

PROPERTY REPORT

1622 PEMBROKE ST

Victoria

V8R 1W5

Canada

PID: 009-018-824

MARCH 15, 2021



Ivan Delano
personal real estate corporation

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WHEN RESULTS MATT



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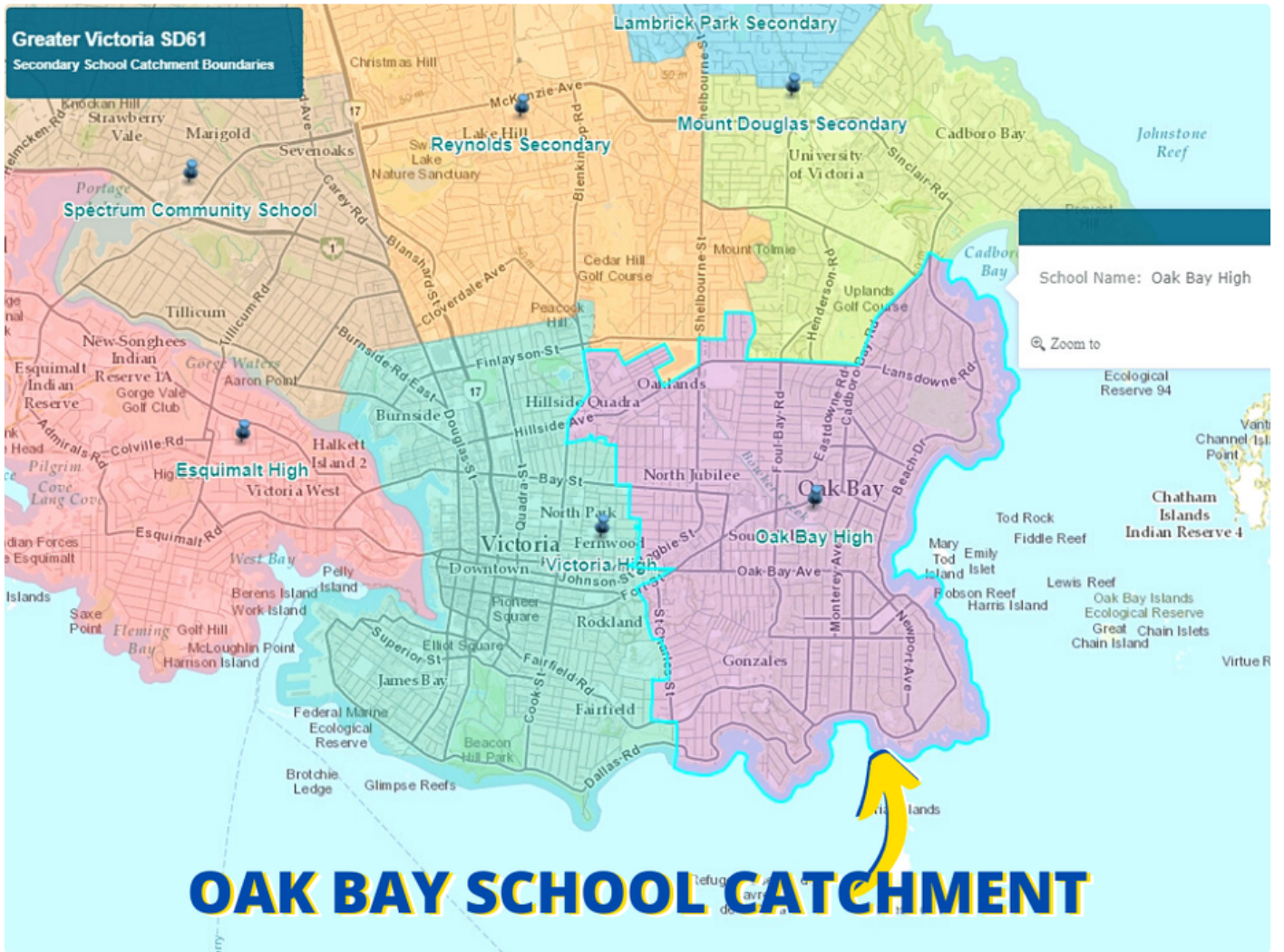
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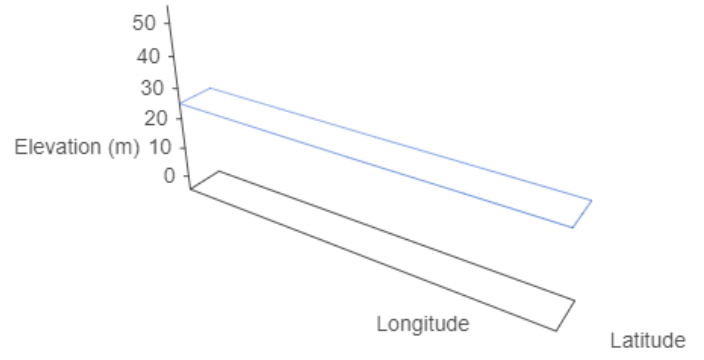
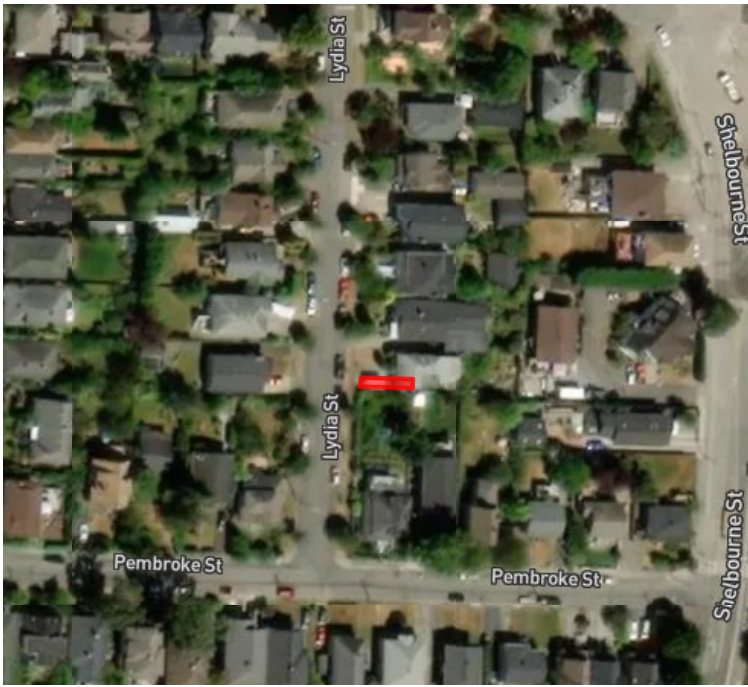
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Greater Victoria SD61
Secondary School Catchment Boundaries



OAK BAY SCHOOL CATCHMENT





Max Elevation: 25.41 m | Min Elevation: 25.06 m | Difference: 0.35 m

Property Identification & Legal Description

Address: 1622 PEMBROKE ST VICTORIA BC V8R 1W5
Jurisdiction: City of Victoria
Roll No: 7416014
PID No: 009-018-824
Neighbourhood: JUBILEE
Assessment Area: 1
PID List: 009018824,009018662
MHR No:
Legal Unique ID: A00000XJ9C
Legal Description: Lot 4, Block 2, Plan VIP509, Section 75, Victoria Land District, THE SOUTHERLY 7 FT 11 INCHES OF THE W 45 FT OF LOT 4

2020 Municipal Taxes

Gross Taxes: \$4,485

2020 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$620,000	\$257,000	\$877,000
	Gross Value:	\$620,000	\$257,000	\$877,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$620,000	\$257,000	\$877,000
SCHOOL:				
	Gross Value:	\$620,000	\$257,000	\$877,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$620,000	\$257,000	\$877,000
BC TRANSIT:				
	Gross Value:	\$620,000	\$257,000	\$877,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$620,000	\$257,000	\$877,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2003-08-27	\$287,000	EV97991	Improved Single Property Transaction
1993-06-29	\$233,000	EG80736	Improved Single Property Transaction

Other Property Information

Lot SqFt: 6,525
Lot Acres: 0.15
Tenure: Crown-Granted
School District: Greater Victoria
Vacant Flag: No
BC Transit Flag: Yes
Police Tax Flag:
Farm No:
Actual Use: Residential Dwelling with Suite
Manual Class:
Man Class % Dev:
Reg District: Capital
Reg Hosp Dist: Capital
Mgd Forest No:
DB Last Modified: 2020-03-19
Rec Last Modified: 2020-03-19

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2019	\$933,000	\$4,726
2018	\$909,000	\$4,793
2017	\$820,000	\$4,820
2016	\$594,000	\$4,120
2015	\$592,000	\$4,274
2014	\$568,000	\$4,147
2013	\$572,000	\$3,996
2012	\$581,000	\$3,836
2011	\$592,000	\$3,783
2010	\$610,000	\$3,898
2009	\$536,000	\$3,362
2008	\$536,000	\$3,231
2007	\$487,000	\$3,109

2006	\$431,000	\$3,100
2005	\$377,000	\$3,055
2004	\$311,000	\$2,907
2003	\$272,000	\$2,756
2002	\$240,000	\$2,562
2001	\$238,000	\$2,482

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.

1622 PEMBROKE ST

3/16/20213/16/2021



PID: 009-018-662

Legal Type: LAND

Plan Number: VIP509

Folio: 07416014

Lot Number: 1&4

Legal Description: LOT 1 BLOCK 2 PLAN 509 SECTION 75 VICTORIA & SW PT LOT 4 .

BC Assessment Actual Use: 032 SINGLE FAMILY DWELLING WITH BASEMENT SUITE

Extra PIDs listed on this parcel: 009-018-824

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2021	GENERAL	\$663,000	\$263,000	\$926,000	\$0	None
2020	GENERAL	\$620,000	\$257,000	\$877,000	\$0	\$4,485
2019	GENERAL	\$653,000	\$280,000	\$933,000	\$0	\$4,726

PLANNING INFORMATION

Neighbourhood: FERNWOOD

Area Planner: JIM HANDY 250.361.0523

Councillor Liaison: [SHARMARKE DUBOW](#) 250.361.0223

Development Permit Area: DPA 16 - GENERAL FORM AND CHARACTER

Heritage Status: None

Land Use Contract: None

Special Restrictions: None

Garbage Zone: [5 B](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
S		LINEN: 0.9M E/W	
Storm Drain		19.5M.N OF S.	DLL008489

Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
137731	36106896	0.62	RES-SGLE FAMILY	1622 PEMBROKE	LYDIA OPP L OF BCK WNDW

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: 1622 PEMBROKE ST
Folio: 07416014
Property Number: 112581
PID: 009-018-662
Legal: LOT 1 BLOCK 2 PLAN 509 SECTION 75 VICTORIA & SW PT LOT 4 .
Zone: R1-B

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	663,000	0	663,000
GENERAL	1 - Residential	Improvement	263,000	0	263,000
GENERAL	1 - Residential	Total	926,000	0	926,000
<hr/>					
SCHOOL	1 - Residential	Land	663,000	0	663,000
SCHOOL	1 - Residential	Improvement	263,000	0	263,000
SCHOOL	1 - Residential	Total	926,000	0	926,000
<hr/>					
TRANSIT	1 - Residential	Land	663,000	0	663,000
TRANSIT	1 - Residential	Improvement	263,000	0	263,000
TRANSIT	1 - Residential	Total	926,000	0	926,000
<hr/>					
HOSPITAL	1 - Residential	Land	663,000	0	663,000
HOSPITAL	1 - Residential	Improvement	263,000	0	263,000
HOSPITAL	1 - Residential	Total	926,000	0	926,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	620,000	0	620,000

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Improvement	257,000	0	257,000
GENERAL	1 - Residential	Total	877,000	0	877,000
<hr/>					
SCHOOL	1 - Residential	Land	620,000	0	620,000
SCHOOL	1 - Residential	Improvement	257,000	0	257,000
SCHOOL	1 - Residential	Total	877,000	0	877,000
<hr/>					
TRANSIT	1 - Residential	Land	620,000	0	620,000
TRANSIT	1 - Residential	Improvement	257,000	0	257,000
TRANSIT	1 - Residential	Total	877,000	0	877,000
<hr/>					
HOSPITAL	1 - Residential	Land	620,000	0	620,000
HOSPITAL	1 - Residential	Improvement	257,000	0	257,000
HOSPITAL	1 - Residential	Total	877,000	0	877,000

2019 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	653,000	0	653,000
GENERAL	1 - Residential	Improvement	280,000	0	280,000
GENERAL	1 - Residential	Total	933,000	0	933,000
<hr/>					
SCHOOL	1 - Residential	Land	653,000	0	653,000
SCHOOL	1 - Residential	Improvement	280,000	0	280,000
SCHOOL	1 - Residential	Total	933,000	0	933,000
<hr/>					
TRANSIT	1 - Residential	Land	653,000	0	653,000
TRANSIT	1 - Residential	Improvement	280,000	0	280,000
TRANSIT	1 - Residential	Total	933,000	0	933,000
<hr/>					
HOSPITAL	1 - Residential	Land	653,000	0	653,000
HOSPITAL	1 - Residential	Improvement	280,000	0	280,000

Value Set	Assessment Class		Gross	Exempt	Net
HOSPITAL	1 - Residential	Total	933,000	0	933,000

2018 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	624,000	0	624,000
GENERAL	1 - Residential	Improvement	285,000	0	285,000
GENERAL	1 - Residential	Total	909,000	0	909,000
<hr/>					
SCHOOL	1 - Residential	Land	624,000	0	624,000
SCHOOL	1 - Residential	Improvement	285,000	0	285,000
SCHOOL	1 - Residential	Total	909,000	0	909,000
<hr/>					
TRANSIT	1 - Residential	Land	624,000	0	624,000
TRANSIT	1 - Residential	Improvement	285,000	0	285,000
TRANSIT	1 - Residential	Total	909,000	0	909,000
<hr/>					
HOSPITAL	1 - Residential	Land	624,000	0	624,000
HOSPITAL	1 - Residential	Improvement	285,000	0	285,000
HOSPITAL	1 - Residential	Total	909,000	0	909,000

2017 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	531,000	0	531,000
GENERAL	1 - Residential	Improvement	289,000	0	289,000
GENERAL	1 - Residential	Total	820,000	0	820,000
<hr/>					
SCHOOL	1 - Residential	Land	531,000	0	531,000
SCHOOL	1 - Residential	Improvement	289,000	0	289,000
SCHOOL	1 - Residential	Total	820,000	0	820,000

Value Set	Assessment Class		Gross	Exempt	Net
TRANSIT	1 - Residential	Land	531,000	0	531,000
TRANSIT	1 - Residential	Improvement	289,000	0	289,000
TRANSIT	1 - Residential	Total	820,000	0	820,000
<hr/>					
HOSPITAL	1 - Residential	Land	531,000	0	531,000
HOSPITAL	1 - Residential	Improvement	289,000	0	289,000
HOSPITAL	1 - Residential	Total	820,000	0	820,000

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2021	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	663,000	1-Residential	263,000
<hr/>					
2020	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	620,000	1-Residential	257,000
<hr/>					
2019	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	653,000	1-Residential	280,000
<hr/>					
2018	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	624,000	1-Residential	285,000
<hr/>					
2017	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	531,000	1-Residential	289,000

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:	1622 PEMBROKE ST	LTO Number:	EV97992	PID:	009-018-662
Folio:	07416014	Status:	Active	Property No:	112581
MHR Number:					
Legal:	LOT 1 BLOCK 2 PLAN 509 SECTION 75 VICTORIA & SW PT LOT 4 .				

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	663,000	0	663,000
GENERAL	1-Residential	Improvement	263,000	0	263,000
GENERAL	1-Residential	Total	926,000	0	926,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	620,000	0	620,000
GENERAL	1-Residential	Improvement	257,000	0	257,000
GENERAL	1-Residential	Total	877,000	0	877,000

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021		Reg	0.00	1	663,000	263,000	926,000	926,000
2020	May 28, 2020	Reg	4,484.56	1	620,000	257,000	877,000	877,000

2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	877,000.00	0.00004300	1.00000000	37.36
CAPITAL REGIONAL HOSPITAL DISTRICT	1	877,000.00	0.00019600	1.00000000	172.07
GENERAL	1	877,000.00	0.00192600	1.00000000	1,689.37
MUNICIPAL - DEBT	1	877,000.00	0.00010900	1.00000000	95.68
MUNICIPAL - POLICE	1	877,000.00	0.00108000	1.00000000	946.98
MUNICIPAL FINANCE AUTHORITY	1	877,000.00	0.00000000	1.00000000	0.18
REGIONAL DISTRICT - OTHER	1	877,000.00	0.00023300	1.00000000	204.25
REGIONAL TRANSIT	1	877,000.00	0.00018400	1.00000000	161.28
SCHOOL - RESIDENTIAL	1	877,000.00	0.00127100	1.00000000	1,114.40

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
SEWCN07 - SEWER FRONTAGE	1	23.77	2.65000000		62.99
Notice Total:					4,484.56

Property Tax Comparison

Taxes	2020	2019	Difference	Percentage Changed
Gross Taxes	4,484.56	4,726.31	-241.75	-5.11
Gen. Assess: Class 1: Land	620,000.00	653,000.00	-33,000.00	-5.05
Gen. Assess: Class 1: Improvements	257,000.00	280,000.00	-23,000.00	-8.21
Gen. Assess: Class 1: Net	877,000.00	933,000.00	-56,000.00	-6.00
Tax Levy: BC ASSESSMENT	37.36	36.29	1.07	2.95
Tax Levy: CAPITAL REGIONAL HOSPITAL DIST	172.07	197.05	-24.98	-12.68
Tax Levy: GENERAL	1,689.37	1,840.90	-151.53	-8.23
Tax Levy: MUNICIPAL - DEBT	95.68	101.14	-5.46	-5.40
Tax Levy: MUNICIPAL - POLICE	946.98	1,002.88	-55.90	-5.57
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.18	0.19	-0.01	-5.26
Tax Levy: REGIONAL DISTRICT - OTHER	204.25	202.18	2.07	1.02
Tax Levy: REGIONAL TRANSIT	161.28	162.62	-1.34	-0.82
Tax Levy: SCHOOL - RESIDENTIAL	1,114.40	1,120.07	-5.67	-0.51
Local Imp: SEWCN07 - SEWER FRONTAGE	62.99	62.99	0.00	0.00

Local Improvement Bylaw: SEWCN07 - SEWER FRONTAGE

Status: ACTIVE
2020 Payment: 62.99
Started On: Jul 02, 2004 **Ends On:**
Based On: PARCEL - PARCEL CHARGE OF 23.77000000 UNITS

Local Improvement Bylaw: SEWCN - SEWER FRONTAGE

Status: CLOSED
Started On: Jul 02, 2002 **Ends On:**
Based On: PARCEL - PARCEL CHARGE OF 23.77000000 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.

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 Boundary | Land Use Contract | Special Restrictions |

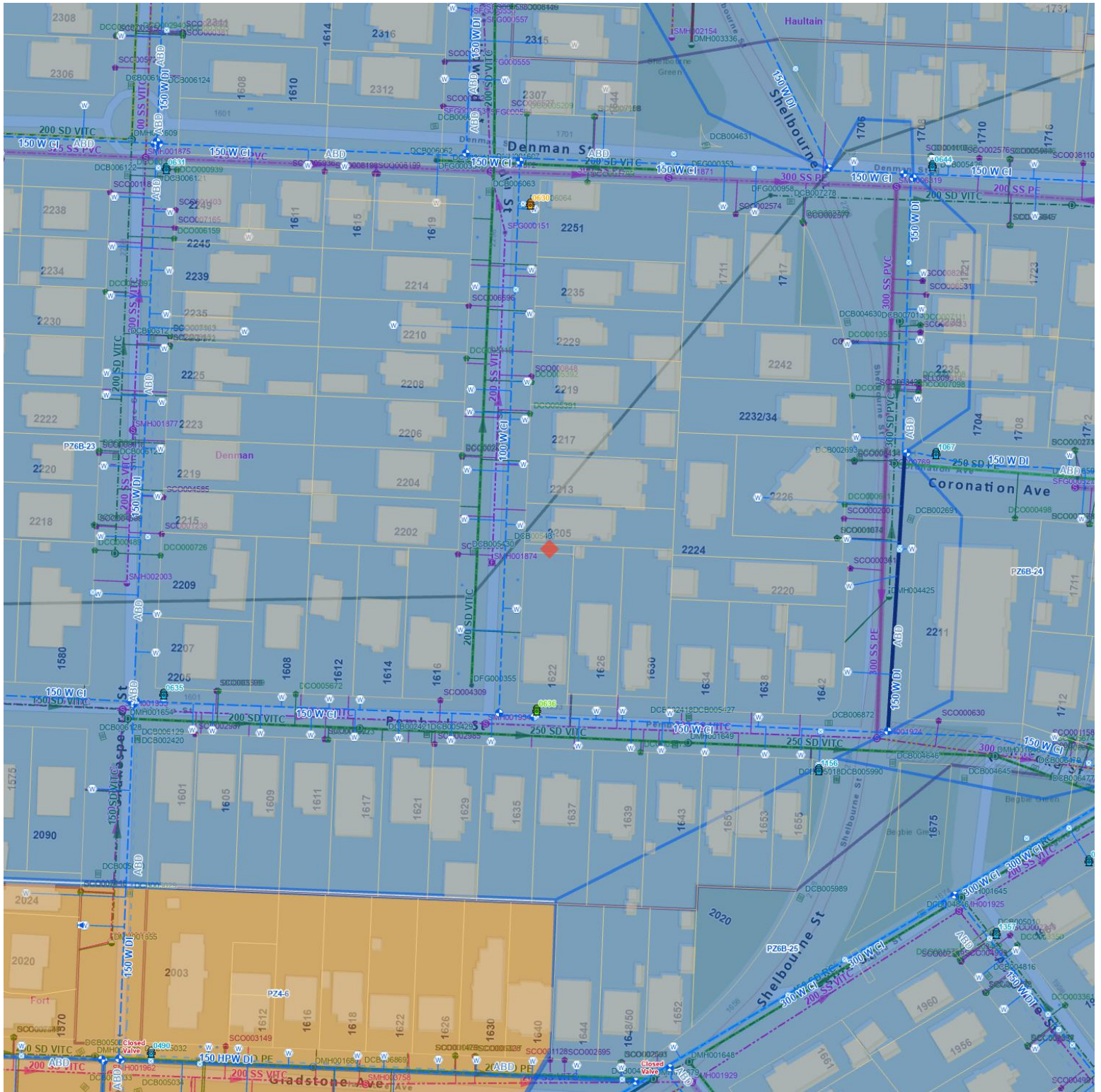
Development Applications



Legend

- | | | | |
|--------------------------------|-----------------------------|-----------------------------|----------------------------|
| World Street Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Board of Variance | Development Permit |
| DP Development Variance Permit | Heritage Alteration Permit | Heritage Designation | Rezoning |
| BV 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>
- District of Saanich
- Abandoned
- District of Saanich
- Abandoned
- 2018-2023 (Year 1-5), Repair
- 2029-2033 (Year 11-15), Repair
- Storm Drain Catchment Areas
- <all other values>

Storm Drain Flow Arrows - Gravity

- Mains
- Vent
- Overflow
- Abandoned
- Abandoned
- Capital Regional District
- Township of Esquimalt
- Storm Drain Pressurized Mains
- 2020-2024
- 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>
- Phase 4 (2021)
- 11-20 yr
- Phase 3 (2019)
- 6-10 yr
- District of Oak Bay
- City of Victoria (no highlight)
- 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
- Private
- Active
- Private
- Active
- 2018-2023 (Year 1-5), Replace
- 2029-2033 (Year 11-15), Replace
- Storm Drain Catch Basins
- Storm Drain Fittings

Storm Drain Flow Arrows - Pressurized

- Mains
- <all other values>
- Air Valve
- Active
- Active
- District of Oak Bay
- City of Victoria (no highlight)
- Abandoned
- 2025-2029
- Unregulated/Pump, Flow over 95 l/s
- Unregulated/Pump, Flow 32-62 l/s
- Water Pump Station
- Water Pump Station
- Ball
- Unknown
- Coupling
- Reducer
- Tap
- <all other values>
- Abandoned
- Water Facility
- Phase 1 (2015)
- Phase 5 (2023)
- 21-30 yr
- Phase 4 (2021)
- 11-20 yr
- District of Saanich
- 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
- Capital Regional District
- Township of Esquimalt
- Capital Regional District
- Township of Esquimalt
- Abandoned
- 2024-2028 (Year 6-10), Repair
- 2034-2038 (Year 16-20), Repair
- Abandoned
- Storm Drain Flow Arrows - Gravity

Mains

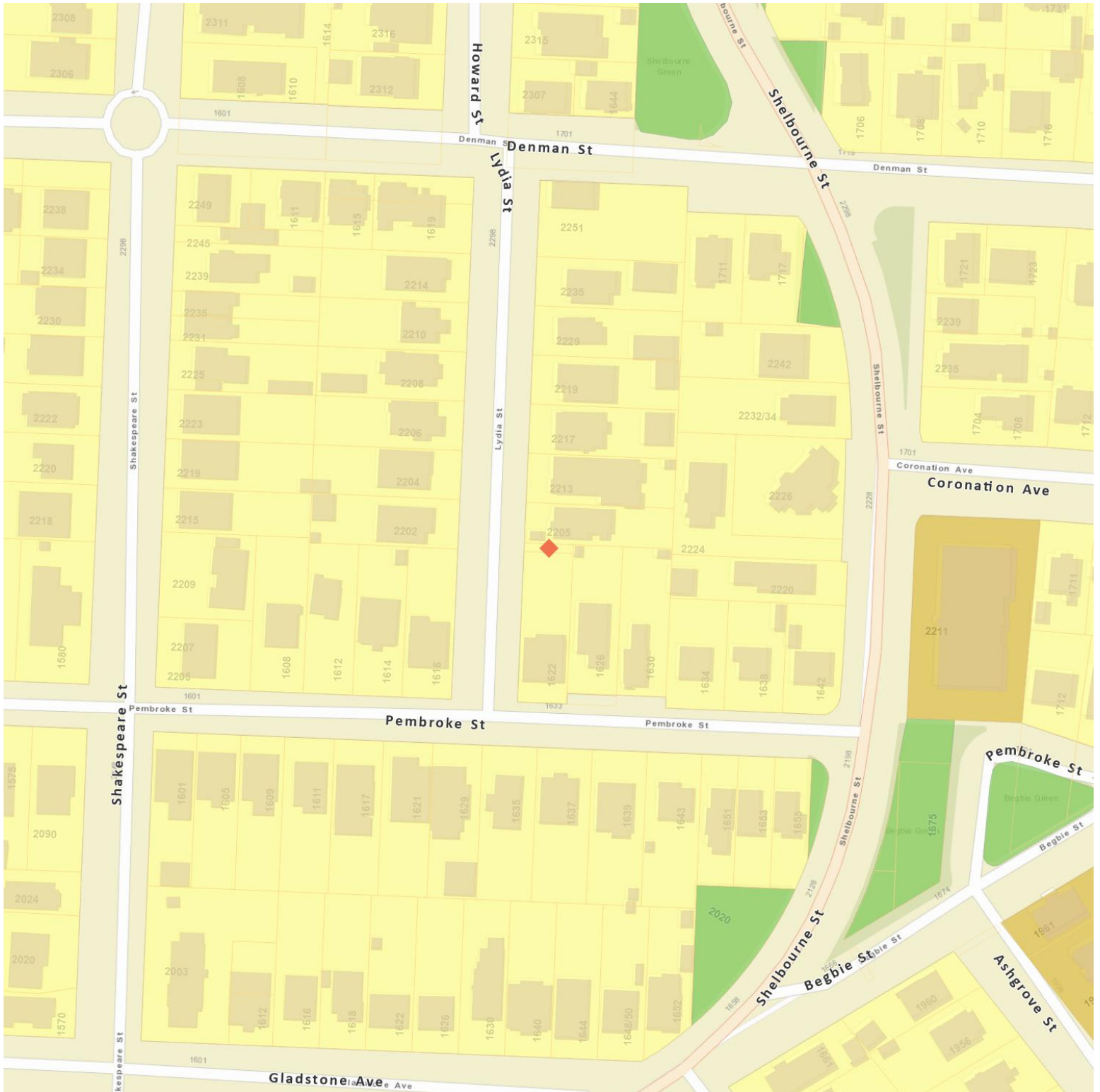
- Storm Drain Manhole Labels
- Flush Tank
- Storm Drain Manholes - Esquimalt
- Diversion
- <all other values>
- <all other values>
- District of Saanich
- Abandoned
- Active
- 2030-2034
- Regulated, Flow 63-94 l/s
- Regulated, Flow under 31 l/s
- Air Valve
- Surge Control Valve
- Butterfly
- <all other values>
- Cross
- Riser
- Tee
- Water Main Flushing
- Active
- Abandoned
- Phase 2 (2017)
- 1-5 yr
- Phase 1 (2015)
- Phase 5 (2023)
- 21-30 yr
- Private
- 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
- District of Oak Bay
- City of Victoria (no highlight)
- District of Oak Bay
- City of Victoria (no highlight)
- Active
- 2024-2028 (Year 6-10), Replace
- 2034-2038 (Year 16-20), Replace
- Active
- Storm Drain Flow Arrows - Pressurized

Mains

- Combined Manhole
- Manhole
- Outfall
- Overflow Valve
- Tidal Valve
- Storm Drain Facilities
- Storm Lined Drain Gravity Mains
- Private
- Active
- 2015-2019
- 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
- Phase 3 (2019)
- 6-10 yr
- Phase 2 (2017)
- 1-5 yr
- Capital Regional District
- Township of Esquimalt
- <all other values>
- PZ2 (92 HGL)
- PZ6A (83.5 HGL)
- Parcels (PID based)

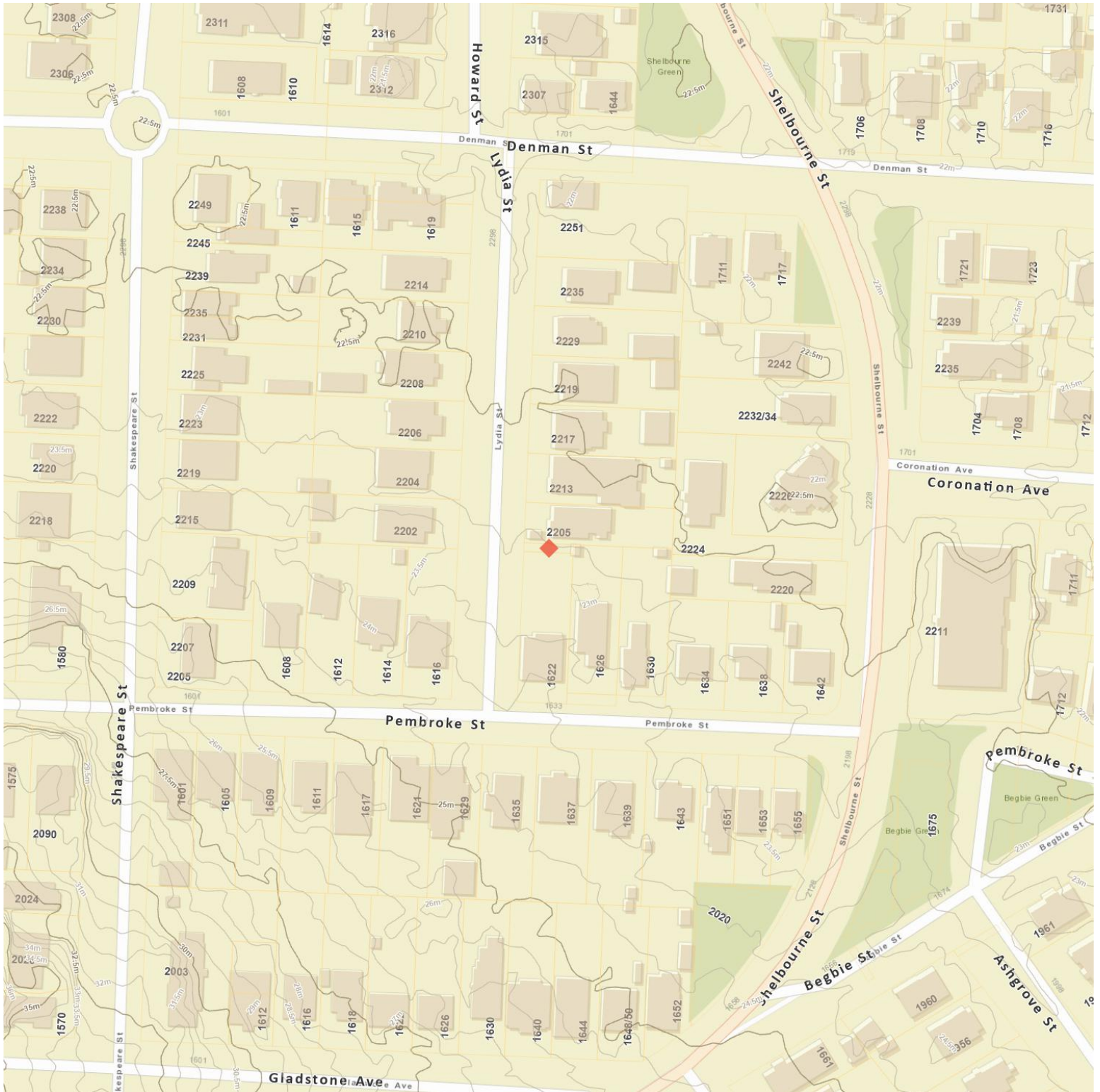
OCP Designation



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 - Easements, ROWs and other encumbrances



Legend

- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

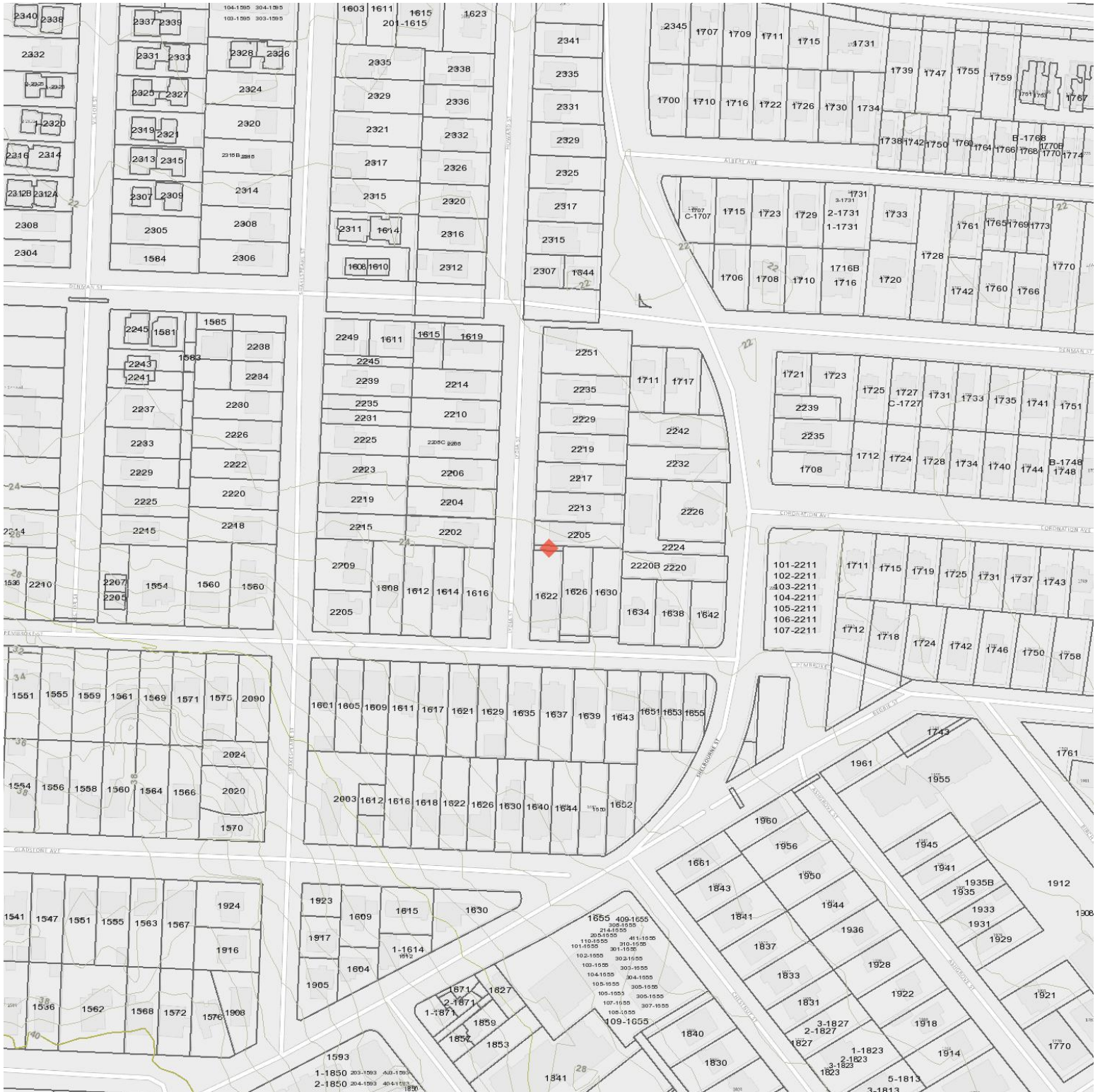
Water Features & Drainage



Legend

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

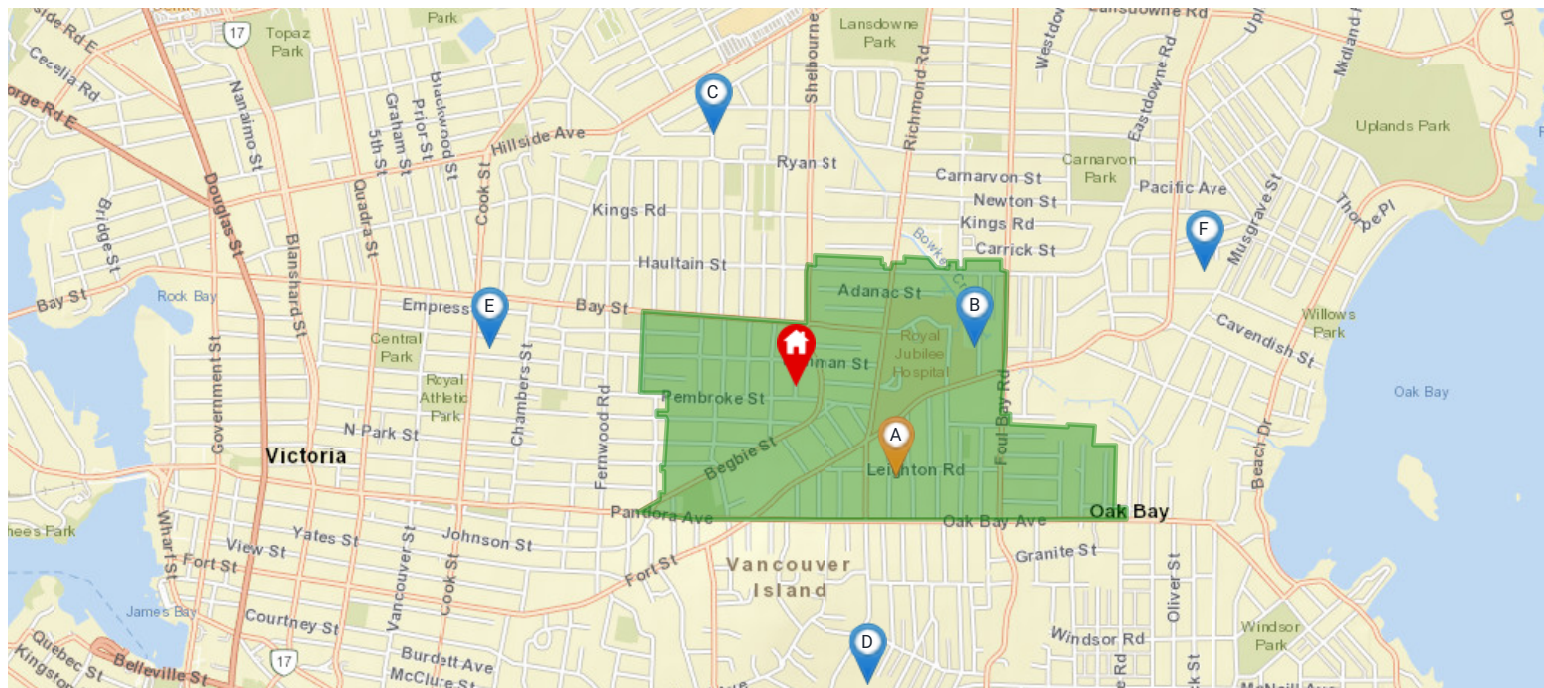
Contours



Legend

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

Nearby Elementary Schools

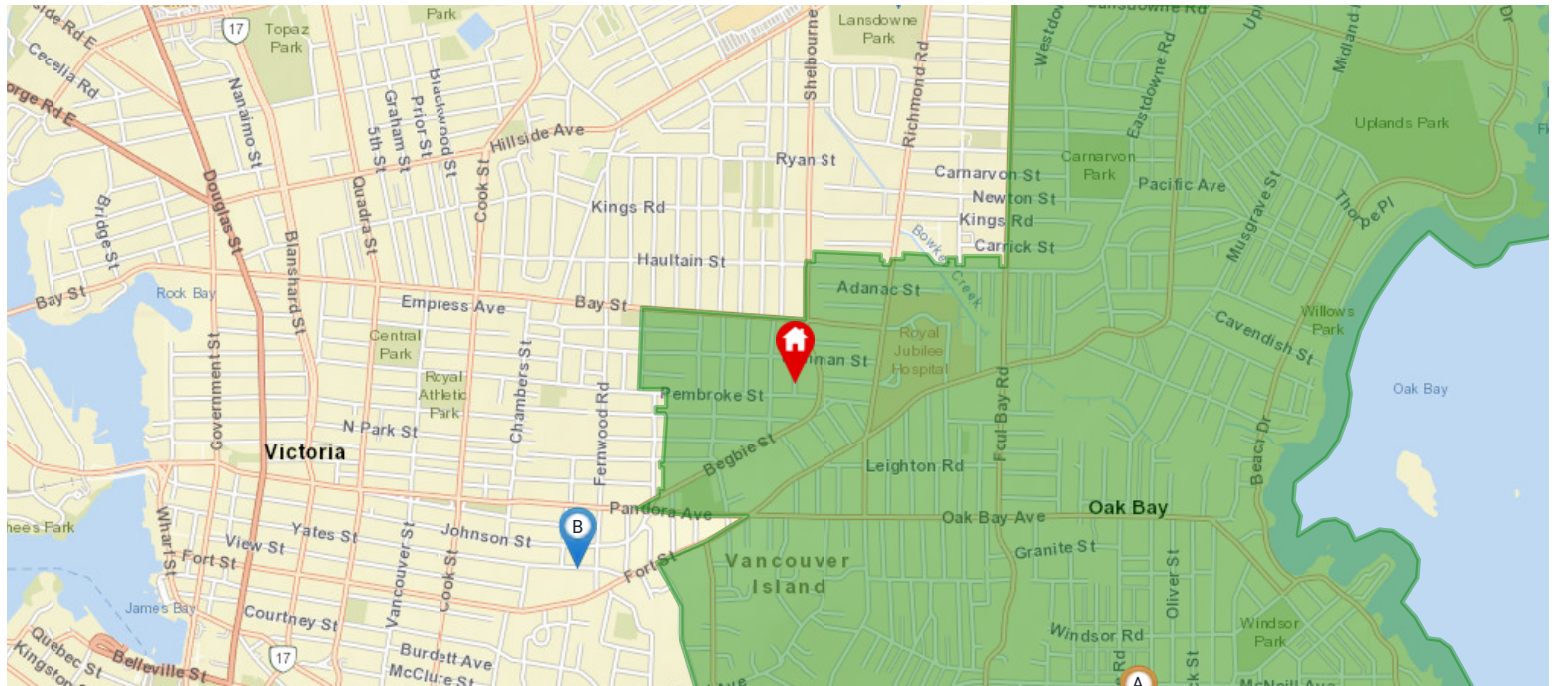


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Bank Elementary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Bank Elementary	K - 5	n/a	n/a	n/a	n/a	Victoria		9 mins	0.7 km	3 mins	9 mins
B St Patrick's	K - 7	8	8.4	114/955	75/805	Victoria		14 mins	1.1 km	4 mins	11 mins
C Oaklands	K - 5	5.1	5.5	675/955	508/805	Victoria		17 mins	1.4 km	4 mins	13 mins
D Glenlyon Norfolk	K - 12	9.6	9.3	29/955	30/805	Victoria	IB Program (PYP & MYP)	19 mins	1.5 km	5 mins	17 mins
E George Jay	K - 5	4	n/a	833/955	n/a	Victoria		18 mins	1.4 km	5 mins	16 mins
F Willows	K - 5	7.3	7.1	181/955	177/805	Victoria		30 mins	2.4 km	7 mins	15 mins

Nearby Middle Schools

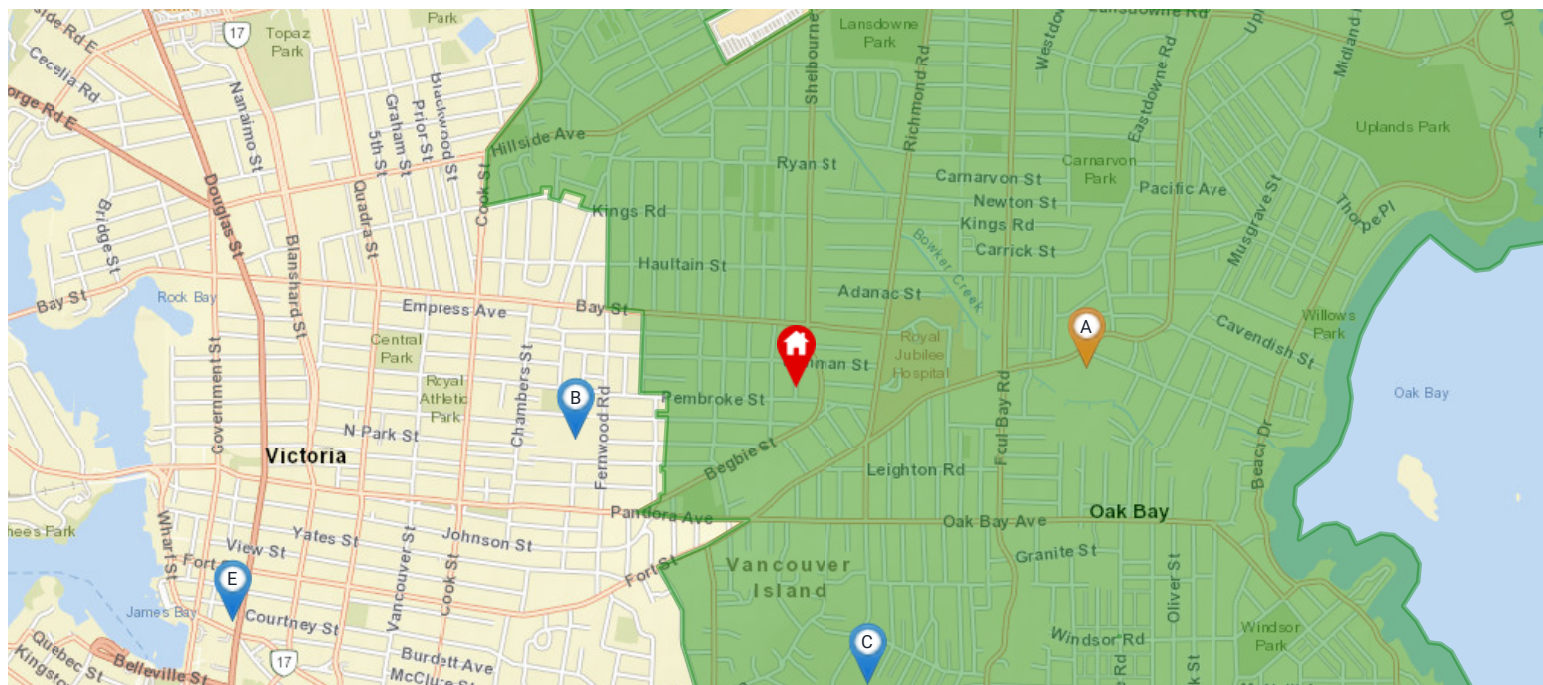


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		33 mins	2.7 km	7 mins	24 mins
B Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		18 mins	1.4 km	4 mins	11 mins
C Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		25 mins	2.0 km	5 mins	13 mins
D Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		54 mins	4.3 km	10 mins	20 mins
E Arbutus Global Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 14 mins	5.8 km	12 mins	30 mins
F Colquitz Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 23 mins	6.5 km	14 mins	41 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Oak Bay High -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Oak Bay	9 - 12	5.7	6.7	150/251	76/246	Victoria	AP Program	18 mins	1.5 km	5 mins	14 mins
B Victoria High	9 - 12	3.7	4.2	232/251	220/246	Victoria	AP Program	15 mins	1.2 km	4 mins	9 mins
C Glenlyon Norfolk	K - 12	9.4	9.3	9/251	30/805	Victoria	IB Program (DP)	19 mins	1.5 km	5 mins	17 mins
D St Michaels	K - 12	7.9	9.7	26/251	18/805	Victoria	AP Program	33 mins	2.6 km	6 mins	15 mins
E Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	39 mins	3.1 km	9 mins	16 mins
F Reynolds	9 - 12	5.5	5.7	163/251	144/246	Victoria	AP Program	1 hour 10 mins	5.5 km	11 mins	31 mins

