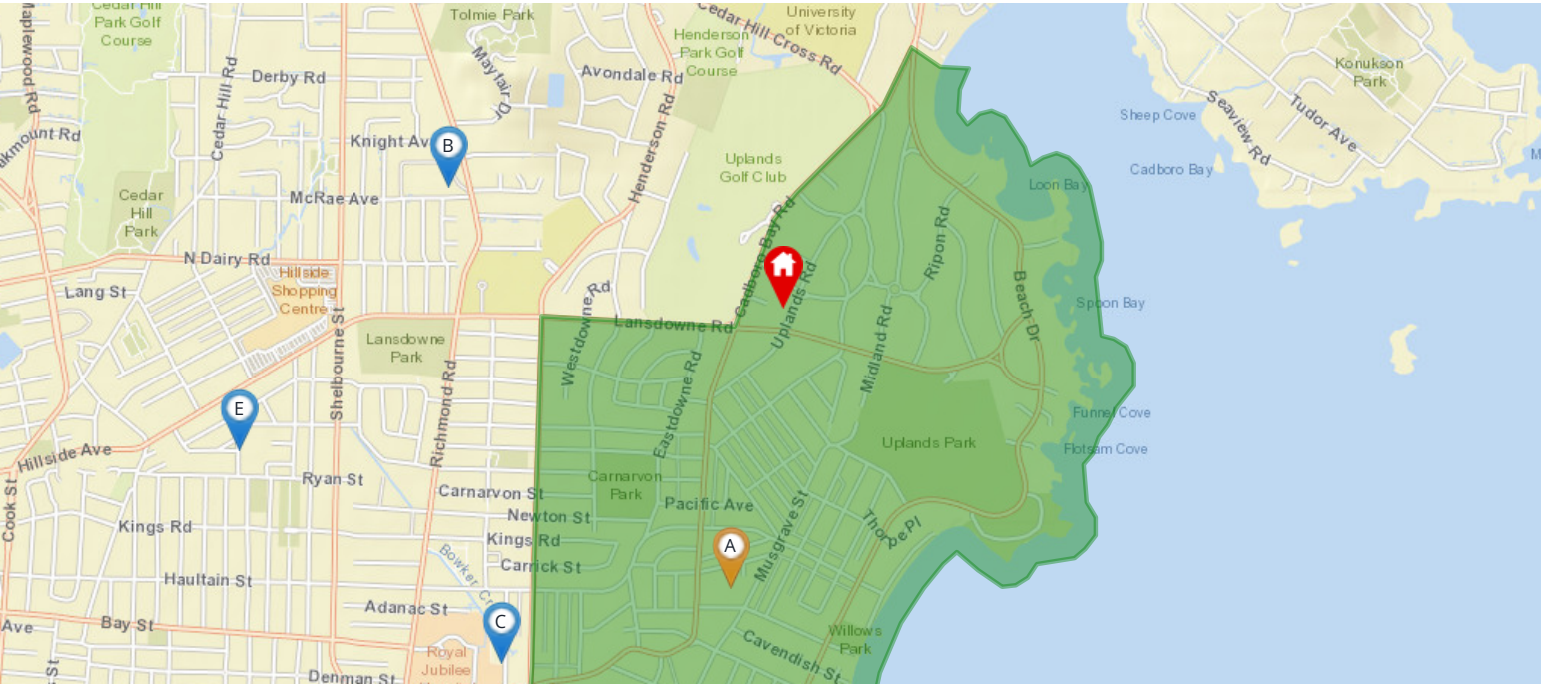
i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

No Groundwater Wells & Aquifers on selected Parcel

Nearest Schools

Nearby Elementary Schools

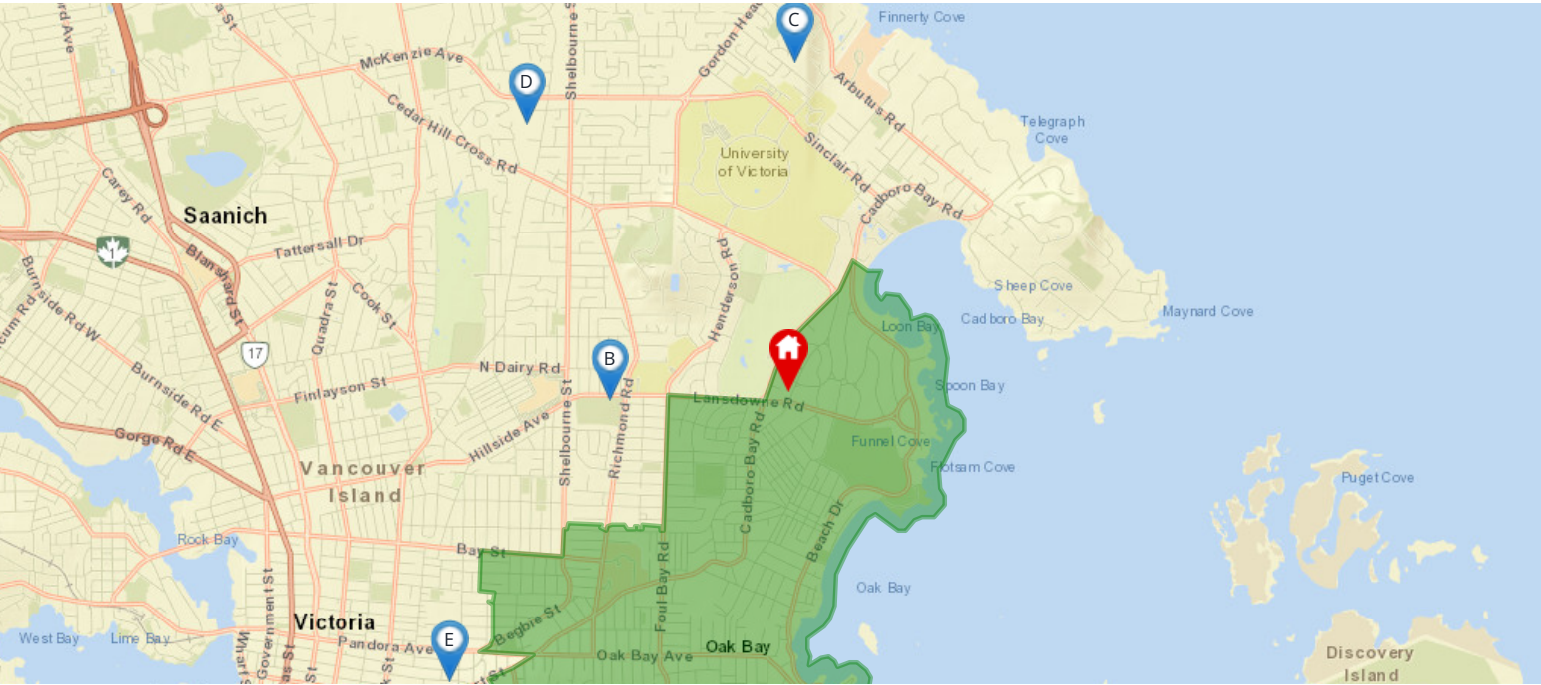


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Willows Elementary** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Willows	K - 5	SD 61	Victoria		19 mins	1.4 km	4 mins	11 mins
B	St Michaels	K - 12	Independent	Victoria		27 mins	2.0 km	4 mins	27 mins
C	St Patrick's	K - 7	Independent	Victoria		30 mins	2.3 km	6 mins	13 mins
D	Frank Hobbs	K - 5	SD 61	Victoria		35 mins	2.5 km	6 mins	16 mins
E	Oaklands	K - 5	SD 61	Victoria		37 mins	2.7 km	6 mins	25 mins
F	Campus View	K - 5	SD 61	Victoria		43 mins	3.1 km	5 mins	27 mins

Nearby Middle Schools

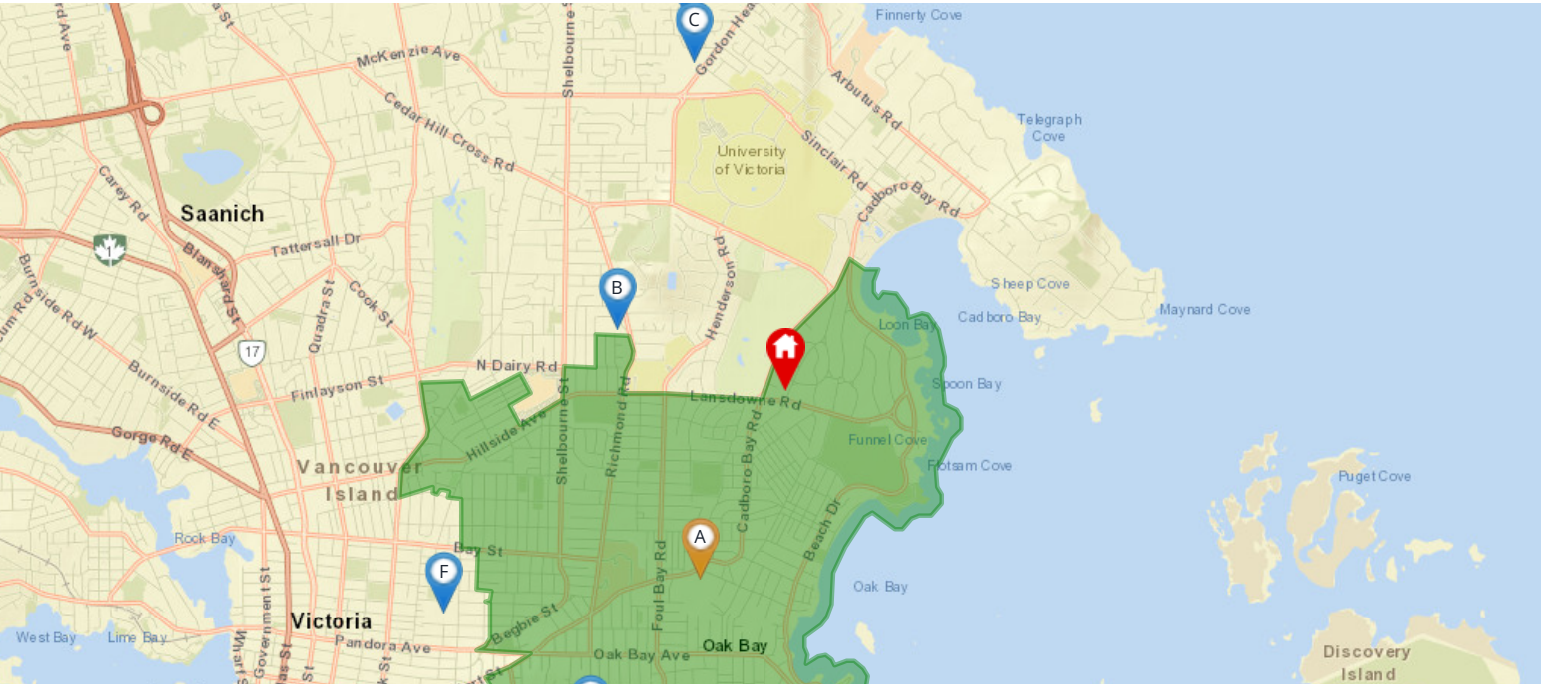


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Monterey Middle School	6 - 8	SD 61	Victoria		46 mins	3.4 km	8 mins	42 mins
B Lansdowne Middle School	6 - 8	SD 61	Victoria		21 mins	1.6 km	3 mins	21 mins
C Arbutus Global Middle School	6 - 8	SD 61	Victoria		48 mins	3.4 km	6 mins	16 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		58 mins	4.2 km	9 mins	30 mins
E Central Middle School	6 - 8	SD 61	Victoria		58 mins	4.2 km	9 mins	16 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 16 mins	5.5 km	10 mins	44 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Oak Bay High -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Oak Bay	9 - 12	SD 61	Victoria	AP Program	26 mins	2.0 km	4 mins	11 mins
B St Michaels	K - 12	Independent	Victoria	AP Program	27 mins	2.0 km	4 mins	27 mins
C Mount Douglas	9 - 12	SD 61	Victoria	AP Program	51 mins	3.6 km	7 mins	26 mins
D Maria Montessori	K - 12	Independent	Victoria		1 hour 1 min	4.4 km	8 mins	29 mins
E Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	51 mins	3.8 km	9 mins	28 mins
F Victoria High	9 - 12	SD 61	Victoria	AP Program	58 mins	4.2 km	10 mins	24 mins

Walk Score

3130 UPLANDS RD Oak Bay, V8R 6B5



Car-Dependent

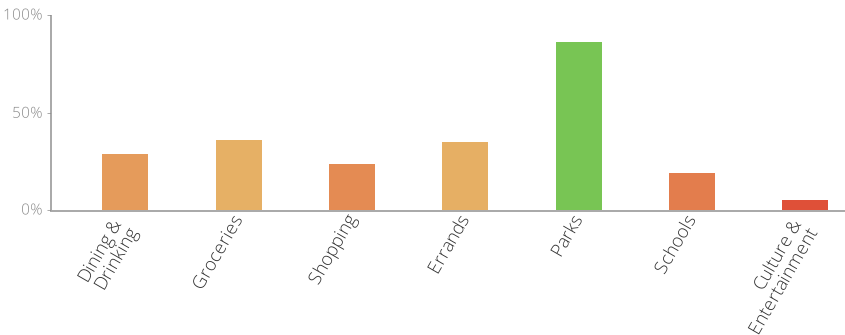
Most errands require a car



Bikeable

Some bike infrastructure

The Walk Score here is 28 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

