

PROPERTY REPORT

503-2605 WINDSOR RD

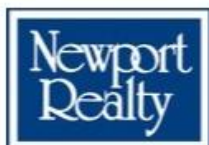
Oak Bay

V8S 5H9

Canada

PID: 025-906-445

JANUARY 12, 2026



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



Summary Sheet

503-2605 WINDSOR RD Oak Bay BC V8S 5H9



PID	025-906-445
Registered Owner	PA*, R*
Legal Description	STRATA LOT 16 SECTION 23 VICTORIA DISTRICT STRATA PLAN VIS5511 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	VIS5511
Zoning	C-2 - Commercial Use
Community Plan(s)	OCP: Multi-Unit Residential , not in ALR

Year Built	1977	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Floor Area	2454 Ft ²
Bathrooms	2	Bedrooms	3
Max Elev.	4.40 m	Min Elev.	3.99 m
Walk Score	79 / Very Walkable	Transit Score	-
Tax Year	-	Annual Taxes	-

ASSESSMENT

	2024	%	2025
Building	\$107,000	0.00	\$107,000
Land	\$1,048,000	↑ 0.76	\$1,056,000
Total	\$1,155,000	↑ 0.69	\$1,163,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$1,163,000	↑ 49.12
Sales History	16/08/2010	\$779,900	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
538779	Sold 16/08/2010	11	\$779,900 / \$779,900	Royal LePage Coast Capital - Oak Bay

DEVELOPMENT APPLICATIONS

-

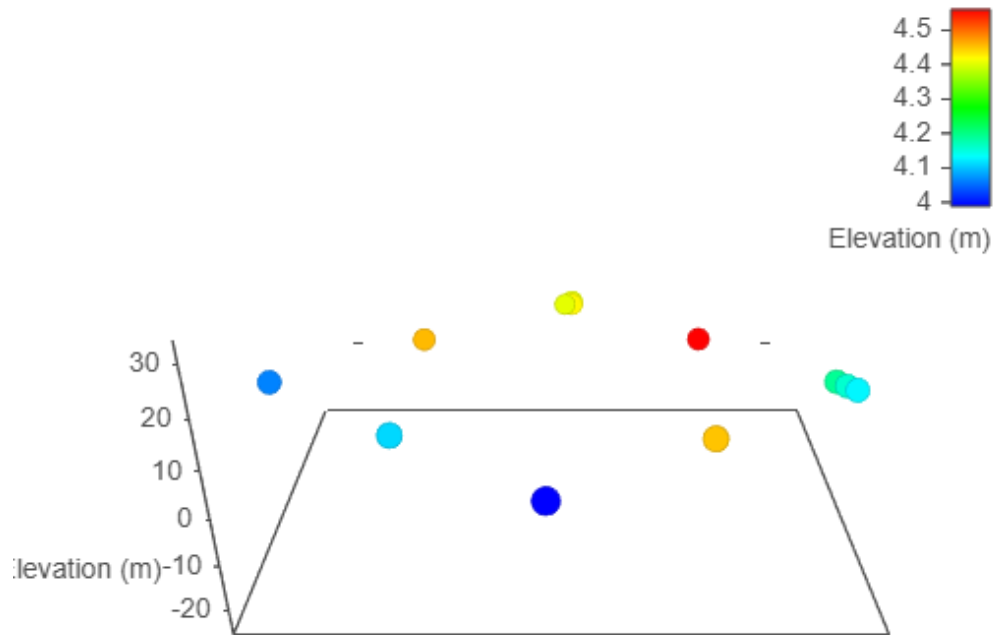
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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.



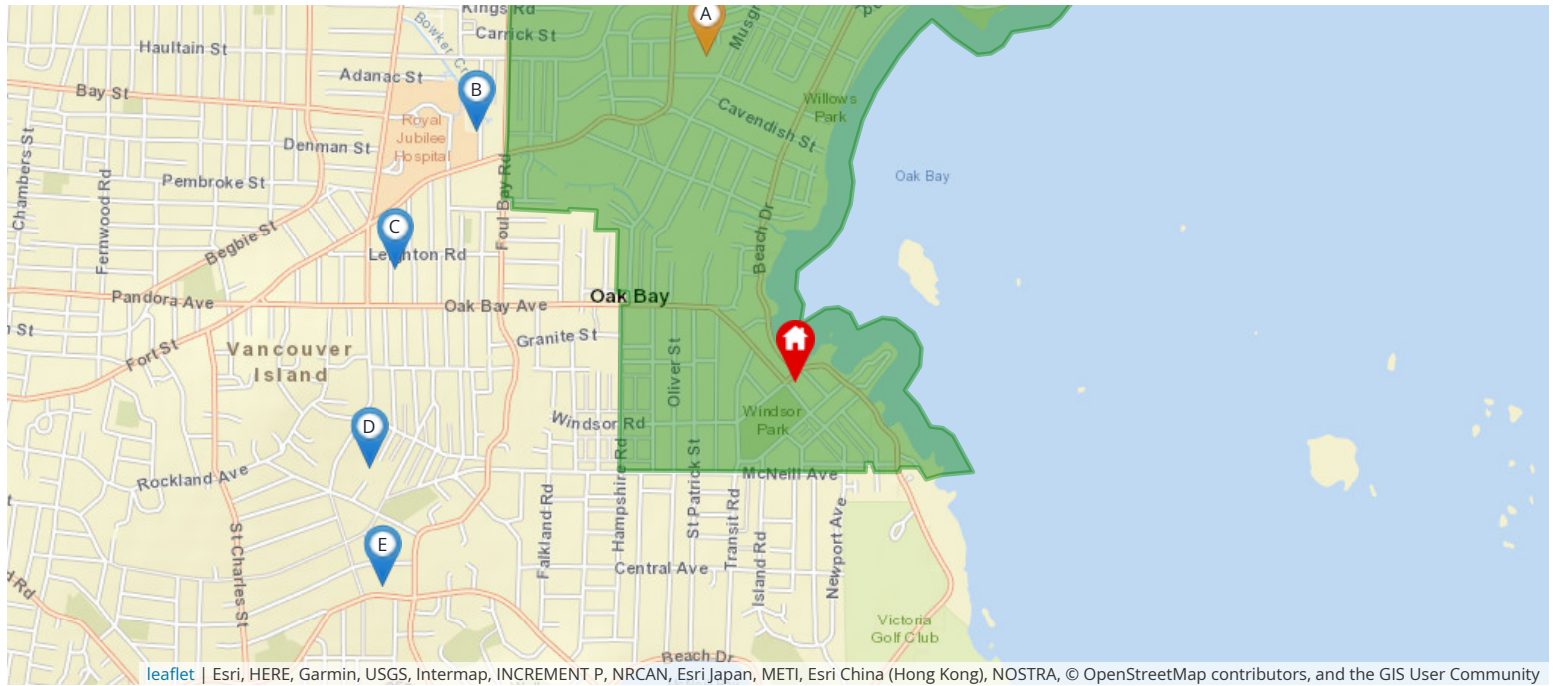
Max Elevation: 4.56 m | Min Elevation: 3.99 m | Difference: 0.57 m

Google Views



Nearest Schools

Nearby Elementary Schools



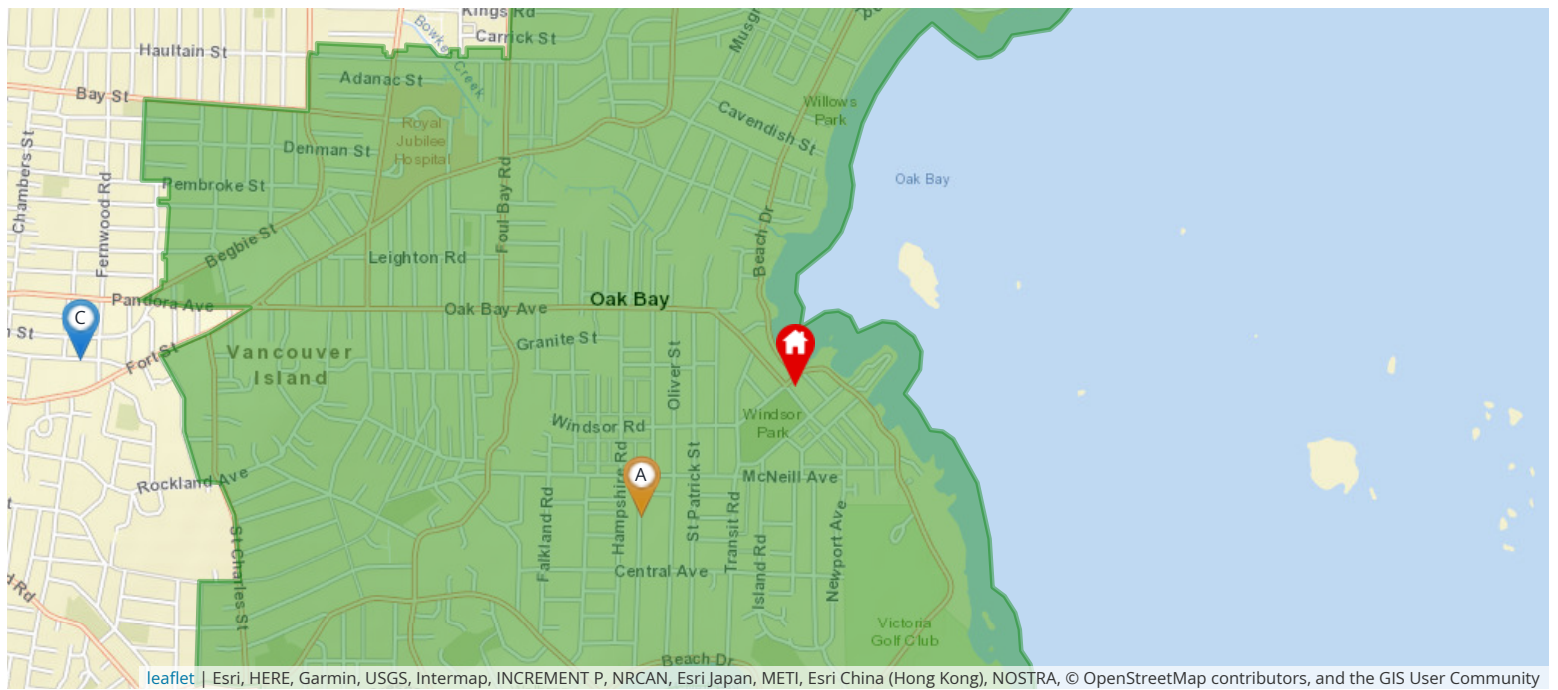
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Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Willows Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Willows	K - 5	SD 61	Victoria		24 mins	1.7 km	4 mins	22 mins
B St Patrick's	K - 7	Independent	Victoria		31 mins	2.2 km	6 mins	20 mins
C Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	29 mins	2.0 km	5 mins	11 mins
D Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	31 mins	2.2 km	6 mins	18 mins
E Margaret Jenkins	K - 5	SD 61	Victoria		34 mins	2.4 km	5 mins	30 mins
F Oaklands	K - 5	SD 61	Victoria		55 mins	4.0 km	10 mins	31 mins

Nearby Middle Schools

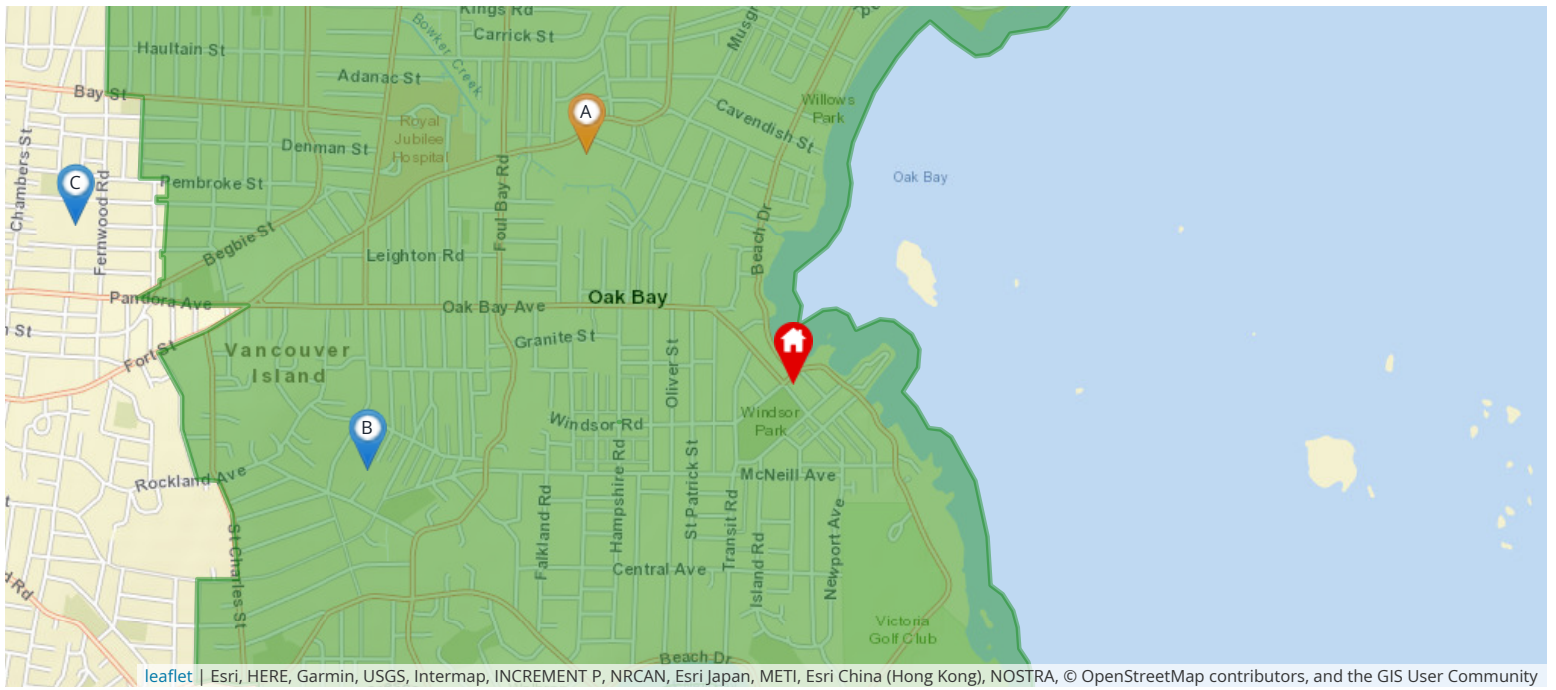


Legend: Subject Property Catchment School Other Schools

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		16 mins	1.1 km	3 mins	16 mins
B Lansdowne Middle School	6 - 8	SD 61	Victoria		55 mins	4.0 km	9 mins	18 mins
C Central Middle School	6 - 8	SD 61	Victoria		46 mins	3.2 km	8 mins	22 mins
D Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 28 mins	6.2 km	13 mins	41 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 33 mins	6.5 km	14 mins	39 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 54 mins	8.2 km	16 mins	49 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	22 mins	1.6 km	4 mins	21 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	31 mins	2.2 km	6 mins	18 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	52 mins	3.7 km	12 mins	26 mins
D St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 2 mins	4.3 km	9 mins	25 mins
E Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 8 mins	4.9 km	13 mins	26 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 31 mins	6.4 km	13 mins	45 mins

Walk Score

2605 WINDSOR RD Oak Bay, V8S 5H9



Very Walkable

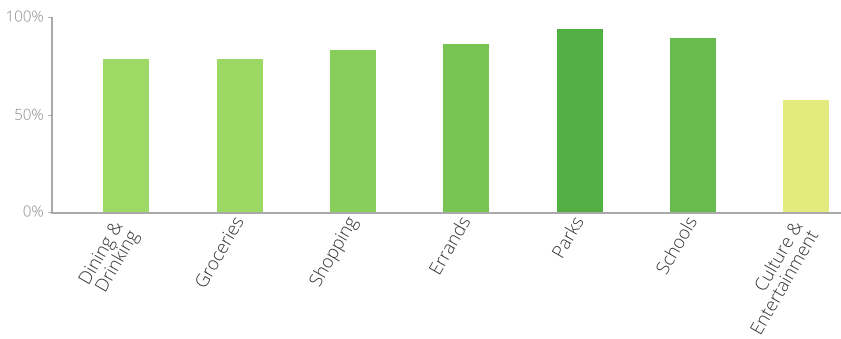
Most errands can be accomplished on foot



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

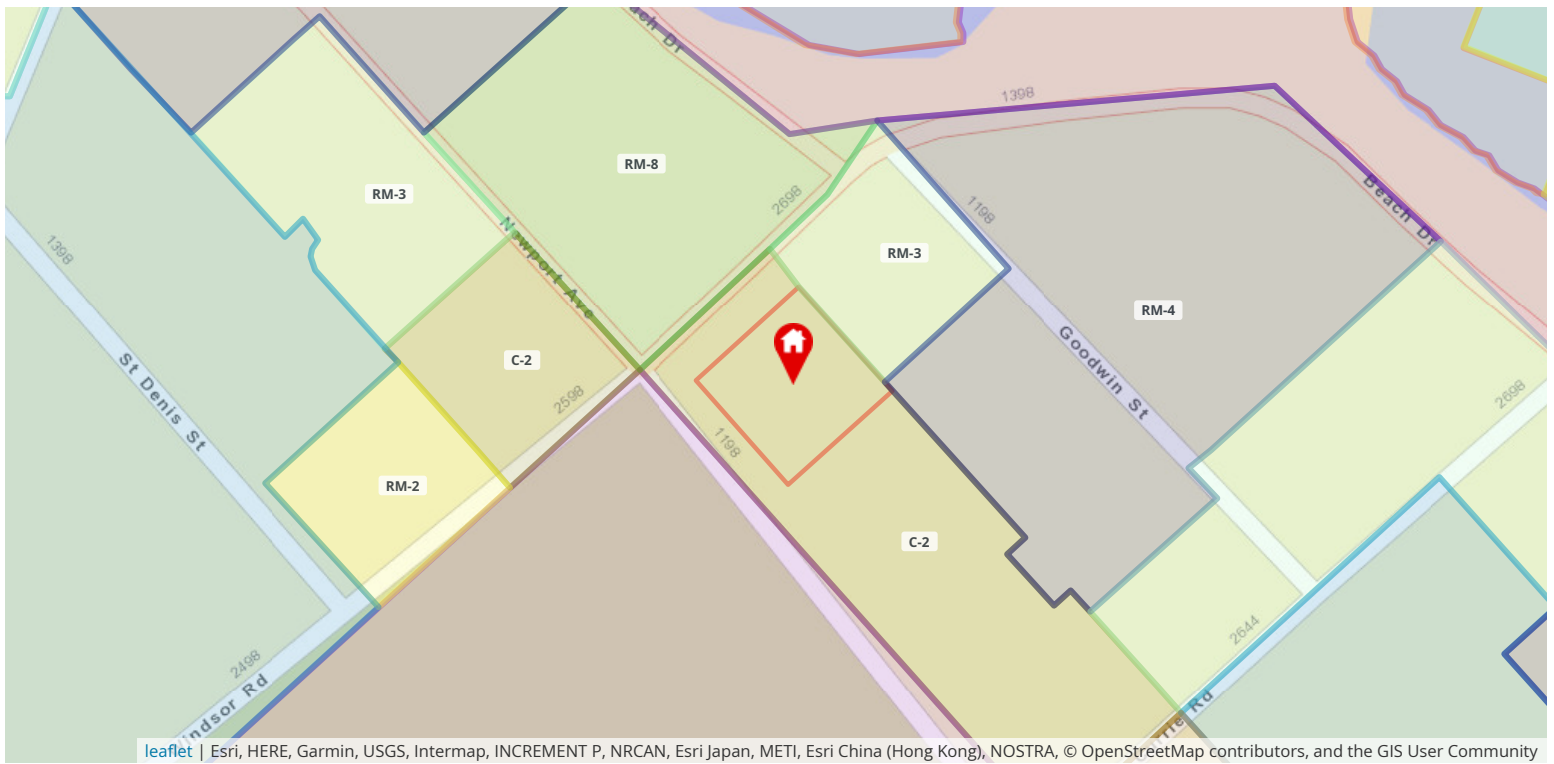


Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C-2 Description: Commercial Use
Official Community Plan	Multi-Unit Residential
Floodplain Data	Status: Not in Floodplain

Zoning



Subject Property Designations:

Code: [C-2](#)

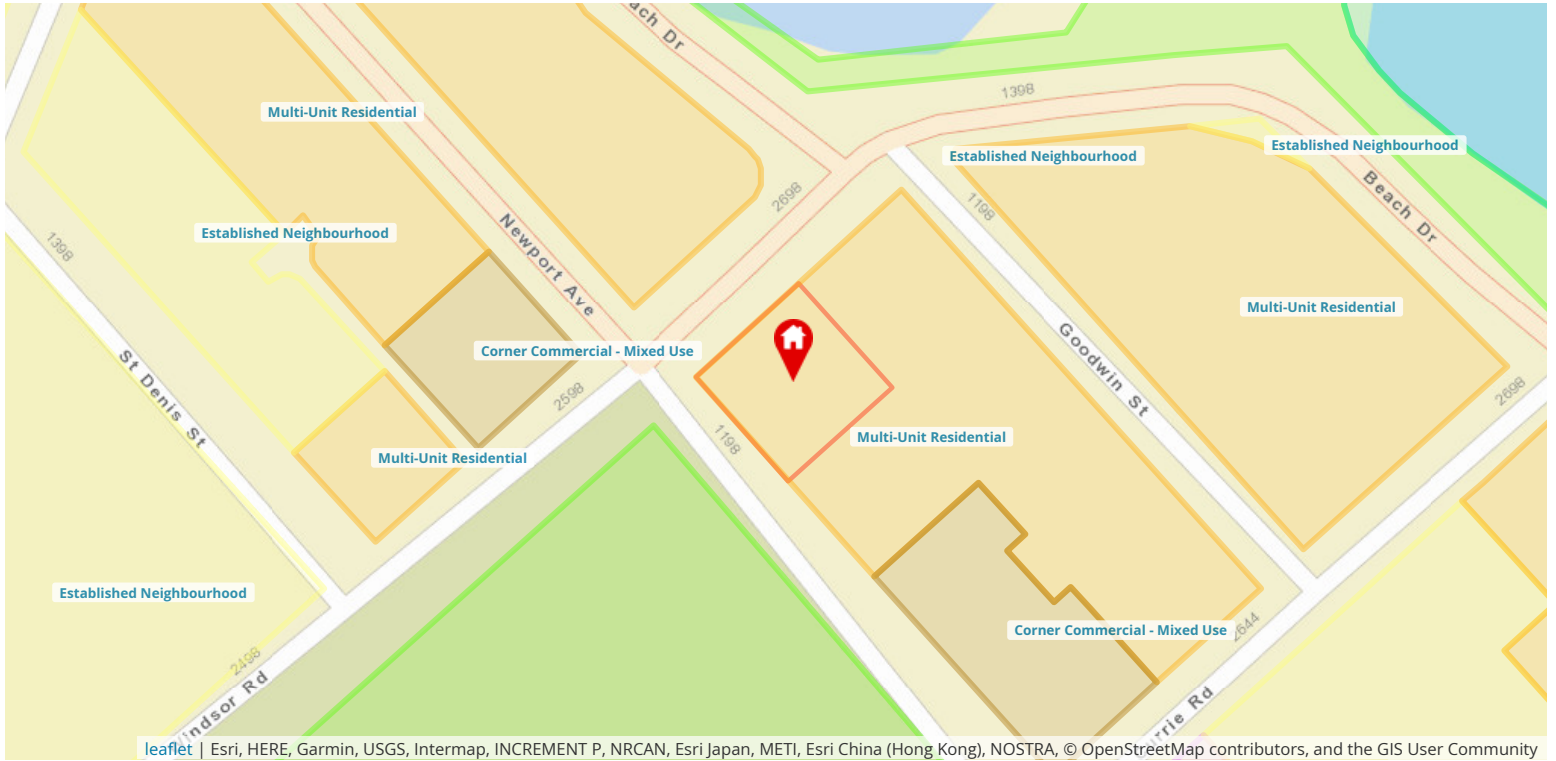
Description: Commercial Use

Layer Legend:

Code	Description
C-2	Commercial Use
RM-3	THREE STOREY MULTIPLE DWELLINGS USE
P-1	General Institutional
RM-8	EIGHT STOREY MULTIPLE DWELLINGS USE
RM-4	FOUR STOREY MULTIPLE DWELLINGS USE
P-4	Sea Zone
RM-2	TWO STOREY MULTIPLE DWELLINGS USE

Code	Description
R-5	RESIDENTIAL USE
P-2	Special Institutional
CS-2	Marine Commercial
R-4	RESIDENTIAL USE

Official Community Plan



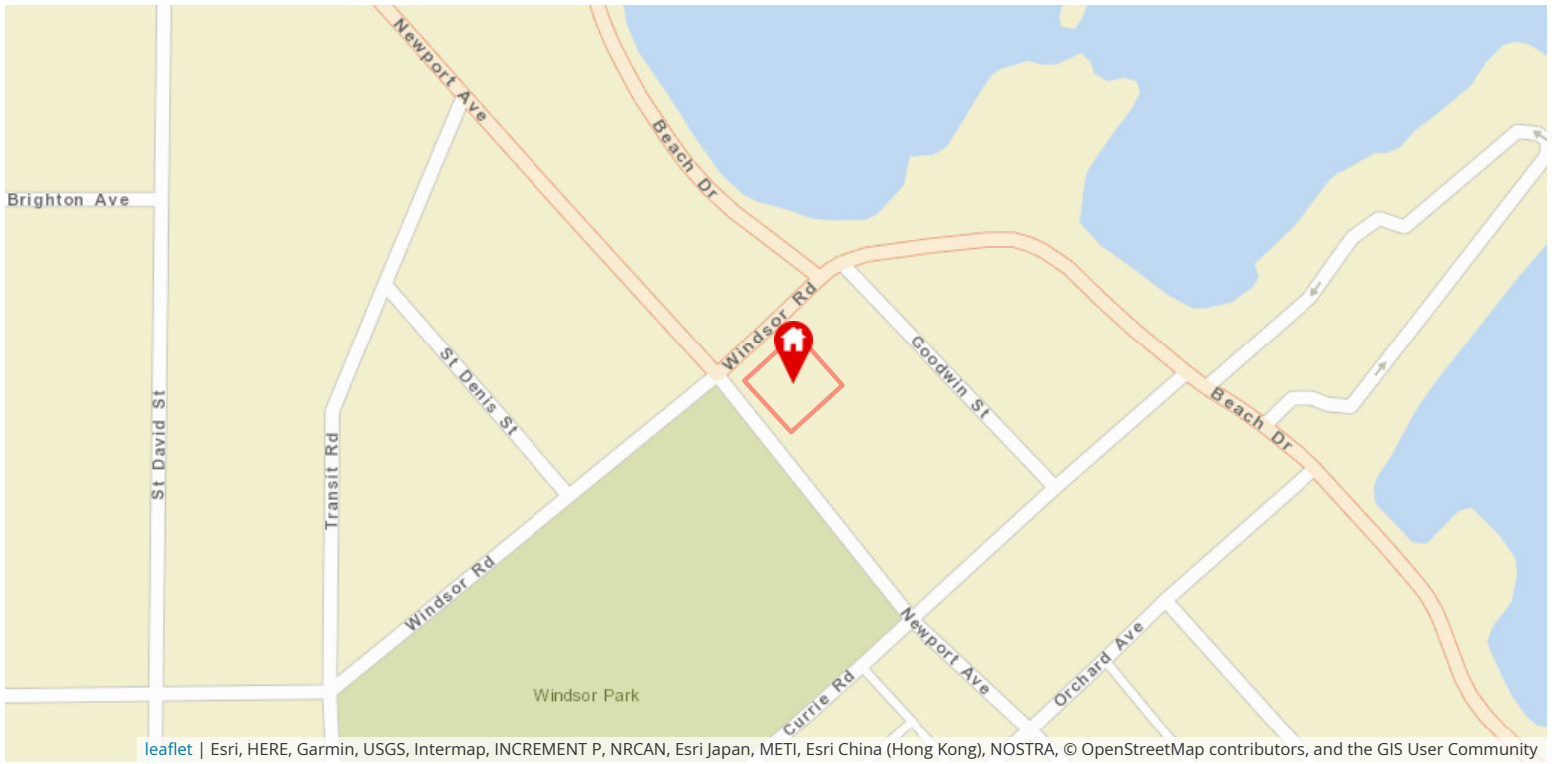
Subject Property Designations:

Multi-Unit Residential

Layer Legend:

- Multi-Unit Residential
- Parks
- Corner Commercial - Mixed Use
- Established Neighbourhood
- Community Institutional
- Specialized Commercial

Floodplain Data



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Subject Property Designations:

Status: Not in Floodplain

Active Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Project Type: MULTI-RESIDENTIAL Folder Number: BP015553 Application Date: Jun 13, 2023 Address: 303-2605 WINDSOR RD Status: ACTIVE Purpose: This permit is for the construction of the following work: # 303 - Renovate Bathroom to Improve Accessibility.
B	Project Type: PART 3 BUILDING (COMPLEX) Folder Number: BP017074 Application Date: Jun 02, 2025 Address: 1148 GOODWIN ST Status: ACTIVE Purpose: This permit application is for installation of new lighting in corridors on floors 2,3 and 5. Removal of hallway ceilings including asbestos abatement, and installation of firestopping if required.
C	Project Type: PART 3 BUILDING (COMPLEX) Folder Number: BP017420 Application Date: Nov 10, 2025 Address: 303-1148 GOODWIN ST Status: ACTIVE Purpose: This permit application is for removal of non-structural walls between kitchen, dining room, and living room. Aesthetic upgrades in the kitchen and laundry area.