

PROPERTY REPORT

401-1090 JOHNSON ST

Victoria

V8V 0B3

Canada

PID: 029-105-374

JUNE 20, 2023



**ANDREW PLANK** REALTOR®

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

\*Not intended to solicit properties already listed.



110-4460 Chatterton Way  
Victoria, BC V8X 5J2

## Summary Sheet

# 401-1090 JOHNSON ST Victoria BC V8V 0B3

PID	029-105-374
Registered Owner	VE*, P*
Legal Description	STRATA LOT 28 OF LOTS 862 AND 863 VICTORIA CITY STRATA PLAN EPS1502 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS1502
Zoning	R-48 - Harris Green District
Community Plan(s)	OCP: <a href="#">Core Residential</a> , NCP: Neighbourhood Plan: <a href="#">Harris Green</a> , not in ALR



Year Built	2013	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	1
Bathrooms	1	Dimensions	-
Max Elev.	24.45 m	Min Elev.	21.93 m
Floor Area	539 Ft <sup>2</sup>	WalkScore	97 / Walker's Paradise
TransitScore	89 / Excellent Transit	Annual Taxes	\$1,764.00

### ASSESSMENT

	2022	%	2023
Building	\$146,000	↑ 8.22	\$158,000
Land	\$246,000	↑ 15.85	\$285,000
Total	\$392,000	↑ 13.01	\$443,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$443,000	↑ 83.68
Sales History	23/12/2013	\$241,182	-

### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
651593	Sold 23/12/2013	95	\$248,900 / \$248,900	Pemberton Holmes - Cloverdale

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	<a href="#">George Jay</a>	<a href="#">Central Middle School</a>	<a href="#">Victoria High</a>
School District	<a href="#">SD 61</a>	<a href="#">SD 61</a>	<a href="#">SD 61</a>
Grades	K - 5	6 - 8	9 - 12

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



## BC LTSA - Ownership

Status	Content
REGISTERED	CA3523861 Victoria, VE*, P*
CANCELLED	CA3198339 Victoria, JO*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 029-105-374

SHORT LEGAL DESCRIPTION:S/EPS1502/////28

MARG:

TAXATION AUTHORITY:

1 Victoria, The Corporation of the City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 28 OF LOTS 862 AND 863 VICTORIA CITY STRATA PLAN EPS1502  
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:

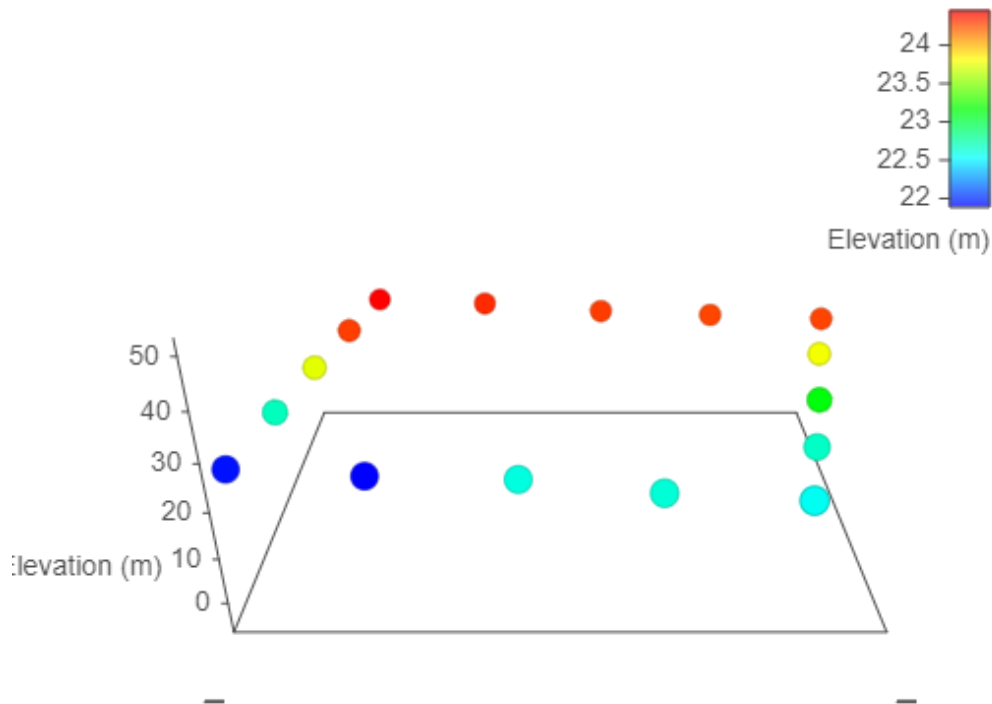
STRATA PLAN EPS1502

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: 24.45 m | Min Elevation: 21.88 m | Difference: 2.57 m

## Property Identification & Legal Description

**Address:** 401 1090 JOHNSON ST VICTORIA BC V8V 0B3  
**Jurisdiction:** City of Victoria  
**Roll No:** 1522152 **Assessment Area:** 1  
**PID No:** 029-105-374 **MHR No:**  
**Neighbourhood:** Downtown  
**Legal Unique ID:** D0000096DE  
**Legal Description:** Strata Lot 28, Plan EPS1502, Victoria Land District, OF LOTS 862 & 863 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

## 2022 Municipal Taxes

**Gross Taxes:** \$1,764

## 2022 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$246,000	\$146,000	\$392,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$246,000	\$146,000	\$392,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$246,000	\$146,000	\$392,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$246,000	\$146,000	\$392,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$246,000	\$146,000	\$392,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$246,000	\$146,000	\$392,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$246,000	\$146,000	\$392,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2013-12-23	\$241,182	CA3523861	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b>		<b>Lot Width:</b>	
<b>Lot Acres:</b>		<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Strata-Lot Residence (Condominium)
<b>School District:</b>	Greater Victoria	<b>Manual Class:</b>	Strata Apartment - Hi-Rise
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Capital
<b>BC Transit Flag:</b>	Yes	<b>Reg Hosp Dist:</b>	Capital
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2022-03-21	<b>Rec Last Modified:</b>	2022-03-21

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$372,000	\$1,899
2020	\$378,000	\$1,909
2019	\$373,000	\$1,867
2018	\$353,000	\$1,840
2017	\$295,000	\$1,714
2016	\$243,000	\$1,662
2015	\$243,000	\$1,732
2014	\$245,000	\$1,764

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 Hall: 1 Centennial Square  
 Victoria, BC V8W 1P6  
[www.Victoria.ca](http://www.Victoria.ca)

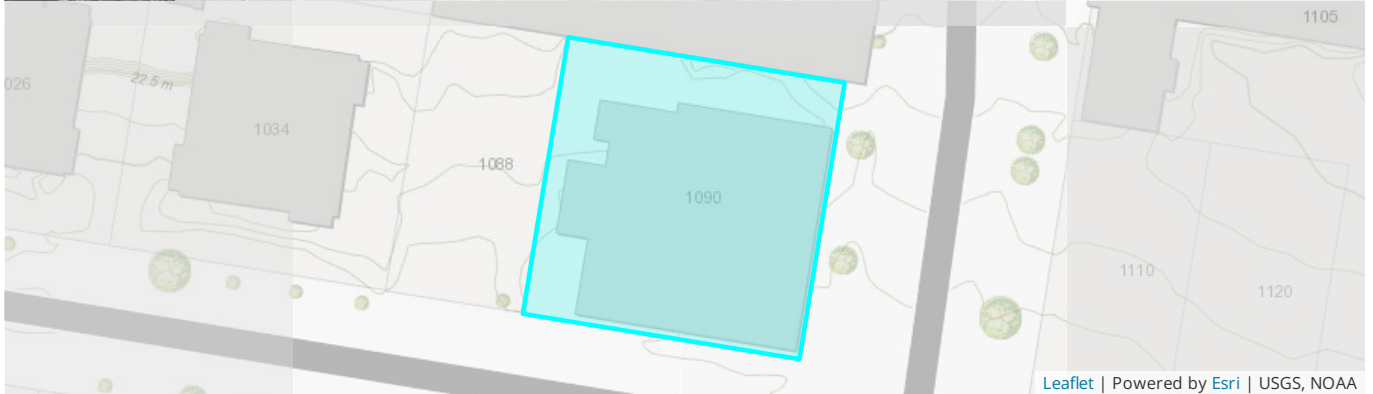
**Property Report**  
 Produced by the City of Victoria  
 VicMap: [Victoria.ca/map](http://Victoria.ca/map)

401-1090 JOHNSON ST

6/21/2023



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PID: 029-105-374

Legal Type: STRATA

Plan Number: EPS1502

Folio: 01522152

Lot Number: 28

Legal Description: LOT 28 OF LOTS 862 AND 863, VICTORIA, EPS1502

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	\$285,000	\$158,000	\$443,000	\$0	\$1,935
2022	GENERAL	\$246,000	\$146,000	\$392,000	\$0	\$1,764
2021	GENERAL	\$233,000	\$139,000	\$372,000	\$0	\$1,899

**PLANNING INFORMATION**

Neighbourhood: HARRIS GREEN

Area Planner: CHARLOTTE WAIN 250.361.0340

Councillor Liaison: [DAVE THOMPSON](#) 250.361.0221

Development Permit Area: DPA 3 (HC) - CORE MIXED-USE RESIDENTIAL

Heritage Status: None

Land Use Contract: None

Special Restrictions: None

Zoning: R-48: [Harris Green 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

**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

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## Property Report

### General Property Information

**Civic Address:** 401-1090 JOHNSON ST  
**Folio:** 01522152      **LTO Number:** CA3523861      **PID:** 029-105-374  
**MHR Number:**      **Status:** Active      **Property No:** 165848  
**Legal:** LOT 28 OF LOTS 862 AND 863, VICTORIA, EPS1502

### 2023 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	285,000	0	285,000
GENERAL	1-Residential	Improvement	158,000	0	158,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>443,000</b>	<b>0</b>	<b>443,000</b>

### 2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	246,000	0	246,000
GENERAL	1-Residential	Improvement	146,000	0	146,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>392,000</b>	<b>0</b>	<b>392,000</b>

### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023	May 08, 2023	Reg	1,935.29	1	285,000	158,000	443,000	443,000
2022	May 12, 2022	Reg	1,763.56	1	246,000	146,000	392,000	392,000

### 2023 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	443,000.00	0.00003400	1.00000000	14.88

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
CAPITAL REGIONAL HOSPITAL DISTRICT	1	443,000.00	0.00012600	1.00000000	55.73
GENERAL	1	443,000.00	0.00174700	1.00000000	773.83
MUNICIPAL - DEBT	1	443,000.00	0.00007900	1.00000000	35.17
MUNICIPAL - POLICE	1	443,000.00	0.00098500	1.00000000	436.22
MUNICIPAL FINANCE AUTHORITY	1	443,000.00	0.00000000	1.00000000	0.09
REGIONAL DISTRICT - OTHER	1	443,000.00	0.00019100	1.00000000	84.75
REGIONAL TRANSIT	1	443,000.00	0.00017500	1.00000000	77.44
SCHOOL - RESIDENTIAL	1	443,000.00	0.00102600	1.00000000	454.30
BOLVD - BOULEVARD TAX	1	0.65	2.50000000		1.63
SEWCN01 - SEWER FRONTAGE	1	0.47	2.65000000		1.25
<b>Notice Total:</b>					<b>1,935.29</b>

### 2022 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	392,000.00	0.00003500	1.00000000	13.68
CAPITAL REGIONAL HOSPITAL DISTRICT	1	392,000.00	0.00014200	1.00000000	55.55
GENERAL	1	392,000.00	0.00179800	1.00000000	704.62
MUNICIPAL - DEBT	1	392,000.00	0.00009400	1.00000000	36.65
MUNICIPAL - POLICE	1	392,000.00	0.00099700	1.00000000	390.98
MUNICIPAL FINANCE AUTHORITY	1	392,000.00	0.00000000	1.00000000	0.08
REGIONAL DISTRICT - OTHER	1	392,000.00	0.00020700	1.00000000	81.07
REGIONAL TRANSIT	1	392,000.00	0.00016200	1.00000000	63.35
SCHOOL - RESIDENTIAL	1	392,000.00	0.00105800	1.00000000	414.70
BOLVD - BOULEVARD TAX	1	0.65	2.50000000		1.63
SEWCN01 - SEWER FRONTAGE	1	0.47	2.65000000		1.25
<b>Notice Total:</b>					<b>1,763.56</b>

### Property Tax Comparison

Taxes	2023	2022	Difference	Percentage Changed
Gross Taxes	1,935.29	1,763.56	171.73	9.74
Gen. Assess: Class 1: Land	285,000.00	246,000.00	39,000.00	15.85
Gen. Assess: Class 1: Improvements	158,000.00	146,000.00	12,000.00	8.22
Gen. Assess: Class 1: Net	443,000.00	392,000.00	51,000.00	13.01

Taxes	2023	2022	Difference	Percentage Changed
Tax Levy: BC ASSESSMENT	14.88	13.68	1.20	8.77
Tax Levy: CAPITAL REGIONAL HOSPITAL DIST	55.73	55.55	0.18	0.32
Tax Levy: GENERAL	773.83	704.62	69.21	9.82
Tax Levy: MUNICIPAL - DEBT	35.17	36.65	-1.48	-4.04
Tax Levy: MUNICIPAL - POLICE	436.22	390.98	45.24	11.57
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.09	0.08	0.01	12.50
Tax Levy: REGIONAL DISTRICT - OTHER	84.75	81.07	3.68	4.54
Tax Levy: REGIONAL TRANSIT	77.44	63.35	14.09	22.24
Tax Levy: SCHOOL - RESIDENTIAL	454.30	414.70	39.60	9.55
Local Imp: BOLVD - BOULEVARD TAX	1.63	1.63	0.00	0.00
Local Imp: SEWCN01 - SEWER FRONTAGE	1.25	1.25	0.00	0.00

#### Local Improvement Bylaw: SEWCN01 - SEWER FRONTAGE

<b>Status:</b>	ACTIVE
<b>2023 Payment:</b>	1.25
<b>Started On:</b>	Jul 02, 2004
<b>Based On:</b>	PARCEL - PARCEL CHARGE OF 0.47000000 UNITS
<b>Ends On:</b>	

#### Local Improvement Bylaw: BOLVD - BOULEVARD TAX

<b>Status:</b>	ACTIVE
<b>2023 Payment:</b>	1.63
<b>Started On:</b>	Jul 02, 2002
<b>Based On:</b>	PARCEL - PARCEL CHARGE OF 0.65000000 UNITS
<b>Ends On:</b>	

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

<b>Civic Address:</b>	401 1090 JOHNSON ST		
<b>Folio:</b>	01522152	<b>Property Number:</b>	165848
<b>Legal:</b>	LOT 28 OF LOTS 862 AND 863, VICTORIA, EPS1502		
<b>Zone:</b>	R-48		
<b>PID:</b>	029-105-374		

There are no permits for this property.

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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.



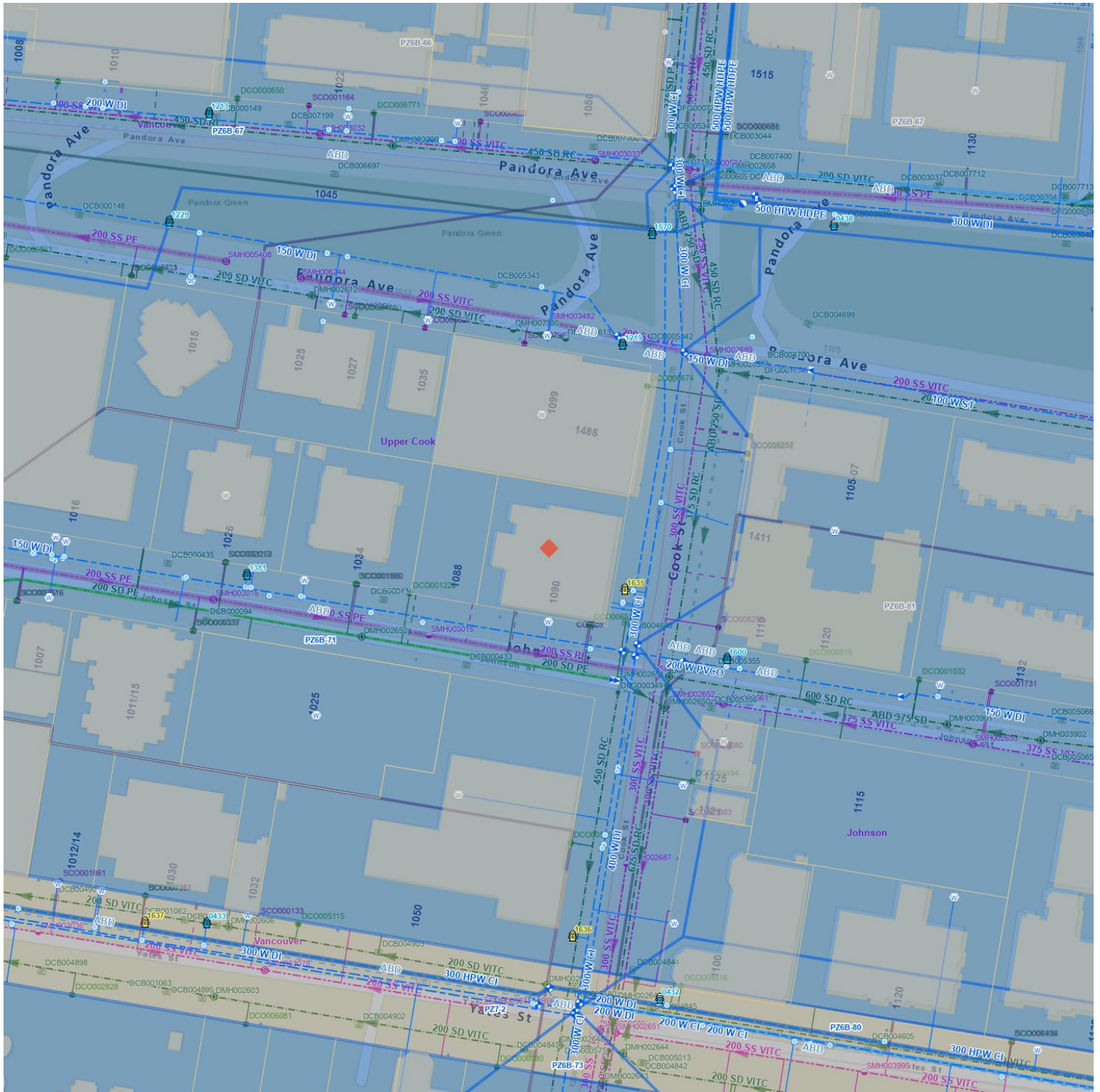
## Development Applications



### 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

- 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>

- 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

- 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

- 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

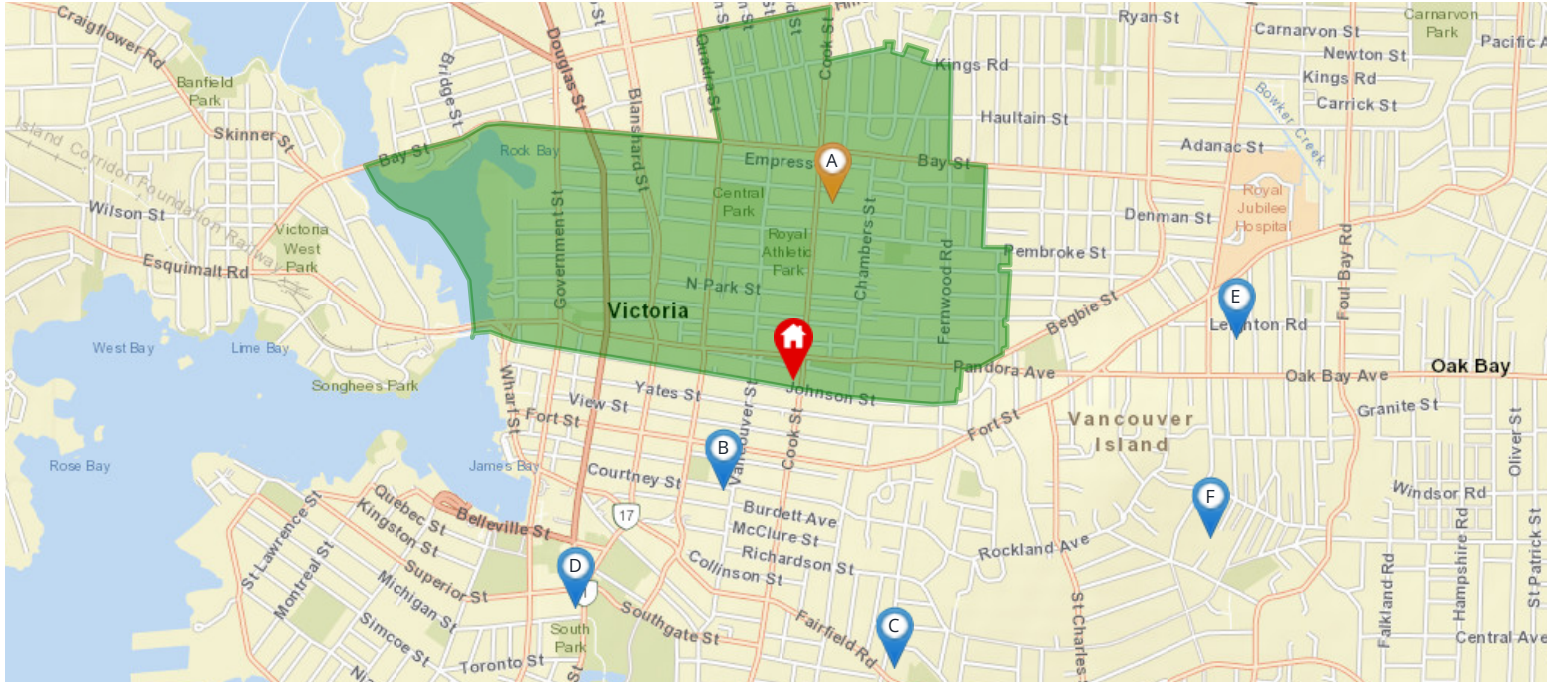
- All Victoria Streets
- Sewer Catchment Areas
- <all other values>
- <all other values>
- Sewer Flow Arrows - Gravity Mains
- Abandoned
- Combined Manhole
- <all other values>
- Abandoned
- Abandoned
- Abandoned
- Abandoned
- Storm Drain Fittings

- Storm Drain Flow Arrows - Pressurized 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>

- 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)

## Nearest Schools

### Nearby Elementary Schools

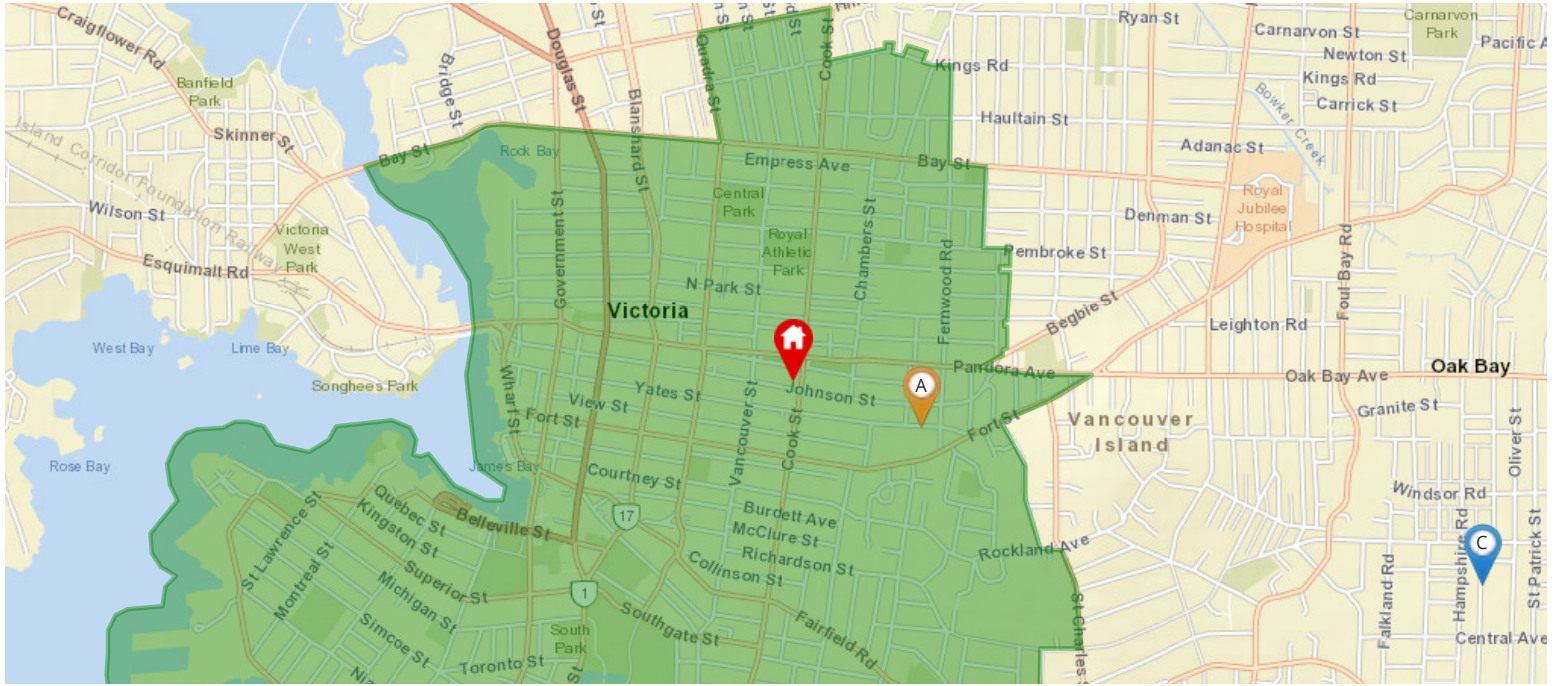


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **George Jay Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">George Jay</a>	K - 5	<a href="#">SD 61</a>	Victoria		11 mins	0.9 km	2 mins	11 mins
B <a href="#">Christ Church Cathedral</a>	K - 8	Independent	Victoria		9 mins	0.7 km	2 mins	9 mins
C <a href="#">Sir James Douglas</a>	K - 5	<a href="#">SD 61</a>	Victoria		19 mins	1.5 km	4 mins	19 mins
D <a href="#">South Park</a>	K - 5	<a href="#">SD 61</a>	Victoria		22 mins	1.7 km	5 mins	13 mins
E <a href="#">Sundance-Bank Elementary</a>	K - 5	<a href="#">SD 61</a>	Victoria	Opens September 2021	26 mins	2.0 km	5 mins	10 mins
F <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (PYP & MYP)	32 mins	2.5 km	5 mins	16 mins

## Nearby Middle Schools

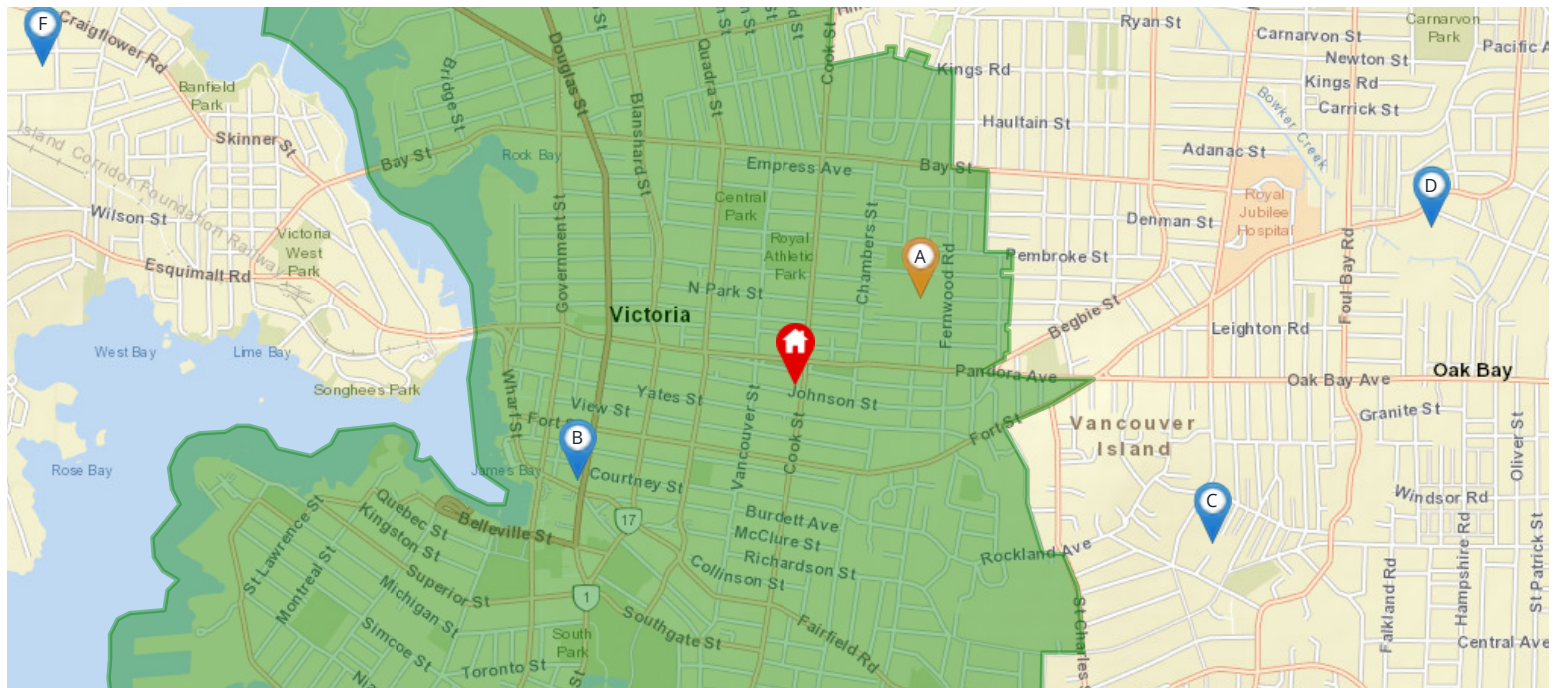


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Middle School Catchment: Central Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Central Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		9 mins	0.7 km	2 mins	6 mins
B <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		45 mins	3.5 km	7 mins	20 mins
C <a href="#">Monterey Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		46 mins	3.7 km	8 mins	23 mins
D <a href="#">Rockheights</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 2 mins	4.8 km	14 mins	35 mins
E <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 5 mins	5.0 km	10 mins	28 mins
F <a href="#">Colquitz Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 12 mins	5.7 km	13 mins	33 mins

## Nearby Secondary Schools

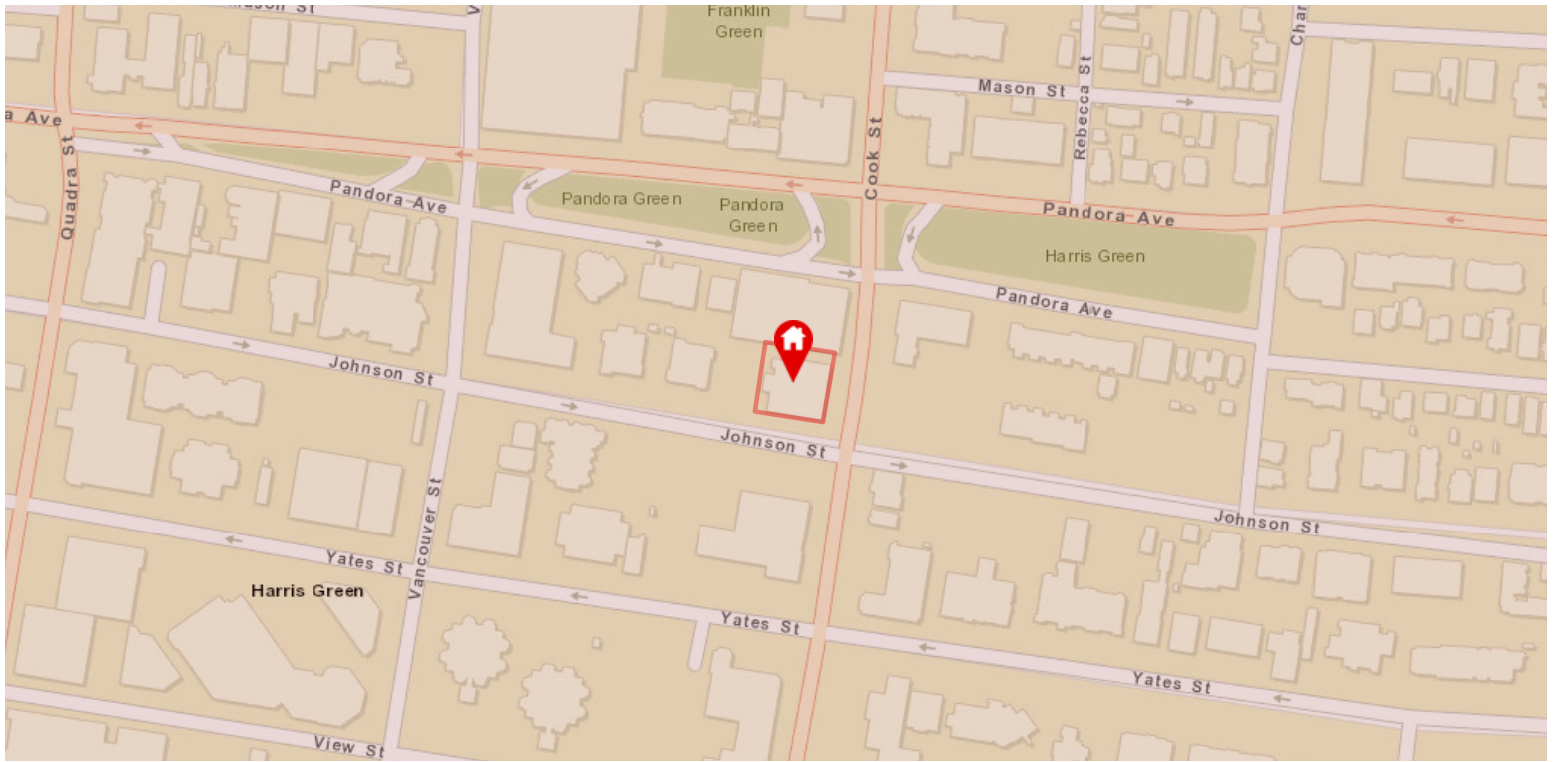


Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Victoria High** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Victoria High</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	11 mins	0.9 km	3 mins	9 mins
B <a href="#">Pacific School of Innovation and Inquiry</a>	8 - 12	Independent	Victoria	Independent School	16 mins	1.3 km	5 mins	10 mins
C <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (DP)	32 mins	2.5 km	5 mins	16 mins
D <a href="#">Oak Bay</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	37 mins	3.0 km	7 mins	15 mins
E <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	53 mins	4.1 km	8 mins	20 mins
F <a href="#">Esquimalt</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	51 mins	4.0 km	11 mins	25 mins

## Municipal Boundaries



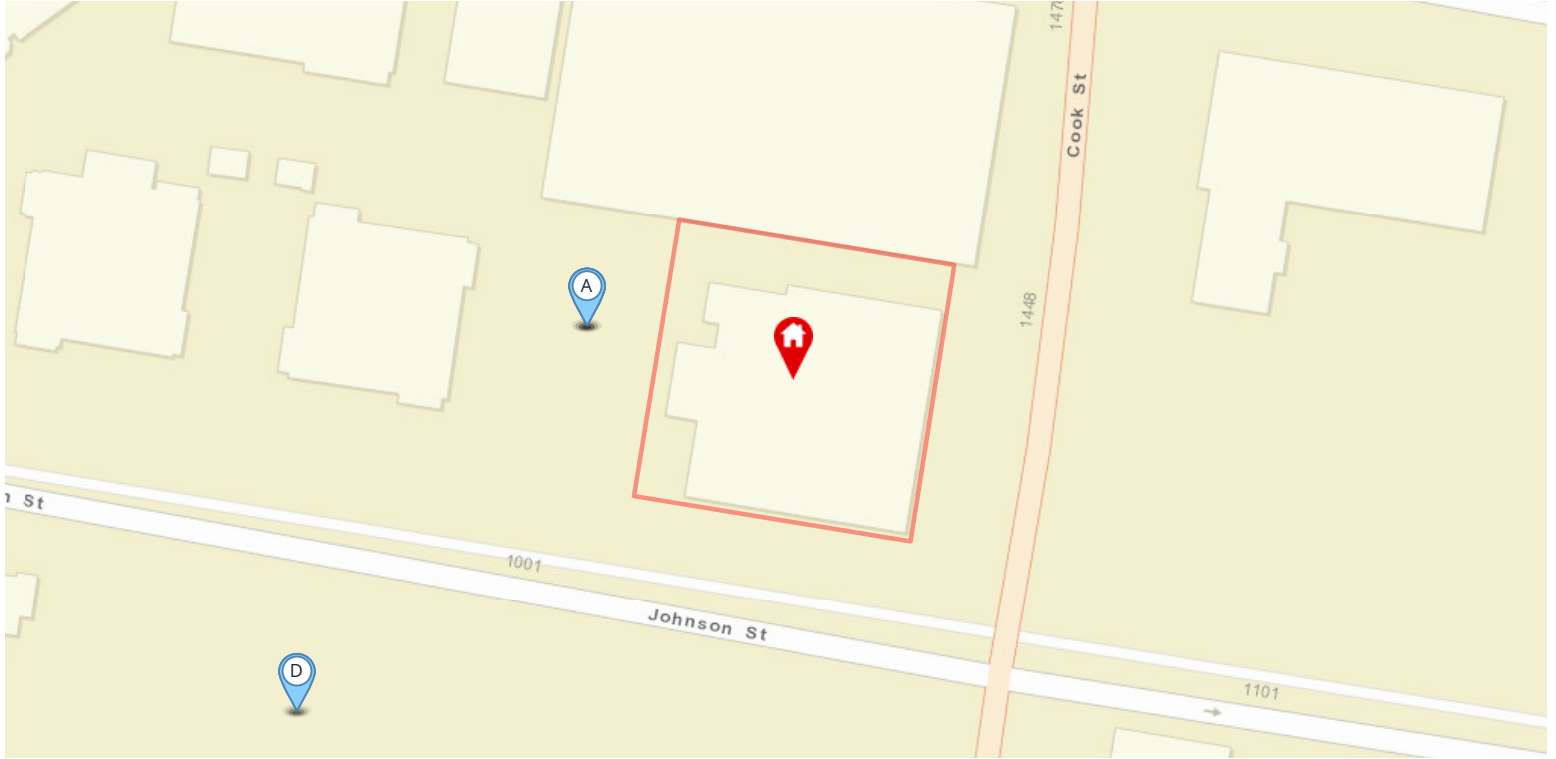
### Subject Property Designations:

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	<p>Status: COMPLETED            Folder Number: DPM00362            Type: PL-DEVELOPMENT PERMIT MINOR            Subject: 1088 Johnson Street            Purpose: The proposal is to change the mullion pattern slightly and create an enclosure for the natural gas equipment.            Date: 2015-08-27 00:00:00</p>
B	<p>Status: COMPLETED            Folder Number: DP000498            Type: PL-DEVELOPMENT PERMIT            Subject: 1088 Johnson Street            Purpose: The City is considering a Development Permit application to construct a 10 storey building with commercial use on the ground floor and residential above. The proposal complies with zoning.            Date: 2017-03-21 00:00:00</p>
C	<p>Status: COMPLETED            Folder Number: DP000576            Type: PL-DEVELOPMENT PERMIT            Subject: 1088 Johnson Street            Purpose: APPROVED BY COUNCIL OCTOBER 15, 2020 The City is considering renewal of a Development Permit application to construct a 10-storey building with commercial use on the ground floor and residential above.            Date: 2020-06-04 00:00:00</p>
D	<p>Status: COMPLETED            Folder Number: DP000536            Type: PL-DEVELOPMENT PERMIT            Subject: 1025-1031 Johnson Street and 1050 Yates Street            Purpose: APPROVED BY COUNCIL OCTOBER 24, 2019 NOTE: SEE CONCURRENT REZONING APPLICATION # REZ00660 FOR PROJECT DETAILS, The</p>

**Label Details**

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City is considering a Development Permit application for a master-planned community that incorporates mixed housing, commercial and retail space, along with a new public safety facility (Fire Hall No.1). The proposal requires an amendment to the Official Community Plan. (Phase 1).

Date: 2018-09-17 00:00:00

E Status: COMPLETED

Folder Number: REZ00660

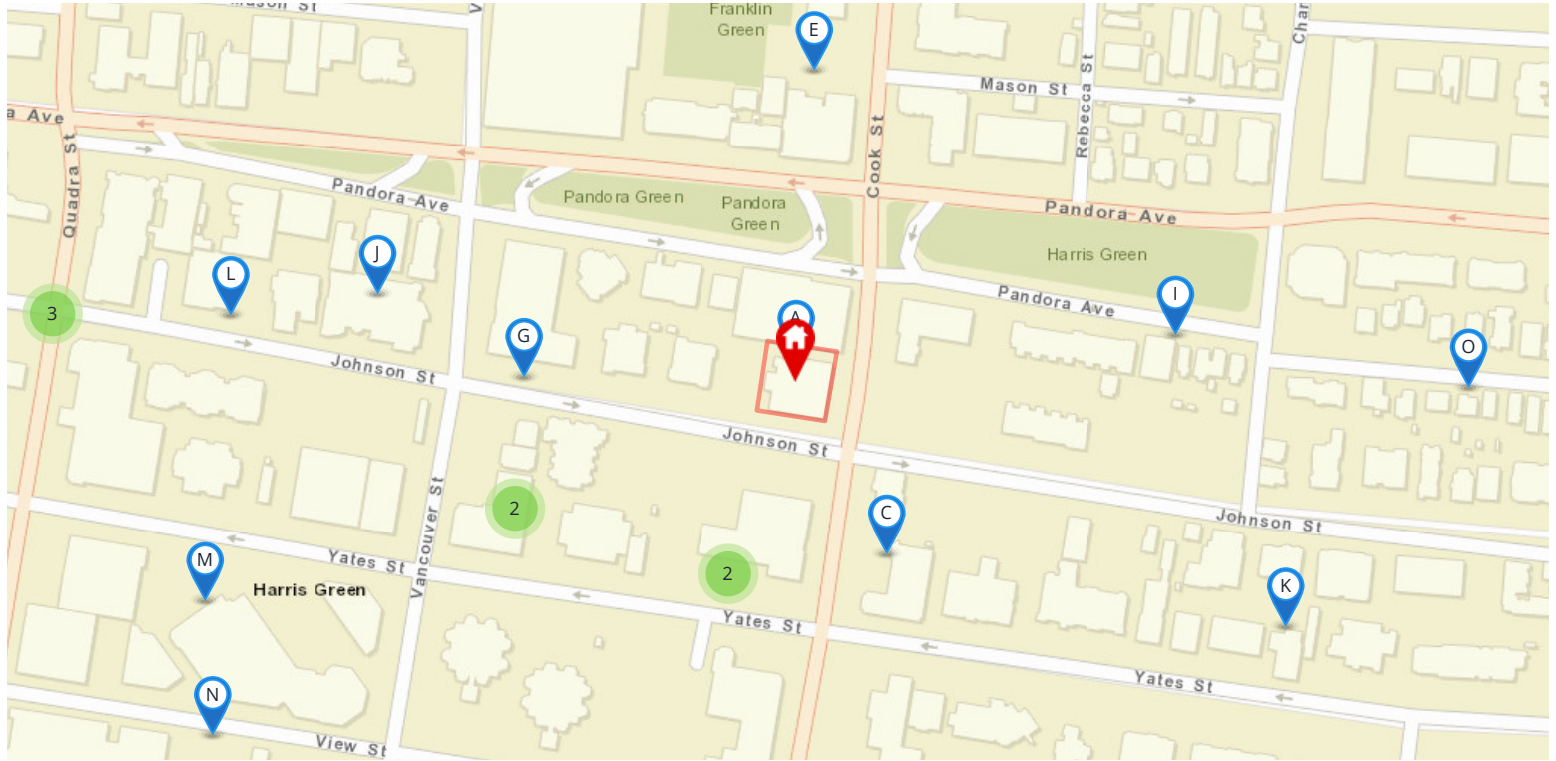
Type: PL-REZONING

Subject: 1025 -1031 Johnson Street and 1050 Yates Street

Purpose: APPROVED BY COUNCIL OCTOBER 24, 2019 The City is considering a Rezoning Application to increase the density and add residential uses for a phased development that includes four development areas with four main buildings (12 storeys, 14 storeys 15, storeys and 17 storeys). Mixed housing, commercial and retail space, a public plaza and a new post disaster building (Fire Hall No.1) are proposed. The proposal requires an amendment to the Official Community Plan. This application is concurrent with Development Permit #00536 (Phase 1).

Date: 2018-09-17 00:00:00

## BC Contaminated Sites

**Subject Property Contaminated Site:**

Address: 1048 JOHNSON STREET, VICTORIA

Common Name: 1048 JOHNSON STREET

Site ID: 12624

Env Remediation Site ID: 65313008

Regional File No: -

Victoria File No: 26250-20/12624

Description: -

[Go to BC Contaminated Sites Registry](#)

**Layer Legend:**

Label Details

- | Label | Details  |
|-------|--|
| A     | <p>Address: 1048 JOHNSON STREET, VICTORIA</p> <p>Common Name: 1048 JOHNSON STREET</p> <p>Site ID: 12624</p> <p>Env Remediation Site ID: 65313008</p> <p>Regional File No: -</p> <p>Victoria File No: 26250-20/12624</p> <p>Description: -</p> <p><a href="#">Go to BC Contaminated Sites Registry</a></p>  |
| B     | <p>Address: 1050 YATES STREET, VICTORIA</p> <p>Common Name: 1050 YATES STREET, VICTORIA</p> <p>Site ID: 21979</p> <p>Env Remediation Site ID: 65301637</p> <p>Regional File No: -</p> <p>Victoria File No: 26250-20/21979</p> <p>Description: LAT/LONG VERIFIED USING GOOGLE EARTH ON OCTOBER 3, 2018.</p> <p><a href="#">Go to BC Contaminated Sites Registry</a></p> |



- C Address: 1100 YATES STREET, VICTORIA, VICTORIA  
Common Name: 1100 YATES STREET, VICTORIA, VICTORIA  
Site ID: 23233  
Env Remediation Site ID: 65299691  
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](#)
- D 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: 65296245  
Regional File No: 26250-20/26122  
Victoria File No: 26250-20/26122  
Description: LAT/LONG VERIFIED ON IMAP  
[Go to BC Contaminated Sites Registry](#)
- E Address: 1050 PANDORA AVENUE, VICTORIA  
Common Name: 1050 PANDORA AVENUE  
Site ID: 27517  
Env Remediation Site ID: 65296207  
Regional File No: 26250-20/27517  
Victoria File No: 26250-20/27517  
Description: LAT/LONG PROVIDED IN NIR, VERIFIED IN IMAPBC.  
[Go to BC Contaminated Sites Registry](#)
- F Address: 1012 AND 1014 YATES STREET, VICTORIA  
Common Name: 1012 AND 1014 YATES STREET, VICTORIA  
Site ID: 9897  
Env Remediation Site ID: 65311062  
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](#)
- G Address: 1011 JOHNSON STREET, VICTORIA  
Common Name: U F DEVELOPMENTS LTD  
Site ID: 5264  
Env Remediation Site ID: 65306589  
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](#)
- H Address: 1006/1010 YATES STREET, VICTORIA  
Common Name: 1006/1010 YATES STREET, VICTORIA  
Site ID: 15593  
Env Remediation Site ID: 65312642  
Regional File No: -  
Victoria File No: 26250-20/15593  
Description: LOCATION CONFIRMED USING ICIS - SEPT 13, 2013  
[Go to BC Contaminated Sites Registry](#)
- I Address: 1143 PANDORA AVENUE, VICTORIA  
Common Name: 1143 PANDORA AVENUE, VICTORIA  
Site ID: 14895  
Env Remediation Site ID: 65289077  
Regional File No: -  
Victoria File No: 26250-20/14895  
Description: -  
[Go to BC Contaminated Sites Registry](#)
- J Address: 1400 VANCOUVER STREET AND 952 JOHNSON STREET, VICTORIA  
Common Name: 1400 VANCOUVER STREET AND 952 JOHNSON ST  
Site ID: 23197  
Env Remediation Site ID: 65300075

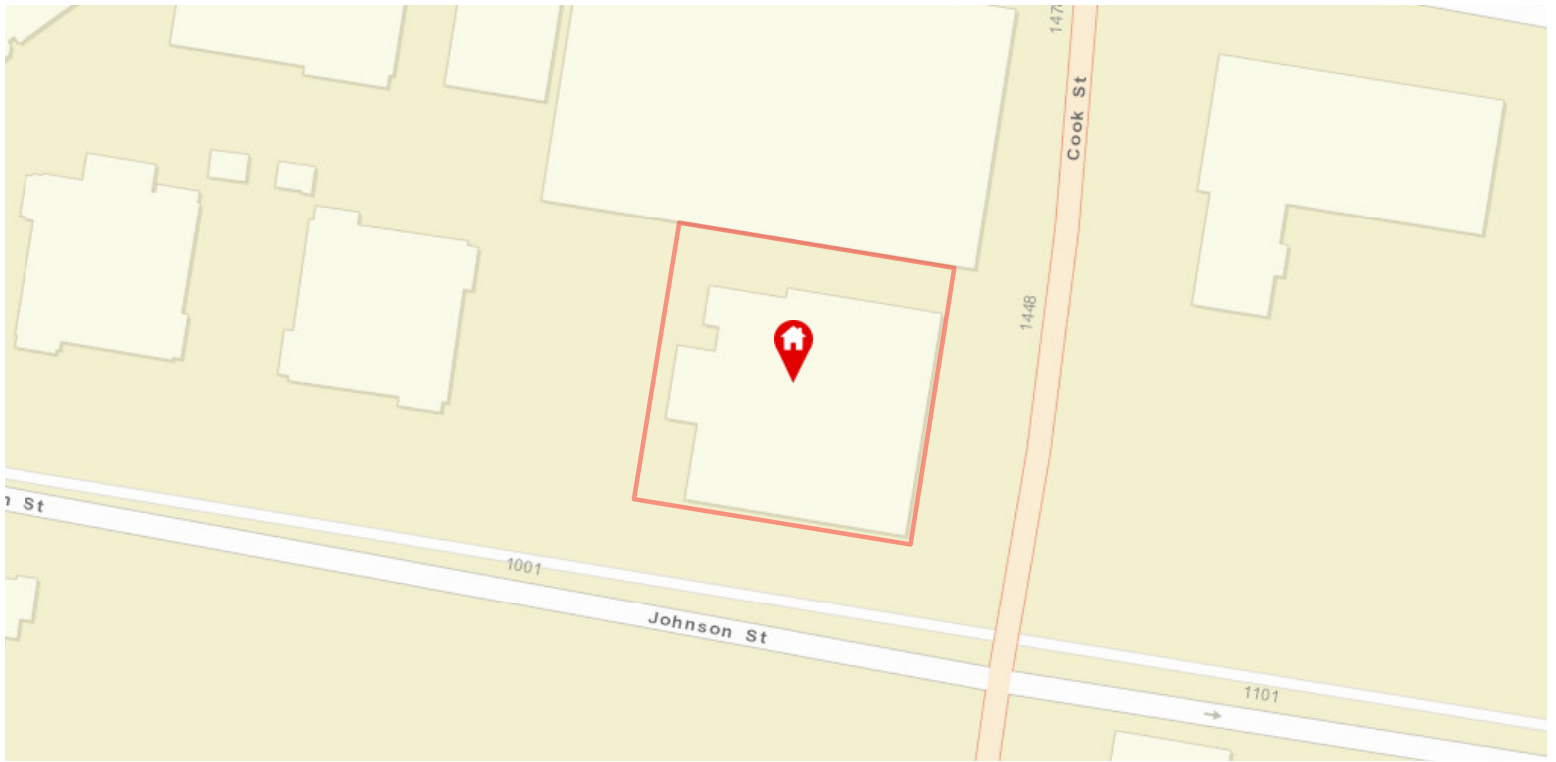
**Label Details**

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- Regional File No: -  
Victoria File No: 26250-20/23197  
Description: LAT/LONG VERIFIED USING GOOGLE EARTH  
[Go to BC Contaminated Sites Registry](#)
- K Address: 1176 YATES STREET, VICTORIA  
Common Name: 1176 YATES STREET VICTORIA BC  
Site ID: 26541  
Env Remediation Site ID: 65292584  
Regional File No: 26250-20/26541  
Victoria File No: 26250-20/26541  
Description: LAT/LONG CONFIRMED ON FROM VERIFIED IN IMAP  
[Go to BC Contaminated Sites Registry](#)
- L Address: 932-940 JOHNSON STREET, VICTORIA  
Common Name: 932-940 JOHNSON STREET, VICTORIA  
Site ID: 8489  
Env Remediation Site ID: 65309837  
Regional File No: -  
Victoria File No: 26250-20/8489  
Description: SITE CREATED BY SITE PROFILE, ENTERED 2003-09-24  
[Go to BC Contaminated Sites Registry](#)
- M Address: 903 & 911 YATES STREET, VICTORIA  
Common Name: 903 & 911 YATES STREET, VICTORIA  
Site ID: 23989  
Env Remediation Site ID: 65300491  
Regional File No: -  
Victoria File No: 26250-20/23989  
Description: LAT/LONG VERIFIED USING LTSA PARCELMAP 2020-10-22  
[Go to BC Contaminated Sites Registry](#)
- N Address: 937 VIEW STREET, VICTORIA  
Common Name: 937 VIEW STREET, VICTORIA  
Site ID: 20927  
Env Remediation Site ID: 65301021  
Regional File No: -  
Victoria File No: 26250-20/20927  
Description: LOCATION CONFIRMED USING PARCELMAP BC ON 25 AUGUST, 2017  
[Go to BC Contaminated Sites Registry](#)
- O Address: 1237 RUDLIN STREET, VICTORIA  
Common Name: 1237 RUDLIN STREET, VICTORIA  
Site ID: 21871  
Env Remediation Site ID: 65300396  
Regional File No: -  
Victoria File No: 26250-20/21871  
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA  
[Go to BC Contaminated Sites Registry](#)
- P Address: 1321 QUADRA STREET, VICTORIA  
Common Name: 1321 QUADRA STREET, VICTORIA  
Site ID: 24022  
Env Remediation Site ID: 65292295  
Regional File No: -  
Victoria File No: 26250-20/24022  
Description: SITE CREATED BY SITE PROFILE, ENTERED 2020-11-06 LOCATION PROVIDED BY CITY OF VICTORIA  
[Go to BC Contaminated Sites Registry](#)
- Q Address: 1400 QUADRA STREET & 850/852 JOHNSTON STREET, VICTORIA  
Common Name: 1400 QUADRA STREET & 850/852 JOHNSON ST  
Site ID: 7474  
Env Remediation Site ID: 65306983  
Regional File No: 26250-20/7474  
Victoria File No: 26250-20/7474  
Description: LAT/LONG VERIFIED USING GOOGLE EARTH ON JANUARY 3, 2017.  
[Go to BC Contaminated Sites Registry](#)

R Address: NORTH SIDE OF JOHNSON STREET, WEST OF QUADRA ST, VICTORIA  
Common Name: NORTH SIDE OF JOHNSON STREET, WEST OF QU  
Site ID: 19875  
Env Remediation Site ID: 65298585  
Regional File No: -  
Victoria File No: 26250-20/19875  
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND ICIS JAN 4, 2017  
[Go to BC Contaminated Sites Registry](#)

## 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