



## PROPERTY REPORT

204-1155 YATES ST

Victoria

V8V 3N1

Canada

PID: 025-812-149

FEBRUARY 10, 2025



**ANDREW PLANK** REALTOR®

C (250) 360-6106 info@andrewplank.com

[www.andrewplank.com](http://www.andrewplank.com)

\*Not intended to solicit properties already listed.



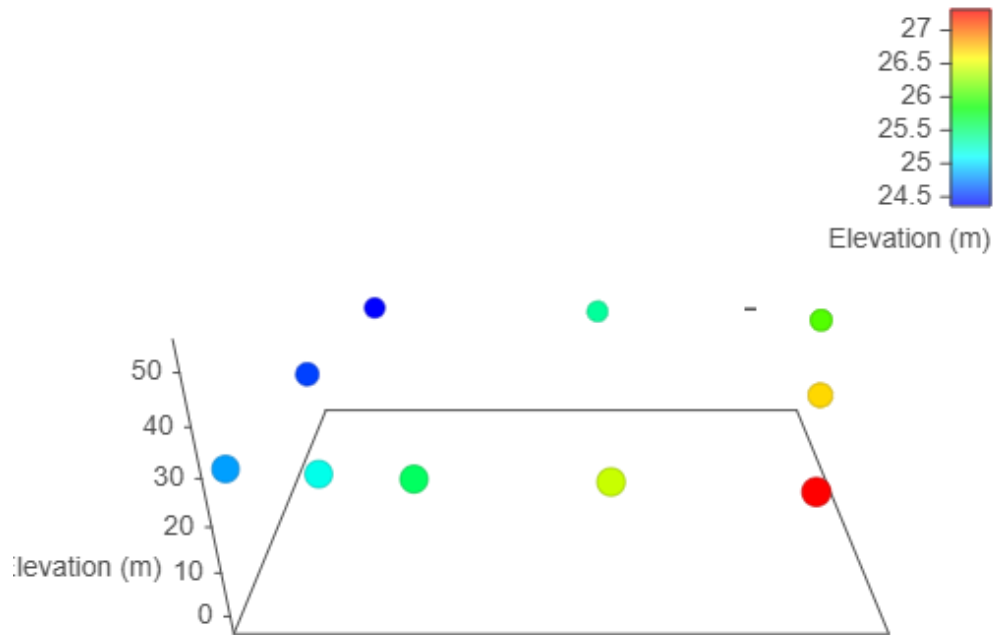
110-4460 Chatterton Way  
Victoria, BC V8X 5J2



## Estimated Lot Dimensions and Topography



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



Max Elevation: 27.31 m | Min Elevation: 24.36 m | Difference: 2.95 m



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

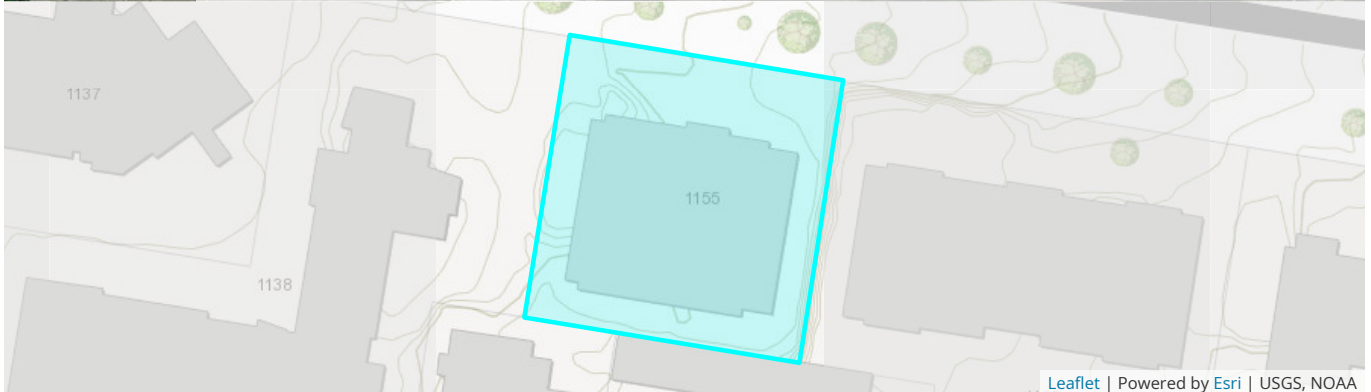
**Property Report**  
 Produced by the City of Victoria  
 VicMap: Victoria.ca/map

204-1155 YATES ST

2/10/2025



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PID: 025-812-149

Legal Type: STRATA

Plan Number: VIS5449

Folio: 07493075

Lot Number: 13

Legal Description: LOT 13 OF LOTS 1066 AND 1067 VICTORIA, VIS5449

BC Assessment Actual Use: 030 STRATA LOT - RESIDENCE (CONDOMINIUM)

Extra PIDs on this parcel: None

Additional Addresses on this parcel: None

**ASSESSMENT AND TAX INFORMATION**

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2025	GENERAL	\$336,000	\$134,000	\$470,000	\$0	None
2024	GENERAL	\$343,000	\$137,000	\$480,000	\$0	\$2,290
2023	GENERAL	\$351,000	\$140,000	\$491,000	\$0	\$2,156

**PLANNING INFORMATION**

Neighbourhood: FERNWOOD

Senior Planner: ggordon@victoria.ca Planner: apathania@victoria.ca

Councillor Liaison: CHRIS COLEMAN 250.361.0222

Development Permit Area: DPA 16A - GENERAL URBAN DESIGN

Heritage Status: None

Land Use Contract: None

Special Restrictions: None  
Zoning: R3-1: [Multiple Dwelling District.pdf](#)

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	None

**Historical Permit Cards:**

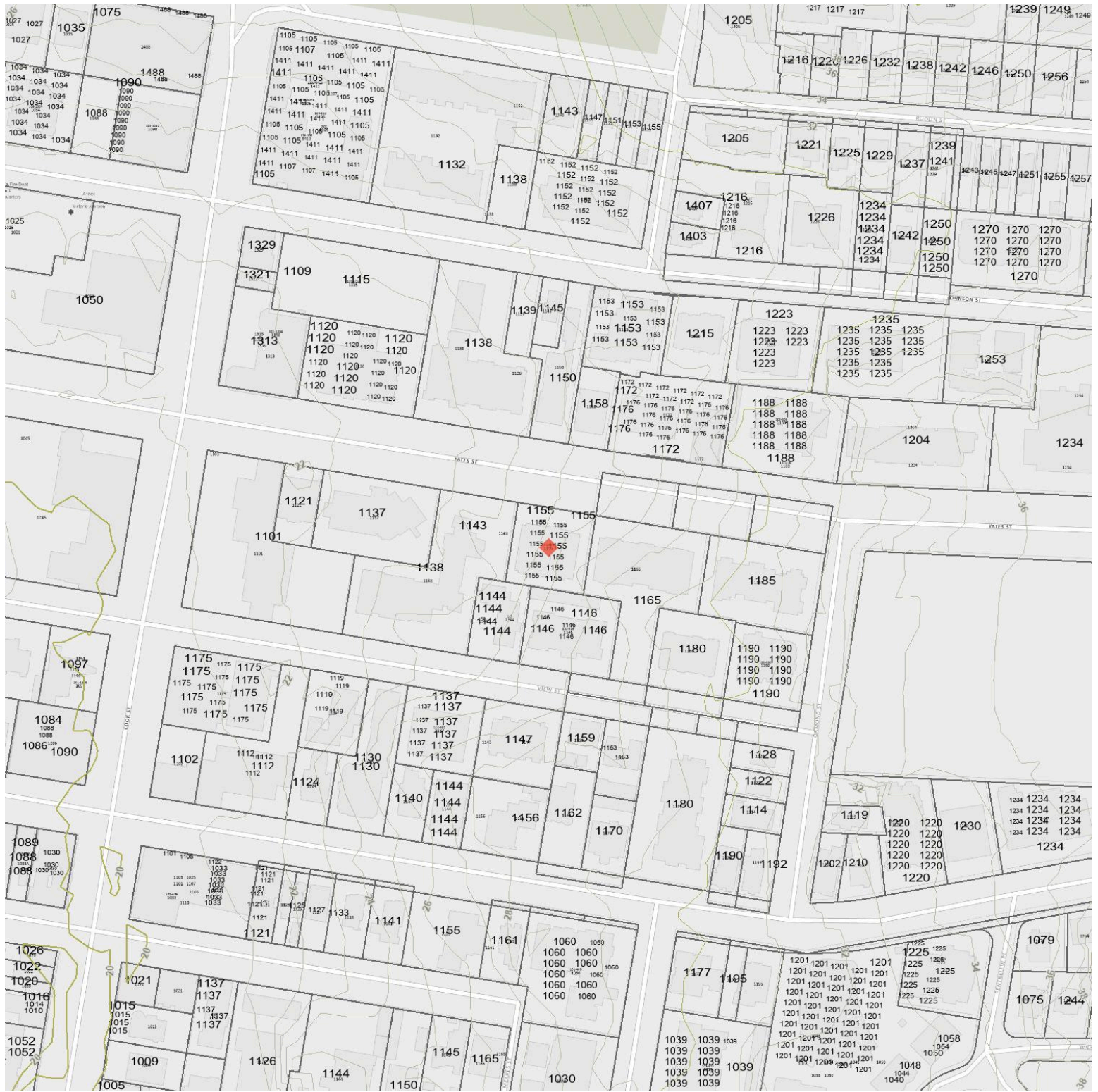
Card Type	LINK
None	None

**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.](#)

# Contours

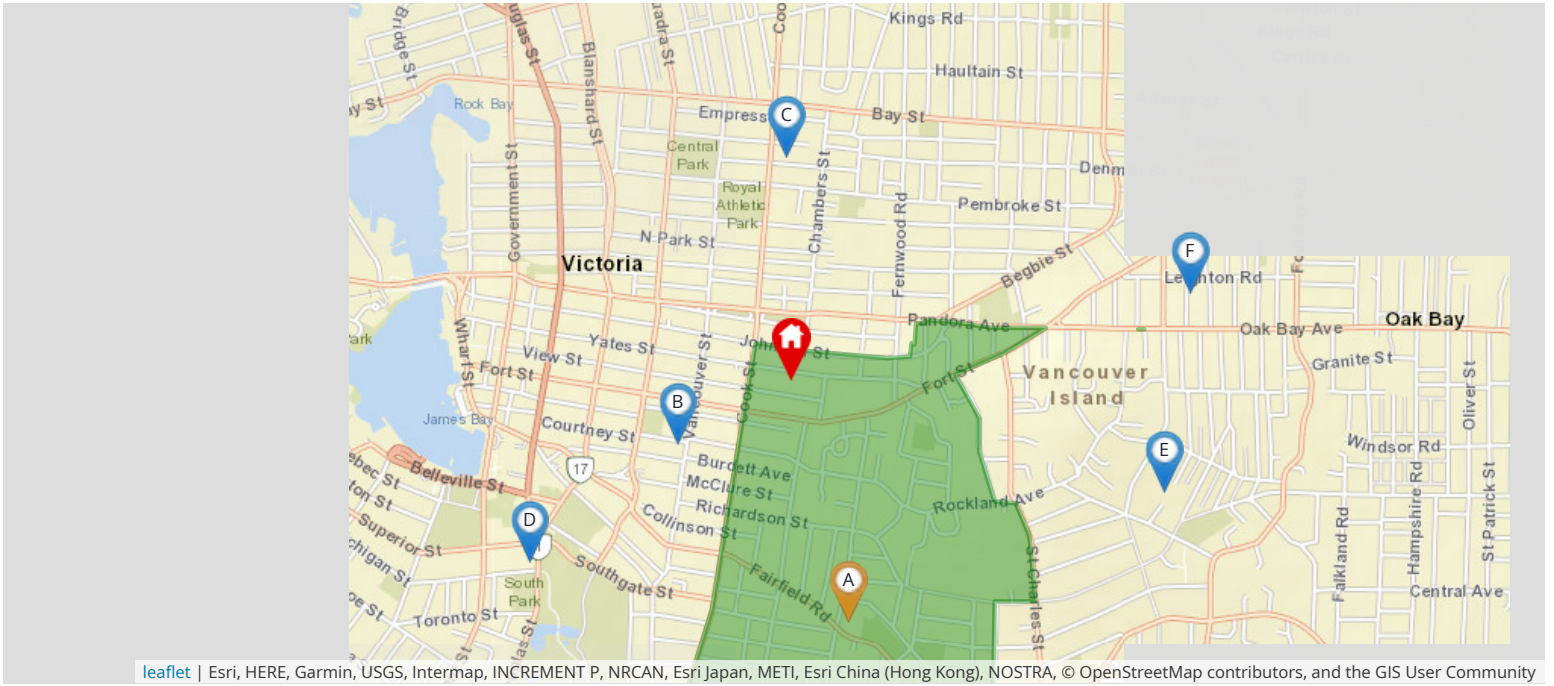


### Legend

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

## Nearest Schools

### Nearby Elementary Schools



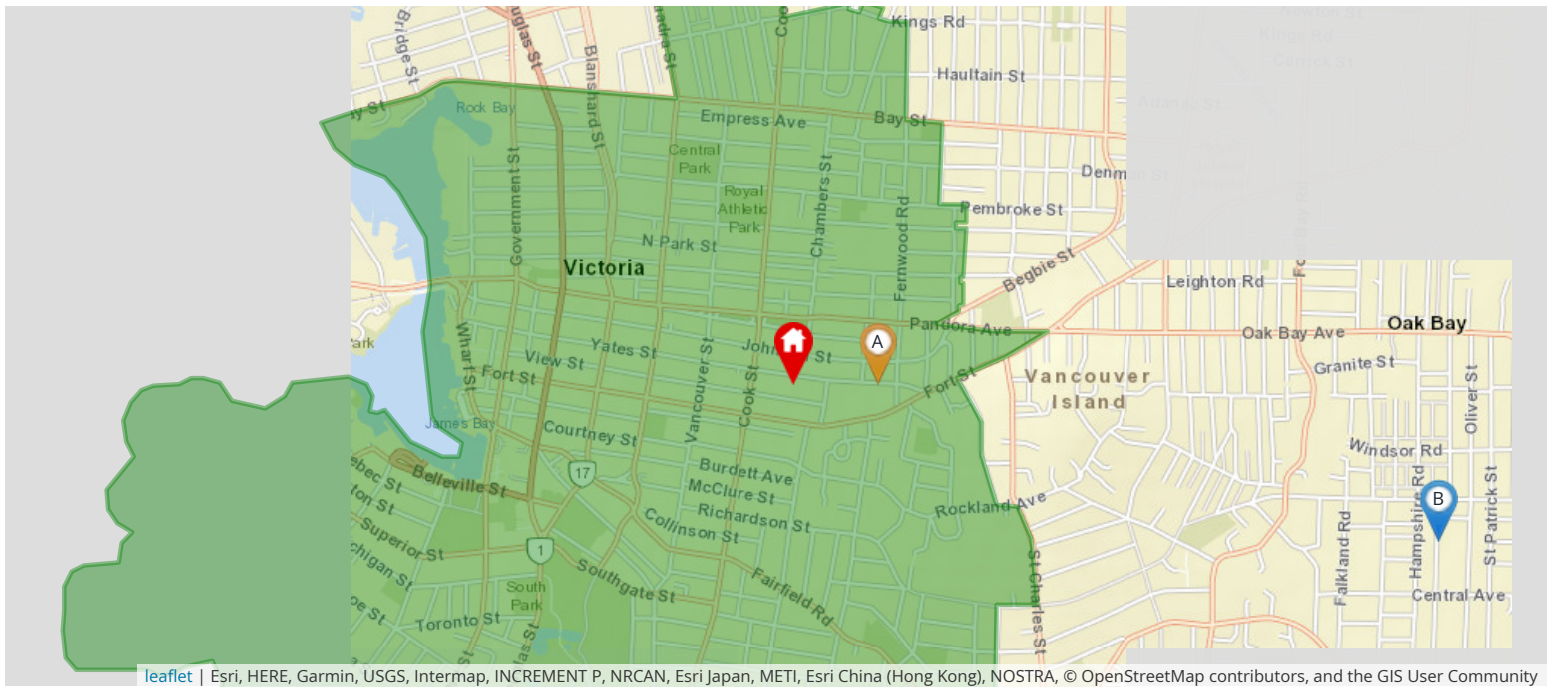
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**Legend:** 🏠 Subject Property   📍 Catchment School   📍 Other Schools

Elementary School Catchment: Sir James Douglas Elementary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Sir James Douglas</a>	K - 5	<a href="#">SD 61</a>	Victoria		19 mins	1.4 km	4 mins	19 mins
B <a href="#">Christ Church Cathedral</a>	K - 8	Independent	Victoria		11 mins	0.8 km	3 mins	11 mins
C <a href="#">George Jay</a>	K - 5	<a href="#">SD 61</a>	Victoria		16 mins	1.1 km	3 mins	8 mins
D <a href="#">South Park</a>	K - 5	<a href="#">SD 61</a>	Victoria		26 mins	1.8 km	5 mins	16 mins
E <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (PYP & MYP)	32 mins	2.4 km	6 mins	20 mins
F <a href="#">Sundance-Bank Elementary</a>	K - 5	<a href="#">SD 61</a>	Victoria	Opens September 2021	26 mins	1.9 km	6 mins	13 mins

## Nearby Middle Schools



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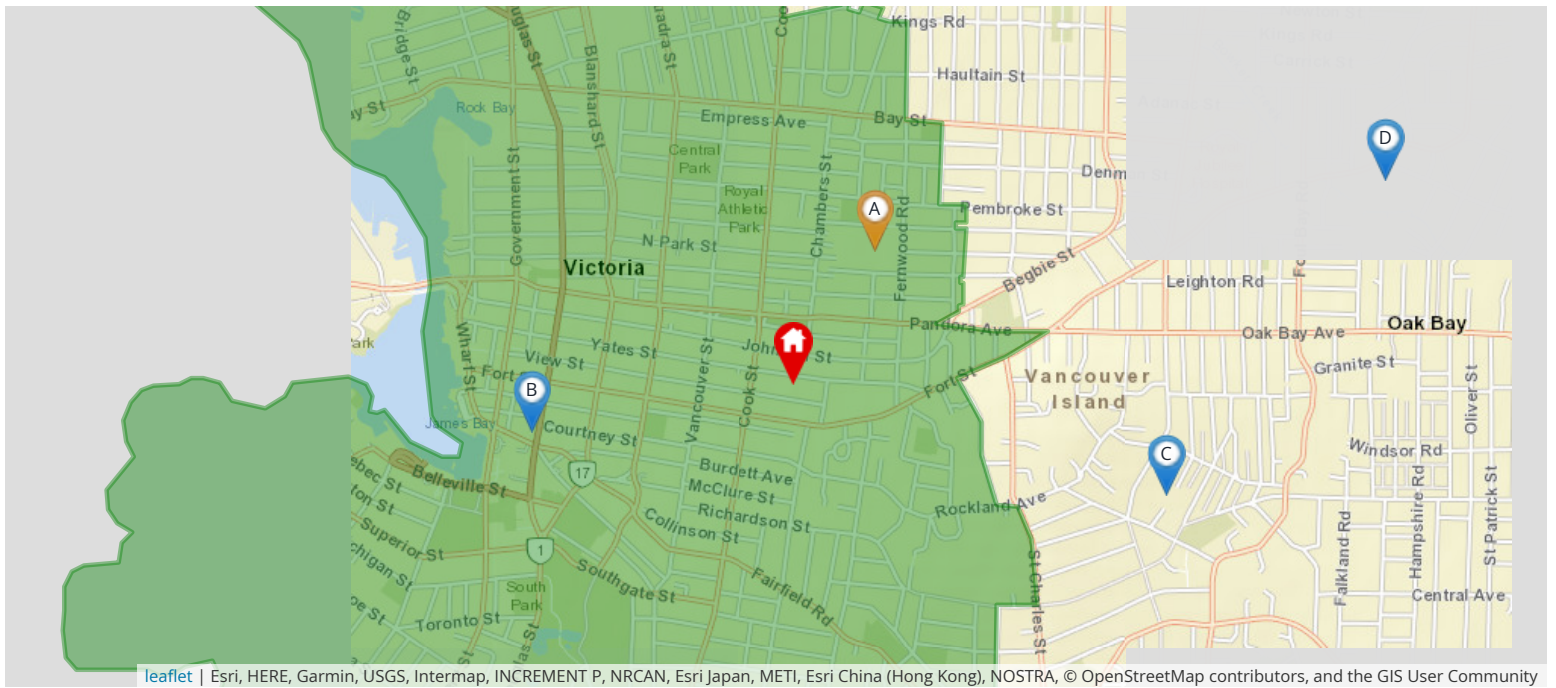
Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Central Middle** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Central Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		5 mins	0.4 km	3 mins	5 mins
B <a href="#">Monterey Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		47 mins	3.4 km	9 mins	26 mins
C <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		51 mins	3.7 km	8 mins	19 mins
D <a href="#">Rockheights</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 13 mins	5.1 km	14 mins	33 mins
E <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 15 mins	5.2 km	11 mins	21 mins
F <a href="#">Colquitz Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 25 mins	6.0 km	15 mins	32 mins



## Nearby Secondary Schools



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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 <a href="#">Victoria High</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	19 mins	1.3 km	5 mins	15 mins
B <a href="#">Pacific School of Innovation and Inquiry</a>	8 - 12	Independent	Victoria	Independent School	20 mins	1.4 km	5 mins	13 mins
C <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (DP)	32 mins	2.4 km	6 mins	20 mins
D <a href="#">Oak Bay</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	38 mins	2.8 km	9 mins	14 mins
E <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	58 mins	4.2 km	10 mins	19 mins
F <a href="#">Esquimalt</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	1 hour 0 mins	4.3 km	12 mins	22 mins

## Walk Score

204 1155 YATES ST Victoria, V8V 3N1



Walker's Paradise

Daily errands do not require a car



Excellent Transit

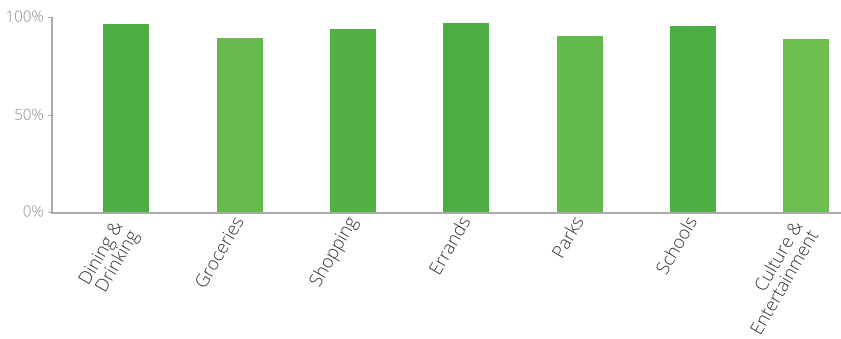
Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

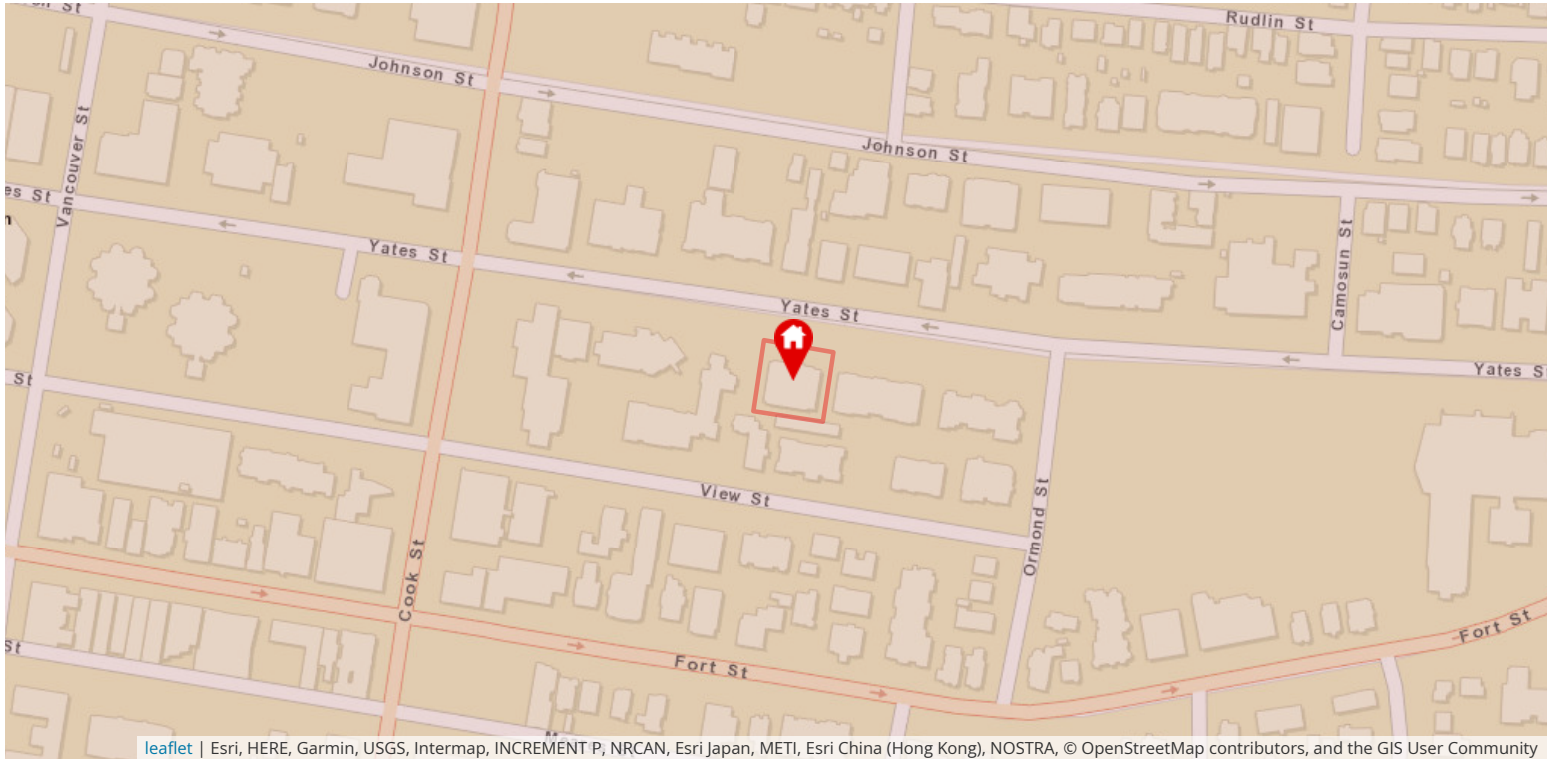
The Walk Score here is 94 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Municipal Boundaries



### Subject Property Designations:

Name: Corporation of the City of Victoria

### Layer Legend:

- Corporation of the City of Victoria

## Inactive Development



### Subject Property Designations:

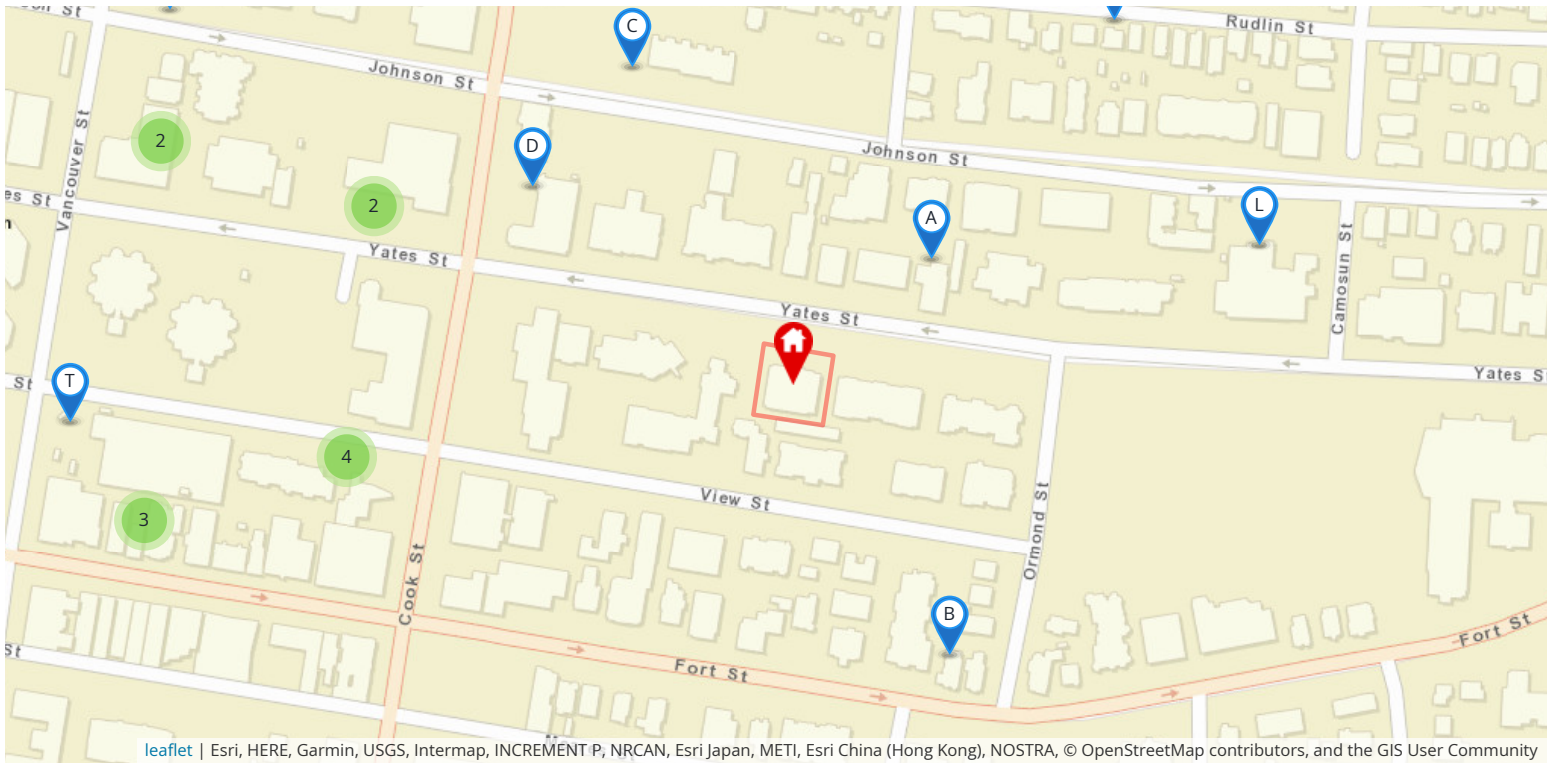
No Development Applications

### Layer Legend:

**Label** **Details**

A	Status: COMPLETED Folder Number: DPM00390 Type: PL-DEVELOPMENT PERMIT MINOR Subject: 1137 Yates 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: 2015-11-23 00:00:00
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## BC Contaminated Sites



### Subject Property Contaminated Site:

Not Applicable

### Layer Legend:

Label	Details
A	<p>Address: 1176 YATES STREET, VICTORIA                      Common Name: 1176 YATES STREET VICTORIA BC                      Site ID: 26541                      Env Remediation Site ID: 76580384                      Regional File No: 26250-20/26541                      Victoria File No: 26250-20/26541                      Description: LAT/LONG CONFRIMED ON FROM VERIFIED IN IMAP  <a href="#">Go to BC Contaminated Sites Registry</a></p>
B	<p>Address: 1190 FORT STREET, VICTORIA                      Common Name: 1190 FORT STREET, VICTORIA BC                      Site ID: 26511                      Env Remediation Site ID: 76581280                      Regional File No: 26250-20/26511                      Victoria File No: 26250-20/26511                      Description: LAT/LONG PROVIDED ON NIR. VERIFIED ON IMAP BC  <a href="#">Go to BC Contaminated Sites Registry</a></p>
C	<p>Address: 1132 JOHNSON STREET, VICTORIA                      Common Name: 1132 JOHNSON STREET, VICTORIA                      Site ID: 28505                      Env Remediation Site ID: 76580965                      Regional File No: 26250-20/28505                      Victoria File No: 26250-20/28505</p>

**Label Details**

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- Description: LAT/LONG PROVIDED IN NIR. VERIFIED IN IMAP BC.  
[Go to BC Contaminated Sites Registry](#)
- D Address: 1100 YATES STREET, VICTORIA, VICTORIA  
Common Name: 1100 YATES STREET, VICTORIA, VICTORIA  
Site ID: 23233  
Env Remediation Site ID: 76574408  
Regional File No: -  
Victoria File No: 26250-20/23233  
Description: SITE CREATED BY SITE PROFILE, ENTERED 2020-01-09  
[Go to BC Contaminated Sites Registry](#)
- E Address: 1237 RUDLIN STREET, VICTORIA  
Common Name: 1237 RUDLIN STREET, VICTORIA  
Site ID: 21871  
Env Remediation Site ID: 76577028  
Regional File No: -  
Victoria File No: 26250-20/21871  
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA  
[Go to BC Contaminated Sites Registry](#)
- F Address: 1150 COOK STREET, VICTORIA  
Common Name: 1150 COOK STREET, VICTORIA  
Site ID: 22990  
Env Remediation Site ID: 76577407  
Regional File No: 26250-20/22990  
Victoria File No: 26250-20/22990  
Description: LAT/LONG VERIFIED USING PARCEL MAP AND GOOGLE EARTH 2019-11-01  
[Go to BC Contaminated Sites Registry](#)
- G Address: 1150 COOK STREET- VIEW STREET ADJACENT, VICTORIA  
Common Name: VIEW STREET - 1150 COOK ST, VICTORIA  
Site ID: 26518  
Env Remediation Site ID: 76579993  
Regional File No: 26250-20/26518  
Victoria File No: 26250-20/26518  
Description: LAT/LONGS CONFIRMED USING PARCELMAP BC ON 2022-11-23  
[Go to BC Contaminated Sites Registry](#)
- H Address: SOUTH PORTION OF YATES ST, WEST OF COOK, VICTORIA  
Common Name: SOUTH PORTION OF YATES ST, WEST OF COOK  
Site ID: 26122  
Env Remediation Site ID: 76579456  
Regional File No: 26250-20/26122  
Victoria File No: 26250-20/26122  
Description: LAT/LONG VERIFIED ON IMAP  
[Go to BC Contaminated Sites Registry](#)
- I Address: 1048 JOHNSON STREET, VICTORIA  
Common Name: 1048 JOHNSON STREET  
Site ID: 12624  
Env Remediation Site ID: 76592389  
Regional File No: -  
Victoria File No: 26250-20/12624  
Description: -  
[Go to BC Contaminated Sites Registry](#)
- J Address: 1045 YATES STREET, VICTORIA  
Common Name: 1045 YATES STREET, VICTORIA  
Site ID: 22175  
Env Remediation Site ID: 76577022  
Regional File No: -

**Label Details**

---

- Victoria File No: 26250-20/22175  
Description: LOCATION CONFIRMED USING GOOGLE EARTH  
[Go to BC Contaminated Sites Registry](#)
- K Address: 1050 YATES STREET, VICTORIA  
Common Name: 1050 YATES STREET, VICTORIA  
Site ID: 21979  
Env Remediation Site ID: 76576113  
Regional File No: 26250-20/21979  
Victoria File No: 26250-20/21979  
Description: LAT/LONG PROVIDED IN SDS. VERIFIED IN IMAP BC.  
[Go to BC Contaminated Sites Registry](#)
- L Address: 1234 YATES STREET, VICTORIA  
Common Name: 1234 YATES STREET, VICTORIA  
Site ID: 29161  
Env Remediation Site ID: 76578289  
Regional File No: 26250-20/29161  
Victoria File No: 26250-20/29161  
Description: LAT/LONG PROVIDED IN NIR. VERIFIED IN IMAP BC.  
[Go to BC Contaminated Sites Registry](#)
- M Address: 1039 VIEW STREET, VICTORIA  
Common Name: 1039 VIEW STREET, VICTORIA  
Site ID: 27043  
Env Remediation Site ID: 76579703  
Regional File No: 26250-20/27043  
Victoria File No: 26250-20/27043  
Description: LAT/LONG PROVIDED IN NIR, VERIFIED IN IMAP.  
[Go to BC Contaminated Sites Registry](#)
- N Address: 1012 AND 1014 YATES STREET, VICTORIA  
Common Name: 1012 AND 1014 YATES STREET, VICTORIA  
Site ID: 9897  
Env Remediation Site ID: 76591370  
Regional File No: 26250-20/9897  
Victoria File No: -  
Description: SITE CREATED BY SITE PROFILE, ENTERED 2006-06-08. LAT/LONG VERIFIED 2010-11-19 VIA ICIS BY C. HACKINEN  
[Go to BC Contaminated Sites Registry](#)
- O Address: 1026 FORT STREET, VICTORIA  
Common Name: JEFFERIES & CO SILVERSMITHS, 1026 FORT  
Site ID: 8471  
Env Remediation Site ID: 76588397  
Regional File No: 26250-20/8471  
Victoria File No: 26250-20/8471  
Description: -  
[Go to BC Contaminated Sites Registry](#)
- P Address: 1029 VIEW STREET, VICTORIA  
Common Name: 1029 VIEW STREET, VICTORIA  
Site ID: 9380  
Env Remediation Site ID: 76592820  
Regional File No: -  
Victoria File No: 26250-20/9380  
Description: LAT/LONG PROVIDED BY CONSULTANT  
[Go to BC Contaminated Sites Registry](#)
- Q Address: 1011 JOHNSON STREET, VICTORIA  
Common Name: U F DEVELOPMENTS LTD  
Site ID: 5264  
Env Remediation Site ID: 76586146

## Label Details

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Regional File No: 26250-20/5264

Victoria File No: -

Description: LAT/LONG PROVIDED BY BC ENVIRONMENT REFERENCING THE TRANSPORTATION CENTRELINE NETWORK (TCN) NAD 83. LOCATION IS APPROXIMATE & SHOULD BE UPDATED.

[Go to BC Contaminated Sites Registry](#)

R Address: 1006/1010 YATES STREET, VICTORIA  
Common Name: 1006/1010 YATES STREET, VICTORIA  
Site ID: 15593  
Env Remediation Site ID: 76591880  
Regional File No: -  
Victoria File No: 26250-20/15593  
Description: LOCATION CONFIRMED USING ICIS - SEPT 13, 2013  
[Go to BC Contaminated Sites Registry](#)

S Address: 1010 FORT STREET, VICTORIA  
Common Name: 1010 FORT STREET, VICTORIA  
Site ID: 21537  
Env Remediation Site ID: 76577240  
Regional File No: -  
Victoria File No: 26250-20/21537  
Description: SITE CREATED BY SITE PROFILE, ENTERED 2018-04-12 ( LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA)  
[Go to BC Contaminated Sites Registry](#)

T Address: 1003 VIEW STREET, VICTORIA  
Common Name: 1003 VIEW STREET  
Site ID: 23632  
Env Remediation Site ID: 76582771  
Regional File No: -  
Victoria File No: 26250/20-23632  
Description: LATS/LONGS VERIFIED WITH LTSA IN JUNE 2020  
[Go to BC Contaminated Sites Registry](#)



## Groundwater Wells & Aquifers



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**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