



PROPERTY REPORT

401-608 BROUGHTON ST

Victoria

V8W 1C7

Canada

PID: 029-149-843

JULY 19, 2021



Ivan Delano
personal real estate corporation

250-744-8506



WHEN RESULTS MATTER



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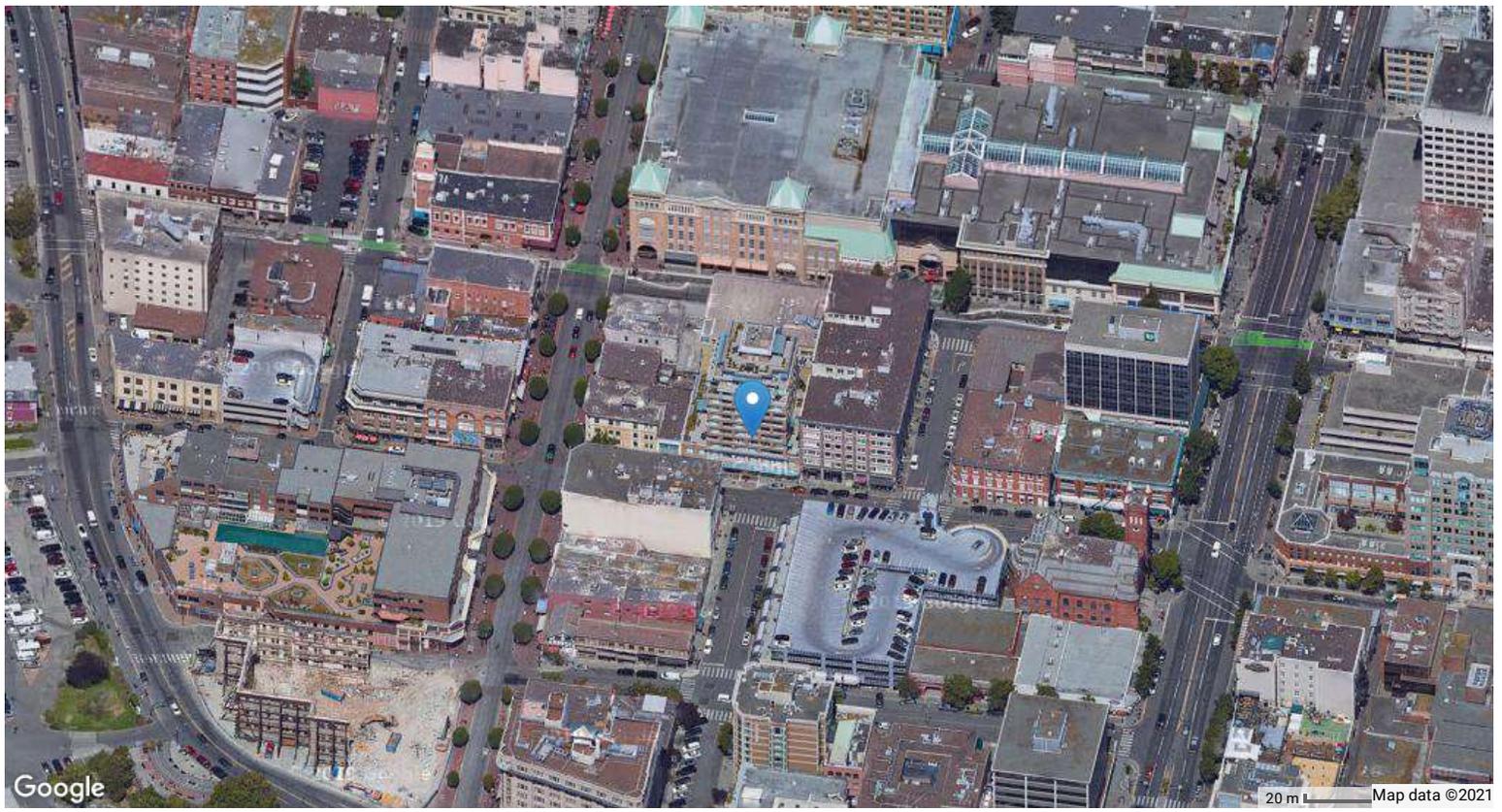
[Victoria Property Information Report](#)

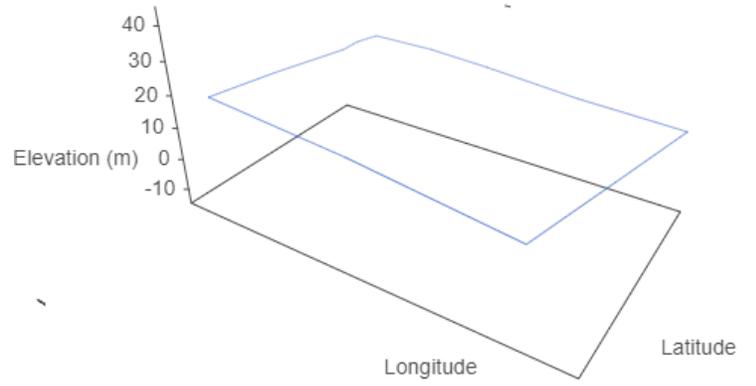
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Max Elevation: 15.98 m | Min Elevation: 14.37 m | Difference: 1.61 m

Property Identification & Legal Description

Address: 401 608 BROUGHTON ST VICTORIA BC V8W 1C7
Jurisdiction: City of Victoria
Roll No: 1037024 **Assessment Area:** 1
PID No: 029-149-843
Neighbourhood: DOWNTOWN COMM DOUGLAS ST AREA **MHR No:**
Legal Unique ID: D00000981A
Legal Description: Strata Lot 11, Plan EPS1336, Victoria Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2020 Municipal Taxes

Gross Taxes: \$3,249

2020 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$355,000	\$289,000	\$644,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$355,000	\$289,000	\$644,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$355,000	\$289,000	\$644,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$355,000	\$289,000	\$644,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$355,000	\$289,000	\$644,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$355,000	\$289,000	\$644,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$355,000	\$289,000	\$644,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2013-09-11	\$522,397	CA3341997	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:	
Vacant Flag:	No	Man Class % Dev:	
BC Transit Flag:	Yes	Reg District:	Capital
Police Tax Flag:		Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2020-03-19	Rec Last Modified:	2020-03-19

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2019	\$788,000	\$3,941
2018	\$781,000	\$4,066
2017	\$653,000	\$3,790
2016	\$539,000	\$3,683
2015	\$533,000	\$3,794
2014	\$533,000	\$3,834
2013	\$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.

401-608 BROUGHTON ST

7/20/2021 7/20/2021



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Leaflet | Powered by Esri | USGS, NOAA

PID: 029-149-843

Legal Type: STRATA

Plan Number: EPS1336

Folio: 01037024

Lot Number: 11

Legal Description: LOT 11 OF LOT 121A VICTORIA, EPS1336

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
2021	GENERAL	\$363,000	\$294,000	\$657,000	\$0	\$3,351
2020	GENERAL	\$355,000	\$289,000	\$644,000	\$0	\$3,249
2019	GENERAL	\$504,000	\$284,000	\$788,000	\$0	\$3,941

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: None

Land Use Contract: None

Special Restrictions: None

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: 401-608 BROUGHTON ST
Folio: 01037024
Property Number: 166022
PID: 029-149-843
Legal: LOT 11 OF LOT 121A VICTORIA, EPS1336
Zone: OTD-1 - SITE SPECIFIC

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	363,000	0	363,000
GENERAL	1 - Residential	Improvement	294,000	0	294,000
GENERAL	1 - Residential	Total	657,000	0	657,000
<hr/>					
SCHOOL	1 - Residential	Land	363,000	0	363,000
SCHOOL	1 - Residential	Improvement	294,000	0	294,000
SCHOOL	1 - Residential	Total	657,000	0	657,000
<hr/>					
TRANSIT	1 - Residential	Land	363,000	0	363,000
TRANSIT	1 - Residential	Improvement	294,000	0	294,000
TRANSIT	1 - Residential	Total	657,000	0	657,000
<hr/>					
HOSPITAL	1 - Residential	Land	363,000	0	363,000
HOSPITAL	1 - Residential	Improvement	294,000	0	294,000
HOSPITAL	1 - Residential	Total	657,000	0	657,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	355,000	0	355,000

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Improvement	289,000	0	289,000
GENERAL	1 - Residential	Total	644,000	0	644,000
<hr/>					
SCHOOL	1 - Residential	Land	355,000	0	355,000
SCHOOL	1 - Residential	Improvement	289,000	0	289,000
SCHOOL	1 - Residential	Total	644,000	0	644,000
<hr/>					
TRANSIT	1 - Residential	Land	355,000	0	355,000
TRANSIT	1 - Residential	Improvement	289,000	0	289,000
TRANSIT	1 - Residential	Total	644,000	0	644,000
<hr/>					
HOSPITAL	1 - Residential	Land	355,000	0	355,000
HOSPITAL	1 - Residential	Improvement	289,000	0	289,000
HOSPITAL	1 - Residential	Total	644,000	0	644,000

2019 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	504,000	0	504,000
GENERAL	1 - Residential	Improvement	284,000	0	284,000
GENERAL	1 - Residential	Total	788,000	0	788,000
<hr/>					
SCHOOL	1 - Residential	Land	504,000	0	504,000
SCHOOL	1 - Residential	Improvement	284,000	0	284,000
SCHOOL	1 - Residential	Total	788,000	0	788,000
<hr/>					
TRANSIT	1 - Residential	Land	504,000	0	504,000
TRANSIT	1 - Residential	Improvement	284,000	0	284,000
TRANSIT	1 - Residential	Total	788,000	0	788,000
<hr/>					
HOSPITAL	1 - Residential	Land	504,000	0	504,000
HOSPITAL	1 - Residential	Improvement	284,000	0	284,000

Value Set	Assessment Class		Gross	Exempt	Net
HOSPITAL	1 - Residential	Total	788,000	0	788,000

2018 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	508,000	0	508,000
GENERAL	1 - Residential	Improvement	273,000	0	273,000
GENERAL	1 - Residential	Total	781,000	0	781,000
<hr/>					
SCHOOL	1 - Residential	Land	508,000	0	508,000
SCHOOL	1 - Residential	Improvement	273,000	0	273,000
SCHOOL	1 - Residential	Total	781,000	0	781,000
<hr/>					
TRANSIT	1 - Residential	Land	508,000	0	508,000
TRANSIT	1 - Residential	Improvement	273,000	0	273,000
TRANSIT	1 - Residential	Total	781,000	0	781,000
<hr/>					
HOSPITAL	1 - Residential	Land	508,000	0	508,000
HOSPITAL	1 - Residential	Improvement	273,000	0	273,000
HOSPITAL	1 - Residential	Total	781,000	0	781,000

2017 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	380,000	0	380,000
GENERAL	1 - Residential	Improvement	273,000	0	273,000
GENERAL	1 - Residential	Total	653,000	0	653,000
<hr/>					
SCHOOL	1 - Residential	Land	380,000	0	380,000
SCHOOL	1 - Residential	Improvement	273,000	0	273,000
SCHOOL	1 - Residential	Total	653,000	0	653,000
<hr/>					

Value Set	Assessment Class		Gross	Exempt	Net
TRANSIT	1 - Residential	Land	380,000	0	380,000
TRANSIT	1 - Residential	Improvement	273,000	0	273,000
TRANSIT	1 - Residential	Total	653,000	0	653,000
<hr/>					
HOSPITAL	1 - Residential	Land	380,000	0	380,000
HOSPITAL	1 - Residential	Improvement	273,000	0	273,000
HOSPITAL	1 - Residential	Total	653,000	0	653,000

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2021	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	363,000	1-Residential	294,000
<hr/>					
2020	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	355,000	1-Residential	289,000
<hr/>					
2019	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	504,000	1-Residential	284,000
<hr/>					
2018	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	508,000	1-Residential	273,000
<hr/>					
2017	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	380,000	1-Residential	273,000

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:	401-608 BROUGHTON ST		
Folio:	01037024	LTO Number:	CA3341997
MHR Number:		Status:	Active
Legal:	LOT 11 OF LOT 121A VICTORIA, EPS1336		PID: 029-149-843
			Property No: 166022

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	363,000	0	363,000
GENERAL	1-Residential	Improvement	294,000	0	294,000
GENERAL	1-Residential	Total	657,000	0	657,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	355,000	0	355,000
GENERAL	1-Residential	Improvement	289,000	0	289,000
GENERAL	1-Residential	Total	644,000	0	644,000

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	May 03, 2021	Reg	3,351.35	1	363,000	294,000	657,000	657,000
2020	May 28, 2020	Reg	3,249.08	1	355,000	289,000	644,000	644,000

2021 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	657,000.00	0.00004100	1.00000000	27.00
CAPITAL REGIONAL HOSPITAL DISTRICT	1	657,000.00	0.00018200	1.00000000	119.44
GENERAL	1	657,000.00	0.00200300	1.00000000	1,316.04
MUNICIPAL - DEBT	1	657,000.00	0.00011000	1.00000000	71.94
MUNICIPAL - POLICE	1	657,000.00	0.00110800	1.00000000	728.15
MUNICIPAL FINANCE AUTHORITY	1	657,000.00	0.00000000	1.00000000	0.13
REGIONAL DISTRICT - OTHER	1	657,000.00	0.00023500	1.00000000	154.07
REGIONAL TRANSIT	1	657,000.00	0.00017900	1.00000000	117.87
SCHOOL - RESIDENTIAL	1	657,000.00	0.00124000	1.00000000	814.48

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
19-045 - DOWNTOWN BIA	1	657,000.00	0.00000000		0.00
SEWCN01 - SEWER FRONTAGE	1	0.84	2.65000000		2.23
Notice Total:					3,351.35

2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	644,000.00	0.00004300	1.00000000	27.43
CAPITAL REGIONAL HOSPITAL DISTRICT	1	644,000.00	0.00019600	1.00000000	126.35
GENERAL	1	644,000.00	0.00192600	1.00000000	1,240.54
MUNICIPAL - DEBT	1	644,000.00	0.00010900	1.00000000	70.26
MUNICIPAL - POLICE	1	644,000.00	0.00108000	1.00000000	695.39
MUNICIPAL FINANCE AUTHORITY	1	644,000.00	0.00000000	1.00000000	0.13
REGIONAL DISTRICT - OTHER	1	644,000.00	0.00023300	1.00000000	149.99
REGIONAL TRANSIT	1	644,000.00	0.00018400	1.00000000	118.43
SCHOOL - RESIDENTIAL	1	644,000.00	0.00127100	1.00000000	818.33
19-045 - DOWNTOWN BIA	1	644,000.00	0.00000000		0.00
SEWCN01 - SEWER FRONTAGE	1	0.84	2.65000000		2.23
Notice Total:					3,249.08

Property Tax Comparison

Taxes	2021	2020	Difference	Percentage Changed
Gross Taxes	3,351.35	3,249.08	102.27	3.15
Gen. Assess: Class 1: Land	363,000.00	355,000.00	8,000.00	2.25
Gen. Assess: Class 1: Improvements	294,000.00	289,000.00	5,000.00	1.73
Gen. Assess: Class 1: Net	657,000.00	644,000.00	13,000.00	2.02
Tax Levy: BC ASSESSMENT	27.00	27.43	-0.43	-1.57
Tax Levy: CAPITAL REGIONAL HOSPITAL DIST	119.44	126.35	-6.91	-5.47
Tax Levy: GENERAL	1,316.04	1,240.54	75.50	6.09
Tax Levy: MUNICIPAL - DEBT	71.94	70.26	1.68	2.39
Tax Levy: MUNICIPAL - POLICE	728.15	695.39	32.76	4.71

Taxes	2021	2020	Difference	Percentage Changed
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.13	0.13	0.00	0.00
Tax Levy: REGIONAL DISTRICT - OTHER	154.07	149.99	4.08	2.72
Tax Levy: REGIONAL TRANSIT	117.87	118.43	-0.56	-0.47
Tax Levy: SCHOOL - RESIDENTIAL	814.48	818.33	-3.85	-0.47
Local Imp: 19-045 - DOWNTOWN BIA	0.00	0.00	0.00	0.00
Local Imp: SEWCN01 - SEWER FRONTAGE	2.23	2.23	0.00	0.00

Local Improvement Bylaw: SEWCN01 - SEWER FRONTAGE

Status: ACTIVE
2021 Payment: 2.23
Started On: Jul 02, 2004 **Ends On:**
Based On: PARCEL - PARCEL CHARGE OF 0.84000000 UNITS

Local Improvement Bylaw: 19-045 - DOWNTOWN BIA

Status: ACTIVE
2021 Payment: 0.00
Started On: Jul 02, 2020 **Ends On:** Jul 02, 2024
Based On: NON HOTEL - GENERAL NET ASSESSMENTS

Local Improvement Bylaw: 14-062 - DOWNTOWN BIA

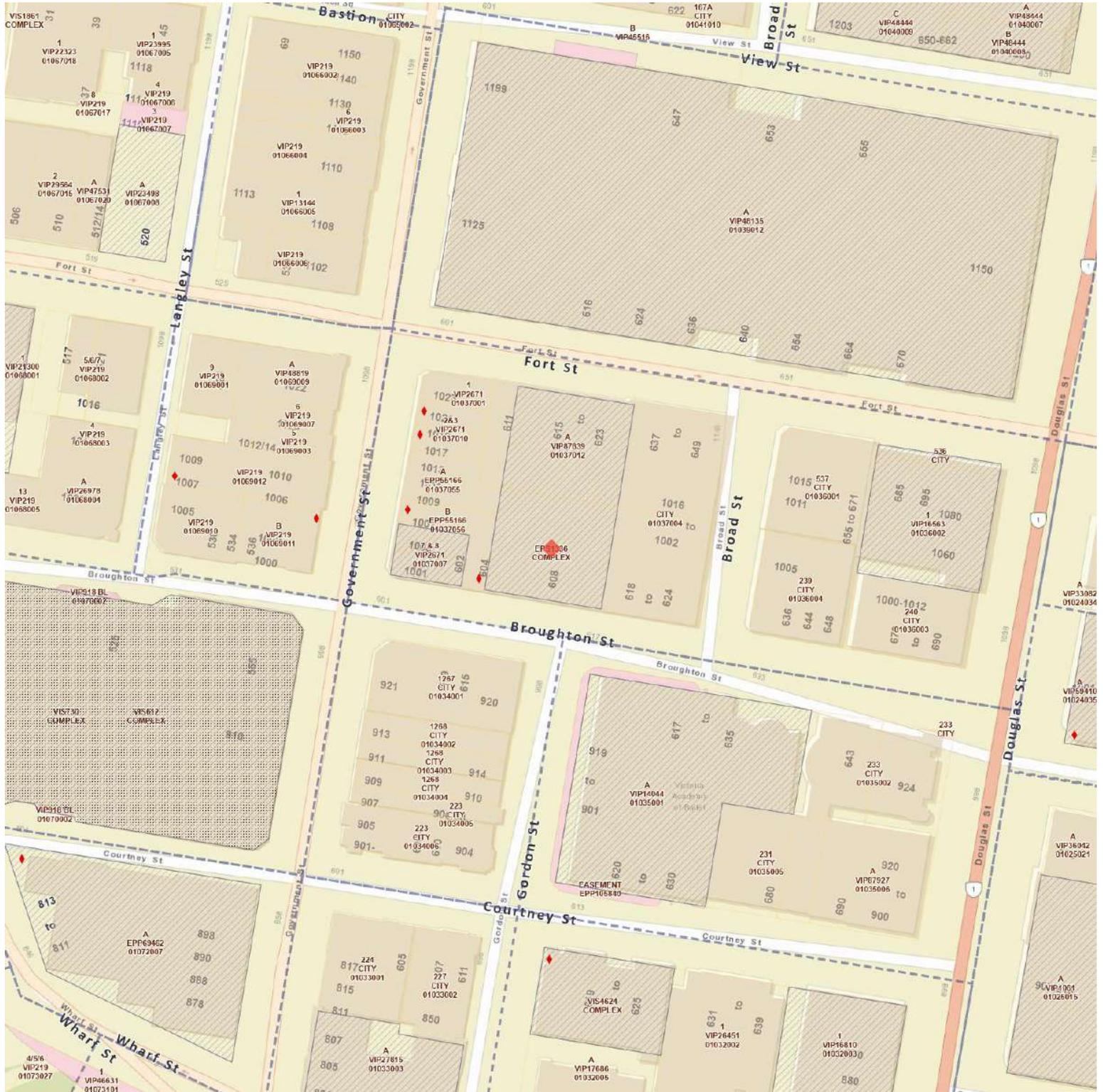
Status: CLOSED
Started On: Jul 02, 2015 **Ends On:** Jul 02, 2019
Based On: NON HOTEL - GENERAL NET ASSESSMENTS

Local Improvement Bylaw: 09-041 - DOWNTOWN BIA

Status: CLOSED
Started On: Jul 04, 2005 **Ends On:** Jul 04, 2014
Based On: NON HOTEL - GENERAL NET ASSESSMENTS

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 |
| 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

<p>World Street Map Address Labels</p> <ul style="list-style-type: none"> 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> 	<p>Main Victoria Streets Address Labels - Esquimalt</p> <ul style="list-style-type: none"> 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 	<p>All Victoria Streets</p> <ul style="list-style-type: none"> 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 	<p>Surrounding Streets</p> <ul style="list-style-type: none"> 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 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> - <all other values> PZ2 (92 HGL) PZ6A (83.5 HGL) Parcels (PID based)
<p>Storm Drain Flow Arrows - Pressurized</p> <p>Mains</p> <ul style="list-style-type: none"> 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 	<p>Storm Drain Flow Arrows - Gravity</p> <p>Mains</p> <ul style="list-style-type: none"> 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 	<p>Storm Drain Flow Arrows - Pressurized</p> <p>Mains</p> <ul style="list-style-type: none"> 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> 	

OCP Designation



Legend

World Street Map
Address Labels

Main Victoria Streets
Address Labels - Esquimalt

All Victoria Streets
Light Industrial Employment with
Limited Residential

Surrounding Streets
Employment with Limited Residential

- Core Historic
- Core Songhees
- Marine Industrial
- Urban Residential

- Core Business
- Core Residential
- Town Centre
- Traditional Residential

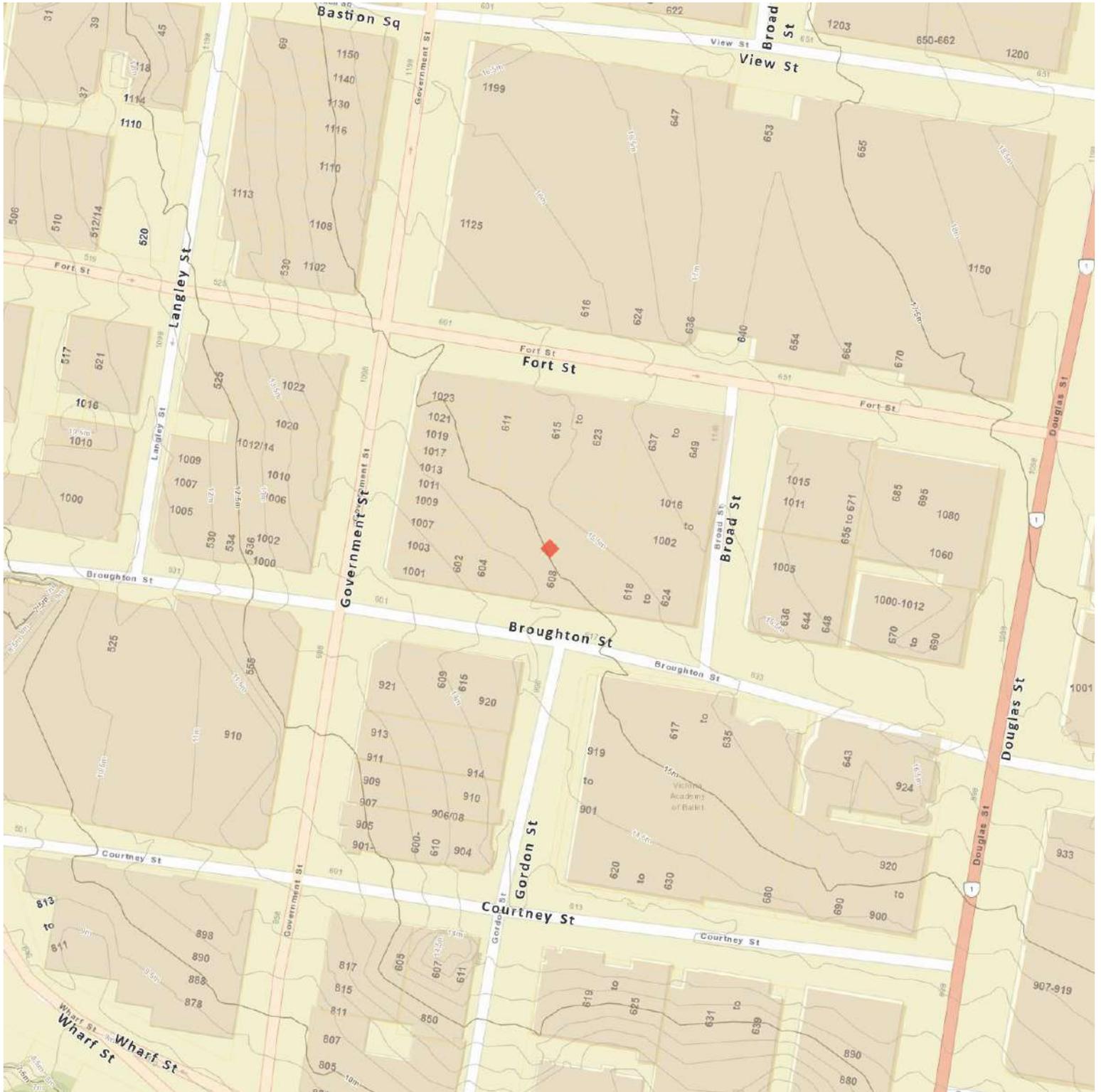
- Core Employment
- General Employment
- Large Urban Village
- Public Facilities, Institutions, Parks and Open Space
- Buildings

- Rail Corridor
- Core Inner Harbour/Legislative
- Industrial Employment
- Small Urban Village
- Marine - General
- Marine - Harbour

Parcels (PID based)

Esquimalt Parcels

Contours



Legend

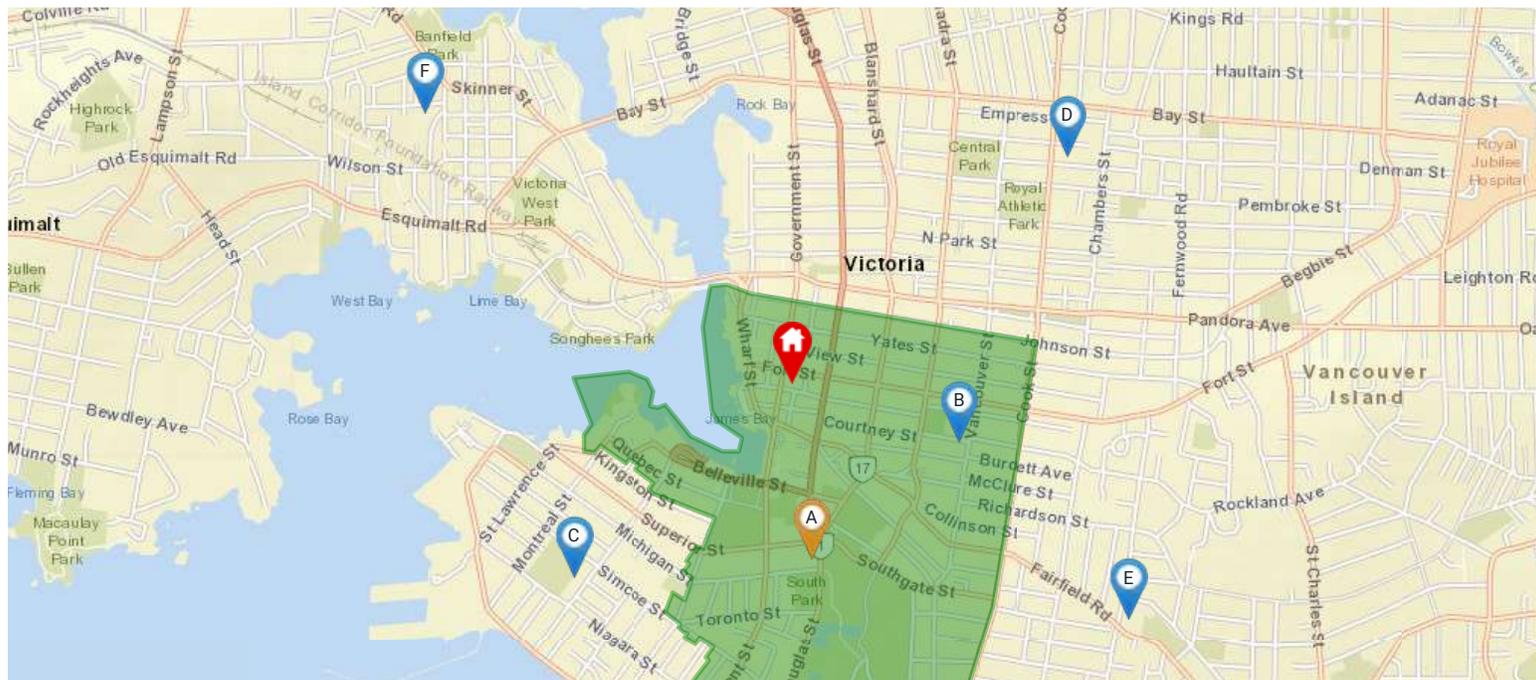
World Street Map
Address Labels
Interim (0.5m)
Buildings

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

Nearby Elementary Schools

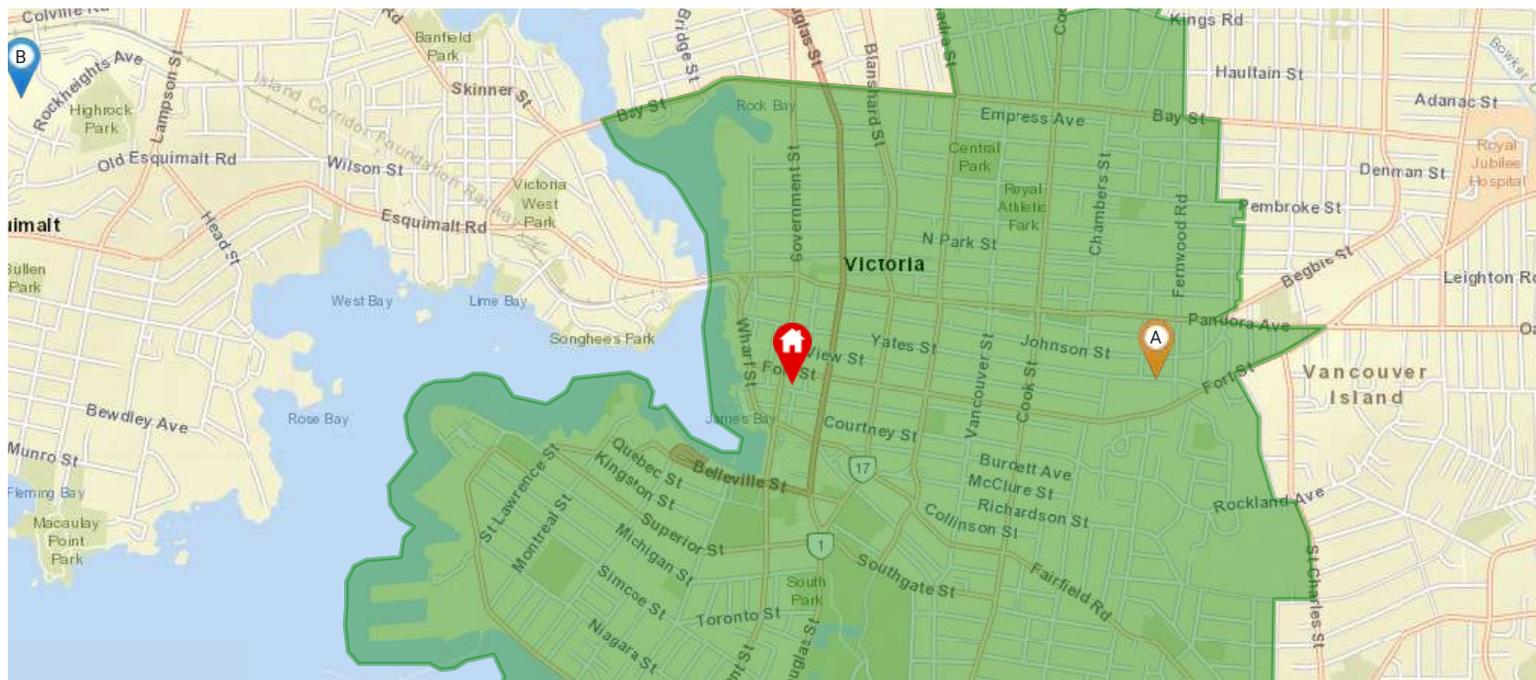


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: South Park 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 South Park	K - 5	5.3	5.9	633/955	429/805	Victoria		11 mins	0.8 km	3 mins	6 mins
B Christ Church Cathedral	K - 8	9.6	9.2	29/955	35/805	Victoria		13 mins	0.9 km	5 mins	12 mins
C James Bay	K - 5	4.1	n/a	825/955	n/a	Victoria		18 mins	1.5 km	4 mins	20 mins
D George Jay	K - 5	4	n/a	833/955	n/a	Victoria		28 mins	2.1 km	8 mins	17 mins
E Sir James Douglas	K - 5	6.6	6.7	333/955	257/805	Victoria		24 mins	1.9 km	6 mins	12 mins
F Victoria West	K - 5	3.4	n/a	883/955	n/a	Victoria		31 mins	2.5 km	7 mins	18 mins

Nearby Middle Schools

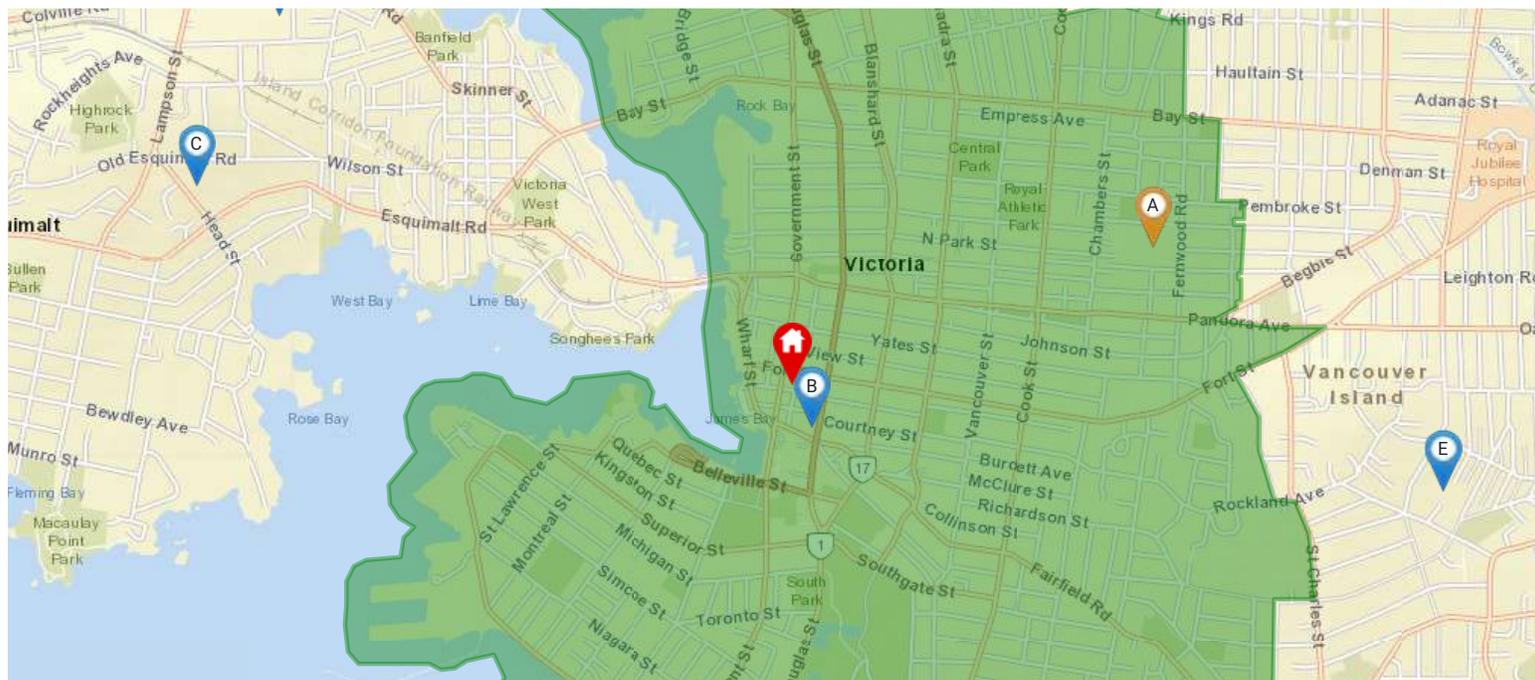


Legend:  Subject Property  Catchment School  Other Schools

Middle School Catchment: Central 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 Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		24 mins	1.8 km	6 mins	9 mins
B Rockheights	6 - 8	n/a	n/a	n/a	n/a	Victoria		54 mins	4.2 km	11 mins	30 mins
C Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 2 mins	4.7 km	12 mins	21 mins
D Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		56 mins	4.4 km	11 mins	29 mins
E Colquitz Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 7 mins	5.2 km	13 mins	27 mins
F Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 21 mins	6.2 km	16 mins	29 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Victoria 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 Victoria High	9 - 12	3.7	4.2	232/251	220/246	Victoria	AP Program	28 mins	2.1 km	8 mins	12 mins
B Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	3 mins	0.3 km	1 min	3 mins
C Victor Brodeur	K - 12	n/a	n/a	n/a	n/a	Victoria	IB Program (DP)	40 mins	3.1 km	8 mins	17 mins
D Esquimalt	9 - 12	3	4.6	241/251	209/246	Victoria	AP Program	43 mins	3.4 km	8 mins	19 mins
E Glenlyon Norfolk	K - 12	9.4	9.3	9/251	30/805	Victoria	IB Program (DP)	44 mins	3.4 km	9 mins	23 mins
F Oak Bay	9 - 12	5.7	6.7	150/251	76/246	Victoria	AP Program	51 mins	4.1 km	11 mins	16 mins

401 608 BROUGHTON ST Victoria, V8W 1C7



Walker's Paradise

Daily errands do not require a car



Excellent Transit

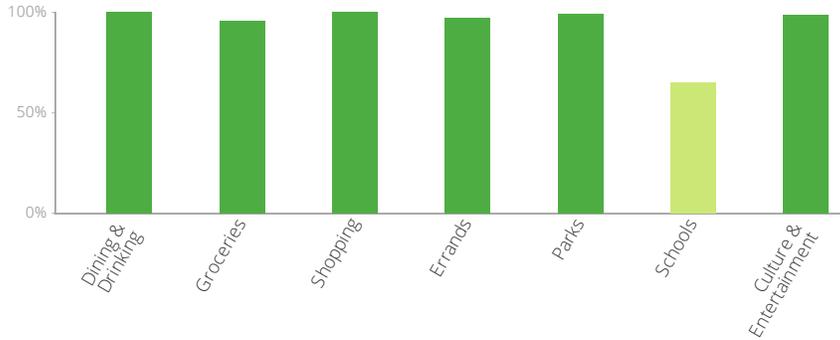
Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 96 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

