

PROPERTY REPORT

1-753 PEMBERTON RD

Victoria

V8S 3R3

Canada

PID: 023-650-915

DECEMBER 3, 2025



Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Summary Sheet

1-753 PEMBERTON RD Victoria BC V8S 3R3



PID	023-650-915
Registered Owner	EL*, M*
Legal Description	STRATA LOT C SECTION 68 VICTORIA DISTRICT STRATA PLAN VIS4187 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS4187
Zoning	GRD-1 (RIA) - General Residential District
Community Plan(s)	NCP: Neighbourhood Plan: Rockland , not in ALR

Year Built	1997	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Floor Area	1840 Ft ²
Bathrooms	2	Bedrooms	3
Max Elev.	47.74 m	Min Elev.	46.08 m
Walk Score	79 / Very Walkable	Transit Score	73 / Excellent Transit
Tax Year	2024	Annual Taxes	\$5,581.00

ASSESSMENT

	2024	%	2025
Building	\$178,000	↓ -25.28	\$133,000
Land	\$1,255,000	↓ -25.42	\$936,000
Total	\$1,433,000	↓ -25.40	\$1,069,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$1,069,000	↑ 63.21
Sales History	31/03/2010	\$655,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
522663	Sold 31/03/2010	6	\$649,500 / \$655,000	RE/MAX Camosun
481801	Expired 09/12/2008	95	\$710,000 /	Taddy Owen-Flood Ltd.

DEVELOPMENT APPLICATIONS

-

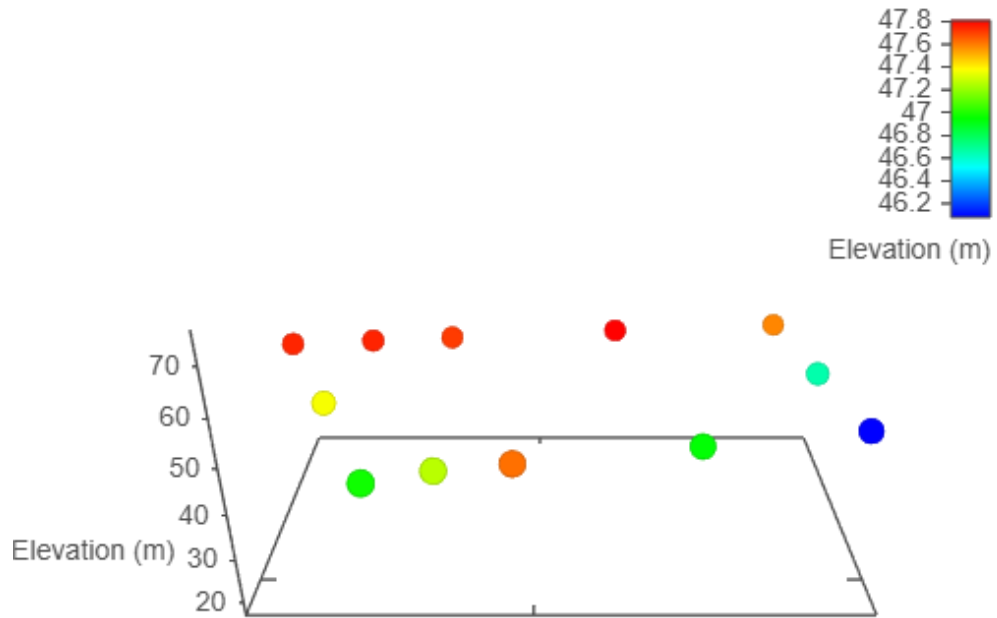
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

Estimated Lot Dimensions and Topography

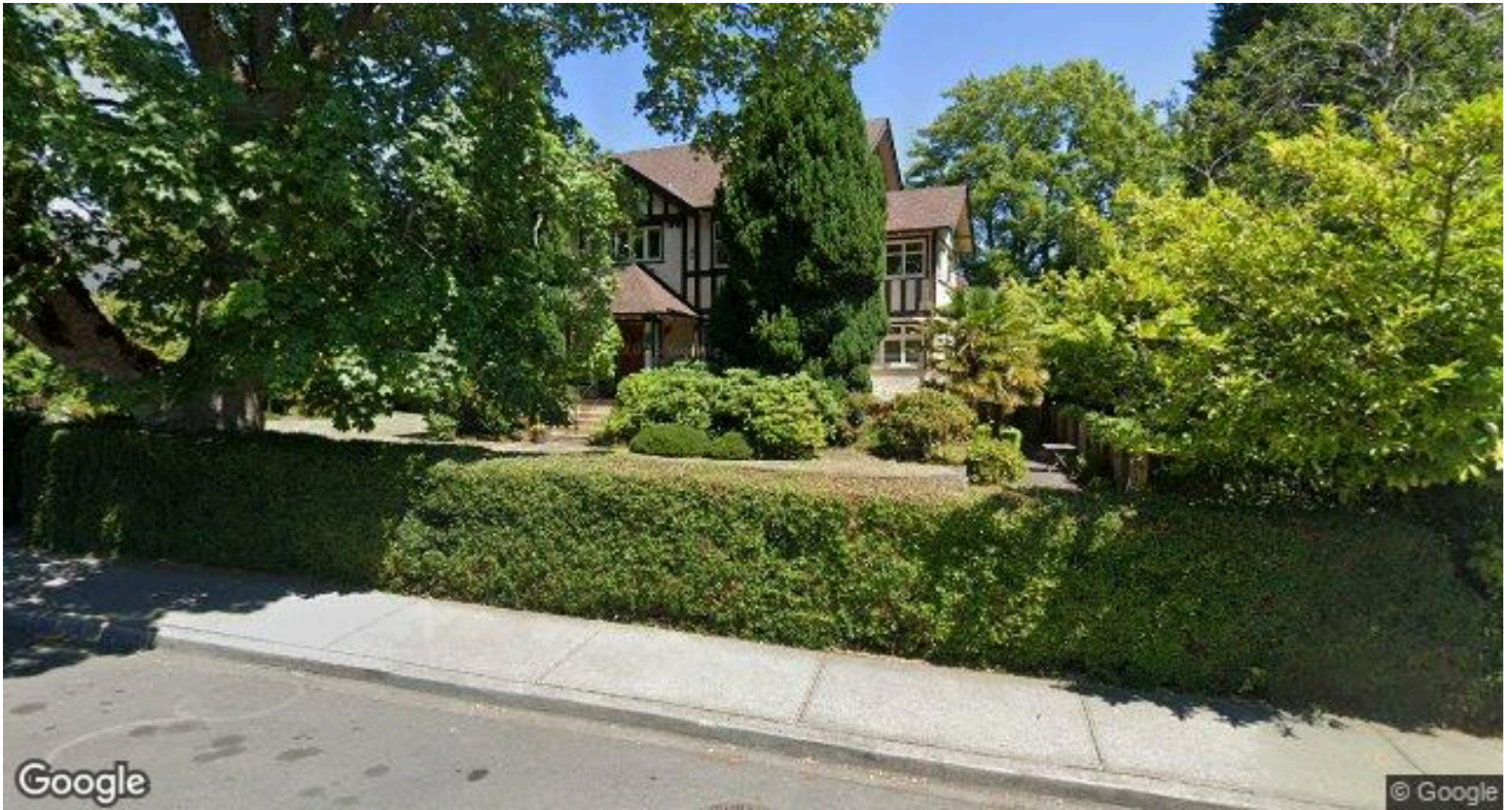
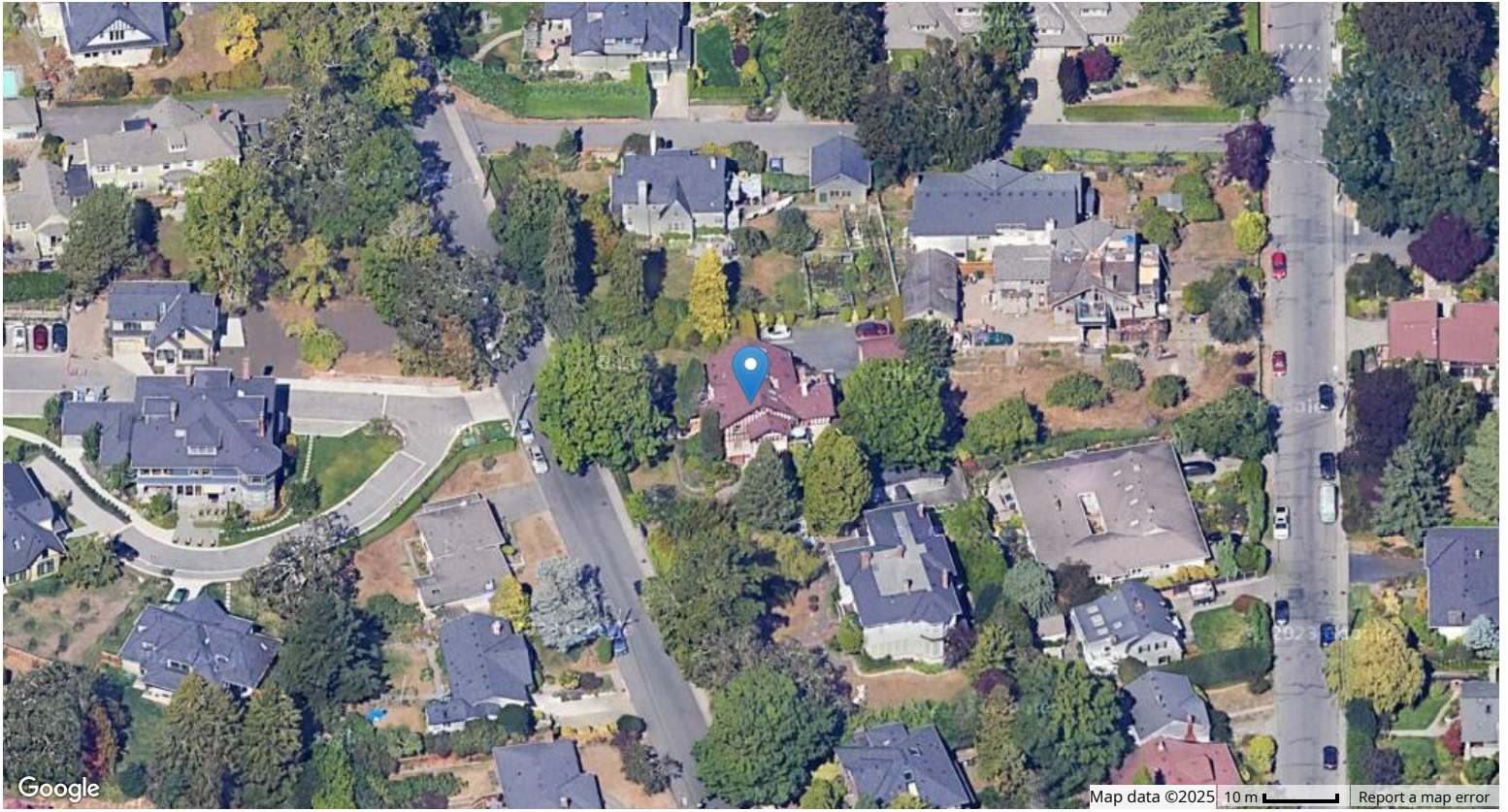


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 47.81 m | Min Elevation: 46.08 m | Difference: 1.73 m

Google Views





City of Victoria
 City Hall: 1 Centennial Square
 Victoria, BC V8W 1P6
 www.Victoria.ca

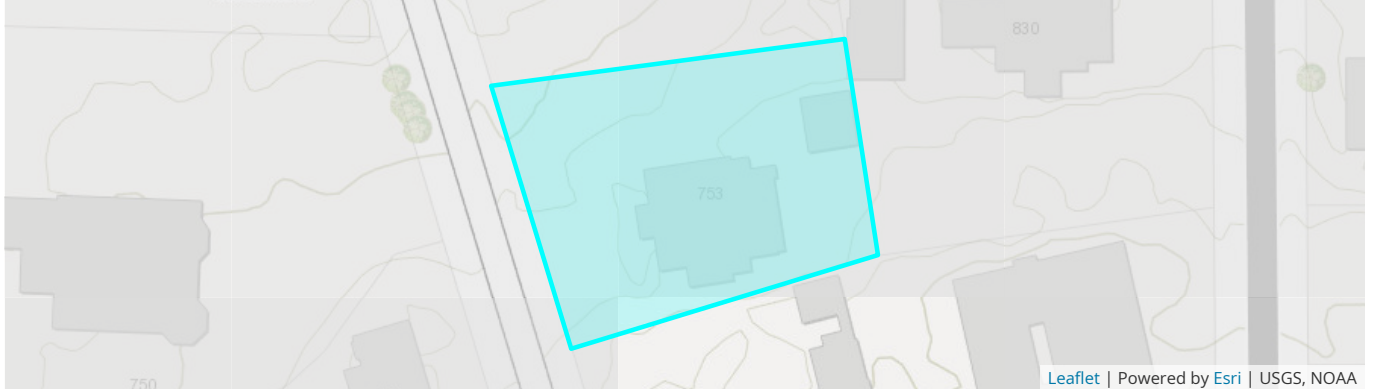
Property Report
 Produced by the City of Victoria
 VicMap: Victoria.ca/map

1-753 PEMBERTON RD

12/3/2025



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Leaflet | Powered by Esri | USGS, NOAA

PROPERTY INFORMATION FOR 1-753 PEMBERTON RD

PID: 023-650-915

Legal Type: STRATA

Plan Number: VIS4187

Folio: 04302032

Lot Number: C

Legal Description: LOT C, SECTION 68, VICTORIA, VIS4187

BC Assessment Actual Use: 030 STRATA LOT - RESIDENCE (CONDOMINIUM)

Extra PIDs on this parcel: None

Additional Addresses on this parcel: None

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2025	GENERAL	\$936,000	\$133,000	\$1,069,000	\$0	\$5,581
2024	GENERAL	\$1,255,000	\$178,000	\$1,433,000	\$0	\$6,814
2023	GENERAL	\$1,310,000	\$186,000	\$1,496,000	\$0	\$6,545

PLANNING INFORMATION

Neighbourhood: ROCKLAND

Senior Planner: pcarroll@victoria.ca **Planner:** mthiagarajan@victoria.ca

Councillor Liaison: MARG GARDINER 250.361.0223

Development Permit Area and/or Heritage Conservation Area: DPA 1 / TDPA 1 - GENERAL URBAN DESIGN / TENANT PROTECTION

Heritage Status: None

Land Use Contract: None
Special Restrictions: None
Zoning: GRD-1 (RIA): [General Residential District \(Residential Infill Area\)](#)

SERVICES

Garbage Zone: [4 A](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
See Common Property	N/A	N/A	N/A

Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
See Common Property	N/A	N/A	N/A	N/A	N/A

PERMITS

Building/Electrical/Plumbing Permits (Active or On Hold):

Issued Date	Folder No	Type	Status	Subject	Purpose
None	None	None	None	None	None

Historical Permit Cards:

Card Type	LINK
None	

Planning and Development Applications/Permits (Active or On Hold):

Date	Status	Folder No	Type	Purpose
None	N/A	N/A	N/A	N/A

These data are derived from a variety of sources, historic and current. Accuracy, completeness, correctness, and currency are not guaranteed. Persons accessing the map agree to and accept that their use of any information contained therein is entirely at their own risk. The City of Victoria assumes no obligation or liability for the use of the map data. Distribution of this data is for information purposes and should not be considered authoritative for construction, geotechnical, engineering, navigational, legal or other site-specific uses. Consulting the map service should not be considered a replacement for on-site inspections and appropriate investigations. [Please click here to read the full disclaimer.](#)

All Permits on Selected Properties

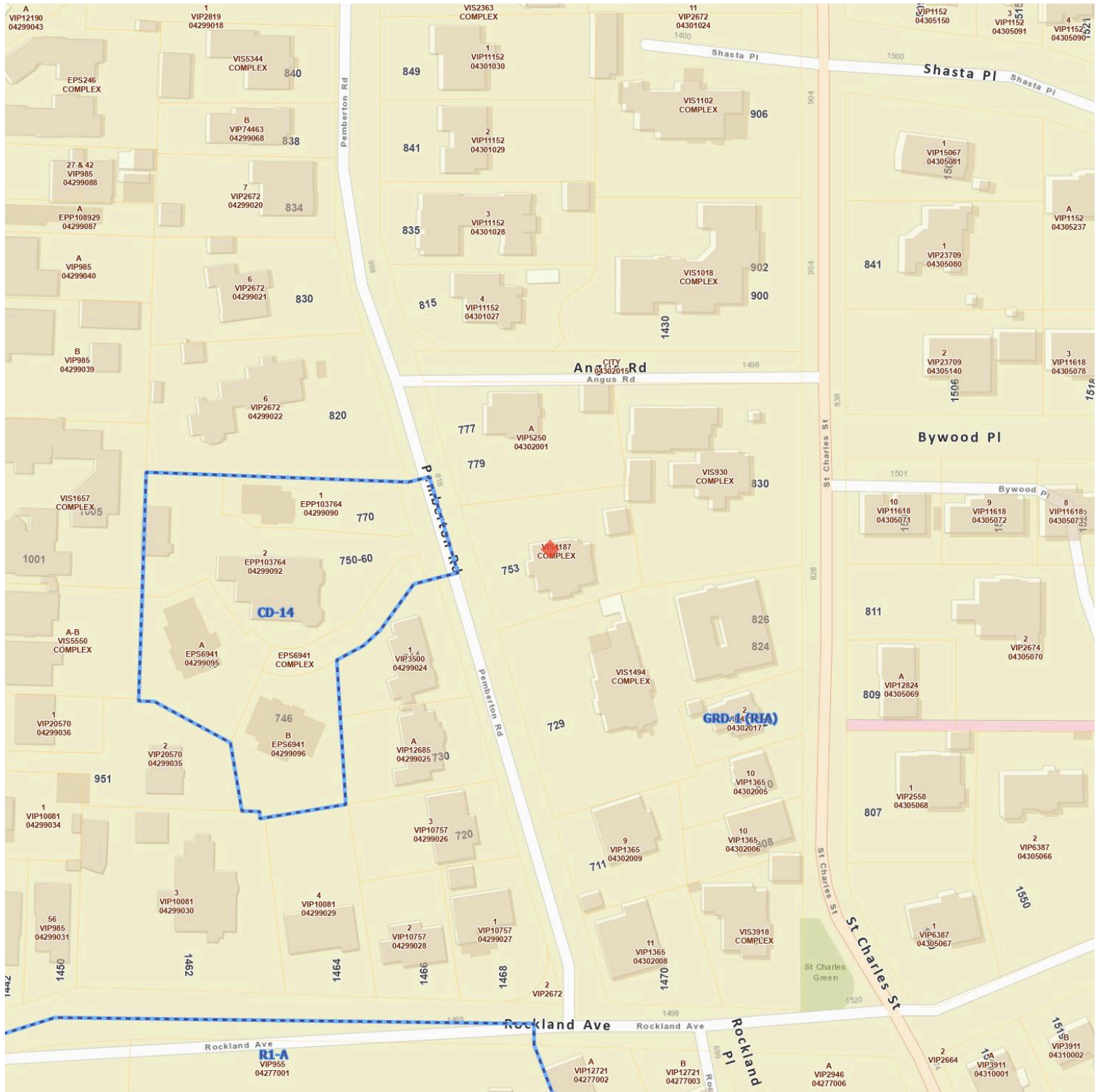
General Property Information

Civic Address:	1 753 PEMBERTON RD				
Folio:	04302032	Property Number:	109367	PID:	023-650-915
Legal:	LOT C, SECTION 68, VICTORIA, VIS4187				
Zone:	GRD-1 (RIA)				

There are no permits for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

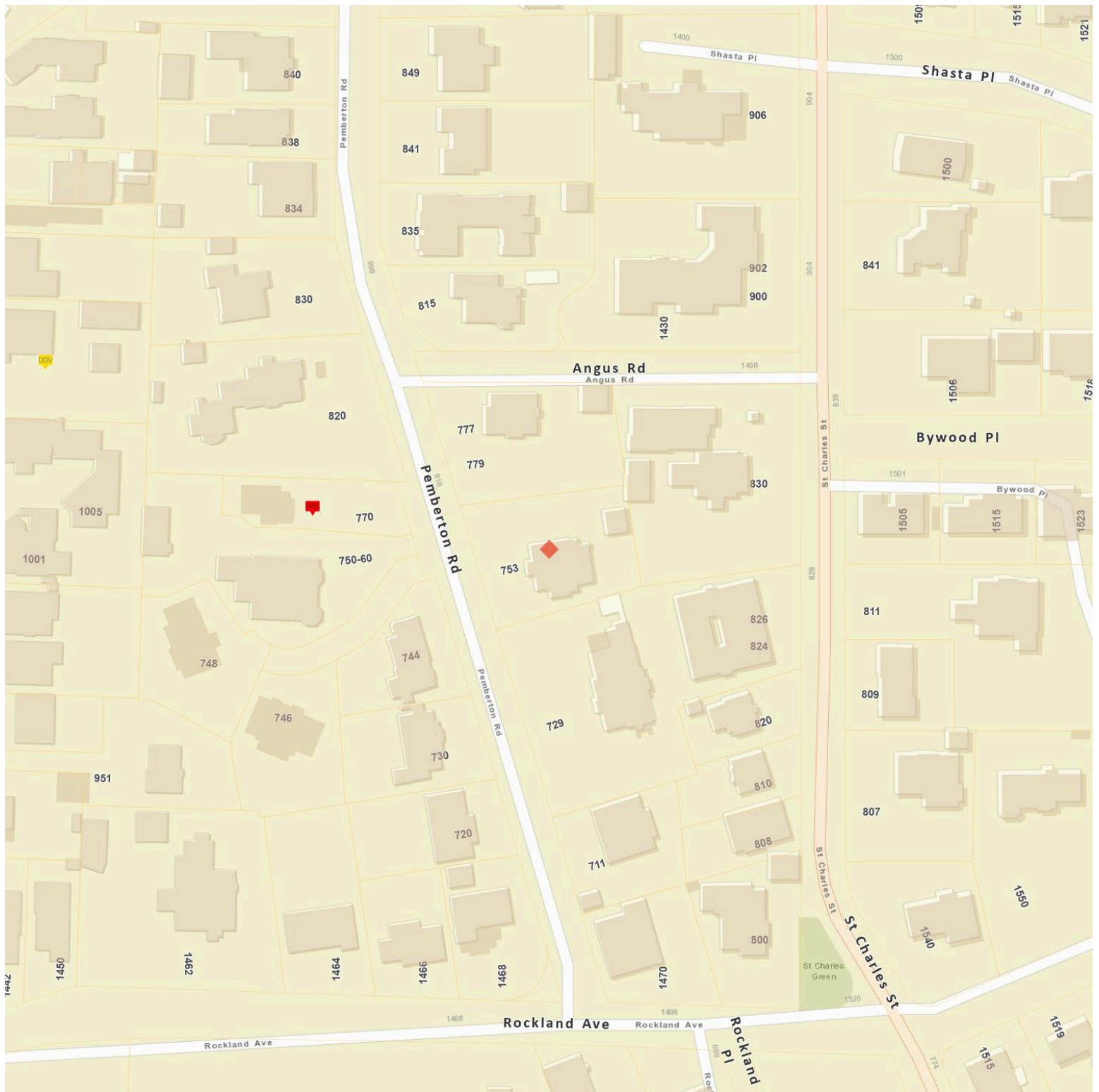
Legal



Legend

- | | | | |
|------------------------------------|---|--|---------------------|
| World_Street_Map
Address Labels | Main Victoria Streets
Address Labels - Esquimalt | All Victoria Streets
Legal Descriptions | Surrounding Streets |
| Parcels (PID based) | Esquimalt Parcels | Buildings | Easements |
| - - Comprehensive Development Area | Special Restrictions | | Zoning |
| Boundary | | | |

Development Applications



Legend

World_Street_Map

Address Labels

Delegated Development Variance Permit

Heritage Alteration Permit

Rezoning

Main Victoria Streets

Address Labels - Esquimalt

Delegated Heritage Alteration Permit

Heritage Designation

Parcels (PID based)

All Victoria Streets

Board of Variance

Development Permit

Tax Incentive Permit

Esquimalt Parcels

Surrounding Streets

Delegated Development Permit

Development Variance Permit

Temporary Use Permit

Buildings

Infrastructure



Legend

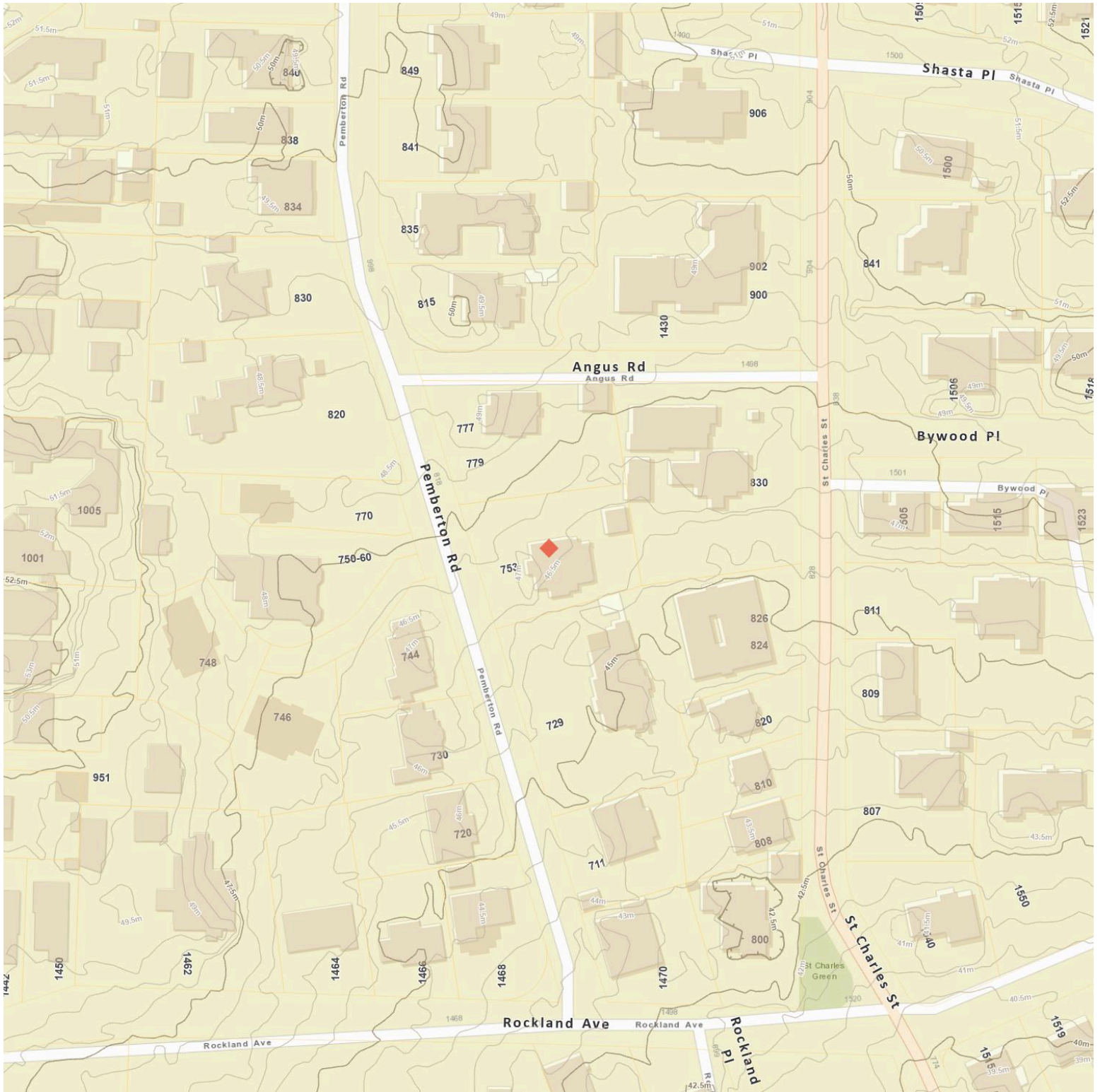
- World_Street_Map
- Address Labels
- Abandoned
- Kiosk
- Sewer Fittings
- Sewer Flow Arrows - Pressurized Mains
- Active
- Manhole
- Outfall
- <all other values>
- Abandoned
- Storm Drain Catchment Areas
- <all other values>
- Storm Drain Flow Arrows - Pressurized
- Mains
- Flush Tank
- Storm Drain Manholes - Esquimalt
- Diversion
- Active
- <all other values>
- Storm Drain Pressurized Mains
- Regulated, Flow over 95 l/s
- Regulated, Flow 32-62 l/s
- Pressure Type/Flow Unknown
- Backflow Preventer
- Water Service Valve
- Plug
- Cap
- Offset
- Sleeve
- Weld
- Water Quality Sampling Stations
- <all other values>
- Lined Water Main
- PZ3 (116 HGL)
- PZ6B (72 HGL)
- Esquimalt Parcels

- Main Victoria Streets
- Address Labels - Esquimalt
- Active
- Treatment Plant
- Sewer Flow Arrows - Gravity Mains
- Sewer Flow Meter
- <all other values>
- Vent
- Overflow
- Lined Sewer Gravity Mains
- Active
- Storm Drain Catch Basins
- Storm Drain Facilities
- Storm Drain Flow Arrows - Gravity Mains
- Manhole
- Outfall
- Overflow Valve
- <all other values>
- Storm Lined Drain Gravity Mains
- Abandoned
- Unregulated/Pump, Flow over 95 l/s
- Unregulated/Pump, Flow 32-62 l/s
- Water Pump Station
- Blow-off Valve
- Ball
- Unknown
- Coupling
- Reducer
- Tap
- <all other values>
- Abandoned
- Water Facility
- Abandoned
- High Pressure Water Mains
- PZ4 (116 HGL)
- PZ7 (116 HGL)
- Buildings

- All Victoria Streets
- Sewer Catchment Areas
- <all other values>
- Valve Vault
- Sewer Flow Arrows - Pressurized Mains
- Sewer Flush Zone
- Sewer Manhole Labels
- <all other values>
- Abandoned
- Abandoned
- Abandoned
- Abandoned
- Storm Drain Fittings
- Storm Drain Flow Arrows - Pressurized
- Mains
- Vent
- Overflow
- Tidal Valve
- Abandoned
- Abandoned
- Active
- Regulated, Flow 63-94 l/s
- Regulated, Flow under 31 l/s
- Air Valve
- Surge Control Valve
- Butterfly
- <all other values>
- Cross
- Riser
- Tee
- Water Main Flushing
- Active
- Abandoned
- Active
- PZ1 (116 HGL)
- PZ5
- <all other values>

- Surrounding Streets
- Sewer SubCatchment Areas
- Pump Station
- <all other values>
- Sewer Flow Arrows - Gravity Mains
- Abandoned
- Flush Tank
- Sewer Manholes - Esquimalt
- Active
- Active
- Active
- Active
- Storm Drain Flow Arrows - Gravity Mains
- Storm Drain Manhole Labels
- Combined Manhole
- <all other values>
- Air Valve
- Abandoned
- Active
- Active
- Hydrant Labels
- Unregulated/Pump, Flow 63-94 l/s
- Unregulated/Pump, Flow under 31 l/s
- Altitude Valve
- <all other values>
- Gate
- Bend
- Expansion Joint
- Saddle
- Unknown
- Water Meter Point
- <all other values>
- Active
- <all other values>
- PZ2 (92 HGL)
- PZ6A (83.5 HGL)
- Parcels (PID based)

Contours

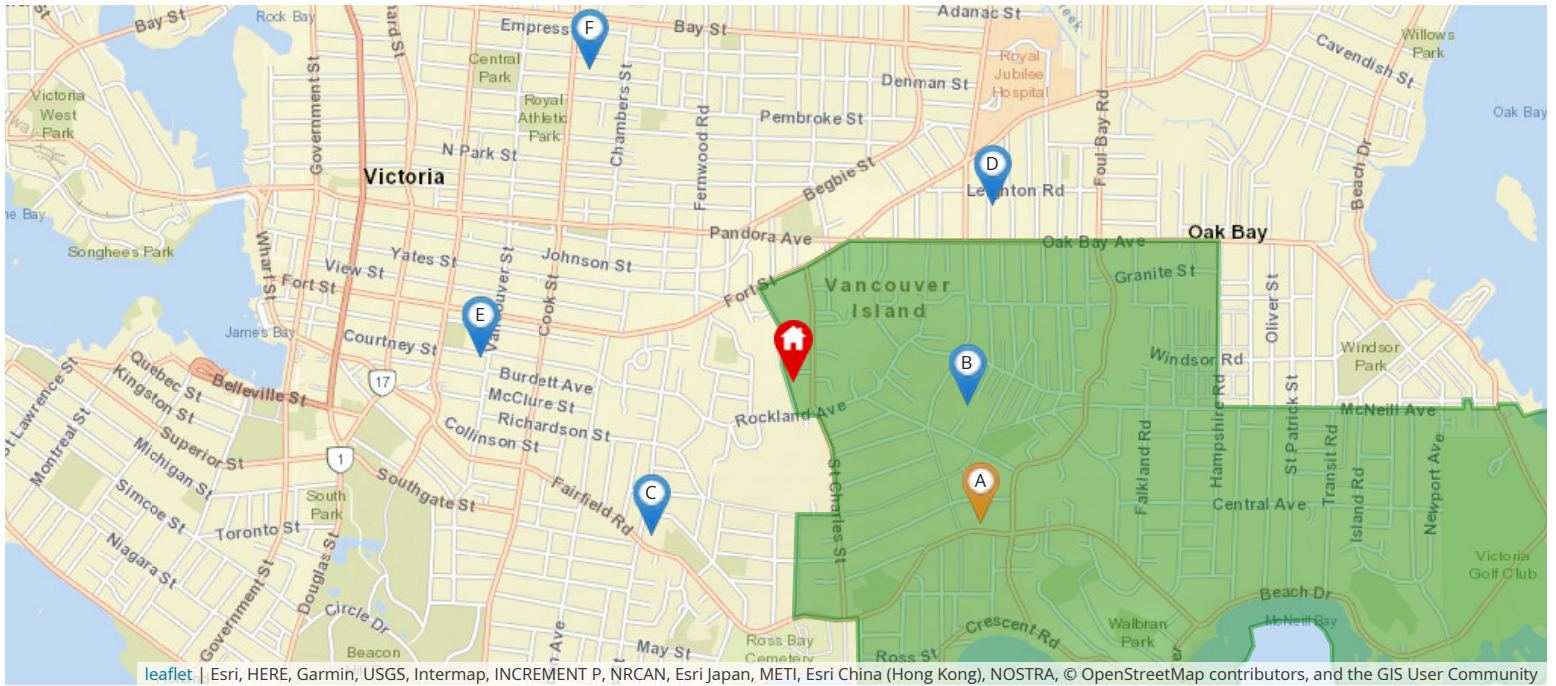


Legend

- | | | | |
|------------------|----------------------------|----------------------|---------------------|
| World_Street_Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Index (2.5m) | Dep Index (2.5m) |
| Interim (0.5m) | Dep Interim (0.5m) | Parcels (PID based) | Esquimalt Parcels |
| Buildings | | | |

Nearest Schools

Nearby Elementary Schools



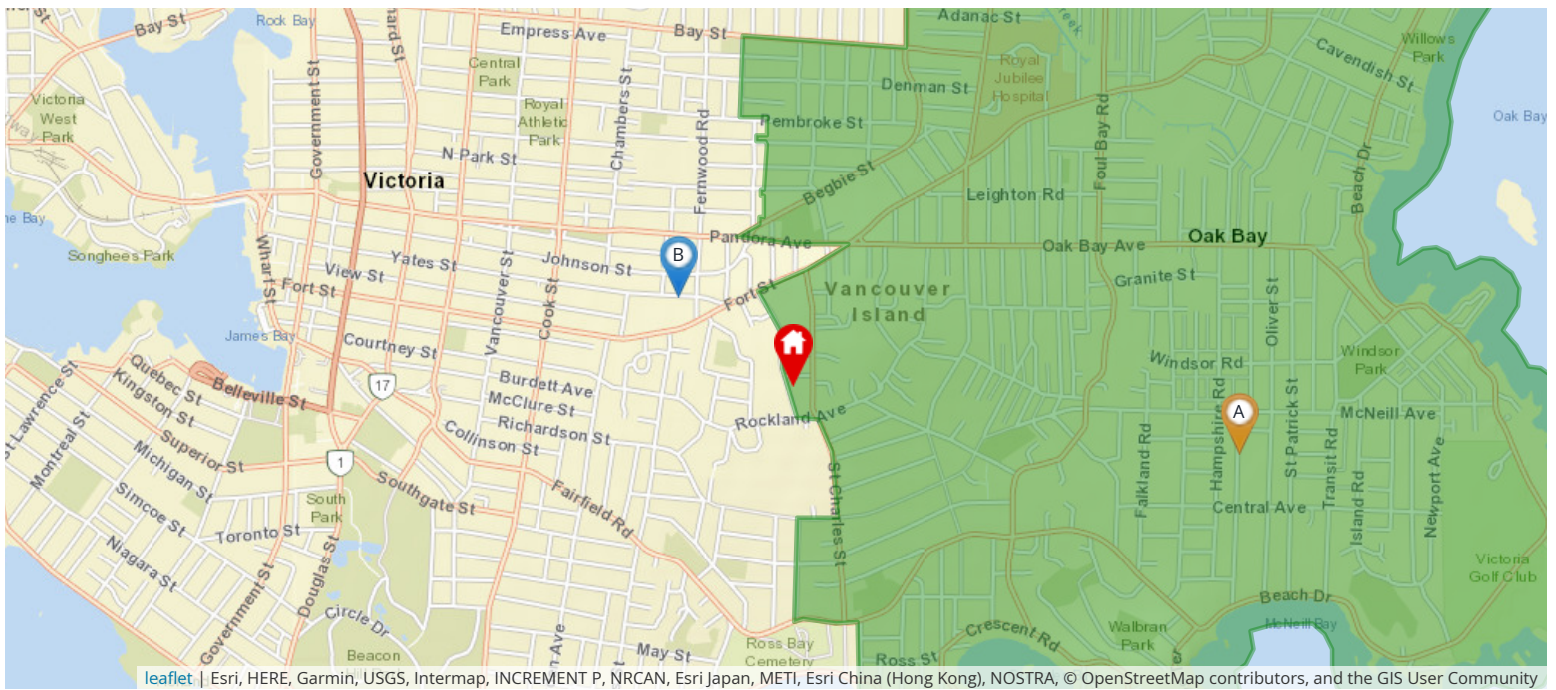
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Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Margaret Jenkins Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Margaret Jenkins	K - 5	SD 61	Victoria		17 mins	1.3 km	4 mins	17 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	21 mins	1.6 km	4 mins	21 mins
C Sir James Douglas	K - 5	SD 61	Victoria		17 mins	1.3 km	3 mins	17 mins
D Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	21 mins	1.6 km	4 mins	15 mins
E Christ Church Cathedral	K - 8	Independent	Victoria		21 mins	1.6 km	4 mins	19 mins
F George Jay	K - 5	SD 61	Victoria		27 mins	2.0 km	6 mins	23 mins

Nearby Middle Schools

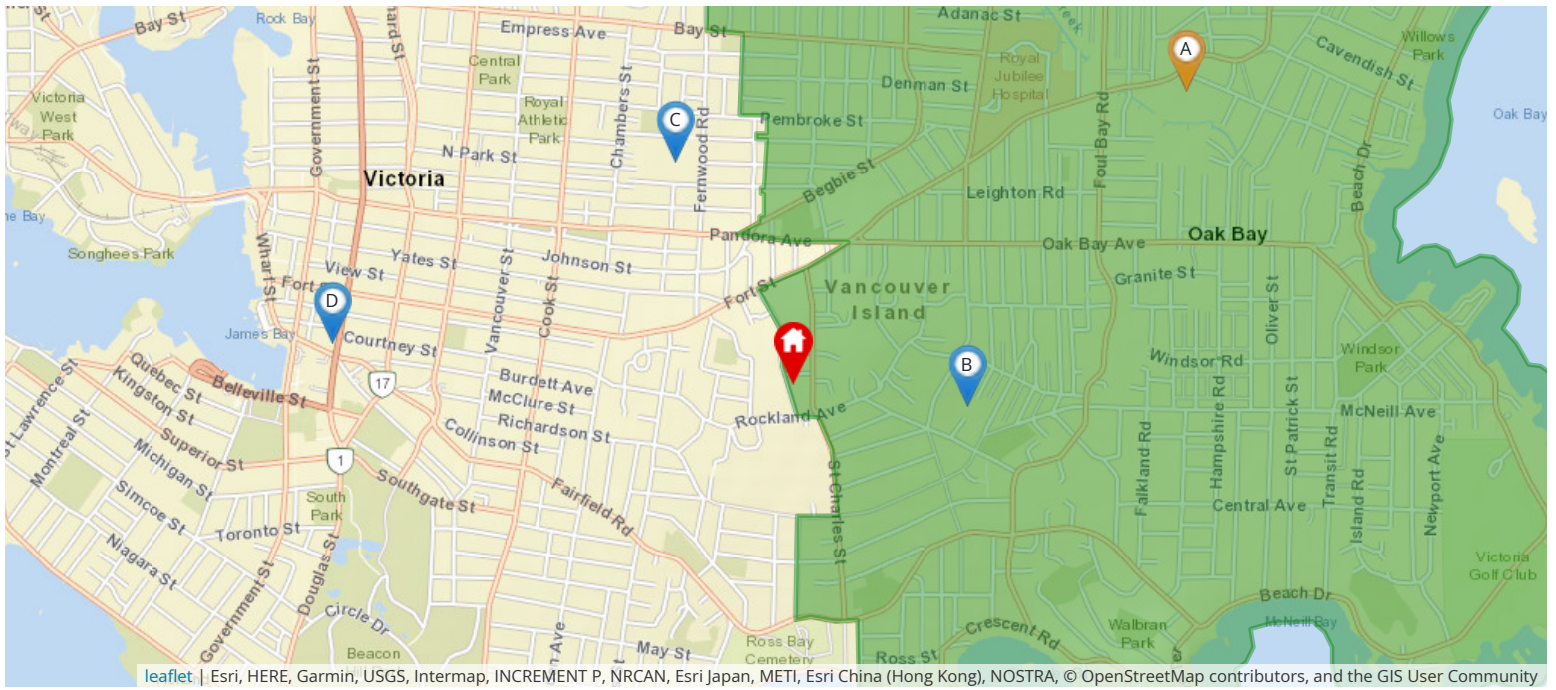


Legend: Subject Property Catchment School Other Schools

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		31 mins	2.3 km	6 mins	29 mins
B Central Middle School	6 - 8	SD 61	Victoria		11 mins	0.8 km	3 mins	8 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		47 mins	3.5 km	8 mins	20 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 21 mins	5.8 km	13 mins	30 mins
E Rockheights	6 - 8	SD 61	Victoria		1 hour 28 mins	6.3 km	18 mins	42 mins
F Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 40 mins	7.2 km	18 mins	42 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	33 mins	2.5 km	7 mins	15 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	21 mins	1.6 km	4 mins	21 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	21 mins	1.6 km	7 mins	17 mins
D Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	30 mins	2.2 km	7 mins	20 mins
E St Michaels	K - 12	Independent	Victoria	AP Program	53 mins	3.9 km	9 mins	19 mins
F Esquimalt	9 - 12	SD 61	Victoria	AP Program	1 hour 15 mins	5.5 km	15 mins	30 mins

Walk Score

753 PEMBERTON RD Victoria, V8S 3R3



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

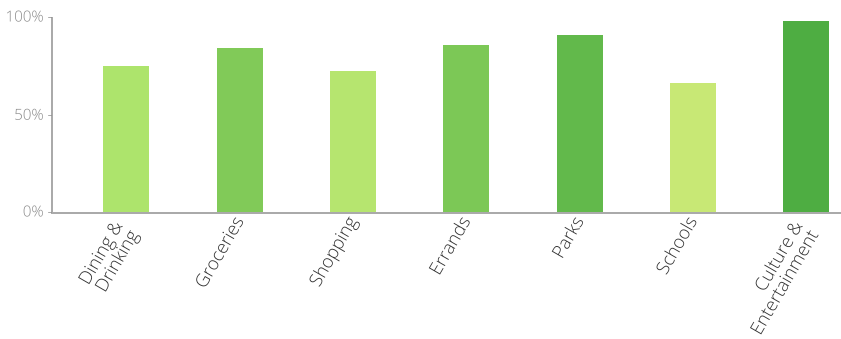
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 79 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

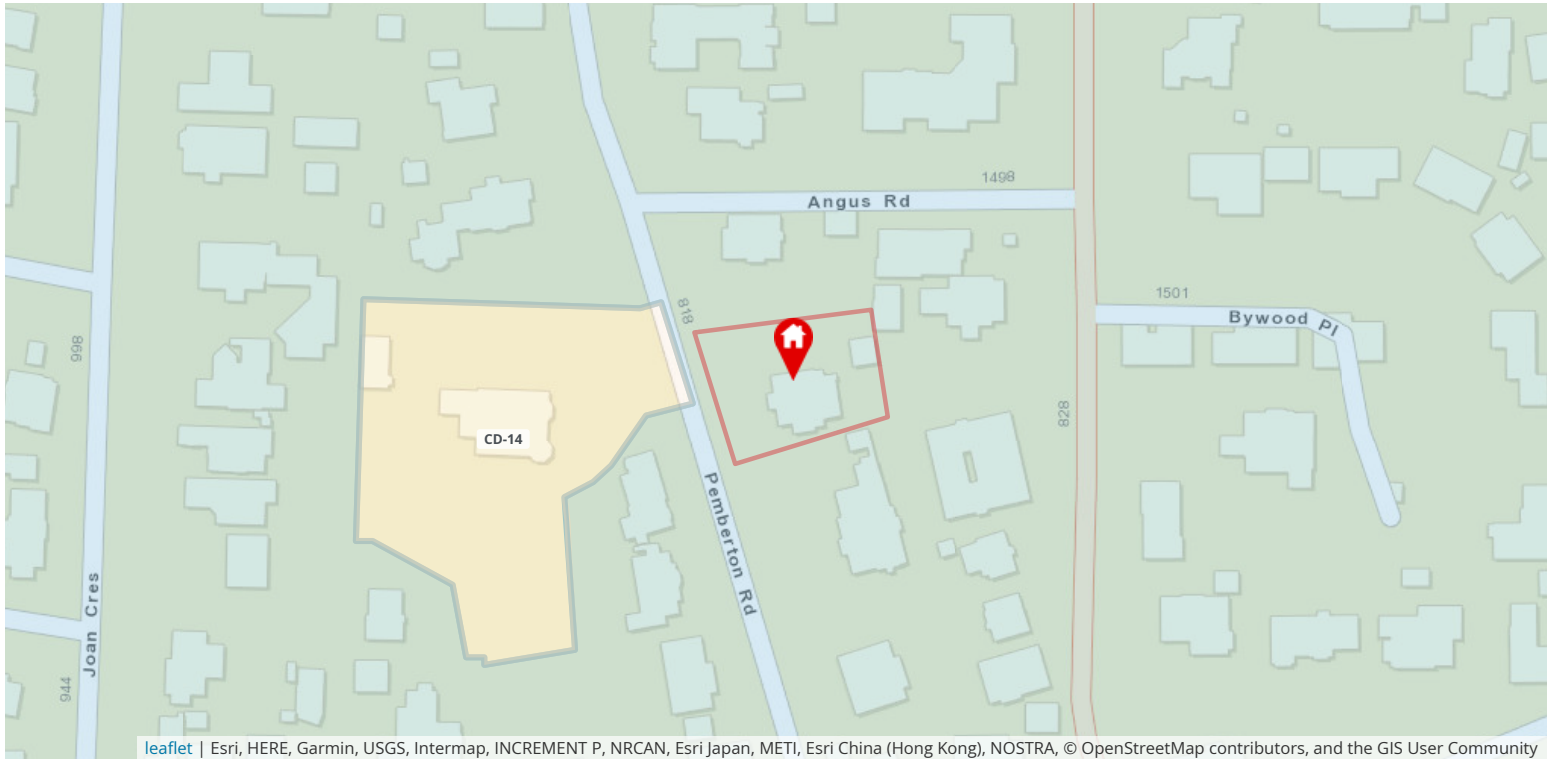


Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: GRD-1 (RIA) Description: General Residential District
Local Area Plan	Not Applicable
Development Permit Area	DPA: Tenant Protection , DPA: General Urban Design
Floodplain Data	Status: Not in Floodplain

Zoning



Subject Property Designations:

Code: [GRD-1 \(RIA\)](#)

Description: General Residential District

Layer Legend:

Code	Description
■ GRD-1 (RIA)	General Residential District
■ CD-14	Pemberton Comprehensive Development District

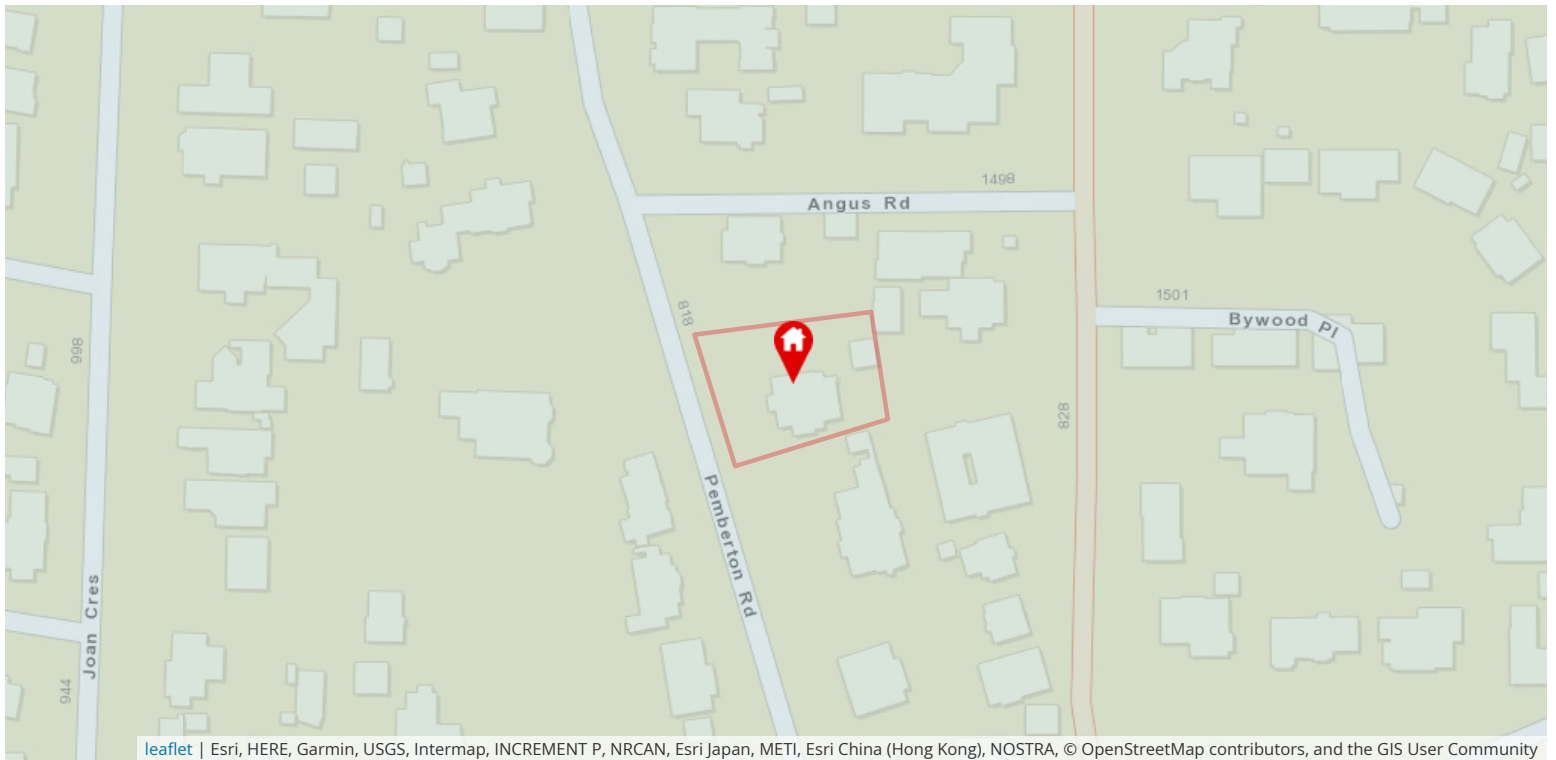
Local Area Plan



Subject Property Designations:

Not Applicable

Development Permit Area



Subject Property Designations:

DPA: [Tenant Protection](#)

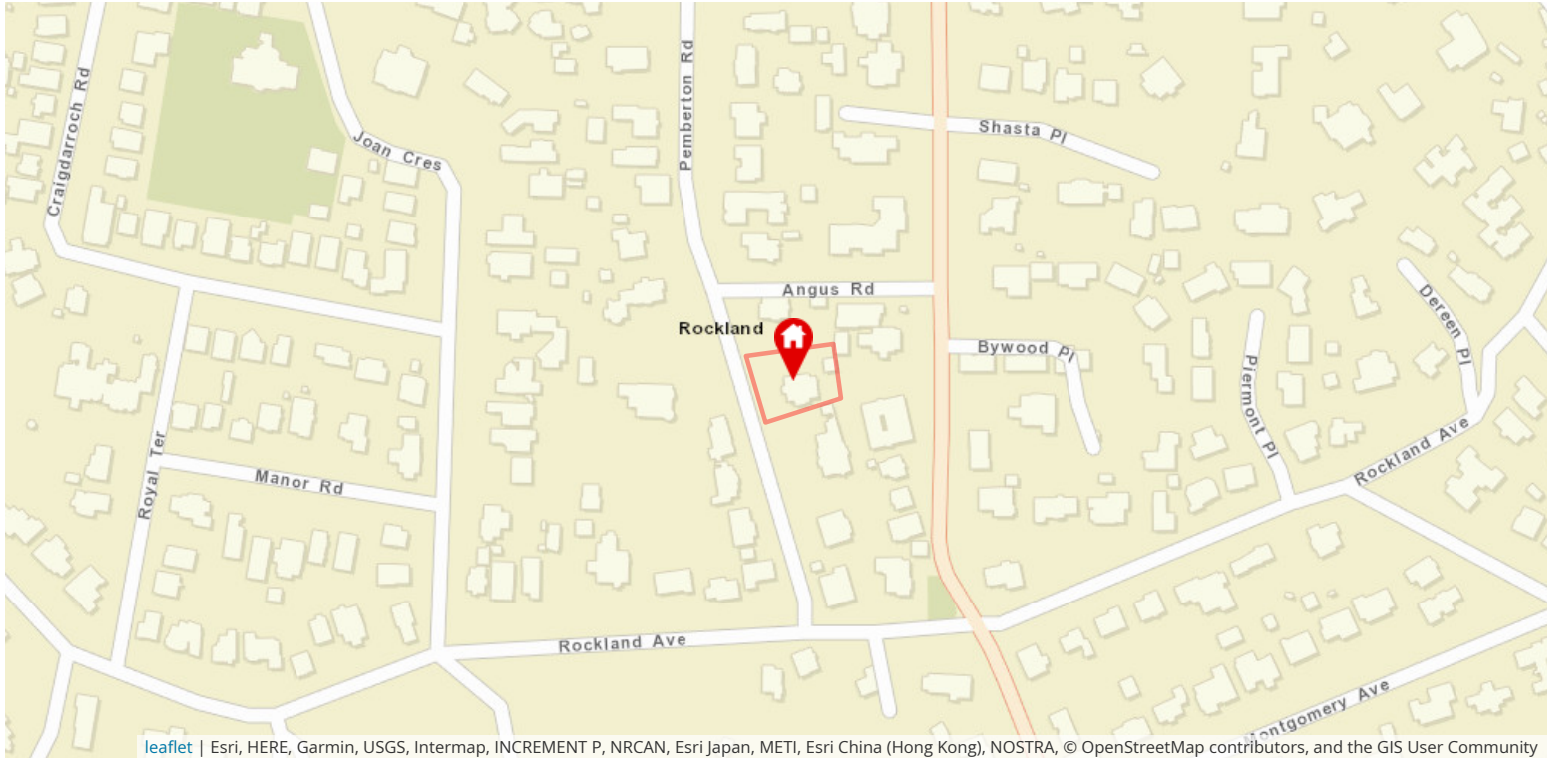
DPA: [General Urban Design](#)

Layer Legend:

● DPA: [Tenant Protection](#)

● DPA: [General Urban Design](#)

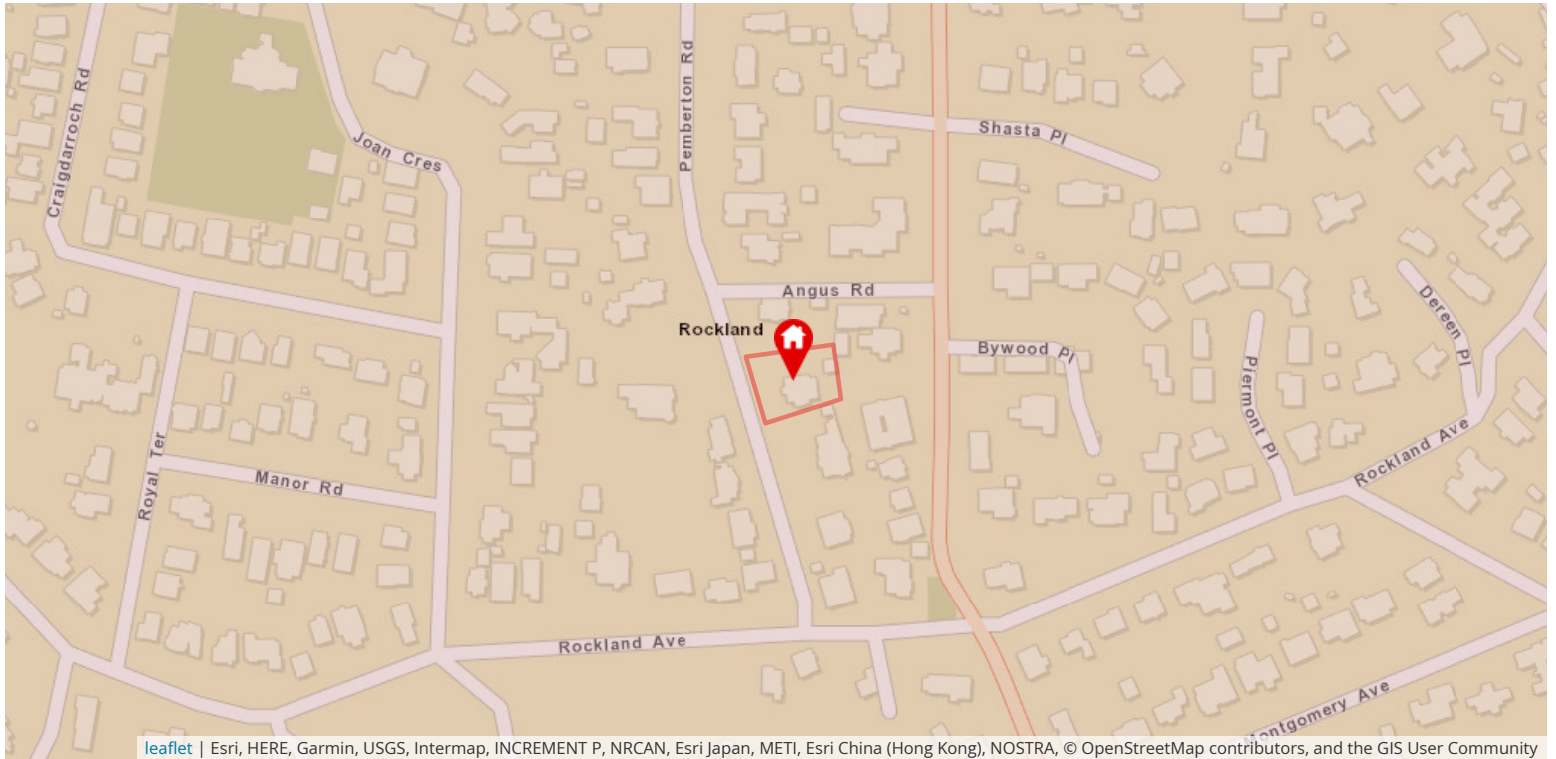
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

Municipal Boundaries



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Subject Property Designations:

Name: Corporation of the City of Victoria

Layer Legend:

- Corporation of the City of Victoria

Active Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
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A	Status: ACTIVE Folder Number: REZ00906 Type: PL-REZONING Subject: 770 Pemberton Road Purpose: The City is considering a Rezoning application to add a single family dwelling, three-bedroom cottage to existing lot with a building. Date: 2025-08-20 00:00:00
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