



PROPERTY REPORT

1219 RICHARDSON ST

Victoria

V8V 3C9

Canada

PID: 006-339-166

JUNE 1, 2023



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Contents

Summary Sheet

Estimated Lot Dimensions and Topography

Victoria Property Information Report

Victoria Property Information Inquiry

Capital Regional District GIS

VicMap GIS Map

Nearest Schools

Walkscore

Sub Areas

Land Use

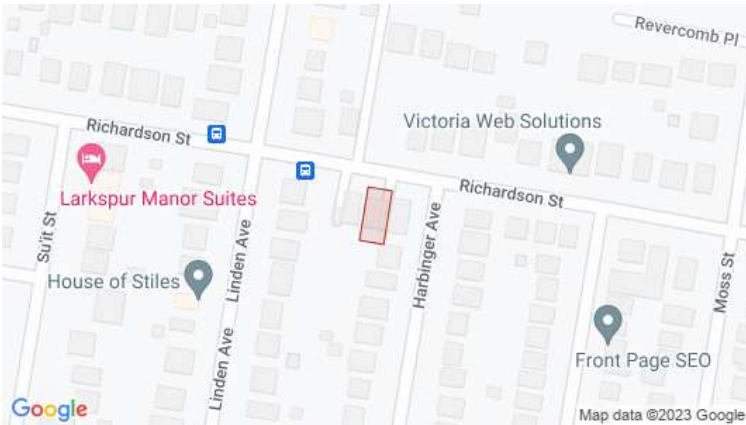
Municipal Boundaries

Tie Lines

Development

1219 RICHARDSON ST Victoria BC V8V 3C9

PID	006-339-166
Legal Description	LOT B FARIFIELD FARM ESTATE VICTORIA CITY PLAN 3018
Plan	VIP3018
Zoning	R1-B - Single Family Dwelling District
Community Plan(s)	OCP: Traditional Residential , NCP: Neighbourhood Plan: Fairfield , not in ALR



Year Built	1909	Structure	DUPLEX, NON-STRATA UP / DOWN
Lot Size	4524.29 ft²	Bedrooms	5
Bathrooms	2	Dimensions	45 x 100 Ft
Max Elev.	17.53 m	Min Elev.	16.80 m
Floor Area	2585 Ft²	WalkScore	89 / Very Walkable
TransitScore	82 / Excellent Transit	Annual Taxes	\$6,200.00

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$466,000	↑ 11.16	\$518,000	Assessment	2023	\$1,421,000	↑ 132.19
Land	\$888,000	↑ 1.69	\$903,000	Sales History	17/08/2015	\$612,000	↑ 10.77
Total	\$1,354,000	↑ 4.95	\$1,421,000		30/07/2014	\$552,500	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
789664	Cancelled	31	\$1,698,000 /	Sutton Group West Coast Realty
784493	Cancelled	48	\$1,749,000 /	Sutton Group West Coast Realty
668585	Sold 30/07/2014	80	\$579,000 / \$552,500	Sutton Group West Coast Realty

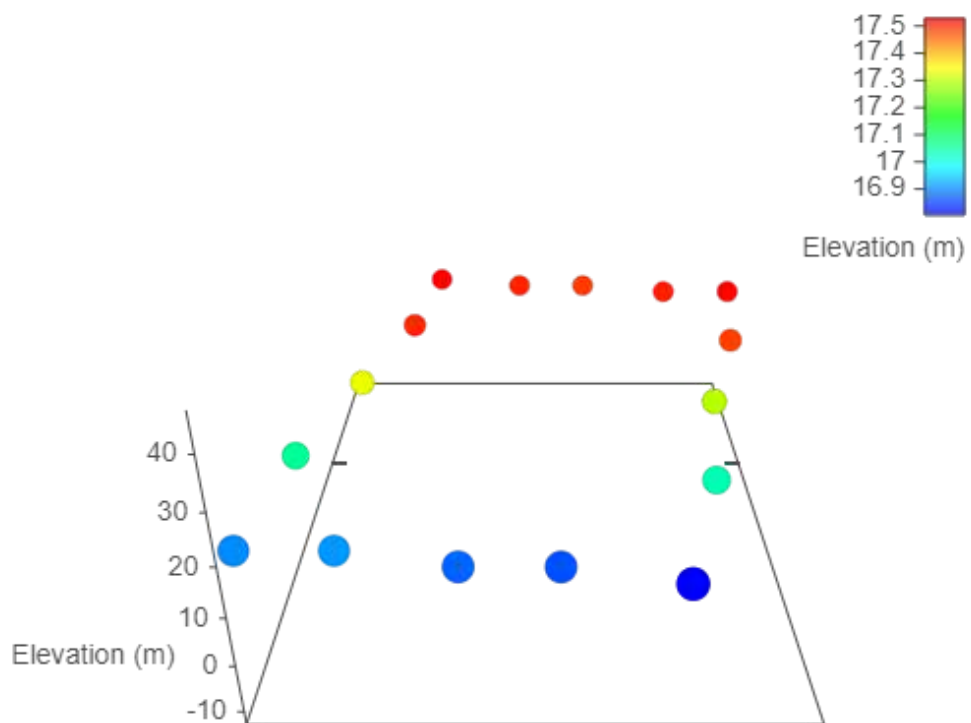
DEVELOPMENT APPLICATIONS		SCHOOL CATCHMENT			
-		Elementary		Middle	Secondary
		Catchment	Sir James Douglas	Central Middle School	Victoria High
		School District	SD 61	SD 61	SD 61
		Grades	K - 5	6 - 8	9 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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



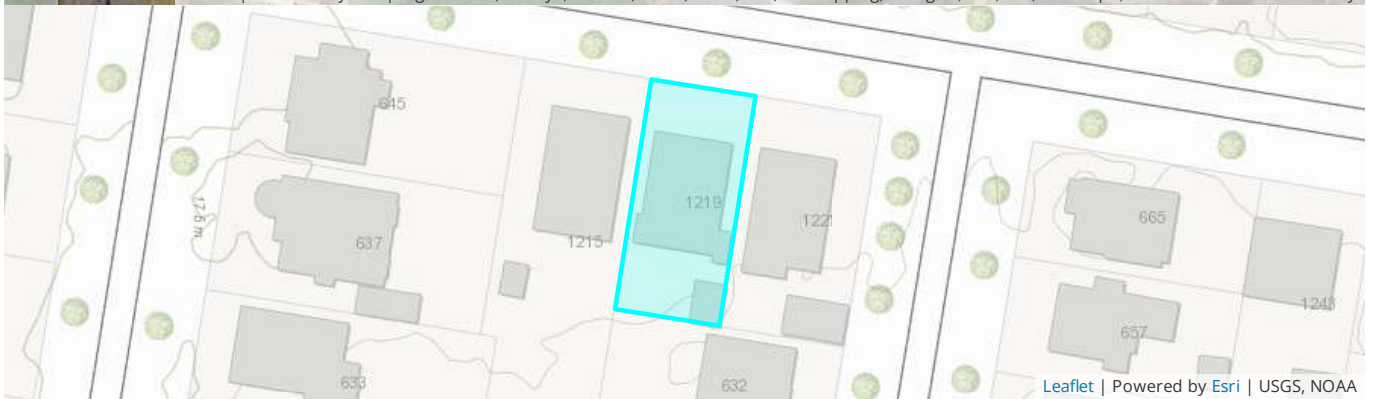
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 17.53 m | Min Elevation: 16.80 m | Difference: 0.72 m

1219 RICHARDSON ST

6/2/2023



PID: 006-339-166

Legal Type: LAND

Plan Number: VIP3018

Folio: 03271003

Lot Number: B

Legal Description: LOT B, FAIRFIELD FARM ESTATE, VICTORIA, PLAN 3018

BC Assessment Actual Use: 034 DUPLEX - UP & DOWN

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	\$903,000	\$518,000	\$1,421,000	\$0	\$6,317
2022	GENERAL	\$888,000	\$466,000	\$1,354,000	\$0	\$6,200
2021	GENERAL	\$672,000	\$409,000	\$1,081,000	\$0	\$5,629

PLANNING INFORMATION

Neighbourhood: FAIRFIELD

Area Planner: MANASVINI THIAGARAJAN 778.746.6836

Councillor Liaison: [MATT DELL](#) 250.361.0219

Development Permit Area: DPA 15F - MISSING MIDDLE

Heritage Status: None

Land Use Contract: None

Special Restrictions: None

Zoning: R1-B: [Single Family Dwelling District.pdf](#)

Garbage Zone: [3 A](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
Storm Drain		LINEN: 5.5M E/W	
Sanitary Sewer	1.3M.E OF W.	1219 RICHARDSON ST	SLL000610

Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
228559	39008581	0.62	RES-MULTI FAM	1219 RICHARDSON	2'R OF STPS

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
HISTORICAL BUILDING CARD	https://maps.victoria.ca/Land/108617/Richardson_0083.tif
HISTORICAL ELECTRICAL CARD	https://maps.victoria.ca/Land/108617/scan0053.tif
HISTORICAL PLUMBING CARD	https://maps.victoria.ca/Land/108617/Richardson_St_051.tif

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: 1219 RICHARDSON ST
Folio: 03271003
Property Number: 108617
PID: 006-339-166
Legal: LOT B, FAIRFIELD FARM ESTATE, VICTORIA, PLAN 3018
Zone: R1-B

2023 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	903,000	0	903,000
GENERAL	1 - Residential	Improvement	518,000	0	518,000
GENERAL	1 - Residential	Total	1,421,000	0	1,421,000
SCHOOL	1 - Residential	Land	903,000	0	903,000
SCHOOL	1 - Residential	Improvement	518,000	0	518,000
SCHOOL	1 - Residential	Total	1,421,000	0	1,421,000
TRANSIT	1 - Residential	Land	903,000	0	903,000
TRANSIT	1 - Residential	Improvement	518,000	0	518,000
TRANSIT	1 - Residential	Total	1,421,000	0	1,421,000
HOSPITAL	1 - Residential	Land	903,000	0	903,000
HOSPITAL	1 - Residential	Improvement	518,000	0	518,000
HOSPITAL	1 - Residential	Total	1,421,000	0	1,421,000

2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	888,000	0	888,000
GENERAL	1 - Residential	Improvement	466,000	0	466,000

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Total	1,354,000	0	1,354,000
SCHOOL	1 - Residential	Land	888,000	0	888,000
SCHOOL	1 - Residential	Improvement	466,000	0	466,000
SCHOOL	1 - Residential	Total	1,354,000	0	1,354,000
TRANSIT	1 - Residential	Land	888,000	0	888,000
TRANSIT	1 - Residential	Improvement	466,000	0	466,000
TRANSIT	1 - Residential	Total	1,354,000	0	1,354,000
HOSPITAL	1 - Residential	Land	888,000	0	888,000
HOSPITAL	1 - Residential	Improvement	466,000	0	466,000
HOSPITAL	1 - Residential	Total	1,354,000	0	1,354,000

2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	672,000	0	672,000
GENERAL	1 - Residential	Improvement	409,000	0	409,000
GENERAL	1 - Residential	Total	1,081,000	0	1,081,000
SCHOOL	1 - Residential	Land	672,000	0	672,000
SCHOOL	1 - Residential	Improvement	409,000	0	409,000
SCHOOL	1 - Residential	Total	1,081,000	0	1,081,000
TRANSIT	1 - Residential	Land	672,000	0	672,000
TRANSIT	1 - Residential	Improvement	409,000	0	409,000
TRANSIT	1 - Residential	Total	1,081,000	0	1,081,000
HOSPITAL	1 - Residential	Land	672,000	0	672,000
HOSPITAL	1 - Residential	Improvement	409,000	0	409,000
HOSPITAL	1 - Residential	Total	1,081,000	0	1,081,000

2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	672,000	0	672,000
GENERAL	1 - Residential	Improvement	391,000	0	391,000
GENERAL	1 - Residential	Total	1,063,000	0	1,063,000
SCHOOL	1 - Residential	Land	672,000	0	672,000
SCHOOL	1 - Residential	Improvement	391,000	0	391,000
SCHOOL	1 - Residential	Total	1,063,000	0	1,063,000
TRANSIT	1 - Residential	Land	672,000	0	672,000
TRANSIT	1 - Residential	Improvement	391,000	0	391,000
TRANSIT	1 - Residential	Total	1,063,000	0	1,063,000
HOSPITAL	1 - Residential	Land	672,000	0	672,000
HOSPITAL	1 - Residential	Improvement	391,000	0	391,000
HOSPITAL	1 - Residential	Total	1,063,000	0	1,063,000

2019 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1 - Residential	Land	699,000	0	699,000
GENERAL	1 - Residential	Improvement	396,000	0	396,000
GENERAL	1 - Residential	Total	1,095,000	0	1,095,000
SCHOOL	1 - Residential	Land	699,000	0	699,000
SCHOOL	1 - Residential	Improvement	396,000	0	396,000
SCHOOL	1 - Residential	Total	1,095,000	0	1,095,000
TRANSIT	1 - Residential	Land	699,000	0	699,000
TRANSIT	1 - Residential	Improvement	396,000	0	396,000
TRANSIT	1 - Residential	Total	1,095,000	0	1,095,000
HOSPITAL	1 - Residential	Land	699,000	0	699,000
HOSPITAL	1 - Residential	Improvement	396,000	0	396,000

Value Set	Assessment Class		Gross	Exempt	Net
HOSPITAL	1 - Residential	Total	1,095,000	0	1,095,000

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2023	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	903,000	1-Residential	518,000
2022	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	888,000	1-Residential	466,000
2021	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	672,000	1-Residential	409,000
2020	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	672,000	1-Residential	391,000
2019	00-FULLY TAXABLE LAND, STRUCTURES	1-Residential	699,000	1-Residential	396,000

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:	1219 RICHARDSON ST				
Folio:	03271003	LTO Number:	CA6077891	PID:	006-339-166
MHR Number:		Status:	Active	Property No:	108617
Legal:	LOT B, FAIRFIELD FARM ESTATE, VICTORIA, PLAN 3018				

2023 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	903,000	0	903,000
GENERAL	1-Residential	Improvement	518,000	0	518,000
GENERAL	1-Residential	Total	1,421,000	0	1,421,000

2022 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	888,000	0	888,000

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Improvement	466,000	0	466,000
GENERAL	1-Residential	Total	1,354,000	0	1,354,000

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	6,317.36	1	903,000	518,000	1,421,000	1,421,000
2022	May 12, 2022	Reg	6,200.31	1	888,000	466,000	1,354,000	1,354,000

2023 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	1,421,000.00	0.00003400	1.00000000	47.75
CAPITAL REGIONAL HOSPITAL DISTRICT	1	1,421,000.00	0.00012600	1.00000000	178.76
GENERAL	1	1,421,000.00	0.00174700	1.00000000	2,482.20
MUNICIPAL - DEBT	1	1,421,000.00	0.00007900	1.00000000	112.83
MUNICIPAL - POLICE	1	1,421,000.00	0.00098500	1.00000000	1,399.26
MUNICIPAL FINANCE AUTHORITY	1	1,421,000.00	0.00000000	1.00000000	0.28
REGIONAL DISTRICT - OTHER	1	1,421,000.00	0.00019100	1.00000000	271.84
REGIONAL TRANSIT	1	1,421,000.00	0.00017500	1.00000000	248.39
SCHOOL - RESIDENTIAL	1	1,421,000.00	0.00102600	1.00000000	1,457.24
BOLVD - BOULEVARD TAX	1	32.98	2.50000000		82.45
SEWCN03 - SEWER FRONTAGE	1	13.72	2.65000000		36.36
Notice Total:					6,317.36

2022 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1	1,354,000.00	0.00003500	1.00000000	47.25
CAPITAL REGIONAL HOSPITAL DISTRICT	1	1,354,000.00	0.00014200	1.00000000	191.86
GENERAL	1	1,354,000.00	0.00179800	1.00000000	2,433.82
MUNICIPAL - DEBT	1	1,354,000.00	0.00009400	1.00000000	126.60
MUNICIPAL - POLICE	1	1,354,000.00	0.00099700	1.00000000	1,350.48
MUNICIPAL FINANCE AUTHORITY	1	1,354,000.00	0.00000000	1.00000000	0.27

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
REGIONAL DISTRICT - OTHER	1	1,354,000.00	0.00020700	1.00000000	280.01
REGIONAL TRANSIT	1	1,354,000.00	0.00016200	1.00000000	218.81
SCHOOL - RESIDENTIAL	1	1,354,000.00	0.00105800	1.00000000	1,432.40
BOLVD - BOULEVARD TAX	1	32.98	2.50000000		82.45
SEWCN03 - SEWER FRONTAGE	1	13.72	2.65000000		36.36
Notice Total:					6,200.31

Property Tax Comparison

Taxes	2023	2022	Difference	Percentage Changed
Gross Taxes	6,317.36	6,200.31	117.05	1.89
Gen. Assess: Class 1: Land	903,000.00	888,000.00	15,000.00	1.69
Gen. Assess: Class 1: Improvements	518,000.00	466,000.00	52,000.00	11.16
Gen. Assess: Class 1: Net	1,421,000.00	1,354,000.00	67,000.00	4.95
Tax Levy: BC ASSESSMENT	47.75	47.25	0.50	1.06
Tax Levy: CAPITAL REGIONAL HOSPITAL DIST	178.76	191.86	-13.10	-6.83
Tax Levy: GENERAL	2,482.20	2,433.82	48.38	1.99
Tax Levy: MUNICIPAL - DEBT	112.83	126.60	-13.77	-10.88
Tax Levy: MUNICIPAL - POLICE	1,399.26	1,350.48	48.78	3.61
Tax Levy: MUNICIPAL FINANCE AUTHORITY	0.28	0.27	0.01	3.70
Tax Levy: REGIONAL DISTRICT - OTHER	271.84	280.01	-8.17	-2.92
Tax Levy: REGIONAL TRANSIT	248.39	218.81	29.58	13.52
Tax Levy: SCHOOL - RESIDENTIAL	1,457.24	1,432.40	24.84	1.73
Local Imp: BOLVD - BOULEVARD TAX	82.45	82.45	0.00	0.00
Local Imp: SEWCN03 - SEWER FRONTAGE	36.36	36.36	0.00	0.00

Local Improvement Bylaw: SEWCN03 - SEWER FRONTAGE

Status:

ACTIVE

2023 Payment:

36.36

Started On:

Jul 02, 2004

Based On:

PARCEL - PARCEL CHARGE OF 13.72000000 UNITS

Ends On:

Local Improvement Bylaw: SEWCN - SEWER FRONTAGE

Status:

CLOSED

Started On:

Jul 02, 2002

Ends On:

Generated by AUTOPROP

Based On: PARCEL - PARCEL CHARGE OF 13.72000000 UNITS

Local Improvement Bylaw: BOLVD - BOULEVARD TAX

Status: ACTIVE

2023 Payment: 82.45

Started On: Jul 02, 2002

Ends On:

Based On: PARCEL - PARCEL CHARGE OF 32.98000000 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

-  Right of Way
  Covenant
  Lease or License
  Other
 Not Active
  Right of Way
  Covenant
  Lease or License
 Other
  Not Active
  Service Code

Water Features & Drainage



Legend

Stream or Ditch

River

Wetland

Stream or Ditch

Pond

Full Watershed

Stream or Ditch

Lake

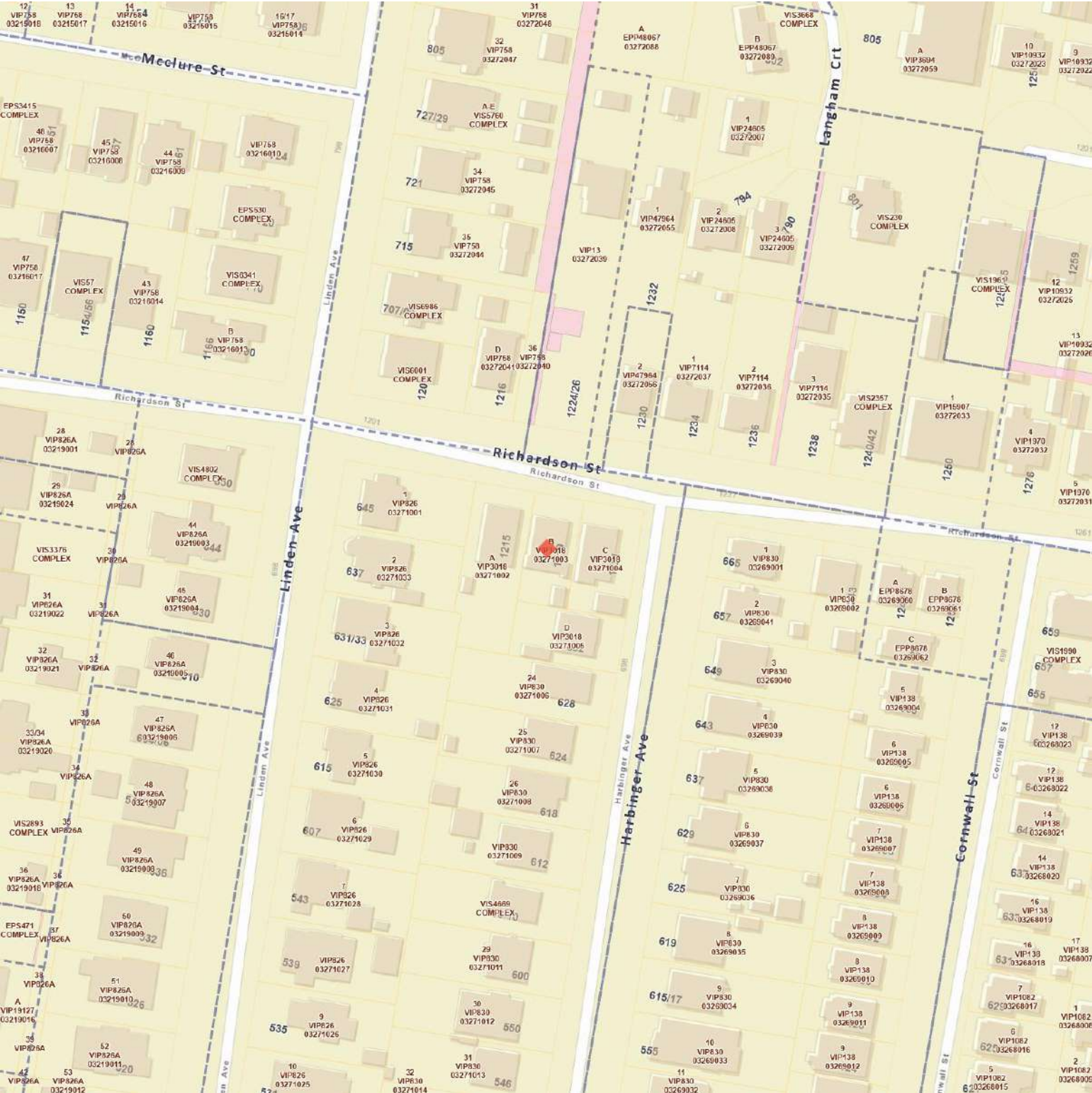
Sub Watershed

Stream or Ditch

Reservoir

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

Legal



Legend

- World Street Map

Address Labels

Parcels (PID based)

Zoning Polygons
- Main Victoria Streets

Address Labels - Esquimalt

Esquimalt Parcels

Comprehensive Development Area Boundary
- All Victoria Streets

Legal Descriptions

Buildings

Land Use Contract
- Surrounding Streets

Easements

Special Polygons

Special Restrictions

Development Applications



Legend

- World Street Map

Address Labels

Development Variance Permit

Board of Variance

Heritage Designation

Development Permit

Tax Incentive Permit

Buildings
- Main Victoria Streets

Address Labels - Esquimalt

Heritage Alteration Permit

Development Permit

Tax Incentive Permit

Development Variance Permit

Rezoning
- All Victoria Streets

Board of Variance

Heritage Designation

Development Variance Permit

Rezoning

Heritage Alteration Permit

Parcels (PID based)
- Surrounding Streets

Development Permit

Rezoning

Heritage Alteration Permit

Board of Variance

Heritage Designation

Esquimalt Parcels

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>

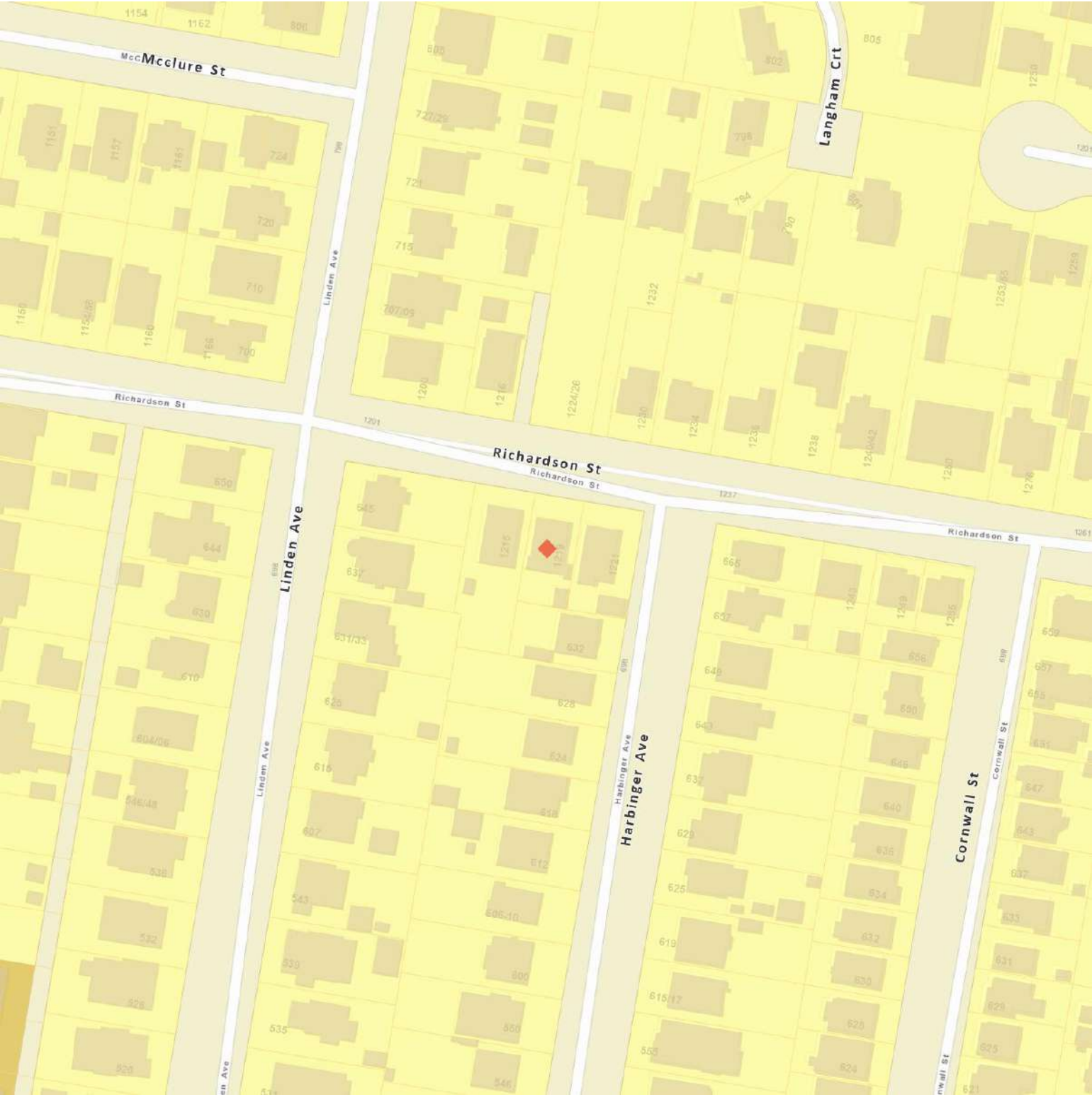
PZ2 (92 HGL)

PZ6A (83.5 HGL)

Parcels (PID based)

Generated by AUTOPROP

OCP Designation



Legend

World Street Map

Address Labels

Core Employment

General Employment

Marine Industrial

Urban Residential

Public Facilities, Parks and Open Space

Parcels (PID based)

Main Victoria Streets

Address Labels - Esquimalt

Core Inner Harbour/Legislative

Employment with Limited Residential

All Victoria Streets

Core Historic

Core Songhees Residential

Industrial Employment

Surrounding Streets

Core Business

Core Residential

Light Industrial Employment with Limited Residential

Small Urban Village

Mixed Residential

Marine - General

Town Centre

Housing Opportunity

Rail Corridor

Esquimalt Parcels

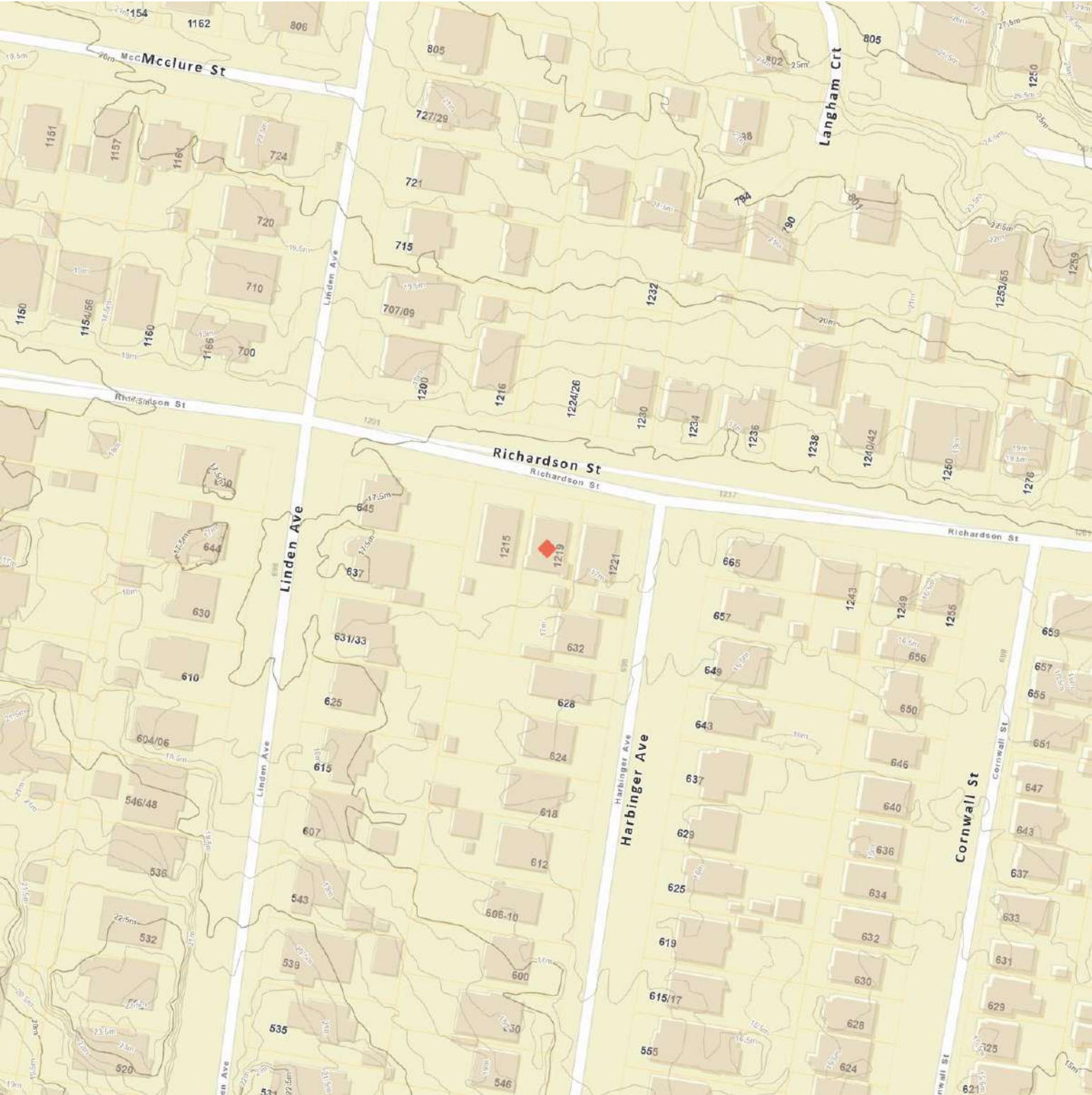
Large Urban Village

Traditional Residential

Marine - Harbour

Buildings

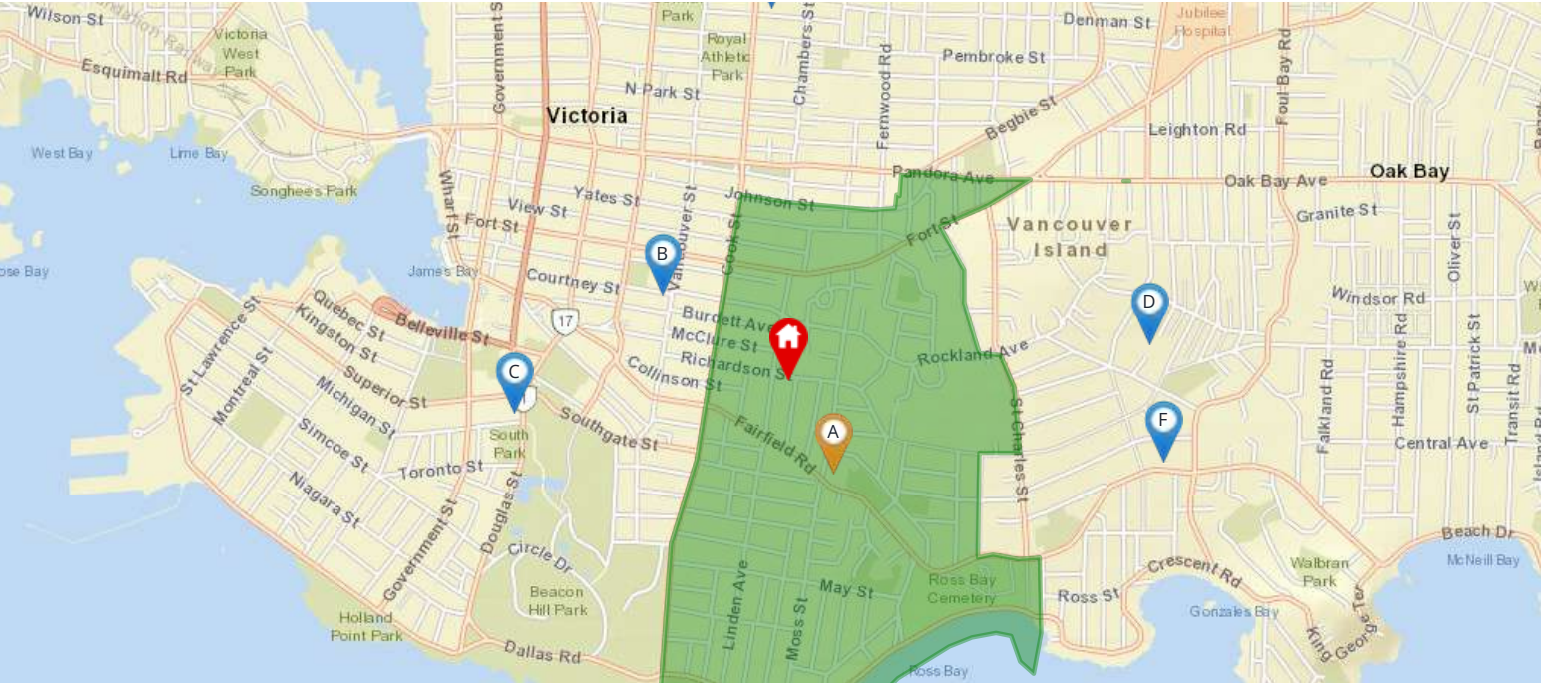
Contours



Legend

- | | | | |
|------------------|----------------------------|----------------------|---------------------|
| World Street Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Index (2.5m) | Dep Index (2.5m) |
| Interim (0.5m) | Dep Interim (0.5m) | Parcels (PID based) | Esquimalt Parcels |
| Buildings | | | |

Nearby Elementary Schools

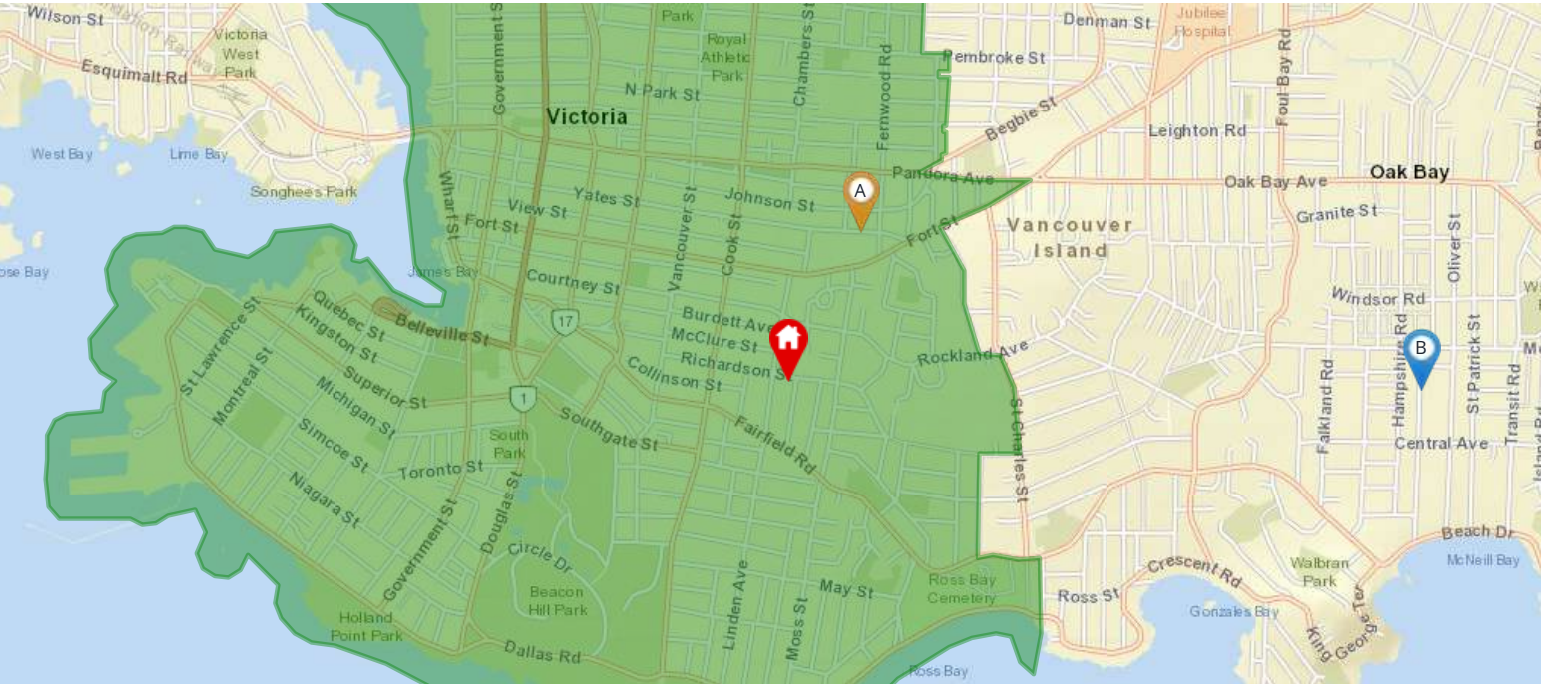


Legend: Subject Property Catchment School Other Schools

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	Sir James Douglas	K - 5	SD 61	Victoria		7 mins	0.6 km	2 mins	7 mins
B	Christ Church Cathedral	K - 8	Independent	Victoria		11 mins	0.9 km	3 mins	11 mins
C	South Park	K - 5	SD 61	Victoria		19 mins	1.5 km	4 mins	19 mins
D	Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	28 mins	2.2 km	6 mins	26 mins
E	George Jay	K - 5	SD 61	Victoria		24 mins	1.9 km	6 mins	24 mins
F	Margaret Jenkins	K - 5	SD 61	Victoria		23 mins	1.9 km	5 mins	17 mins

Nearby Middle Schools

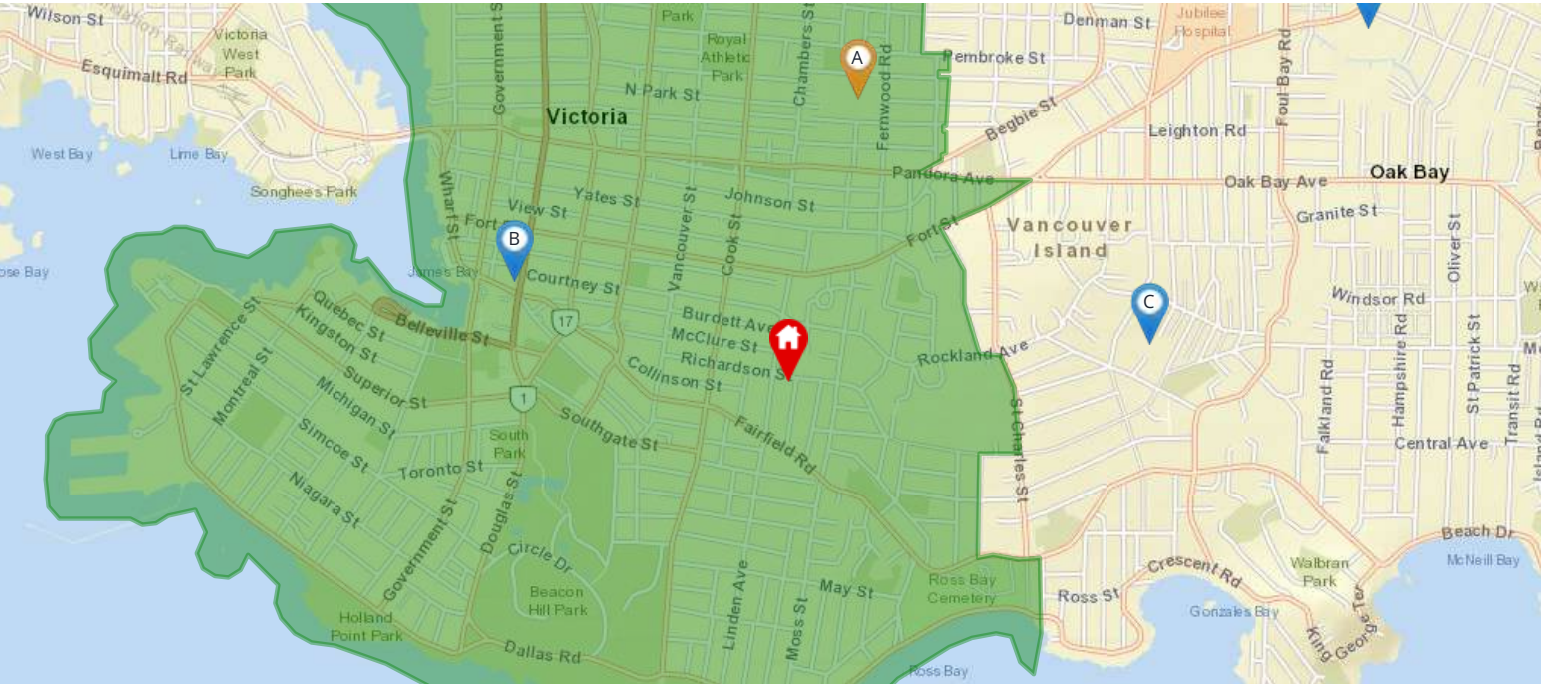


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Central Middle -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Central Middle School	6 - 8	SD 61	Victoria		13 mins	1.0 km	3 mins	13 mins
B	Monterey Middle School	6 - 8	SD 61	Victoria		38 mins	3.1 km	8 mins	32 mins
C	Lansdowne Middle School	6 - 8	SD 61	Victoria		52 mins	4.1 km	8 mins	18 mins
D	Rockheights	6 - 8	SD 61	Victoria		1 hour 15 mins	5.7 km	17 mins	39 mins
E	Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 18 mins	6.1 km	14 mins	32 mins
F	Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 26 mins	6.8 km	16 mins	43 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Victoria High** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Victoria High	9 - 12	SD 61	Victoria	AP Program	18 mins	1.4 km	5 mins	18 mins
B	Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	18 mins	1.4 km	5 mins	12 mins
C	Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	28 mins	2.2 km	6 mins	26 mins
D	Oak Bay	9 - 12	SD 61	Victoria	AP Program	40 mins	3.2 km	7 mins	15 mins
E	St Michaels	K - 12	Independent	Victoria	AP Program	59 mins	4.6 km	10 mins	19 mins
F	Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	1 hour 0 mins	4.7 km	14 mins	26 mins

1219 RICHARDSON ST Victoria, V8V 3C9



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

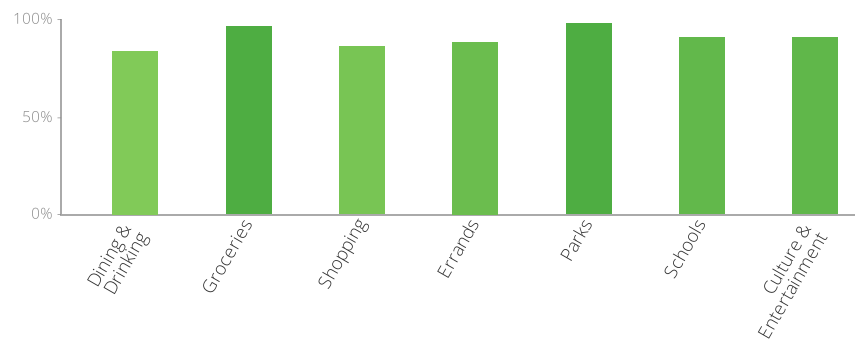
Transit is convenient for most trips



Very Bikeable

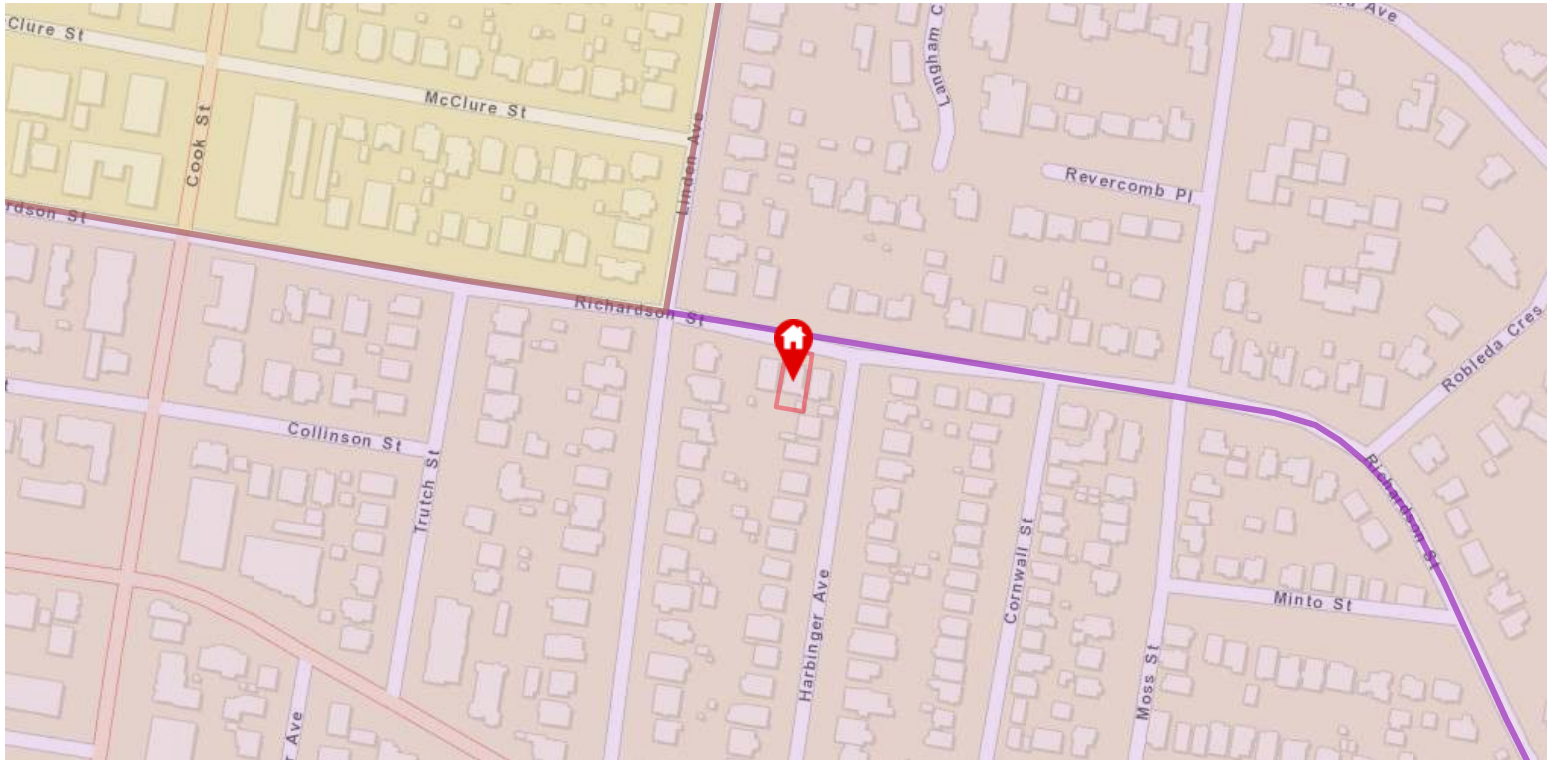
Biking is convenient for most trips

The Walk Score here is 89 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q



Subject Property Designations:

Area: Victoria
Sub-Area: Vi Fairfield West

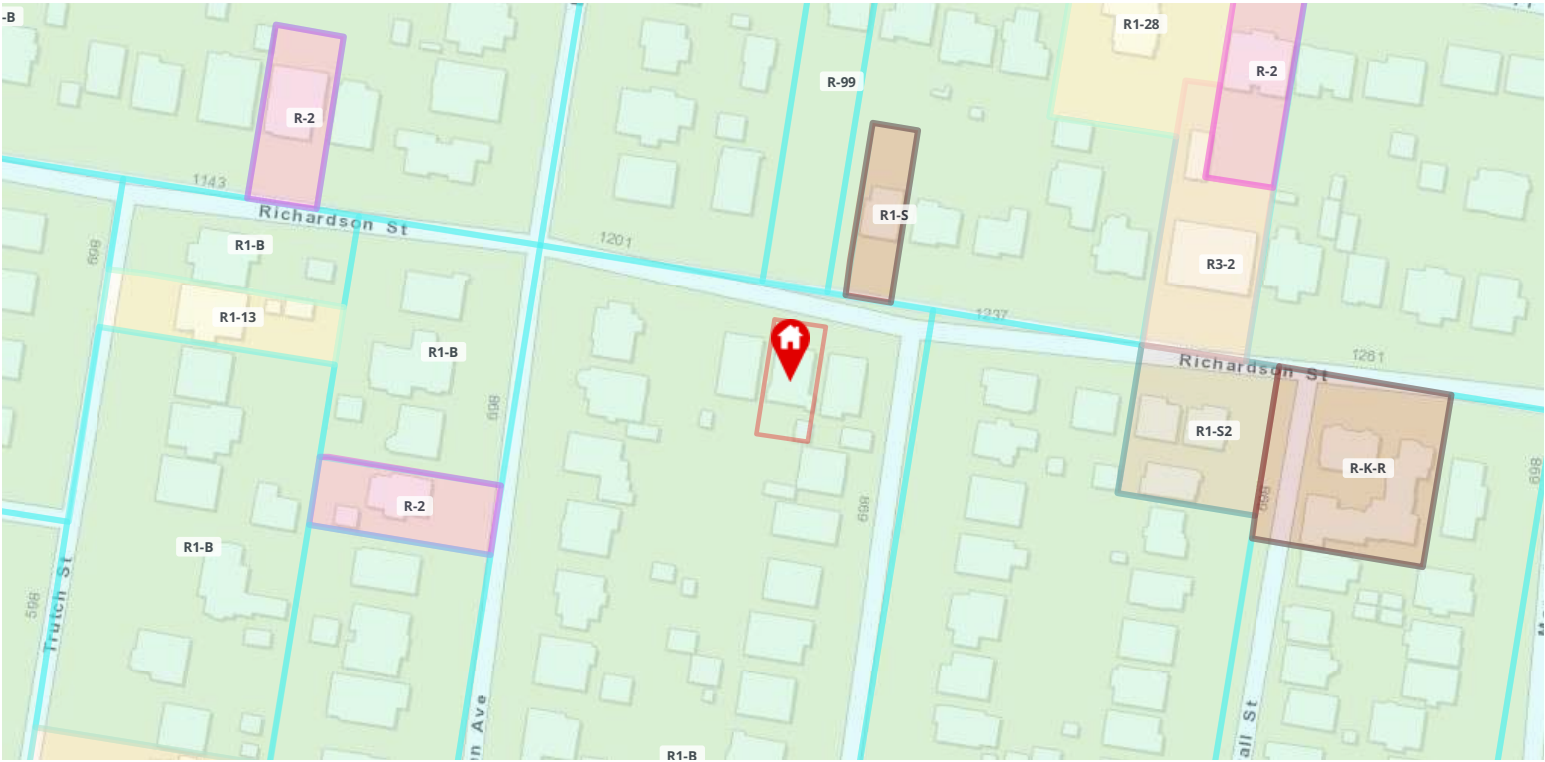
Layer Legend:

- Vi Fairfield West
- Vi Rockland
- Vi Downtown

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1-B Description: Single Family Dwelling District
Official Community Plan	Urban Place Designation: Traditional Residential FSR approximately 1:1, increased density in Vic West, consult Vic West Neighbourhood Plan
Neighbourhood Community Plan	Neighbourhood Plan: Fairfield
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	DPA: Intensive Residential - Attached Residential Development
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Victoria Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable












Zoning



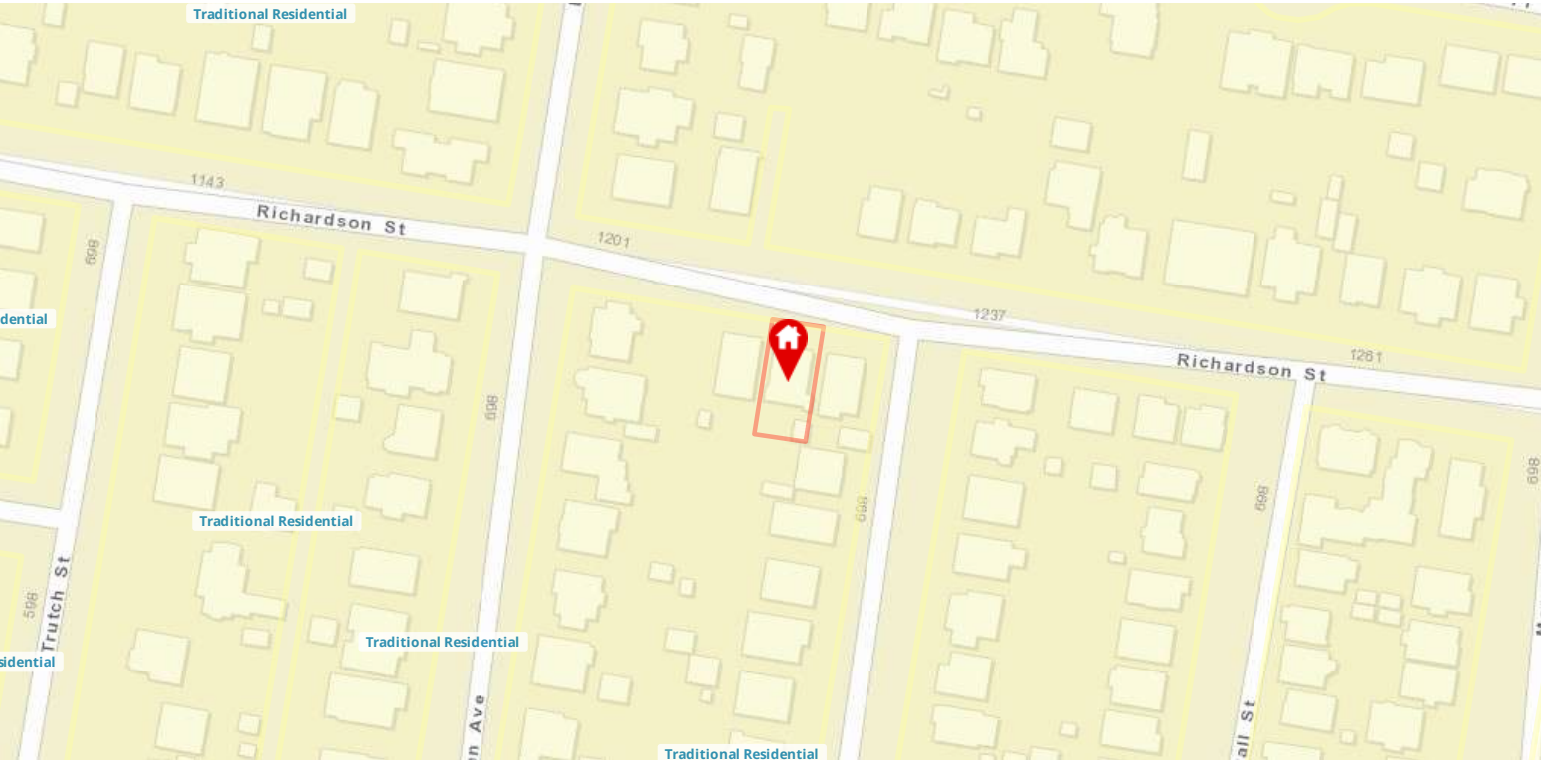
Subject Property Designations:

Code: [R1-B](#)
Description: Single Family Dwelling District

Layer Legend:

	Code	Description
	R1-B	Single Family Dwelling District
	R-99	Multiple Dwelling Richardson District
	R1-S	Single Family Dwelling (Small Lot) District
	R-2	Two Family Dwelling District
	R1-28	Langham Court Single Family Dwelling District
	R1-S2	Restricted Small Lot (Two Storey) District
	R3-2	Multiple Dwelling District
	R1-13	Trutch Bed & Breakfast District
	R-K-R	Richardson Street Attached Dwelling
	R1-TR	Trutch Street Conversion District
	R1-A	Rockland Single Family Dwelling District

Official Community Plan



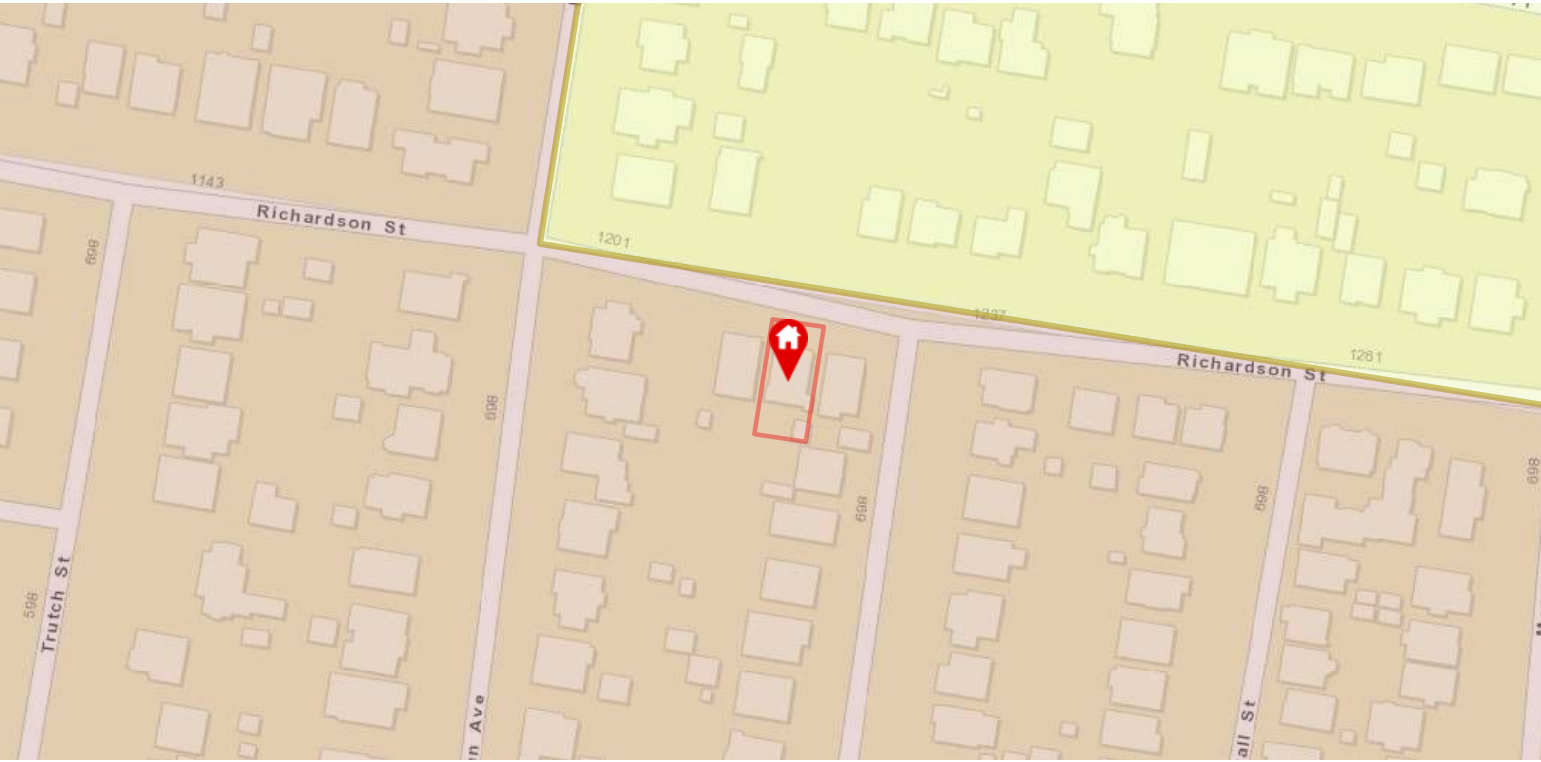
Subject Property Designations:

Urban Place Designation: [Traditional Residential](#)
FSR approximately 1:1, increased density in Vic West, consult Vic West Neighbourhood Plan

Layer Legend:

- [Traditional Residential](#)

Neighbourhood Community Plan



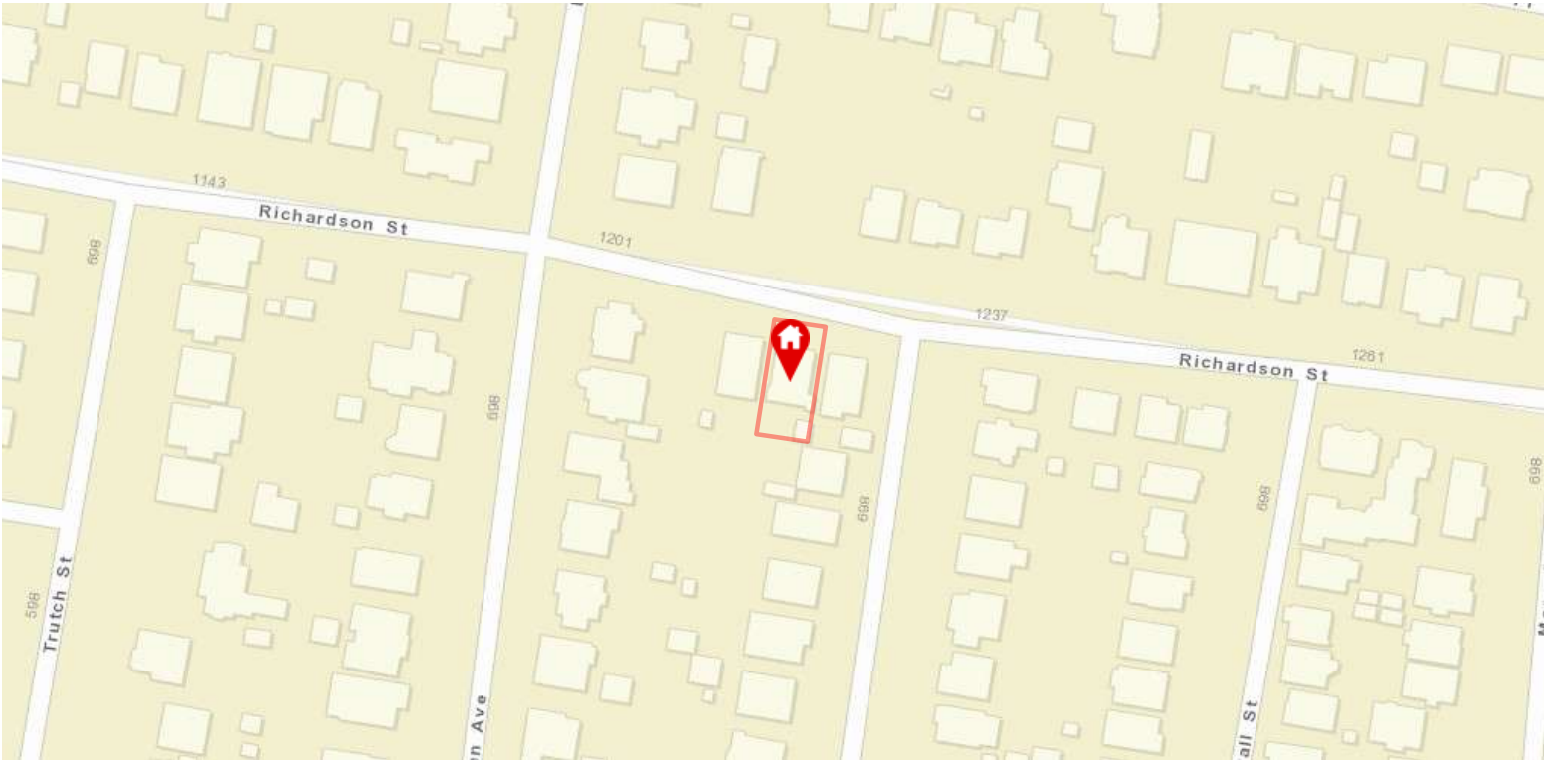
Subject Property Designations:

Neighbourhood Plan: [Fairfield](#)

Layer Legend:

- Neighbourhood Plan: [Fairfield](#)
- Neighbourhood Plan: [Rockland](#)

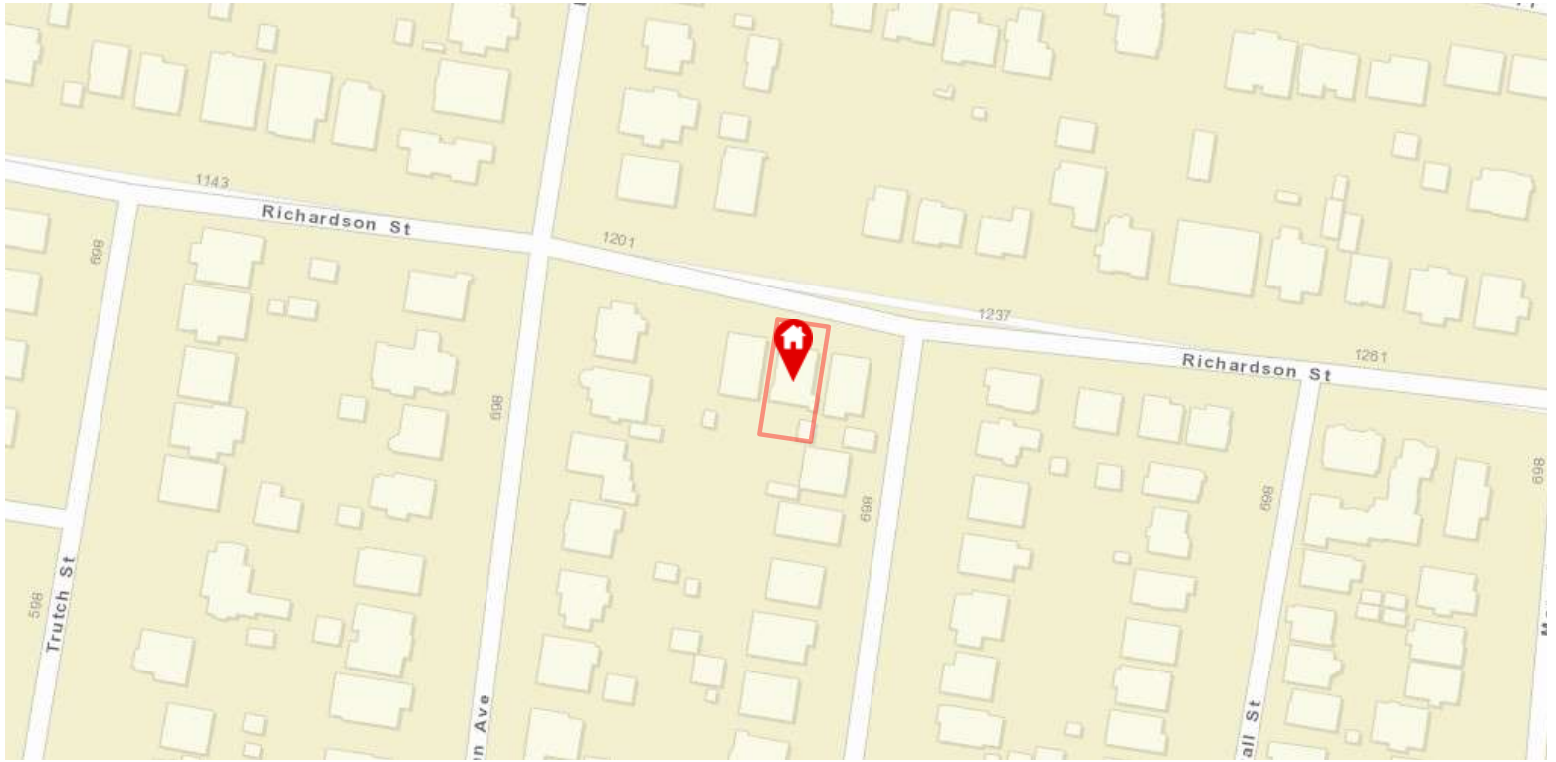
Local Area Plan



Subject Property Designations:

Not Applicable

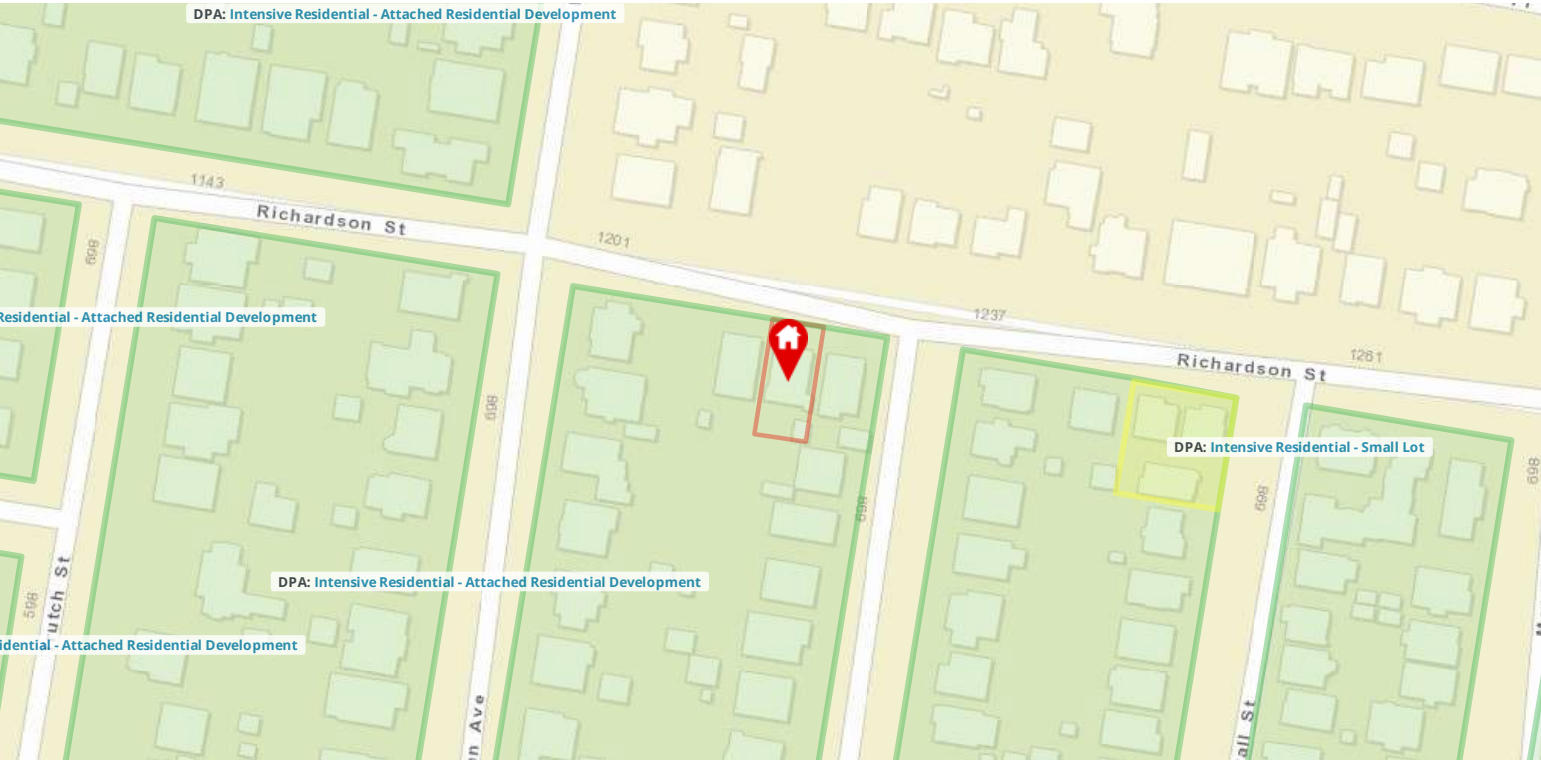
Proposed Plans



Subject Property Designations:

Not Applicable

Development Permit Area



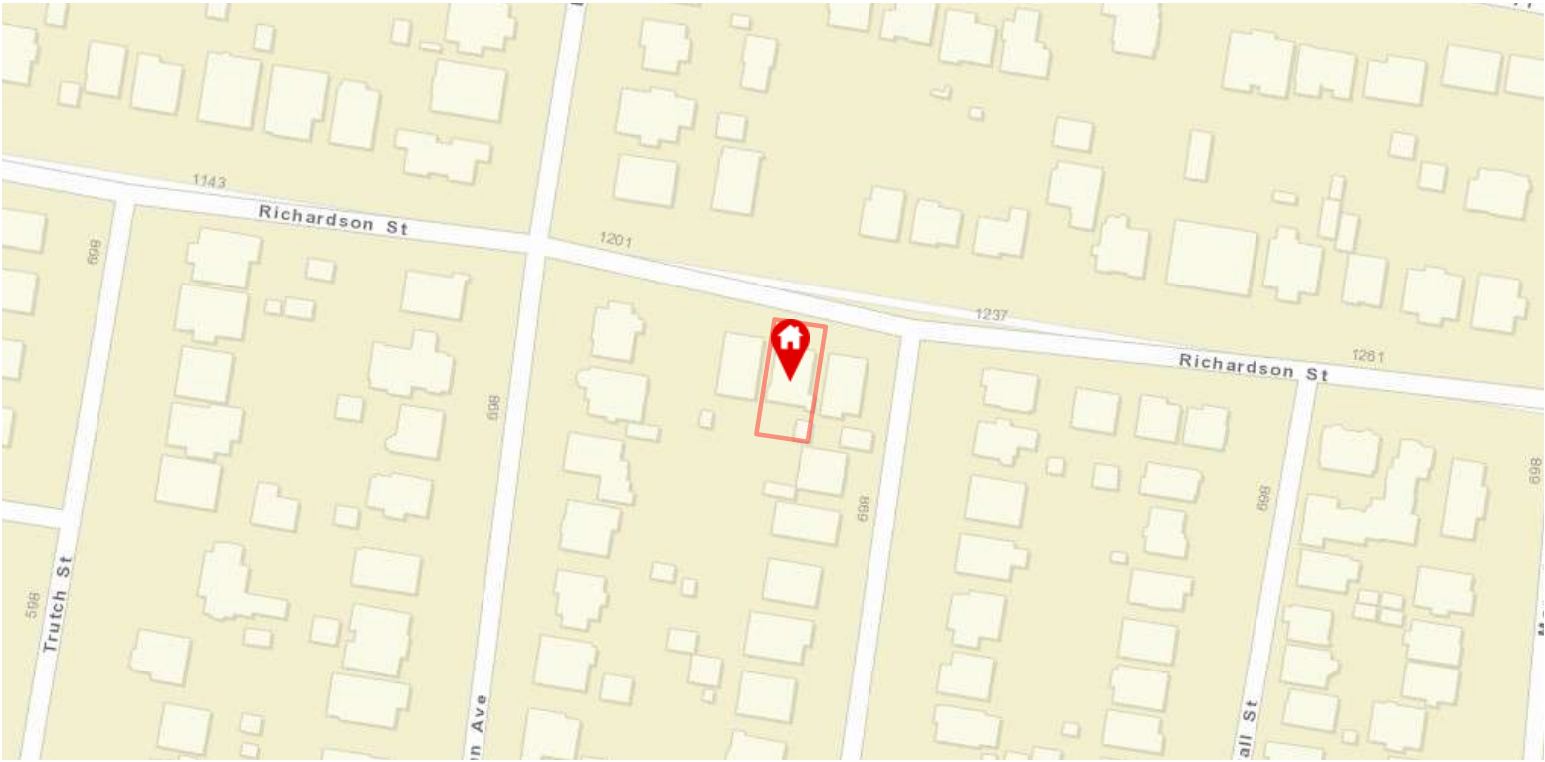
Subject Property Designations:

DPA: [Intensive Residential - Attached Residential Development](#)

Layer Legend:

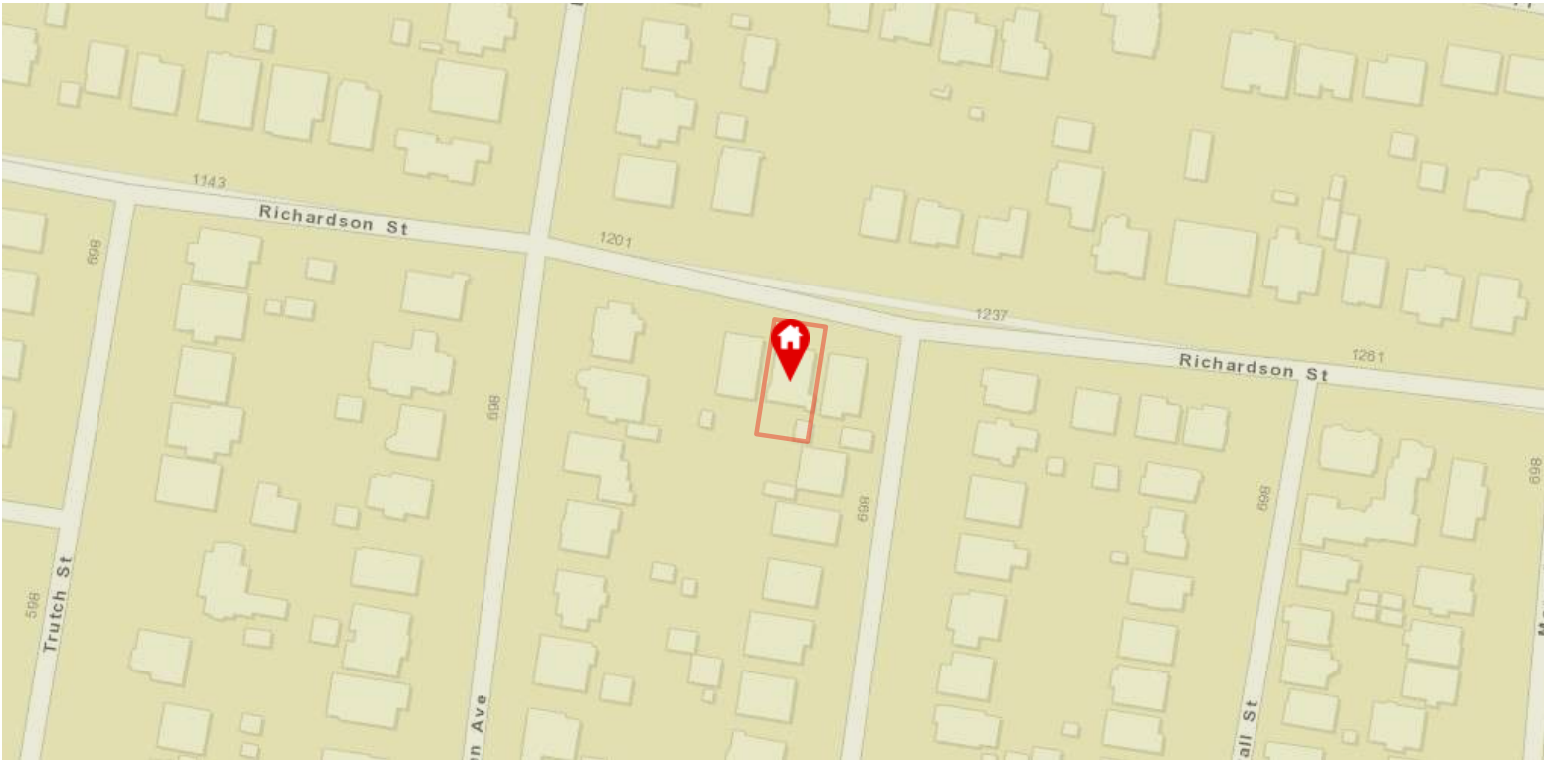
- DPA: [Intensive Residential - Attached Residential Development](#)
- DPA: [Intensive Residential - Small Lot](#)

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve



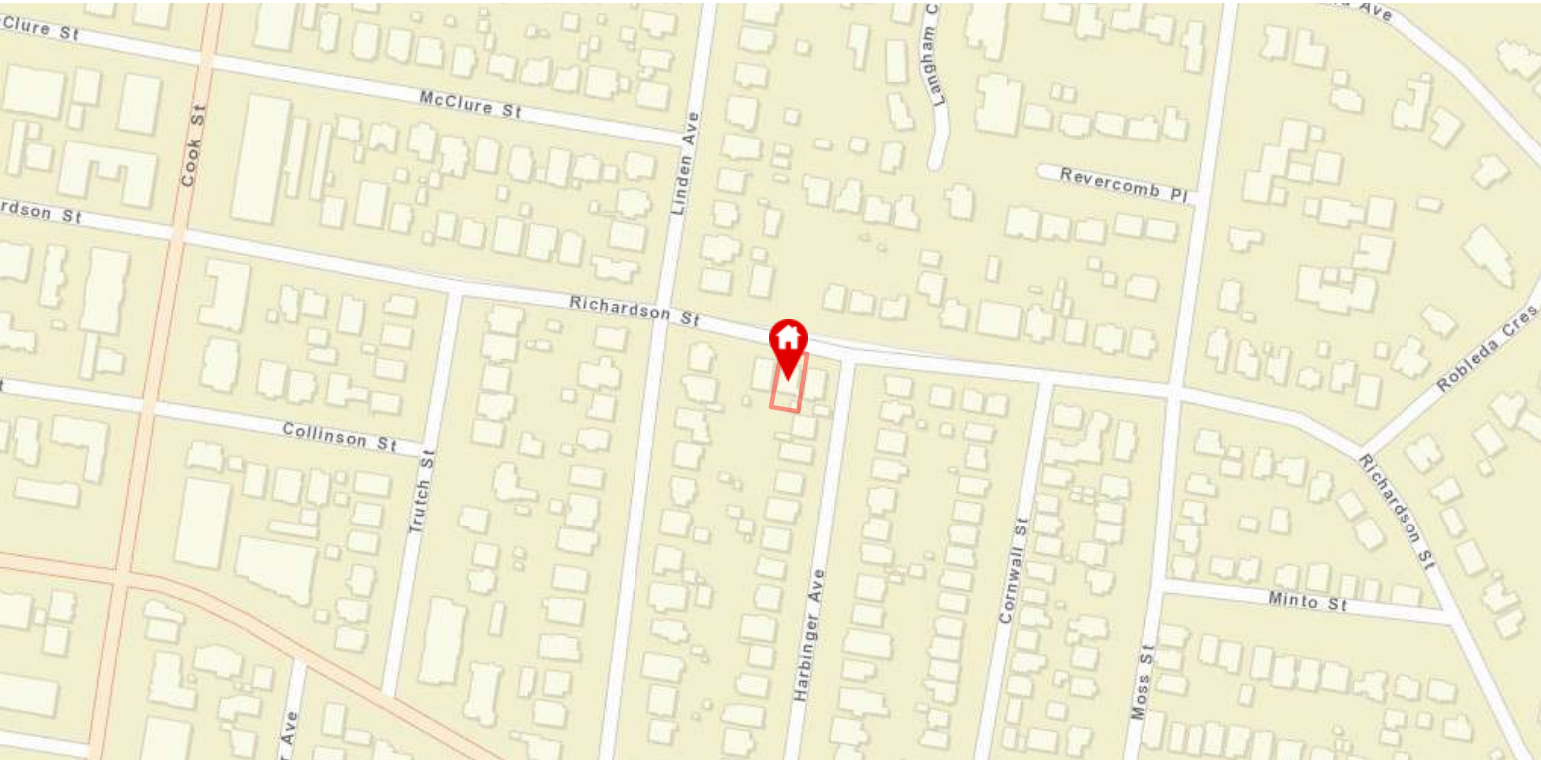
Subject Property Designations:

Census Subdivision Name: Victoria
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

- Census Subdivision Name: Victoria
- Census Metropolitan Area/Census Agglomeration: Victoria
- Census Subdivision Type: Census subdivision within census metropolitan area

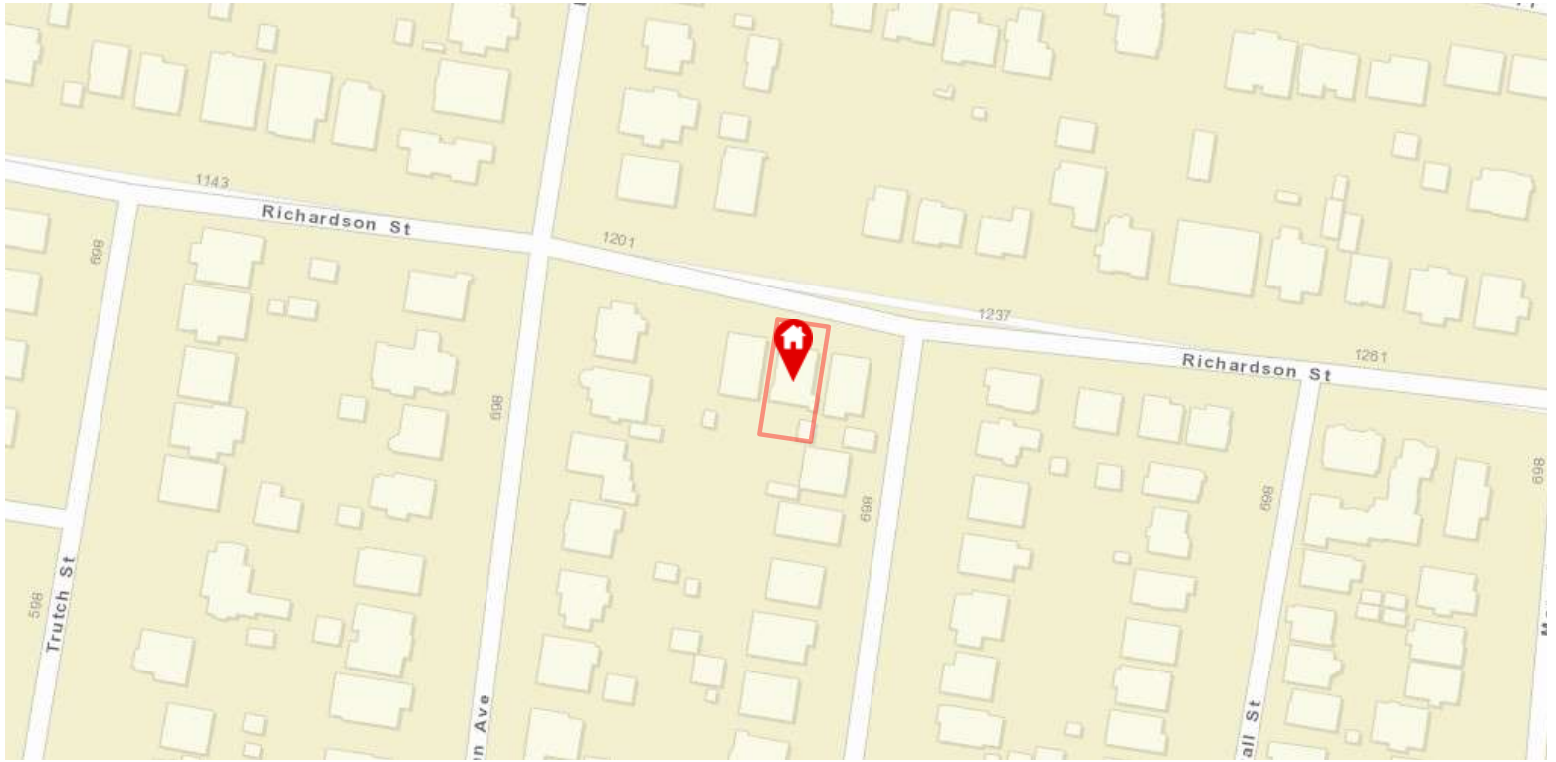
Floodplain Data



Subject Property Designations:

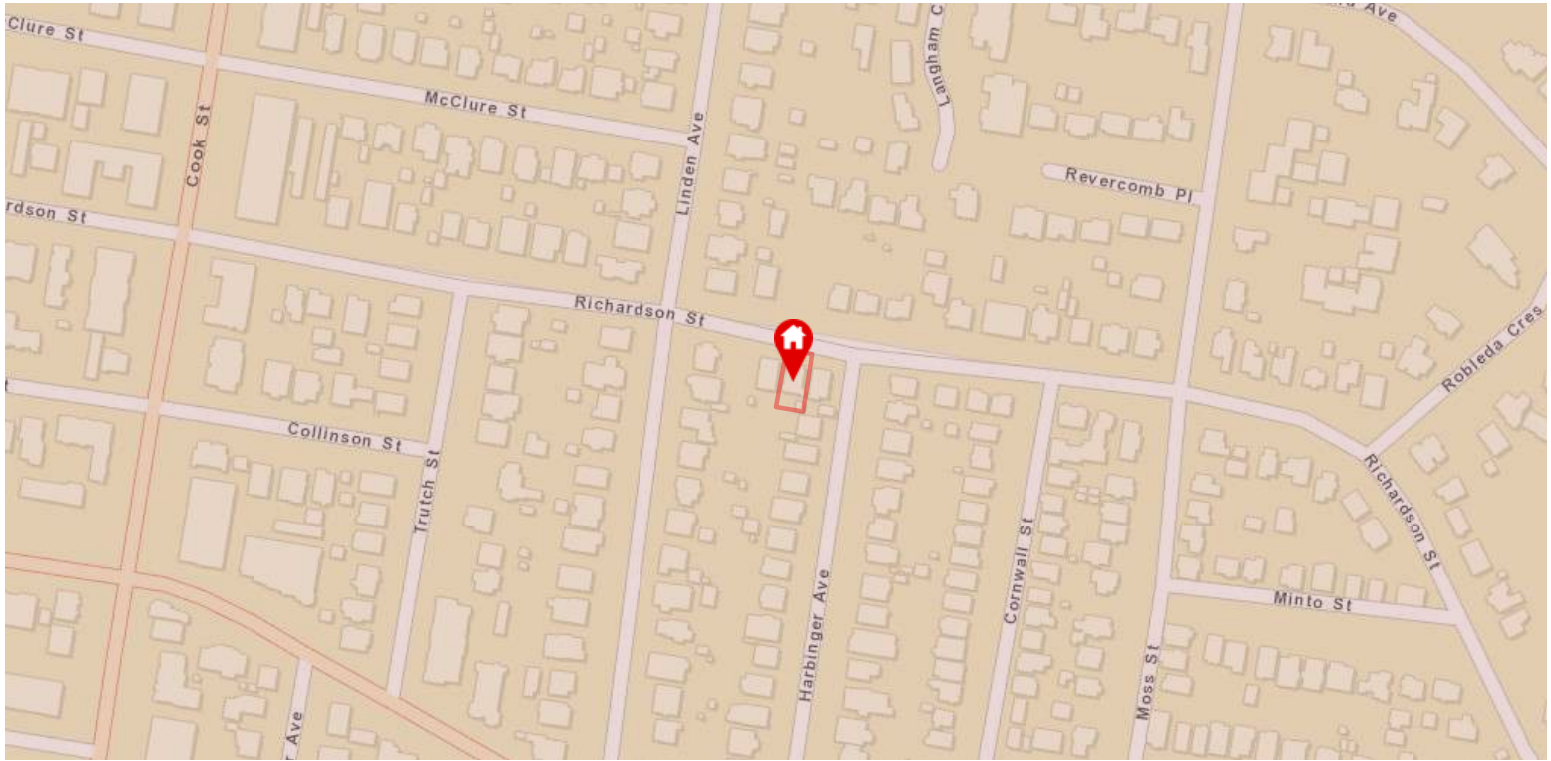
Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable



Subject Property Designations:

Name: Corporation of the City of Victoria

Layer Legend:

- Corporation of the City of Victoria



Subject Property Designations:

Property is not a Tied Parcel

Active Development



Subject Property Designations:

No Development Applications