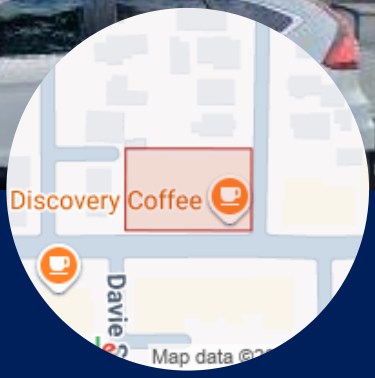


PROPERTY REPORT

406-1916 OAK BAY AV
Victoria
V8R 1C7
Canada

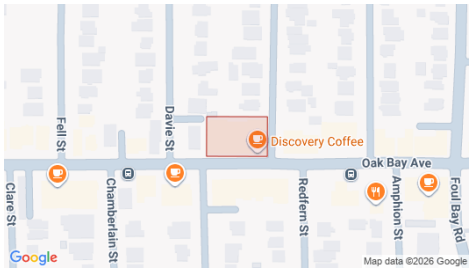
PID: 032-200-838

MARCH 4, 2026

Newport Realty
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates
BOARD of REGENTS LUXURY REAL ESTATE

Summary Sheet

406-1916 OAK BAY AV Victoria BC V8R 1C7



PID	032-200-838
Registered Owner	PE*, L*
Legal Description	STRATA LOT 30 SECTION 76 VICTORIA DISTRICT STRATA PLAN EPS10257 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS10257
Zoning	CVD-1 - Community Village District
Community Plan(s)	NCP: Neighbourhood Plan: Jubilee, not in ALR

Year Built	2024	**Structure**	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	–	**Floor Area**	545 Ft²
Bathrooms	1	**Bedrooms**	1
Max Elev.	19.78 m	**Min Elev.**	18.53 m
Walk Score	93 / Walker's Paradise	**Transit Score**	72 / Excellent Transit
Tax Year	2025	**Annual Taxes**	$3,948.60

ASSESSMENT

	2025	%	2026
Building	$189,000	↓ -9.52	$171,000
Land	$569,000	↓ -9.84	$513,000
Total	$758,000	↓ -9.76	$684,000

APPRECIATION

	Date	($)	% Growth
Assessment	2026	$684,000	↓ -2.27
Sales History	24/05/2024	$699,900	–

RECENT MLS® HISTORY

MLS® History is not available.

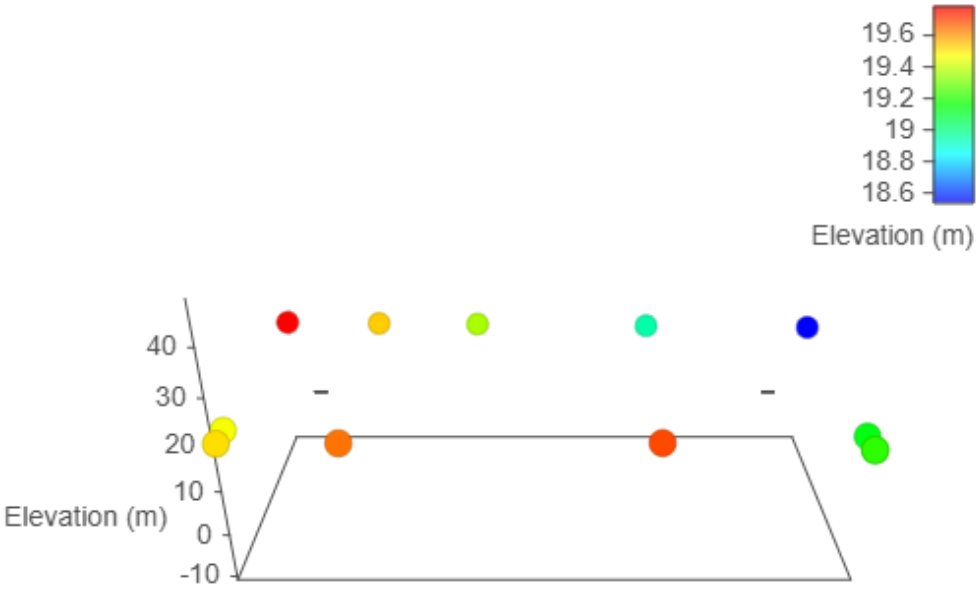
DEVELOPMENT APPLICATIONS

–

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

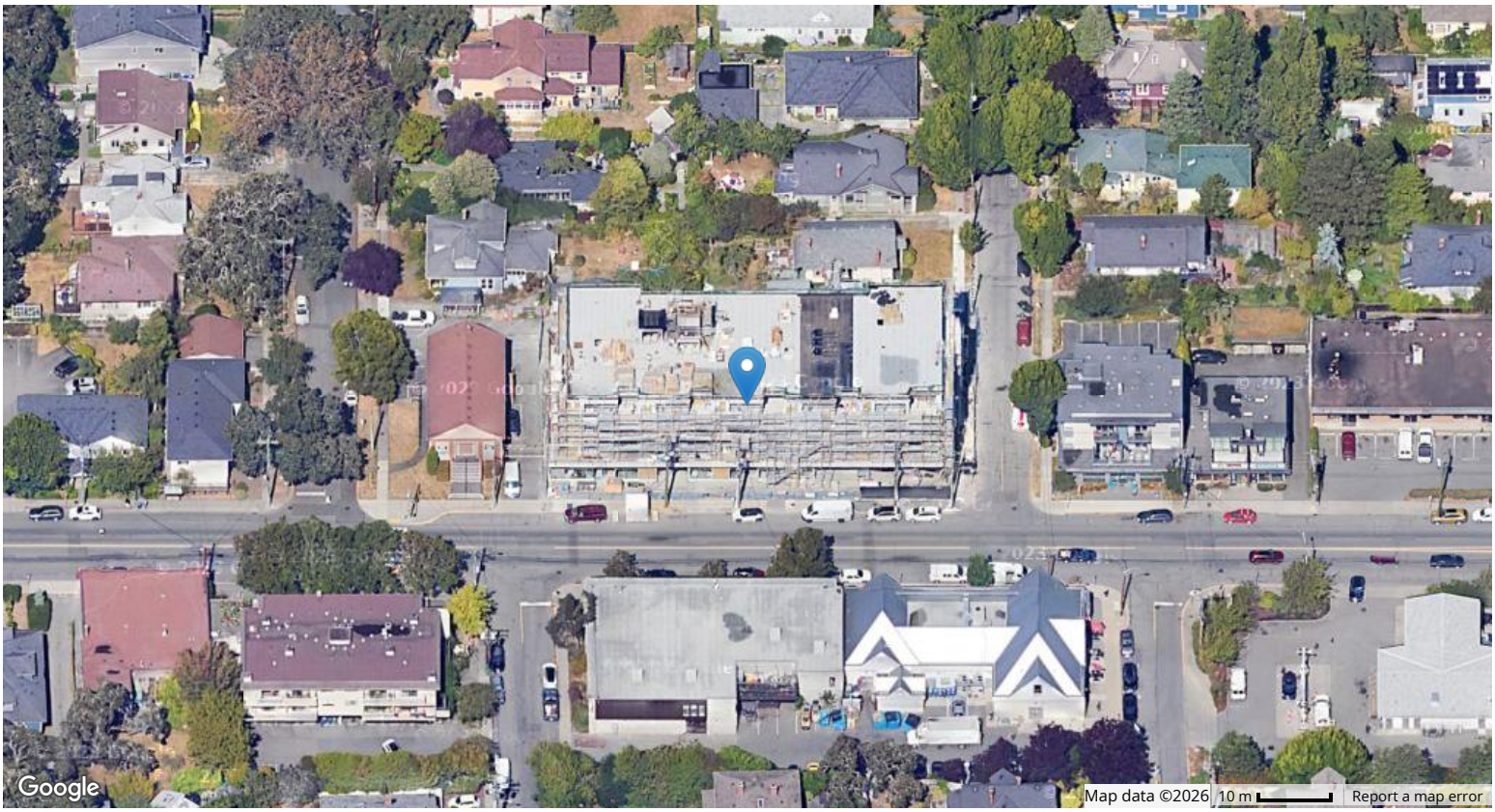
Estimated Lot Dimensions and Topography

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



Max Elevation: 19.78 m | Min Elevation: 18.53 m | Difference: 1.25 m

Google Views



Victoria Property Information Inquiry

All Permits on Selected Properties

General Property Information

Civic Address:	406 1916 OAK BAY AVE				
Folio:	06383064	**Property Number:**	186779	**PID:**	032-200-838
Legal:	STRATA LOT 30 SECTION 76 VICTORIA DISTRICT STRATA PLAN EPS10257 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V			
Zone:	CVD-1				

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.

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

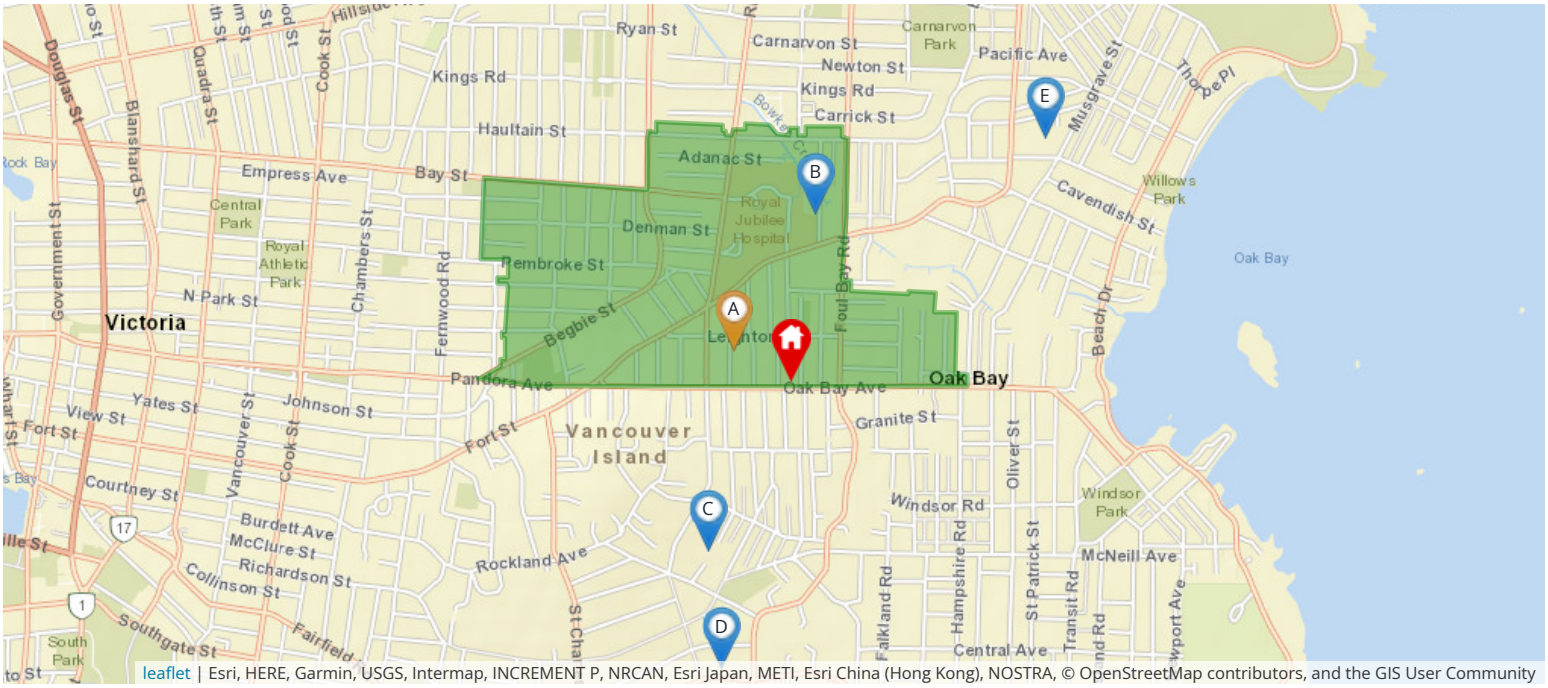
Contours

Legend

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

Nearest Schools

Nearby Elementary Schools

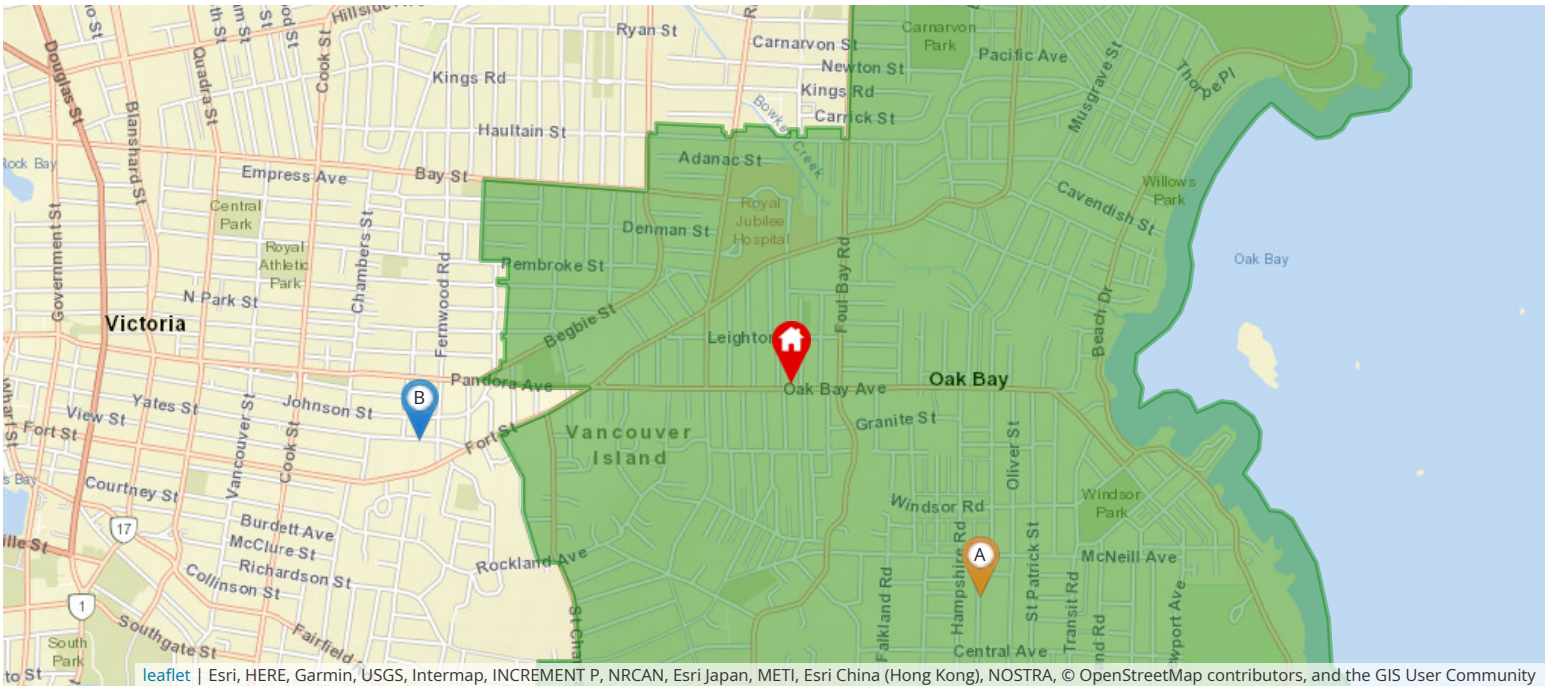


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Bank Elementary** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	6 mins	0.4 km	1 min	6 mins
B	St Patrick's	K - 7	Independent	Victoria		12 mins	0.9 km	3 mins	12 mins
C	Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	13 mins	0.9 km	3 mins	13 mins
D	Margaret Jenkins	K - 5	SD 61	Victoria		21 mins	1.5 km	3 mins	9 mins
E	Willows	K - 5	SD 61	Victoria		26 mins	1.9 km	5 mins	17 mins
F	Oaklands	K - 5	SD 61	Victoria		35 mins	2.5 km	7 mins	28 mins

Nearby Middle Schools

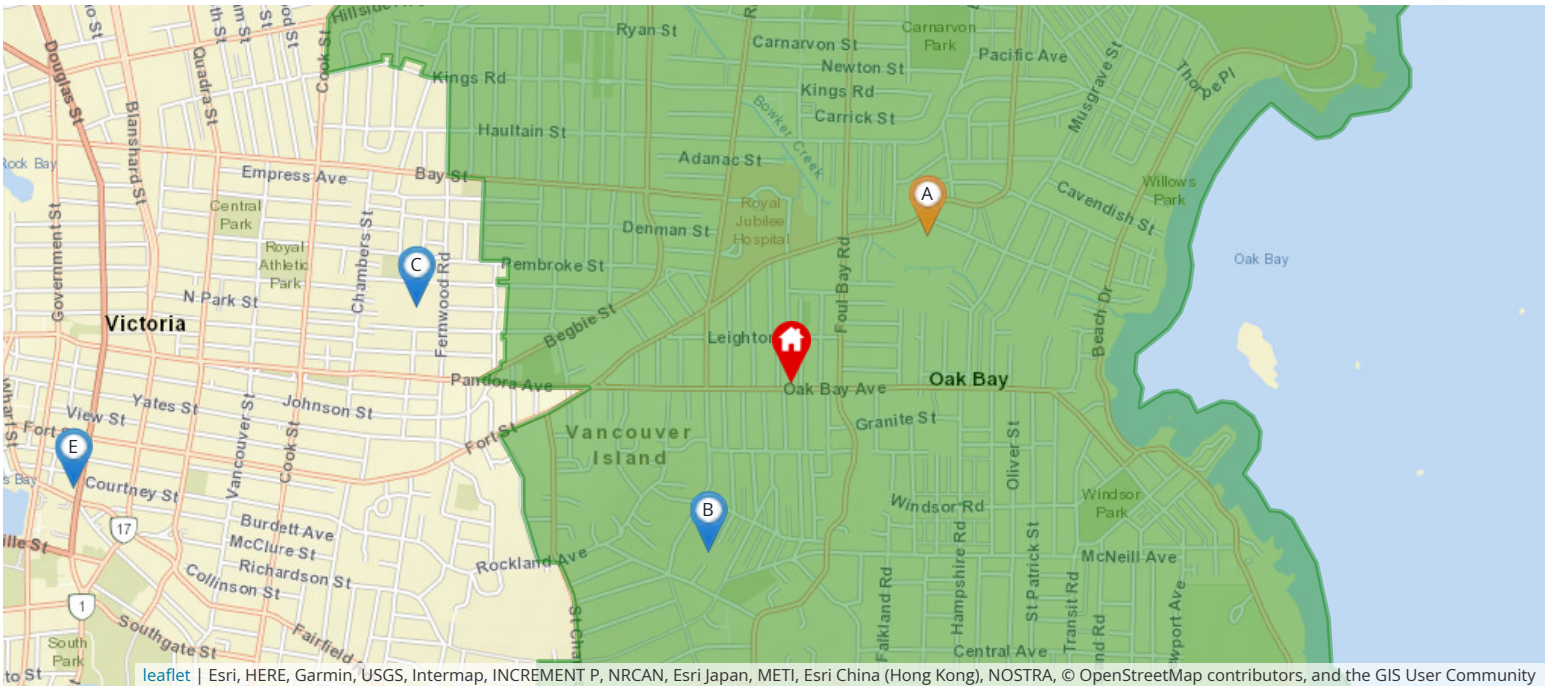


Legend: Subject Property Catchment School Other Schools

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		22 mins	1.6 km	4 mins	18 mins
B	Central Middle School	6 - 8	SD 61	Victoria		23 mins	1.6 km	4 mins	12 mins
C	Lansdowne Middle School	6 - 8	SD 61	Victoria		37 mins	2.7 km	6 mins	12 mins
D	Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 15 mins	5.3 km	12 mins	34 mins
E	Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 22 mins	5.9 km	12 mins	29 mins
F	Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 39 mins	7.1 km	15 mins	44 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	16 mins	1.2 km	3 mins	12 mins
B	Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	13 mins	0.9 km	3 mins	13 mins
C	Victoria High	9 - 12	SD 61	Victoria	AP Program	29 mins	2.1 km	8 mins	16 mins
D	St Michaels	K - 12	Independent	Victoria	AP Program	43 mins	3.1 km	6 mins	19 mins
E	Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	45 mins	3.3 km	9 mins	14 mins
F	Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 20 mins	5.7 km	11 mins	36 mins

Walk Score

1916 OAK BAY AV Victoria, V8R 1C7

Walker's Paradise

Daily errands do not require a car

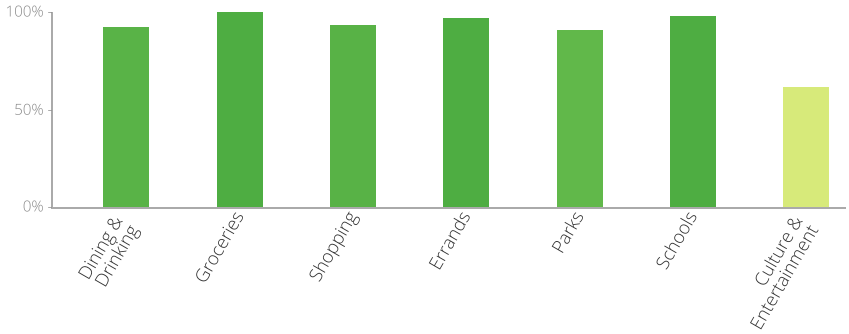
Excellent Transit

Transit is convenient for most trips

Very Bikeable

Biking is convenient for most trips

The Walk Score here is 93 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: CVD-1 Description: Community Village District
Neighbourhood Community Plan	Neighbourhood Plan: Jubilee
Development Permit Area	DPA: Tenant Protection,DPA: General Urban Design

Land Use

Zoning

Subject Property Designations:

Code: CVD-1
Description: Community Village District

Layer Legend:

	Code	Description
	CVD-1	**Community Village District**
	GRD-1 (PGA)	General Residential District
	CR-3	Commercial Residential Apartment District
	R1-B	Single Family Dwelling District
	C-2	Commercial Use
	P-1	General Institutional
	R-5	RESIDENTIAL USE
	RM-3	THREE STOREY MULTIPLE DWELLINGS USE

Land Use

Neighbourhood Community Plan

Subject Property Designations:

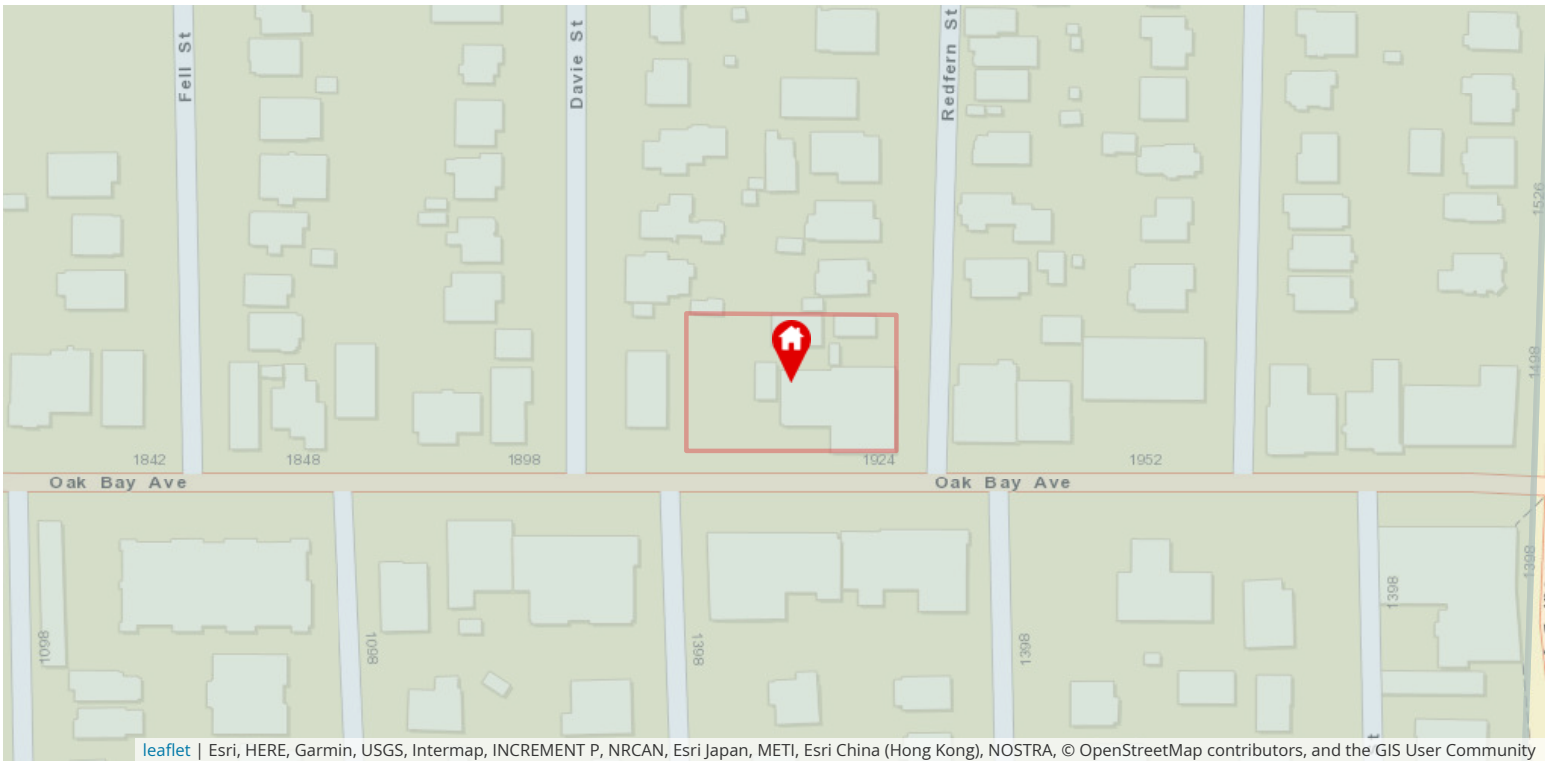
Neighbourhood Plan: Jubilee

Layer Legend:

- **Neighbourhood Plan: Jubilee**
- Neighbourhood Plan: Gonzales

Land Use

Development Permit Area



Subject Property Designations:

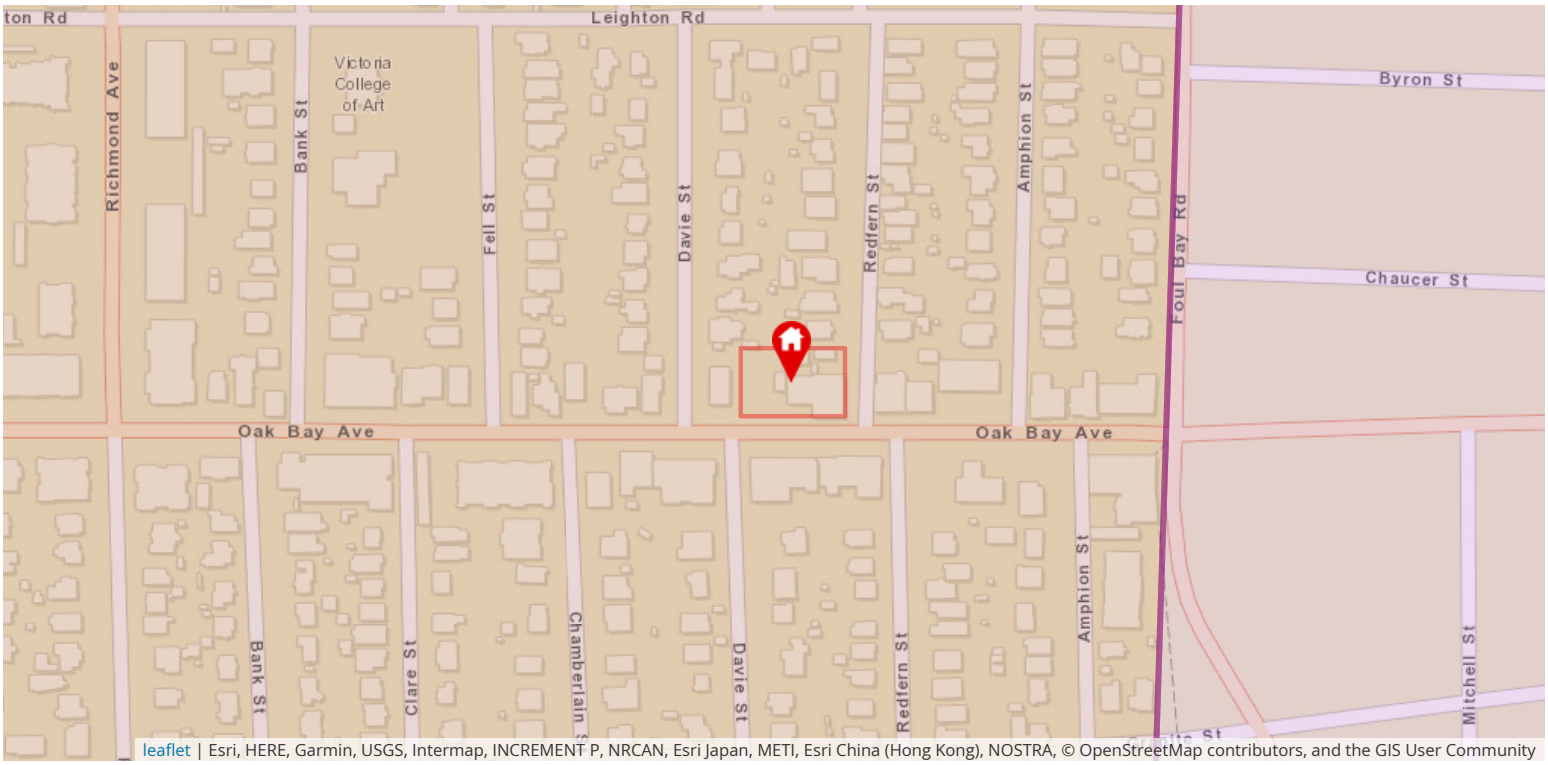
DPA: Tenant Protection

DPA: General Urban Design

Layer Legend:

- DPA: Tenant Protection
- DPA: General Urban Design

Municipal Boundaries



Subject Property Designations:

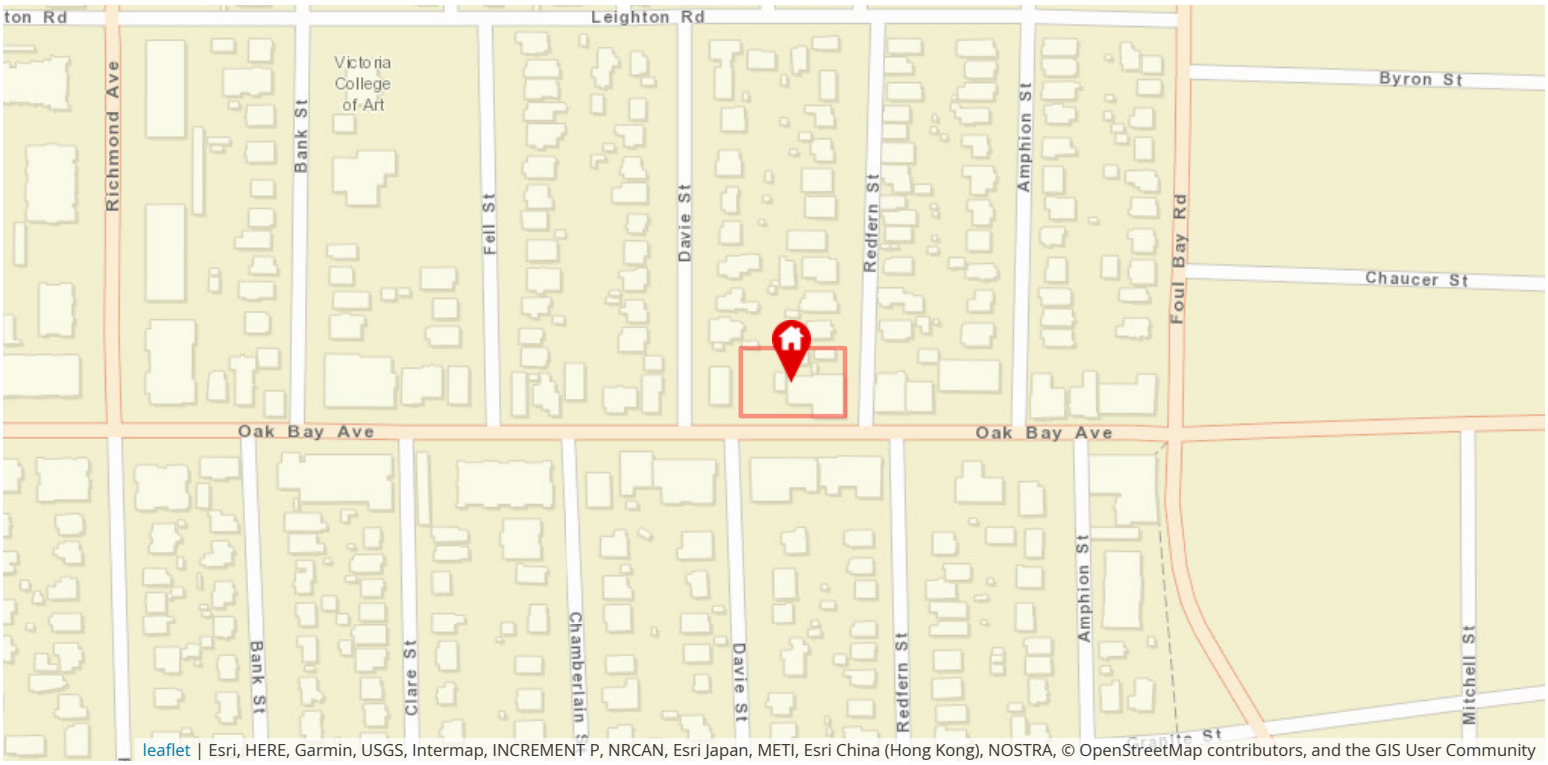
Name: Corporation of the City of Victoria

Layer Legend:

- **Corporation of the City of Victoria**
- Corporation of the District of Oak Bay

Hydrology

Floodplains

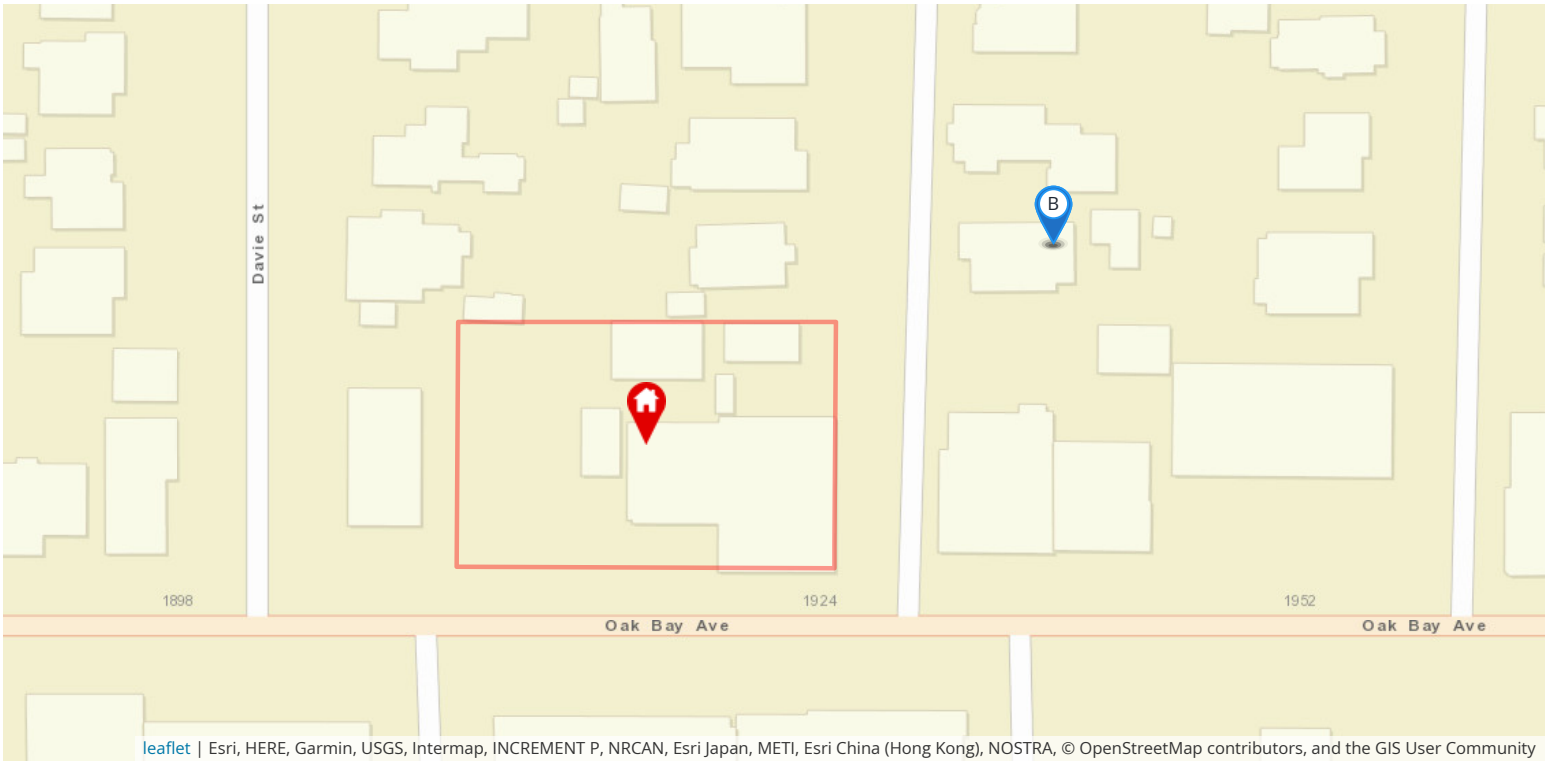


Subject Property Designations:

Status: Not in Floodplain

Development

Active Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Status: ACTIVE Folder Number: HD000218 Type: PL-HERITAGE DESIGNATION Subject: 1527 Redfern Street Purpose: The City is considering Heritage Designation of the existing building. Date: 2025-12-10 00:00:00
B	Status: ACTIVE Folder Number: DDV00087 Type: PL-DELEGATED DEV VARIANCE Subject: 1527 Redfern Street Purpose: The City is considering a Delegated Development Variance Permit application to reduce vehicle parking space, short-term bike parking, and rear yard setback requirement for the addition of a SFD to the site. Under the site's existing zoning, the application may be permitted; however, it requires staff review against city policy/guidelines and a decision of the Director of Planning. This information is being shared to keep the community informed. Date: 2026-01-05 00:00:00

Label	Details
C	Status: ACTIVE Folder Number: REZ00892 Type: PL-REZONING Subject: 1964, 1968 Oak Bay Avenue and 1509, 1513 Amphion Street Purpose: The City is considering a Rezoning application for a six storey, 42-unit purpose-built rental development, which includes live-work units and a commercial retail unit. The proposal includes an amendment to the Official Community Plan. CONCURRENT WITH DPV00291. REFER TO REZONING FILE FOR APPLICATION MATERIALS. Date: 2025-04-22 00:00:00
D	Status: ACTIVE Folder Number: DPV00291 Type: PL-DEV PERMIT WITH VARIANCE Subject: 1964, 1968 Oak Bay Avenue and 1509, 1513 Amphion Street Purpose: The City is considering a Development Permit with Variance application for a six storey, 42-unit purpose-built rental development, which includes live-work units and a commercial retail unit. The proposal includes an amendment to the Official Community Plan. CONCURRENT WITH REZONING APPLICATION #00892. REFER TO REZONING FILE FOR APPLICATION MATERIALS. Date: 2025-04-22 00:00:00