

PROPERTY REPORT

293 VIEW ROYAL AV
View Royal
V9B 1B3
Canada

PID: 005-599-971

NOVEMBER 3, 2026



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West Coast Property Excellence

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Summary Sheet

293 VIEW ROYAL AV View Royal BC V9B 1B3



PID	005-599-971
Registered Owner	FR*, S*
Legal Description	LOT B, SECTION 8, ESQUIMALT DISTRICT, PLAN 7882
Plan	VIP7882
Zoning	R-1 - Detached Residential (Large Lot)
Community Plan(s)	OCP: Large Lot Residential (R-L), not in ALR

Year Built	1998	**Structure**	SINGLE FAMILY DWELLING
Lot Size	5988.51 ft²	**Floor Area**	1908 Ft²
Bathrooms	3	**Bedrooms**	4
Max Elev.	13.90 m	**Min Elev.**	5.19 m
Walk Score	62 / Somewhat Walkable	**Transit Score**	–
Tax Year	2026	**Annual Taxes**	$6,012.99

ASSESSMENT

	2025	%	2026
Building	$398,000	↑ 4.27	$415,000
Land	$830,000	↑ 11.57	$926,000
Total	$1,228,000	↑ 9.20	$1,341,000

APPRECIATION

	Date	($)	% Growth
Assessment	2026	$1,341,000	↑ 58.70
Sales History	17/08/2007	$845,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
434057	Sold 17/08/2007	59	$849,900 / $845,000	Royal LePage Coast Capital - Oak Bay

DEVELOPMENT APPLICATIONS

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

Google Views

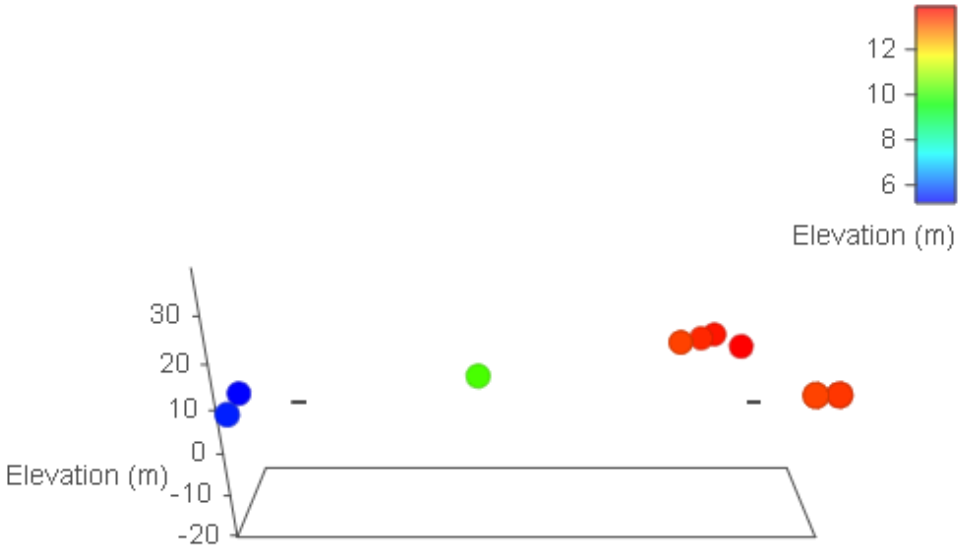




Estimated Lot Dimensions and Topography



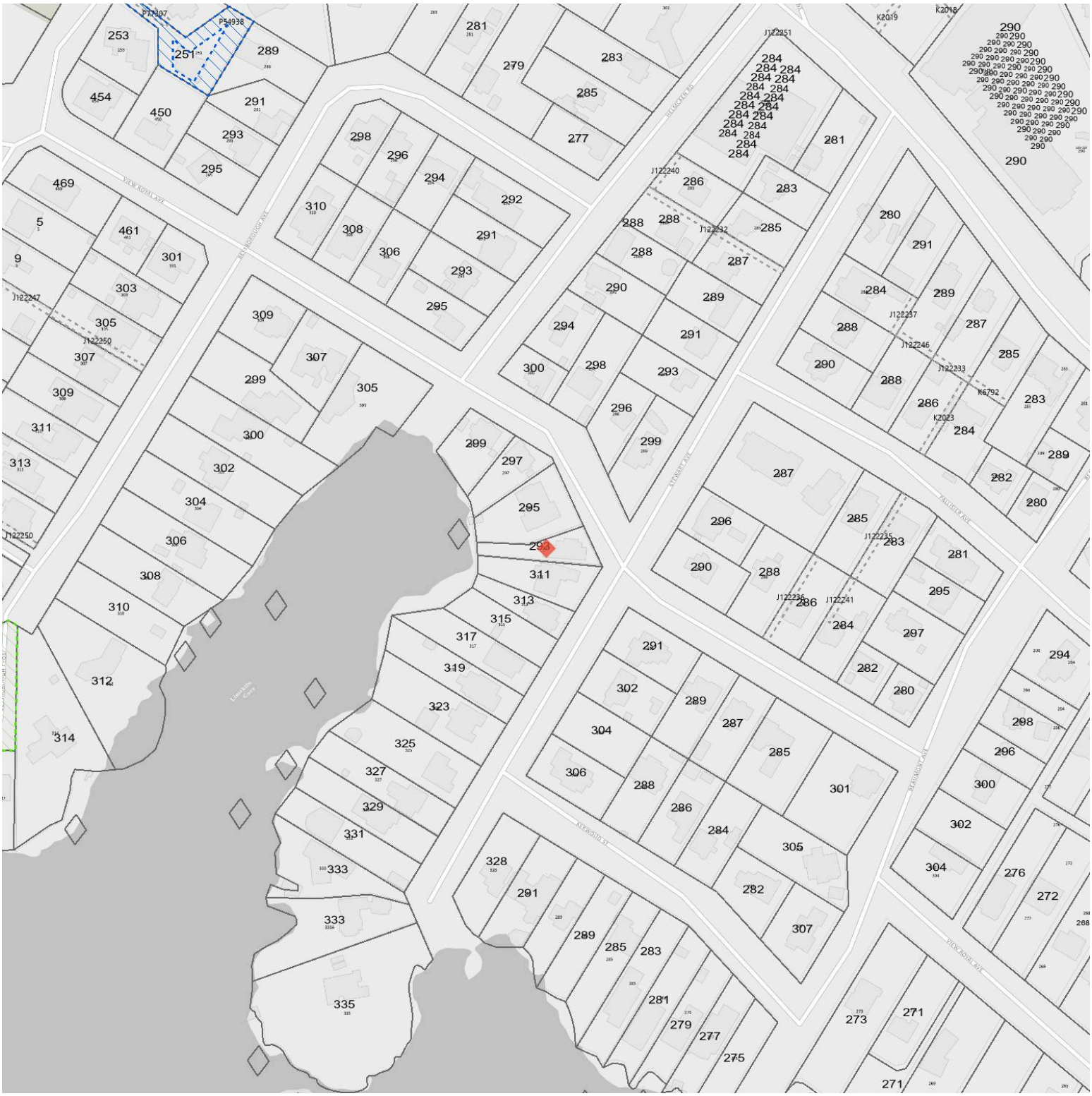
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 13.90 m | Min Elevation: 5.19 m | Difference: 8.71 m

Capital Regional District GIS

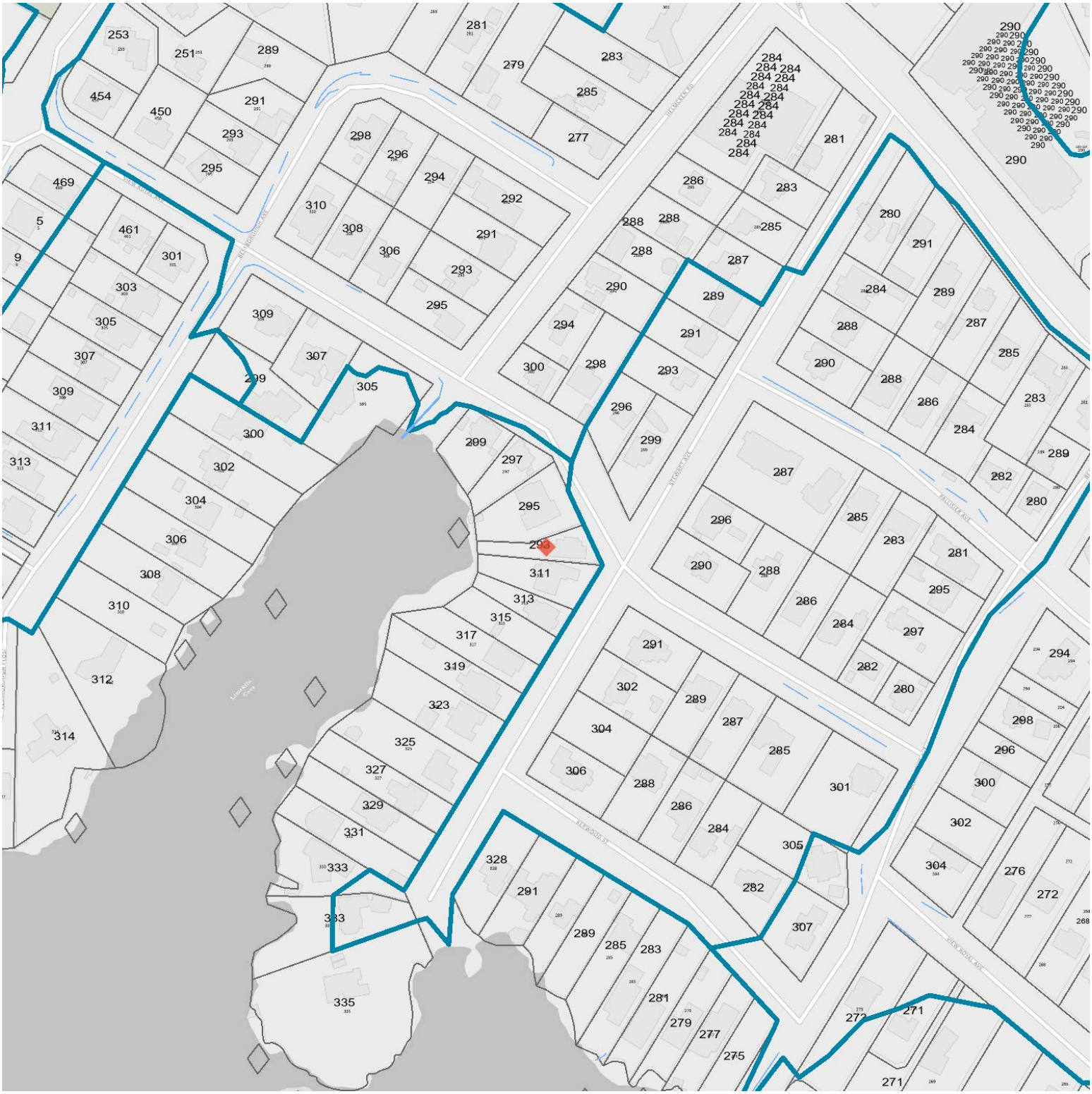
Legal



Legend

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

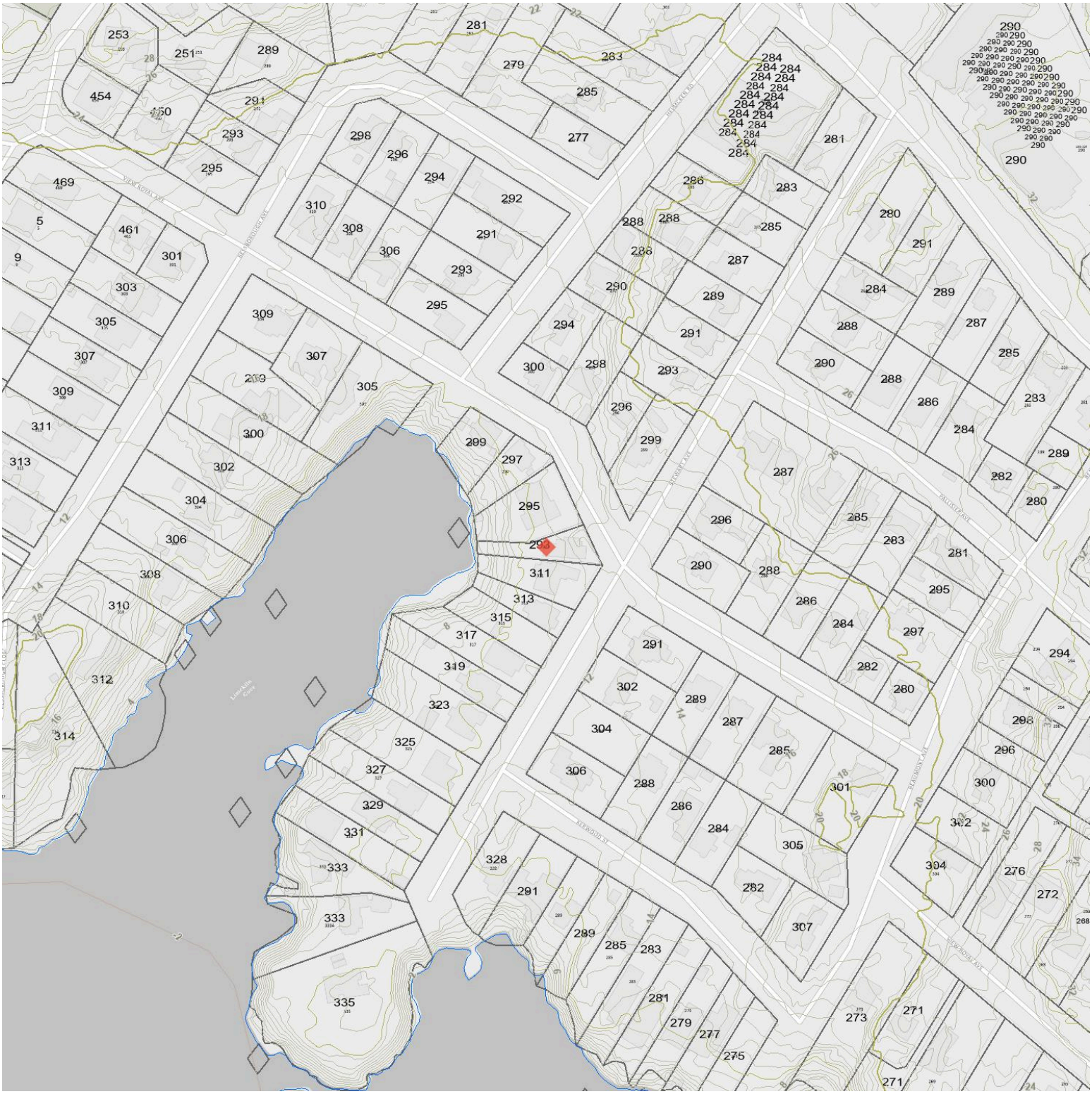
Water Features & Drainage



Legend

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

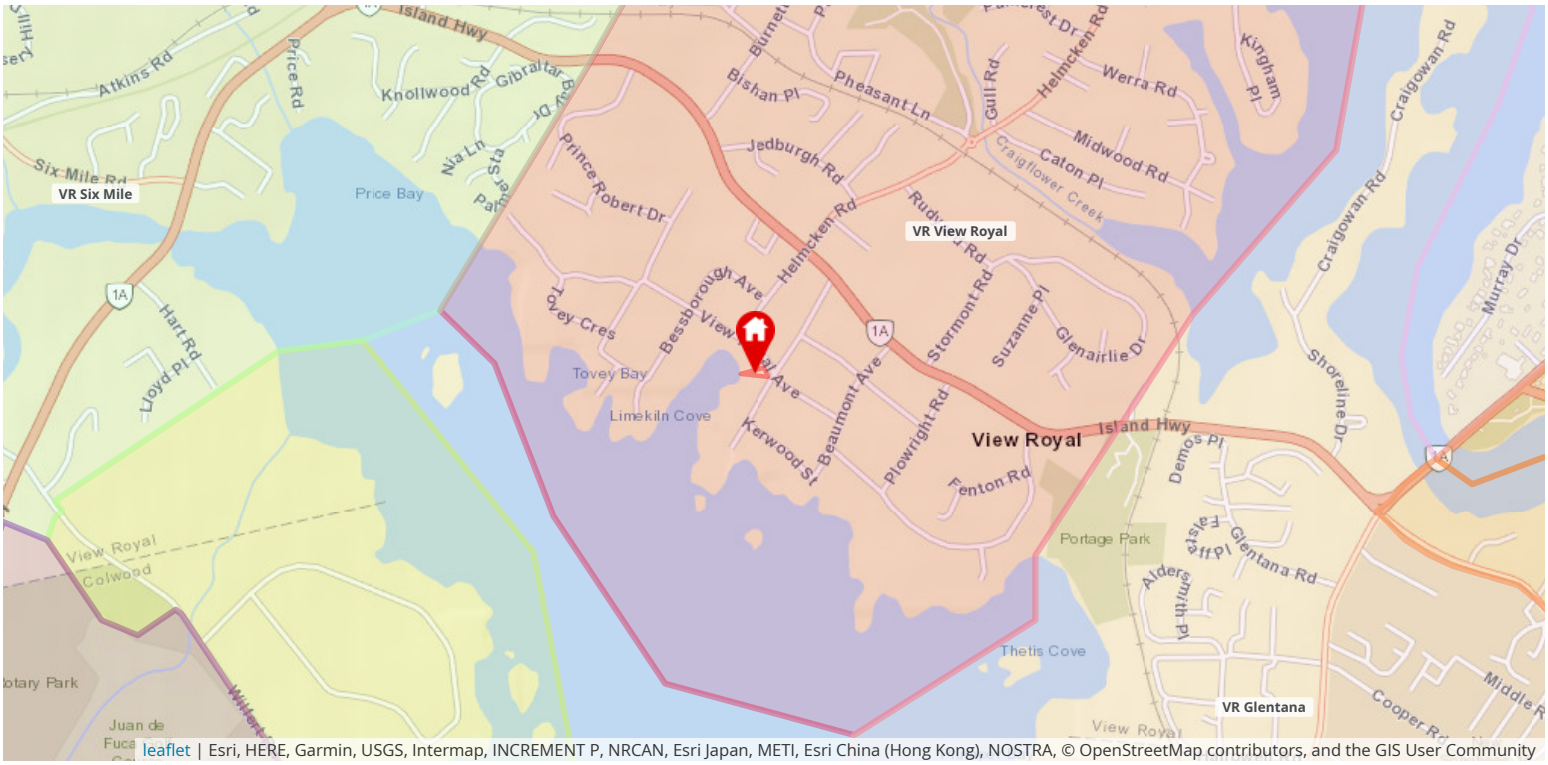
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: View Royal

Sub-Area: VR View Royal

Layer Legend:

- **VR View Royal**
- Co Royal Roads
- VR Glentana
- VR Six Mile
- Co Colwood Corners
- Es Kinsmen Park
- SW Portage Inlet
- SW Gorge

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-1 Description: Detached Residential (Large Lot)
Official Community Plan	Large Lot Residential (R-L)
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: View Royal 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-1

Description: Detached Residential (Large Lot)

Layer Legend:

	Code	Description
	R-1	**Detached Residential (Large Lot)**
	P-2	Local Institutional

Land Use

Official Community Plan



Subject Property Designations:

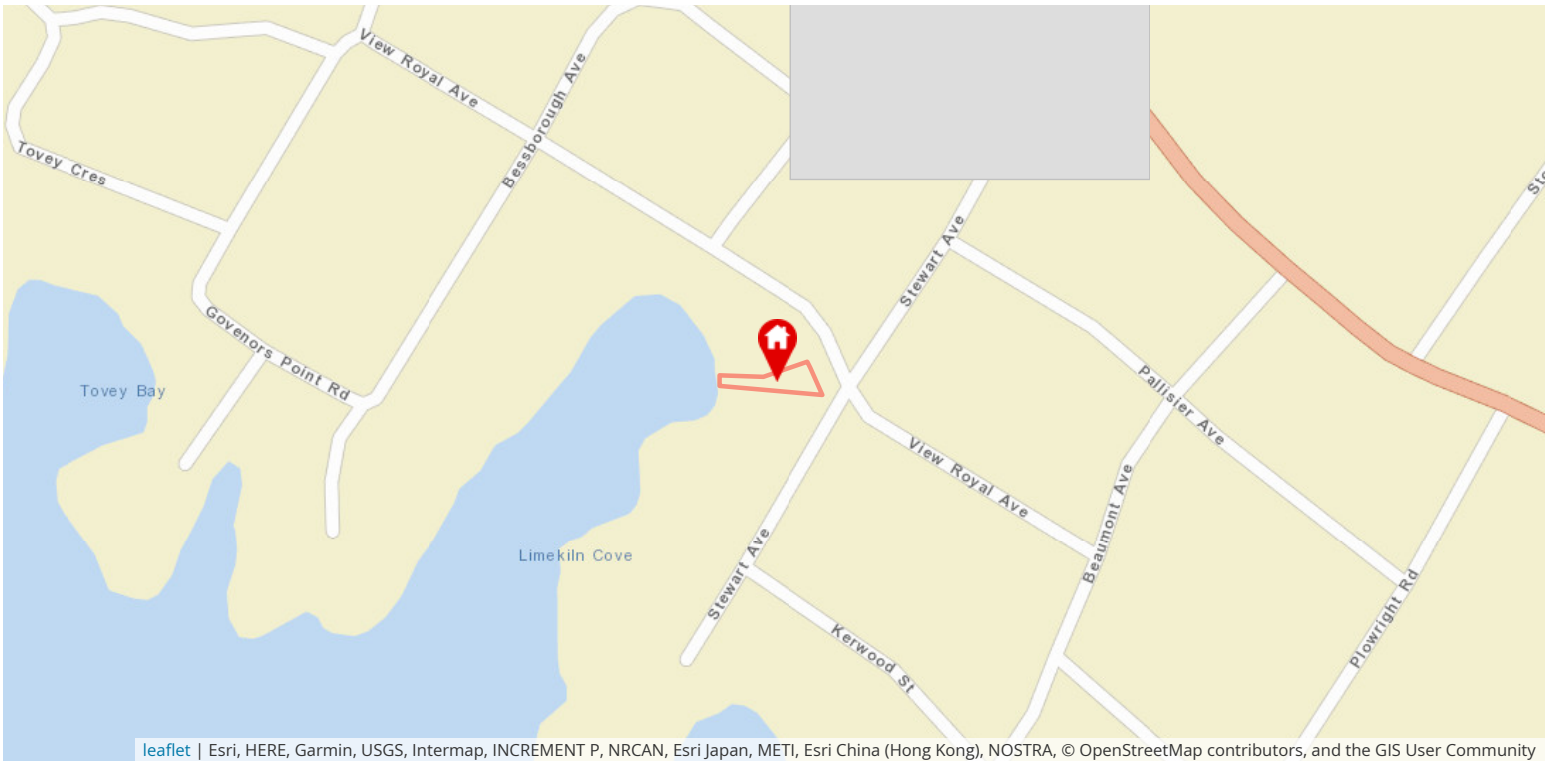
Large Lot Residential (R-L)

Layer Legend:

- **Large Lot Residential (R-L)**
- Park (P)
- Community Facility (CF)
- Mixed Residential (M-R)

Land Use

Proposed Plans



Subject Property Designations:

Not Applicable

Land Use

Development Permit Area



Subject Property Designations:

Not Applicable

Land Use

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

Land Use

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: View Royal
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

Census Subdivision Name: View Royal
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Census Subdivision Name: Colwood
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Land Use

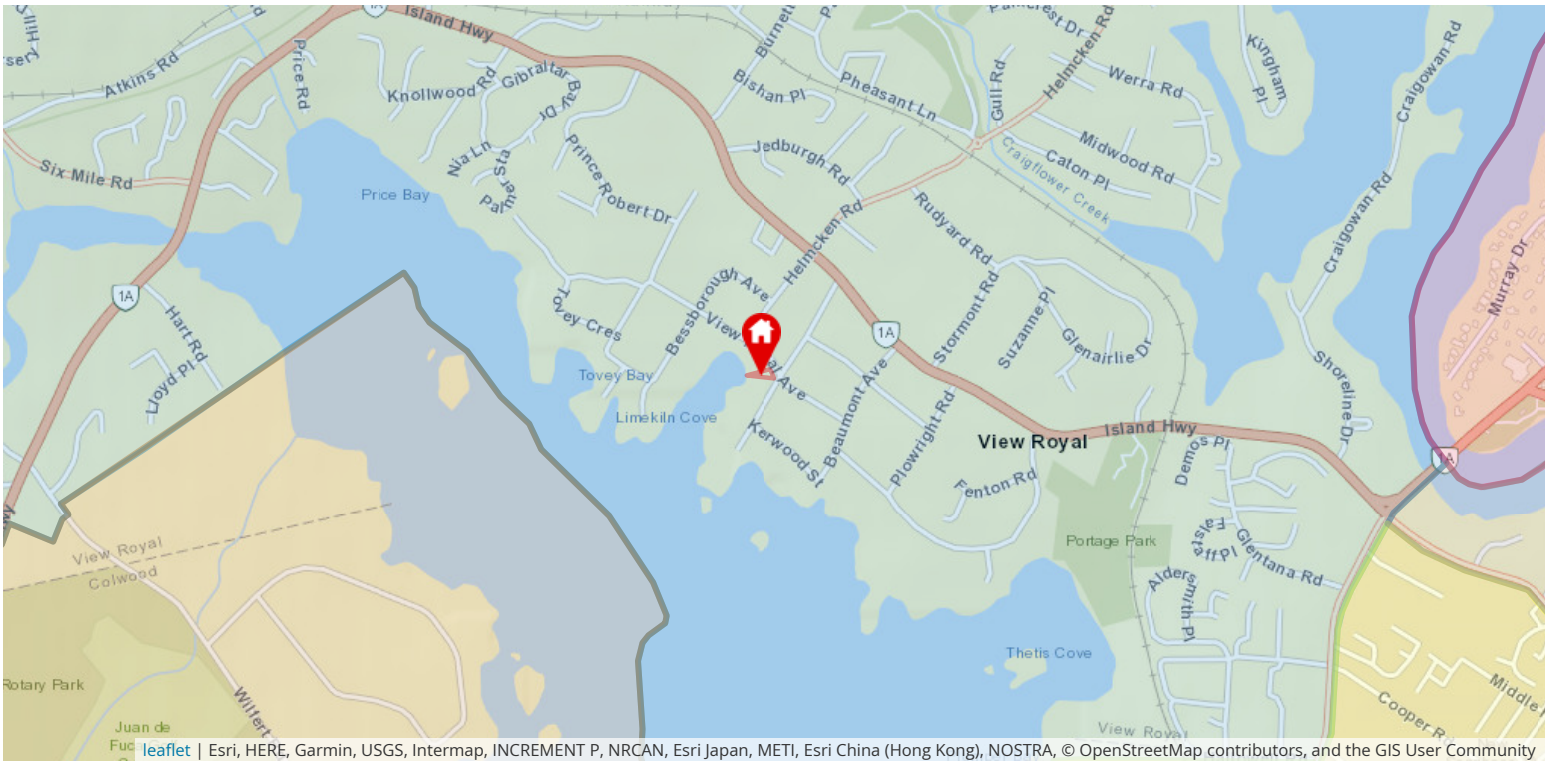
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

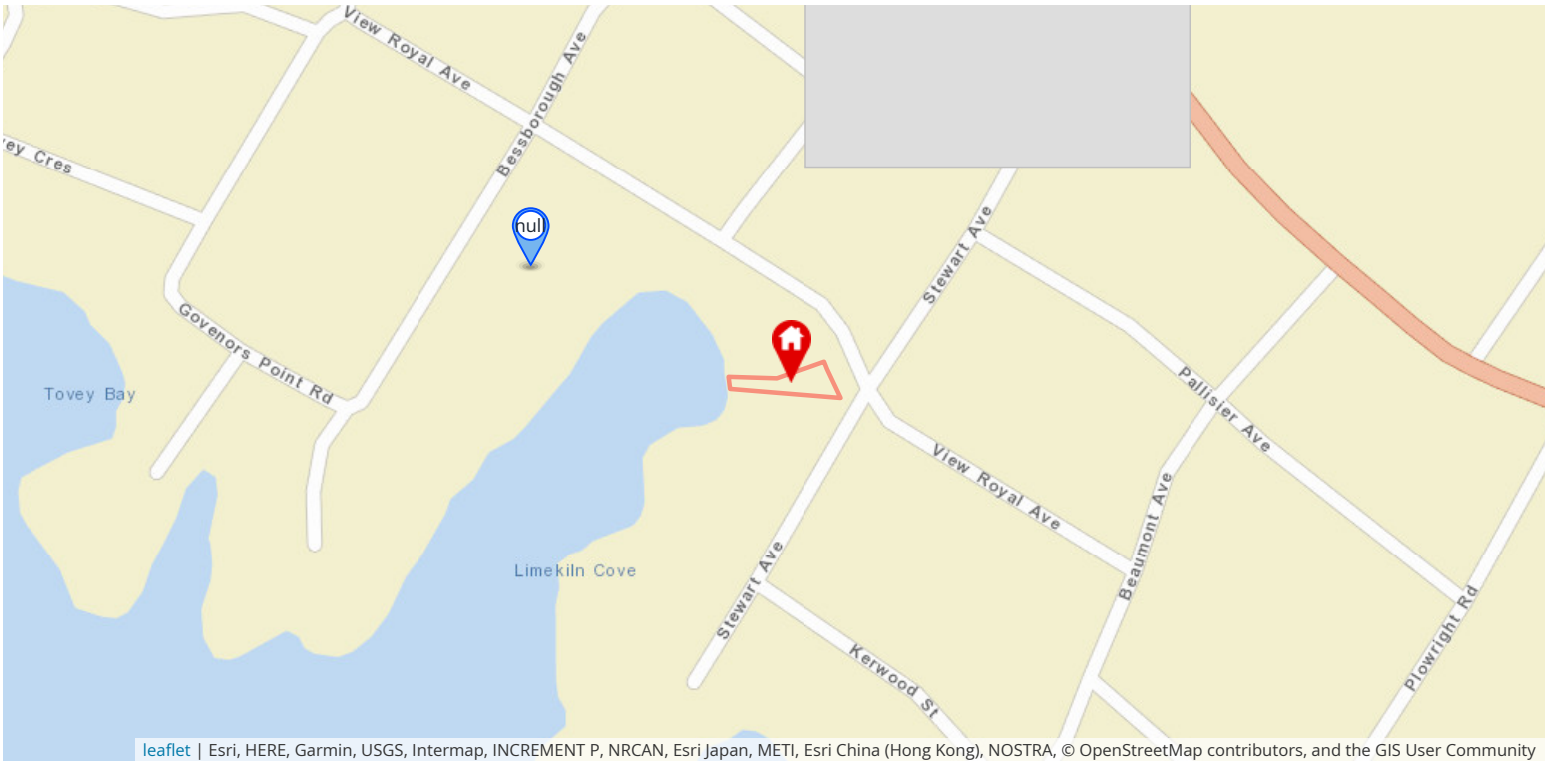
Name: Town of View Royal

Layer Legend:

- **Town of View Royal**
- City of Colwood
- Capital Regional District
- The Corporation of the District of Saanich
- Corporation of the Township of Esquimalt

Hydrology

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: 73808
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches:
Finished Well Depth Ft: 123.0
Comments: STEEL CASING, METHOD OF DRILLING = DRILLED

Hydrology

Floodplains



Subject Property Designations:

Status: Not in Floodplain

Hydrology

Watershed - Wetlands

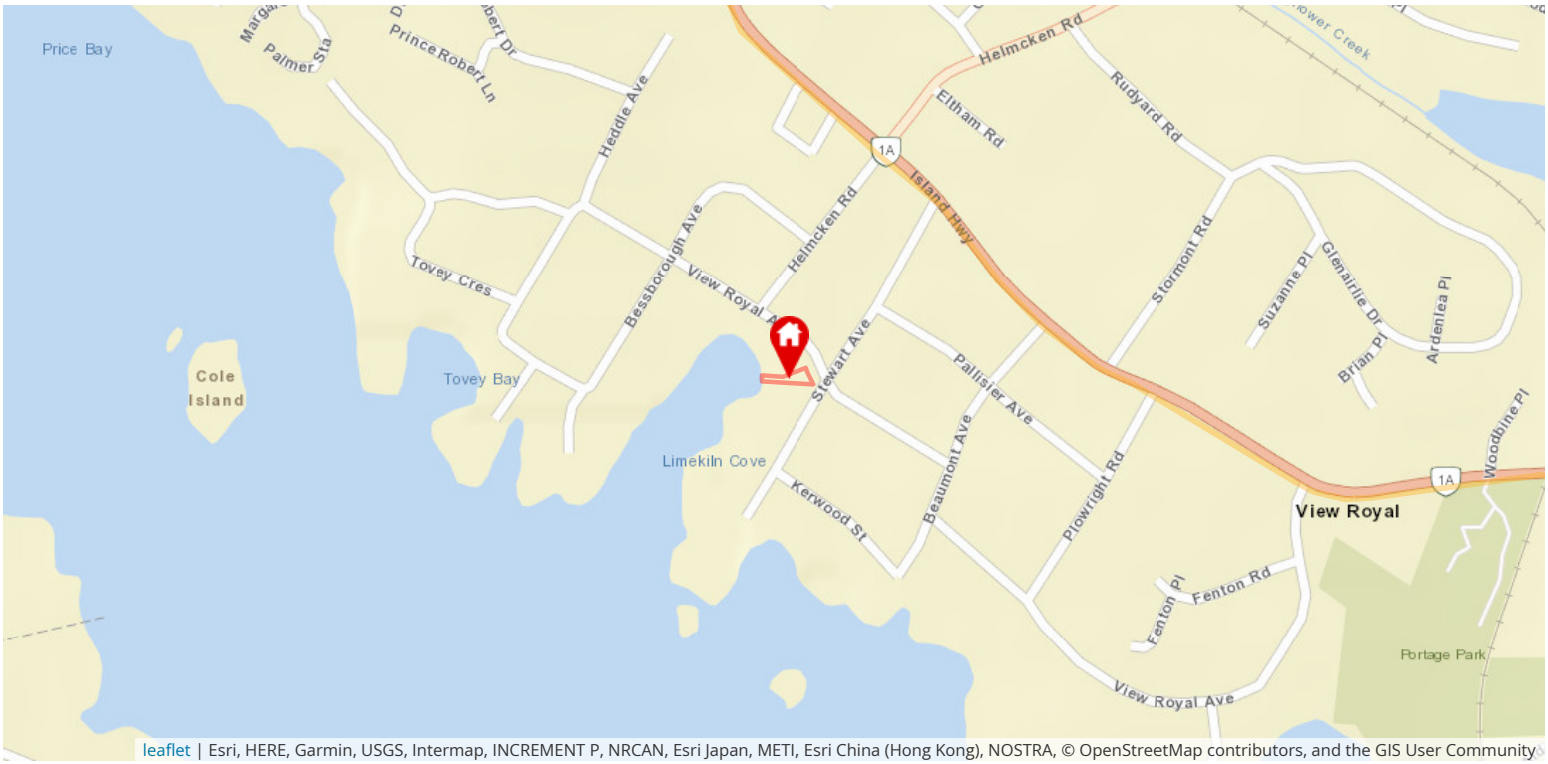


Subject Property Designations:

No Watersheds on selected Parcel

Utilities

Electrical Transmission Lines



Subject Property Designations:

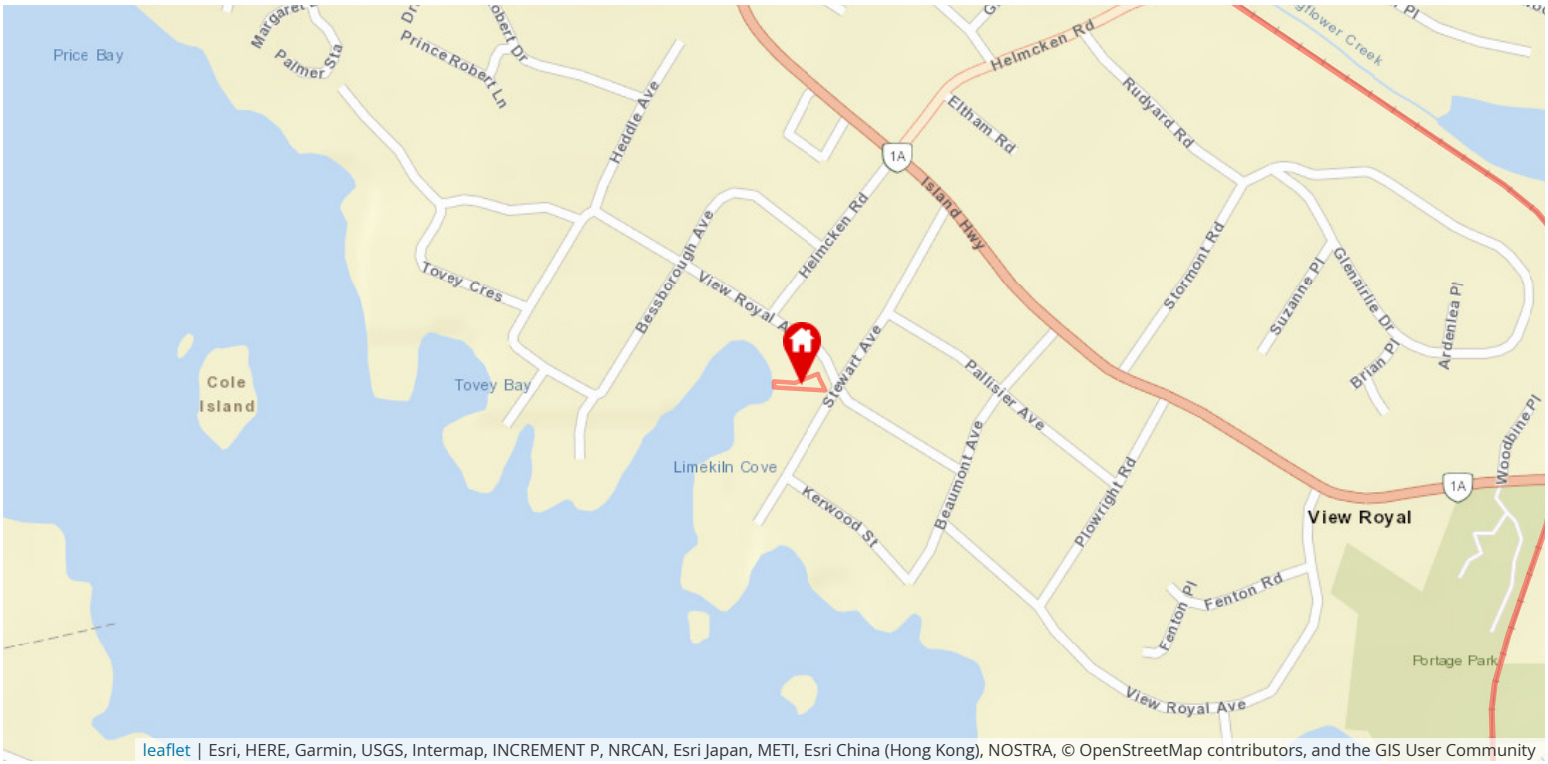
Not Applicable

Nearby:

Circuit Name: 2L145
Transmission Line ID: 3139
Circuit Description: PIK- Pike Lake Sub -> ESQ - Esquimalt Sub
Voltage: None
Owner: None
Source Date: 2026-10-27

Transportation

Railroads



Subject Property Designations:

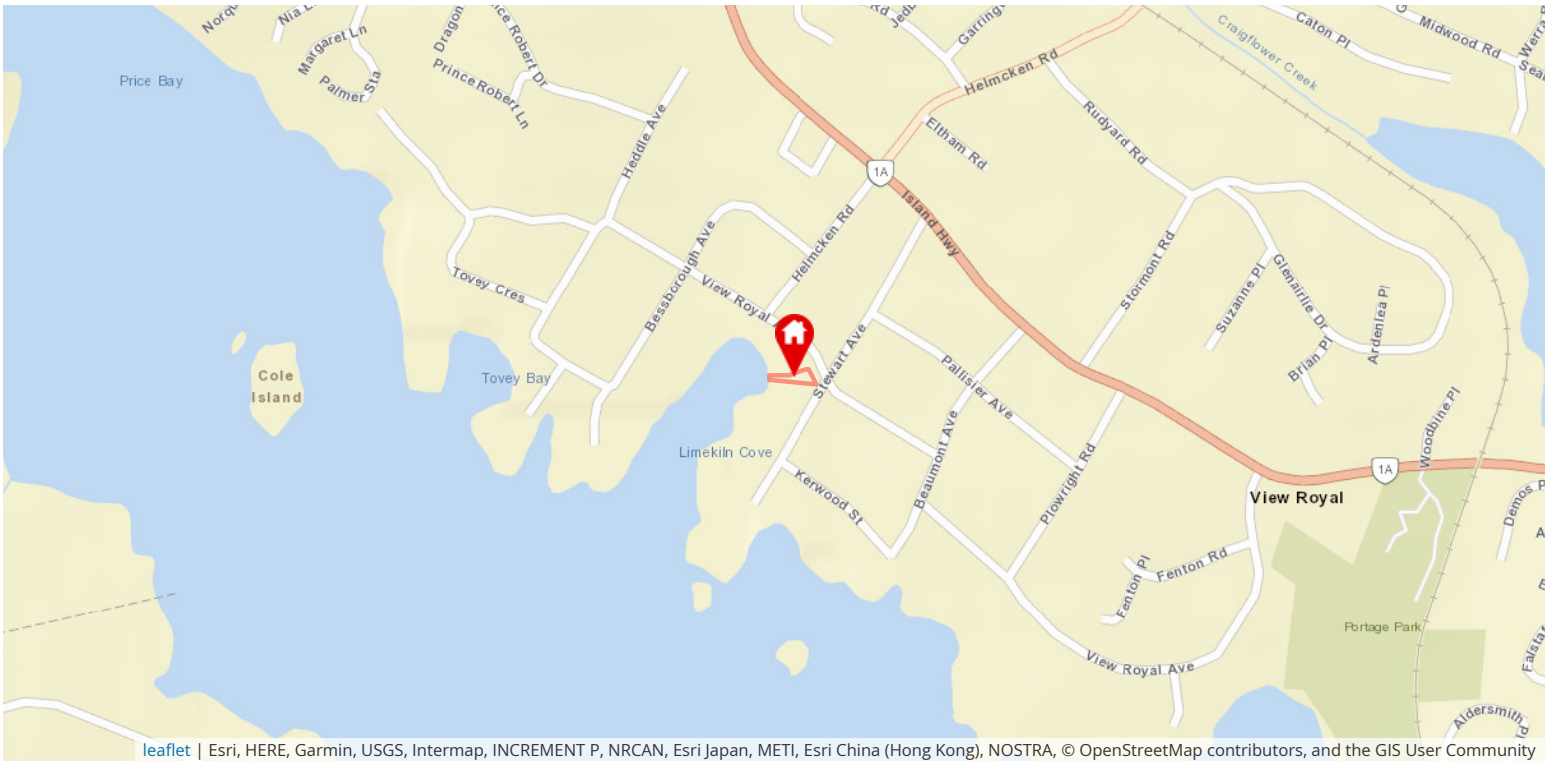
Not Applicable

Nearby:

Track Name: None
Track Classification: Main
Use Type: Freight and Passenger
Status: Operational
Operator: Southern Railway of Vancouver Island
Track User 1: None
Track User 2: None
Track User 3: None
Track User 4: None

Development Applications

Active Development Applications

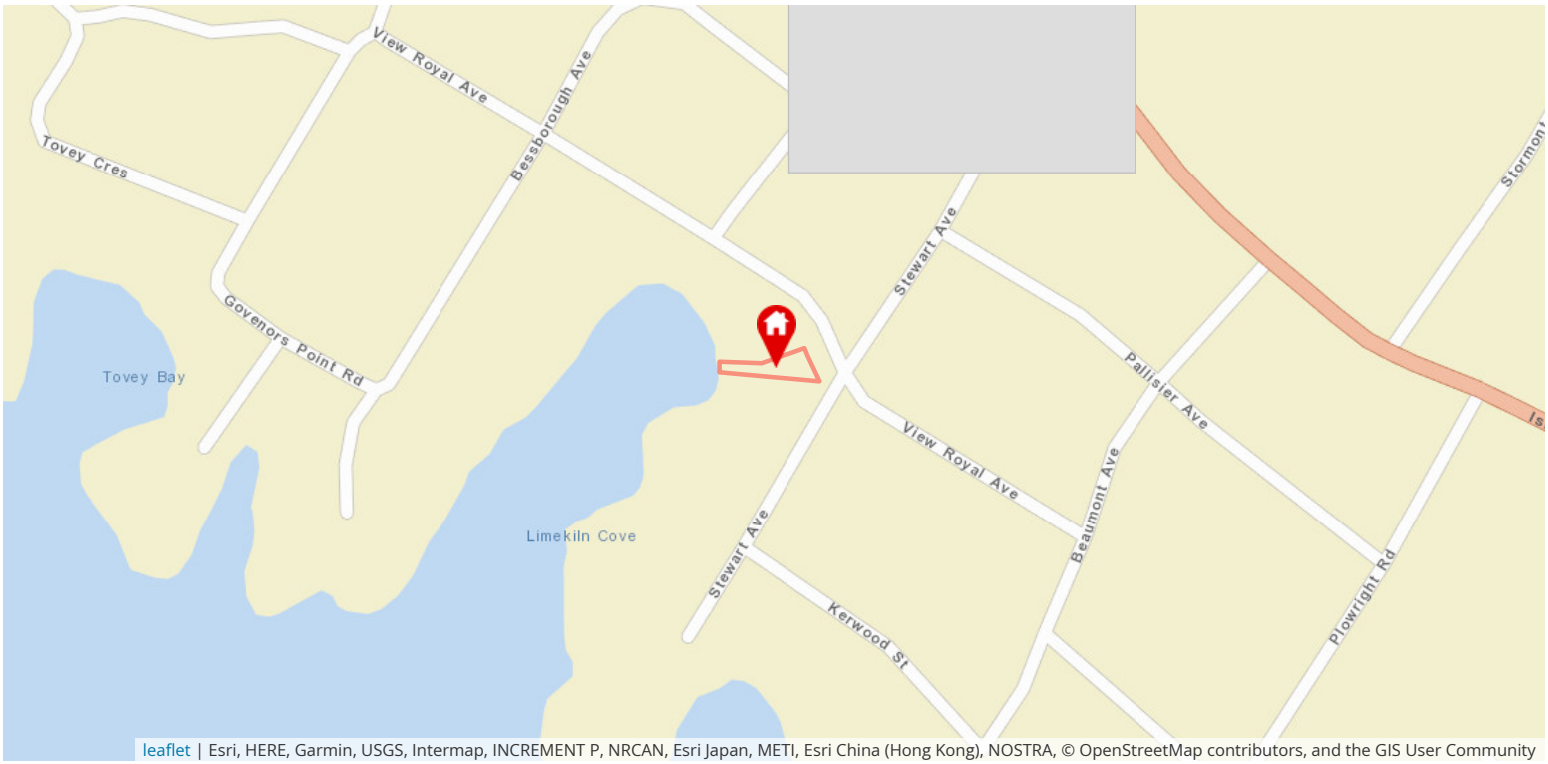


Subject Property Designations:

No Development Applications

Development Applications

Inactive Development Applications

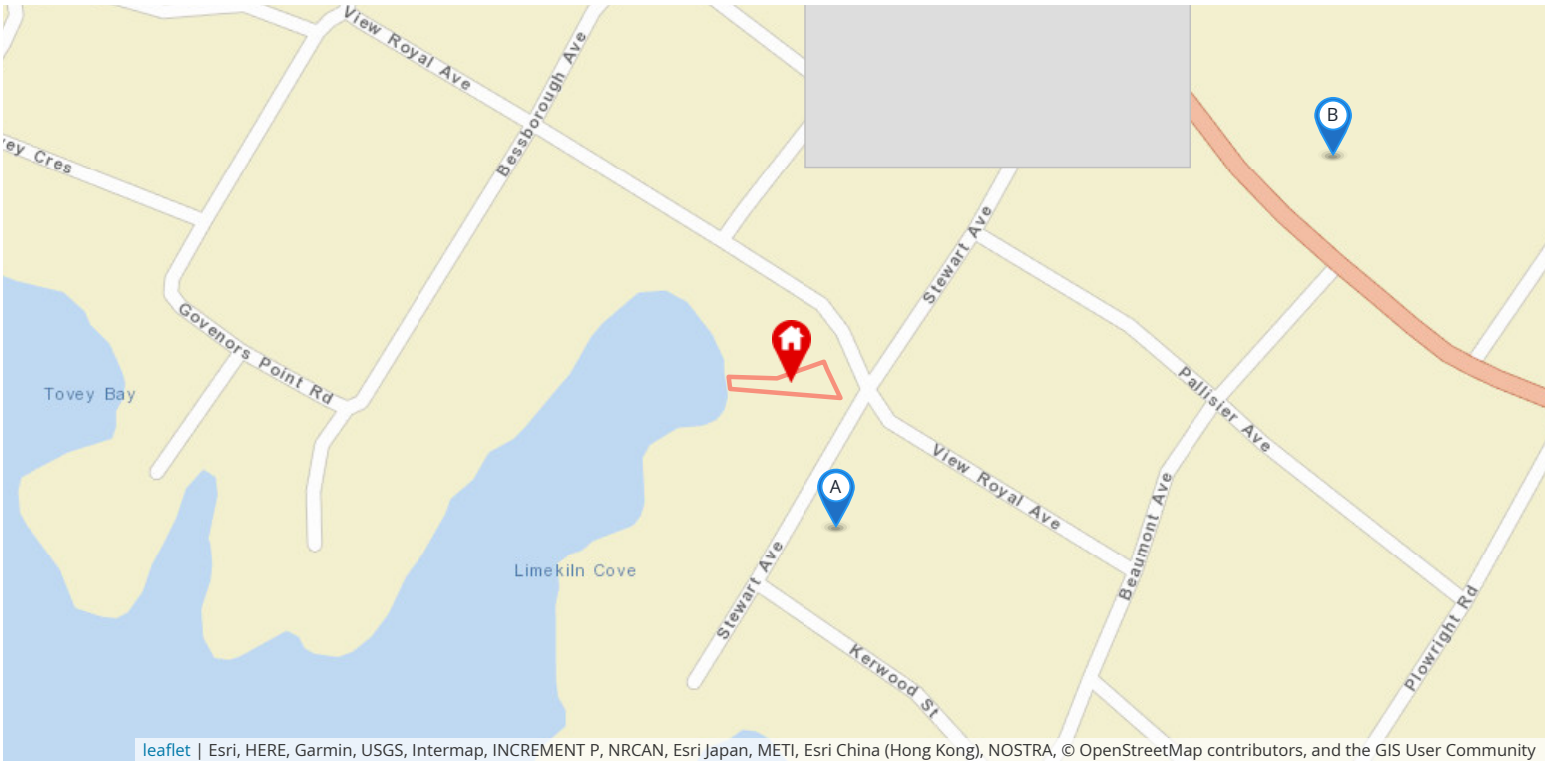


Subject Property Designations:

No Development Applications

BC Open Data

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 304 STEWART AVENUE, VIEW ROYAL Common Name: 304 STEWART AVENUE, VIEW ROYAL BC Site ID: 26186 Env Remediation Site ID: 89113217 Regional File No: 26250-20/26186 Victoria File No: 26250-20/26186 Description: LAT/LONG PROVIDED ON NIR. VERIFIED ON IMAP BC AND CORRECTED Go to BC Contaminated Sites Registry
B	Address: 280 ISLAND HIGHWAY, VICTORIA Common Name: 280 ISLAND HIGHWAY, VIEW ROYAL Site ID: 14655 Env Remediation Site ID: 89133895 Regional File No: - Victoria File No: 26250-20/14655 Description: LOCATION CONFIRMED BY ICIS ON 5 DECEMBER, 2012 Go to BC Contaminated Sites Registry

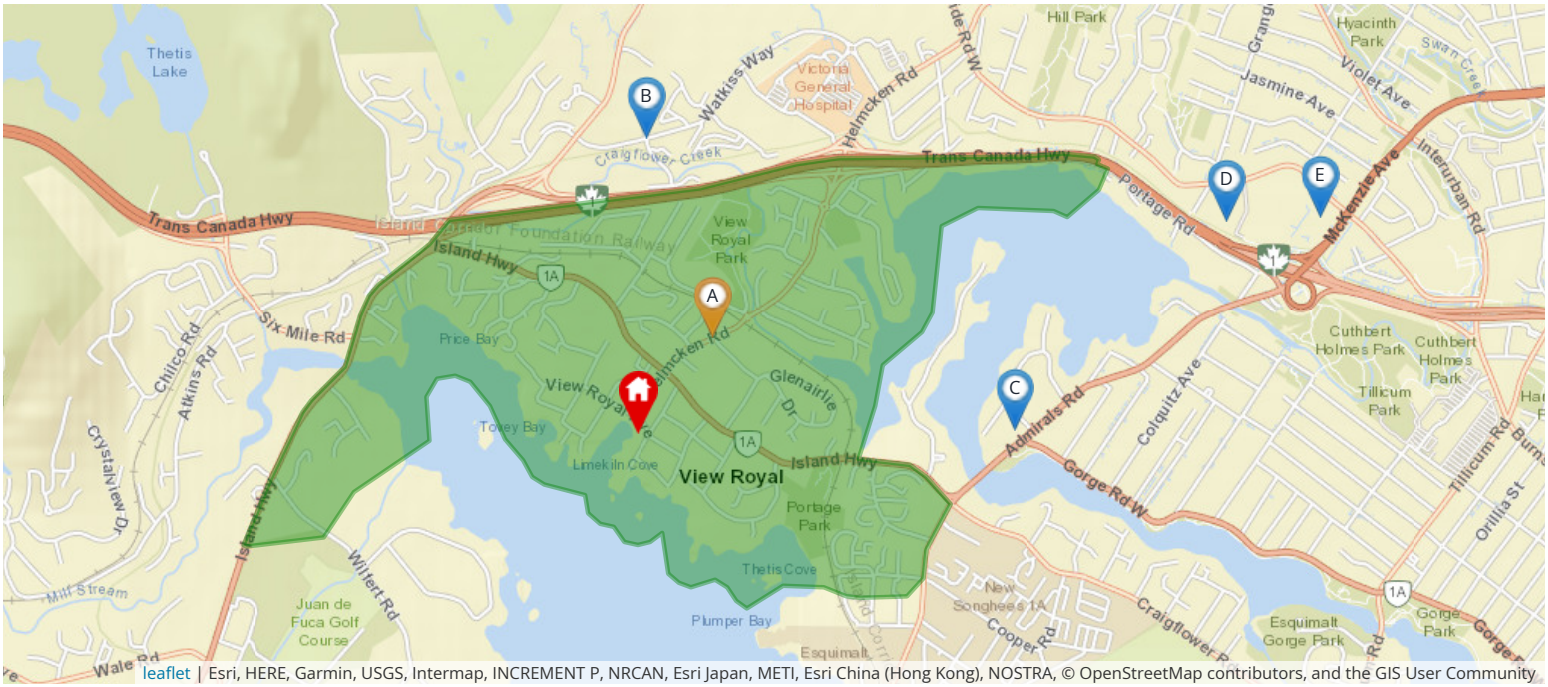
BC Open Data

Canada Energy Regulator Pipelines



Nearest Schools

Nearby Elementary Schools

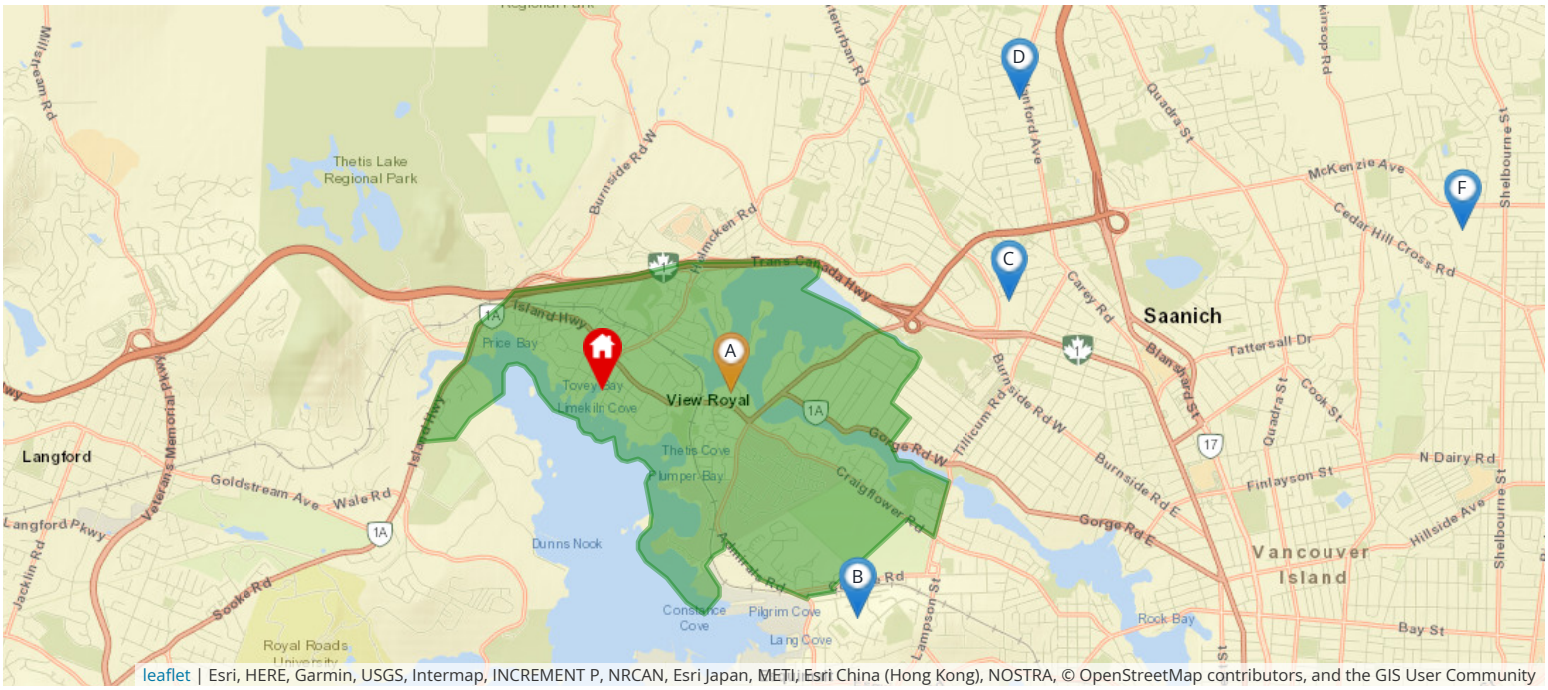


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **View Royal Elementary** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	View Royal	K - 5	SD 61	Victoria		9 mins	0.6 km	2 mins	9 mins
B	Eagle View	K - 5	SD 61	Victoria		36 mins	2.6 km	6 mins	21 mins
C	Craigflower Elementary	K - 5	SD 61	Victoria		27 mins	1.9 km	5 mins	15 mins
D	Marigold	K - 5	SD 61	Victoria		50 mins	3.5 km	8 mins	33 mins
E	St Joseph's	K - 7	Independent	Victoria		54 mins	3.8 km	9 mins	26 mins
F	Strawberry Vale	K - 5	SD 61	Victoria		58 mins	4.0 km	8 mins	45 mins

Nearby Middle Schools



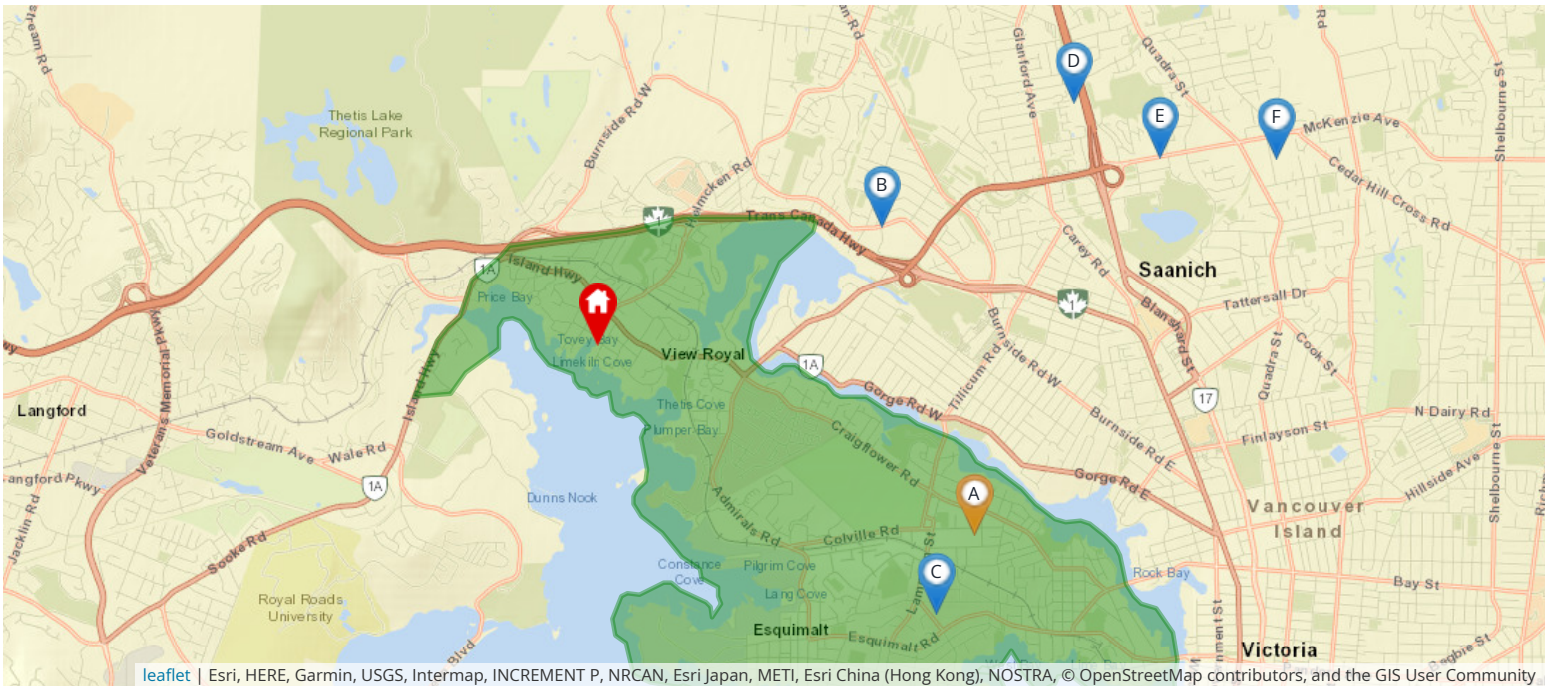
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Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Shoreline Community Middle** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Shoreline Middle School	6 - 8	SD 61	Victoria		23 mins	1.6 km	4 mins	13 mins
B	Rockheights	6 - 8	SD 61	Victoria		1 hour 1 min	4.3 km	9 mins	36 mins
C	Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 4 mins	4.5 km	7 mins	36 mins
D	Glanford Middle School	6 - 8	SD 61	Victoria		1 hour 19 mins	5.6 km	11 mins	44 mins
E	Central Middle School	6 - 8	SD 61	Victoria		2 hours 1 min	8.5 km	20 mins	35 mins
F	Cedar Hill Middle School	6 - 8	SD 61	Victoria		2 hours 12 mins	9.3 km	17 mins	46 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Esquimalt High** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Esquimalt	9 - 12	SD 61	Victoria	AP Program	59 mins	4.2 km	8 mins	19 mins
B	Spectrum	9 - 12	SD 61	Victoria	AP Program	51 mins	3.6 km	7 mins	31 mins
C	Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	1 hour 11 mins	5.0 km	10 mins	38 mins
D	Pacific Christian	K - 12	Independent	Victoria	AP Program	1 hour 23 mins	5.8 km	11 mins	40 mins
E	St Andrew's	8 - 12	Independent	Victoria		1 hour 25 mins	5.9 km	10 mins	32 mins
F	Reynolds	9 - 12	SD 61	Victoria	AP Program	1 hour 41 mins	7.1 km	14 mins	38 mins

Walk Score

293 VIEW ROYAL AV View Royal, V9B 1B3

Walk Score 62

Somewhat Walkable

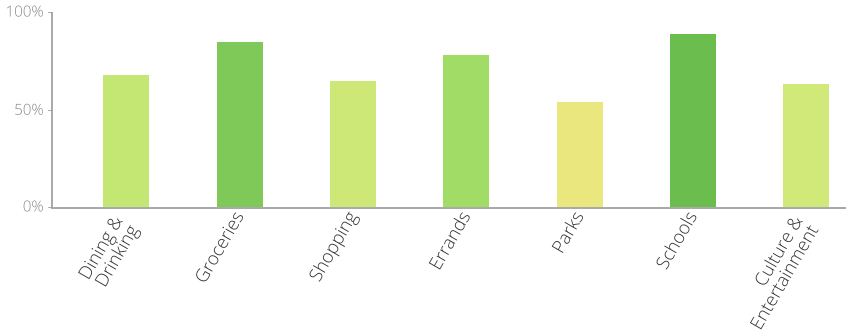
Some errands can be accomplished on foot

Bike Score 40

Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 62 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address