

PROPERTY REPORT

409-521 COURTNEY ST

Victoria

V8W 1W9

Canada

PID: 031-525-211

JANUARY 24, 2022



Logan Wilson
Sotheby's International Realty Canada
Victoria
P: +1(250) 857-0609
O: +1(250) 380-3933
lwilson@sothebysrealty.ca
www.victorialuxurygroup.com

Sotheby's
INTERNATIONAL REALTY

Victoria Luxury
Group

South Island Property Excellence

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BC LTSA - Ownership

Status	Content
REGISTERED	CA9483859 Victoria, FI*, D*
CANCELLED	CA9424867 Victoria, VI*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 031-525-211

SHORT LEGAL DESCRIPTION:S/EPS7887/////46

MARG:

TAXATION AUTHORITY:

1 Victoria, The Corporation of the City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 46 SECTION 18 VICTORIA CITY STRATA PLAN EPS7887

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT

ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

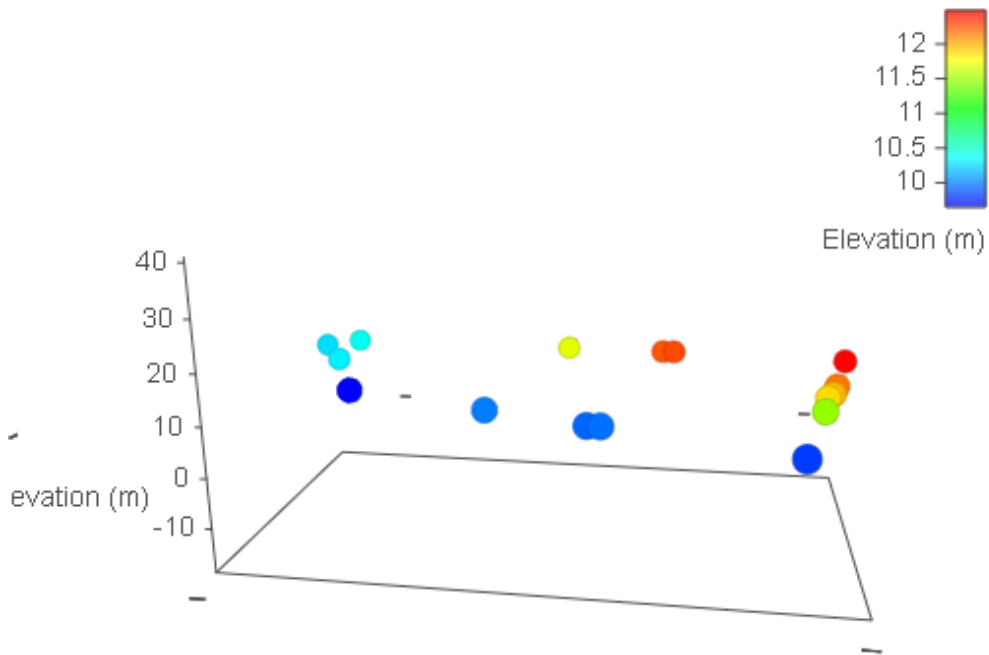
STRATA PLAN EPS7887

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1


Estimated Lot Dimensions and Topography



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



Max Elevation: 12.48 m | Min Elevation: 9.64 m | Difference: 2.84 m

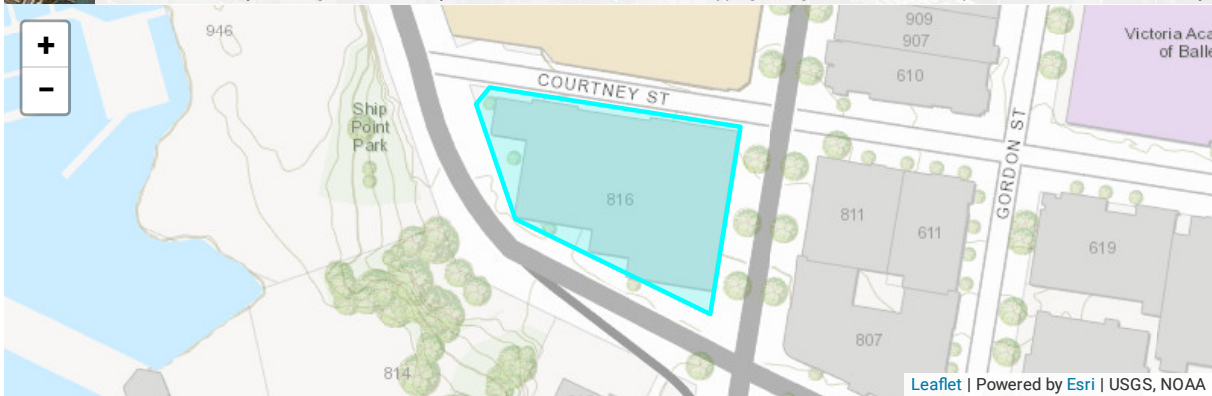


City of Victoria
City Hall: 1 Centennial Square
Victoria, BC V8W 1P6
www.Victoria.ca

Property Report
Produced by the City of Victoria
VicMap: Victoria.ca/map

409-521 COURTNEY ST

1/24/2022 1/24/2022



PID: 031-525-211

Legal Type: STRATA

Plan Number: EPS7887

Folio: 01072053

Lot Number: 46

Legal Description: STRATA LOT 46 SECTION 18 VICTORIA CITY STRATA PLAN EPS7887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

BC Assessment Actual Use: 030

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
2022	GENERAL	\$1,342,000	\$263,000	\$1,605,000	\$828,000	None

PLANNING INFORMATION

Neighbourhood: DOWNTOWN

Area Planner: MIKO BETANZO 250.361.0604

Councillor Liaison: [CHARLAYNE THORNTON-JOE](#) 250.361.0219

Development Permit Area: DPA 1 (HC) - HISTORIC CORE

Heritage Status: Designated

Land Use Contract: None

Special Restrictions: Yes

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

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: 409-521 COURTNEY ST
Folio: 01072053
Property Number: 183041
PID: 031-525-211
Legal: STRATA LOT 46 SECTION 18 VICTORIA CITY STRATA PLAN EPS7887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Zone: OTD-1 - SITE SPECIFIC

2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	1,342,000	692,000	650,000
GENERAL	1 - Residential	Improvement	263,000	136,000	127,000
GENERAL	1 - Residential	Total	1,605,000	828,000	777,000
<hr/>					
SCHOOL	1 - Residential	Land	1,342,000	692,000	650,000
SCHOOL	1 - Residential	Improvement	263,000	136,000	127,000
SCHOOL	1 - Residential	Total	1,605,000	828,000	777,000
<hr/>					
TRANSIT	1 - Residential	Land	1,342,000	692,000	650,000
TRANSIT	1 - Residential	Improvement	263,000	136,000	127,000
TRANSIT	1 - Residential	Total	1,605,000	828,000	777,000
<hr/>					
HOSPITAL	1 - Residential	Land	1,342,000	692,000	650,000
HOSPITAL	1 - Residential	Improvement	263,000	136,000	127,000
HOSPITAL	1 - Residential	Total	1,605,000	828,000	777,000

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2022	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	650,000	1-Residential	127,000
2022	35-HERITAGE PROPERTY	1-Residential	692,000	1-Residential	136,000

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:	409-521 COURTNEY ST		
Folio:	01072053	LTO Number:	CA9483859
MHR Number:		Status:	Active
Legal:	STRATA LOT 46 SECTION 18 VICTORIA CITY STRATA PLAN EPS7887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
		PID:	031-525-211
		Property No:	183041

2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,342,000	692,000	650,000
GENERAL	1-Residential	Improvement	263,000	136,000	127,000
GENERAL	1-Residential	Total	1,605,000	828,000	777,000

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022		Reg	0.00	1	1,342,000	263,000	1,605,000	777,000

Property Tax Levy Details

There are no tax levy details for this property.

Property Tax Comparison

Taxes	2021	2020	Difference	Percentage Changed
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Taxes	2021	2020	Difference	Percentage Changed
Gross Taxes	0.00	0.00	0.00	0.00

Local Improvements / Business Improvement Areas

There is no local improvement information 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

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

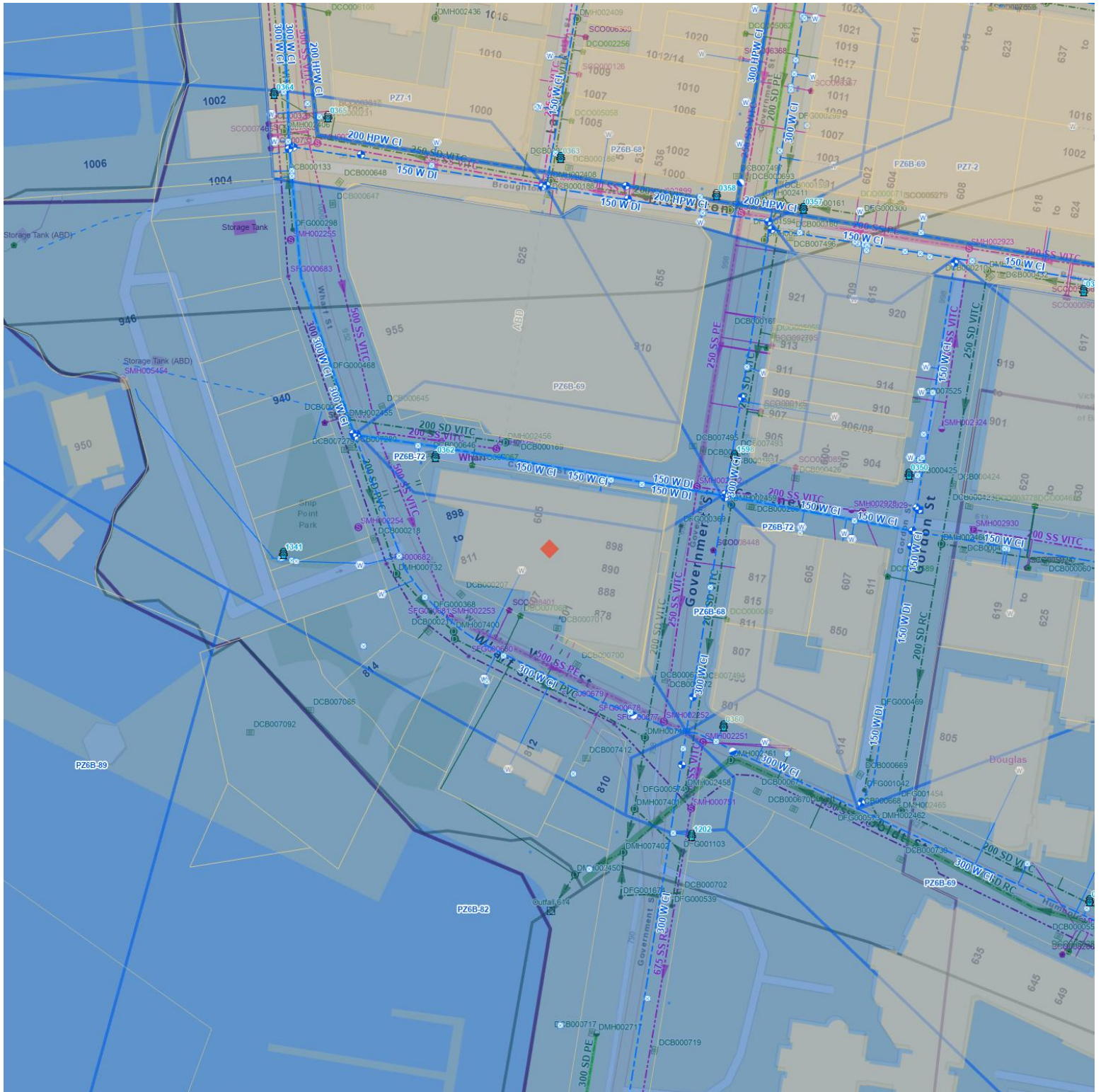
Development Applications



Legend

- | | | | |
|-----------------------------|-----------------------------|-----------------------------|----------------------------|
| World Street Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Board of Variance | Development Permit |
| Development Variance Permit | Heritage Alteration Permit | Heritage Designation | Rezoning |
| Board of Variance | Development Permit | Development Variance Permit | Heritage Alteration Permit |
| Heritage Designation | Tax Incentive Permit | Rezoning | Board of Variance |
| Development Permit | Development Variance Permit | Heritage Alteration Permit | Heritage Designation |
| Tax Incentive Permit | Rezoning | Parcels (PID based) | Esquimalt Parcels |
| | | Buildings | |

Infrastructure



Legend

<ul style="list-style-type: none"> World Street Map Address Labels Abandoned Pump Station Sewer Flow Arrows - Gravity Mains Sewer Flow Meter <all other values> Manhole Outfall <all other values> Abandoned Storm Drain Catchment Areas <all other values> 	<ul style="list-style-type: none"> Main Victoria Streets Address Labels - Esquimalt Active Treatment Plant Sewer Flow Arrows - Pressurized Mains Sewer Flush Zone Sewer Manhole Labels Vent Overflow Lined Sewer Gravity Mains Active Storm Drain Catch Basins Storm Drain Facilities 	<ul style="list-style-type: none"> All Victoria Streets Sewer Catchment Areas <all other values> <all other values> Sewer Flow Arrows - Gravity Mains Abandoned Combined Manhole <all other values> Abandoned Abandoned Abandoned Abandoned Storm Drain Fittings 	<ul style="list-style-type: none"> Surrounding Streets Sewer SubCatchment Areas Kiosk Sewer Fittings Sewer Flow Arrows - Pressurized Mains Active Flush Tank Sewer Manholes - Esquimalt Active Active Active Active Storm Drain Flow Arrows - Gravity Mains Storm Drain Manhole Labels Combined Manhole <all other values> Air Valve Abandoned Active 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 <all other values> Active <all other values> PZ2 (92 HGL) PZ6A (83.5 HGL) Parcels (PID based)
<ul style="list-style-type: none"> Storm Drain Flow Arrows - Pressurized Mains 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 <all other values> Lined Water Main PZ3 (116 HGL) PZ6B (72 HGL) Esquimalt Parcels 	<ul style="list-style-type: none"> Storm Drain Flow Arrows - Gravity Mains 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 Water Facility Abandoned High Pressure Water Mains PZ4 (116 HGL) PZ7 (116 HGL) Buildings 	<ul style="list-style-type: none"> Storm Drain Flow Arrows - Pressurized Mains 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 Active Abandoned Active PZ1 (116 HGL) PZ5 <all other values> 	<ul style="list-style-type: none"> Storm Drain Manhole Labels Combined Manhole <all other values> Air Valve Abandoned Active 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 <all other values> Active <all other values> PZ2 (92 HGL) PZ6A (83.5 HGL) Parcels (PID based)

OCP Designation



Legend

- | | | | |
|---|--|---|--|
| World Street Map
Address Labels | Main Victoria Streets
Address Labels - Esquimalt | All Victoria Streets | Surrounding Streets |
| <ul style="list-style-type: none"> Core Historic Core Songhees Marine Industrial Urban Residential Parcels (PID based) | <ul style="list-style-type: none"> Core Business Core Residential Town Centre Traditional Residential Esquimalt Parcels | <ul style="list-style-type: none"> Light Industrial Employment with Limited Residential Core Employment General Employment Large Urban Village Public Facilities, Institutions, Parks and Open Space Buildings | <ul style="list-style-type: none"> Employment with Limited Residential Rail Corridor Core Inner Harbour/Legislative Industrial Employment Small Urban Village Marine - General Marine - Harbour |

Contours



Legend

- World Street Map
- Address Labels
- Interim (0.5m)
- Buildings

- Main Victoria Streets
- Address Labels - Esquimalt
- Dep Interim (0.5m)

- All Victoria Streets
- Index (2.5m)
- Parcels (PID based)

- Surrounding Streets
- Dep Index (2.5m)
- Esquimalt Parcels

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
- River
- Wetland
- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir

Contours



Nearest Schools

Nearby Elementary Schools

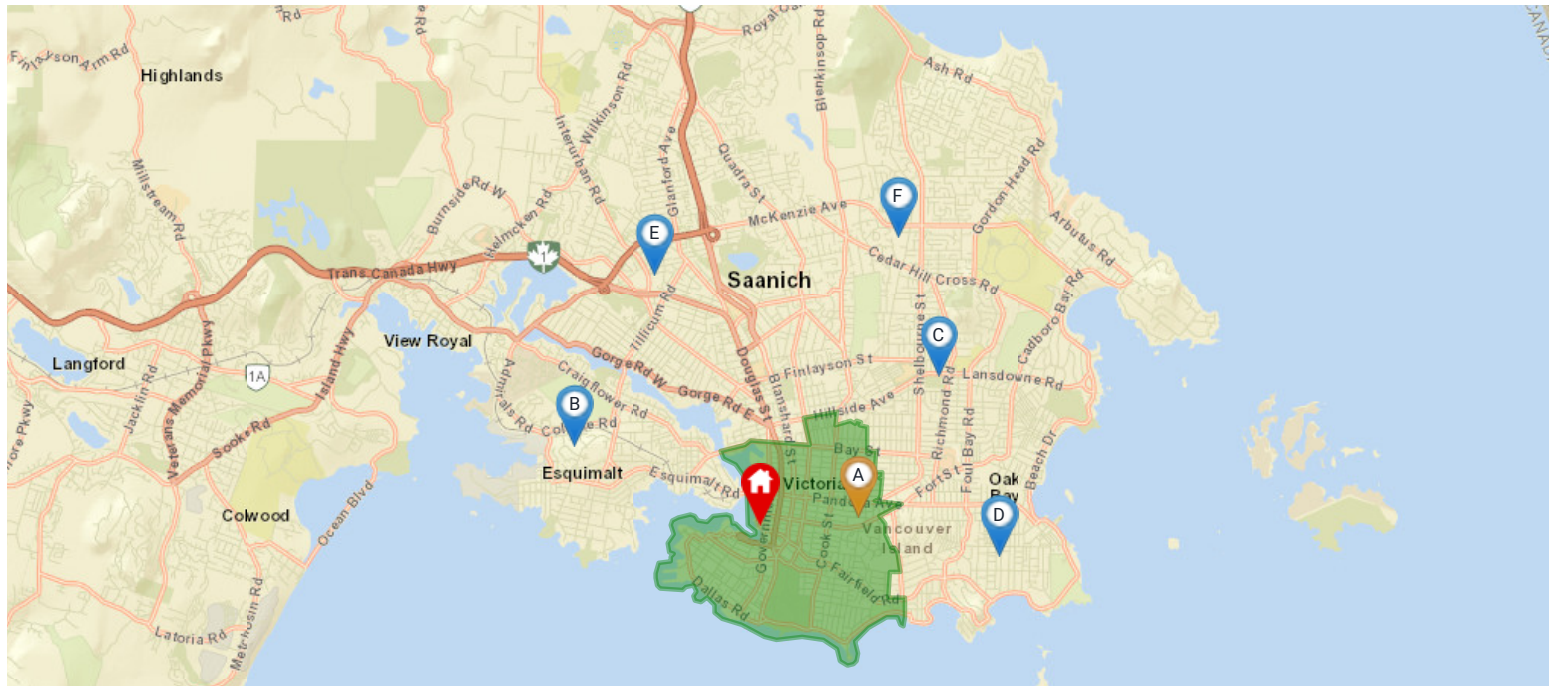


Legend: Subject Property Catchment School Other Schools

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		11 mins	0.8 km	3 mins	6 mins
B Christ Church Cathedral	K - 8	Independent	Victoria		12 mins	0.9 km	5 mins	12 mins
C James Bay	K - 5	SD 61	Victoria		17 mins	1.4 km	5 mins	21 mins
D George Jay	K - 5	SD 61	Victoria		30 mins	2.3 km	9 mins	17 mins
E Sir James Douglas	K - 5	SD 61	Victoria		24 mins	1.9 km	6 mins	13 mins
F Victoria West	K - 5	SD 61	Victoria		31 mins	2.4 km	9 mins	18 mins

Nearby Middle Schools

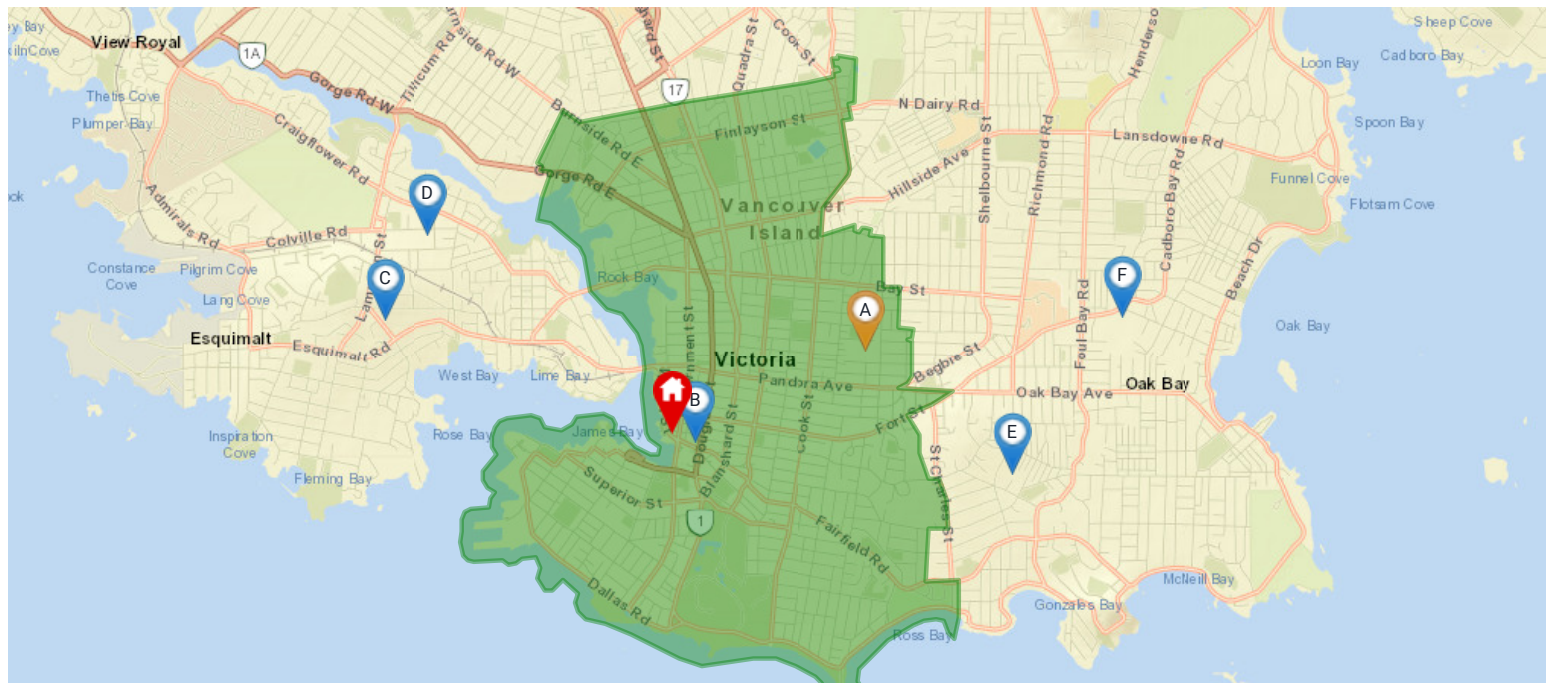


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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		26 mins	1.9 km	7 mins	13 mins
B Rockheights	6 - 8	SD 61	Victoria		54 mins	4.1 km	13 mins	31 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 3 mins	4.7 km	13 mins	23 mins
D Monterey Middle School	6 - 8	SD 61	Victoria		57 mins	4.5 km	13 mins	28 mins
E Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 8 mins	5.3 km	15 mins	30 mins
F Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 22 mins	6.2 km	17 mins	33 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	2.3 km	10 mins	14 mins
B Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	4 mins	0.3 km	2 mins	4 mins
C Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	39 mins	3.1 km	9 mins	17 mins
D Esquimalt	9 - 12	SD 61	Victoria	AP Program	42 mins	3.3 km	10 mins	19 mins
E Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	44 mins	3.4 km	11 mins	26 mins
F Oak Bay	9 - 12	SD 61	Victoria	AP Program	54 mins	4.2 km	12 mins	18 mins

Walkscore

409 521 COURTNEY ST Victoria, V8W 1W9



Walker's Paradise

Daily errands do not require a car



Excellent Transit

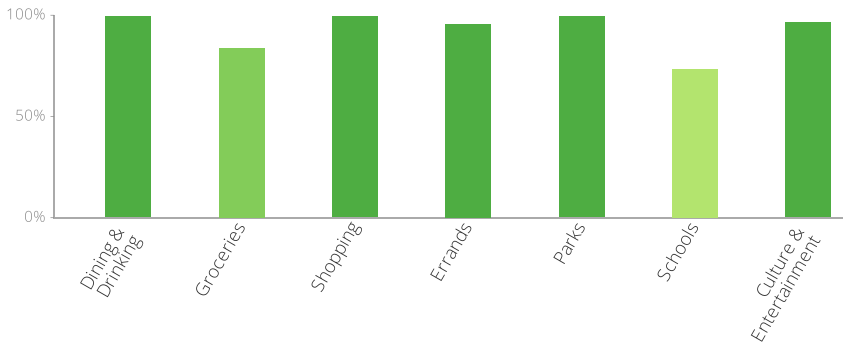
Transit is convenient for most trips



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

