



PROPERTY REPORT

1105 DONWOOD DR

Saanich

V8X 4G3

Canada

PID: 000-019-101

MARCH 20, 2023



Sylvia Therrien Personal Real Estate
Corporation
Newport Realty Ltd.
Victoria
P: 250-888-6621
O: 250-385-2033
sylvia@sylviatherrien.ca
www.sylviatherrien.ca



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Summary Sheet

1105 DONWOOD DR Saanich BC V8X 4G3

PID	000-019-101
Legal Description	LOT 43, SECTION 7, LAKE DISTRICT, PLAN 39978
Plan	VIP39978
Zoning	RS-12 - Single Family Dwelling Zone
Community Plan(s)	LAP: Blenkinsop , not in ALR



Year Built	1986	Structure	SINGLE FAMILY DWELLING
Lot Size	11117.59 ft²	Bedrooms	2
Bathrooms	4	Dimensions	–
Max Elev.	49.65 m	Min Elev.	44.76 m
Floor Area	3072 Ft²	WalkScore	error
TransitScore	error	Annual Taxes	\$5,676.00

ASSESSMENT

	2022	%	2023
Building	\$379,000	↑ 15.83	\$439,000
Land	\$945,000	↑ 13.02	\$1,068,000
Total	\$1,324,000	↑ 13.82	\$1,507,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,507,000	↑ 43.52
Sales History	02/11/2020	\$1,050,000	↑ 53.06
	26/02/2014	\$686,000	0
	26/02/2014	\$686,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
854351	Sold 02/11/2020	2	\$949,000 / \$1,050,000	Newport Realty Ltd.

DEVELOPMENT APPLICATIONS

–

SCHOOL DISTRICT

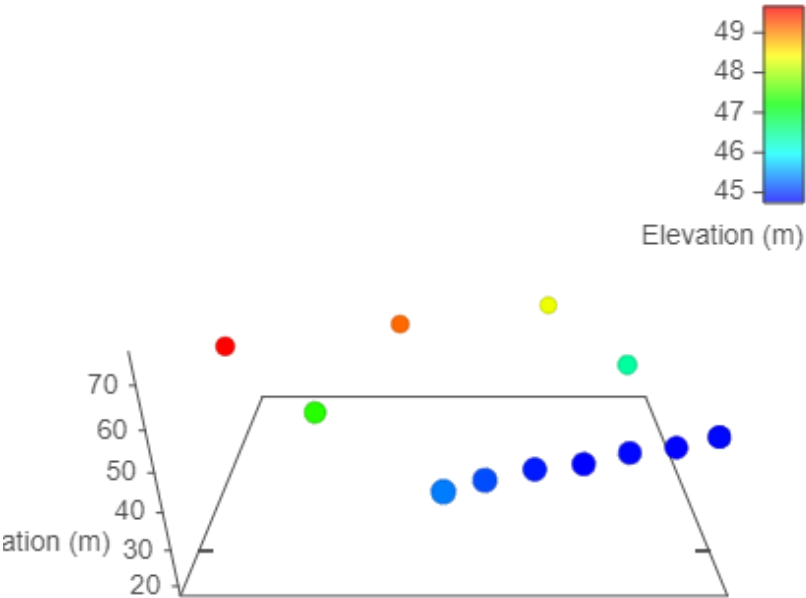
	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Lochside	Royal Oak	Claremont
School District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

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.

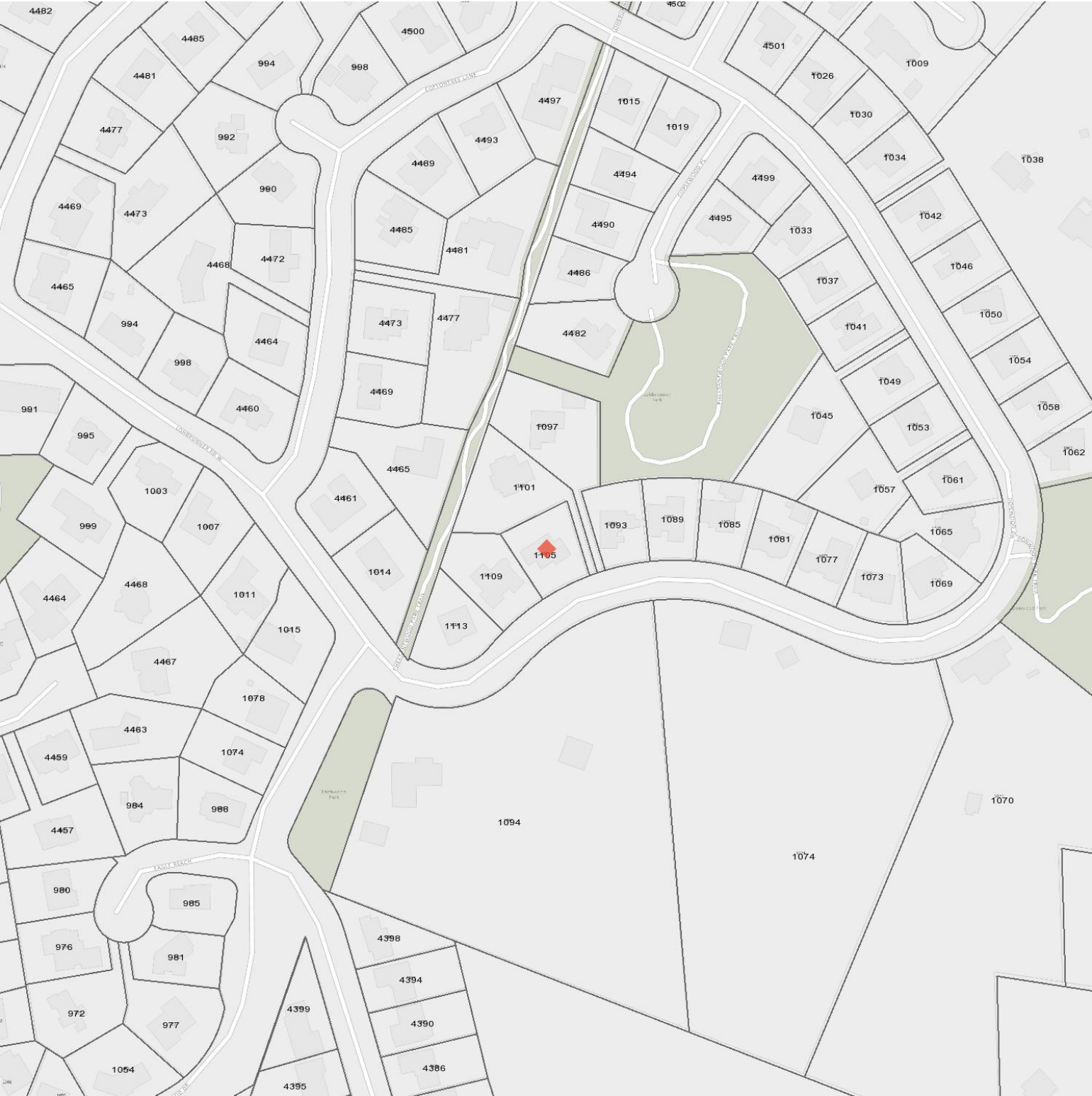


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 49.65 m | Min Elevation: 44.73 m | Difference: 4.92 m

Legal



Legend

- Right of Way

Not Active

Other

Covenant

Right of Way

Not Active

Lease or License

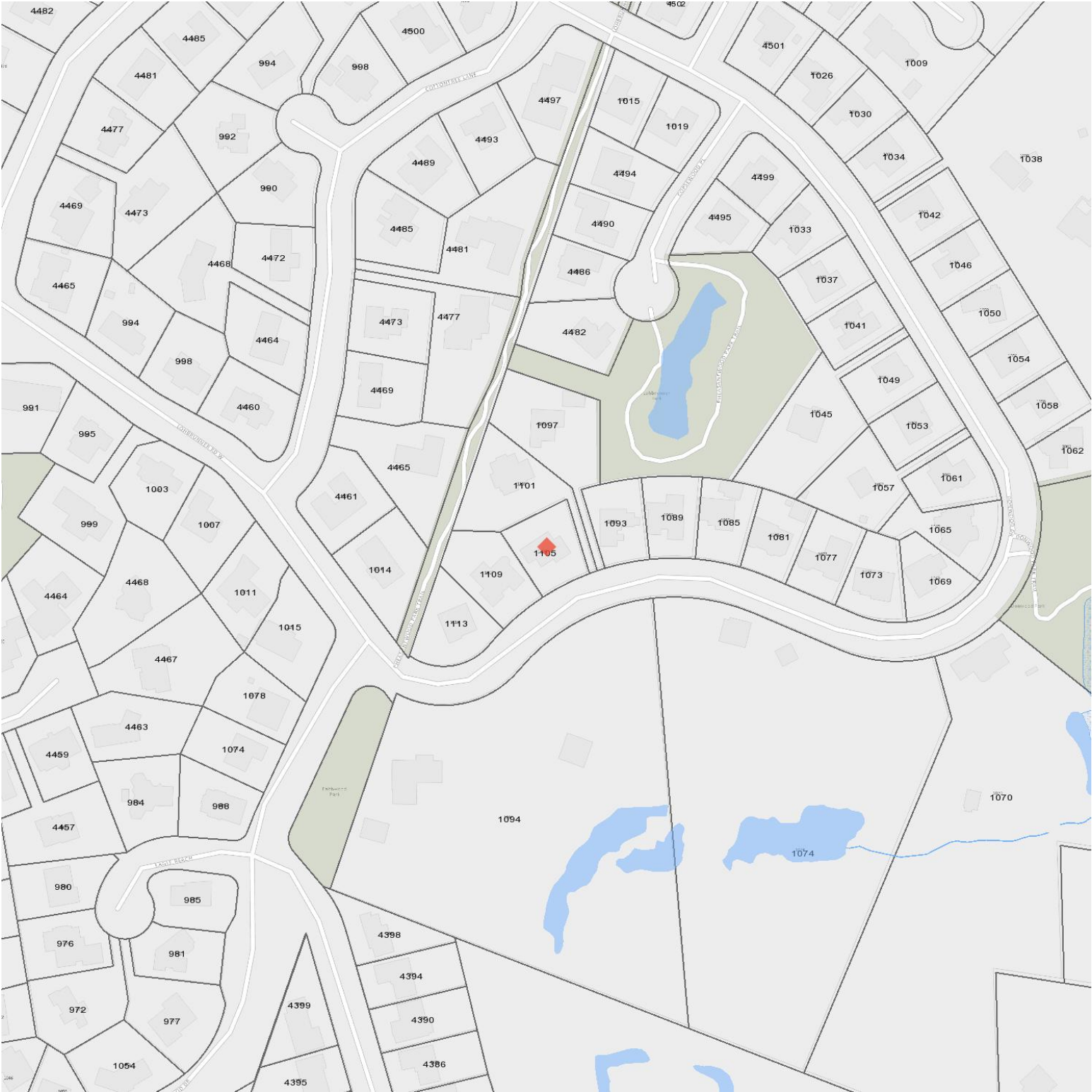
Covenant

Service Code

Other

Lease or License
- Generated by AUTOPROP

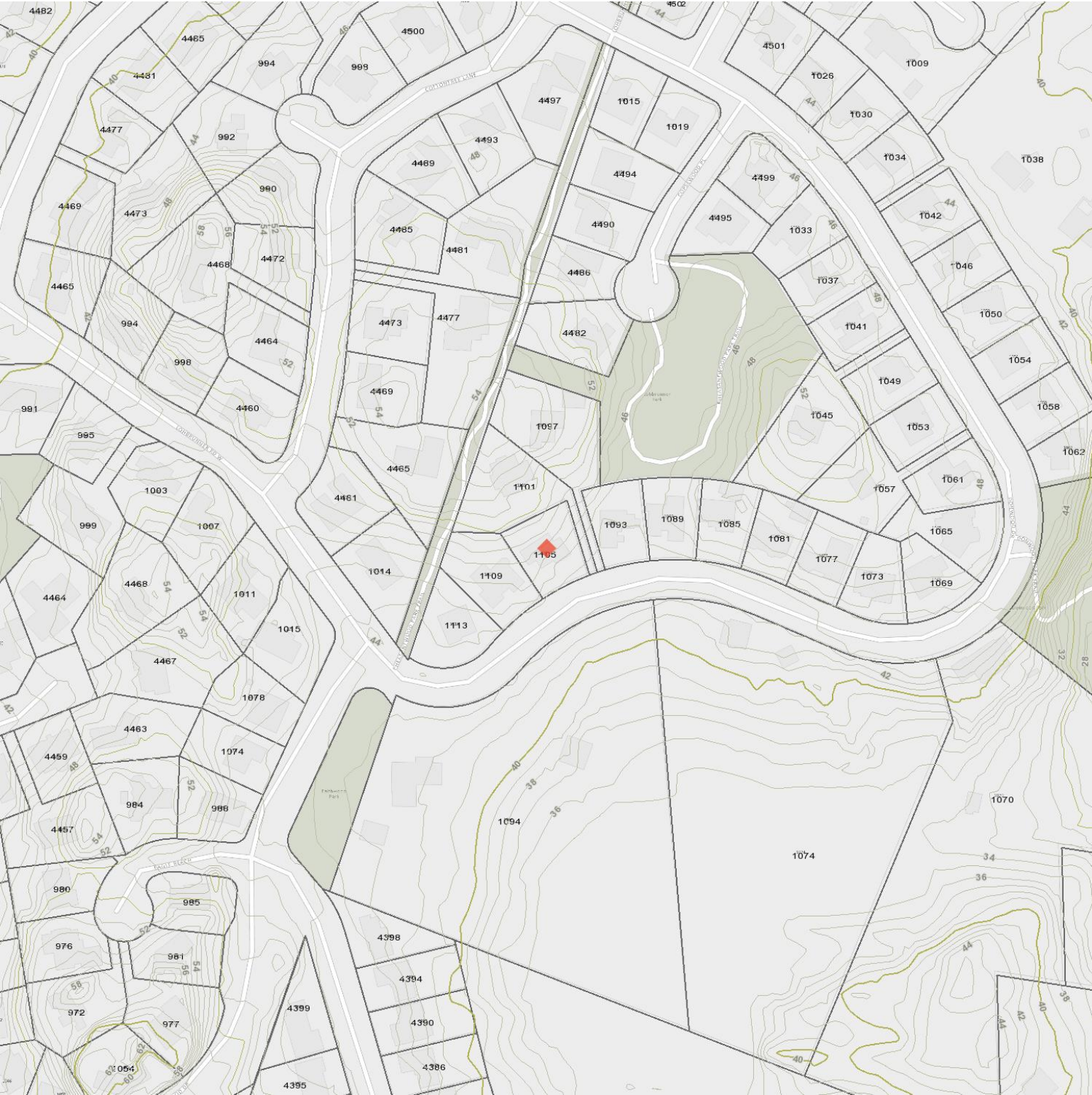
Water Features & Drainage



Legend

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

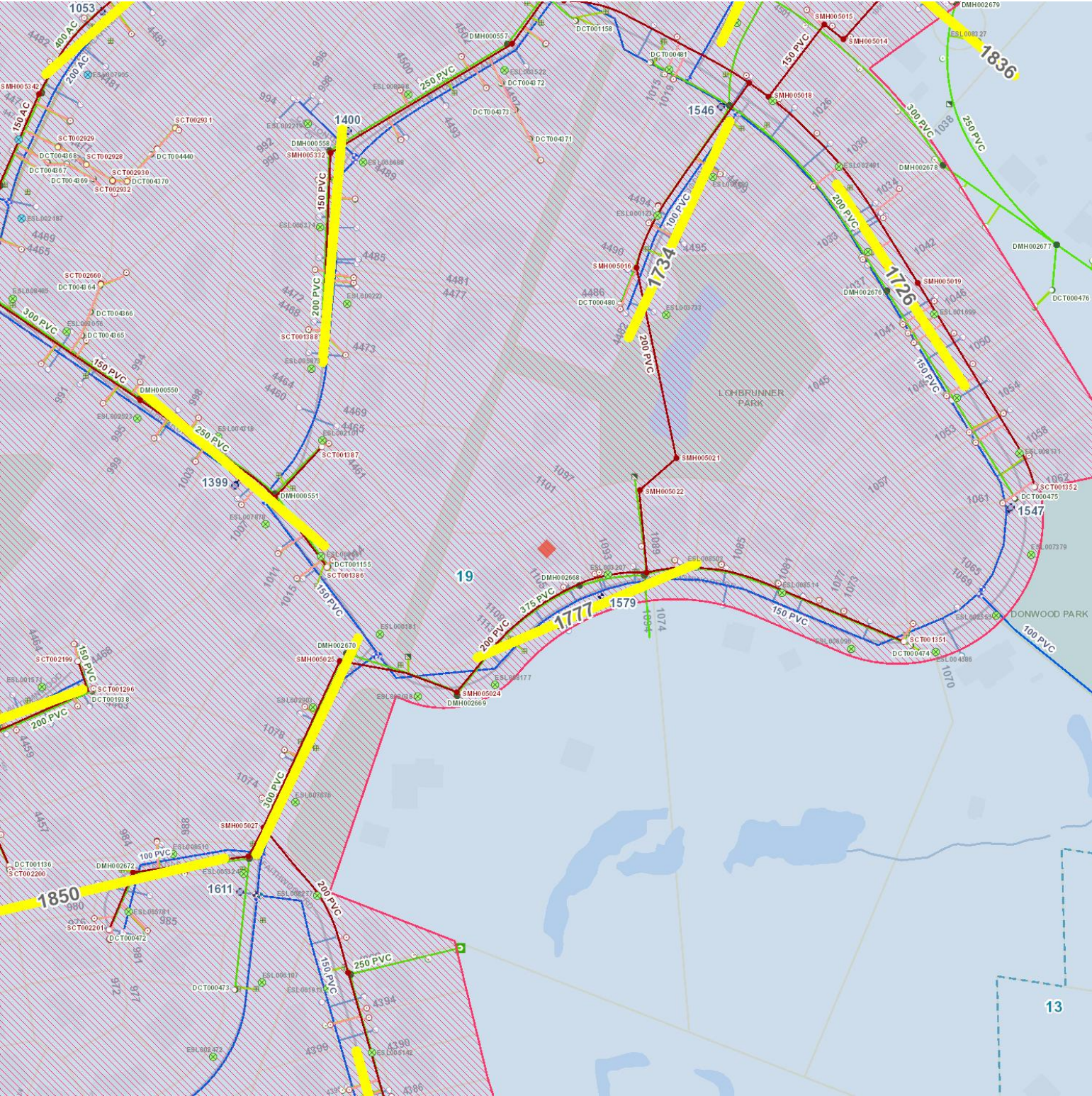
Contours



Legend

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

Infrastructure

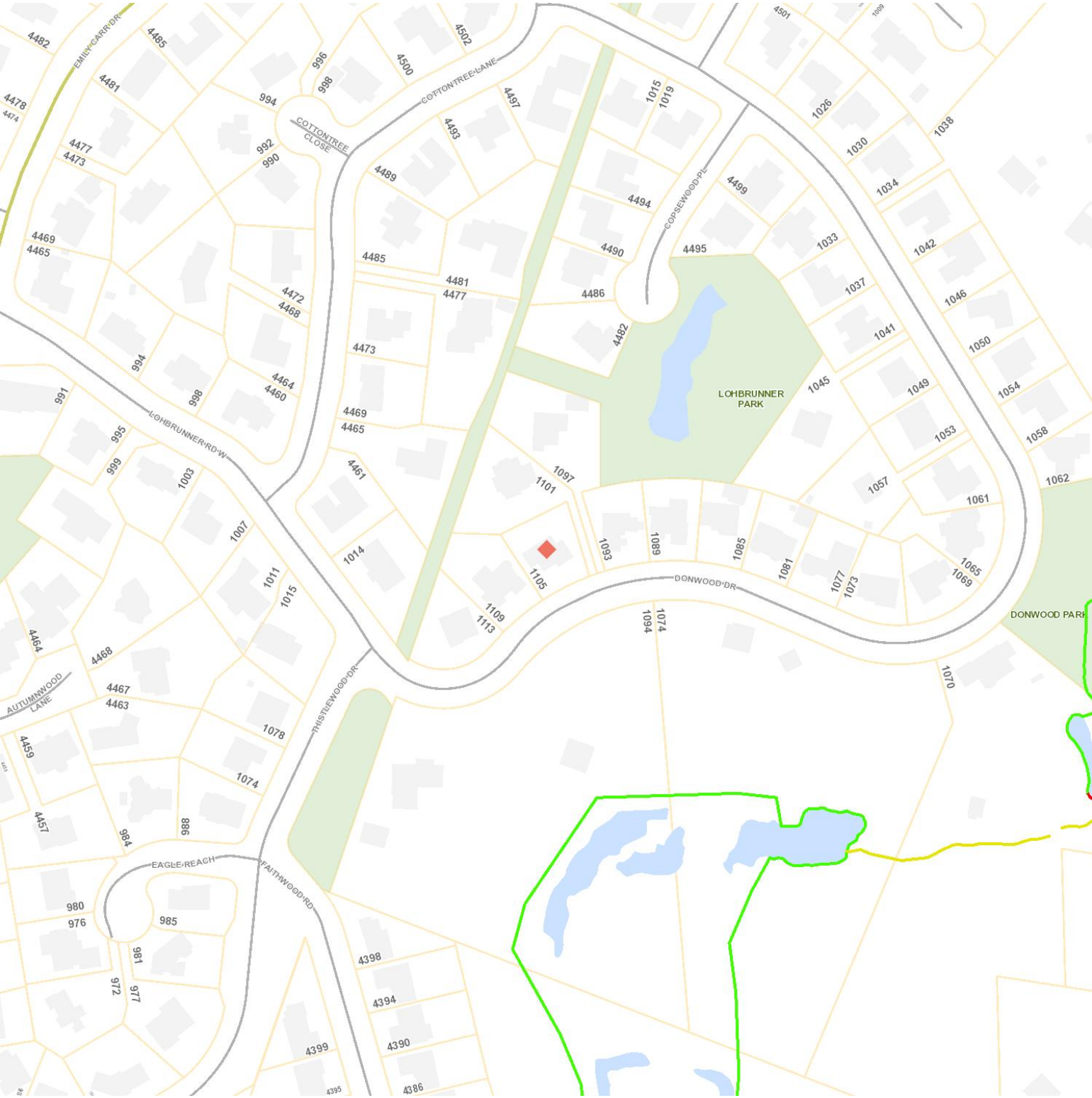


Legend

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 >1:4000	Man-made
Natural	Water Body	Parks >1:15000	Parks <1:15000
Parcel >1:7500	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
		Gravity Main : Collector	Point: Vent
		Gravity Main : Trunk	Gravity Main : Inverted Siphon
		Inspection	Lateral Line
		Storm Main Cap	Cap
		Storm Gravity Main	Storm Silt Trap
		Catch Basin : Oil Interceptor	Storm Lateral
		Connection : Cap	Catch Basin : Silt Trap
		Fitting : Main Cap	Connection : Inspection
		Gravity Main : Box Culvert	Fitting : Reducer
		Lateral : Standard	Gravity Main : Collector
		Water Hydrant	Lateral : Wye
		Check	Water Main Cap
		Service	Flush
		Water Reservoir	Zone Boundary
		Water Structure	Water Pressurized Main
		Water Meter - External	Water Service Boundary
		Branch	Water Hydrant - External
		Mainline	Check
		Water Pump Station - External	Service
		Water Service Line - External	Water Reservoir - External
		Fitting : Coupling	Bulk Meter
		Manhole	Fitting : Reducer
		System Valve : Air	Meter
		System Valve : Hydrant	System Valve : Branch
		Pressurized Main : Distribution	System Valve : Mainline
		Service : Fire	Pressurized Main : Transmission

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

- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel >1:7500
- Pacific Ocean
- 15m
- Functional at Risk
- Functional at Risk

Ocean Labels

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

Facilities

- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course >1:4000
- Parks >1:15000
- PMBC
- 25m
- 5m
- Not Rated

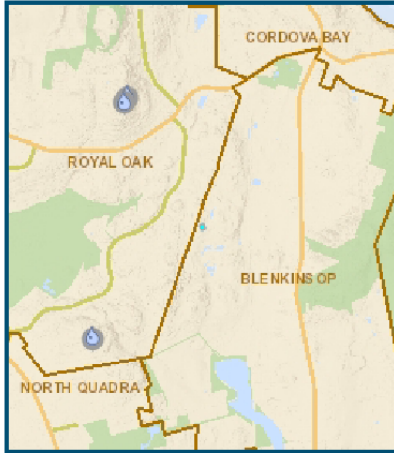
Schools

- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks <1:15000
- Bridge
- 20m
- Proper Functioning Condition
- Proper Functioning Condition

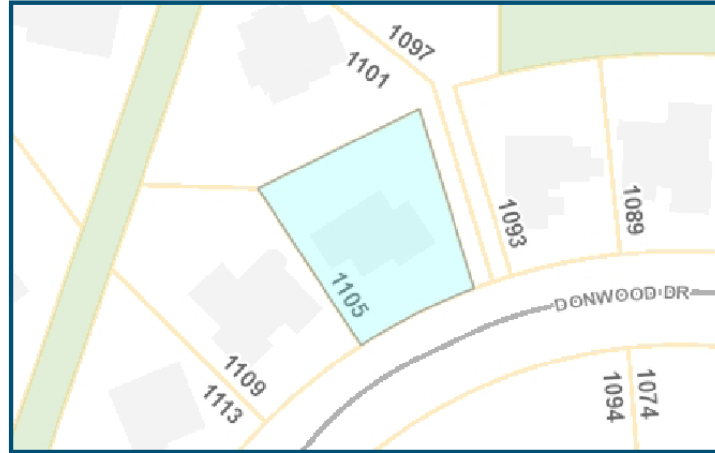


District of Saanich Property Information Report

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Property location within District of Saanich



Property Map

1105 DONWOOD DR

Property Information

Folio: 47-0552-100

PID: 000-019-101

Status: ACTIVE

Property Number: 128180

LTO Number: CA8541189

Legal: LOT 43 SECTION 7 LAKE DISTRICT PLAN 39978

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 63
BCAA Lot Size:	.25 ACRES
BCAA Manual Class:	1 STY SFD - AFTER 1930 - SEMICUSTOM
BCAA Neighbourhood Code:	ROYAL OAK/BROADMEAD
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1986
Zoning:	RS-12 SINGLE FAMILY DWELLING
Local Area:	BLINKINSOP
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 11, 2022	5,676.38	1-Residential	945,000	379,000	1,324,000	1,324,000
May 11, 2021	5,147.58	1-Residential	729,000	301,000	1,030,000	1,030,000

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:	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.

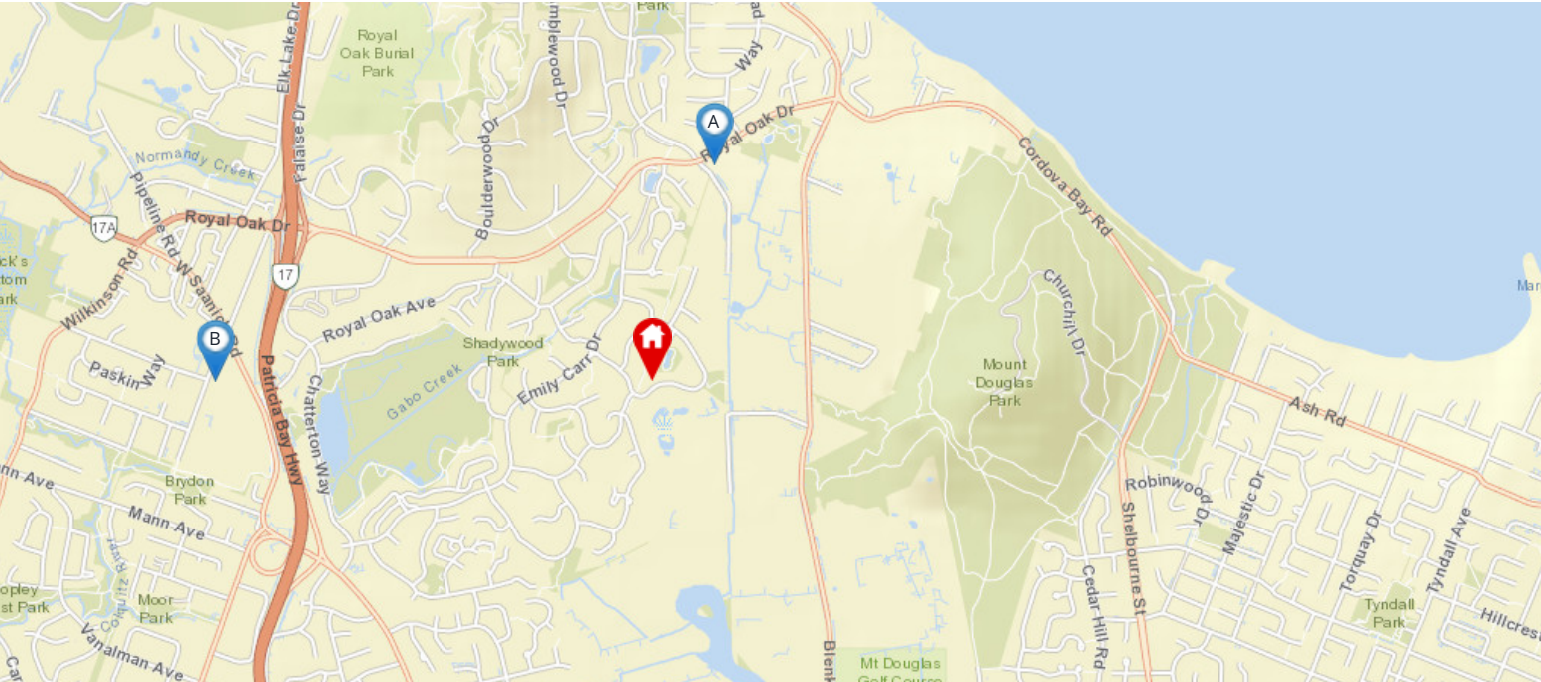
Additional Comments

Category	Date	Details
PLANNING	Dec 14, 2000	CHIMNEY/FIRE P. PRMT<1996 MAY 30/86, SCOTT MARSHALL, 2 CHIM, 1 FP, PERMIT 351, FINAL JULY 8/86, J.Z.
PLANNING	Mar 24, 2004	DEVELOPMENT PERMIT NUMBER DPR84-0036

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.

Nearest Schools

Nearby Elementary Schools



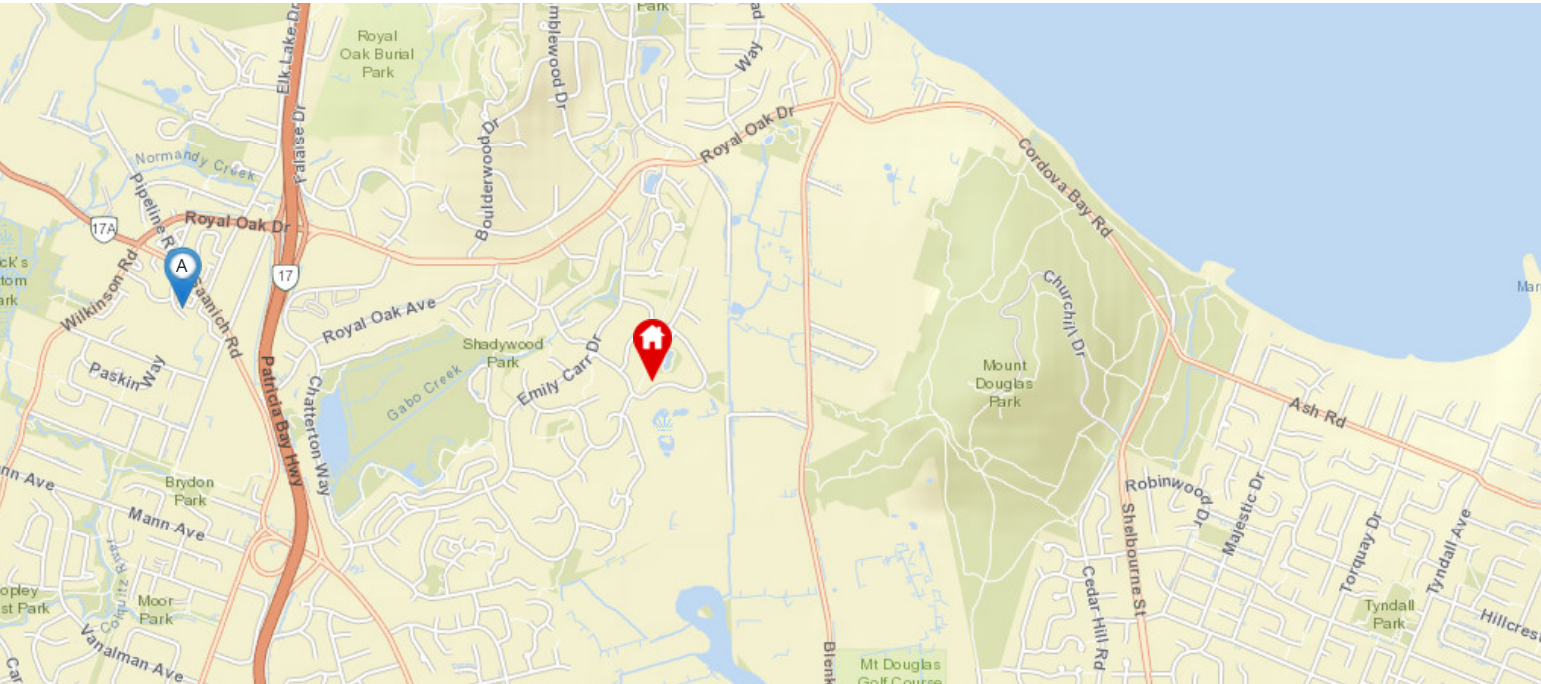
Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Lochside	K - 5	SD 63	Victoria		17 mins	1.4 km	3 mins	17 mins
B Regent Christian Online	K - 12	Independent	Victoria		30 mins	2.4 km	7 mins	24 mins
C Cordova Bay	K - 5	SD 63	Victoria		53 mins	4.3 km	8 mins	21 mins
D Prospect Lake	K - 5	SD 63	Victoria		1 hour 27 mins	6.9 km	11 mins	44 mins
E Keating	K - 5	SD 63	Victoria		2 hours 3 mins	9.9 km	12 mins	42 mins
F Brentwood	K - 5	SD 63	Brentwood Bay		2 hours 42 mins	12.8 km	17 mins	54 mins

Nearby Middle Schools



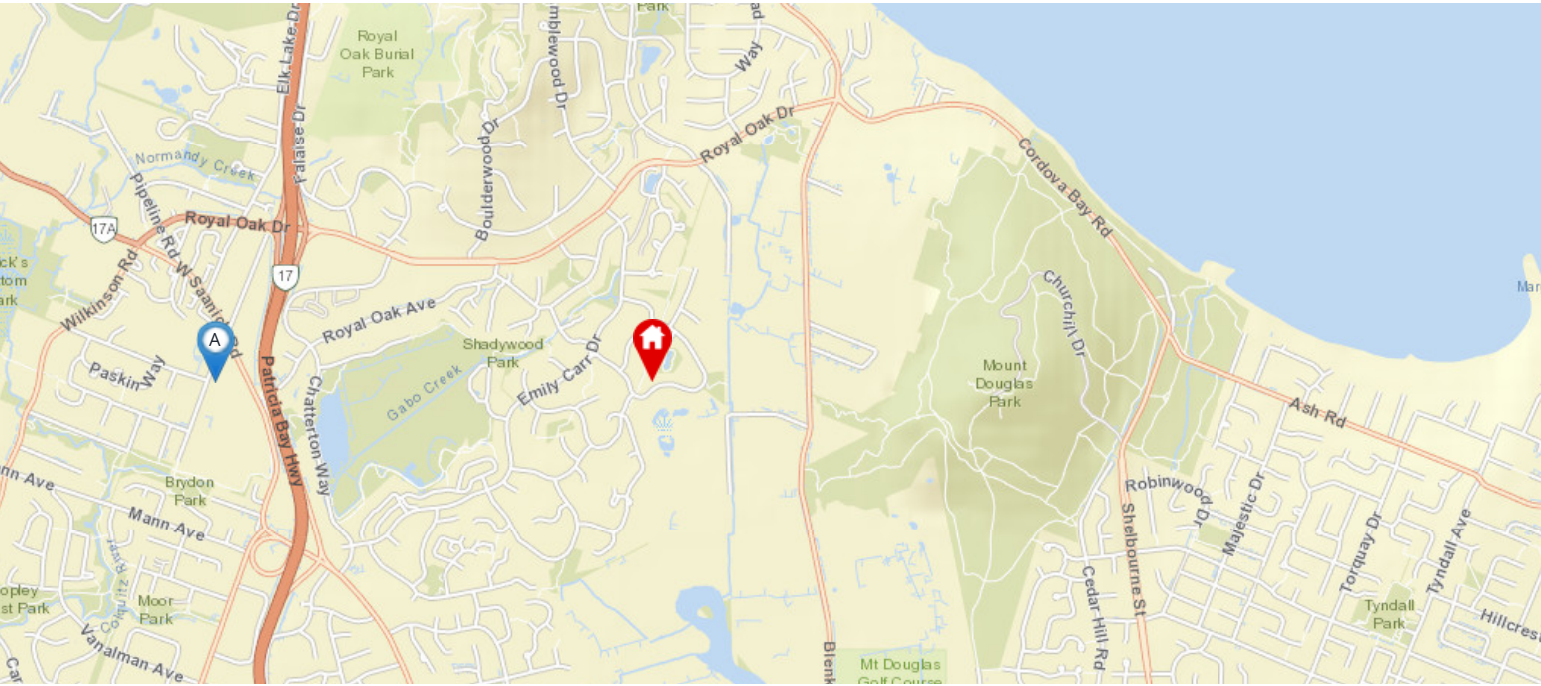
Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Royal Oak	6 - 8	SD 63	Victoria		34 mins	2.7 km	7 mins	22 mins
B	Bayside Middle	6 - 8	SD 63	Brentwood Bay		2 hours 46 mins	13.4 km	19 mins	53 mins
C	North Saanich	6 - 8	SD 63	North Saanich		4 hours 13 mins	20.9 km	20 mins	1 hour 4 mins

Nearby Secondary Schools



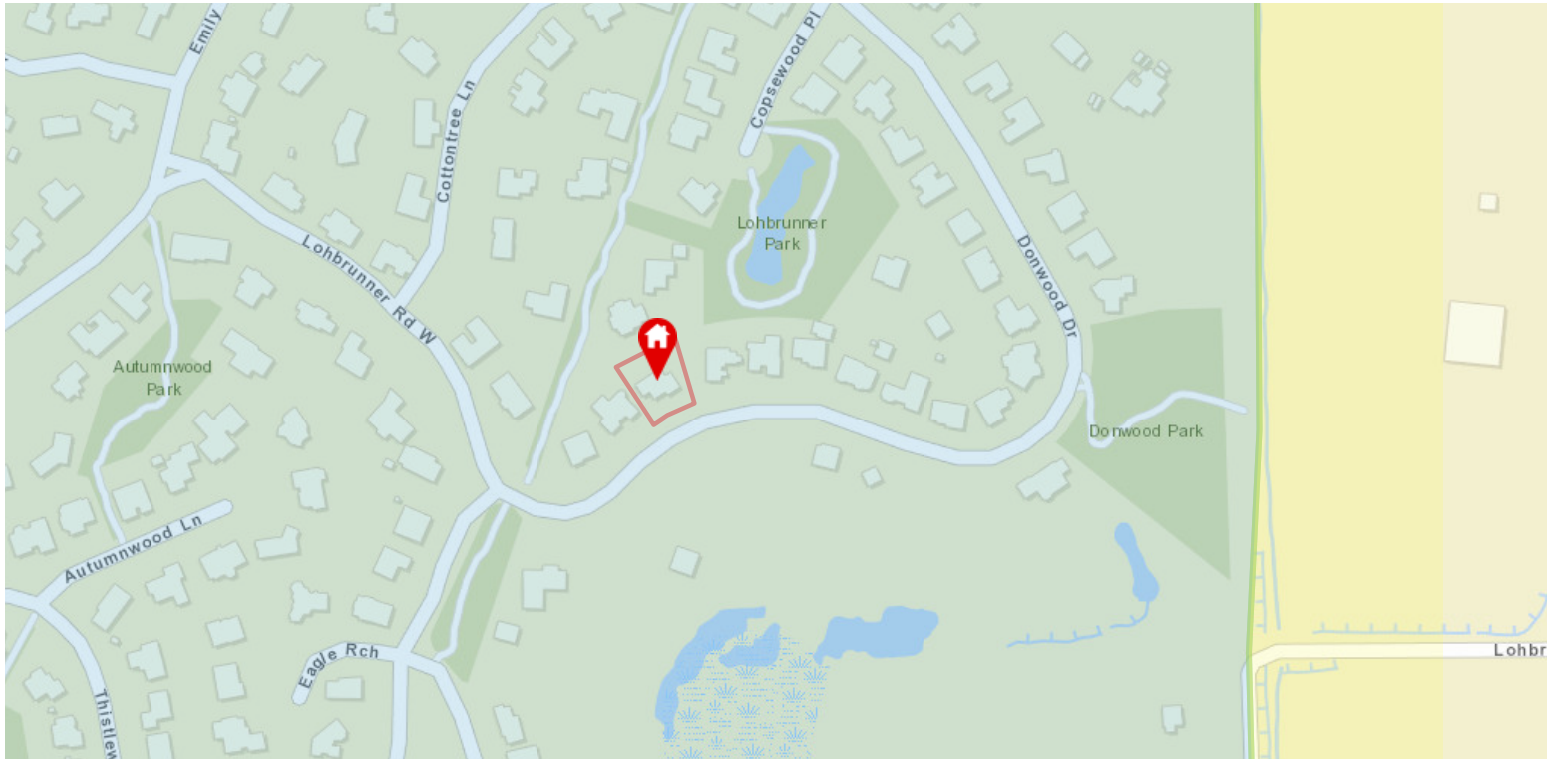
Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Regent Christian Online	K - 12	Independent	Victoria		30 mins	2.4 km	7 mins	24 mins
B Claremont	9 - 12	SD 63	Victoria	AP Program	42 mins	3.2 km	7 mins	37 mins
C Stelly's	9 - 12	SD 63	Saanichton		2 hours 38 mins	12.8 km	15 mins	57 mins
D Parkland	9 - 12	SD 63	Sidney	AP Program	4 hours 21 mins	21.6 km	21 mins	1 hour 6 mins

Sub Areas



Subject Property Designations:

Area: Saanich East

Sub-Area: SE Broadmead

Layer Legend:

- SE Broadmead
- SE Blenkinsop

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RS-12 Description: Single Family Dwelling Zone
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Local Area Plan: Blenkinsop
Proposed Plans	Not Applicable
Development Permit Area	Name: Saanich General
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

Zoning



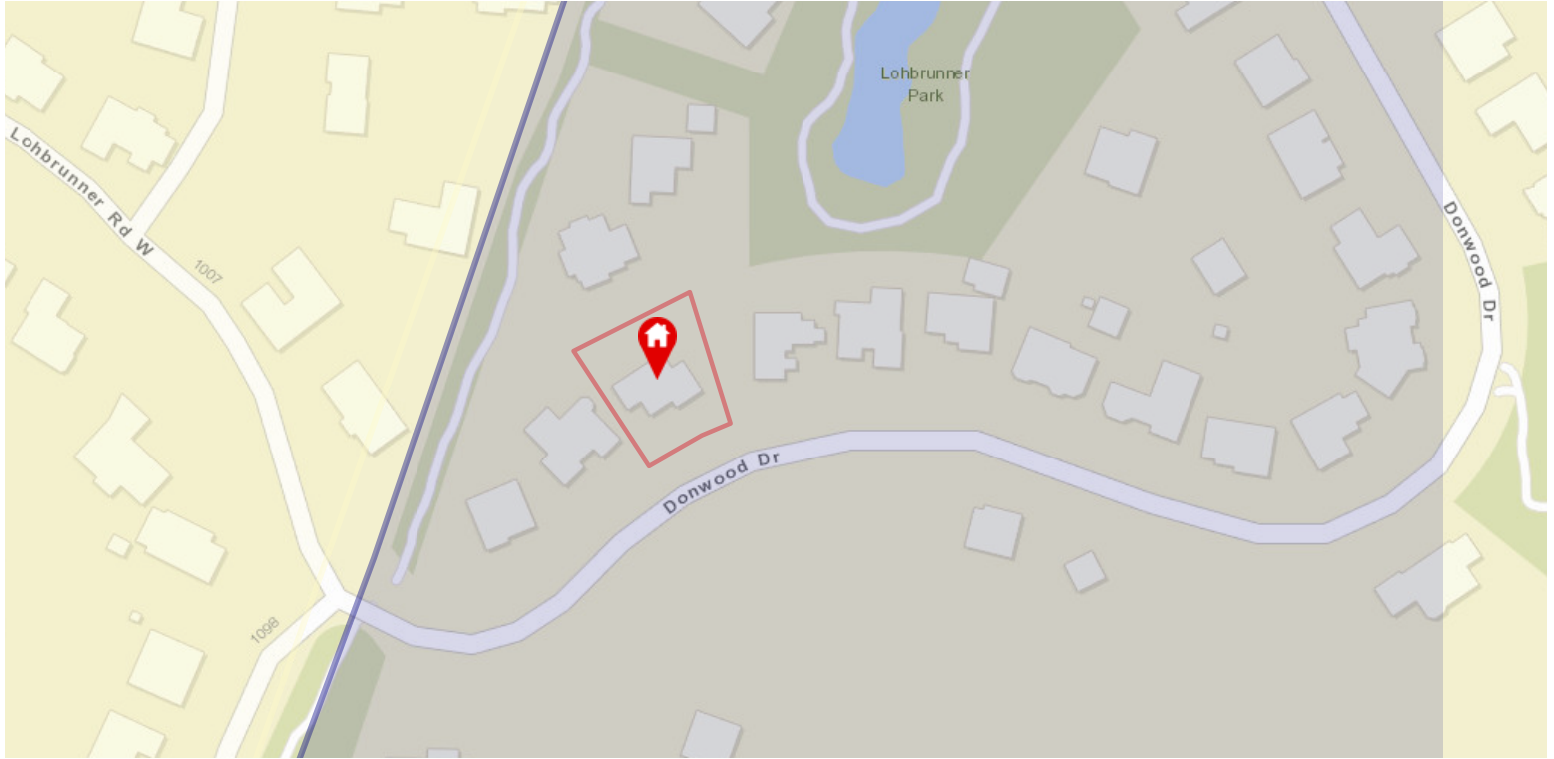
Subject Property Designations:

Code: [RS-12](#)
Description: Single Family Dwelling Zone

Layer Legend:

	Code	Description
■	RS-12	Single Family Dwelling Zone
■	A-1	Rural Zone - 2 HA Lot
■	P-4N	Natural Park Zone
■	RS-18	Single Family Dwelling Zone
■	RS-10	Single Family Dwelling Zone

Local Area Plan



Subject Property Designations:

Local Area Plan: [Blenkinsop](#)

Layer Legend:

- [Blenkinsop](#)
- [Royal Oak](#)

Development Permit Area



Subject Property Designations:

Name: [Saanich General](#)

Layer Legend:

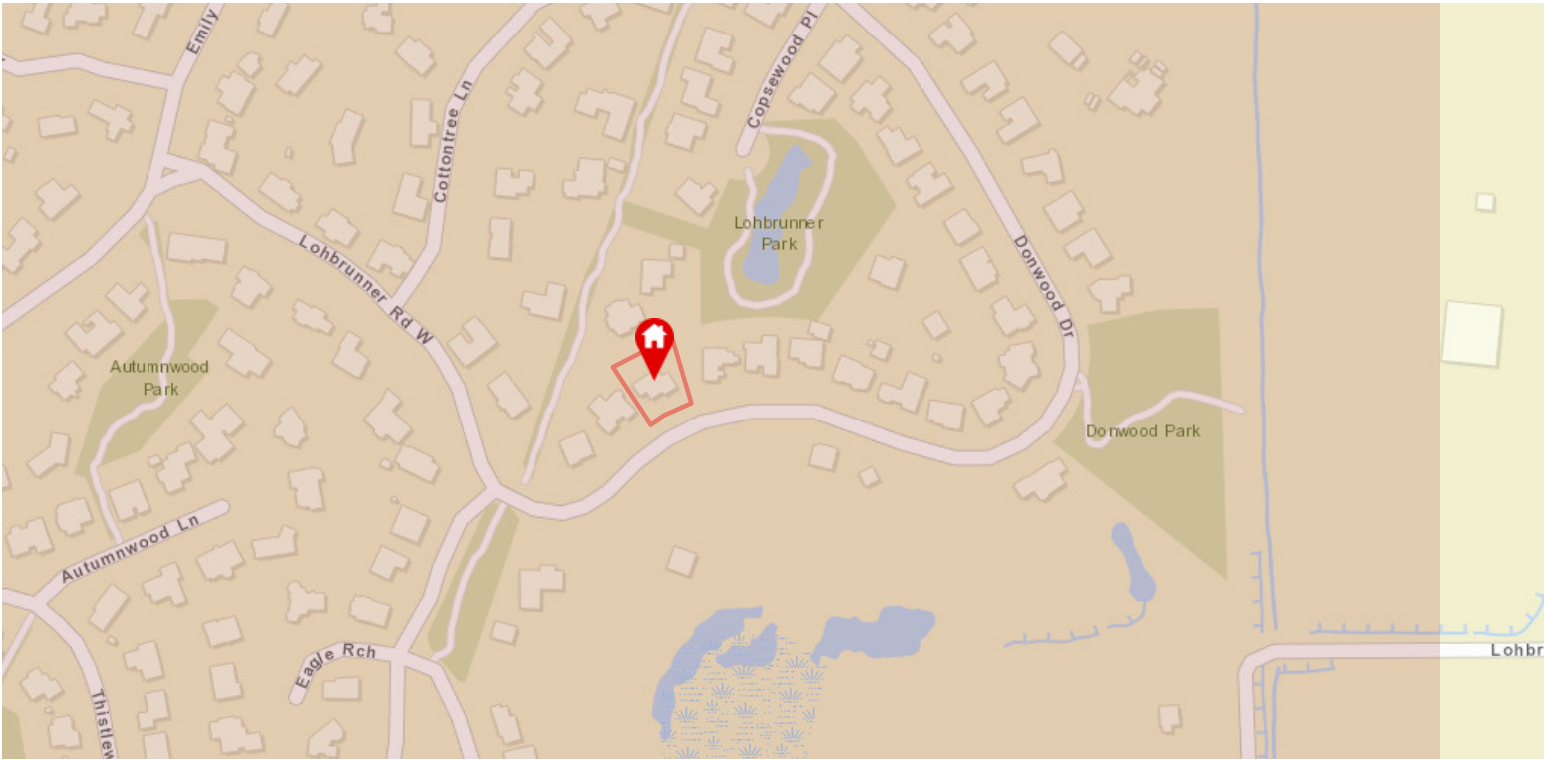
● [Saanich General](#)

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain



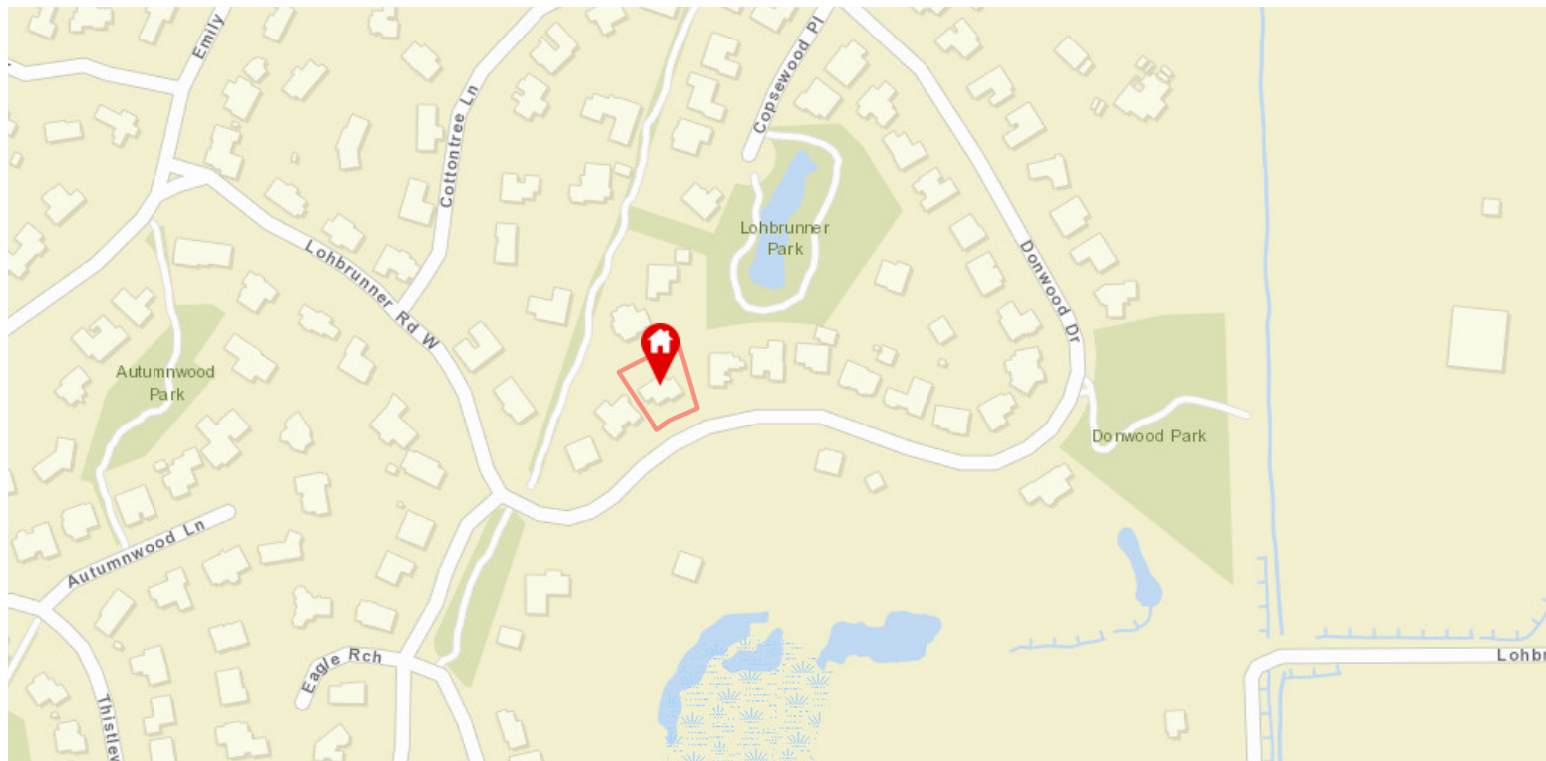
Subject Property Designations:

Name: Corporation of the District of Saanich

Layer Legend:

- Corporation of the District of Saanich

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable



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