



PROPERTY REPORT

2 HOSPITAL WAY

View Royal

Canada

PID: 003-312-933

JULY 5, 2024

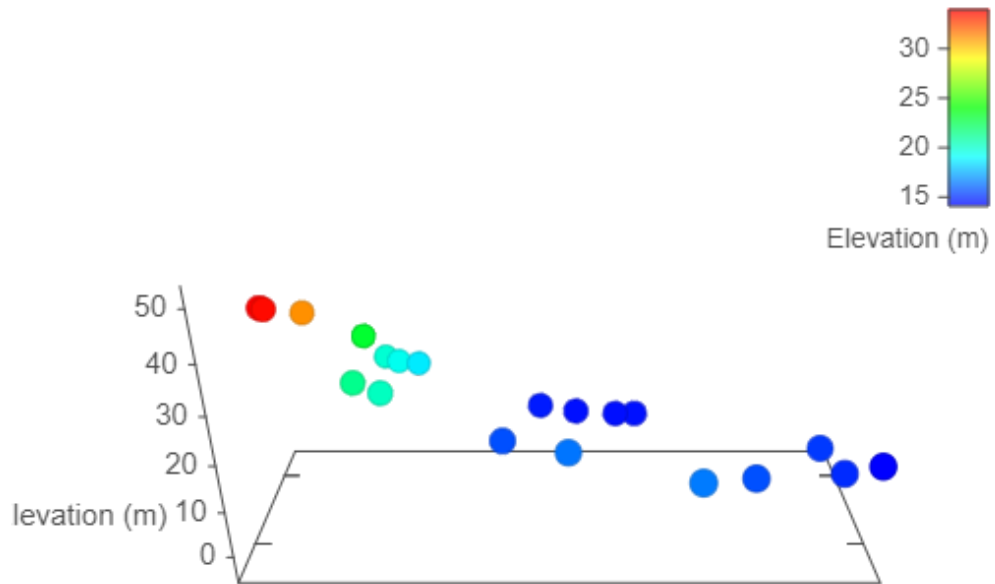
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Estimated Lot Dimensions and Topography



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



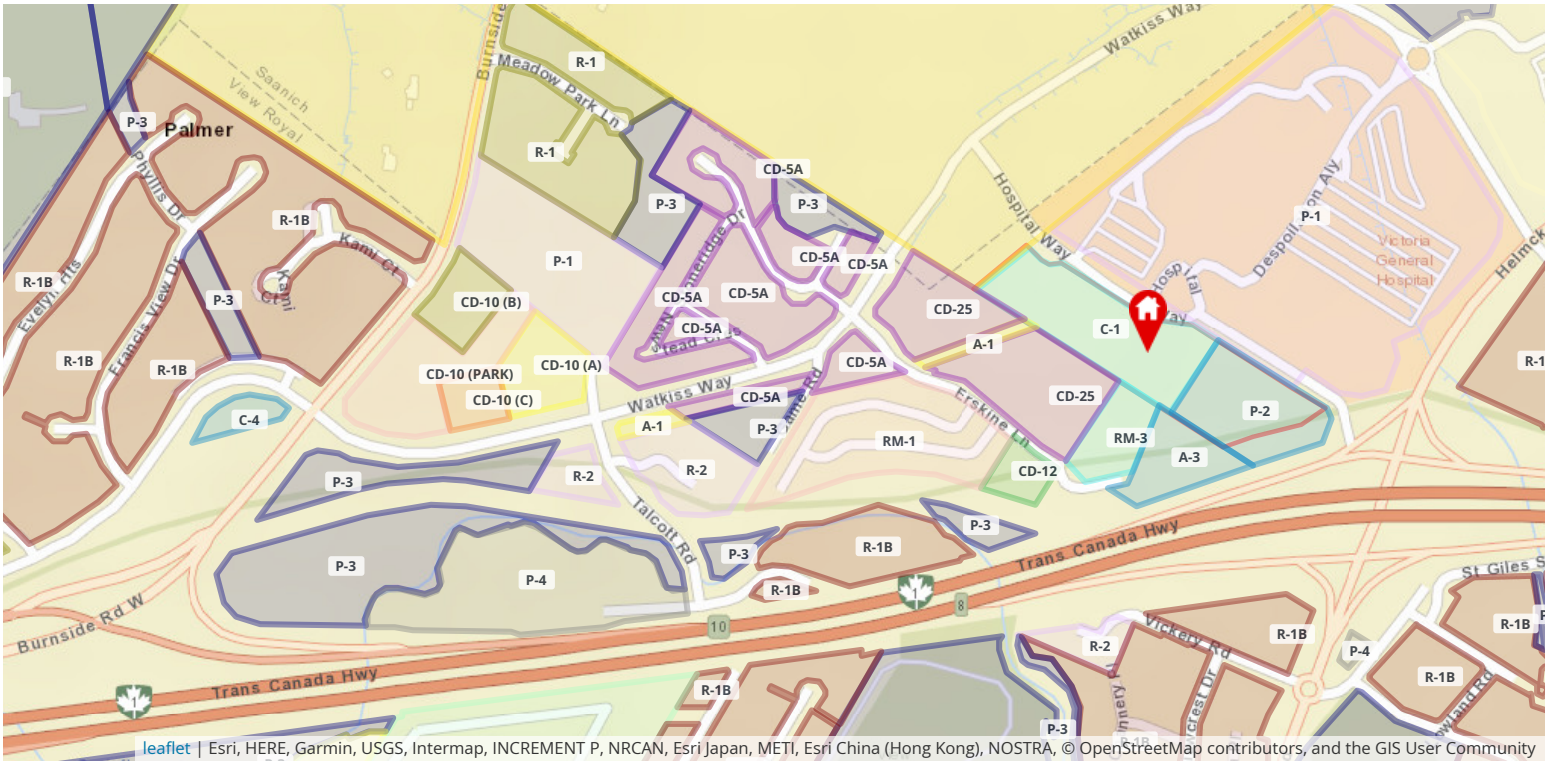
Max Elevation: 33.94 m | Min Elevation: 14.06 m | Difference: 19.88 m

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C-1 Description: Community Commercial,Code: P-2 Description: Local Institutional
Official Community Plan	Intensive Mixed Use (IMU)

Zoning



Subject Property Designations:

Code: **C-1**

Description: Community Commercial

Code: **P-2**

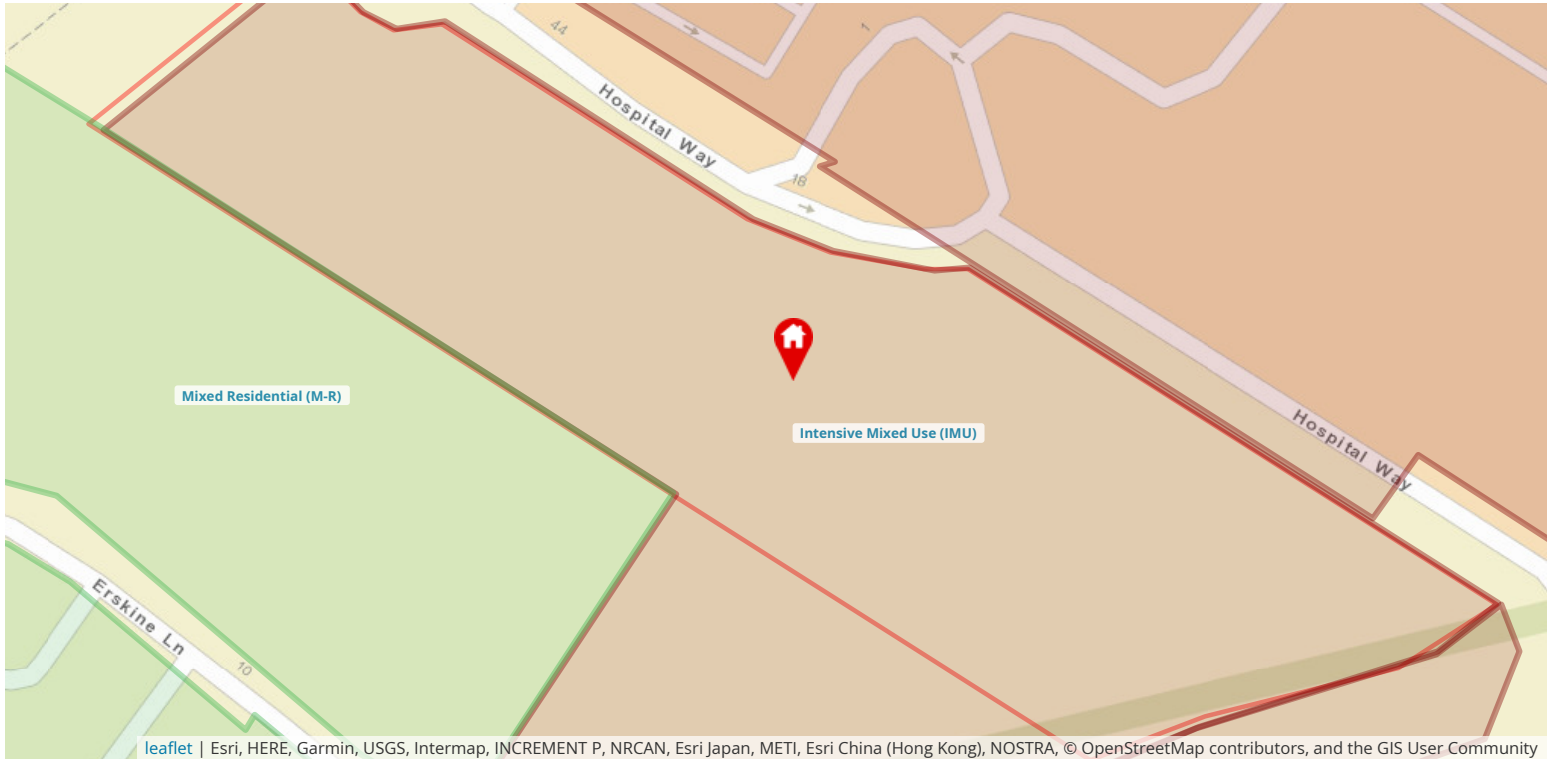
Description: Local Institutional

Layer Legend:

Code	Description
■ C-1	Community Commercial
■ RM-3	Mixed Residential
■ P-1	Community Institutional
■ CD-25	Erskine Lane Residential
■ A-3	Rural Residential
■ P-2	Local Institutional
■ A-1	Rural
■ CD-12	Comprehensive Development (Erskine Lake)
■ RM-1	Ground-Oriented Multiple-Unit Residential
■ P-3	Parks and Recreation
■ R-1B	Detached Residential (Medium Lot)
■ R-2	Duplex Residential
■ CD-5A	Comprehensive Development (Mixed Residential - Small Lot)
■ P-4	Regional Institutional

Code	Description
CD-20	Comprehensive Development (Eagle Creek Village)
C-4	Neighbourhood Commercial
C-6	Tourist Commercial (Campground)
R-1	Detached Residential (Large Lot)
CD-10 (A)	Comprehensive Development (Burnside Corner)
CD-10 (PARK)	Comprehensive Development (Burnside Corner)
CD-10 (B)	Comprehensive Development (Burnside Corner)
CD-10 (C)	Comprehensive Development (Burnside Corner)
P-4RV	Recreation, Open Space, and Recreation Vehicle Storage Zone
C-10	Tourist Accommodation Zone

Official Community Plan



Subject Property Designations:

Intensive Mixed Use (IMU)

Layer Legend:

- Intensive Mixed Use (IMU)
- Community Facility (CF)
- Mixed Residential (M-R)

Property Identification & Legal Description

Address:	2 HOSPITAL WAY VICTORIA BC		
Jurisdiction:	Town of View Royal (SD61)		
Roll No:	7152000	Assessment Area:	1
PID No:	003-312-933	MHR No:	
Neighbourhood:	View Royal		
Legal Unique ID:	A00001018Q		
Legal Description:	PARCEL A, BLOCK 1, PLAN VIP1066, SECTION 100, ESQUIMALT LAND DISTRICT, EXCEPT PLAN VIP62917, VIP62916, 43365		

2023 Municipal Taxes

Gross Taxes: \$77,623

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$12,347,000	\$0	\$12,347,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$12,347,000	\$0	\$12,347,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$12,347,000	\$0	\$12,347,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$12,347,000	\$0	\$12,347,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$12,347,000	\$0	\$12,347,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$12,347,000	\$0	\$12,347,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$12,347,000	\$0	\$12,347,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
1996-02-01	\$0	EK11372	Vacant Single Property Transaction
1986-03-14	\$2,275,000	R20153	Improved Single Property Transaction

Other Property Information

Lot SqFt:	299,693	Lot Width:	
Lot Acres:	6.88	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Vacant IC&I
School District:	Greater Victoria	Manual Class:	
Vacant Flag:	Yes	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

Assessment & Tax History

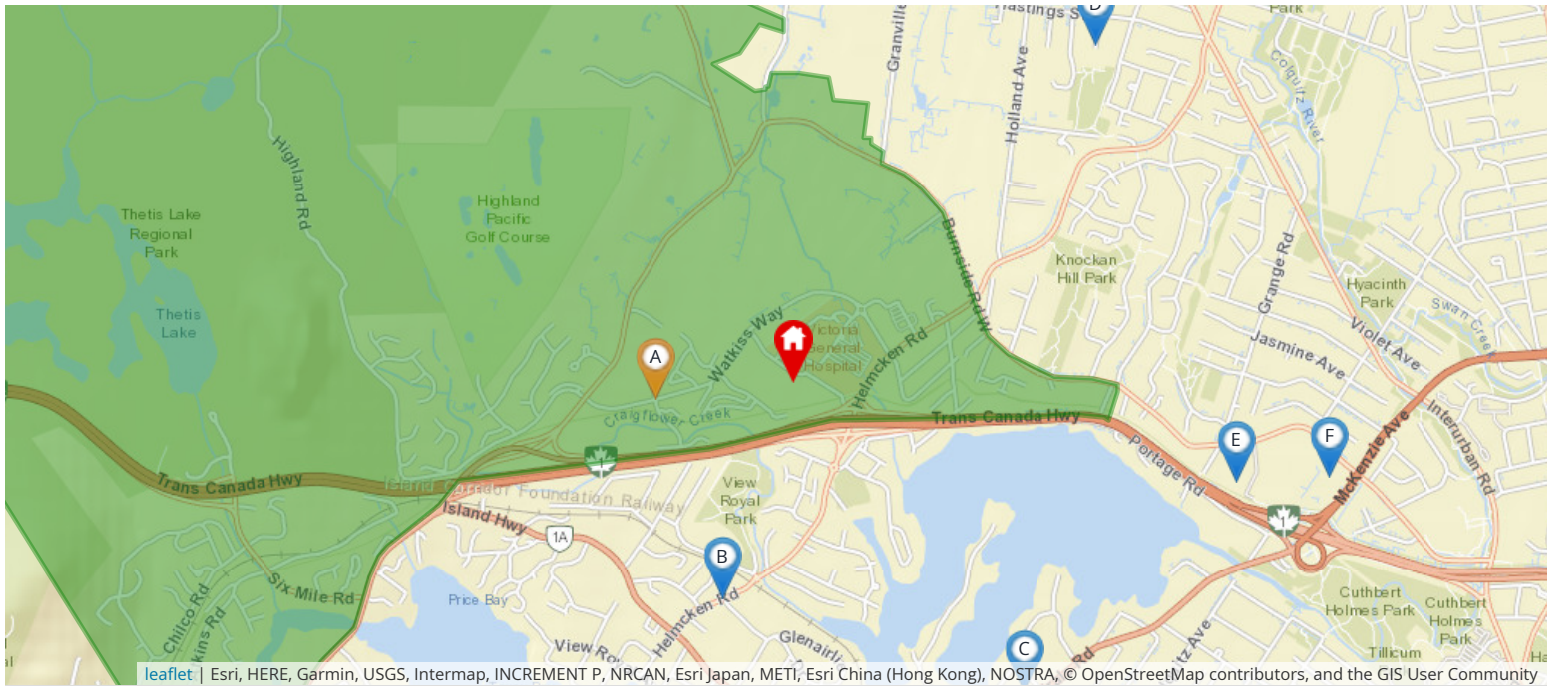
Year	Assessed Value	Gross Taxes
2023	\$7,230,000	\$77,623
2022	\$5,996,000	\$62,977
2021	\$5,176,000	\$59,615
2020	\$4,921,000	\$45,641
2019	\$4,399,000	\$52,417

2018	\$3,995,000	\$50,260
2017	\$3,807,000	\$52,732
2016	\$3,390,000	\$50,295
2015	\$3,325,000	\$49,621
2014	\$3,325,000	\$47,896
2013	\$3,008,000	\$44,305
2012	\$2,853,000	\$42,291
2011	\$2,717,000	\$41,231
2010	\$2,822,000	\$42,665
2009	\$3,365,000	\$47,358
2008	\$3,365,000	\$44,836
2007	\$2,936,000	\$42,606
2006	\$2,577,000	\$44,541
2005	\$2,579,000	\$44,604
2004	\$2,309,000	\$43,502
2003	\$2,564,000	\$61,790
2002	\$2,564,000	\$20,583
2001	\$2,464,000	\$19,183

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.

Nearest Schools

Nearby Elementary Schools



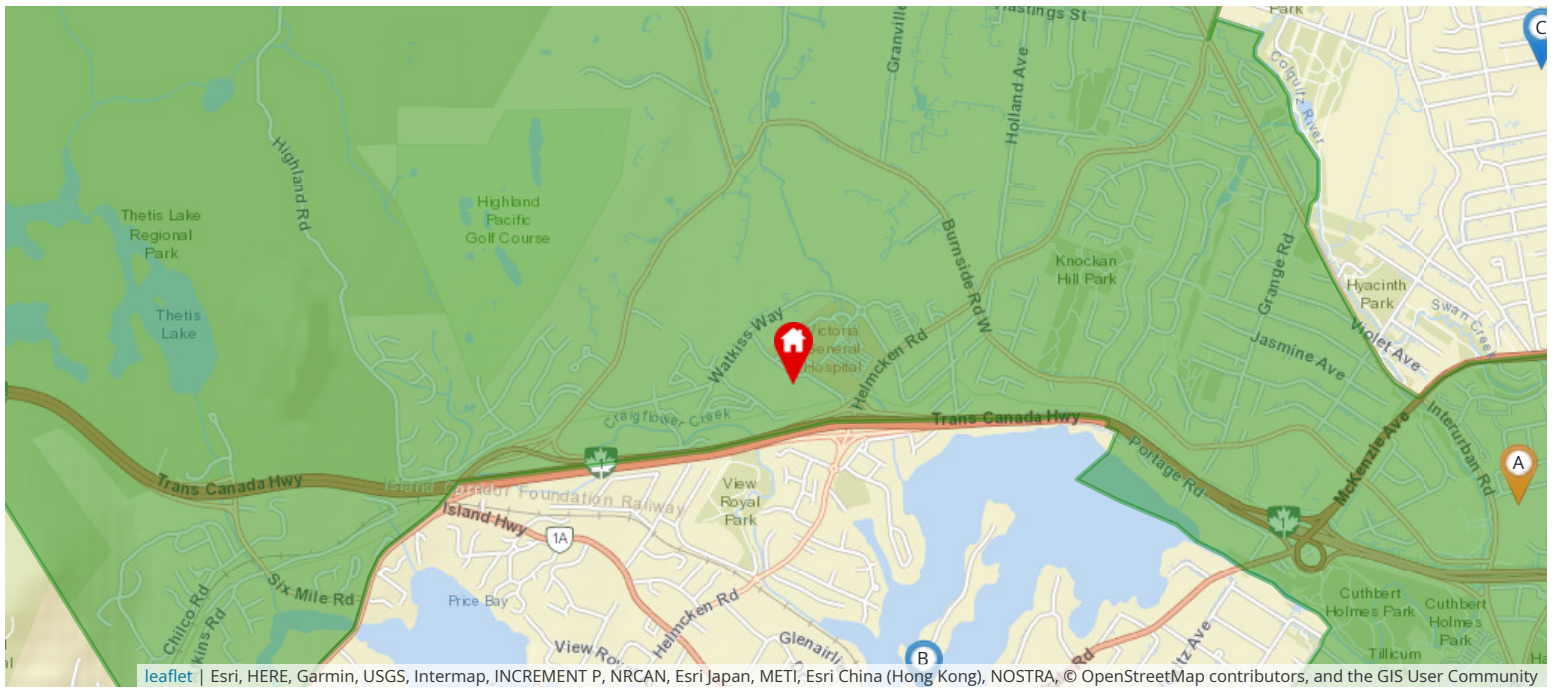
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Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Eagle View Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Eagle View	K - 5	SD 61	Victoria		9 mins	0.7 km	4 mins	5 mins
B View Royal	K - 5	SD 61	Victoria		27 mins	1.8 km	6 mins	10 mins
C Craigflower Elementary	K - 5	SD 61	Victoria		49 mins	3.5 km	8 mins	17 mins
D Strawberry Vale	K - 5	SD 61	Victoria		39 mins	2.7 km	8 mins	11 mins
E Marigold	K - 5	SD 61	Victoria		30 mins	2.2 km	8 mins	20 mins
F St Joseph's	K - 7	Independent	Victoria		39 mins	2.8 km	9 mins	19 mins

Nearby Middle Schools

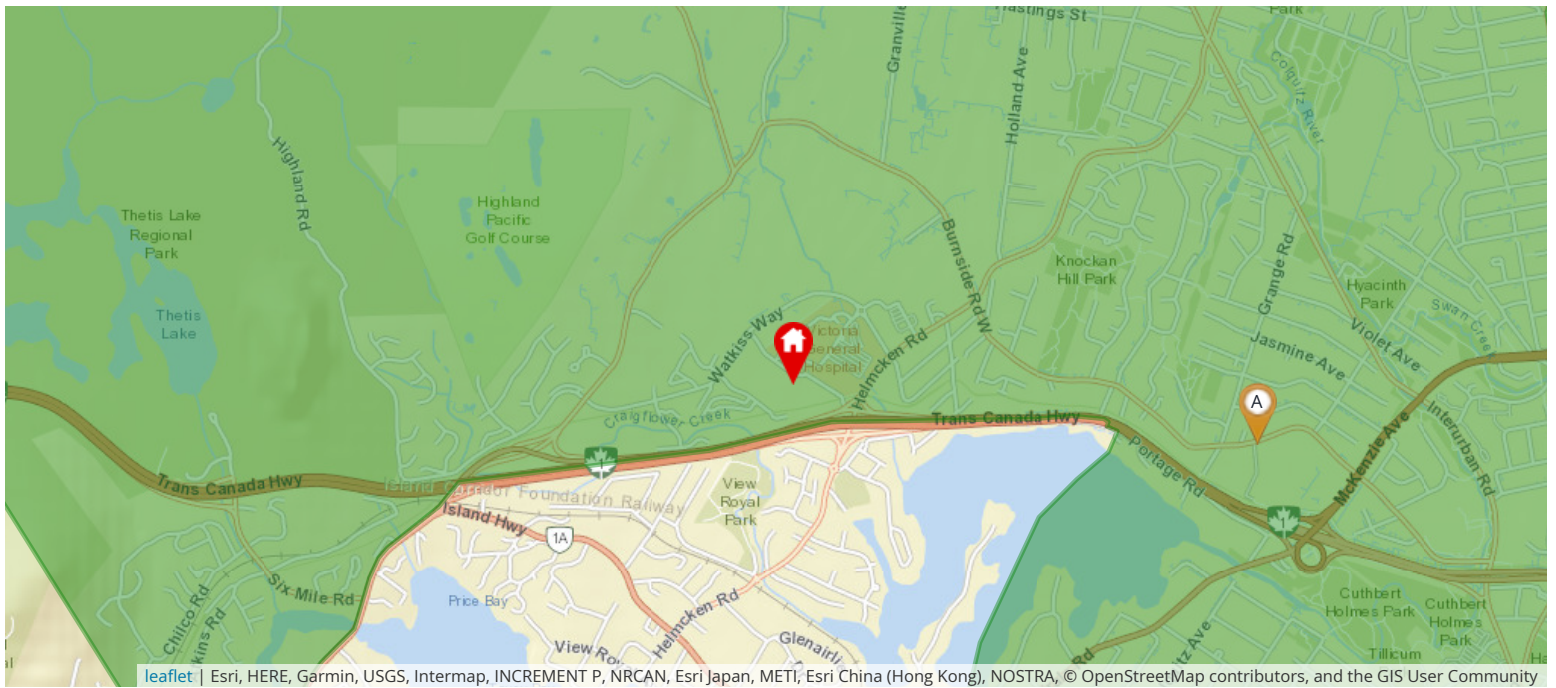


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Colquitz Middle** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Colquitz Middle School	6 - 8	SD 61	Victoria		50 mins	3.6 km	8 mins	18 mins
B Shoreline Middle School	6 - 8	SD 61	Victoria		45 mins	3.2 km	9 mins	15 mins
C Glanford Middle School	6 - 8	SD 61	Victoria		59 mins	4.2 km	10 mins	58 mins
D Rockheights	6 - 8	SD 61	Victoria		1 hour 23 mins	5.8 km	15 mins	37 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 58 mins	8.4 km	18 mins	49 mins
F Central Middle School	6 - 8	SD 61	Victoria		2 hours 10 mins	9.2 km	22 mins	36 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Spectrum Community School** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Spectrum	9 - 12	SD 61	Victoria	AP Program	31 mins	2.3 km	7 mins	17 mins
B Pacific Christian	K - 12	Independent	Victoria	AP Program	1 hour 5 mins	4.6 km	13 mins	45 mins
C Esquimalt	9 - 12	SD 61	Victoria	AP Program	1 hour 21 mins	5.8 km	14 mins	20 mins
D Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	1 hour 31 mins	6.4 km	15 mins	35 mins
E St Andrew's	8 - 12	Independent	Victoria		1 hour 11 mins	5.1 km	11 mins	38 mins
F Reynolds	9 - 12	SD 61	Victoria	AP Program	1 hour 27 mins	6.3 km	14 mins	43 mins

SCHEDULE C: TRANSIT-ORIENTED AREA (TOA) DESIGNATION

1. TOA Designation

In this Schedule C:

- a) "TOA Map" means the map shown in Section 3 of this Schedule C;
- b) "200m parcel" means a parcel with dark grey hatching and outlining on the TOA Map;
- c) "400m parcel" means a parcel with dotted and black hatching and outlining on the TOA Map.

2. Parking

The off-street parking requirements for motor vehicles in Section 5 of this bylaw do not apply to the residential use of land designated as a transit-oriented area under section 1.2 of this Schedule C, except as follows:

- a) a parking space that would be required to be provided as an accessible space under section 5.14 must be provided;
- b) any parking space that is provided, whether or not that space is required to be provided, must meet the requirements of section 5 of this bylaw.

3. TOA Map

From Town of View Royal Zoning Bylaw No. 900, 2014 Amendment
1134 Schedule C - adopted May 2024



Transit-Oriented Area (TOA)



-  TOA Bus Exchange
-  Transit Oriented Area (200m Buffer)
-  Transit Oriented Area (400m Buffer)
-  Transit Oriented Area (200m Parcel)
-  Transit Oriented Area (400m Parcel)

April 2024

