



PROPERTY REPORT

846 BIRCH RD
North Saanich
V8L 5R9
Canada

PID: 031-163-416

JUNE 30, 2026



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Sotheby's
INTERNATIONAL REALTY

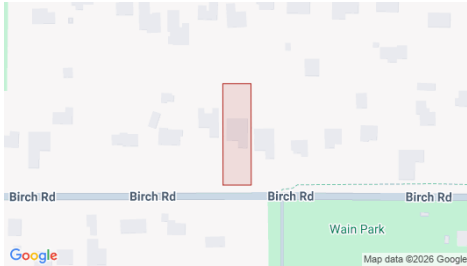
Victoria Luxury
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Summary Sheet

846 BIRCH RD North Saanich BC V8L 5R9



PID	031-163-416
Registered Owner	CA*, G*
Legal Description	LOT 2 SECTION 19 RANGE 2 WEST NORTH SAANICH DISTRICT PLAN EPP96218
Plan	EPP96218
Zoning	R-2 - Single Family Residential 2
Community Plan(s)	not in ALR

Year Built	2021	Structure	SINGLE FAMILY DWELLING
Lot Size	24818.22 ft²	Floor Area	2750 Ft²
Bathrooms	4	Bedrooms	4
Max Elev.	45.55 m	Min Elev.	44.09 m
Walk Score	29 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$6,463.34

ASSESSMENT

	2025	%	2026
Building	\$981,000	↑ 4.69	\$1,027,000
Land	\$961,000	↑ 0.52	\$966,000
Total	\$1,942,000	↑ 2.63	\$1,993,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$1,993,000	↓ -3.72
Sales History	31/10/2024	\$2,070,000	↑ 1
	26/05/2023	\$2,050,000	↑ 9
	14/01/2022	\$1,875,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
973606	Sold 31/10/2024	35	\$2,195,000 / \$2,070,000	Sotheby's International Realty Canada
928046	Sold 26/05/2023	31	\$2,095,000 / \$2,050,000	Macdonald Realty Victoria
878851	Sold 14/01/2022	0	\$1,875,000 / \$1,875,000	DFH Real Estate Ltd.

DEVELOPMENT APPLICATIONS

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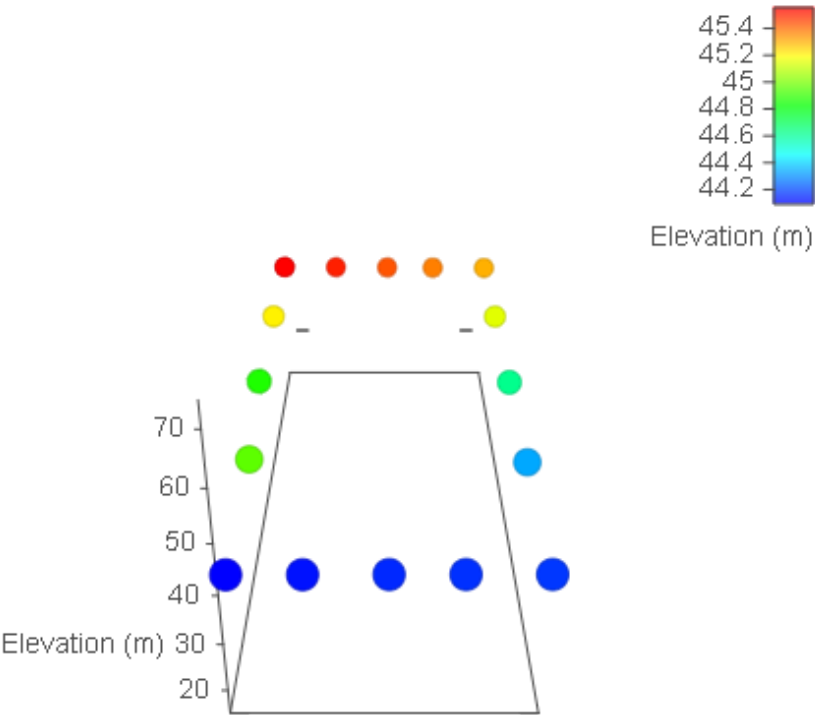
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 45.55 m | Min Elevation: 44.09 m | Difference: 1.46 m

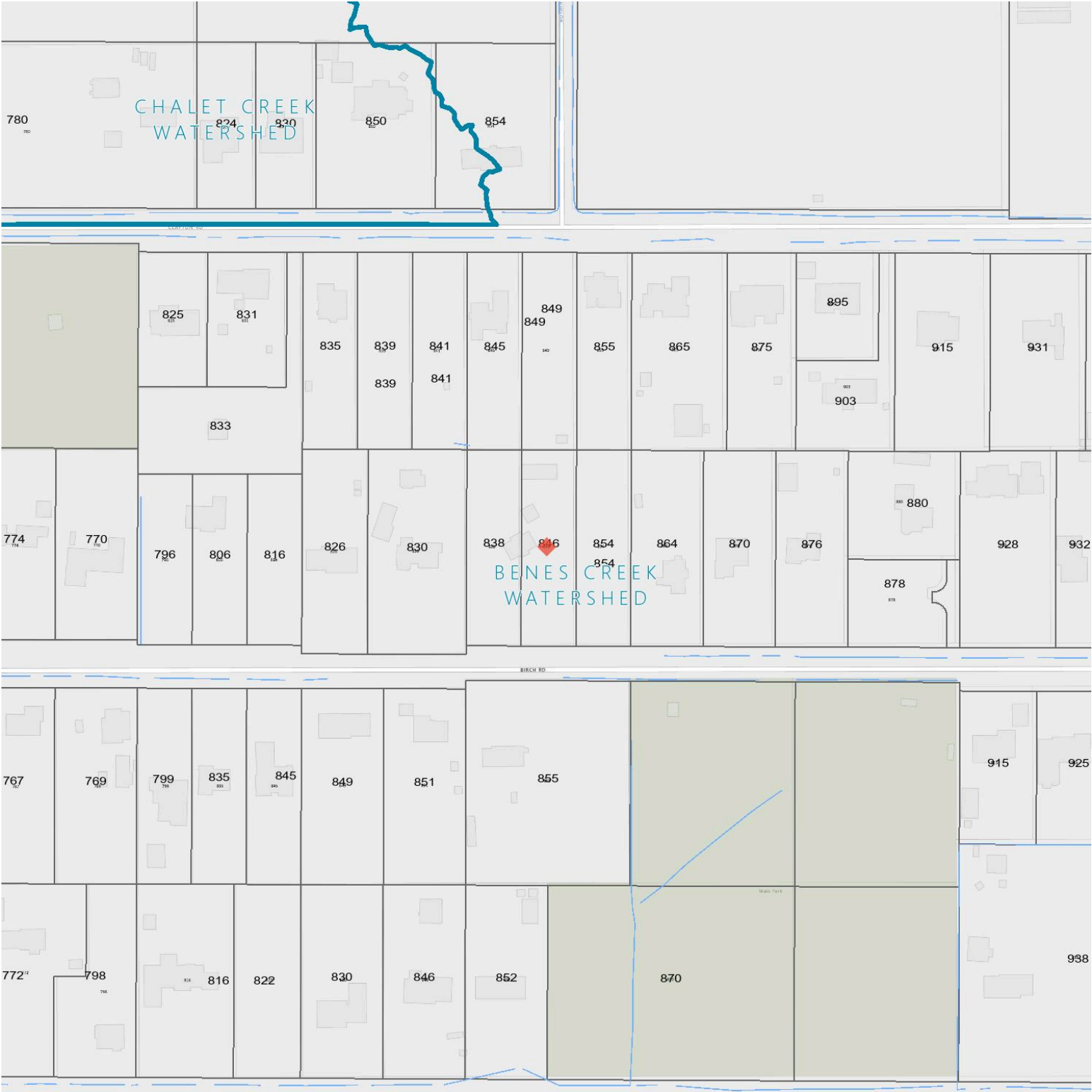
Legal



Legend



Water Features & Drainage



Legend

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

Contours

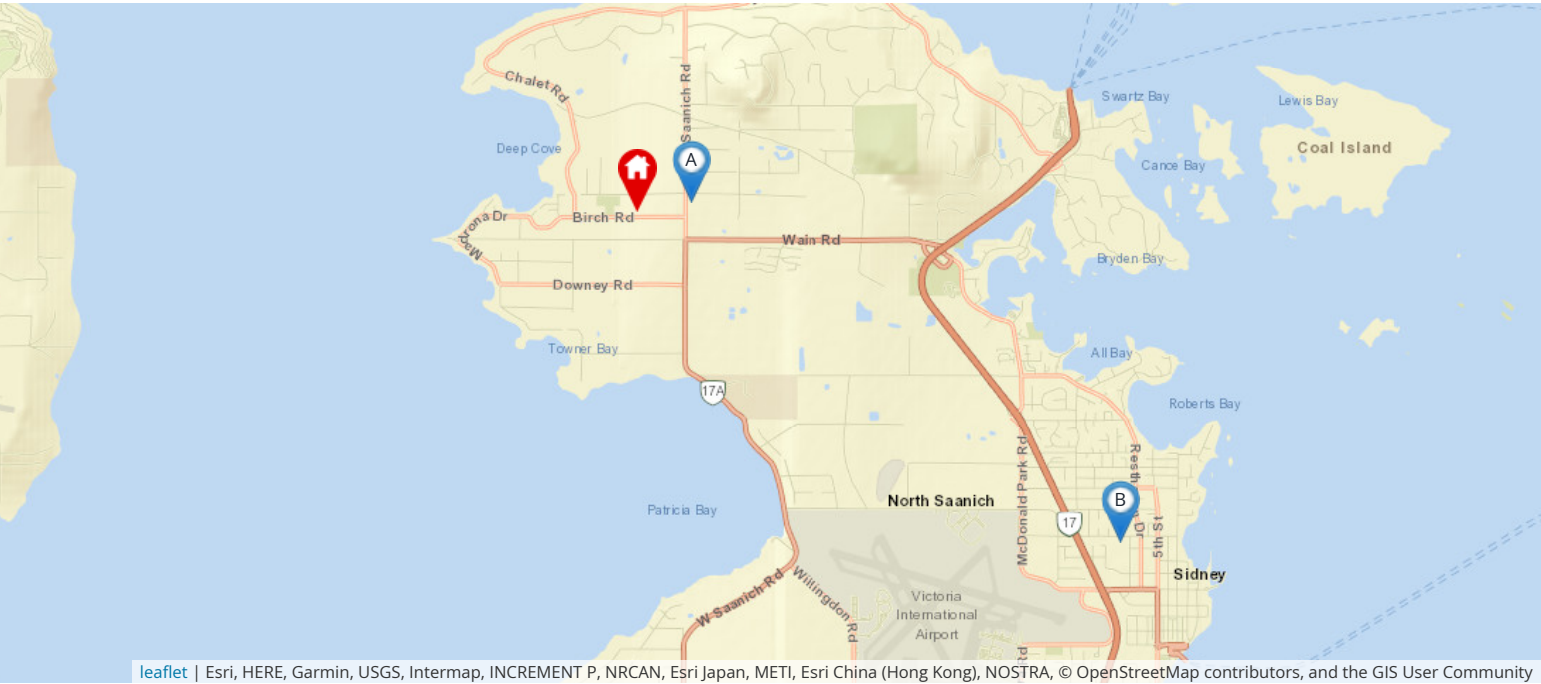


Legend

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

Nearest Schools

Nearby Elementary Schools



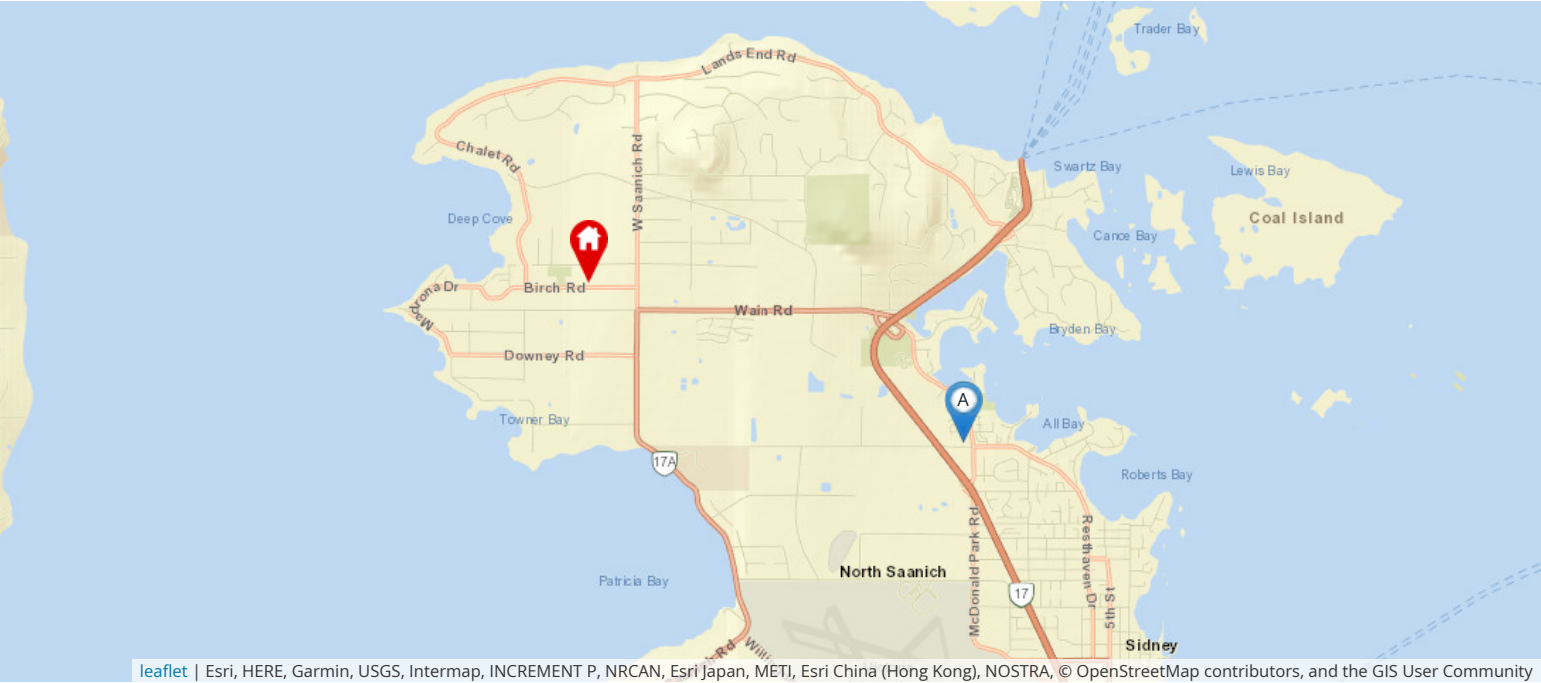
Legend: Subject Property Catchment School Other Schools

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 Deep Cove	K - 5	SD 63	Sidney		8 mins	0.6 km	1 min	8 mins
B Sidney	K - 5	SD 63	Sidney		1 hour 28 mins	6.6 km	9 mins	37 mins
C Kelset	K - 5	SD 63	North Saanich		1 hour 52 mins	8.0 km	11 mins	50 mins
D Brentwood	K - 5	SD 63	Brentwood Bay		3 hours 13 mins	14.1 km	17 mins	1 hour 12 mins
E Keating	K - 5	SD 63	Victoria		3 hours 26 mins	15.1 km	15 mins	1 hour 7 mins
F Prospect Lake	K - 5	SD 63	Victoria		4 hours 41 mins	20.5 km	24 mins	1 hour 37 mins

Nearby Middle Schools



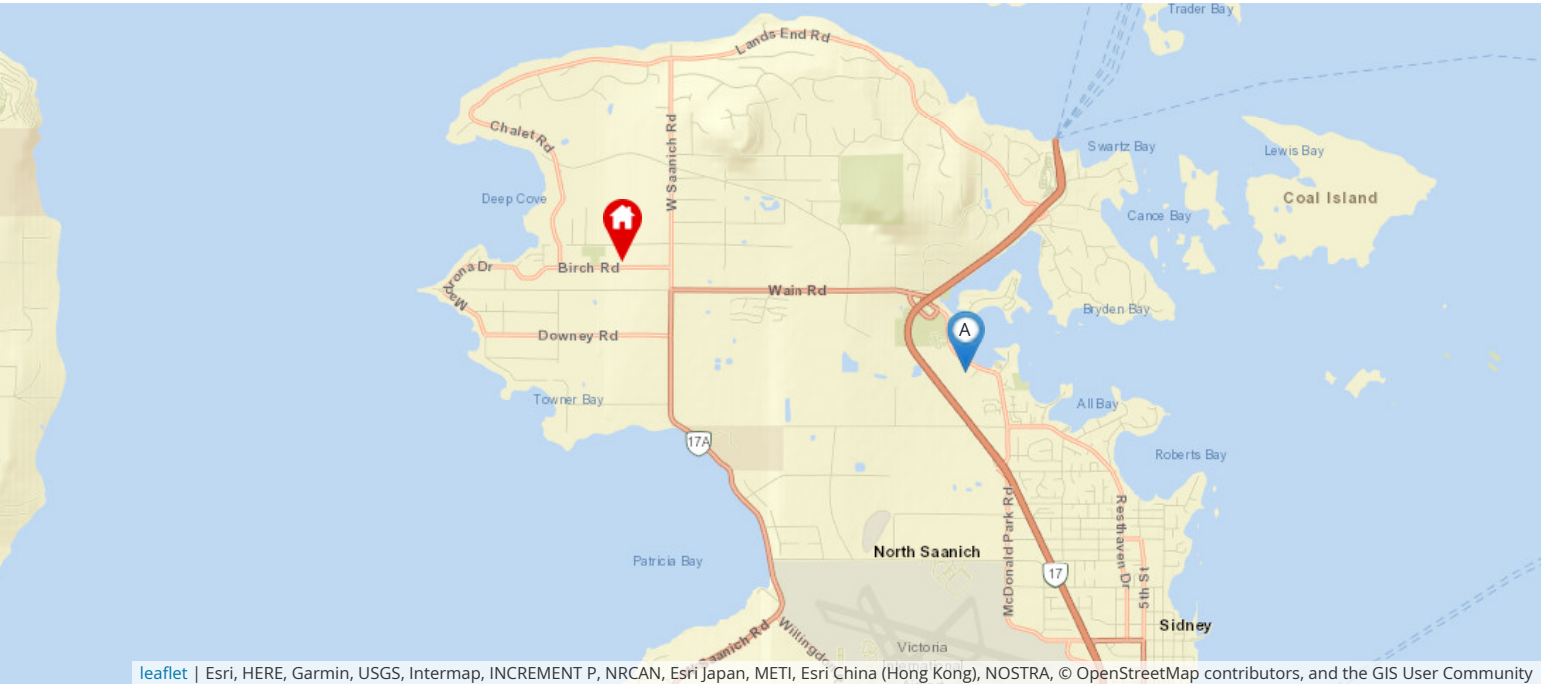
Legend: Subject Property Catchment School Other Schools

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	North Saanich	6 - 8	SD 63	North Saanich		1 hour 2 mins	4.6 km	7 mins	34 mins
B	Bayside Middle	6 - 8	SD 63	Brentwood Bay		3 hours 22 mins	14.7 km	18 mins	1 hour 19 mins
C	Royal Oak	6 - 8	SD 63	Victoria		5 hours 21 mins	23.6 km	24 mins	1 hour 16 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 Parkland	9 - 12	SD 63	Sidney	AP Program	52 mins	4.0 km	5 mins	52 mins
B Stelly's	9 - 12	SD 63	Saanichton		3 hours 10 mins	14.0 km	17 mins	1 hour 12 mins
C Claremont	9 - 12	SD 63	Victoria	AP Program	5 hours 3 mins	22.1 km	22 mins	1 hour 22 mins
D Regent Christian Online	K - 12	Independent	Victoria		5 hours 23 mins	23.8 km	25 mins	1 hour 18 mins

Walk Score

846 BIRCH RD North Saanich, V8L 5R9



Car-Dependent

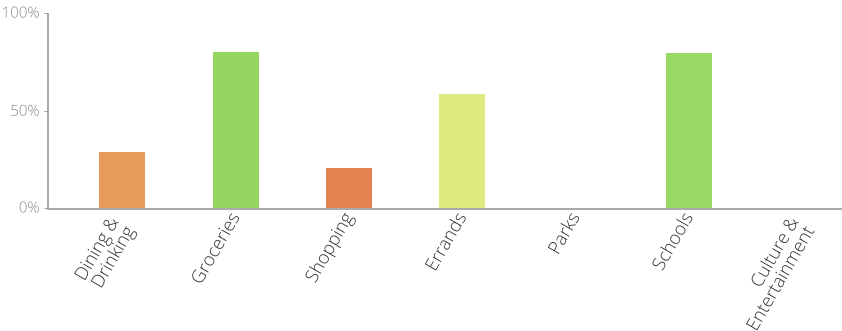
Most errands require a car



Somewhat Bikeable

Minimal bike infrastructure

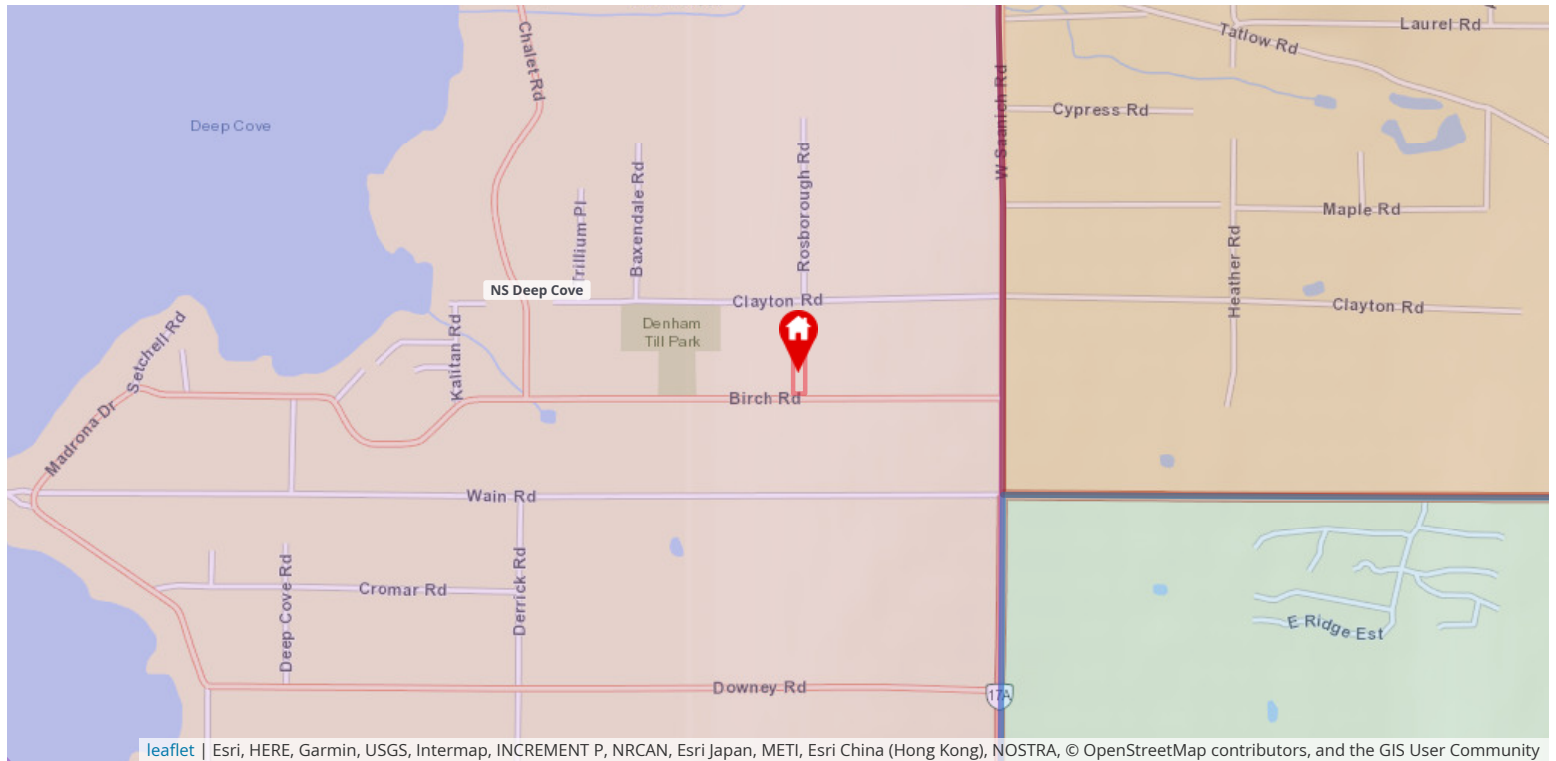
The Walk Score here is 29 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Sub Areas



Subject Property Designations:

Area: North Saanich

Sub-Area: NS Deep Cove

Layer Legend:

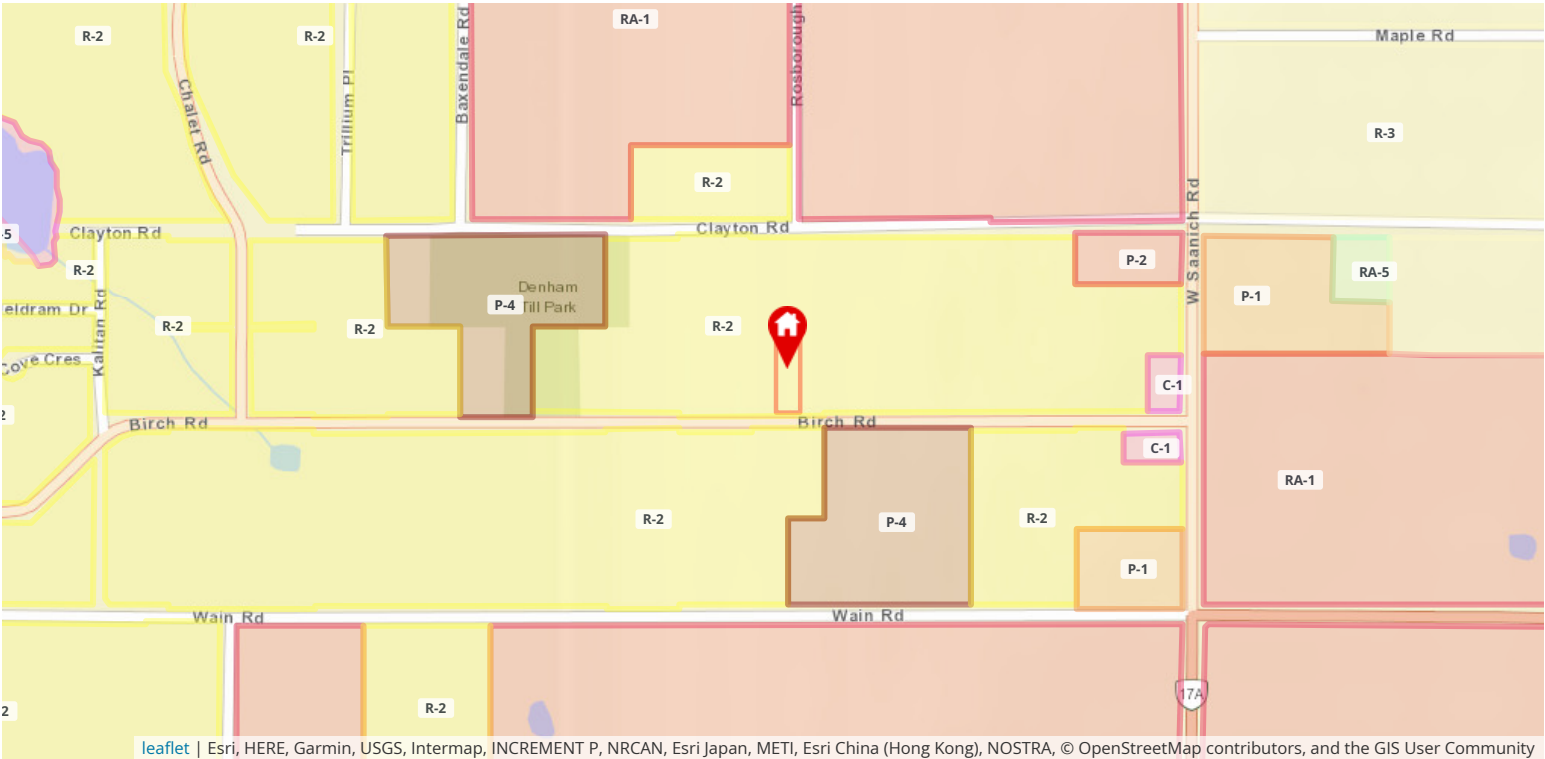
- NS Deep Cove
- NS Lands End
- NS Sandown

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-2 Description: Single Family Residential 2
Official Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: North Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

Zoning



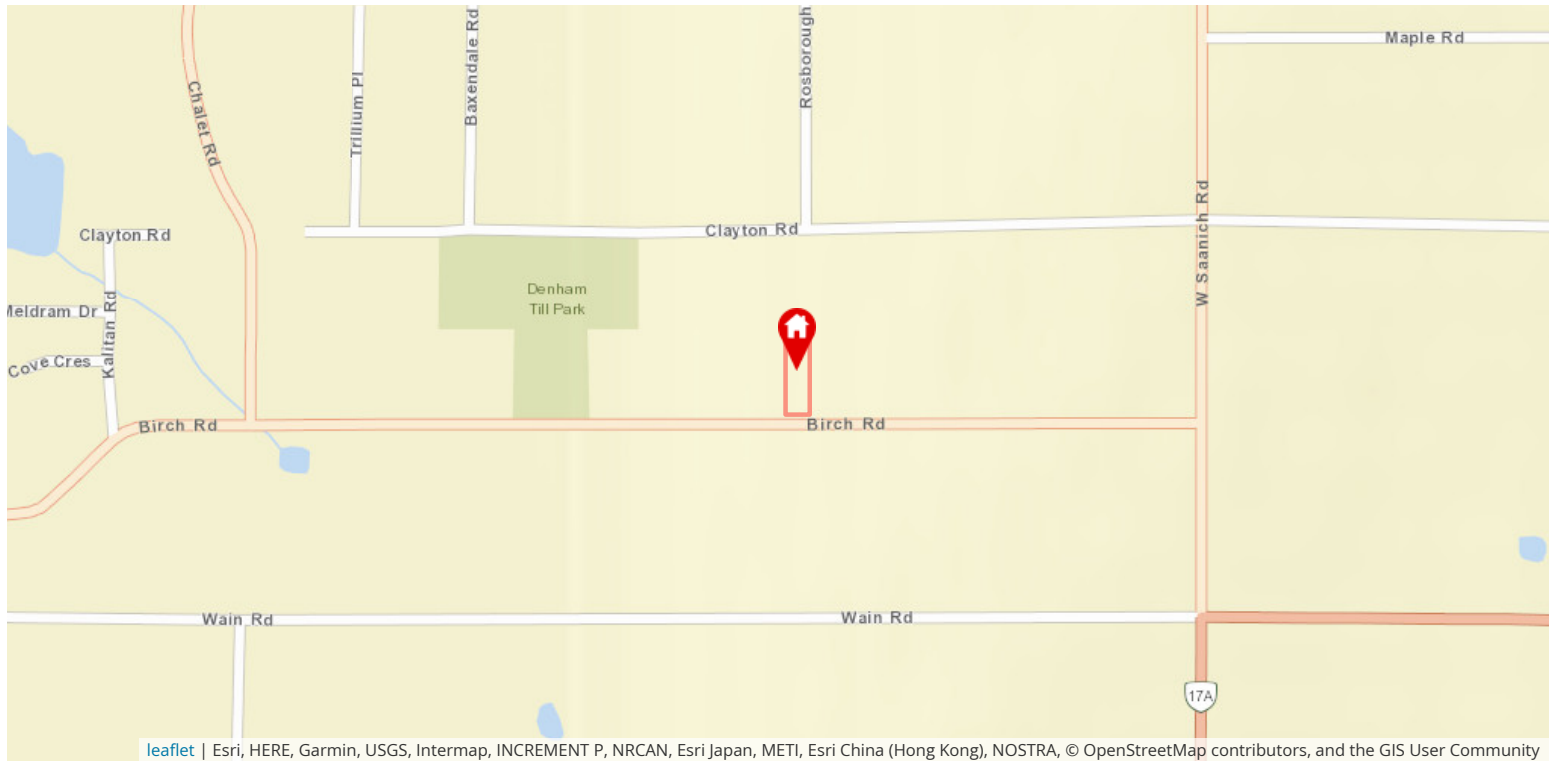
Subject Property Designations:

Code: [R-2](#)
Description: Single Family Residential 2

Layer Legend:

	Code	Description
	R-2	Single Family Residential 2
	P-4	Park
	RA-1	Rural Agricultural 1
	P-2	Public Assembly
	P-1	Community Use
	C-1	Local Commercial
	R-3	Single Family Residential 3
	RA-5	Rural Agricultural 5
	M-6	Non-Commercial Marine 2
	M-5	Non-Commercial Marine 1

Official Community Plan

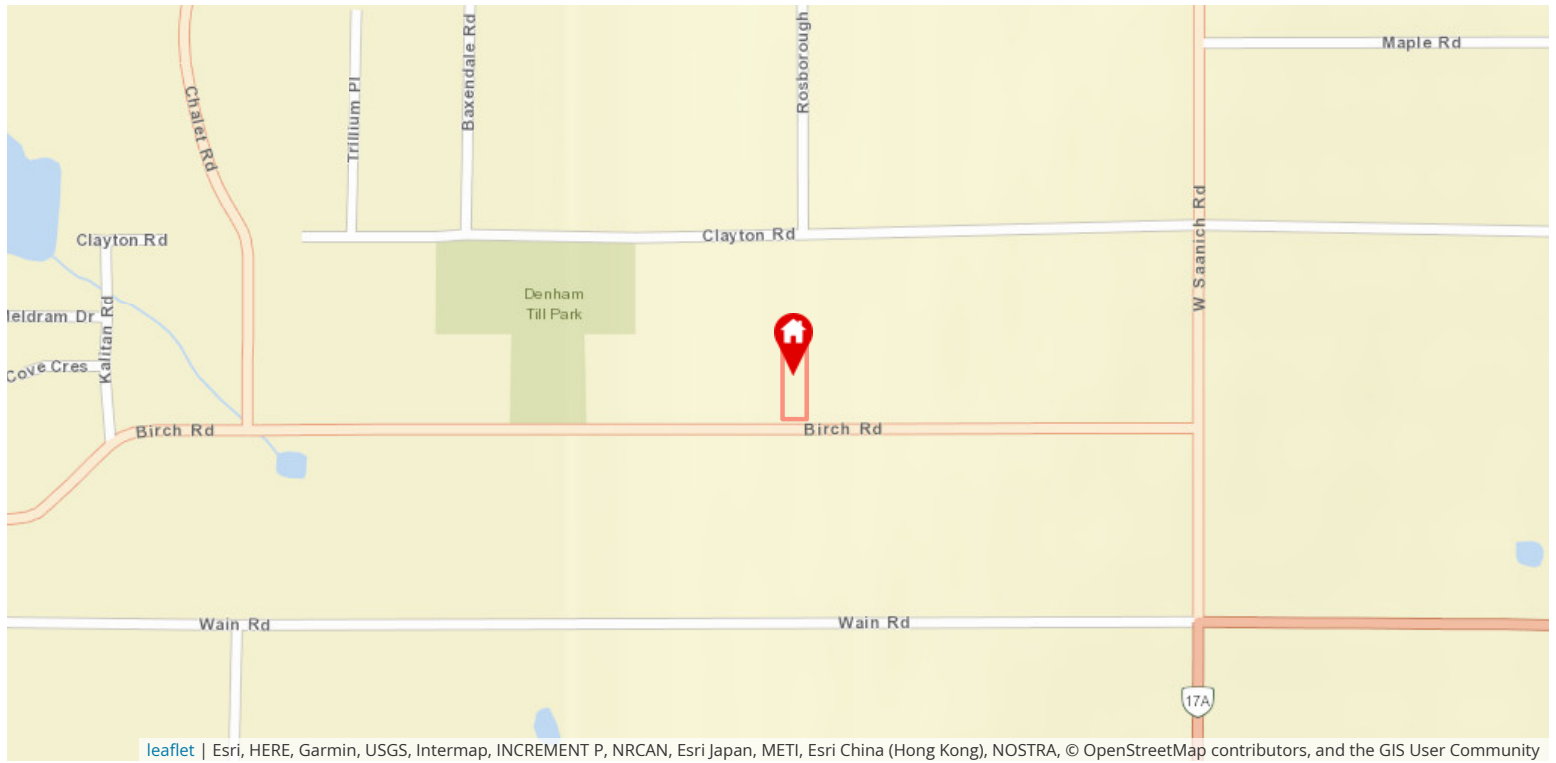


Subject Property Designations:

Not Applicable

Land Use

Local Area Plan

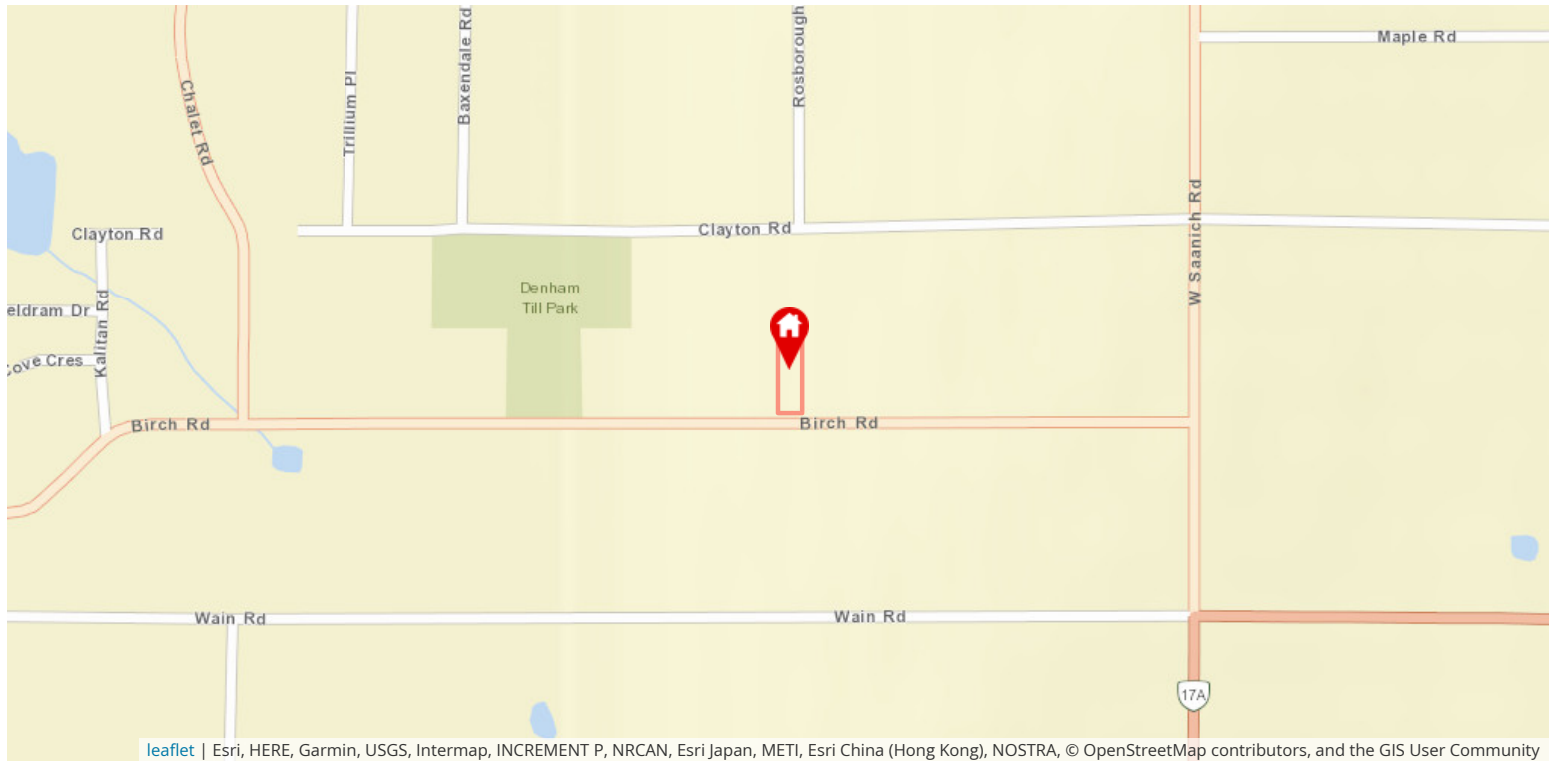


Subject Property Designations:

Not Applicable

Land Use

Proposed Plans

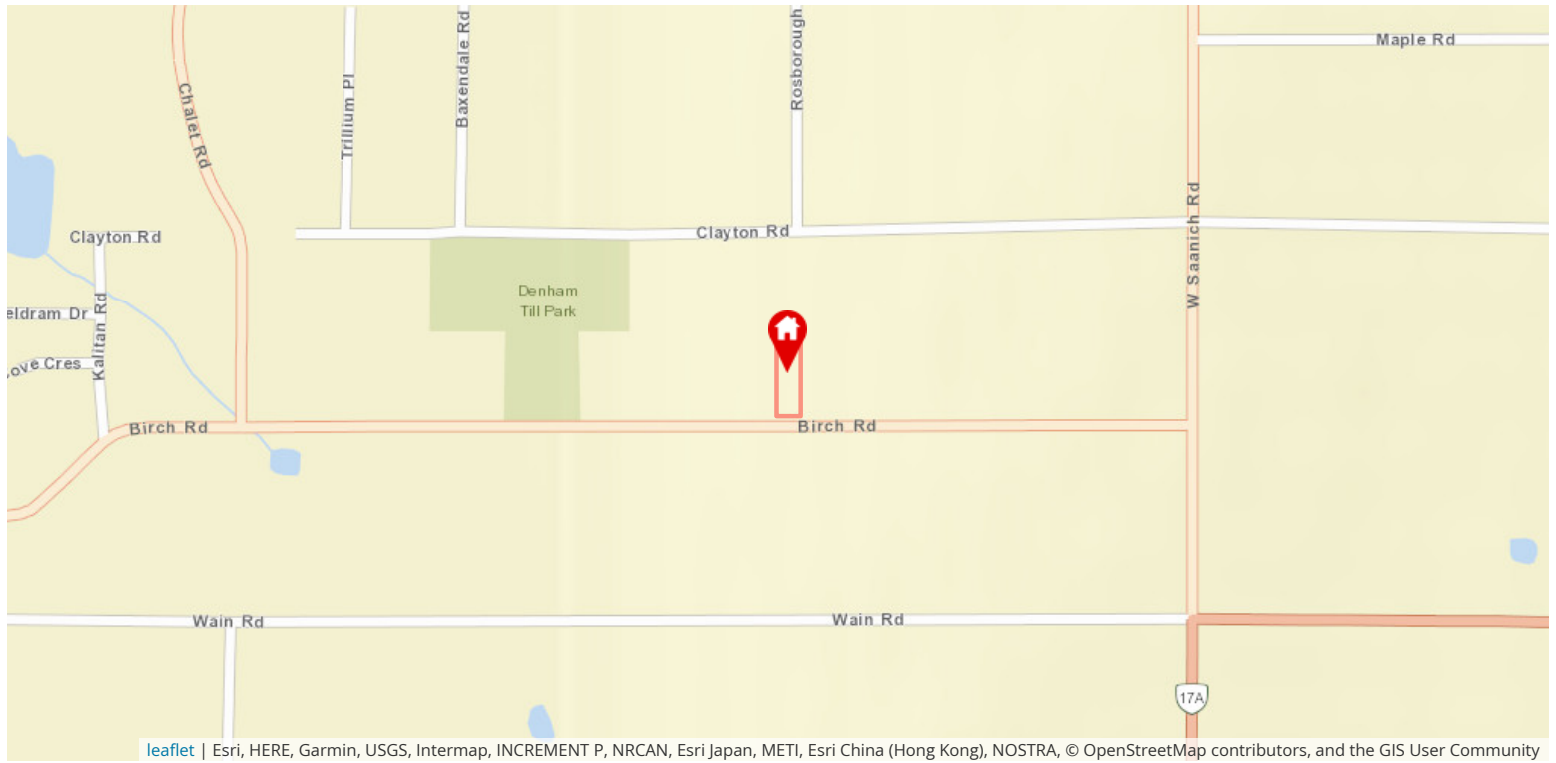


Subject Property Designations:

Not Applicable

Land Use

Development Permit Area



Subject Property Designations:

Not Applicable

Agricultural Land Reserve



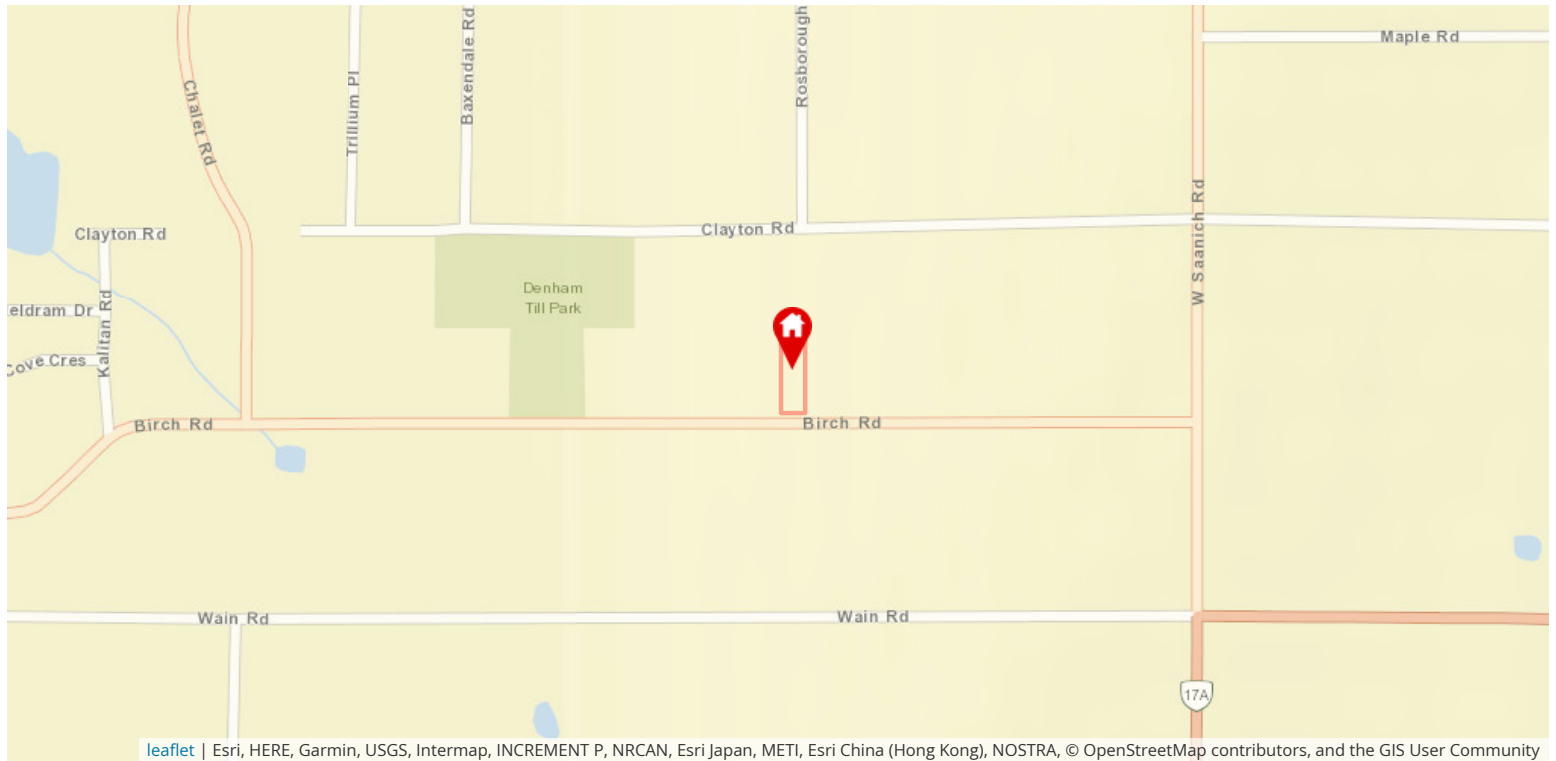
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

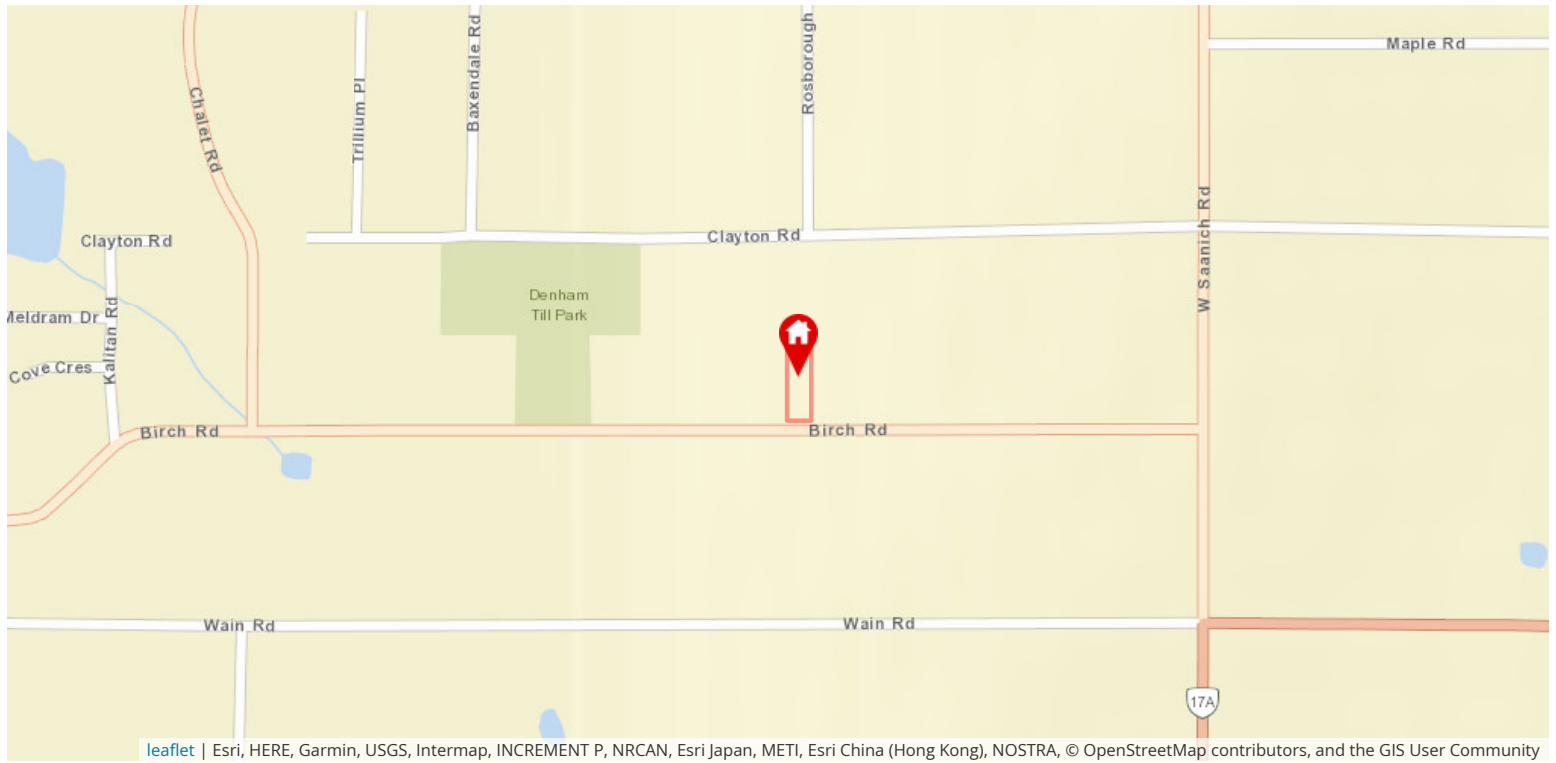
● Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Land Use

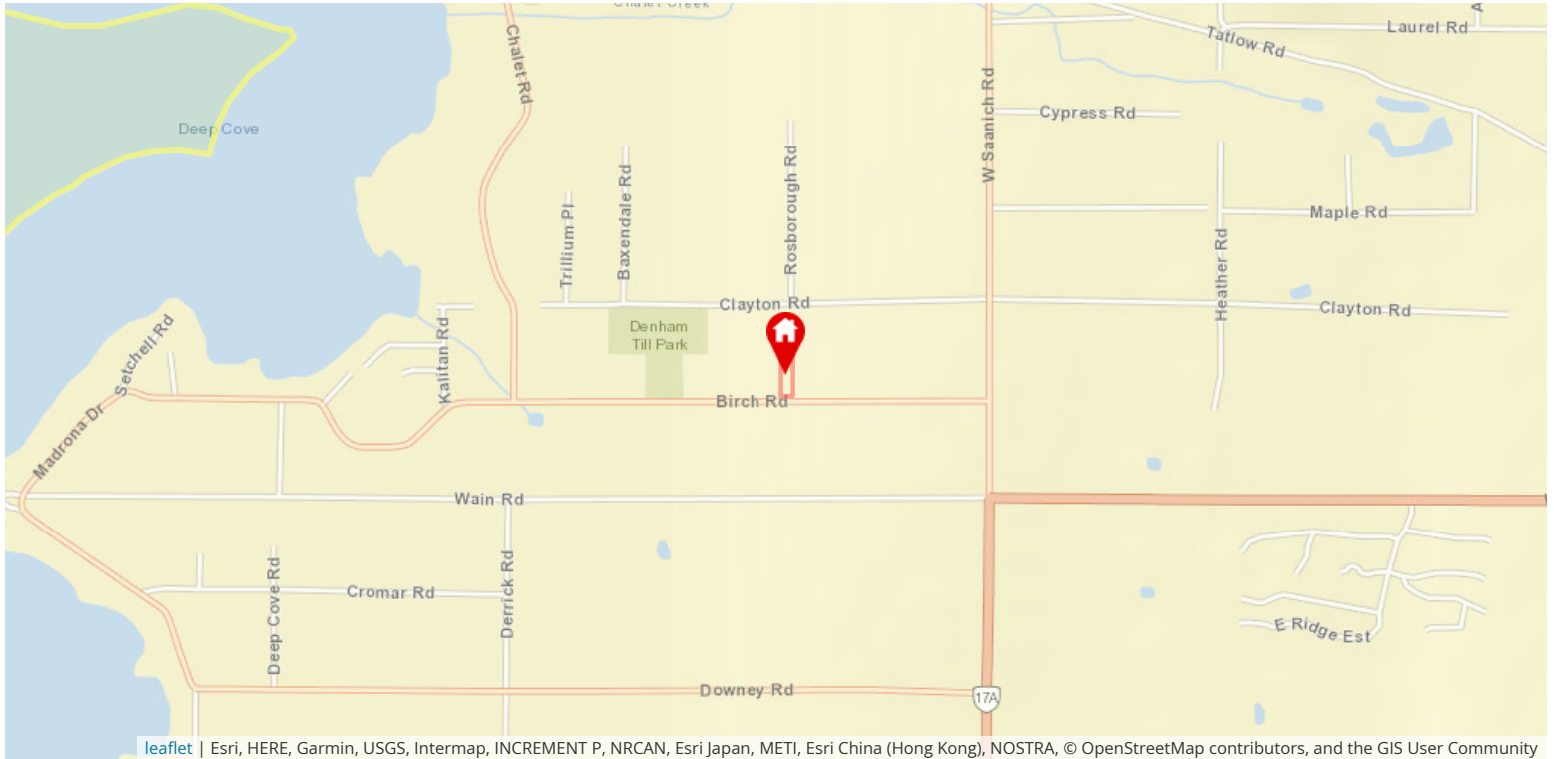
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



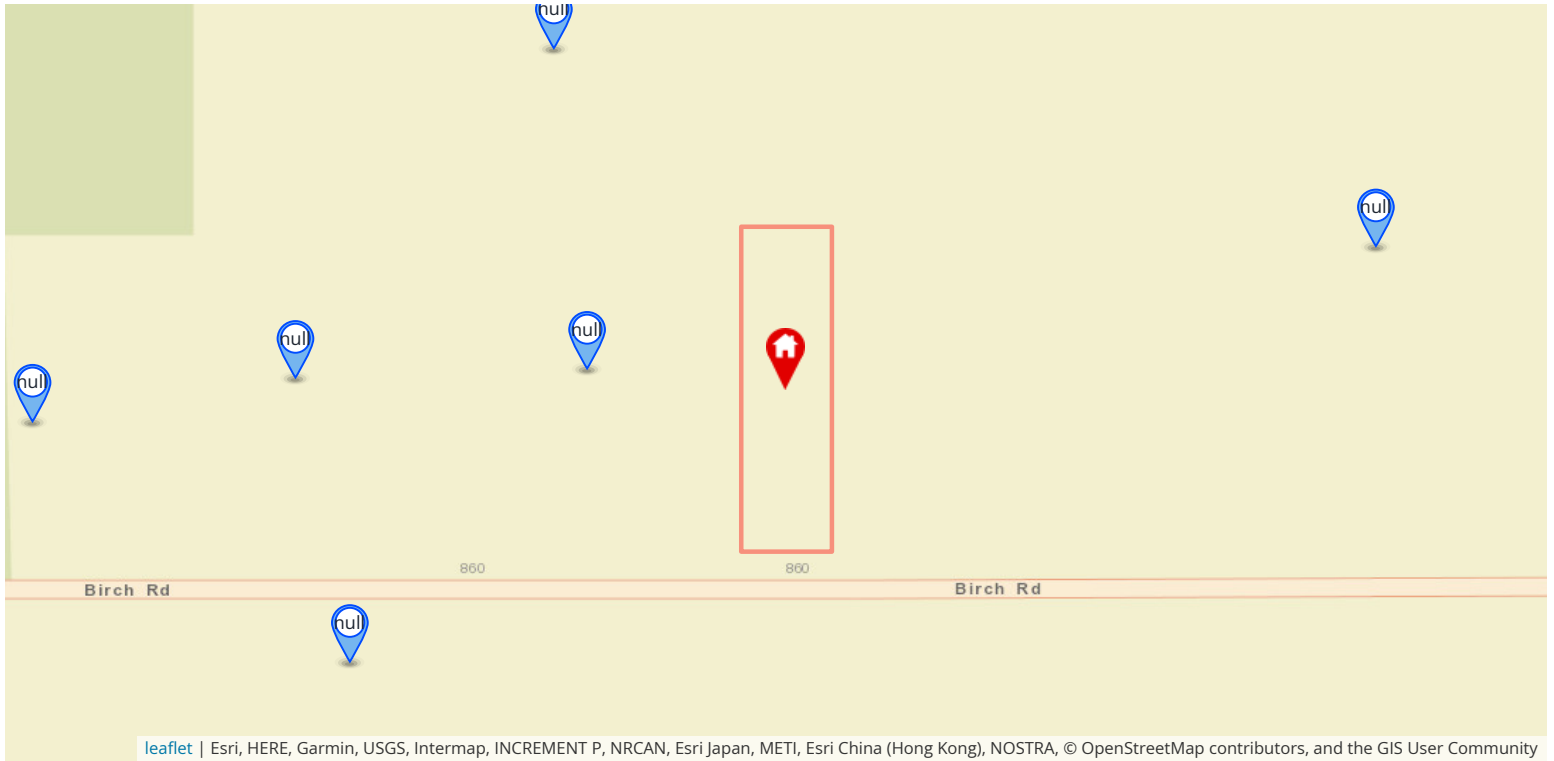
Subject Property Designations:

Name: District of North Saanich

Layer Legend:

- District of North Saanich
- Capital Regional District

Groundwater Wells & Aquifers



❗ 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

Nearby:

Well Tag Number: [2766](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: NA

Well Location Description:

Diameter Inches: 0.0

Finished Well Depth Ft: 70.0

Comments: 40 GPH. SEALED. METHOD OF DRILLING = DRILLED

Well Tag Number: [2041](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: UNK

Well Location Description:

Diameter Inches: 0.0

Finished Well Depth Ft: 43.0

Comments: GOOD WATER QUALITY. FAIR SUPPLY. SHORTAGE IN SUMMER. CAN PUMP DRY. NO LOG GIVEN. NO LITHOLOGIC INFORMATION AVAILABLE. METHOD OF DRILLING = DRILLED

Well Tag Number: [1669](#)
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description:
Diameter Inches:
Finished Well Depth Ft: 50.0
Comments: 50 GPH SEALED. METHOD OF DRILLING = DRILLED

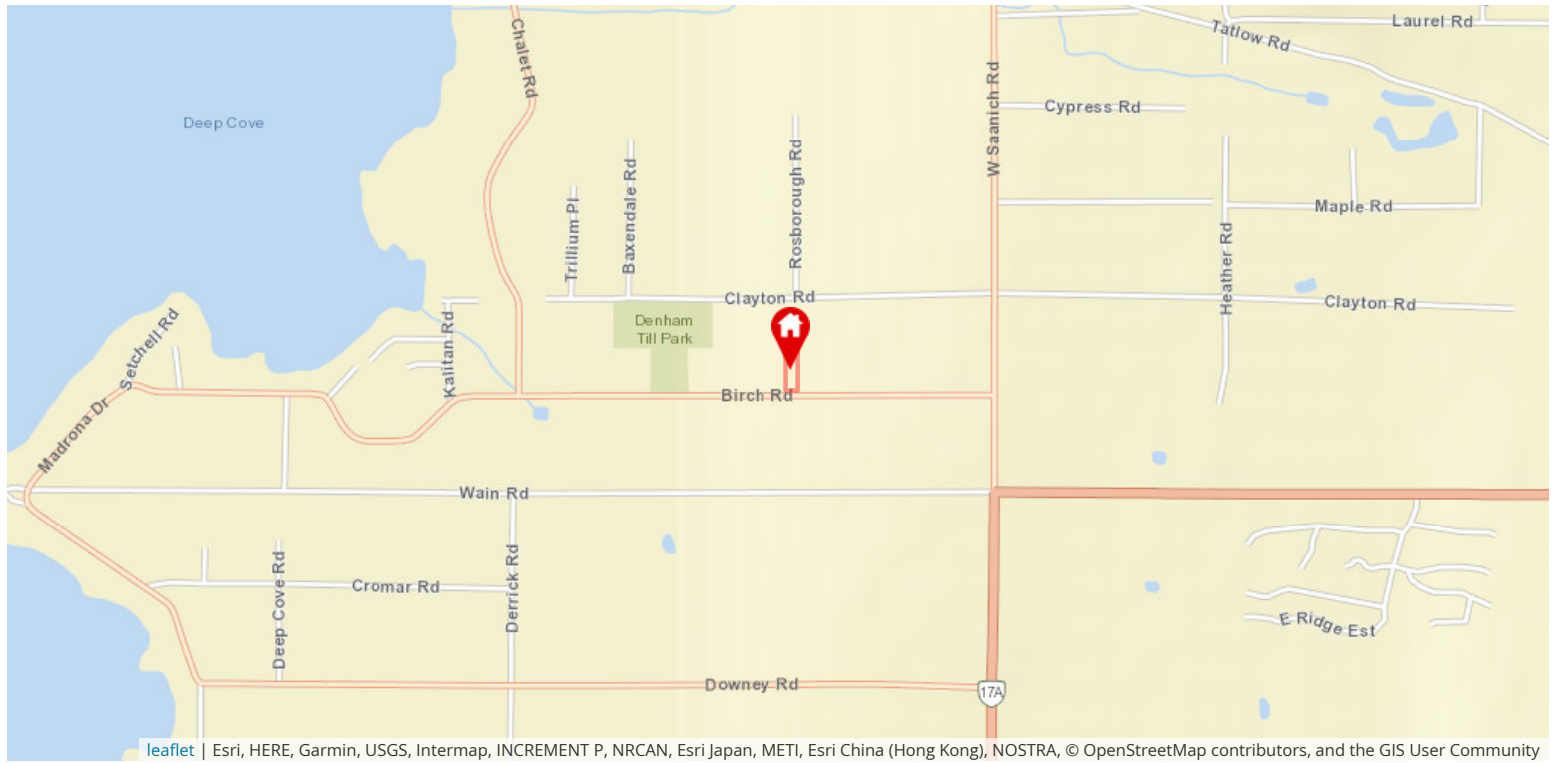
Well Tag Number: [13543](#)
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description:
Diameter Inches: 8.0
Finished Well Depth Ft: 70.0
Comments: 60 GPH AT 68'. UNSEALED. JET PUMP INSTALLED, BUT THE PIPE INSTALATIONS MAKE A STATIC READING DANGEROUS. THIS WELL CAN BE PUMPED DRY, ONLY DONE ONCE.IRON(SLIGH METHOD OF DRILLING = DRILLED

Well Tag Number: [13968](#)
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description:
Diameter Inches: 6.0
Finished Well Depth Ft: 87.0
Comments: 75 GPH AT 87' METHOD OF DRILLING = DRILLED

Well Tag Number: [13539](#)
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 0.0
Finished Well Depth Ft: 85.0
Comments: 40 GPH AT 85'. HARD. METHOD OF DRILLING = DRILLED

Well Tag Number: [37111](#)
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 0.0
Finished Well Depth Ft: 200.0
Comments: METHOD OF DRILLING = DRILLED

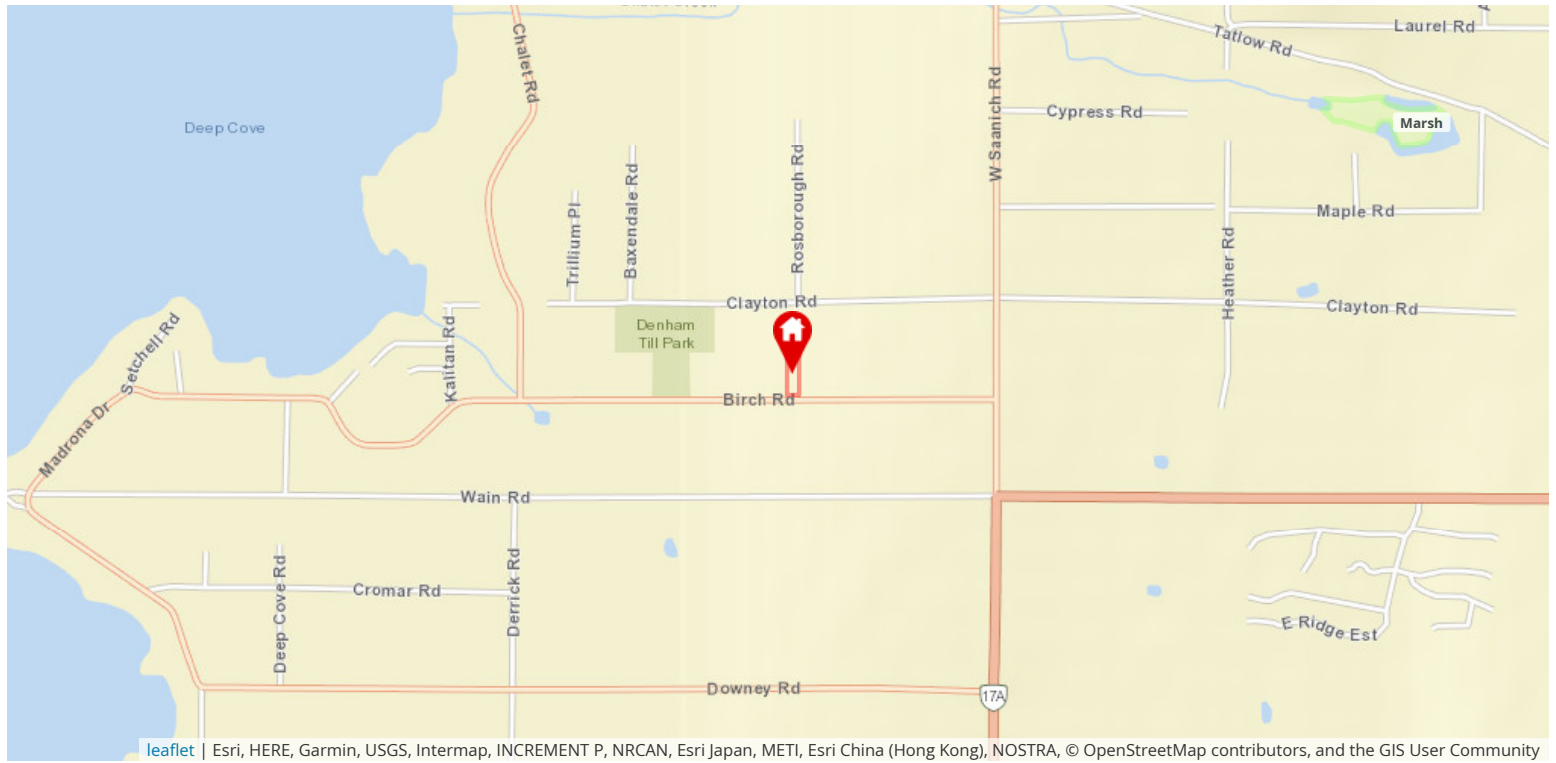
Floodplains



Subject Property Designations:

Status: Not in Floodplain

Watershed - Wetlands



Subject Property Designations:

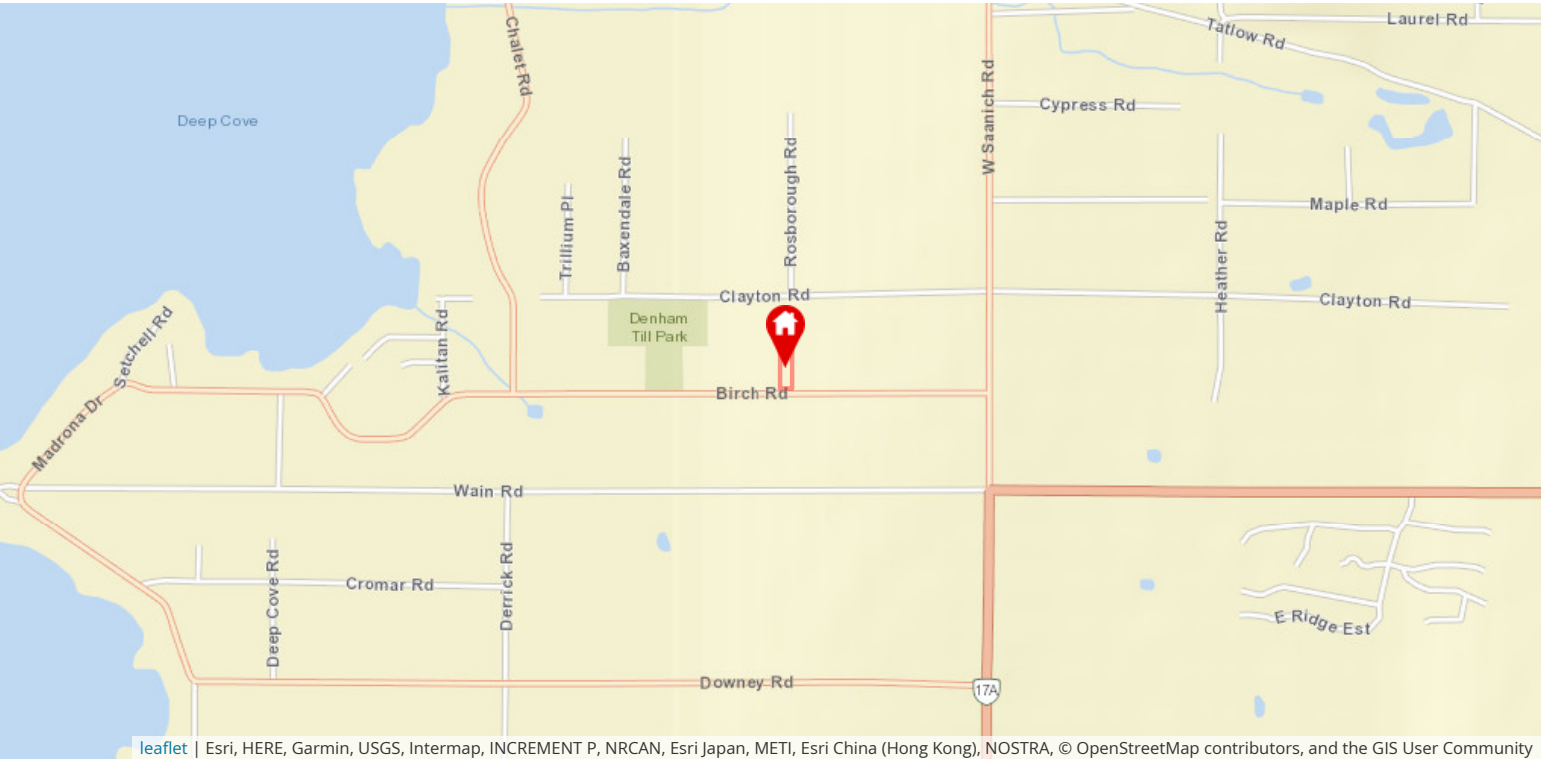
No Watersheds on selected Parcel

Nearby:

Wetland Type: **Marsh**

Watershed Group Code: [VICT](#)

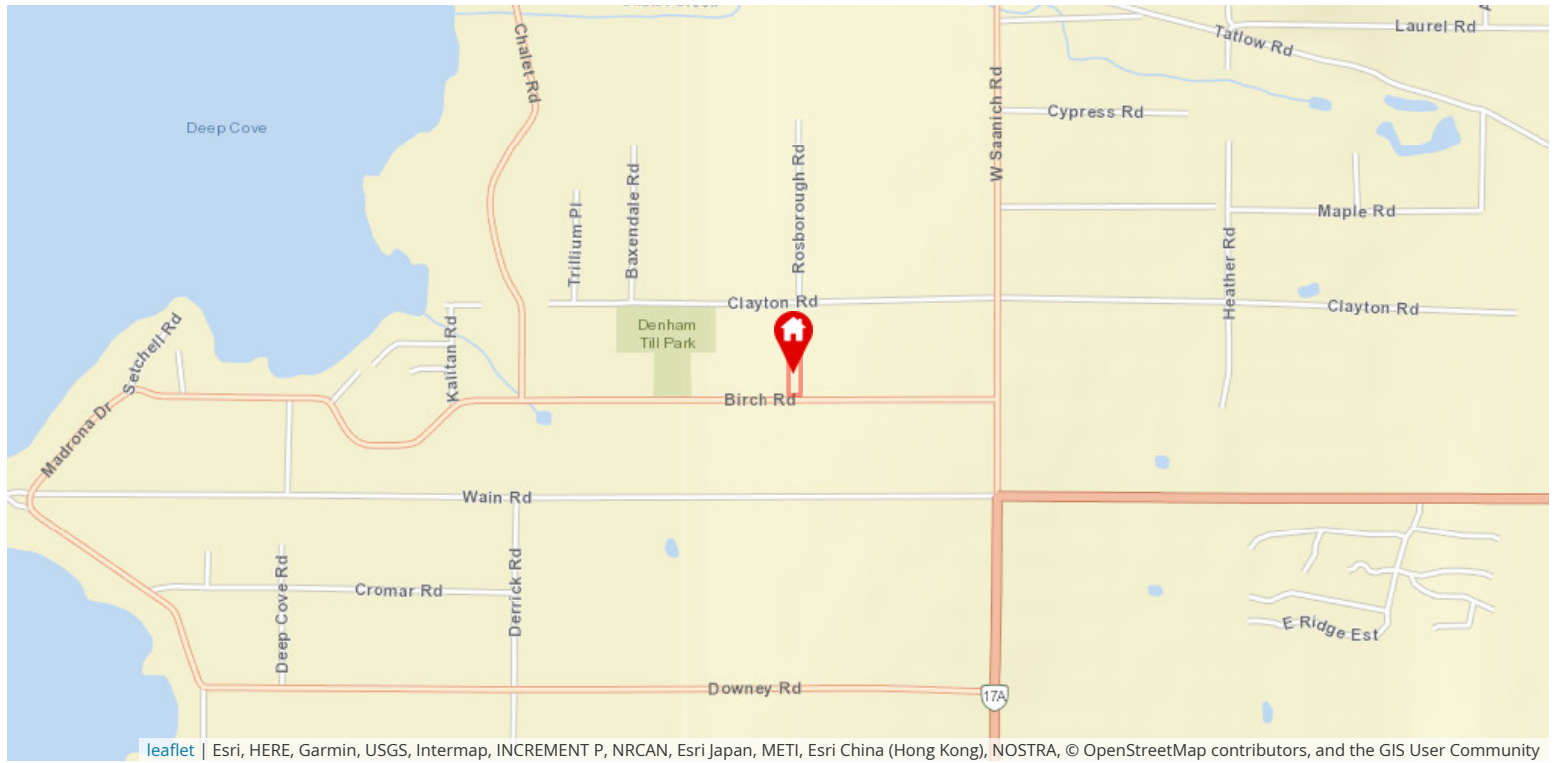
Electrical Transmission Lines



Subject Property Designations:

Not Applicable

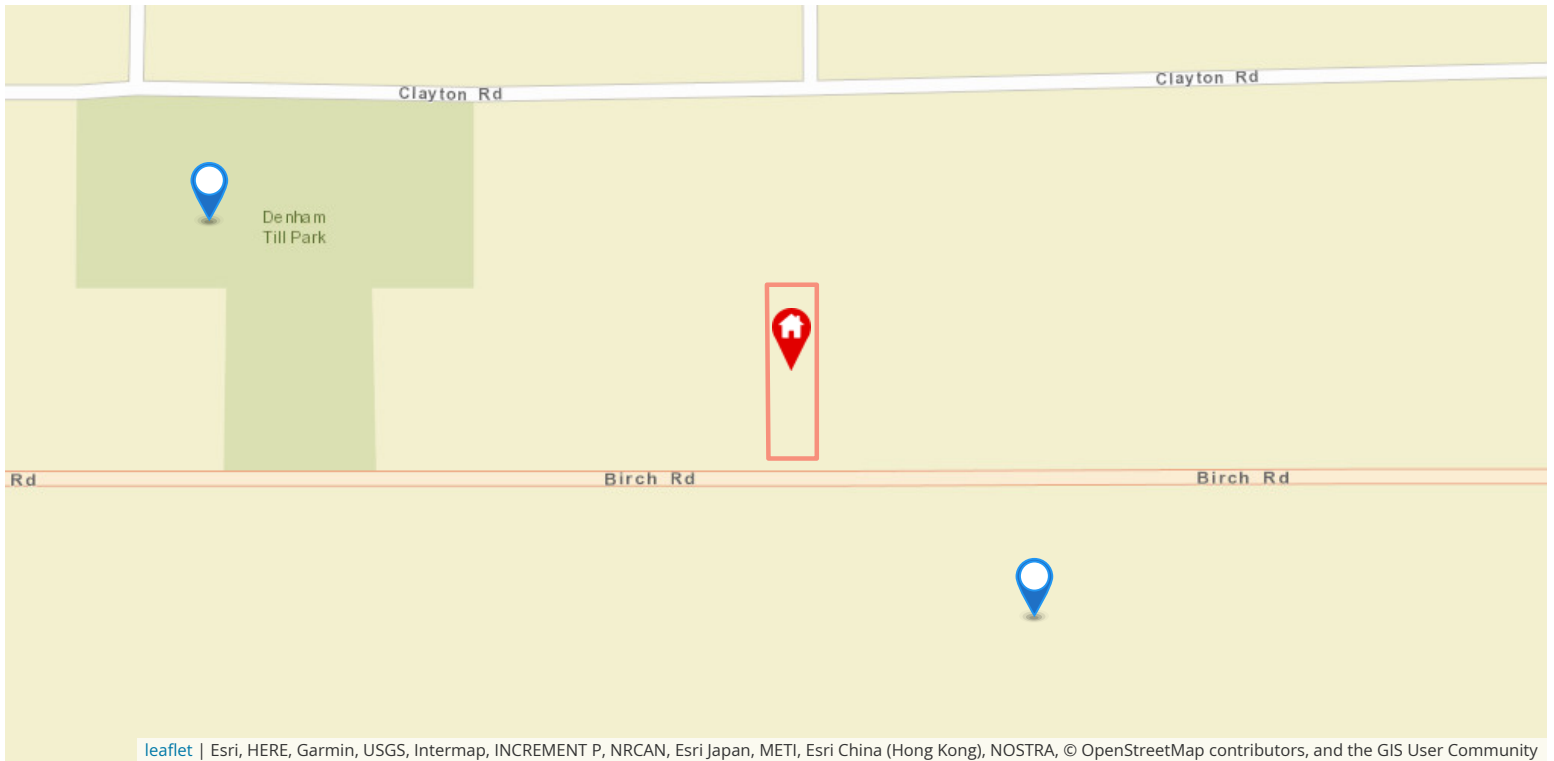
Railroads



Subject Property Designations:

Not Applicable

Tie Lines

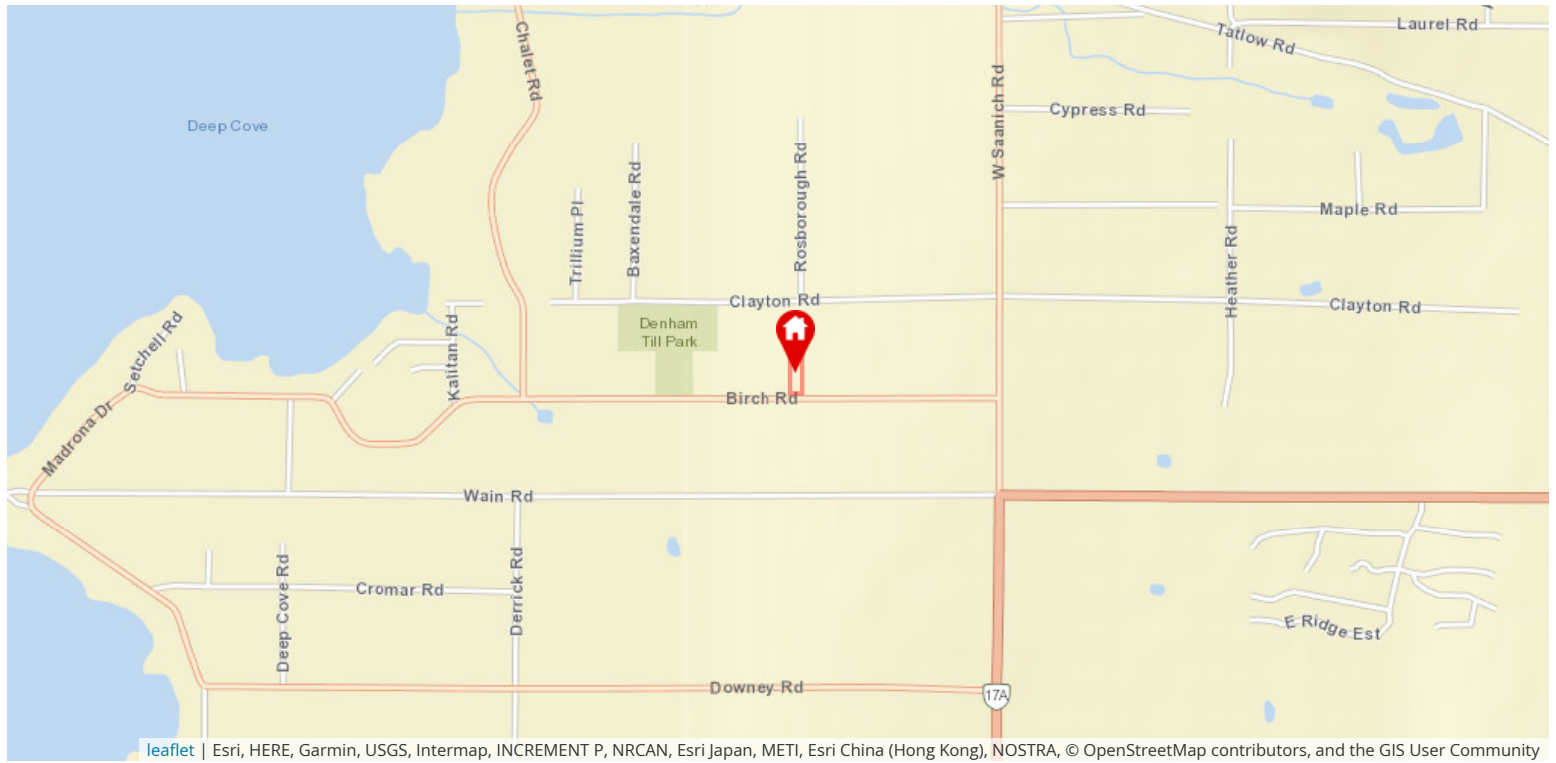


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Subject Property Designations:

Property is not a Tied Parcel

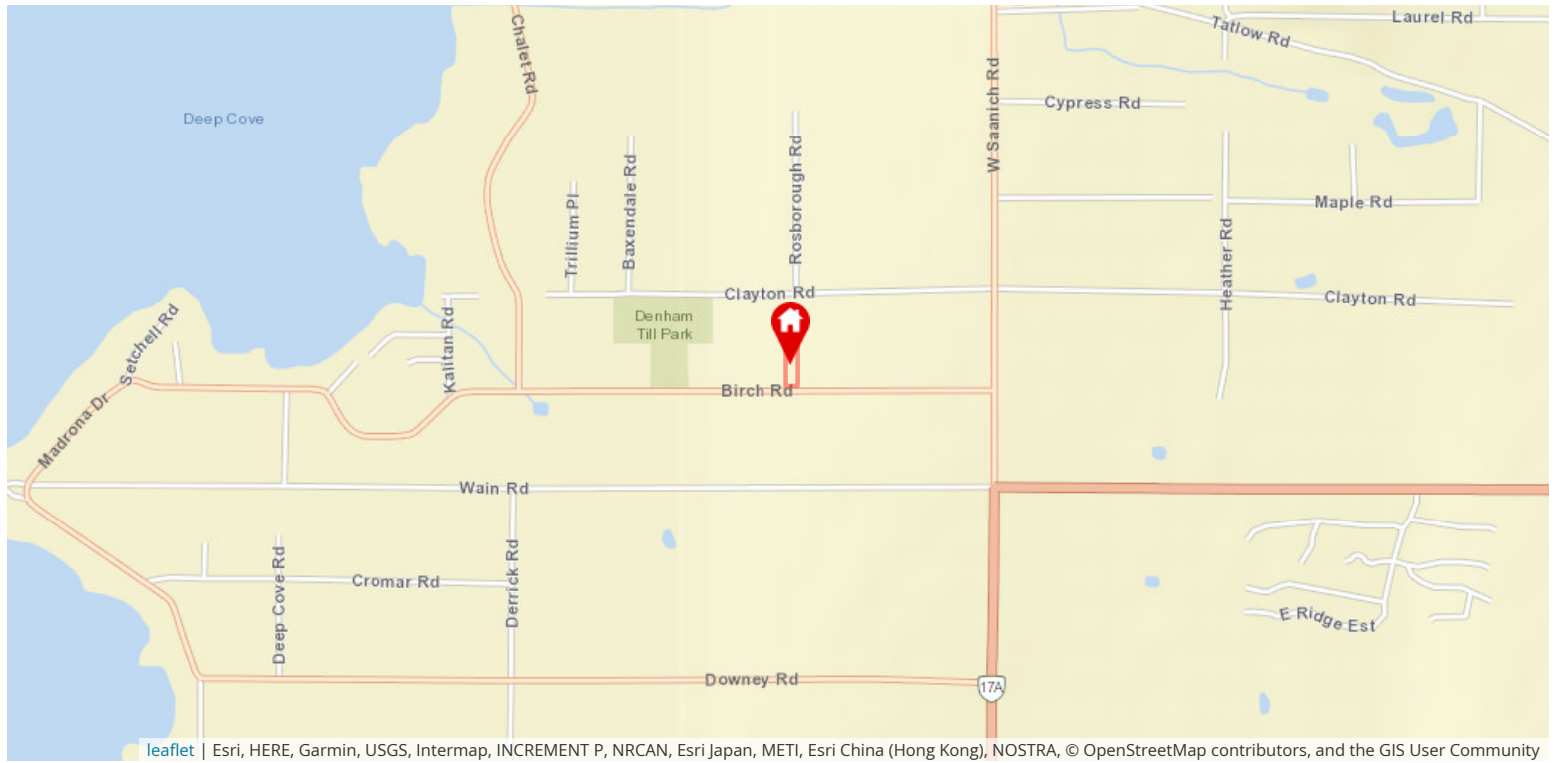
Active Development Applications



Subject Property Designations:

No Development Applications

Inactive Development Applications



Subject Property Designations:

No Development Applications

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 10940 WEST SAANICH ROAD, NORTH SAANICH Common Name: 10940 WEST SAANICH ROAD Site ID: 26880 Env Remediation Site ID: 86584619 Regional File No: 26250-20/26880 Victoria File No: 26250-20/26880 Description: LAT/LONG PROVIDED IN NOM VERIFIED IN IMAPBC Go to BC Contaminated Sites Registry
B	Address: CORNER OF WEST SAANICH RD AND BIRCH RDADJACENT TO 10940 WEST SAANICH RD, NORTH SAANICH Common Name: CORNER OF WEST SAANICH RD AND BIRCH RD Site ID: 26881 Env Remediation Site ID: 86584621 Regional File No: 26250-20/26881 Victoria File No: 26250-20/26881 Description: LAT/LONG PROVIDED IN NOM, VERIFIED IN IMAPBC Go to BC Contaminated Sites Registry

Canada Energy Regulator Pipelines

