

1645 Aug 10/88 (new house 2328_{sf})
(bond - 600)

2012 Nov 18/88 (irrigation system)

2016 Nov 22/88 (2BT, 4LB, 1SH, 1SK, 3WC
(1AW, 1FI.Dr, 1hwt, 1Lt,
(1water, 1sewer, 1storm)

PLEASE NOTE:

This information is provided for convenience only, and in no way should be considered a complete listing of all permits and activity that has occurred at this site.

209 Denison Road

209 DENISON RD VICTORIA V8S 4K2

Area-Jurisdiction-Roll: 01-317-80-0692-00



Total value \$2,712,000

2023 assessment as of July 1, 2022

Land \$1,936,000

Buildings \$776,000

Previous year value \$2,254,000

Land \$1,591,000

Buildings \$663,000

Property information

Year built	1989
Description	2 STY house - Custom
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	10162 Sq Ft
First floor area	2,309
Second floor area	888
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 4, PLAN VIS1569, SECTION 47, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 007-763-221

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

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Parcel location within Oak Bay



Selected parcel highlighted

Parcel Information

Parcel ID Number: 007763221
Address: 209 DENISON RD
Sq Foot: 10194.50164061
Sq Meter: 947.10398211
Date Built: 0
Easement: Check Block Plans
Zoning Code: RS4
Heritage House: No
Legal Description:

6.4 This Zone shall be known as

RS-4 - ONE-FAMILY RESIDENTIAL USE.

6.4.1 Principal Uses Permitted:

6.4.1.(1) One-family residential use, providing:

- (a) the lot area is not less than 948 sq. m (10,204 s.f.); or
- (b) the lot was existing at the effective date of this Bylaw.

6.4.2 Secondary Uses Permitted:

6.4.2.(1) A Boarding use conforming to 4.2.1.

6.4.2.(2) Without limiting the application or derogating from the requirements of the *Rubbish and Weed Control Bylaw*, small-scale urban agriculture, provided,

- (a) the total area of land within the parcel which is under cultivation for the production of fruits and vegetables for sale or exchange does not exceed 95 sq. m (1,023 s.f.), with two contiguous parcels straddled by a single principal building to be treated as one for the purpose of applying this subparagraph;
- (b) fruits or vegetables produced for sale or exchange are not grown or cultivated within a greenhouse or other building;
- (c) no artificial lighting is used in connection with the small-scale urban agriculture use;
- (d) no sign is erected, placed or maintained on the parcel identifying or in any way connected with the small-scale urban agriculture use; and
- (e) fruits or vegetables produced for sale or exchange are not available for purchase by the general public on the parcel. (Bylaw 4381 – Dec 17/07)

6.4.2.(3) Home-based child care. (Bylaw 4401 – March 10/08)

6.4.2.(4) Repealed (Bylaw 3974 – Mar 23/98)

6.4.2.(5) A Residential business use conforming to 4.2.8.

6.4.3 Accessory Uses Permitted and Required:

6.4.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.4.3.(2) Accessory buildings.

6.4.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.4.4 Regulations for Buildings and Structures

		<u>Principal Building</u>	<u>Accessory Buildings</u>	<u>Accessory Structures</u>
6.4.4.(1)	Number Permitted	one	two	two
6.4.4.(2)	Setbacks- Minimum			
	(a) Front lot line (subject to paragraph (10)) (Bylaw 3643 – May 28/90)	7.62 m (25.00')	7.62 m (25.00')	7.62 m (25.00')
	(b) Rear lot line (Bylaw 4648 – Jun 22/15)	The greater of (a) 7.62 m (25.00'); and (b) 25% of lot depth	0.61 m (2.00')	1.52 m (5.00')
	(c) Interior side lot line (subject to paragraph (11)) (Bylaw 3643 – May 28/90)	1.52 m (5.00')	0.61 m (2.00')	1.52 m (5.00')
	(d) Exterior side lot line	3.65 m (12.00')	3.65 m (12.00')	3.65 m (12.00')
	(e) Total of side lot lines	4.57 m (15.00')	N/A	N/A
6.4.4.(3)	Maximum			
	(a) Building Height	See NOTE below	3.00 m (10.00')	4.60 m (15.00')
	(b) Occupiable Height	See NOTE below	0.25 m (10.00")	N/A
	(c) Roof Height	See NOTE below	4.60 m (15.00')	N/A
	N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)			
6.4.4.(4)	Maximum Lot Coverage			
	(a) 30.00% for all buildings and structures, of which a maximum 7.00% may be for all accessory buildings			
	(b) 35.00% for all buildings and structures in a single storey designation as set out in Schedule B, of which a maximum 7.00% may be for all accessory buildings.			
	(Bylaw 3864 – Aug 14/95) (Bylaw 4451 – Jan 26/09) (Bylaw 4648 – Jun 22/15)			
6.4.4.(5)	The maximum Floor Area Ratio shall not exceed 0.4. (Bylaw 4648 – Jun 22/15)			
6.4.4.(6)	Minimum Floor Area (Bylaw 4648 – Jun 22/15)	110 sq. m (1184 s.f.)	N/R	N/R

- 6.4.4(6)(a) (Repealed by Bylaw 4648 – Jun 22/15)
- 6.4.4(6)(b) (Repealed by Bylaw 4648 – Jun 22/15)
- 6.4.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.
- 6.4.4.(8) An accessory building constructed in the area between the front lot line and a line 25 m (82 feet) distant from and parallel to the front lot line shall conform to the same setback requirements for the principal building for the side lot lines.
- 6.4.4.(9) A principal use and a secondary use, except for small-scale urban agriculture, are only permitted within a principal building. (Bylaw 4627 - Nov 14/14)
- 6.4.4.(10) Subparagraph (2)(a) notwithstanding, the required front lot line setback for the principal building shall be a distance not less than 1.5 m (4.9 feet) shorter than and not more than 1.5 m (4.9 feet) longer than the quotient

$$\frac{F_1 + F_2 + 2(7.62) \text{ metres}}{4}$$

where F_1 and F_2 are the front lot line setbacks, at the time of application, of the principal buildings on

(a) each of the two contextual lots adjoining and on either side of the subject lot,

except that where there do not exist two contextual lots sited as described in (a), then F_1 and F_2 shall be the front lot line setbacks, at the time of application, of the principal buildings on

(b) a contextual lot adjoining the subject lot, and the next adjoining contextual lot, provided, however, that in no case shall the front lot line setback be less than 7.62 m (25 feet).

Where there do not exist two contextual lots sited as described in (a) or (b), then the front setback of the principal building shall be not less than 7.62 m (25 feet).

- 6.4.4.(11) Subparagraph (2)(c) notwithstanding, in respect of a principal building containing more than one storey, the interior side lot line setback of the second storey and all portions of the building above the second storey shall be a distance not less than 3.0 m (9.8 feet). (Bylaw 3643 – May 28/90)

Property Identification and Legal Description

Address: 209 DENISON RD VICTORIA BC V8S 4K2
Jurisdiction: District of Oak Bay **Assessment Area:** 1
Roll No: 80069200
PID No: 007-763-221 **MHR(s):**
Neighbourhood: South Oak Bay
Legal Unique ID: A00000ZE90
Legal Description: Strata Lot 4, Plan VIS1569, Section 47, Victoria Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2022 Municipal Taxes

Gross Taxes: \$9,685

2022 Assessed Values

Valuation	Land	Improvements	Total
Value:	\$1,591,000	\$663,000	\$2,254,000
General			
	Land	Improvements	Total
Gross Value:	\$1,591,000	\$663,000	\$2,254,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,591,000	\$663,000	\$2,254,000
School			
	Land	Improvements	Total
Gross Value:	\$1,591,000	\$663,000	\$2,254,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,591,000	\$663,000	\$2,254,000
BC Transit			
	Land	Improvements	Total
Gross Value:	\$1,591,000	\$663,000	\$2,254,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,591,000	\$663,000	\$2,254,000

Last Three Sales per BCA

Conveyance Date:	Price:	Document No.	Conveyance Type:
1989/01/03	\$177,500	EC432	Improved Single Property Transaction
1989/01/03	\$177,500	EC431	Improved Single Property Transaction

Other Property Information

Lot SqFt: 10,162	Width:
Lot Acres: 0.23	Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Greater Victoria	Manual Class: 2 STY SFD - After 1930 - Custom
Vacant Flag: False	Reg District: Capital
BC Transit Flag: True	Reg Hosp Dist: Capital
Farm No:	Mgd Forest No:

DB Last Modified: 2022/03/21

Rec Last Modified: 3/21/2022