

PROPERTY REPORT

8440 LAWRENCE RD
Central Saanich
V8M 1S5
Canada

PID: 032-468-326

APRIL 24, 2026



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West Coast Property Excellence

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Summary Sheet

8440 LAWRENCE RD Central Saanich BC V8M 1S5



PID	032-468-326
Registered Owner	RO*, J*
Legal Description	LOT B SECTION 1 RANGE 3 WEST SOUTH SAANICH DISTRICT PLAN EPP142990
Plan	EPP142990
Zoning	Central Saanich - District of Central Saanich, RE-3 - RURAL ESTATE (WATER)
Community Plan(s)	OCP: Rural Shoreline, not in ALR

Year Built	2006	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	4.94 acres	Floor Area	6062 Ft ²
Bathrooms	6	Bedrooms	3
Max Elev.	60.69 m	Min Elev.	2.39 m
Walk Score	-	Transit Score	-
Tax Year	None	Annual Taxes	-

ASSESSMENT

	2025	%	2026
Building	\$3,158,000	0.00	\$3,158,000
Land	\$3,259,000	0.00	\$3,259,000
Total	\$6,417,000	0.00	\$6,417,000

APPRECIATION

	Date	(\$)	% Growth
List Price	22/04/2026	\$10,500,000	↑ 63.63

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
1032910	Active 22/04/2026	2	\$10,500,000 /	Sotheby's International Realty Canada
962488	Expired 09/08/2024	92	\$9,500,000 /	Coldwell Banker Oceanside Real Estate
946472	Expired 08/05/2024	182	\$12,700,000 /	Coldwell Banker Oceanside Real Estate

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.

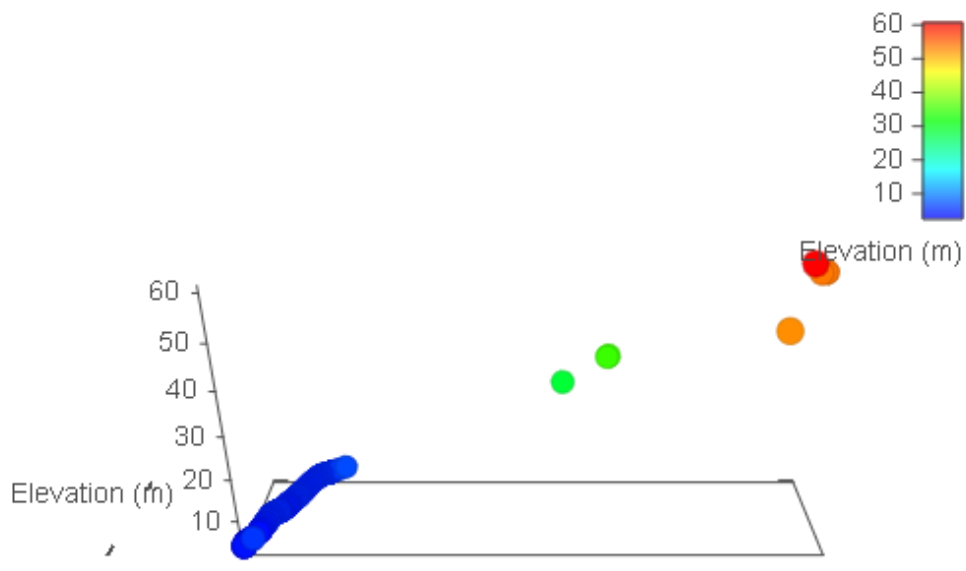
Google Views



Estimated Lot Dimensions and Topography

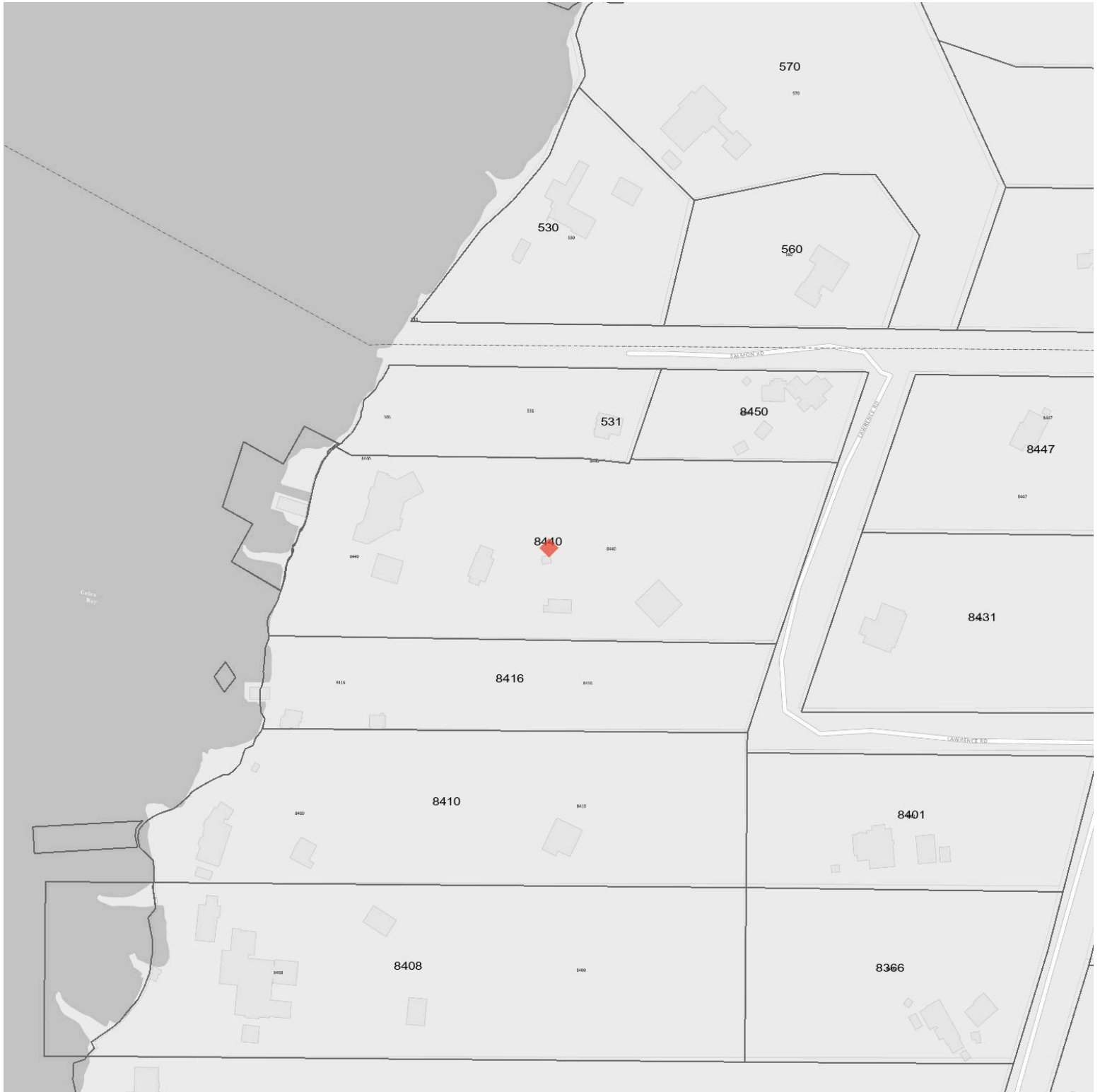


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 60.69 m | Min Elevation: 2.39 m | Difference: 58.30 m

Legal



Legend

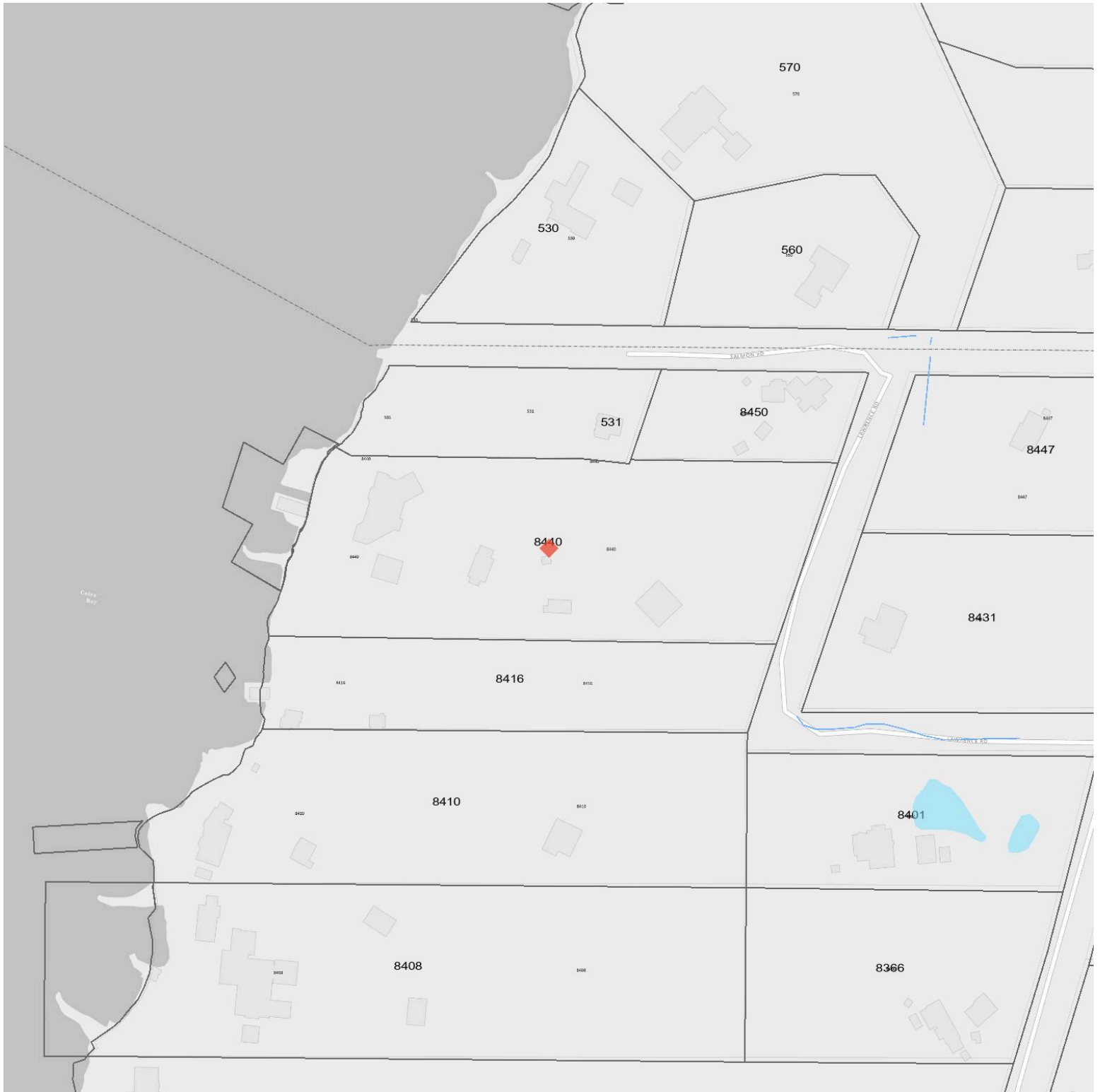
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Water Features & Drainage



Legend

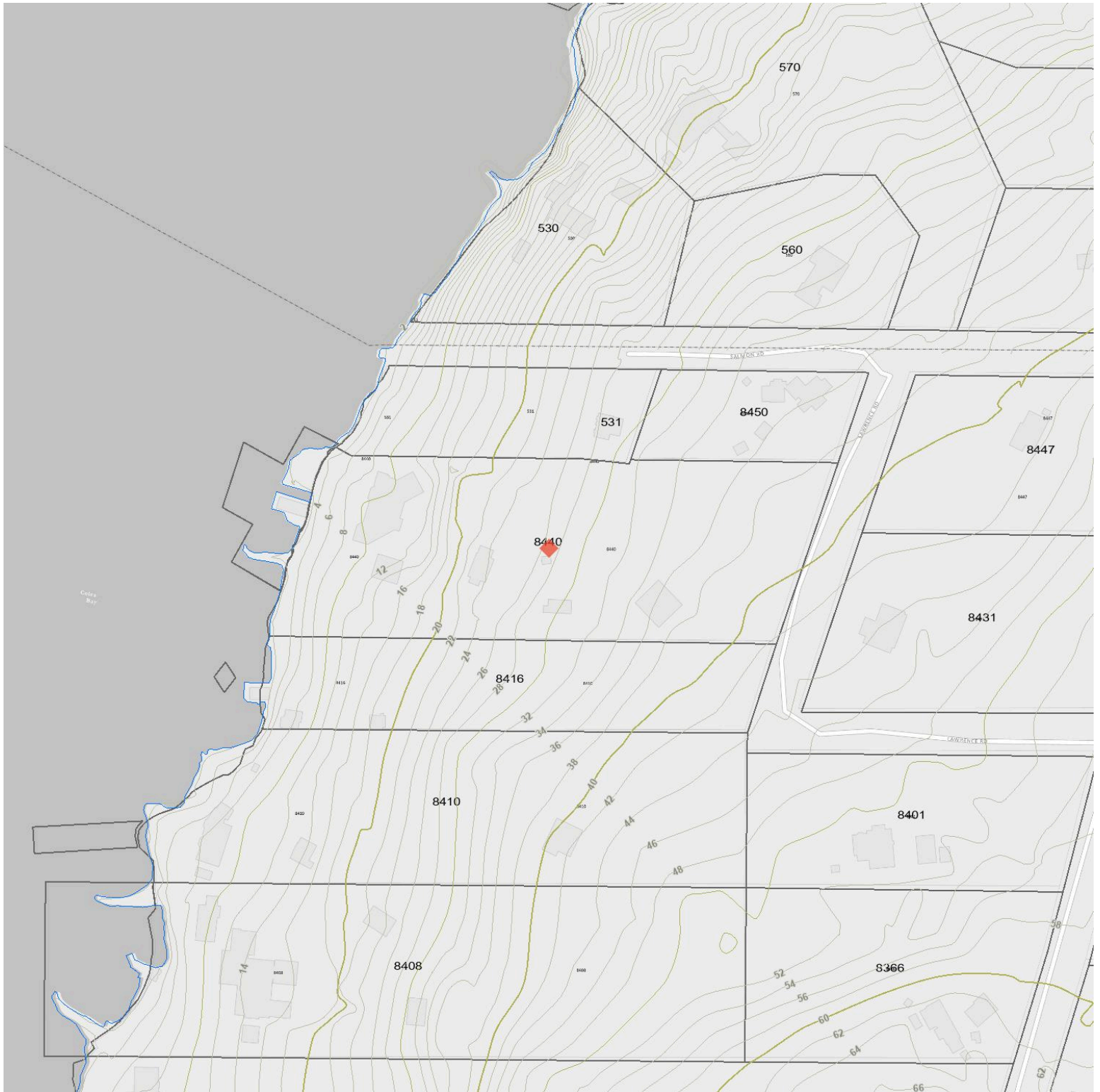
- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

- River
- Wetland

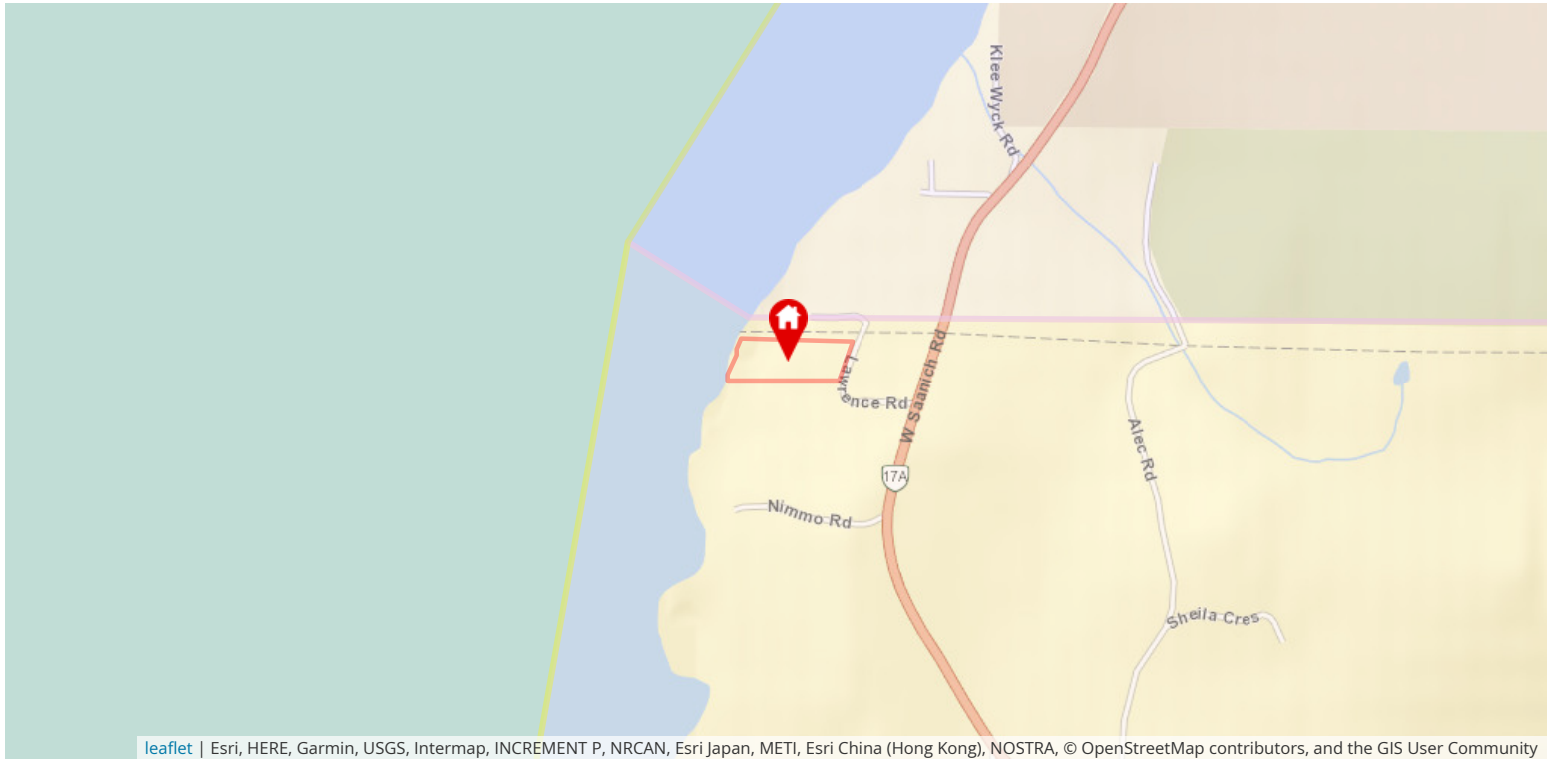
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: Central Saanich

Sub-Area: CS Inlet

Layer Legend:

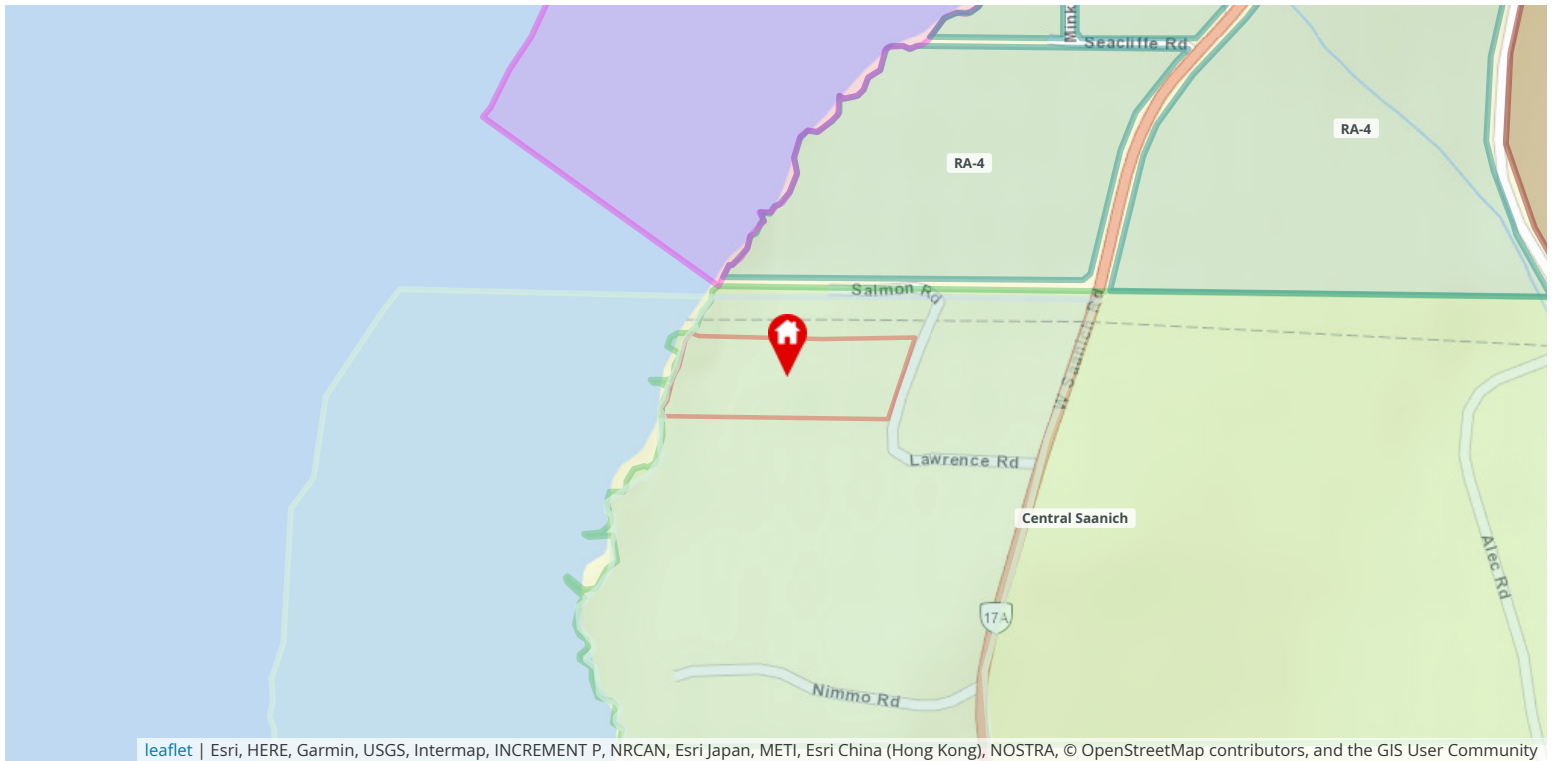
- CS Inlet
- NS Coles Bay
- GI Gulf Isl Other

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: Central Saanich Description: District of Central Saanich,Code: RE-3 Description: RURAL ESTATE (WATER)
Official Community Plan	Rural Shoreline
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Central Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

Zoning



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Subject Property Designations:

Code: [Central Saanich](#)

Description: District of Central Saanich

Code: [RE-3](#)

Description: RURAL ESTATE (WATER)

Layer Legend:

Code	Description
■ Central Saanich	District of Central Saanich
■ RE-3	RURAL ESTATE (WATER)
■ RA-4	Rural Agricultural 4
■ M-6	Non-Commercial Marine 2
■ W1	WATER AREA
■ RE-1	RURAL ESTATE
■ P-4	Park

Official Community Plan



Subject Property Designations:

Rural Shoreline

Layer Legend:

- Rural Shoreline
- Marine
- Rural Forest

Proposed Plans



Subject Property Designations:

Not Applicable

Development Permit Area



Subject Property Designations:

Not Applicable

Layer Legend:

- Marine Shorelines DPA
- Ditch
- Ponds
- Riparian Development Permit Areas
- Streams
- Stream
- Terrestrial Sensitive Ecosystems DPA

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Central Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

- Census Subdivision Name: Central Saanich
- Census Metropolitan Area/Census Agglomeration: Victoria
- Census Subdivision Type: Census subdivision within census metropolitan area
- Census Subdivision Name: North Saanich
- Census Metropolitan Area/Census Agglomeration: Victoria
- Census Subdivision Type: Census subdivision within census metropolitan area

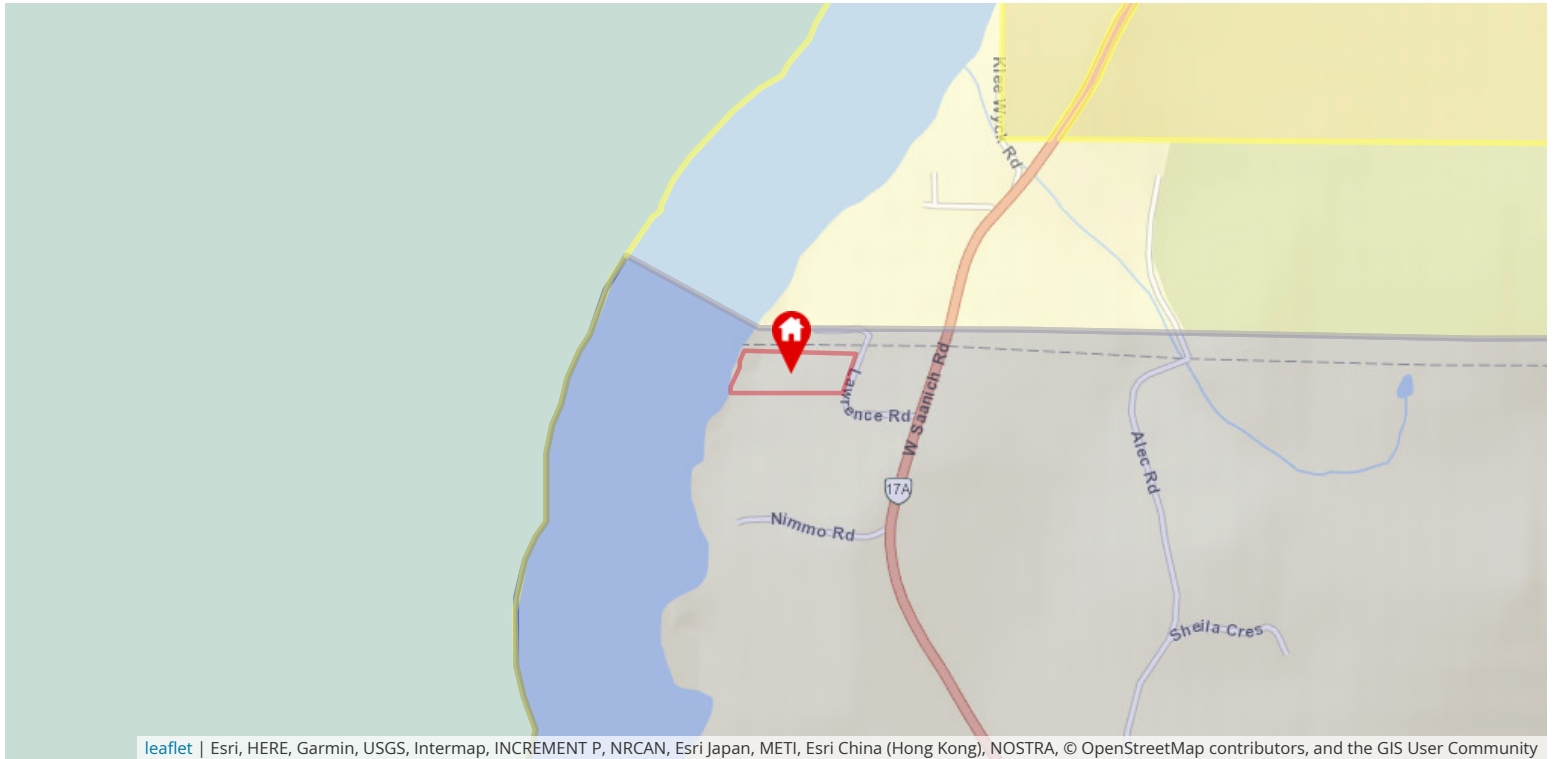
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



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Subject Property Designations:

Name: The Corporation of the District of Central Saanich

Layer Legend:

- The Corporation of the District of Central Saanich
- District of North Saanich
- Capital Regional District

Floodplains



Subject Property Designations:

Status: Not in Floodplain

Electrical Transmission Lines



Subject Property Designations:

Not Applicable

Railroads



Subject Property Designations:

Not Applicable

Tie Lines



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Subject Property Designations:

Property is not a Tied Parcel

Active Development



Subject Property Designations:

No Development Applications

Development

Inactive Development



Subject Property Designations:

No Development Applications

BC Contaminated Sites



Subject Property Contaminated Site:

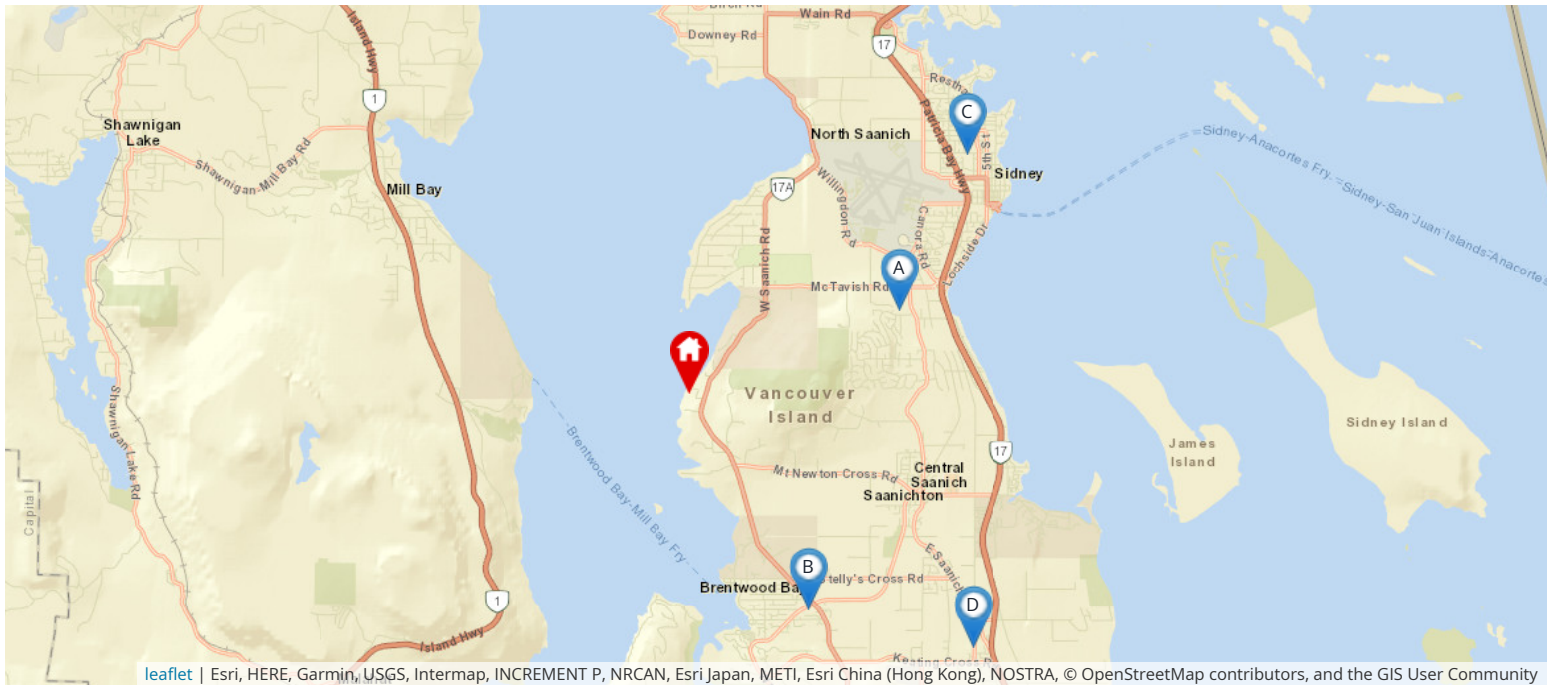
Not Applicable

Canada Energy Regulator Pipelines



Nearest Schools

Nearby Elementary Schools



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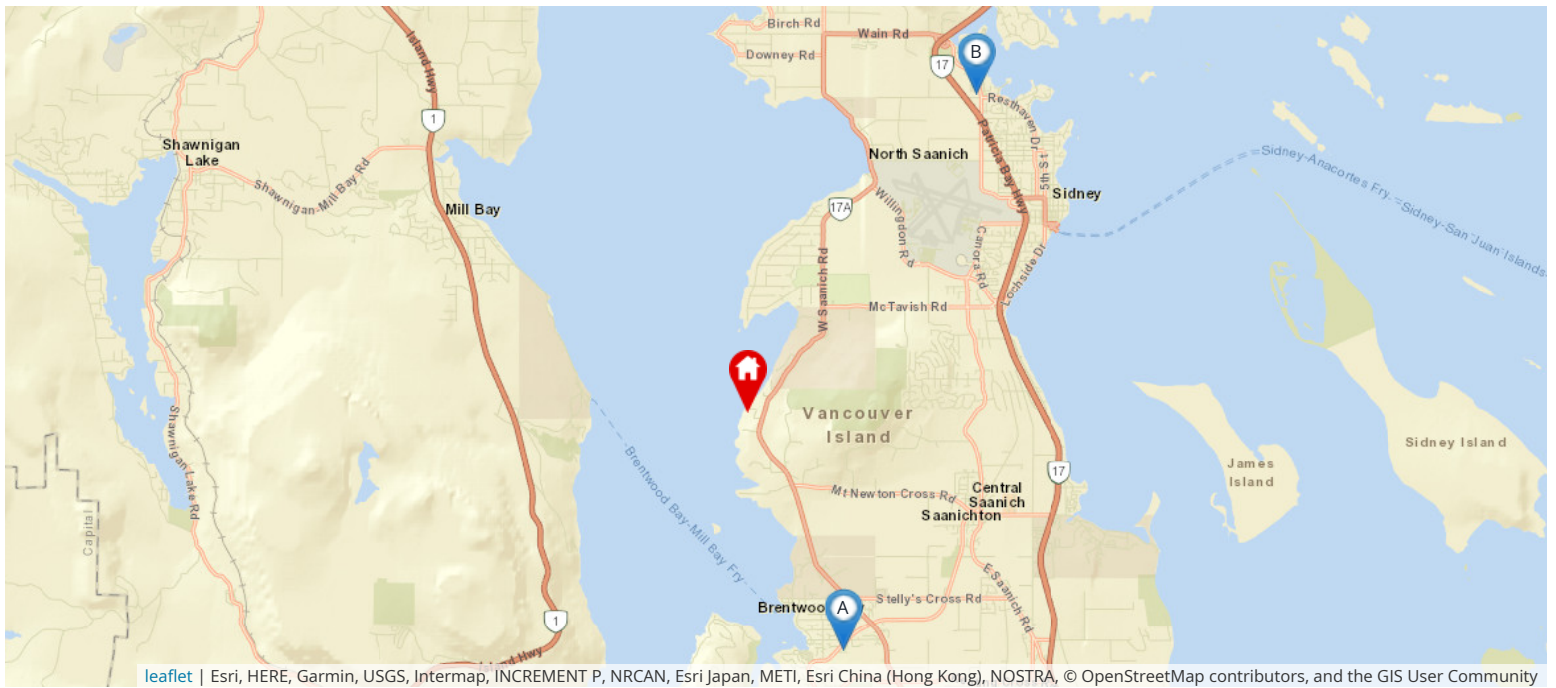
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kelset	K - 5	SD 63	North Saanich		1 hour 28 mins	6.2 km	10 mins	55 mins
B Brentwood	K - 5	SD 63	Brentwood Bay		1 hour 15 mins	5.3 km	8 mins	24 mins
C Sidney	K - 5	SD 63	Sidney		2 hours 9 mins	9.4 km	13 mins	34 mins
D Keating	K - 5	SD 63	Victoria		2 hours 7 mins	9.1 km	12 mins	1 hour 12 mins
E Deep Cove	K - 5	SD 63	Sidney		2 hours 10 mins	9.5 km	12 mins	43 mins
F Prospect Lake	K - 5	SD 63	Victoria		2 hours 44 mins	11.7 km	15 mins	33 mins

Nearby Middle Schools



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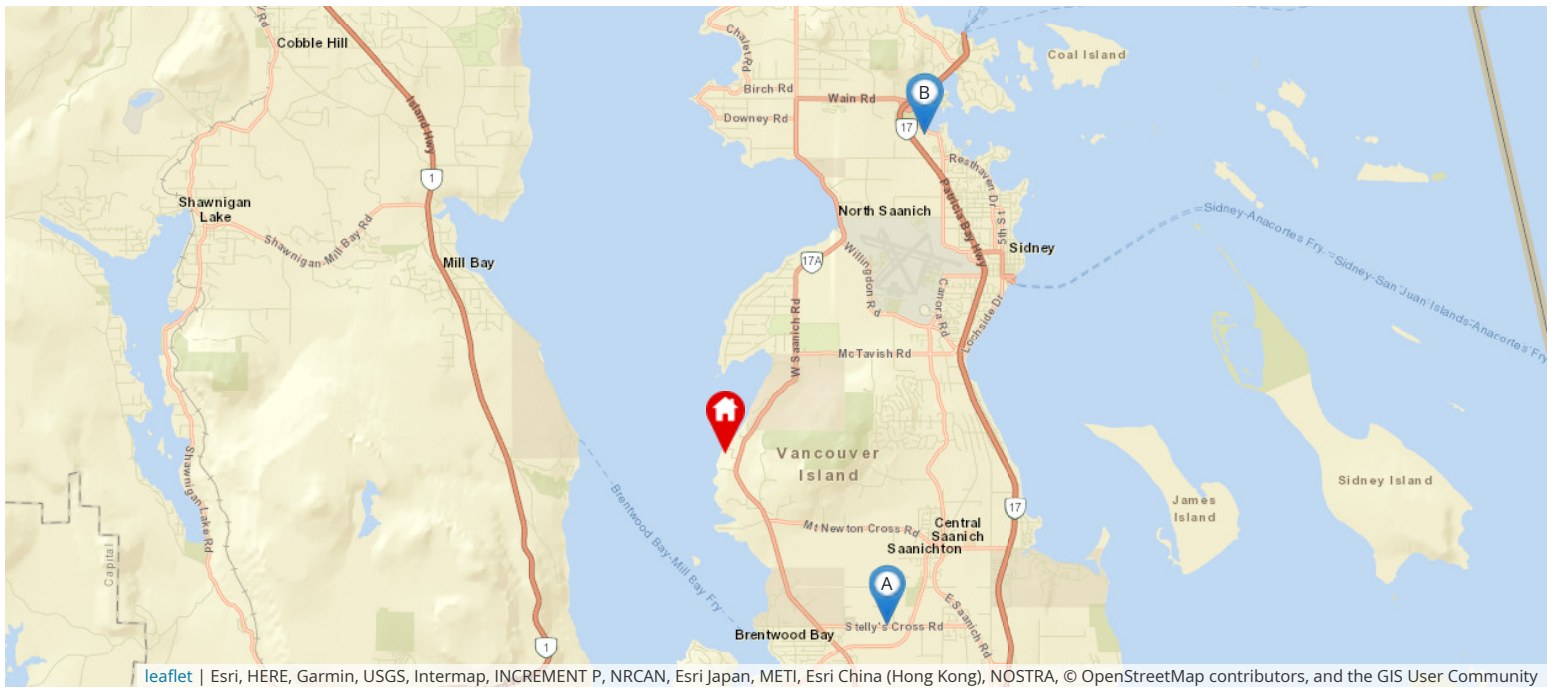
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Bayside Middle	6 - 8	SD 63	Brentwood Bay		1 hour 24 mins	5.9 km	9 mins	27 mins
B North Saanich	6 - 8	SD 63	North Saanich		2 hours 15 mins	9.9 km	15 mins	45 mins
C Royal Oak	6 - 8	SD 63	Victoria		3 hours 40 mins	15.7 km	21 mins	53 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Stelly's	9 - 12	SD 63	Saanichton		1 hour 23 mins	5.9 km	8 mins	47 mins
B Parkland	9 - 12	SD 63	Sidney	AP Program	2 hours 23 mins	10.5 km	15 mins	1 hour 1 min
C Claremont	9 - 12	SD 63	Victoria	AP Program	3 hours 45 mins	16.0 km	20 mins	1 hour 29 mins
D Regent Christian Online	K - 12	Independent	Victoria		3 hours 45 mins	16.1 km	22 mins	58 mins

Walk Score

8440 LAWRENCE RD Central Saanich, V8M 1S5



Car-Dependent

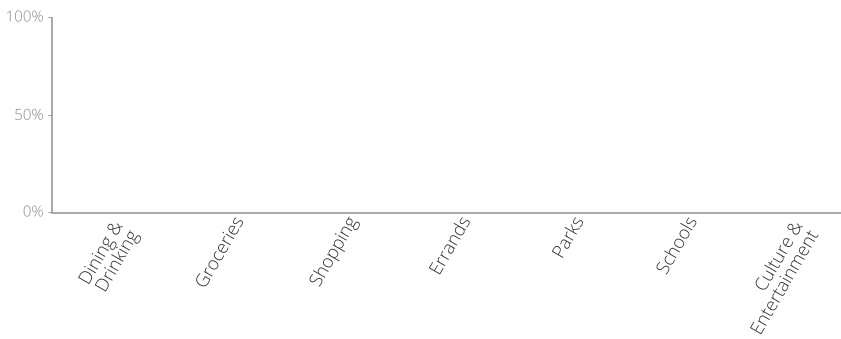
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 0 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

