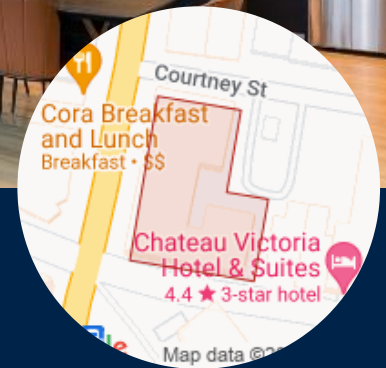




PROPERTY REPORT

705-708 BURDETT AV

Victoria

V8W 2B9

Canada

PID: 027-963-276

JANUARY 6, 2024



Brayden Klein
Sotheby's International Realty Canada
Victoria
P: +12505882466
O: +12503803933
bklein@sothebysrealty.ca
<https://www.victorialuxurygroup.com/>

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South Island Property Excellence

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Summary Sheet

705-708 BURDETT AV Victoria BC V8W 2B9

PID	027-963-276
Registered Owner	PA*, C*
Legal Description	STRATA LOT 69 OF LOTS 95, 96, 97, 98 AND 104 VICTORIA CITY STRATA PLAN VIS6797 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	VIS6797
Zoning	CBD-2 - Central Business District-2, CBD-2 - Site Specific - Cental Business District-2 - Site Specific Regulations
Community Plan(s)	OCP: Core Business , NCP: Neighbourhood Plan: Downtown , not in ALR



Year Built	2009	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	14.02 m	Min Elev.	7.87 m
Floor Area	1359 Ft²	Walk Score	99 / Walker's Paradise
Transit Score	93 / Rider's Paradise	Annual Taxes	\$5,127.00

ASSESSMENT

	2022	%	2023
Building	\$250,000	↓ -10.00	\$225,000
Land	\$790,000	↑ 20.25	\$950,000
Total	\$1,040,000	↑ 12.98	\$1,175,000

APPRECIATION

	Date	(\$)	% Growth
List Price	05/01/2024	\$1,320,000	↑ 63.98
Sales History	06/01/2021	\$805,000	↑ 17.52
	11/01/2017	\$685,000	↓ -45.41
	17/08/2009	\$1,254,850	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
950508	Active 05/01/2024	1	\$1,320,000 /	Sotheby's International Realty Canada

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	South Park	Central Middle School	Victoria High
School District	SD 61	SD 61	SD 61
Grades	K - 5	6 - 8	9 - 12

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.

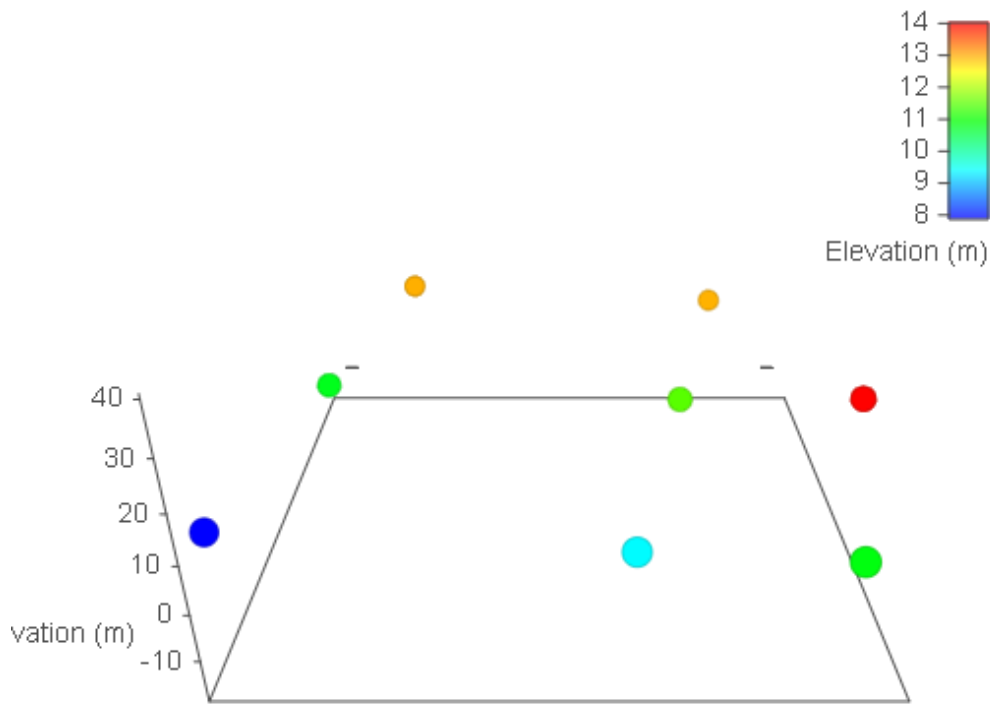
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 14.02 m | Min Elevation: 7.87 m | Difference: 6.16 m

Property Identification & Legal Description

Address:	705 708 BURDETT AVE VICTORIA BC V8W 2B9		
Jurisdiction:	City of Victoria		
Roll No:	1026086	Assessment Area:	1
PID No:	027-963-276		
Neighbourhood:	Downtown	MHR No:	
Legal Unique ID:	D000005P3D		
Legal Description:	STRATA LOT 69, PLAN VIS6797, VICTORIA LAND DISTRICT, OF LOTS 95, 96, 97, 98 & 104, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		

2023 Municipal Taxes

Gross Taxes: \$5,127

2023 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$950,000	\$225,000	\$1,175,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$950,000	\$225,000	\$1,175,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$950,000	\$225,000	\$1,175,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$950,000	\$225,000	\$1,175,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$950,000	\$225,000	\$1,175,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$950,000	\$225,000	\$1,175,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$950,000	\$225,000	\$1,175,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-01-06	\$805,000	CA8685401	Improved Single Property Transaction
2017-01-11	\$685,000	CA5757996	Improved Single Property Transaction
2009-08-17	\$1,254,850	CA1230053	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Greater Victoria	Manual Class:	Strata Apartment - Hi-Rise
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2023-03-23	Rec Last Modified:	2023-03-23

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$1,040,000	\$4,673
2021	\$835,000	\$4,258
2020	\$862,000	\$4,348

2018	\$779,000	\$4,055
2017	\$651,000	\$3,778
2016	\$528,000	\$3,608
2015	\$517,000	\$3,679
2014	\$523,000	\$3,762
2013	\$630,000	\$4,335
2012	\$641,000	\$4,169
2011	\$641,000	\$4,040
2010	\$836,000	\$5,273
2009	\$0	

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.



CITY OF VICTORIA

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

705-708 BURDETT AVE

1/6/2024



PID: 027-963-276 Legal Type: STRATA Plan Number: VIS6797
 Folio: 01026086 Lot Number: 69
 Legal Description: LOT 69 OF LOTS 95-98 AND 104, VICTORIA, VIS6797
 BC Assessment Actual Use: 030 STRATA LOT - RESIDENCE (CONDOMINIUM)
 Extra PIDs listed on this parcel: None

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2023	GENERAL	\$950,000	\$225,000	\$1,175,000	\$0	\$5,127
2022	GENERAL	\$790,000	\$250,000	\$1,040,000	\$0	\$4,673

PLANNING INFORMATION

Neighbourhood: DOWNTOWN
 Area Planner: MIKO BETANZO 250.361.0604
 Councillor Liaison: [DAVE THOMPSON](#) 250.361.0221
 Development Permit Area: DPA 2 (HC) - CORE BUSINESS
 Heritage Status: None
 Land Use Contract: None
 Special Restrictions: Yes

Zoning: CBD-2 - SITE SPECIFIC: [Central Business District-2 - Site Specific Regulations](#)

Garbage Zone: [No pickup](#)

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

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

Issued Date	Folder No	Type	Status	Subject	Purpose
	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.](#)

Assessments Report

General Property Information

Civic Address: 705-708 BURDETT AVE
Folio: 01026086
Property Number: 162523
PID: 027-963-276
Legal: LOT 69 OF LOTS 95-98 AND 104, VICTORIA, VIS6797
Zone: CBD-2 - SITE SPECIFIC

2024 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	1,063,000	0	1,063,000
GENERAL	1 - Residential	Improvement	252,000	0	252,000
GENERAL	1 - Residential	Total	1,315,000	0	1,315,000
SCHOOL	1 - Residential	Land	1,063,000	0	1,063,000
SCHOOL	1 - Residential	Improvement	252,000	0	252,000
SCHOOL	1 - Residential	Total	1,315,000	0	1,315,000
TRANSIT	1 - Residential	Land	1,063,000	0	1,063,000
TRANSIT	1 - Residential	Improvement	252,000	0	252,000
TRANSIT	1 - Residential	Total	1,315,000	0	1,315,000
HOSPITAL	1 - Residential	Land	1,063,000	0	1,063,000
HOSPITAL	1 - Residential	Improvement	252,000	0	252,000
HOSPITAL	1 - Residential	Total	1,315,000	0	1,315,000

2023 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	950,000	0	950,000
GENERAL	1 - Residential	Improvement	225,000	0	225,000
GENERAL	1 - Residential	Total	1,175,000	0	1,175,000
SCHOOL	1 - Residential	Land	950,000	0	950,000
SCHOOL	1 - Residential	Improvement	225,000	0	225,000
SCHOOL	1 - Residential	Total	1,175,000	0	1,175,000
TRANSIT	1 - Residential	Land	950,000	0	950,000
TRANSIT	1 - Residential	Improvement	225,000	0	225,000
TRANSIT	1 - Residential	Total	1,175,000	0	1,175,000
HOSPITAL	1 - Residential	Land	950,000	0	950,000
HOSPITAL	1 - Residential	Improvement	225,000	0	225,000
HOSPITAL	1 - Residential	Total	1,175,000	0	1,175,000

2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	790,000	0	790,000
GENERAL	1 - Residential	Improvement	250,000	0	250,000
GENERAL	1 - Residential	Total	1,040,000	0	1,040,000
SCHOOL	1 - Residential	Land	790,000	0	790,000
SCHOOL	1 - Residential	Improvement	250,000	0	250,000
SCHOOL	1 - Residential	Total	1,040,000	0	1,040,000
TRANSIT	1 - Residential	Land	790,000	0	790,000
TRANSIT	1 - Residential	Improvement	250,000	0	250,000
TRANSIT	1 - Residential	Total	1,040,000	0	1,040,000

Value Set	Assessment Class		Gross	Exempt	Net
HOSPITAL	1 - Residential	Land	790,000	0	790,000
HOSPITAL	1 - Residential	Improvement	250,000	0	250,000
HOSPITAL	1 - Residential	Total	1,040,000	0	1,040,000

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	634,000	0	634,000
GENERAL	1 - Residential	Improvement	201,000	0	201,000
GENERAL	1 - Residential	Total	835,000	0	835,000
SCHOOL	1 - Residential	Land	634,000	0	634,000
SCHOOL	1 - Residential	Improvement	201,000	0	201,000
SCHOOL	1 - Residential	Total	835,000	0	835,000
TRANSIT	1 - Residential	Land	634,000	0	634,000
TRANSIT	1 - Residential	Improvement	201,000	0	201,000
TRANSIT	1 - Residential	Total	835,000	0	835,000
HOSPITAL	1 - Residential	Land	634,000	0	634,000
HOSPITAL	1 - Residential	Improvement	201,000	0	201,000
HOSPITAL	1 - Residential	Total	835,000	0	835,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	662,000	0	662,000
GENERAL	1 - Residential	Improvement	200,000	0	200,000
GENERAL	1 - Residential	Total	862,000	0	862,000
SCHOOL	1 - Residential	Land	662,000	0	662,000

Value Set	Assessment Class		Gross	Exempt	Net
SCHOOL	1 - Residential	Improvement	200,000	0	200,000
SCHOOL	1 - Residential	Total	862,000	0	862,000
TRANSIT	1 - Residential	Land	662,000	0	662,000
TRANSIT	1 - Residential	Improvement	200,000	0	200,000
TRANSIT	1 - Residential	Total	862,000	0	862,000
HOSPITAL	1 - Residential	Land	662,000	0	662,000
HOSPITAL	1 - Residential	Improvement	200,000	0	200,000
HOSPITAL	1 - Residential	Total	862,000	0	862,000

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2024	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	1,063,000	1-Residential	252,000
2023	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	950,000	1-Residential	225,000
2022	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	790,000	1-Residential	250,000
2021	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	634,000	1-Residential	201,000
2020	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	662,000	1-Residential	200,000

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.

Property Report

General Property Information

Civic Address:	705-708 BURDETT AVE		
Folio:	01026086	LTO Number:	CA8685401
		PID:	027-963-276

MHR Number:	Status: Active	Property No:	162523
Legal:	LOT 69 OF LOTS 95-98 AND 104, VICTORIA, VIS6797		

Property Attributes

Title	Value	Description
APPROVED DWELLING UNITS		

2024 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,063,000	0	1,063,000
GENERAL	1-Residential	Improvement	252,000	0	252,000
GENERAL	1-Residential	Total	1,315,000	0	1,315,000

2023 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	950,000	0	950,000
GENERAL	1-Residential	Improvement	225,000	0	225,000
GENERAL	1-Residential	Total	1,175,000	0	1,175,000

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024		Reg	0.00	1	1,063,000	252,000	1,315,000	1,315,000
2023	May 08, 2023	Reg	5,127.18	1	950,000	225,000	1,175,000	1,175,000

2023 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	1,175,000.00	0.00003400	1.00000000	39.48
CAPITAL REGIONAL HOSPITAL DISTRICT	1	1,175,000.00	0.00012600	1.00000000	147.82

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
GENERAL	1	1,175,000.00	0.00174700	1.00000000	2,052.49
MUNICIPAL - DEBT	1	1,175,000.00	0.00007900	1.00000000	93.30
MUNICIPAL - POLICE	1	1,175,000.00	0.00098500	1.00000000	1,157.02
MUNICIPAL FINANCE AUTHORITY	1	1,175,000.00	0.00000000	1.00000000	0.24
REGIONAL DISTRICT - OTHER	1	1,175,000.00	0.00019100	1.00000000	224.78
REGIONAL TRANSIT	1	1,175,000.00	0.00017500	1.00000000	205.39
SCHOOL - RESIDENTIAL	1	1,175,000.00	0.00102600	1.00000000	1,204.96
SEWCN01 - SEWER FRONTAGE	1	0.64	2.65000000		1.70
Notice Total:					5,127.18

Property Tax Comparison

Taxes	2023	2022	Difference	Percentage Changed
Gross Taxes	5,127.18	4,672.87	454.31	9.72
Gen. Assess: Class 1: Land	950,000.00	790,000.00	160,000.00	20.25
Gen. Assess: Class 1: Improvements	225,000.00	250,000.00	-25,000.00	-10.00
Gen. Assess: Class 1: Net	1,175,000.00	1,040,000.00	135,000.00	12.98
Tax Levy: BC ASSESSMENT	39.48	36.30	3.18	8.76
Tax Levy: CAPITAL REGIONAL HOSPITAL DIST	147.82	147.37	0.45	0.31
Tax Levy: GENERAL	2,052.49	1,869.40	183.09	9.79
Tax Levy: MUNICIPAL - DEBT	93.30	97.24	-3.94	-4.05
Tax Levy: MUNICIPAL - POLICE	1,157.02	1,037.30	119.72	11.54
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.24	0.21	0.03	14.29
Tax Levy: REGIONAL DISTRICT - OTHER	224.78	215.07	9.71	4.51
Tax Levy: REGIONAL TRANSIT	205.39	168.06	37.33	22.21
Tax Levy: SCHOOL - RESIDENTIAL	1,204.96	1,100.22	104.74	9.52
Local Imp: SEWCN01 - SEWER FRONTAGE	1.70	1.70	0.00	0.00

Local Improvement Bylaw: SEWCN01 - SEWER FRONTAGE

Status:

ACTIVE

2023 Payment:

1.70

Started On:

Jul 02, 2004

Ends On:

Based On:

PARCEL - PARCEL CHARGE OF 0.64000000 UNITS

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.

All Permits On Selected Property

General Property Information

Civic Address:

705 708 BURDETT AVE

Folio:

01026086

Property Number:

162523

PID:

027-963-276

Legal:

LOT 69 OF LOTS 95-98 AND 104, VICTORIA, VIS6797

Zone:

CBD-2 - SITE SPECIFIC

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

-  Right of Way

 Not Active

 Other
-  Covenant

 Right of Way

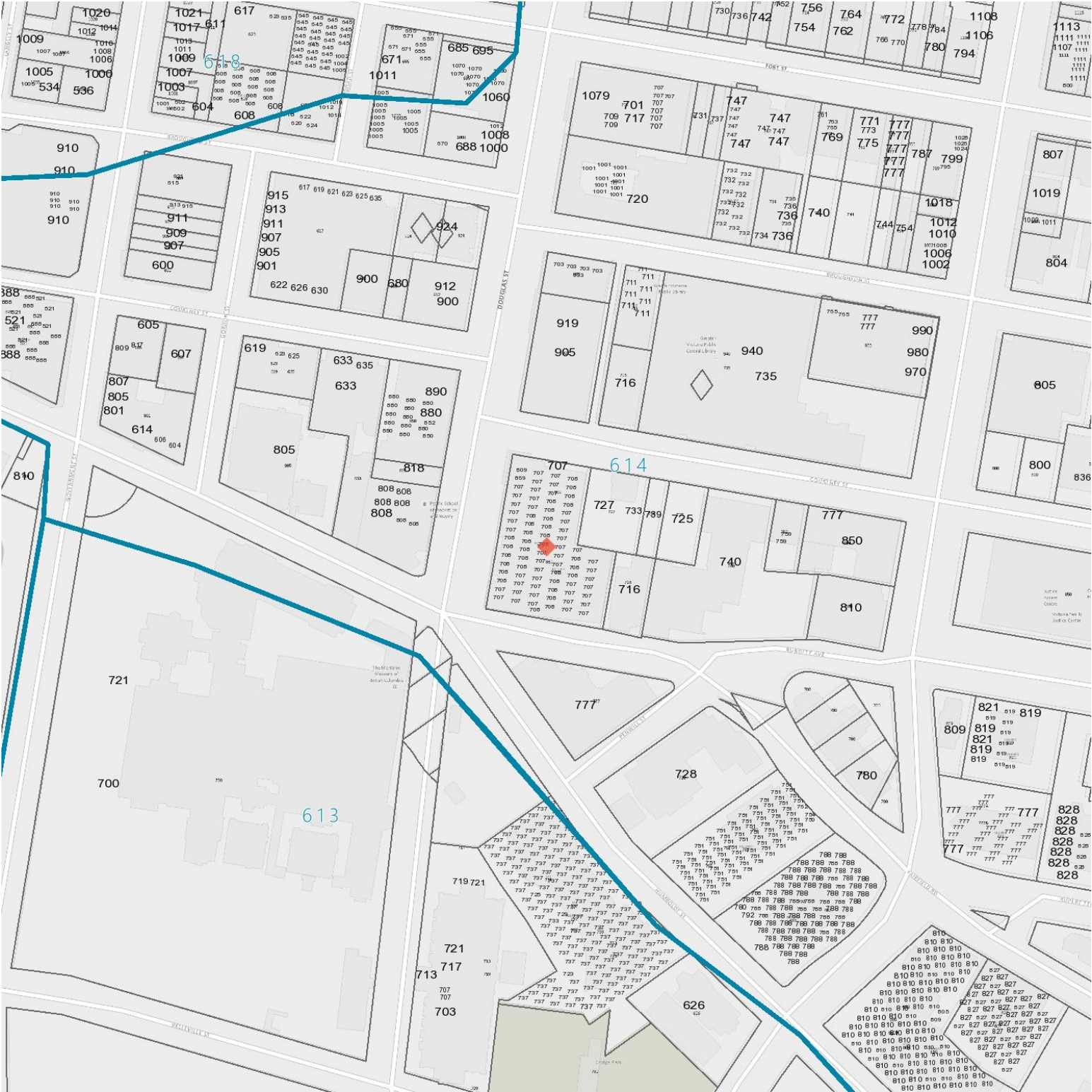
 Not Active
-  Lease or License

 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

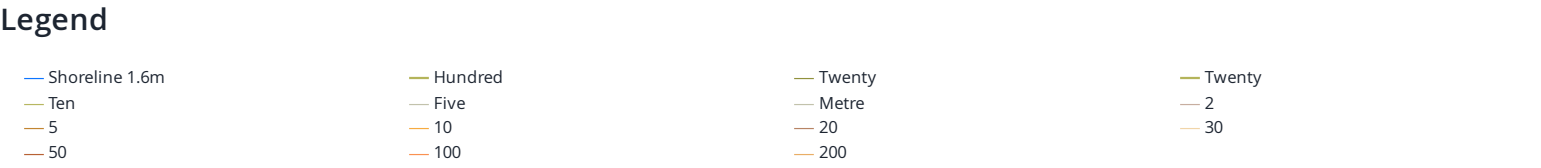
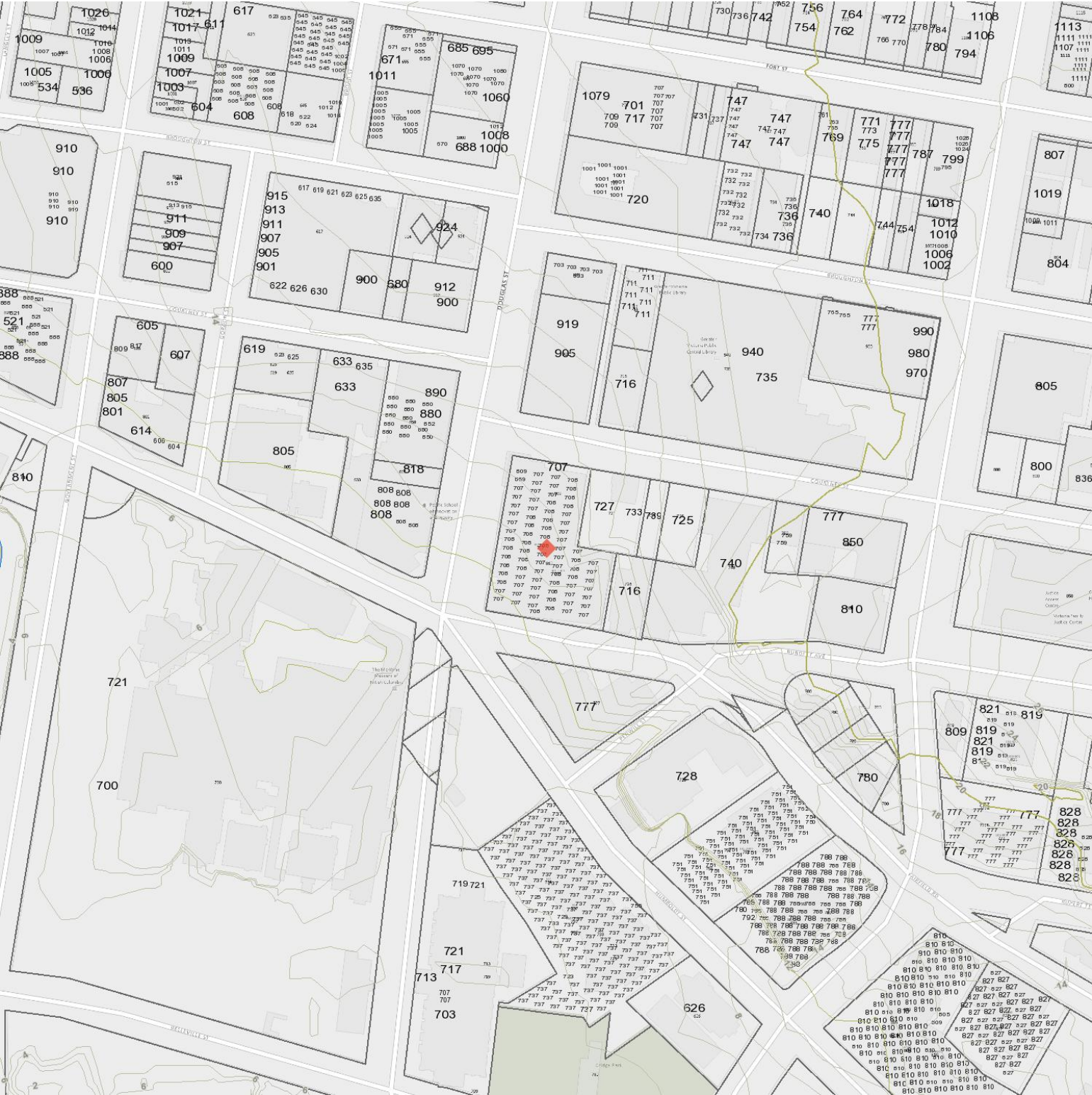
Reservoir

River

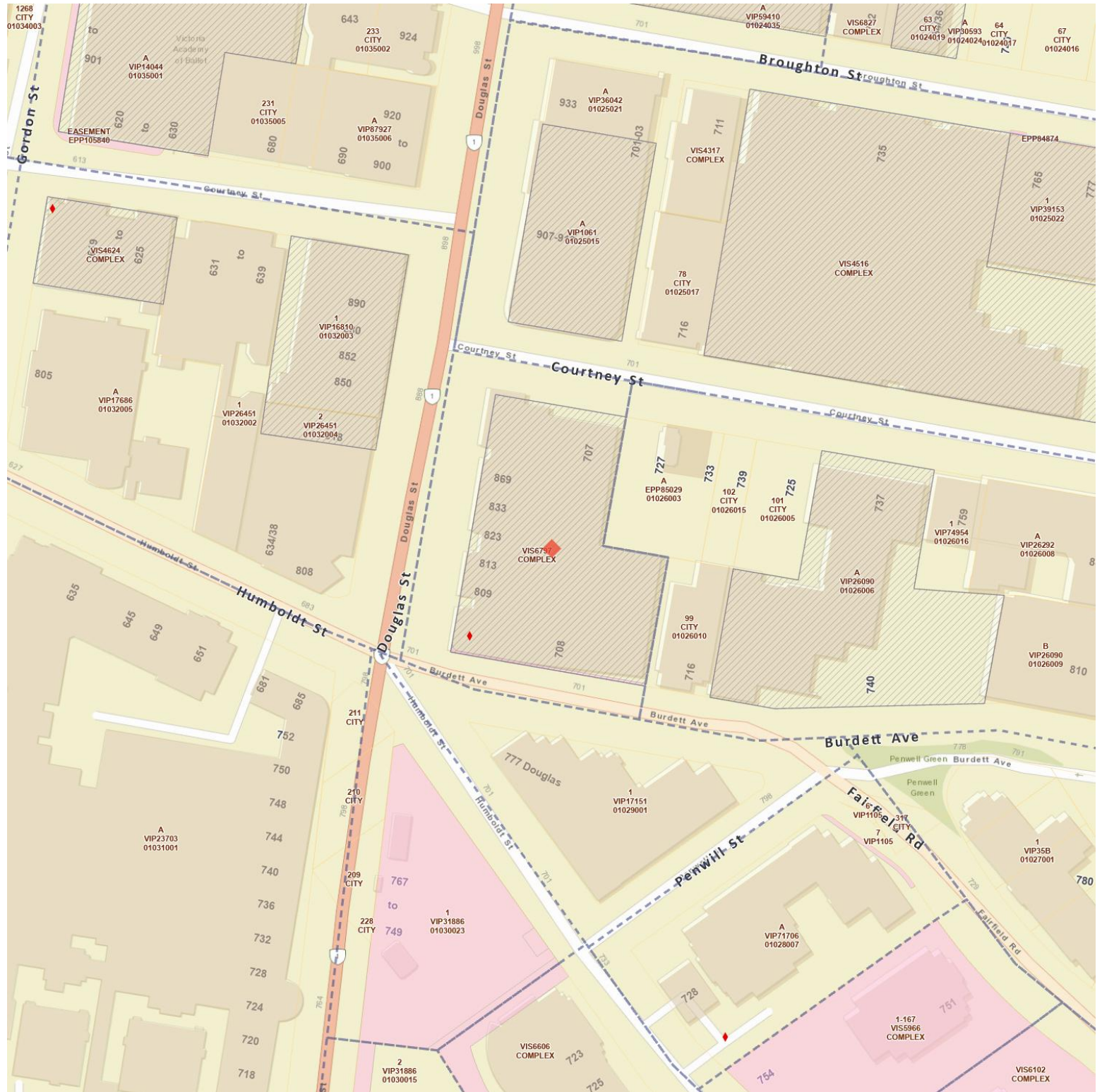
Wetland

Generated by AUTOPROP

Contours



Legal



Legend

- | | | | |
|---------------------|--------------------------------|----------------------|----------------------|
| World Street Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Legal Descriptions | Easements |
| Parcels (PID based) | Esquimalt Parcels | Buildings | Special Polygons |
| Zoning Polygons | Comprehensive Development Area | Land Use Contract | Special Restrictions |
| | Boundary | | |

Development Applications



Legend

World Street Map

Address Labels

Development Variance Permit

Board of Variance

Heritage Designation

Development Permit

Tax Incentive Permit

Buildings

Main Victoria Streets

Address Labels - Esquimalt

Heritage Alteration Permit

Development Permit

Tax Incentive Permit

Development Variance Permit

Rezoning

All Victoria Streets

Board of Variance

Heritage Designation

Development Variance Permit

Rezoning

Heritage Alteration Permit

Parcels (PID based)

Surrounding Streets

Development Permit

Rezoning

Heritage Alteration Permit

Board of Variance

Heritage Designation

Esquimalt Parcels

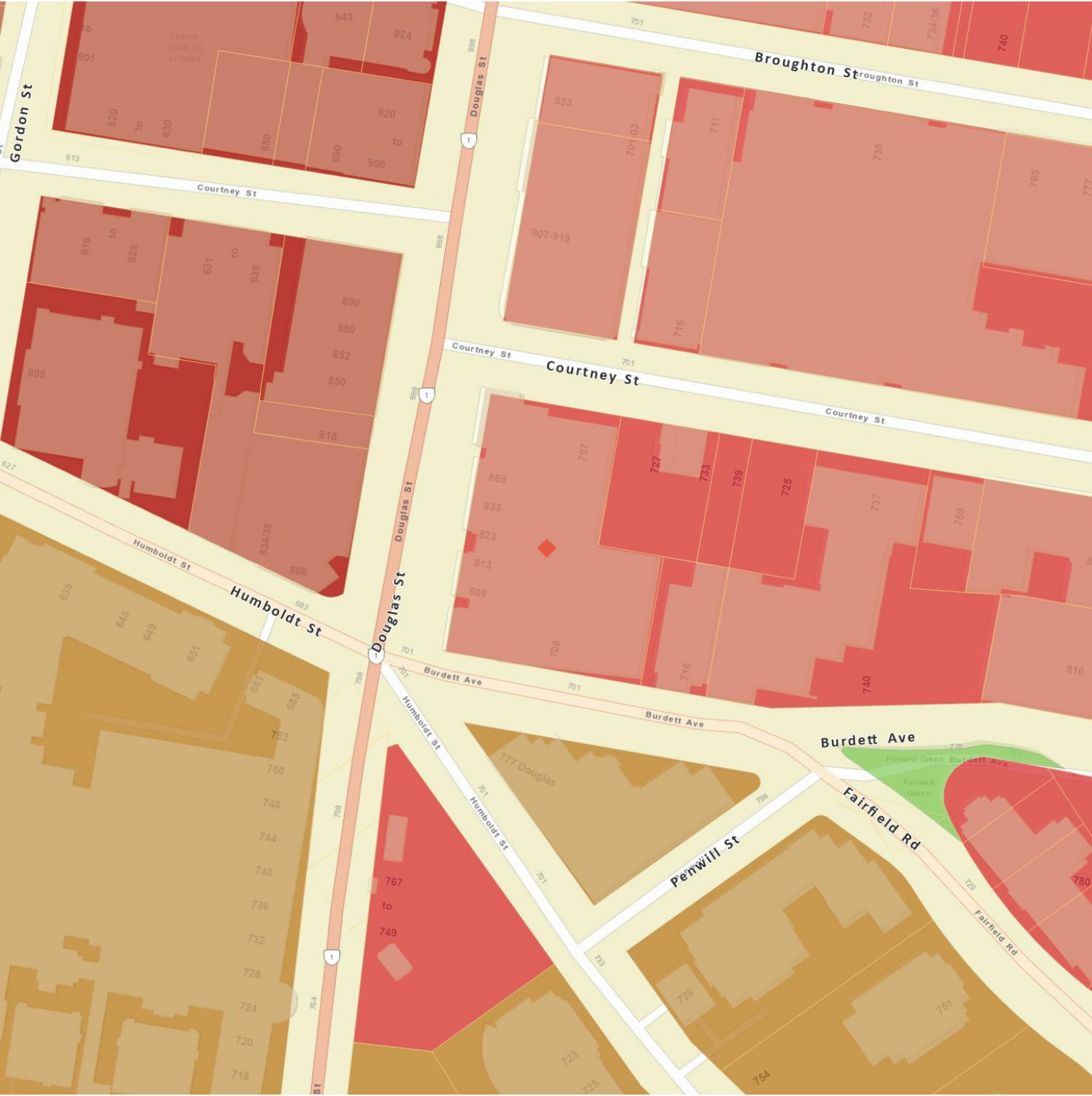
Infrastructure



Legend

World Street Map Address Labels Abandoned Pump Station 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	Main Victoria Streets Address Labels - Esquimalt Active Treatment Plant Sewer Flow Arrows - Pressurized Mains Sewer Flush Zone Sewer Manhole Labels <all other values> Abandoned Abandoned Abandoned Abandoned Abandoned Storm Drain Fittings	All Victoria Streets Sewer Catchment Areas <all other values> <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 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 Abandoned Active PZ1 (116 HGL) PZ5 <all other values>	Surrounding Streets Sewer SubCatchment Areas 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 Combined Manhole 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 Active Active <all other values> PZ2 (92 HGL) PZ6A (83.5 HGL) Parcels (PID based)
Storm Drain Flow Arrows - Gravity 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 <all other values> <all other values> Lined Water Main PZ3 (116 HGL) PZ6B (72 HGL) Esquimalt Parcels	Storm Drain Flow Arrows - Pressurized Mains <all other values> Air Valve Abandoned 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 Water Facility Abandoned High Pressure Water Mains PZ4 (116 HGL) PZ7 (116 HGL) Buildings		

OCP Designation



Legend

World Street Map

Address Labels

Core Employment

General Employment

Marine Industrial

Urban Residential

Public Facilities, Parks and Open Space

Parcels (PID based)

Main Victoria Streets

Address Labels - Esquimalt

Core Inner Harbour/Legislative

Employment with Limited Residential

Town Centre

Housing Opportunity

Rail Corridor

Esquimalt Parcels

All Victoria Streets

Core Historic

Core Songhees Residential

Industrial Employment

Large Urban Village

Traditional Residential

Marine - Harbour

Buildings

Surrounding Streets

Core Business

Core Residential

Light Industrial Employment with Limited Residential

Small Urban Village

Mixed Residential

Marine - General

Contours

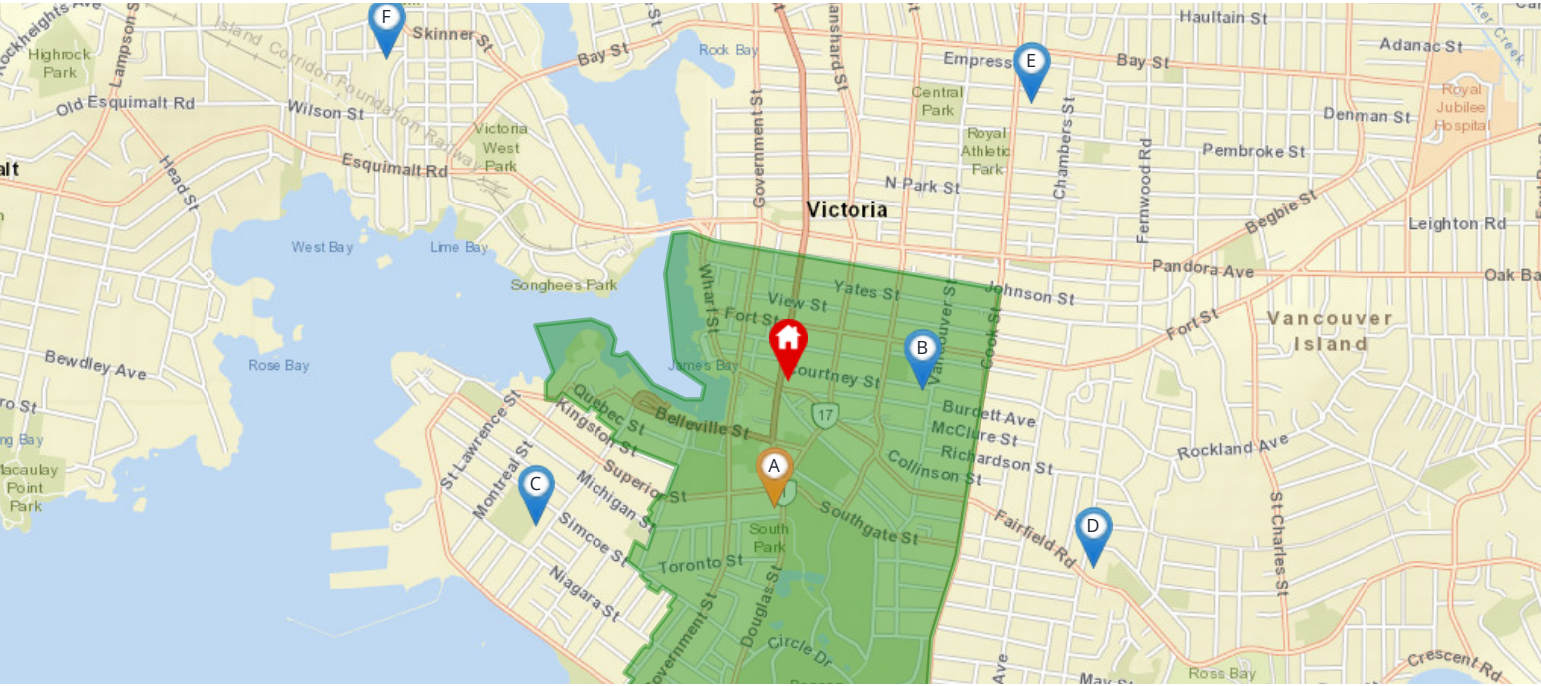


Legend

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

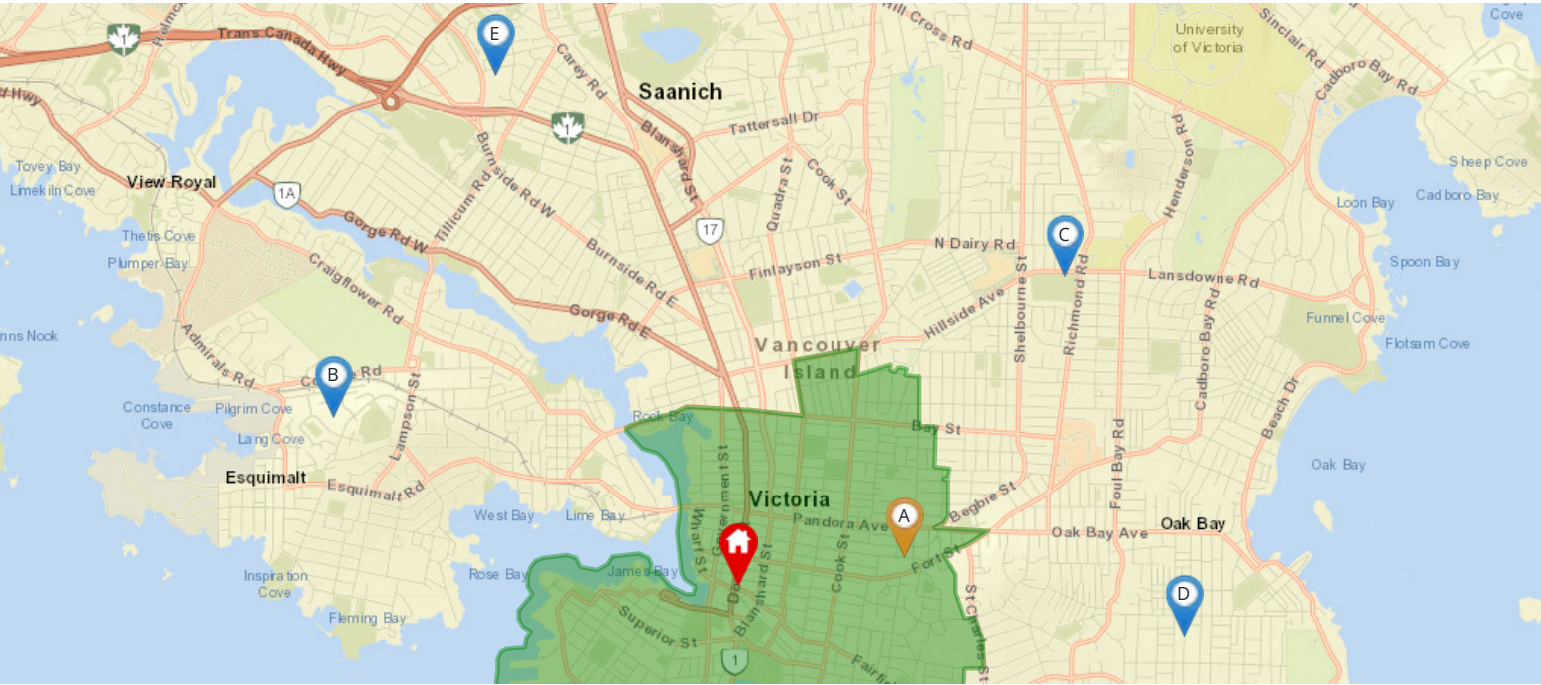


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **South Park Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A South Park	K - 5	SD 61	Victoria		10 mins	0.7 km	3 mins	4 mins
B Christ Church Cathedral	K - 8	Independent	Victoria		9 mins	0.6 km	4 mins	9 mins
C James Bay	K - 5	SD 61	Victoria		22 mins	1.6 km	5 mins	19 mins
D Sir James Douglas	K - 5	SD 61	Victoria		24 mins	1.7 km	5 mins	17 mins
E George Jay	K - 5	SD 61	Victoria		30 mins	2.1 km	7 mins	17 mins
F Victoria West	K - 5	SD 61	Victoria		39 mins	2.8 km	9 mins	25 mins

Nearby Middle Schools

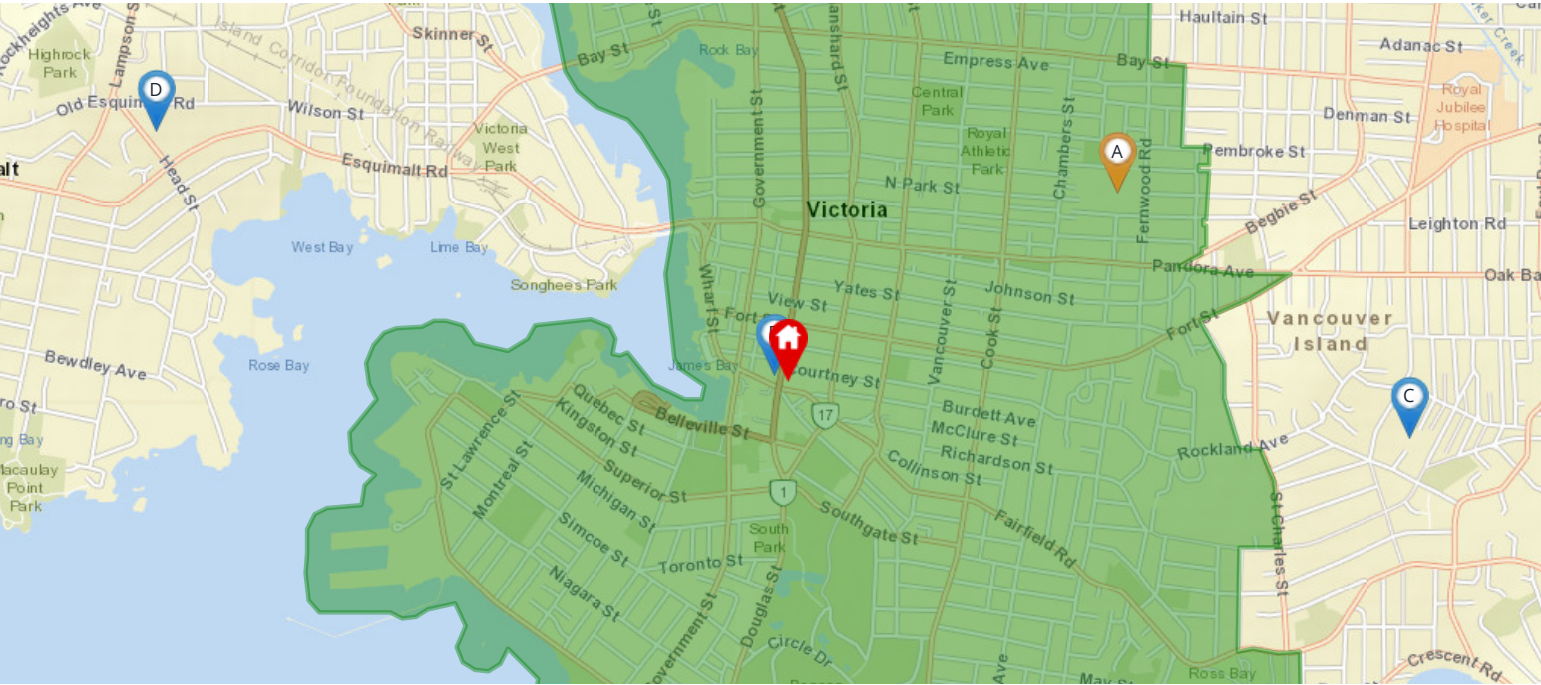


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Central Middle** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Central Middle School	6 - 8	SD 61	Victoria		25 mins	1.7 km	6 mins	14 mins
B Rockheights	6 - 8	SD 61	Victoria		1 hour 4 mins	4.5 km	13 mins	37 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 7 mins	4.7 km	11 mins	24 mins
D Monterey Middle School	6 - 8	SD 61	Victoria		59 mins	4.2 km	11 mins	33 mins
E Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 17 mins	5.4 km	14 mins	25 mins
F Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 28 mins	6.2 km	15 mins	32 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Victoria High** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Victoria High	9 - 12	SD 61	Victoria	AP Program	30 mins	2.1 km	7 mins	15 mins
B Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	2 mins	0.1 km	1 min	2 mins
C Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	46 mins	3.3 km	9 mins	31 mins
D Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	49 mins	3.5 km	10 mins	22 mins
E Esquimalt	9 - 12	SD 61	Victoria	AP Program	51 mins	3.7 km	11 mins	23 mins
F Oak Bay	9 - 12	SD 61	Victoria	AP Program	56 mins	4.0 km	10 mins	19 mins

Walk Score

705 708 BURDETT AV Victoria, V8W 2B9



Walker's Paradise

Daily errands do not require a car



Rider's Paradise

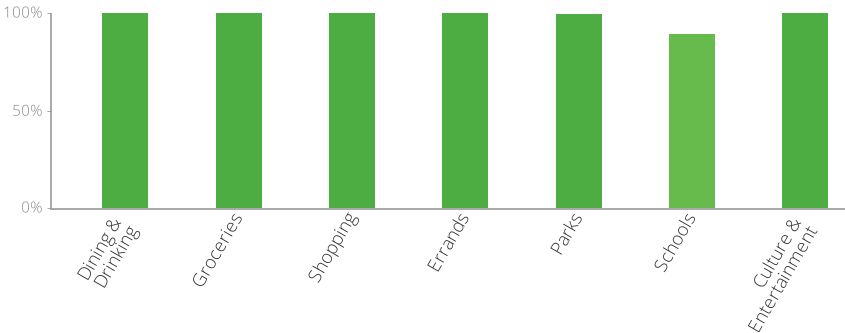
World-class public transportation



Biker's Paradise

Daily errands can be accomplished on a bike

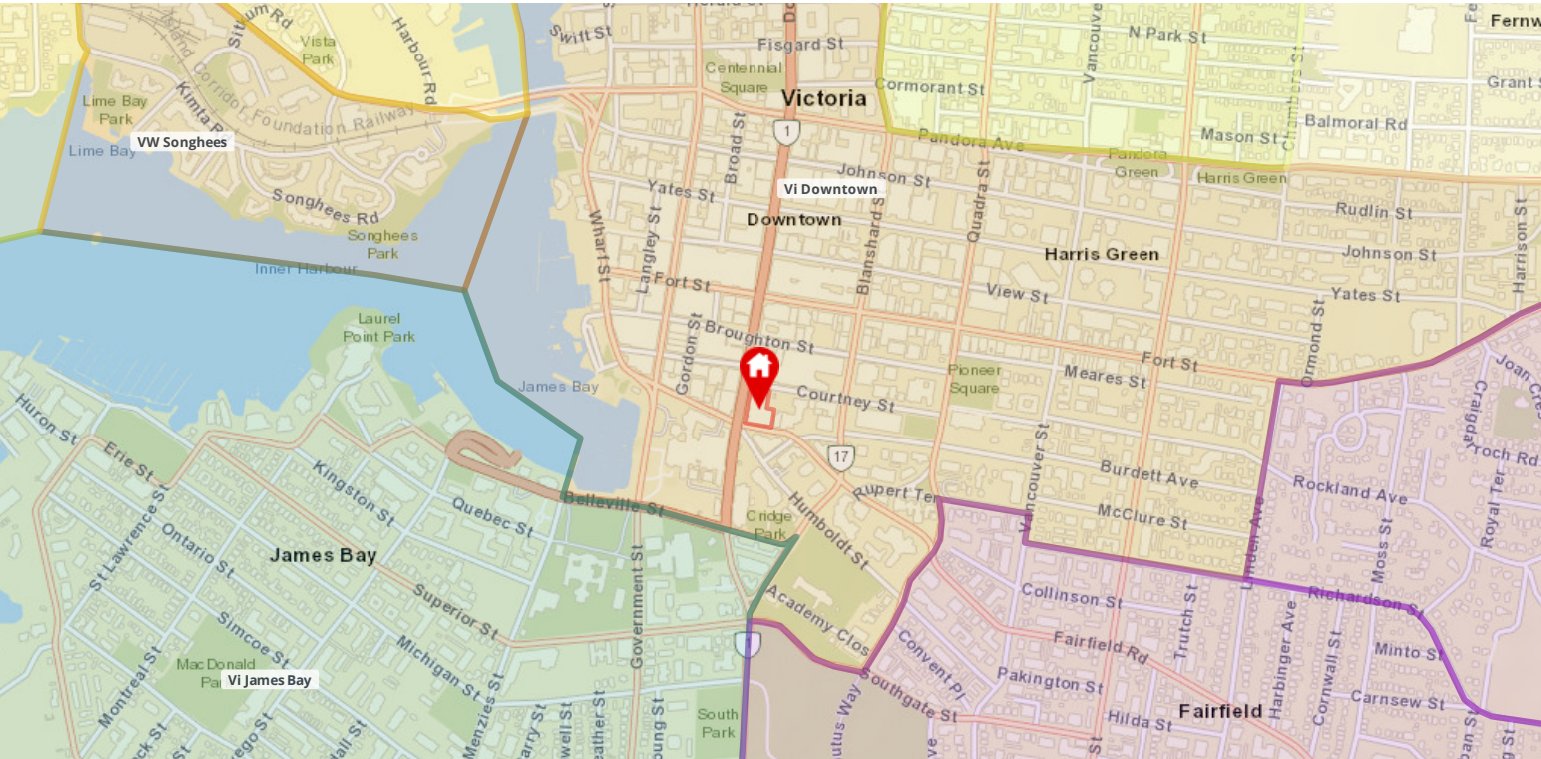
The Walk Score here is 99 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q

Sub Areas



Subject Property Designations:

Area: Victoria
Sub-Area: Vi Downtown

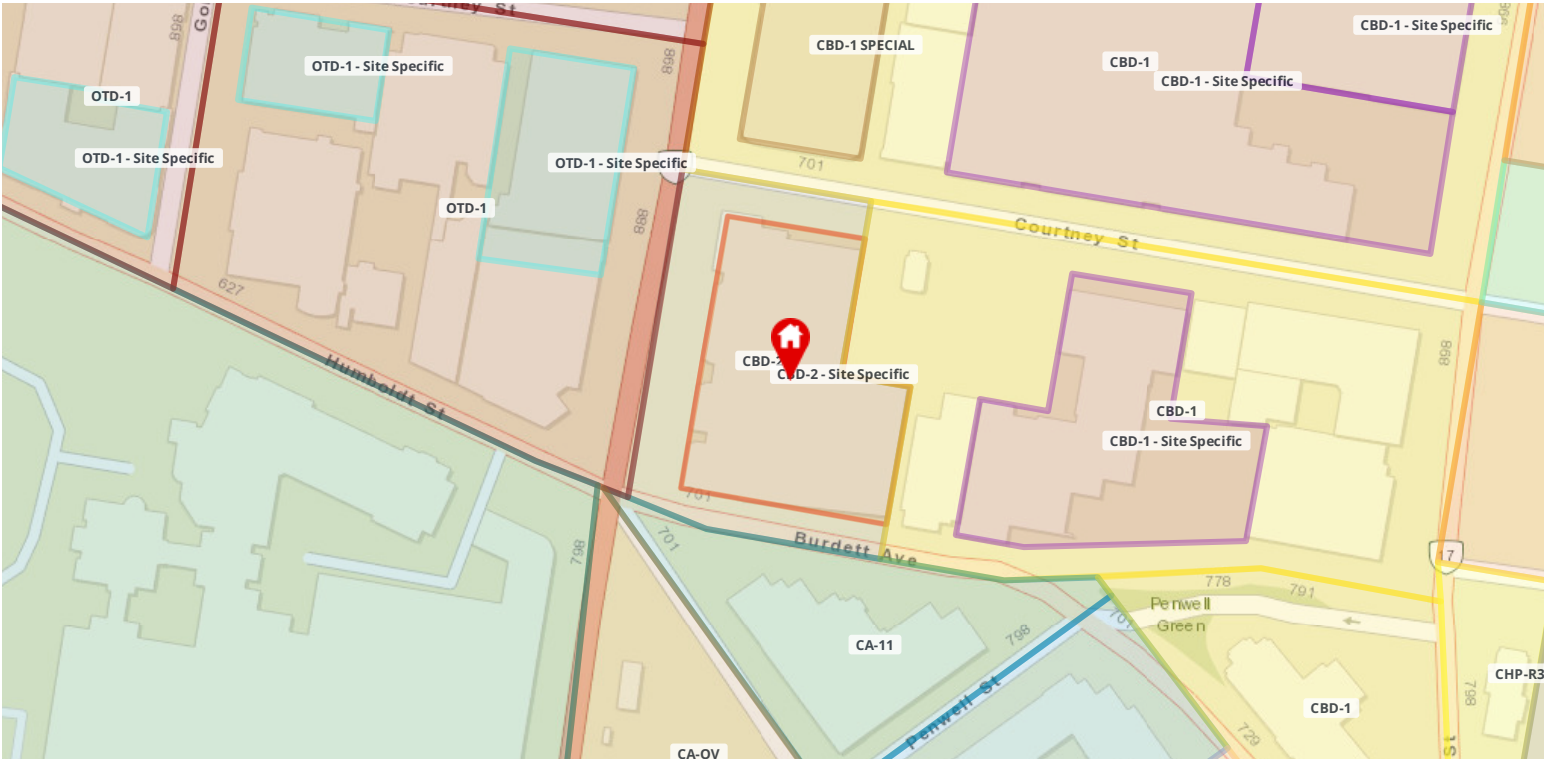
Layer Legend:

- Vi Downtown
- Vi James Bay
- Vi Fairfield West
- Vi Central Park
- VW Songhees
- VW Victoria West
- Vi Rockland
- Vi Fernwood

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: CBD-2 Description: Central Business District-2,Code: CBD-2 - Site Specific Description: Cental Business District-2 - Site Specific Regulations
Official Community Plan	Urban Place Designation: Core Business Max FSR 3:1, commercial FSR 4:1 to 6:1
Neighbourhood Community Plan	Neighbourhood Plan: Downtown
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	DPA: Core Business
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Victoria Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

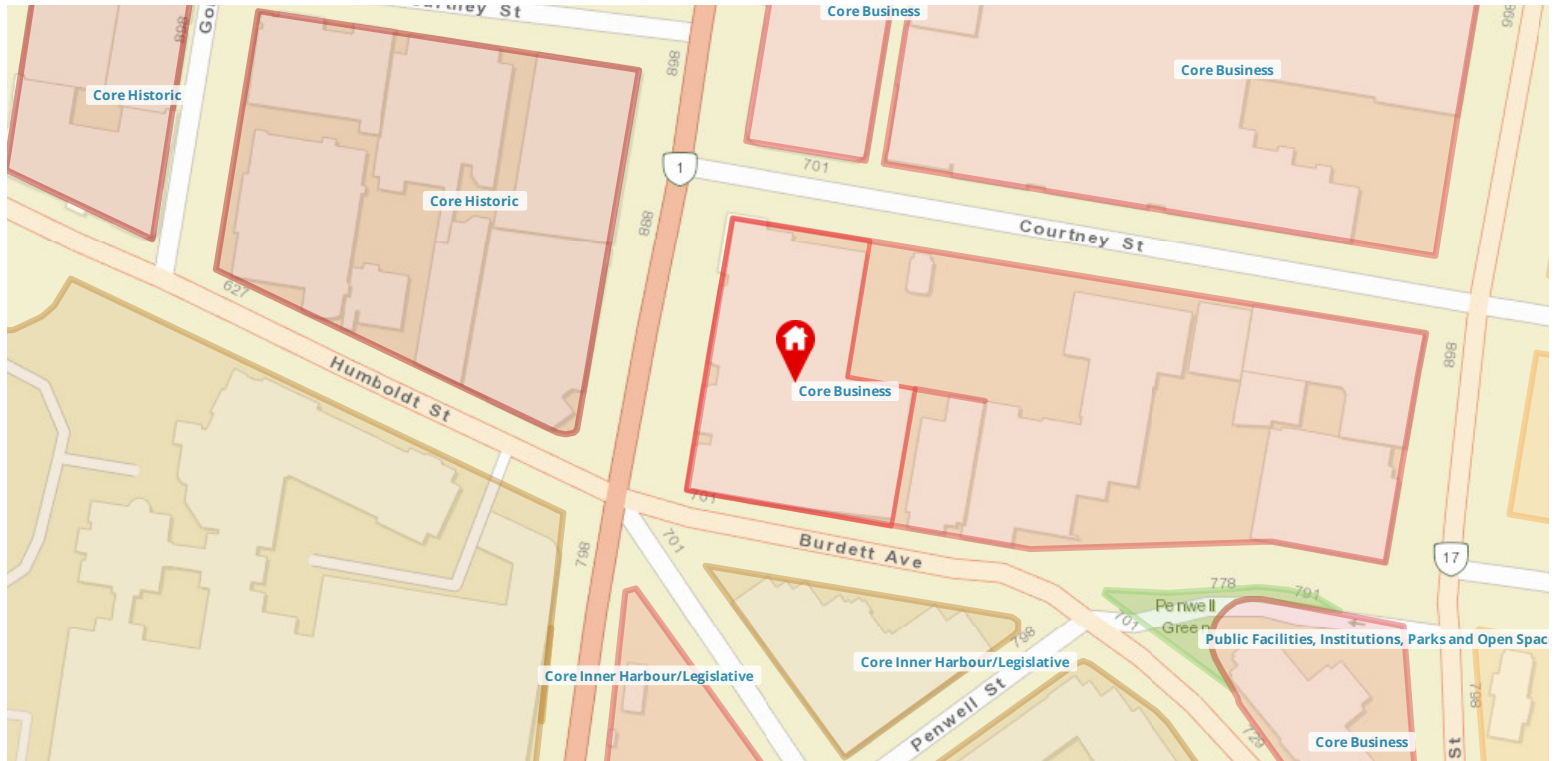
Code: [CBD-2](#)
Description: Central Business District-2
Code: [CBD-2 - Site Specific](#)
Description: Cental Business District-2 - Site Specific Regulations

Layer Legend:

Code	Description
CBD-2 - Site Specific	Cental Business District-2 - Site Specific Regulations
CBD-2	Central Business District-2
CBD-1	Central Business District-1
CA-11	Central Area (Executive House) District
OTD-1	Old Town District-1
CBD-1 SPECIAL	Cental Business District-1 - Special Regulations
CA-OV	Olympic View District
CBD-1 - Site Specific	Central Business District-1 - Site Specific Regulations
OTD-1 - Site Specific	Old Town District-1 - Site Specific Regulations
IHE	Inner Harbour Empress District
CA-37	Y Lot District
CA-47	Y Lot1 District
CHP-PB	Cathedral Hill Precinct (Public Buildings) District
CHP-R3	Cathedral Hill Precinct (Multiple Dwelling) District

Code		Description
	CHP-OB	Cathedral Hill Precinct Office BuildingDistrict
	CHP-RO	Residential-Office Buildings District

Official Community Plan



Subject Property Designations:

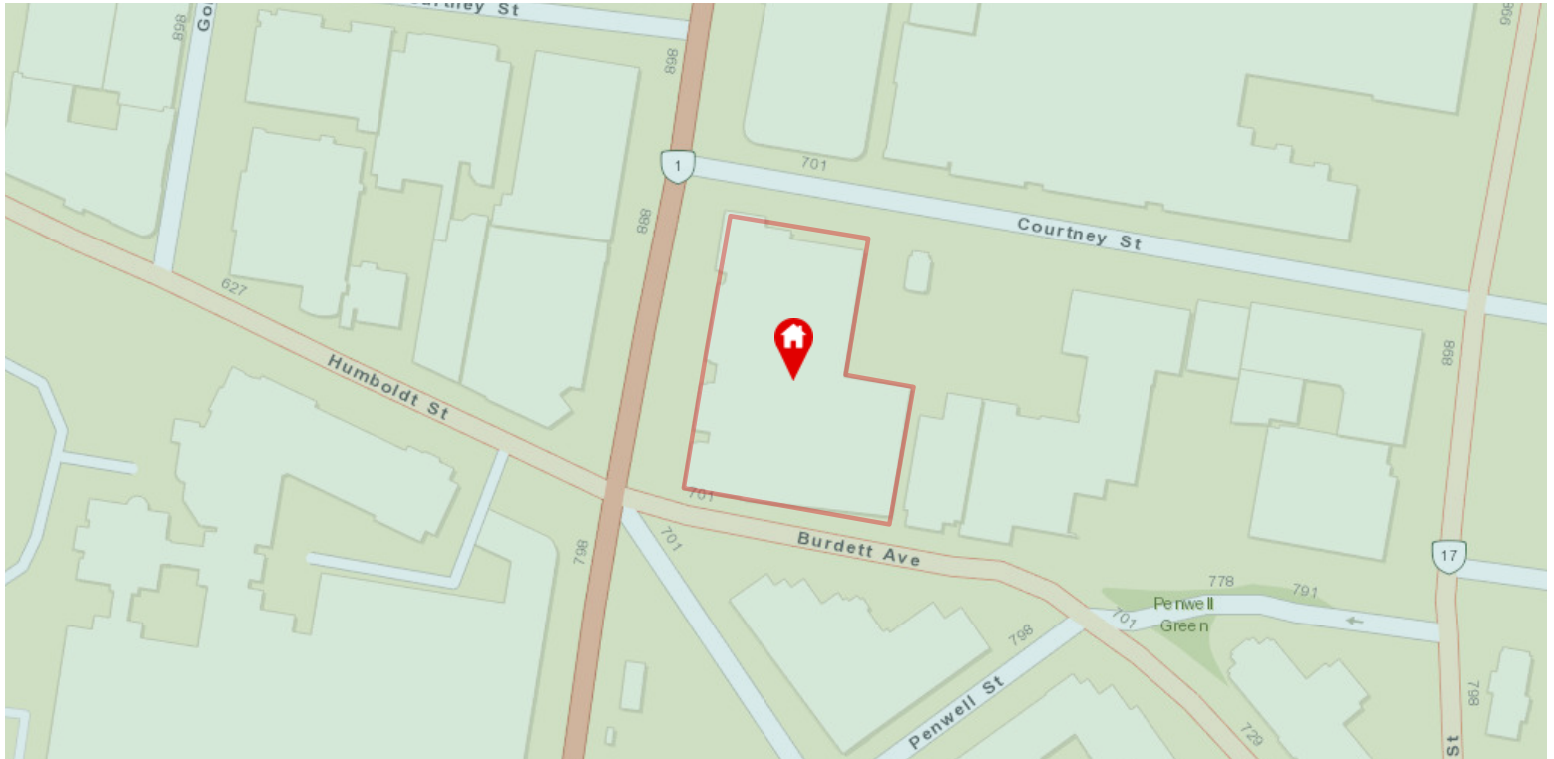
Urban Place Designation: [Core Business](#)

Max FSR 3:1, commercial FSR 4:1 to 6:1

Layer Legend:

- [Core Business](#)
- [Core Inner Harbour/Legislative](#)
- [Core Historic](#)
- [Public Facilities, Institutions, Parks and Open Space](#)
- [Core Residential](#)

Neighbourhood Community Plan



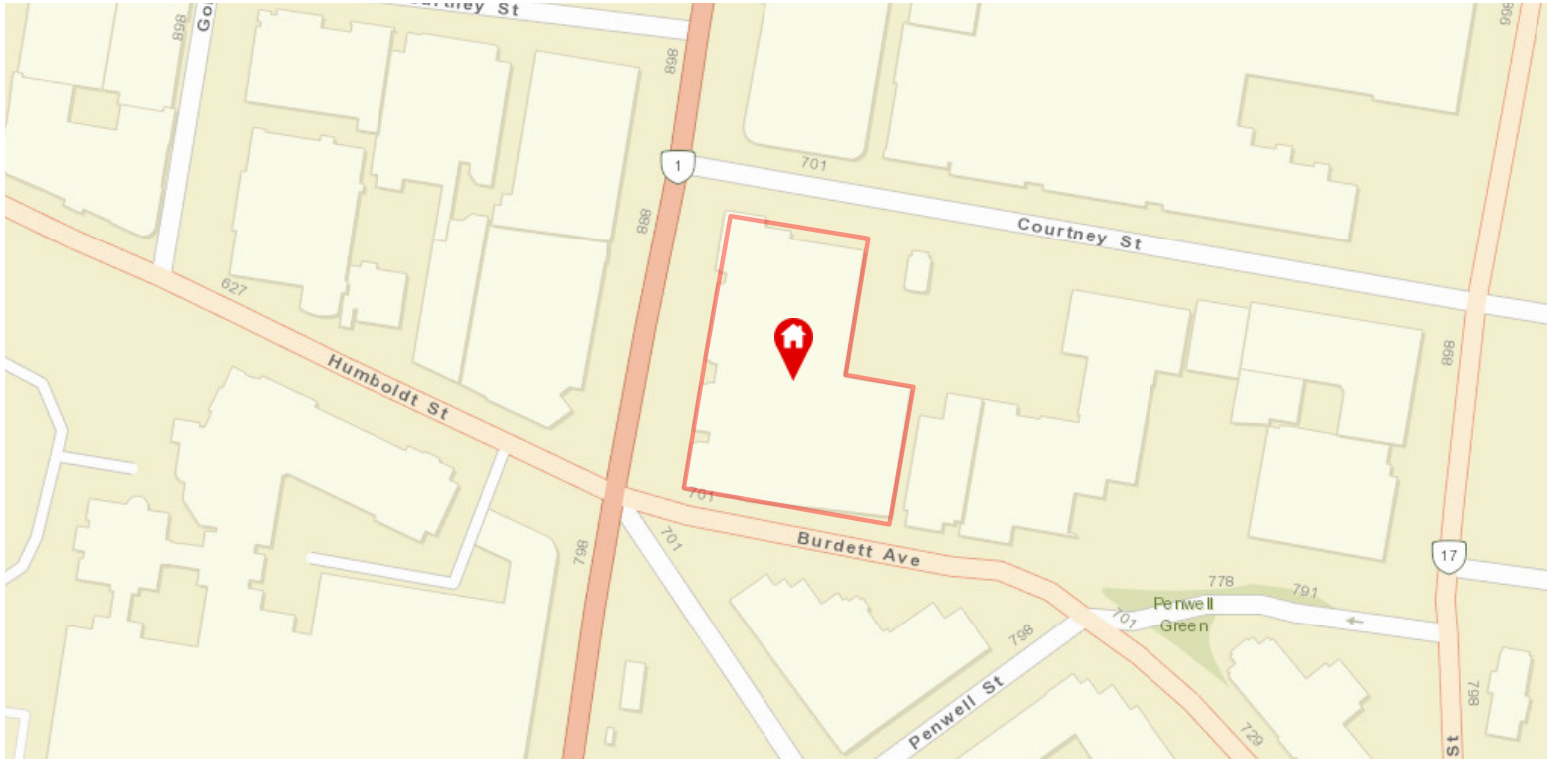
Subject Property Designations:

Neighbourhood Plan: [Downtown](#)

Layer Legend:

● Neighbourhood Plan: [Downtown](#)

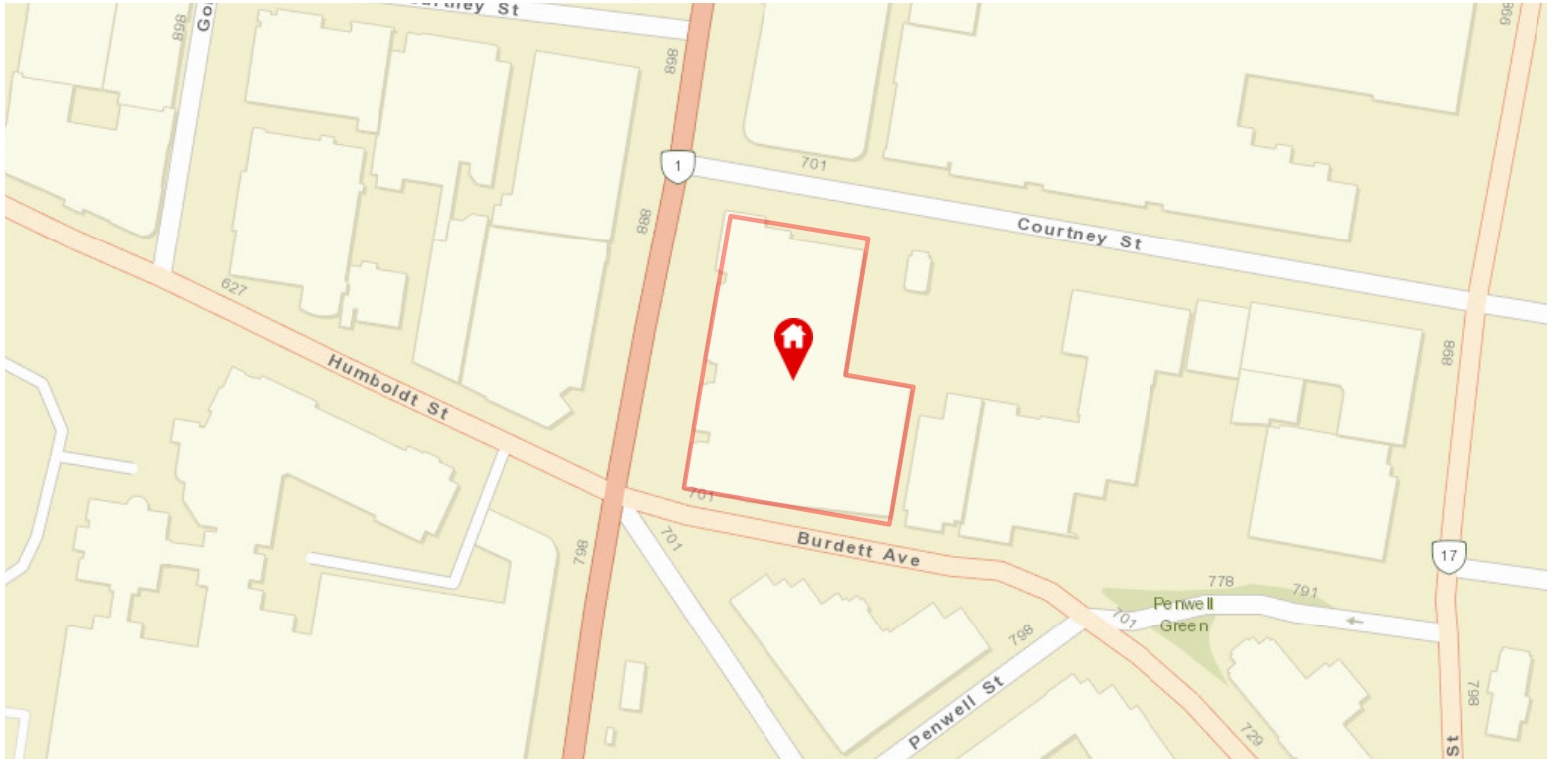
Local Area Plan



Subject Property Designations:

Not Applicable

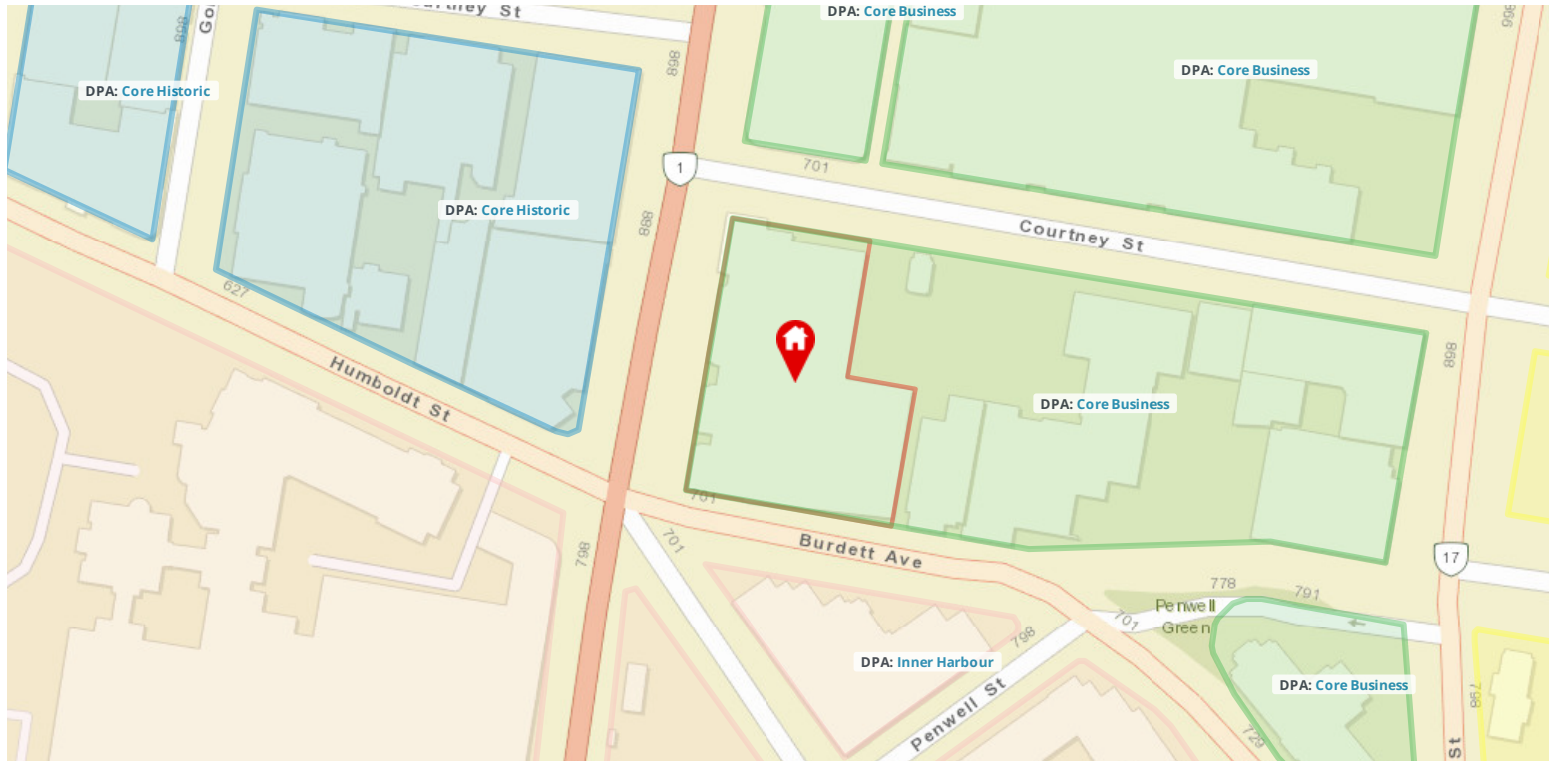
Proposed Plans



Subject Property Designations:

Not Applicable

Development Permit Area



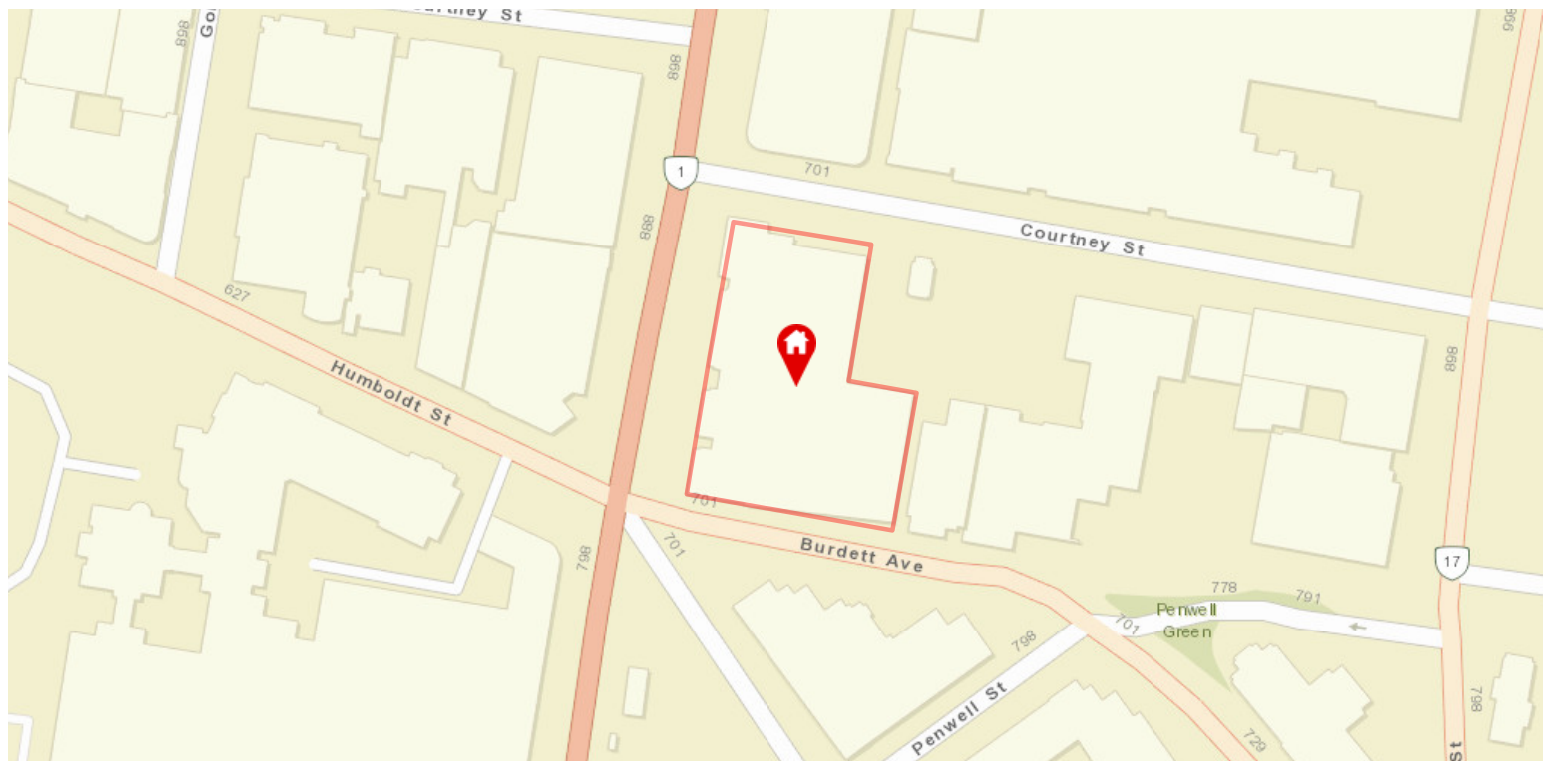
Subject Property Designations:

DPA: [Core Business](#)

Layer Legend:

- DPA: [Core Business](#)
- DPA: [Inner Harbour](#)
- DPA: [Core Historic](#)
- DPA: [Cathedral Hill Precinct](#)

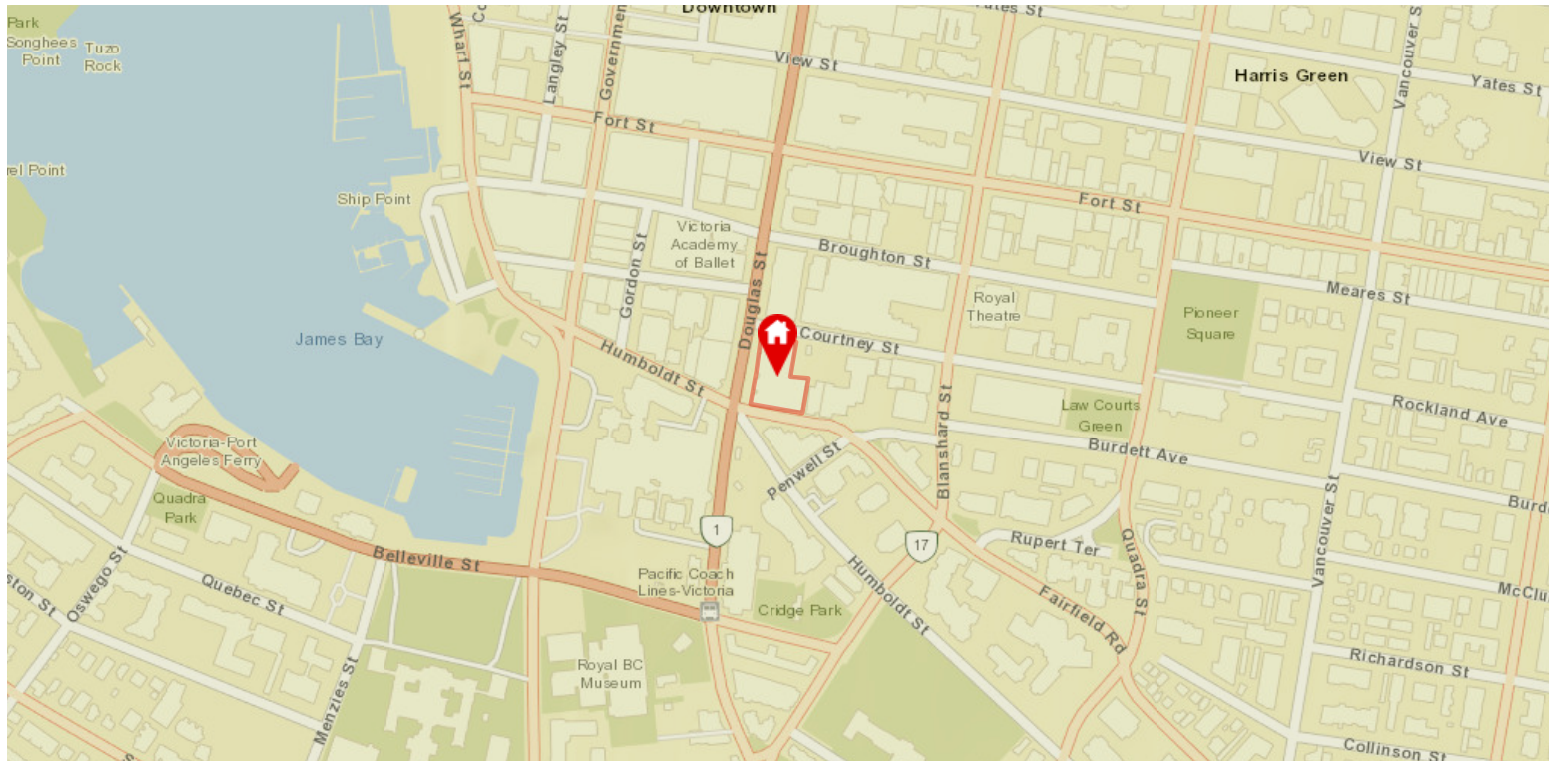
Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Victoria

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

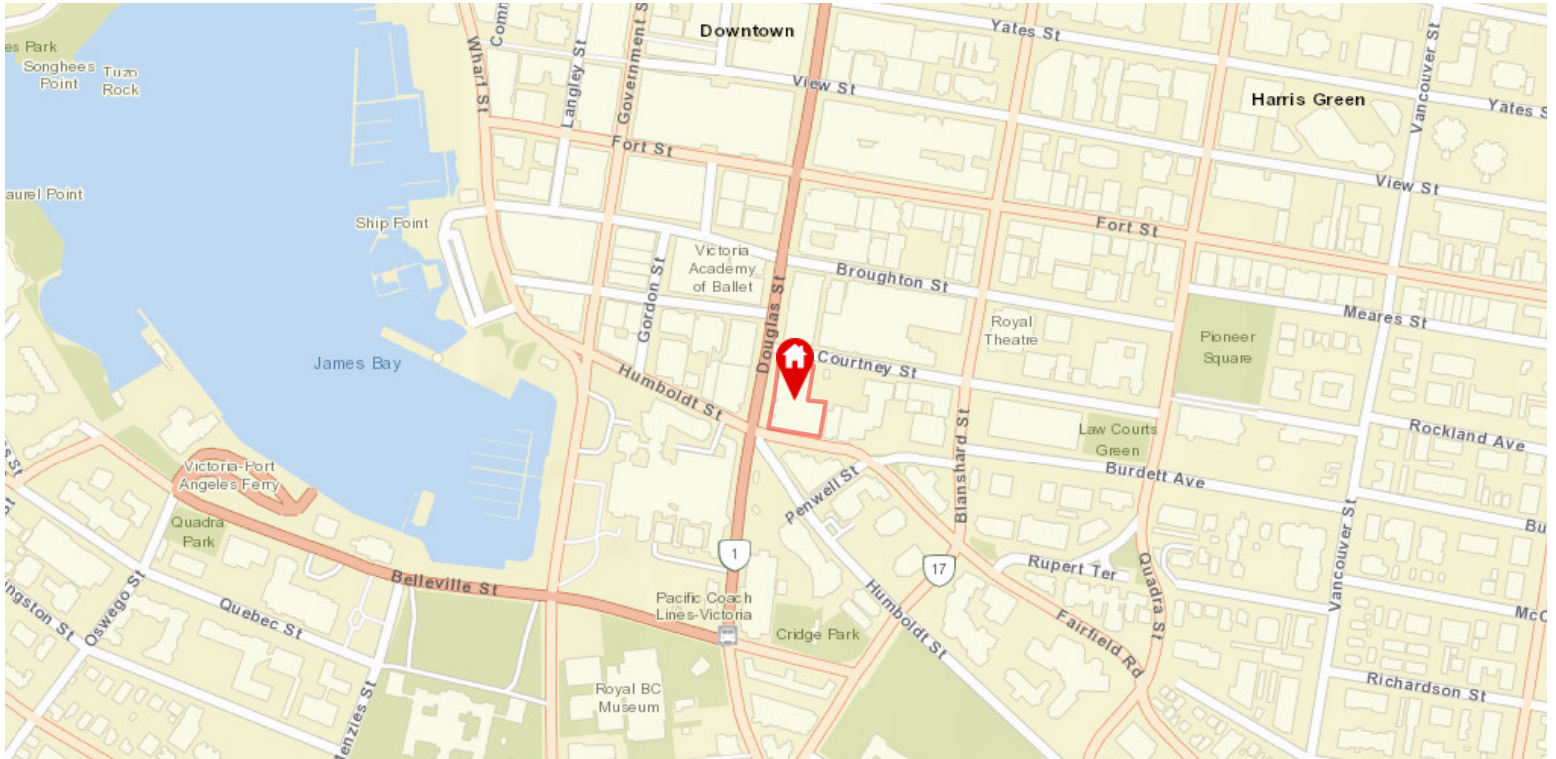
Layer Legend:

● Census Subdivision Name: Victoria

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

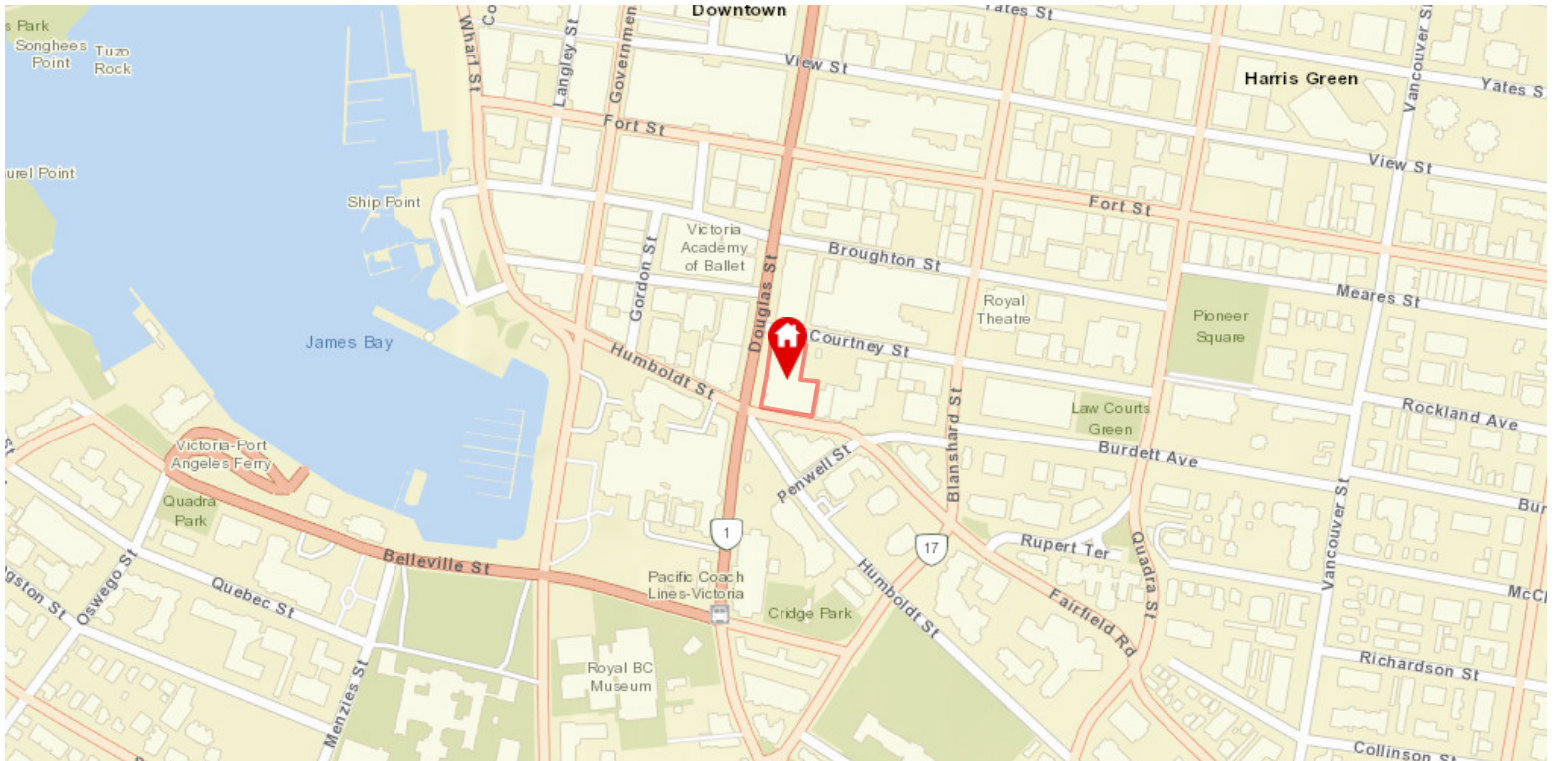
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

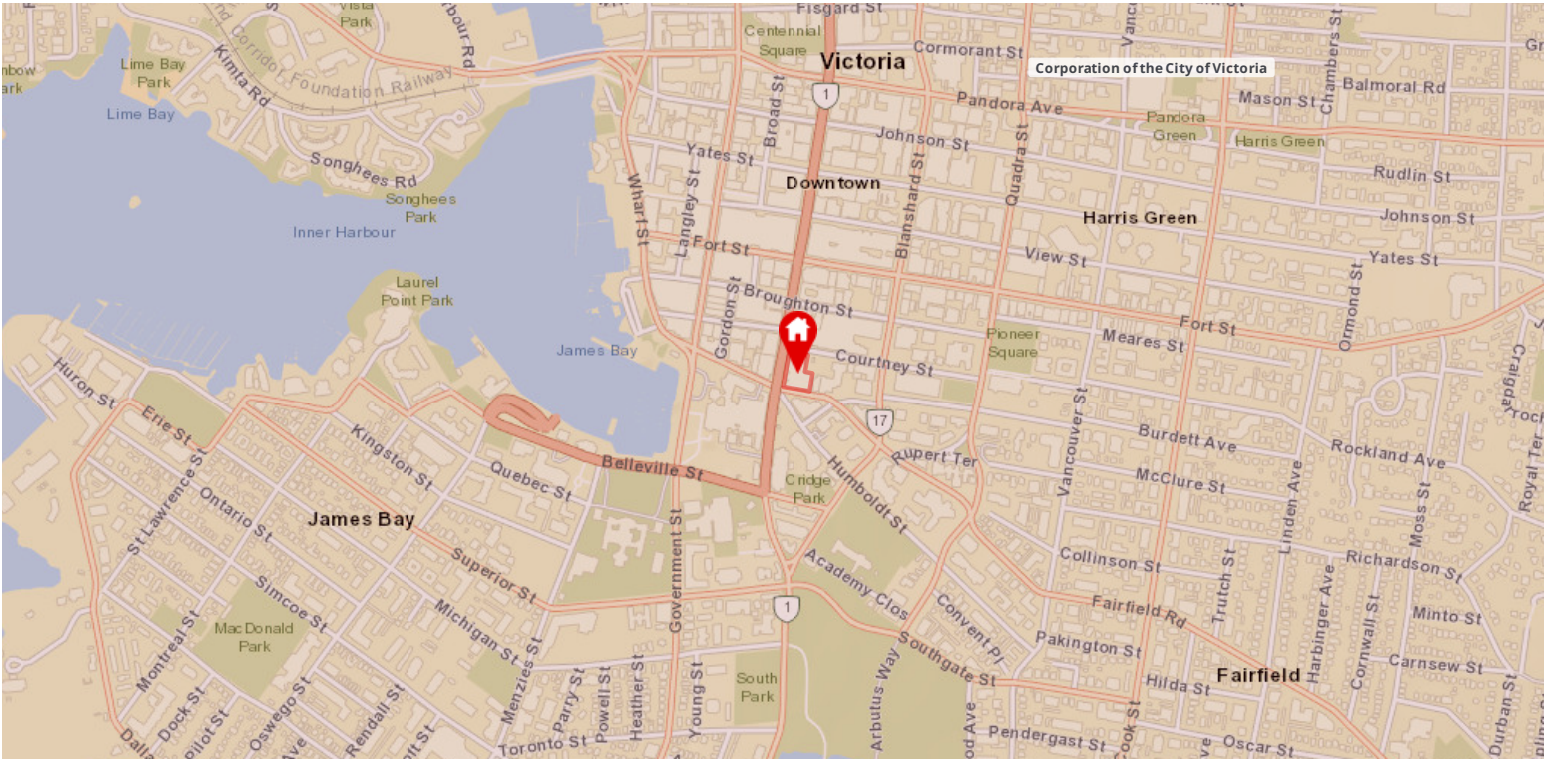
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

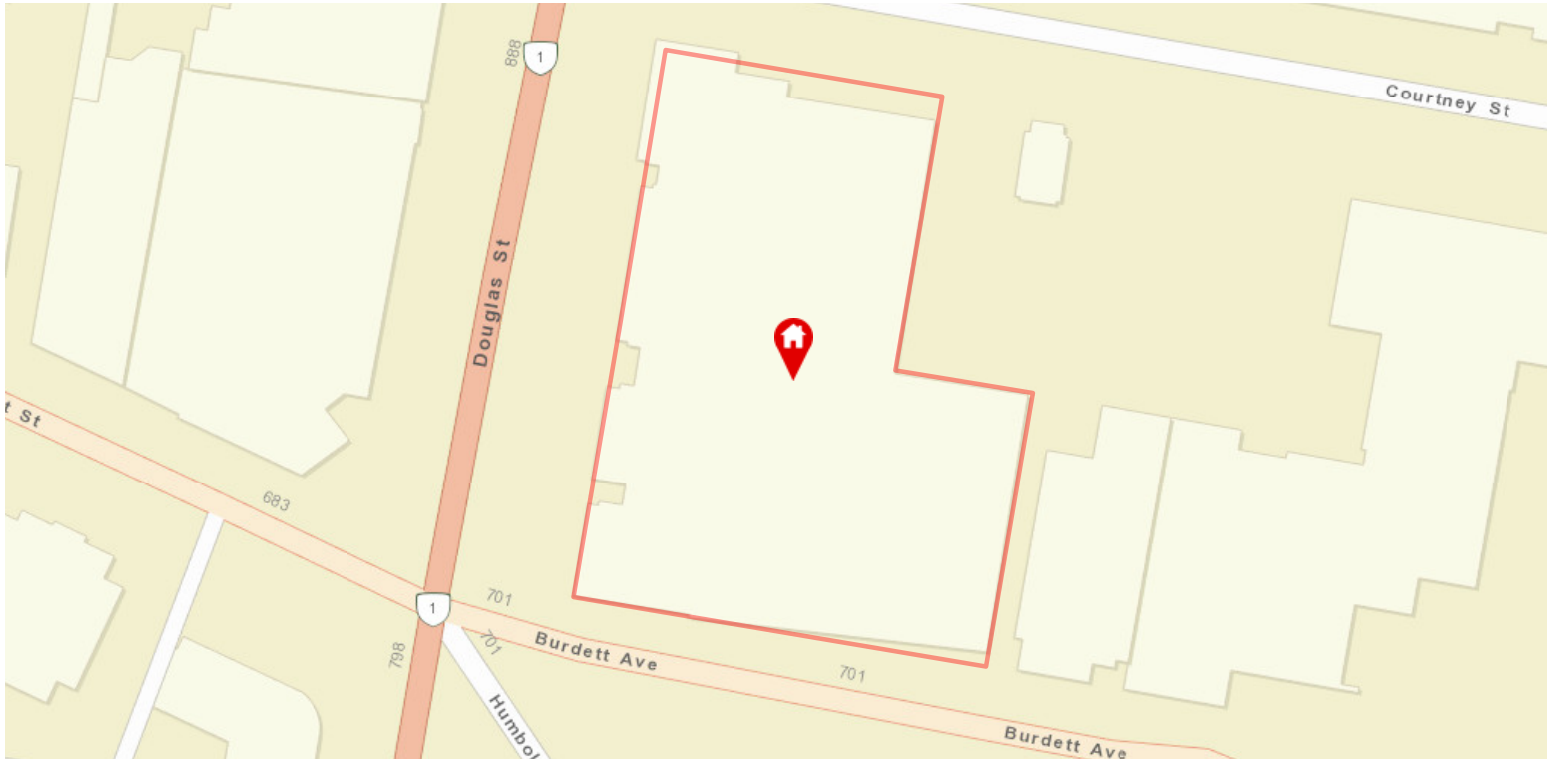
Municipal Boundaries



Subject Property Designations:
Name: Corporation of the City of Victoria

Layer Legend:
● Corporation of the City of Victoria

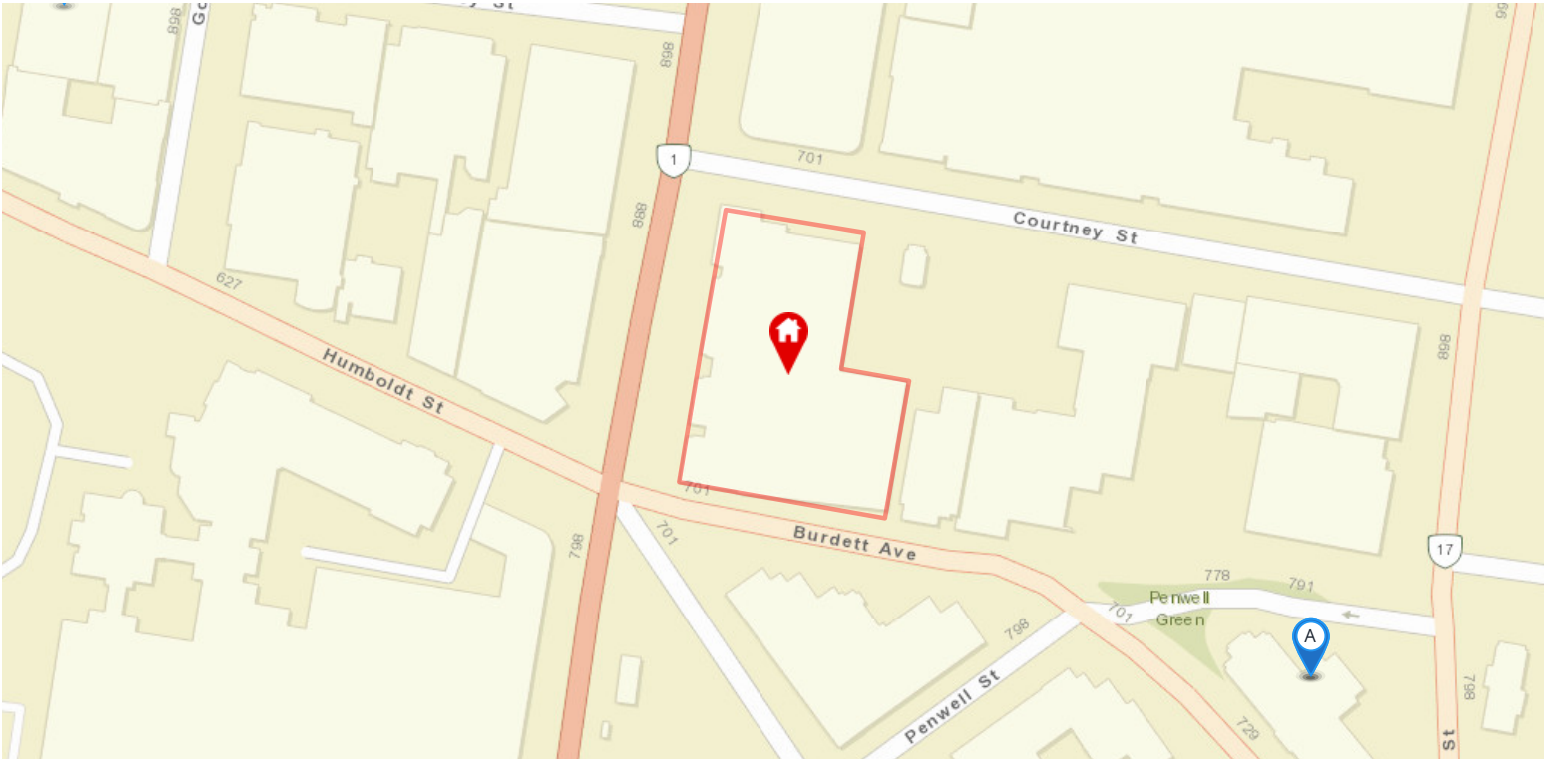
Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development



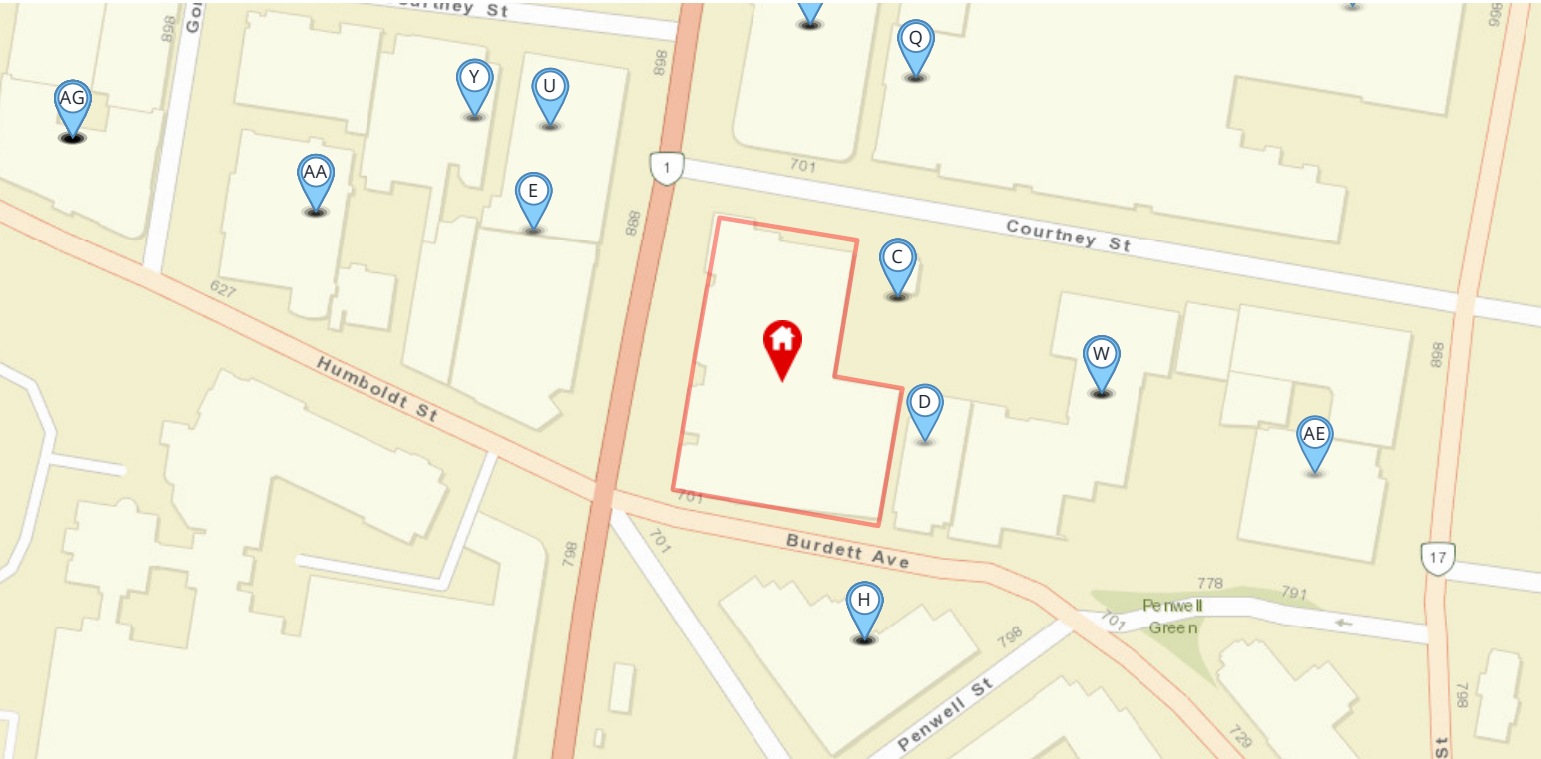
Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Status: ACTIVE Folder Number: REZ00825 Type: PL-REZONING Subject: 780 Blanshard Street Purpose: The City is considering a Rezoning and Heritage Alteration Permit with Variances application to rehabilitate an existing building, to increase the density from 3:1 FSR to 4.6:1 FSR and to increase the height from 43m to 64.2m. to construct a mixed use hotel and residential building. Concurrent with Heritage Alteration Permit with Variance #HAV00034. Date: 2022-06-27 00:00:00
B	Status: ACTIVE Folder Number: HD000206 Type: PL-HERITAGE DESIGNATION Subject: 780 Blanshard Street Purpose: The City is considering Heritage Designation of the existing building. Date: 2023-09-05 00:00:00
C	Status: ON HOLD Folder Number: DHP00241 Type: PL-DELEGATED HERITAGE ALTER Subject: 605 Courtney Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to paint a mural. Date: 2023-06-08 00:00:00

Inactive Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Status: COMPLETED Folder Number: DPV00087 Type: PL-DEV PERMIT WITH VARIANCE Subject: 727 & 733 Courtney Street Purpose: The City is considering a development permit with variances application to construct a two-storey vehicle rental office building. Date: 2018-04-20 00:00:00
B	Status: COMPLETED Folder Number: DPM00090 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 727 Courtney Street Purpose: The proposal is for exterior treatment changes and repairs, the proposal complies with zoning. Date: 2011-06-28 00:00:00
C	Status: COMPLETED Folder Number: DDP00412 Type: PL-DELEGATED DEV PERMIT Subject: 727 & 733 Courtney Street Purpose: The City is considering a Delegated Development Permit application for a one-storey car rental office building. Date: 2019-09-11 00:00:00
D	Status: COMPLETED Folder Number: DDP00097 Type: PL-DELEGATED DEV PERMIT Subject: 716 Burdett Avenue Purpose: The City is considering a Delegated Development Permit application to replace the walls of the enclosed patio with glass guard

Label	Details
	system. Date: 2017-06-12 00:00:00
E	Status: COMPLETED Folder Number: DPM00280 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 777 Douglas Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development Permit Area or Heritage Conservation Area Application for Fences, Gates and Shutters in DP Areas Date: 2014-06-09 00:00:00
F	Status: COMPLETED Folder Number: DP000136 Type: PL-DEVELOPMENT PERMIT Subject: 777 Douglas Street Purpose: Submitted for Development Permit to construct a new enclosed patio area at the corner of the building, the proposal complies with zoning. Date: 2008-07-03 00:00:00
G	Status: COMPLETED Folder Number: DPM00342 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 777 Douglas Street Purpose: The proposal is make some minor modifications to the exterior of the building. Date: 2015-05-26 00:00:00
H	Status: COMPLETED Folder Number: DPM00249 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 777 Douglas Street Purpose: The proposal is add a new window facing Humbolt as well as additional Trespa exterior finishing material Date: 2014-02-11 00:00:00
I	Status: COMPLETED Folder Number: DP000324 Type: PL-DEVELOPMENT PERMIT Subject: 777 Douglas Street Purpose: Development Permit application for main floor changes (lobby area and circulation) and screening on roof, the proposal is consistent with zoning. Date: 2013-08-13 00:00:00
J	Status: COMPLETED Folder Number: REZ00074 Type: PL-REZONING Subject: 777 Douglas Street Purpose: Application of Executive House Hotel to amend the CA-11 Zone on Lot 1 of Lot 352, Plan 17151 to permit retail liquor sales. Date: 2006-02-02 00:00:00
K	Status: COMPLETED Folder Number: DP000561 Type: PL-DEVELOPMENT PERMIT Subject: 777 Douglas Street Purpose: APPROVED BY COUNCIL OCTOBER 1, 2020. The City is considering a Development Permit Application for exterior changes to the existing building. Date: 2019-07-19 00:00:00
L	Status: COMPLETED Folder Number: DPM00140 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 777 Douglas Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development

Label Details

	Permit Area or Heritage Conservation Area Application for Fences, Gates and Shutters in DP Areas Date: 2012-04-11 00:00:00
M	Status: COMPLETED Folder Number: DHP00075 Type: PL-DELEGATED HERITAGE ALTER Subject: 919 Douglas Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to permit changes to the existing canopy sign colour scheme and replacement of the marquee lettering with 12" square LED panels. The applicant does not propose to increase the size or quantity of existing signs. Date: 2018-06-13 00:00:00
N	Status: COMPLETED Folder Number: DHP00125 Type: PL-DELEGATED HERITAGE ALTER Subject: 919 Douglas Street Purpose: The City is considering a Delegated Heritage Alteration Permit application for façade rehabilitation including repairs to the terra cotta cladding, replacement of windows with aluminum-clad wood windows matching the form and detailing of the existing windows. Also proposed is the renovation of existing rooms and the addition of rooftop mechanical units to provide air conditioning. Date: 2019-10-31 00:00:00
O	Status: COMPLETED Folder Number: DHP00125 Type: PL-DELEGATED HERITAGE ALTER Subject: 919 Douglas Street Purpose: The City is considering a Delegated Heritage Alteration Permit application for façade rehabilitation including repairs to the terra cotta cladding, replacement of windows with aluminum-clad wood windows matching the form and detailing of the existing windows. Also proposed is the renovation of existing rooms and the addition of rooftop mechanical units to provide air conditioning. Date: 2019-10-31 00:00:00
P	Status: COMPLETED Folder Number: DHP00125 Type: PL-DELEGATED HERITAGE ALTER Subject: 919 Douglas Street Purpose: The City is considering a Delegated Heritage Alteration Permit application for façade rehabilitation including repairs to the terra cotta cladding, replacement of windows with aluminum-clad wood windows matching the form and detailing of the existing windows. Also proposed is the renovation of existing rooms and the addition of rooftop mechanical units to provide air conditioning. Date: 2019-10-31 00:00:00
Q	Status: COMPLETED Folder Number: DHP00092 Type: PL-DELEGATED HERITAGE ALTER Subject: 716 Courtney Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to modify the existing accessible entrance ramp by replacing tiles, improving drainage and adding handrails. Date: 2018-11-30 00:00:00
R	Status: COMPLETED Folder Number: DHP00092 Type: PL-DELEGATED HERITAGE ALTER Subject: 716 Courtney Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to modify the existing accessible entrance ramp by replacing tiles, improving drainage and adding handrails. Date: 2018-11-30 00:00:00
S	Status: COMPLETED Folder Number: DHP00092 Type: PL-DELEGATED HERITAGE ALTER Subject: 716 Courtney Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to modify the existing accessible entrance ramp by replacing tiles, improving drainage and adding handrails. Date: 2018-11-30 00:00:00

Label	Details
T	Status: COMPLETED Folder Number: DPM00184 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 818 Douglas Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development Permit Area or Heritage Conservation Area Application for Fences, Gates and Shutters in DP Areas Date: 2013-01-02 00:00:00
U	Status: COMPLETED Folder Number: DPM00075 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 880 Douglas Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development Permit Area or Heritage Conservation Area Date: 2011-05-10 00:00:00
V	Status: COMPLETED Folder Number: DPM00156 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 850 Douglas Street Purpose: Minor Amendments to Development Permit to replace storefront framing. Date: 2012-08-20 00:00:00
W	Status: COMPLETED Folder Number: DPM00048 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 740 Burdett Avenue Purpose: Submitted for replacement of balcony railings and glazing, the proposal complies with zoning. Date: 2010-12-15 00:00:00
X	Status: COMPLETED Folder Number: DDP00531 Type: PL-DELEGATED DEV PERMIT Subject: 740 Burdett Avenue Purpose: The City is considering a Delegated Development Permit application for a temporary patio at front of hotel during the COVID-19 Pandemic. Date: 2020-07-23 00:00:00
Y	Status: COMPLETED Folder Number: DDP00676 Type: PL-DELEGATED DEV PERMIT Subject: 808 Douglas Street Purpose: The City is considering a Delegated Development Permit application for minor exterior upgrades to balcony parapet heights for daycare. Date: 2021-09-20 00:00:00
Z	Status: COMPLETED Folder Number: DPM00010 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 633 Courtney Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development Permit Area or Heritage Conservation Area Date: 2010-05-21 00:00:00
AA	Status: COMPLETED Folder Number: HAP00194 Type: PL-HERITAGE ALTERATION PERMIT Subject: 805 Gordon Street Purpose: Heritage Alteration Permit Date: 2014-11-03 00:00:00

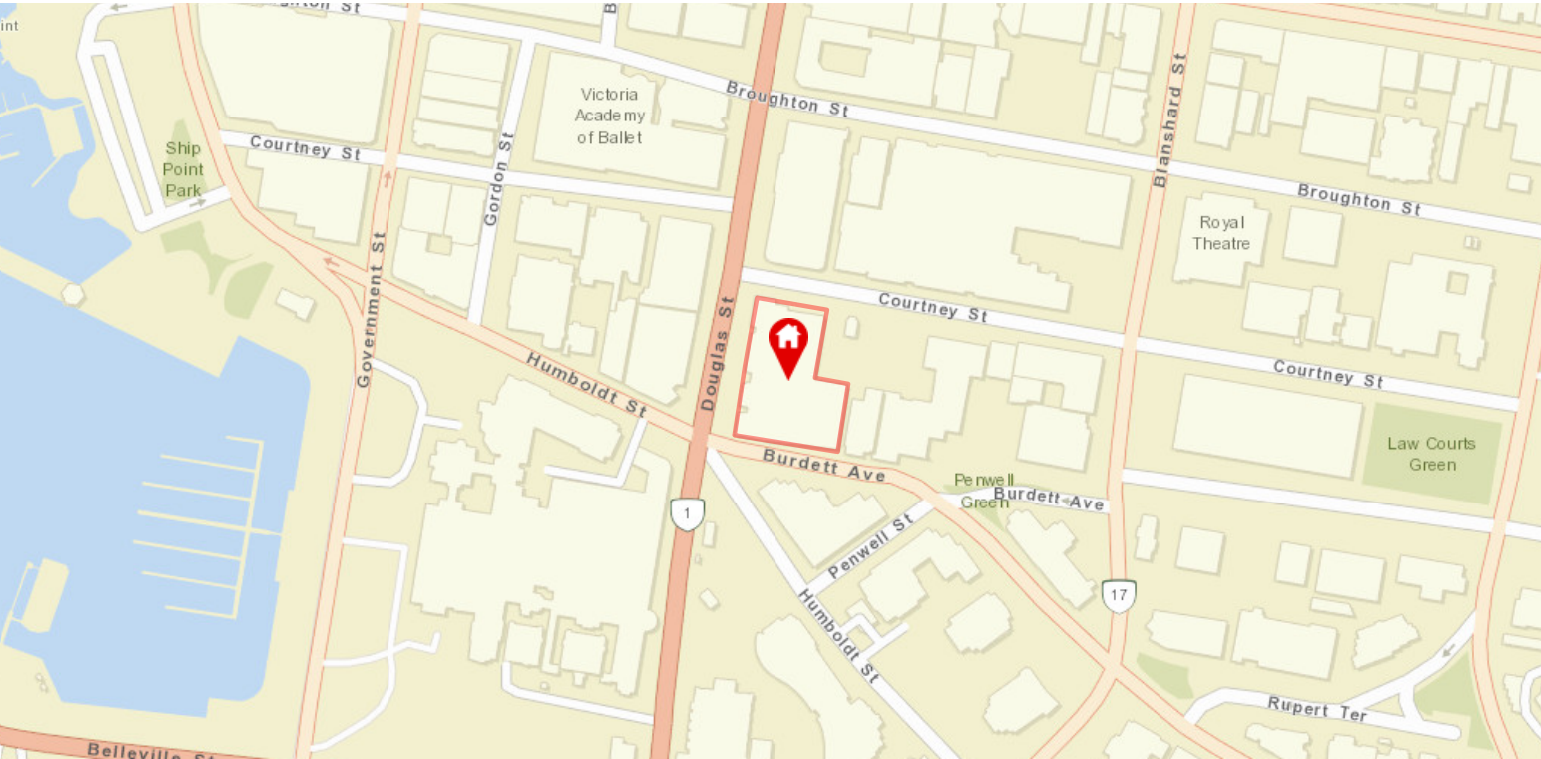
Label Details

AB	Status: COMPLETED Folder Number: DHP00152 Type: PL-DELEGATED HERITAGE ALTER Subject: 805 Gordon Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to upgrade the existing kitchen which includes new duct work at the exterior east wall and roof. Date: 2020-08-27 00:00:00
AC	Status: COMPLETED Folder Number: DHP00152 Type: PL-DELEGATED HERITAGE ALTER Subject: 805 Gordon Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to upgrade the existing kitchen which includes new duct work at the exterior east wall and roof. Date: 2020-08-27 00:00:00
AD	Status: COMPLETED Folder Number: DHP00152 Type: PL-DELEGATED HERITAGE ALTER Subject: 805 Gordon Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to upgrade the existing kitchen which includes new duct work at the exterior east wall and roof. Date: 2020-08-27 00:00:00
AE	Status: COMPLETED Folder Number: DPM00052 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 810 Blanshard Street Purpose: Minor Amendments to Development Permits & Heritage Alteration Permits or changes to an existing building within a Development Permit Area or Heritage Conservation Area Development Permit Minor Amendment proposal to replace glass in all exterior windows. Date: 2011-01-07 00:00:00
AF	Status: COMPLETED Folder Number: DDP00184 Type: PL-DELEGATED DEV PERMIT Subject: 765 - 777 Broughton Street and 980 - 990 Blanshard Street Purpose: The City is considering a Delegated Development Permit application to renovate interior lobby and some exterior modifications. Date: 2018-02-09 00:00:00
AG	Status: COMPLETED Folder Number: HAP00182 Type: PL-HERITAGE ALTERATION PERMIT Subject: 606-620 Humboldt Street (801-807 Government Street) - Belmont Building Purpose: The proposal is to complete the replacement wood windows on floors 3 to 7 and to complete the terracotta and cornice restoration on the Humboldt and Government facades Date: 2014-04-10 00:00:00
AH	Status: COMPLETED Folder Number: HAP00090 Type: PL-HERITAGE ALTERATION PERMIT Subject: 620 Humboldt Street Purpose: Heritage Alteration Permit Date: 2009-01-27 00:00:00
AI	Status: COMPLETED Folder Number: DHP00174 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. This application is the same as proposal DHP00113 to extend the permit. Date: 2021-06-17 00:00:00

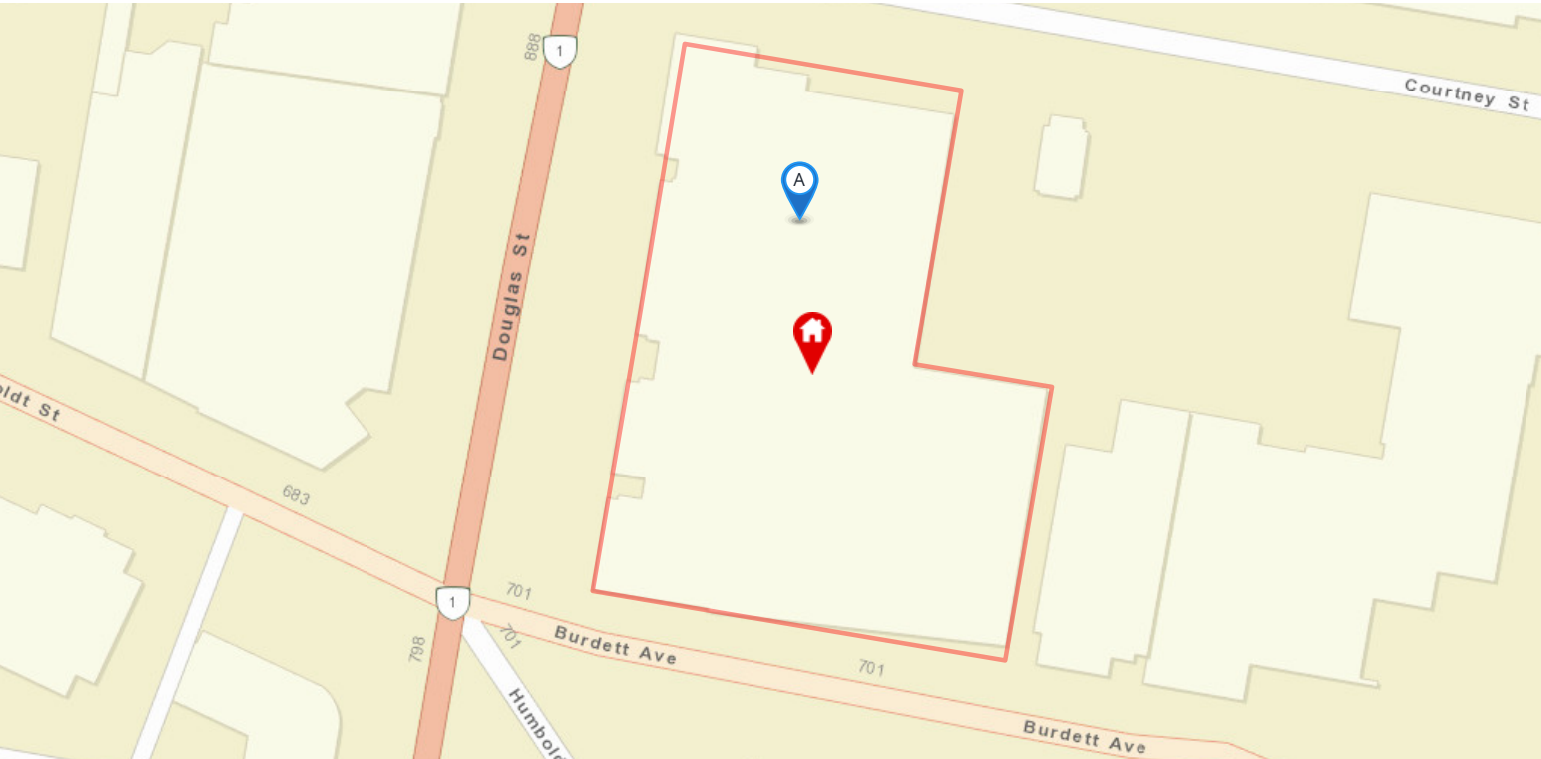
Label Details

AJ	Status: COMPLETED Folder Number: DHP00174 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. This application is the same as proposal DHP00113 to extend the permit. Date: 2021-06-17 00:00:00
AK	Status: COMPLETED Folder Number: DHP00174 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. This application is the same as proposal DHP00113 to extend the permit. Date: 2021-06-17 00:00:00
AL	Status: COMPLETED Folder Number: DHP00113 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. Date: 2019-07-23 00:00:00
AM	Status: COMPLETED Folder Number: HAP00168 Type: PL-HERITAGE ALTERATION PERMIT Subject: 606-620 Humboldt Street (801-807 Government Street - Belmont Building) Purpose: The proposal is to replace all eighth floor wood windows on the heritage-designated façade of the Belmont Building office building at the corner of Government Street and Humboldt Street Date: 2013-04-25 00:00:00
AN	Status: COMPLETED Folder Number: DHP00113 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. Date: 2019-07-23 00:00:00
AO	Status: COMPLETED Folder Number: DHP00113 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. Date: 2019-07-23 00:00:00
AP	Status: COMPLETED Folder Number: DHP00217 Type: PL-DELEGATED HERITAGE ALTER Subject: 801 Government Street Purpose: The City is considering a Delegated Heritage Alteration Permit application to replace storefront glazing. Date: 2022-11-03 00:00:00

BC Transmission Lines



BC Contaminated Sites



Subject Property Contaminated Site:

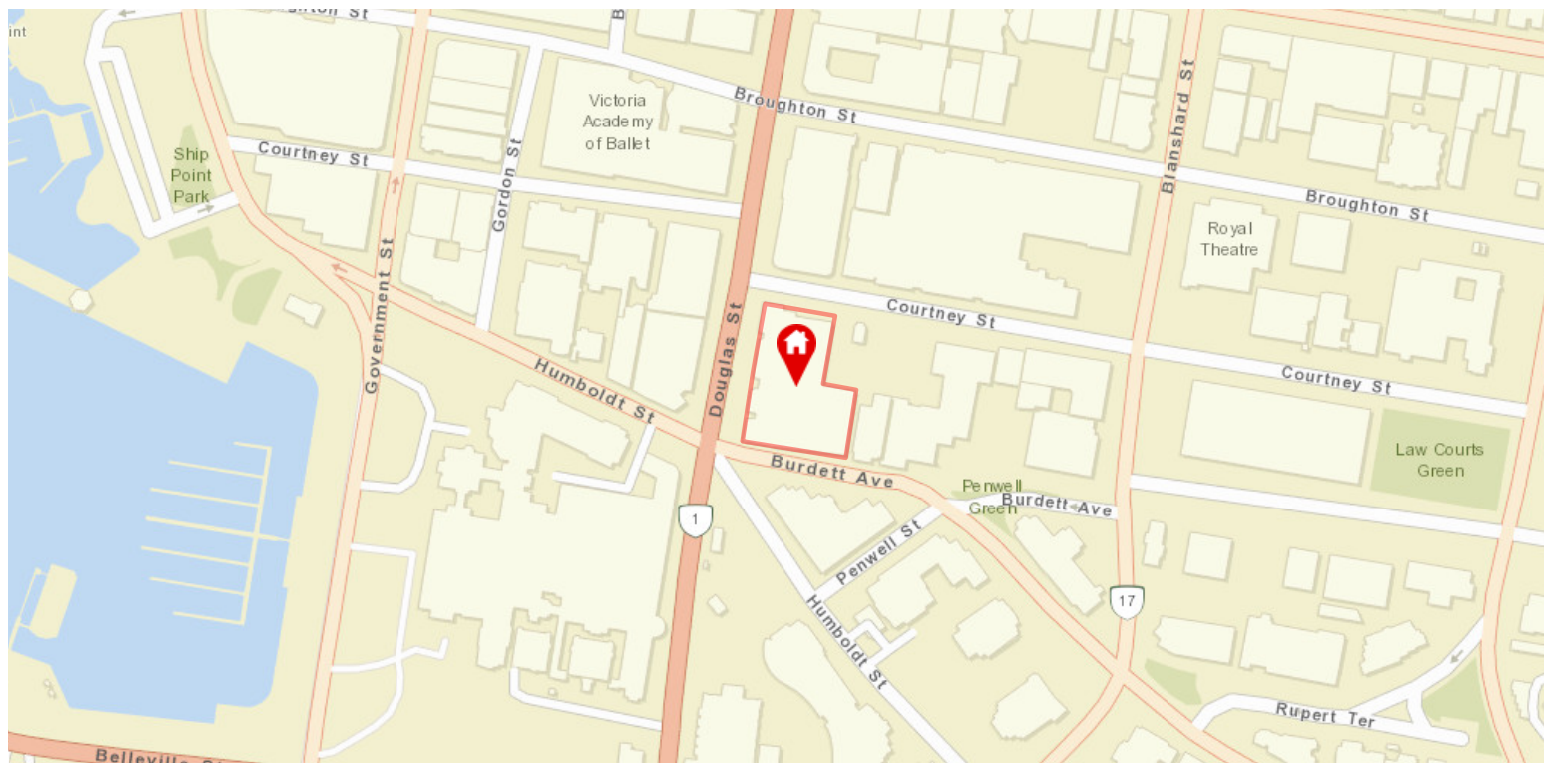
Address: 813 DOUGLAS STREET, VICTORIA
Common Name: 813 DOUGLAS STREET, VICTORIA
Site ID: 11699
Env Remediation Site ID: 69032953
Regional File No: -
Victoria File No: 26250-20/11699
Description: -

[Go to BC Contaminated Sites Registry](#)

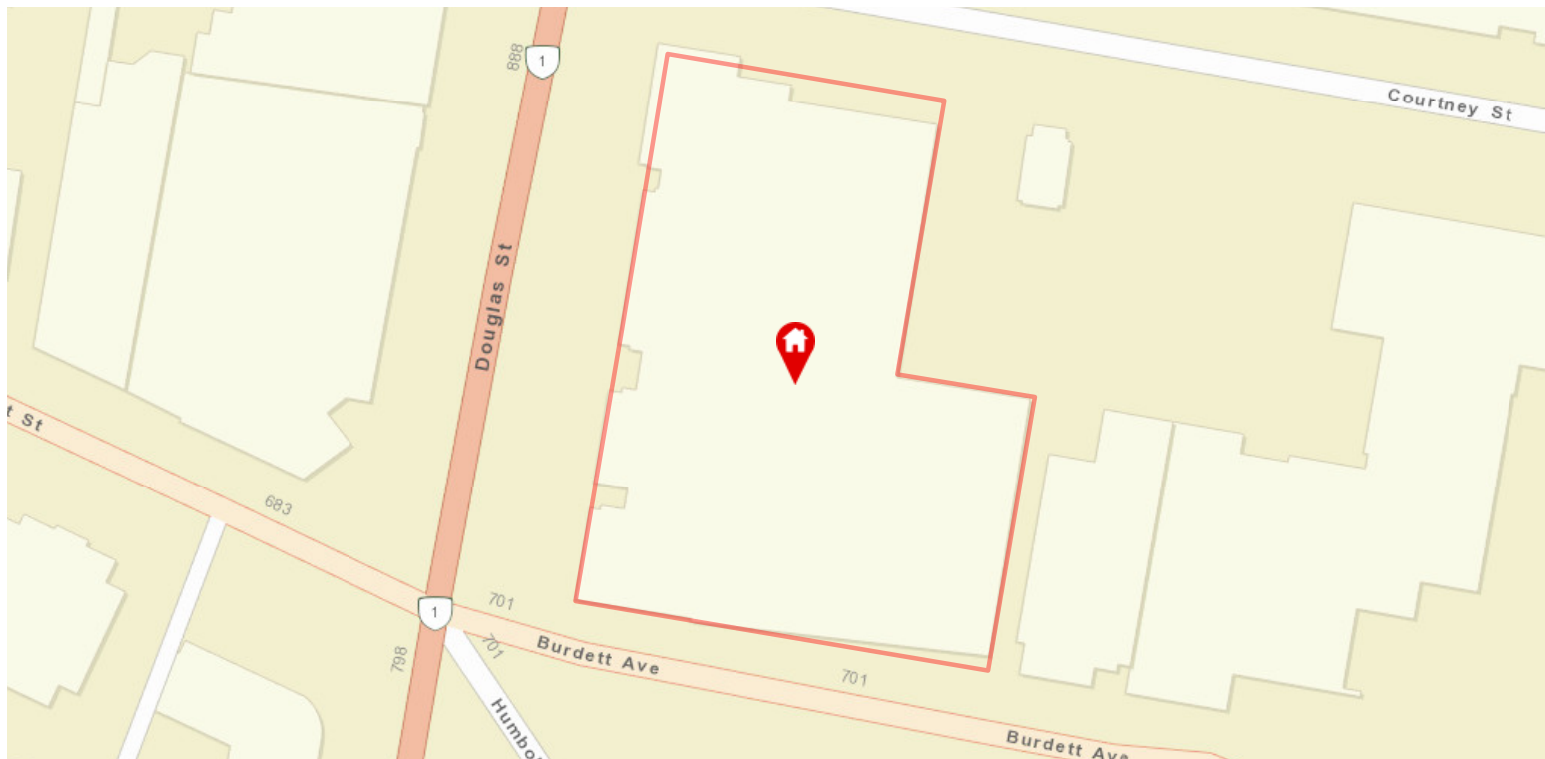
Layer Legend:

Label	Details
A	Address: 813 DOUGLAS STREET, VICTORIA Common Name: 813 DOUGLAS STREET, VICTORIA Site ID: 11699 Env Remediation Site ID: 69032953 Regional File No: - Victoria File No: 26250-20/11699 Description: - Go to BC Contaminated Sites Registry

Canada Energy Regulator Pipelines



Groundwater Wells & Aquifers



i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

No Groundwater Wells & Aquifers on selected Parcel