

## PROPERTY REPORT

903 960 YATES ST,  
Victoria V8V 3M3

PID: 030-432-693

JANUARY 30, 2019

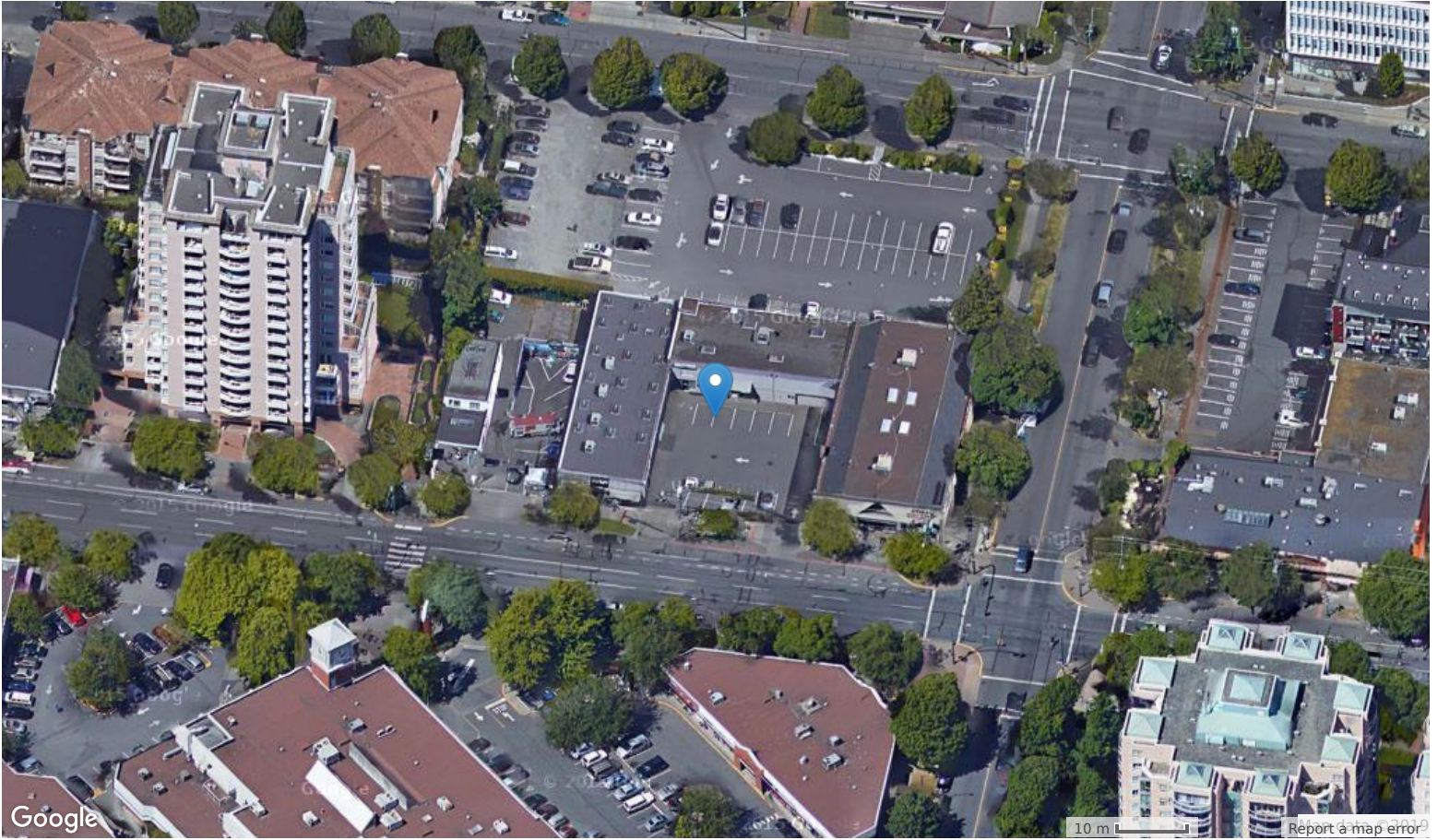
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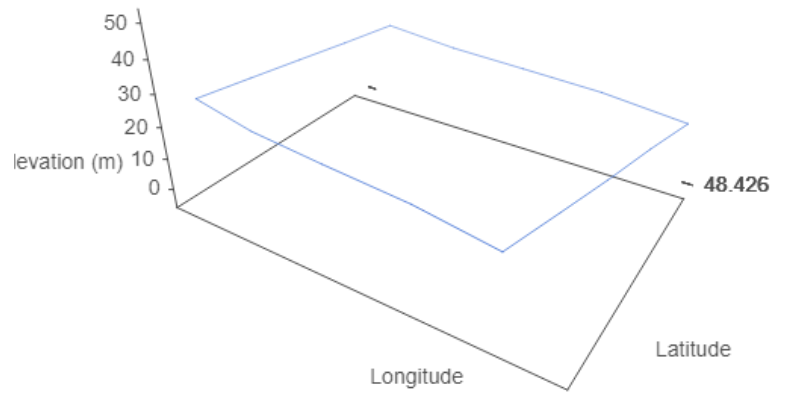
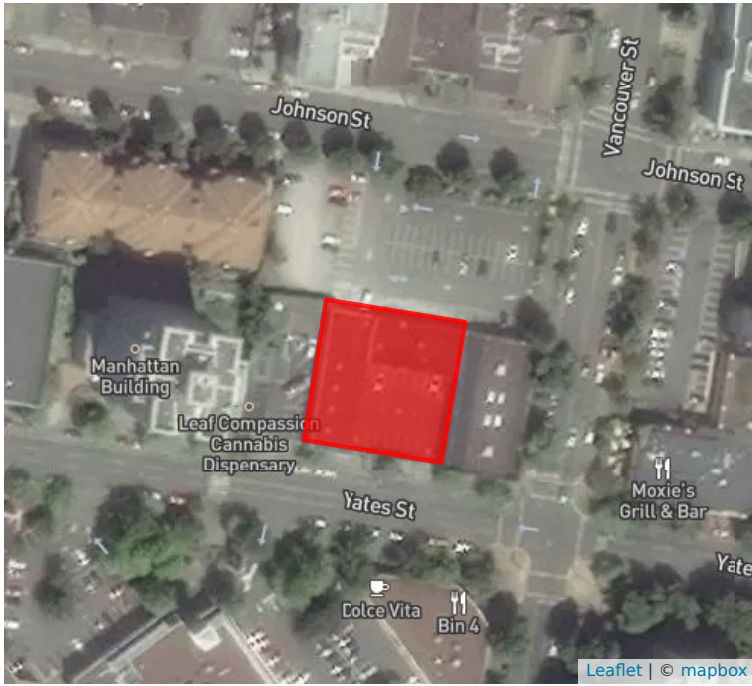


Google Bird View



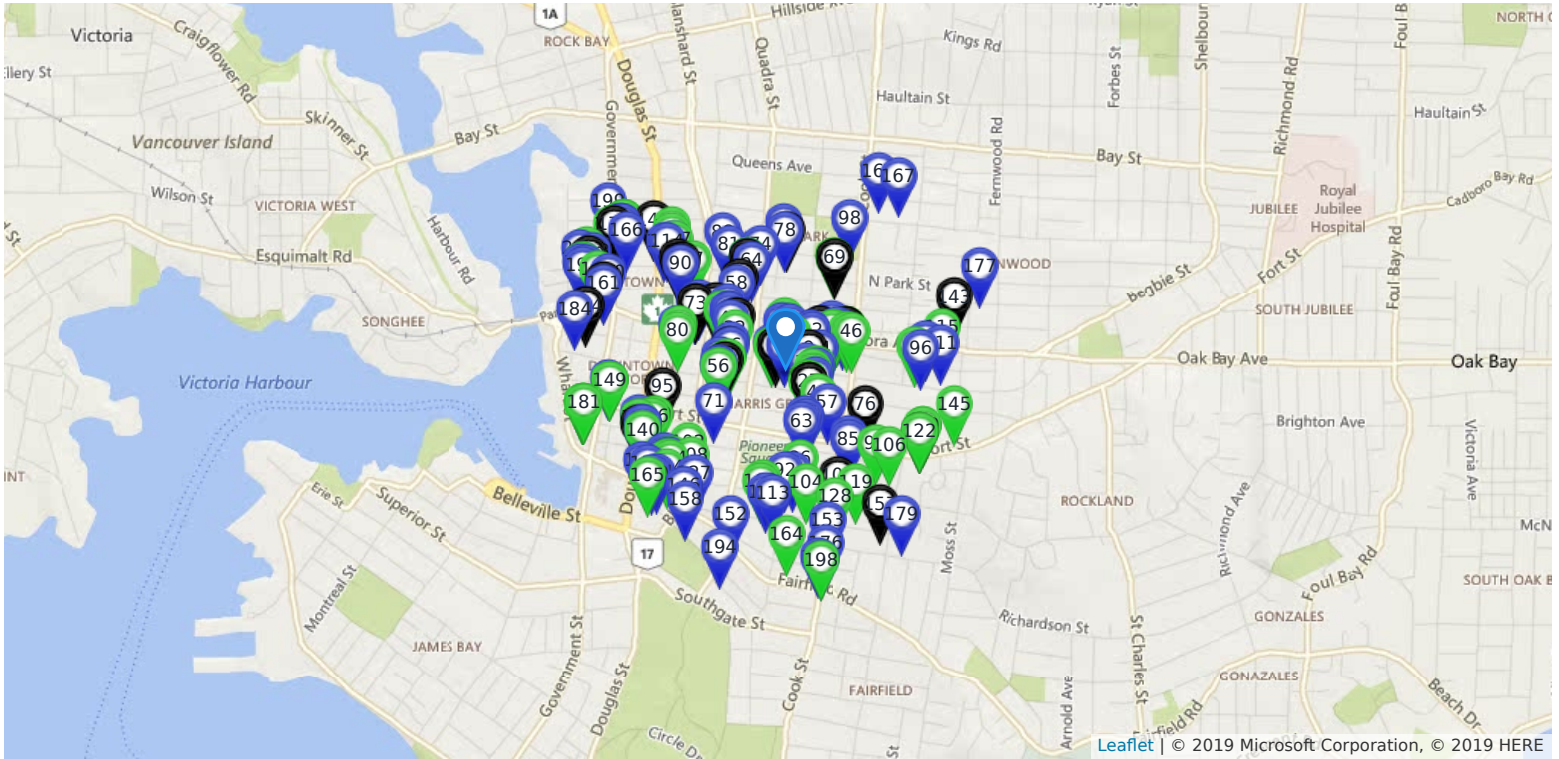


# Property Boundary and Topography



Max Elevation: 25.06 m | Min Elevation: 22.52 m | Difference: 2.54 m

# Victoria MLS Comparables



Legend: 📍 Current 📍 Pending 📍 Sold 📍 Expired 📍 Cancelled 📍 Inactive

#	PID	Property Type	Status	Address	Sold Price	List Price	Sold Date	List Date	Lot Size (Sq. Ft.)	Lot Size (Acres)	Year Built	Days on Market	Total Sq. Ft. Finished	Frontage	District	Total Bedrooms	Total Baths	Price Per Lot Size (Sq. Ft.)	Price Per Finished Floor Area (Sq. Ft.)
1	030-433-029	Condo Apartment	Pending	1506 960 Yates St	\$650,000	\$649,900		20/11/2018	894	0.02	2018	66	874		Victoria	2	2	\$726.96	\$743.59
2	030-433-118	Condo Apartment	Sold	PH1801 960 Yates St	\$1,950,000	\$2,200,000	12/12/2018	14/08/2018	15,006	0.34	2018	30	1,602	122	Victoria	2	3	\$146.61	\$1,373.28
3	029798965	Condo Apartment	Current	205 989 Johnson St	\$429,900			10/10/2018	743	0.02	2019	102	743		Victoria	1	1	\$578.60	\$578.60
4	023-262-699	Condo Apartment	Pending	505 930 Yates St	\$458,000	\$469,000		09/01/2019	871	0.02	1995	17	871		Victoria	2	2	\$538.46	\$538.46
5	023-262-834	Condo Apartment	Sold	701 930 Yates St	\$348,000	\$358,000	01/01/2019	06/11/2018	22,017	0.51	1996	44	555	179	Victoria	1	1	\$16.26	\$645.05
6	023-262-508	Condo Apartment	Current	306 930 Yates St	\$340,000			21/01/2019	581	0.01	1995	5	581		Victoria	1	1	\$585.20	\$585.20
7	028-240-511	Condo Apartment	Sold	302 1007 Johnson St	\$275,000	\$277,500	15/10/2018	19/09/2018	455	0.01	2010	5	416		Victoria	0	1	\$609.89	\$667.07
8	025-997-505	Condo Apartment	Sold	301 932 Johnson St	\$290,000	\$305,000	30/11/2018	06/11/2018	484	0.01	2004	15	452		Victoria	0	1	\$630.17	\$674.78
9	026-101-190	Condo Apartment	Pending	206 1030 Yates St	\$360,000	\$370,000		30/11/2018	636	0.01	2004	21	636		Victoria	2	1	\$581.76	\$581.76
10	025-997-599	Condo Apartment	Current	310 932 Johnson St	\$349,900			15/01/2019	517	0.01	2003	14	517		Victoria	1	1	\$676.79	\$676.79
11	024-539-538	Condo Apartment	Sold	301 1015 Johnson St	\$320,000	\$330,000	13/12/2018	01/11/2018	709	0.02	1999	15	648		Victoria	1	1	\$465.44	\$509.26
12	028240545	Condo Apartment	Sold	403 1007 Johnson St	\$262,500	\$269,900	01/10/2018	06/08/2018	428	0.01	2010	29	384		Victoria	0	1	\$630.61	\$702.86
13	017-416-205	Condo Apartment	Sold	306 1010 View St	\$447,000	\$449,900	28/01/2019	07/01/2019	1,101	0.03	1991	9	990		Victoria	2	2	\$408.63	\$454.44
14	026-101-106	Condo Apartment	Sold	201 1030 Yates St	\$340,000	\$349,000	04/01/2019	10/12/2018	6	0.00	2004	23	626		Victoria	1	1	\$58,166.67	\$557.51
15	000-177-547	Condo Apartment	Pending	601 1026 Johnson St	\$425,000	\$429,900		28/11/2018	1,178	0.03	1981	27	996		Victoria	2	2	\$364.94	\$431.63
16	000-177-300	Condo Apartment	Sold	301 1026 Johnson St	\$462,000	\$485,000	14/12/2018	06/11/2018	1,106	0.03	1981	24	970		Victoria	2	2	\$438.52	\$500.00
17	017-417-791	Condo Apartment	Current	1302 1020 View St	\$559,900			19/01/2019	1,055	0.02	1991	9	948		Victoria	2	2	\$530.71	\$590.61
18	017-417-333	Condo Apartment	Sold	704 1020 View St	\$464,500	\$489,900	06/12/2018	08/10/2018	1,214	0.03	1991	40	1,107		Victoria	2	2	\$403.54	\$442.55
19	017-418-062	Condo Apartment	Current	1604 1020 View St	\$599,900			17/01/2019	1,140	0.03	1991	8	1,140		Victoria	2	2	\$526.23	\$526.23
20	017-417-881	Condo Apartment	Current	1403 1020 View St	\$559,900			16/11/2018	1,056	0.02	1991	73	948		Victoria	2	2	\$530.21	\$590.61

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21		Condo Apartment	Current	627 1029 View St		\$295,000		15/10/2018	388	0.01	2019	85	388		Victoria	0	1	\$760.31	\$760.31
22		Condo Apartment	Current	201 1029 View St		\$435,000		21/12/2018	667	0.02	2019	7	667		Victoria	1	1	\$652.17	\$652.17
23		Condo Apartment	Current	623 1029 View St		\$310,000		21/12/2018	398	0.01	2019	7	398		Victoria	1	1	\$778.89	\$778.89
24	017-417-562	Condo Apartment	Sold	1003 1020 View St	\$475,000	\$478,000	23/11/2018	10/08/2018	968	0.02	1991	49	968		Victoria	2	2	\$493.80	\$493.80
25		Condo Apartment	Current	434 1029 View St		\$310,000		15/10/2018	441	0.01	2019	85	398		Victoria	1	1	\$702.95	\$778.89
26	000-169-901	Condo Apartment	Current	1003 1034 Johnson St		\$488,800		11/09/2018	1,117	0.03	1981	59	1,040		Victoria	2	2	\$437.60	\$470.00
27		Condo Apartment	Pending	415 1029 View St	\$310,000	\$310,000		08/08/2018	431	0.01	2018	65	431		Victoria	1	1	\$719.26	\$719.26
28		Condo Apartment	Pending	416 1029 View St	\$310,000	\$310,000		24/09/2018	441	0.01	2018	5	441		Victoria	1	1	\$702.95	\$702.95
29	000-177-610	Condo Apartment	Sold	701 1026 Johnson St	\$437,500	\$439,900	31/10/2018	17/09/2018	1,117	0.03	1981	21	961		Victoria	2	2	\$393.82	\$457.75
30	000-169-412	Condo Apartment	Current	303 1034 Johnson St		\$449,900		29/01/2019	1,015	0.02	1981	1	1,015		Victoria	2	12	\$443.25	\$443.25
31	000-1690862	Condo Apartment	Sold	901 1034 JOHNSON St	\$459,900	\$459,900	11/10/2018	24/08/2018	949	0.02	1981	17	949		Victoria	2	2	\$484.62	\$484.62
32	009-359-184	Condo Apartment	Current	1704 848 Yates St		\$899,900		14/01/2019	0	0.00	2020	3	1,017		Victoria	2	2		\$884.86
33	009-359-184	Condo Apartment	Pending	308 845 Johnson St	\$307,280	\$307,280		28/08/2018	527	0.01	2020	28	527		Victoria	1	1	\$583.07	\$583.07
34	026-816-377	Condo Apartment	Sold	1310 845 Yates St	\$598,000	\$599,900	14/12/2018	06/11/2018	803	0.02	2006	17	803		Victoria	2	2	\$747.07	\$747.07
35	029-105-439	Condo Apartment	Sold	407 1090 Johnson St	\$459,800	\$475,000	22/10/2018	08/08/2018	828	0.02	2013	54	735		Victoria	2	1	\$573.67	\$646.26
36	026-815-826	Condo Apartment	Sold	501 845 Yates St	\$475,000	\$489,000	07/12/2018	09/10/2018	910	0.02	2006	31	910		Victoria	1	1	\$537.36	\$537.36
37	026-815-516	Condo Apartment	Pending	202 845 Yates St	\$382,500	\$399,900		22/11/2018	833	0.02	2006	30	833		Victoria	1	1	\$480.07	\$480.07
38	028-715-811	Condo Apartment	Sold	508 834 Johnson St	\$425,000	\$425,000	01/10/2018	21/08/2018	666	0.02	2011	9	666		Victoria	1	1	\$638.14	\$638.14
39	029-105-927	Condo Apartment	Current	906 1090 Johnson St		\$310,000		28/01/2019	400	0.01	2013	0	400		Victoria	0	1	\$775.00	\$775.00
40	029-105-781	Condo Apartment	Pending	802 1090 Johnson St	\$550,000	\$559,999		19/11/2018	813	0.02	2013	53	812		Victoria	2	2	\$688.81	\$689.65
41	029-105-24	Condo Apartment	Pending	209 1090 Johnson St	\$505,000	\$515,000		29/11/2018	738	0.02	2013	43	738		Victoria	1	1	\$697.83	\$697.83
42	029-105-668	Condo Apartment	Current	610 1090 Johnson St		\$399,000		09/11/2018	558	0.01	2013	80	558		Victoria	1	1	\$715.05	\$715.05
43	028-715-659	Condo Apartment	Sold	407 834 Johnson St	\$326,500	\$339,900	21/01/2019	27/11/2018	492	0.01	2011	10	492		Victoria	1	1	\$690.85	\$690.85
44	024-699-241	Condo Apartment	Current	202 1061 Fort St		\$315,000		25/01/2019	489	0.01	2000	1	447		Victoria	0	1	\$644.17	\$704.70
45	026-225-620	Condo Apartment	Current	704 860 View St		\$639,900		17/11/2018	1,248	0.03	2005	62	1,248		Victoria	2	3	\$512.74	\$512.74
46	029-105-269	Condo Apartment	Current	211 1090 Johnson St		\$349,900		10/01/2019	513	0.01	2014	20	462		Victoria	1	1	\$682.07	\$757.36
47	028-716-094	Condo Apartment	Sold	904 834 Johnson St	\$385,000	\$395,000	20/11/2018	11/10/2018	486	0.01	2011	29	486		Victoria	1	1	\$812.76	\$812.76
48	028-715-705	Condo Apartment	Sold	412 834 Johnson St	\$315,000	\$324,000	06/12/2018	10/10/2018	489	0.01	2011	42	466		Victoria	1	1	\$662.58	\$695.28
49	028-716-442	Condo Apartment	Sold	1502 834 Johnson St	\$735,500	\$735,500	28/12/2018	28/12/2018	938	0.02	2011	0	938		Victoria	2	2	\$784.12	\$784.12
50	026-225-531	Condo Apartment	Pending	602 860 View St	\$486,500	\$499,900		09/11/2018	875	0.02	2005	33	854		Victoria	2	2	\$571.31	\$585.36
51	023-006-307	Condo Apartment	Sold	210 835 View St	\$333,000	\$339,900	21/09/2018	10/08/2018	436	0.01	1995	12	540		Victoria	1	1	\$779.59	\$629.44
52	028-716-183	Condo Apartment	Sold	1005 834 Johnson St	\$355,000	\$349,000	10/12/2018	07/09/2018	495	0.01	2011	73	471		Victoria	1	1	\$705.05	\$740.98
53	028-715-829	Condo Apartment	Current	501 834 Johnson St		\$375,000		22/01/2019	556	0.01	2011	7	541		Victoria	1	1	\$674.46	\$693.16
54	023-006-811	Condo Apartment	Sold	406 835 View St	\$355,000	\$349,900	18/10/2018	21/09/2018	651	0.01	1995	14	584		Victoria	1	1	\$537.48	\$599.14
55	023-007-028	Condo Apartment	Sold	601 835 View St	\$360,000	\$349,900	17/10/2018	01/08/2018	586	0.01	1995	8	586		Victoria	1	1	\$597.10	\$597.10
56	023-007-222	Condo Apartment	Current	709 835 View St		\$299,900		17/01/2019	471	0.01	1994	13	471		Victoria	1	1	\$636.73	\$636.73
57	024-699-349	Condo Apartment	Sold	212 1061 Fort St	\$319,000	\$319,900	30/08/2018	03/08/2018	468	0.01	1963	10	468		Victoria	0	1	\$683.55	\$683.55
58	026-792-931	Condo Apartment	Sold	405 848 Mason St	\$347,000	\$354,900	18/10/2018	10/08/2018	522	0.01	2006	56	444		Victoria	1	1	\$679.89	\$799.32

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59	018-707-726	Condo Apartment	Sold	101 1025 Meares St	\$467,500	\$450,000	19/09/2018	24/08/2018	1,047	0.02	1994	12	1,017		Victoria	2	2	\$429.80	\$442.48
60	026-792-834	Condo Apartment	Pending	205 848 Mason St	\$312,000	\$325,000		06/11/2018	419	0.01	2006	59	419		Victoria	1	1	\$775.66	\$775.66
61	018-707-921	Condo Apartment	Sold	302 1025 Meares St	\$475,000	\$475,000	26/10/2018	24/09/2018	1,052	0.02	1994	12	955		Victoria	2	2	\$451.52	\$497.38
62	027-683-079	Condo Apartment	Pending	201 760 Johnson St	\$365,000	\$365,000		03/01/2019	561	0.01	2008	11	561		Victoria	1	1	\$650.62	\$650.62
63	018-695-205	Condo Apartment	Sold	404 1014 Rockland Ave	\$329,900	\$329,900	19/10/2018	30/09/2018	747	0.02	1993	5	688		Victoria	1	1	\$441.63	\$479.51
64	000-931-799	Condo Apartment	Sold	505 1630 Quadra St	\$299,000	\$299,900	16/11/2018	12/09/2018	688	0.02	1982	59	619		Victoria	1	1	\$435.90	\$484.49
65	000-932-311	Condo Apartment	Pending	804 1630 Quadra St	\$305,000	\$309,900		27/11/2018	782	0.02	1982	27	653		Victoria	1	1	\$396.29	\$474.58
66	000-931-675	Condo Apartment	Sold	405 1630 Quadra St	\$285,000	\$295,900	30/11/2018	19/09/2018	579	0.01	1982	37	579		Victoria	1	1	\$511.05	\$511.05
67	000-931-861	Condo Apartment	Current	510 1630 Quadra St		\$289,900		07/11/2018	688	0.02	1982	61	574		Victoria	1	1	\$421.37	\$505.05
68	000-931-543	Condo Apartment	Current	306 1630 Quadra St		\$281,000		16/01/2019	570	0.01	1982	12	570		Victoria	1	1	\$492.98	\$492.98
69	019-031-904	Condo Apartment	Pending	304 1028 Balmoral Rd	\$360,000	\$366,900		12/01/2019	688	0.02	1994	16	691		Victoria	2	1	\$533.28	\$530.97
70	019-031-874	Condo Apartment	Current	302 1028 Balmoral Rd		\$319,900		06/01/2019	436	0.01	1994	22	494		Victoria	1	1	\$733.72	\$647.57
71	030-074-355	Condo Apartment	Sold	608 838 Broughton St	\$470,000	\$475,000	27/09/2018	15/08/2018	636	0.01	2017	9	576		Victoria	1	1	\$746.86	\$824.65
72	027-683-672	Condo Apartment	Sold	806 760 Johnson St	\$532,500	\$539,000	19/10/2018	14/08/2018	722	0.02	2008	56	722		Victoria	2	1	\$746.54	\$746.54
73	027-683-125	Condo Apartment	Pending	206 760 Johnson St	\$365,000	\$374,900		15/11/2018	640	0.01	2008	8	456		Victoria	1	1	\$585.78	\$822.15
74	000-931-632	Condo Apartment	Sold	302 1630 Quadra St	\$289,000	\$289,000	30/01/2019	17/12/2018	642	0.01	1982	32	580		Victoria	1	1	\$450.16	\$498.28
75	027-683-168	Condo Apartment	Sold	210 760 Johnson St	\$587,000	\$599,000	28/11/2018	13/09/2018	938	0.02	2008	25	938		Victoria	2	2	\$638.59	\$638.59
76	028-676-084	Condo Apartment	Pending	407 1121 Fort St	\$355,000	\$359,000		16/01/2019	592	0.01	2011	14	494		Victoria	1	1	\$606.42	\$726.72
77	029-518-113	Condo Apartment	Current	409 728 Yates St		\$609,888		23/01/2019	754	0.02	2015	2	754		Victoria	2	2	\$808.87	\$808.87
78	018-982-654	Condo Apartment	Sold	203 930 North Park St	\$313,800	\$313,800	01/11/2018	25/09/2018	656	0.02	1994	15	594		Victoria	1	1	\$478.35	\$528.28
79	018-982-701	Condo Apartment	Pending	208 930 North Park St	\$336,000	\$319,000		12/01/2019	636	0.01	1994	5	636		Victoria	1	1	\$501.57	\$501.57
80	029-518-598	Condo Apartment	Current	809 728 Yates St		\$649,900		01/09/2018	0	0.00	2015	69	752		Victoria	2	2		\$864.23
81	017-830-583	Condo Apartment	Sold	202 832 Fisgard St	\$420,000	\$425,000	14/12/2018	19/09/2018	1,049	0.02	1992	48	998		Victoria	2	2	\$405.15	\$425.85
82	029-518-750	Condo Apartment	Sold	1001 728 Yates St	\$420,000	\$420,000	05/11/2018	03/10/2018	573	0.01	2015	10	534		Victoria	1	1	\$732.98	\$786.52
83	000-253-677	Condo Apartment	Sold	205 1115 Rockland Ave	\$375,000	\$387,000	20/09/2018	15/08/2018	1,154	0.03	1974	27	1,184		Victoria	2	2	\$335.36	\$326.86
84	018-982-743	Condo Apartment	Sold	304 930 North Park St	\$415,000	\$424,900	01/10/2018	11/08/2018	889	0.02	1994	16	815		Victoria	2	1	\$477.95	\$521.35
85	000-299-049	Condo Apartment	Sold	302 1041 Rockland Ave	\$359,900	\$359,900	25/10/2018	13/09/2018	1,078	0.02	1975	8	1,004		Victoria	2	2	\$333.86	\$358.47
86	000-749-796	Condo Apartment	Current	407 1031 Burdett Ave		\$389,000		18/09/2018	1,133	0.03	1978	126	1,133		Victoria	2	2	\$343.34	\$343.34
87	000-925-420	Condo Apartment	Current	704 770 Cormorant St		\$449,900		07/01/2019	937	0.02	1982	15	937		Victoria	2	1	\$480.15	\$480.15
88	023-321-776	Condo Apartment	Sold	412 827 North Park St	\$330,000	\$334,900	31/10/2018	17/09/2018	659	0.02	1996	31	659		Victoria	2	1	\$508.19	\$508.19
89	000-297-500	Condo Apartment	Current	507 1235 Johnson St		\$339,900		27/11/2018	859	0.02	1974	43	744		Victoria	2	1	\$395.69	\$456.85
90	026-573-814	Condo Apartment	Sold	1202 732 Cormorant St	\$920,000	\$959,000	18/01/2019	05/10/2018	1,447	0.03	2005	55	1,358		Victoria	2	2	\$662.75	\$706.19
91	026-573-253	Condo Apartment	Pending	307 732 Cormorant St	\$585,000	\$599,000		07/12/2018	1,407	0.03	2006	39	724		Victoria	2	1	\$425.73	\$827.35
92	000-163-520	Condo Apartment	Sold	206 1000 McClure St	\$315,000	\$315,000	15/11/2018	17/09/2018	731	0.02	1969	15	731		Victoria	1	1	\$430.92	\$430.92
93	029-145-716	Single Family Detached	Sold	None 1016 McClure St	\$1,145,000	\$1,150,000	17/01/2019	17/09/2018	2,342	0.05	1912	9	2,372		Victoria	4	4	\$491.03	\$484.82
94	026-573-466	Condo Apartment	Pending	607 732 Cormorant St	\$503,000	\$499,900		04/12/2018	688	0.02	2006	10	727		Victoria	2	1	\$726.60	\$687.62
95	027-966-739	Condo Apartment	Pending	602 732 Broughton St	\$1,315,000	\$1,350,000		19/10/2018	2,265	0.05	2009	56	2,265		Victoria	3	2	\$596.03	\$596.03
96	009-001-182	Condo Apartment	Sold	204 1223 Johnson St	\$349,900	\$359,900	31/10/2018	21/09/2018	1,222	0.03	1987	18	963		Victoria	2	2	\$294.52	\$373.73



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97	000-933-074	Condo Apartment	Current	203 1166 Rockland Ave		\$415,000		10/12/2018	965	0.02	1982	47	965		Victoria	2	1	\$430.05	\$430.05
98	016-605-268	Condo Apartment	Sold	103 1039 Caledonia Ave	\$390,000	\$399,900	31/10/2018	30/08/2018	819	0.02	1990	13	819		Victoria	2	1	\$488.28	\$488.28
99	000-924-881	Condo Apartment	Pending	206 770 Cormorant St	\$420,000	\$440,000		08/11/2018	1,114	0.03	1982	39	933		Victoria	2	1	\$394.97	\$471.60
100	000-297-330	Condo Apartment	Sold	306 1235 Johnson St	\$320,000	\$299,500	31/10/2018	02/08/2018	694	0.02	1974	7	694		Victoria	1	1	\$431.56	\$431.56
101	009-151-389	Condo Apartment	Current	303 945 McClure St		\$599,888		02/11/2018	1,374	0.03	1988	28	1,245		Victoria	2	2	\$436.60	\$481.84
102	000-249-084	Condo Apartment	Current	702 819 Burdett Ave		\$499,900		24/01/2019	1,223	0.03	1983	4	1,223		Victoria	2	2	\$408.75	\$408.75
103	009-151-265	Condo Apartment	Current	104 945 McClure St		\$589,900		08/01/2019	1,261	0.03	1987	20	1,253		Victoria	2	2	\$467.80	\$470.79
104	000-168-751	Condo Apartment	Current	405 1035 McClure St		\$385,000		11/12/2018	730	0.02	1967	8	652		Victoria	1	1	\$527.40	\$590.49
105	000-045-667	Condo Apartment	Pending	409 777 Cook St	\$201,000	\$189,000		30/10/2018	656	0.02	1966	15	600		Victoria	1	1	\$288.11	\$315.00
106	000-693-049	Condo Apartment	Current	204 1170 Rockland Ave		\$389,900		26/09/2018	1,064	0.02	1976	126	981		Victoria	2	2	\$366.45	\$397.45
107	000-059-897	Condo Apartment	Current	341 770 Fisgard St		\$449,000		29/01/2019	700	0.02	2010	0	615		Victoria	1	1	\$641.43	\$730.08
108	028-594-266	Condo Apartment	Current	601 777 Blanshard St		\$549,000		05/01/2019	1,307	0.03	1976	24	1,090		Victoria	2	2	\$420.05	\$503.67
109	027-963-497	Condo Apartment	Current	904 707 Courtney St		\$849,000		03/12/2018	1,222	0.03	2009	36	1,222		Victoria	2	2	\$694.76	\$694.76
110	028-333-764	Condo Apartment	Sold	503 770 Fisgard St	\$730,000	\$750,000	29/11/2018	04/10/2018	1,444	0.03	2010	49	1,193		Victoria	2	2	\$519.39	\$628.67
111	016-366-778	Condo Apartment	Sold	405 1270 Johnson St	\$415,000	\$439,900	10/12/2018	21/08/2018	1,140	0.03	1990	87	1,088		Victoria	2	2	\$385.88	\$404.32
112	000-930-202	Condo Apartment	Sold	301 720 Vancouver St	\$499,000	\$499,000	31/10/2018	13/08/2018	1,230	0.03	1981	7	1,160		Victoria	2	2	\$405.69	\$430.17
113	000-930-211	Condo Apartment	Sold	403 720 Vancouver St	\$499,900	\$499,900	02/11/2018	30/08/2018	1,398	0.03	1982	12	1,219		Victoria	2	2	\$357.58	\$410.09
114	028-333-543	Condo Apartment	Sold	428 770 Fisgard St	\$575,000	\$599,900	30/01/2019	12/10/2018	1,056	0.02	2010	96	1,056		Victoria	2	2	\$568.09	\$568.09
115	000-788-210	Single Family Detached	Current	None 1251 Rudlin St		\$1,385,000		09/11/2018	4,104	0.09	2018	82	2,038	36	Victoria	4	3	\$337.48	\$679.59
116	027-963-721	Condo Apartment	Current	1102 707 Courtney St		\$750,000		29/11/2018	1,111	0.03	2009	40	1,000		Victoria	2	2	\$675.07	\$750.00
117	028-333-870	Condo Apartment	Current	605 770 Fisgard St		\$749,000		23/10/2018	0	0.00	2010	17	1,176		Victoria	2	2	\$636.90	\$636.90
118	028-332-695	Condo Apartment	Sold	231 770 Fisgard St	\$417,500	\$424,900	30/11/2018	03/10/2018	671	0.02	2010	23	640		Victoria	1	1	\$633.23	\$663.91
119	000-168-611	Condo Apartment	Current	301 1035 McClure St		\$379,000		13/11/2018	764	0.02	1969	16	682		Victoria	1	1	\$496.07	\$555.72
120		Condo Apartment	Current	5P6 1201 Fort St		\$1,700,000		22/01/2019	1,692	0.04	2021	6	1,546		Victoria	2	3	\$1,004.73	\$1,099.61
121		Condo Apartment	Current	102 1018 Pentrelew Pl		\$690,000		16/01/2019	1,018	0.02	2021	12	738		Victoria	1	1	\$677.80	\$934.96
122		Condo Apartment	Current	208 1018 Pentrelew Pl		\$1,025,000		19/01/2019	1,562	0.04	2021	9	1,242		Victoria	2	2	\$656.21	\$825.28
123		Condo Apartment	Current	PH7 1018 Pentrelew Pl		\$2,200,000		19/01/2019	2,182	0.05	2021	9	1,652		Victoria	2	3	\$1,008.25	\$1,331.72
124		Condo Apartment	Pending	PH6 1018 Pentrelew Pl	\$2,200,000	\$2,200,000		21/08/2018	2,158	0.05	2021	6	1,609		Victoria	2	3	\$1,019.46	\$1,367.31
125	028-333-900	Condo Apartment	Current	608 770 Fisgard St		\$1,099,000		11/01/2019	1,408	0.03	2010	17	1,408		Victoria	2	2	\$780.54	\$780.54
126	026-606-917	Condo Apartment	Current	802 751 Fairfield Rd		\$559,000		15/11/2018	812	0.02	2006	75	751		Victoria	1	1	\$688.42	\$744.34
127	026-034-689	Condo Apartment	Sold	602 827 Fairfield Rd	\$570,000	\$585,000	16/11/2018	18/08/2018	802	0.02	2004	76	802		Victoria	2	2	\$729.43	\$729.43
128	000-045-667	Condo Apartment	Current	203 777 Cook St		\$189,900		09/01/2019	780	0.02	1966	6	724		Victoria	1	1	\$243.46	\$262.29
129	027-963-241	Condo Apartment	Sold	707 707 Courtney St	\$555,000	\$555,000	14/12/2018	23/10/2018	982	0.02	2009	41	872		Victoria	1	2	\$565.17	\$636.47
130	026-606-895	Condo Apartment	Sold	710 751 Fairfield Rd	\$527,000	\$535,000	01/11/2018	20/09/2018	625	0.01	2006	8	625		Victoria	1	1	\$856.00	\$856.00
131	026-606-721	Condo Apartment	Sold	603 751 Fairfield Rd	\$385,000	\$374,900	07/01/2019	19/10/2018	510	0.01	2006	7	454		Victoria	1	1	\$735.10	\$825.77
132	026-607-425	Condo Apartment	Current	1403 751 fairfield Rd		\$409,900		18/01/2019	521	0.01	2006	9	462		Victoria	1	1	\$786.76	\$887.23
133	027-963-594	Condo Apartment	Sold	1001 707 Courtney St	\$502,000	\$499,900	14/01/2019	20/11/2018	940	0.02	2009	22	803		Victoria	1	1	\$531.81	\$622.54
134	026-606-747	Condo Apartment	Current	605 751 Fairfield Rd		\$549,000		16/11/2018	747	0.02	2006	10	747		Victoria	1	1	\$734.94	\$734.94

#	PID	Property Type	Status	Address	Sold Price	List Price	Sold Date	List Date	Lot Size (Sq. Ft.)	Lot Size (Acres)	Year Built	Days on Market	Total Sq. Ft. Finished	Frontage	District	Total Bedrooms	Total Baths	Price Per Lot Size (Sq. Ft.)	Price Per Finished Floor Area (Sq. Ft.)
135	027-963-764	Condo Apartment	Current	1107 707 Courtney St		\$1,525,000		14/01/2019	1,491	0.03	2009	2	1,491		Victoria	3	3	\$1,022.80	\$1,022.80
136	027-963-942	Condo Apartment	Sold	1405 707 Courtney St	\$850,000	\$869,000	16/10/2018	08/08/2018	1,357	0.03	2009	30	1,203		Victoria	2	2	\$640.38	\$722.36
137	026-607-484	Condo Apartment	Current	1409 751 Fairfield Rd		\$749,000		30/01/2019	869	0.02	2006	0	869		Victoria	2	2	\$861.91	\$861.91
138	026-607-573	Condo Apartment	Sold	1508 751 Fairfield Rd	\$730,000	\$760,000	30/10/2018	13/09/2018	869	0.02	2006	13	844		Victoria	2	2	\$874.57	\$900.47
139	026-606-909	Condo Apartment	Sold	801 751 Fairfield Rd	\$474,900	\$474,900	30/01/2019	15/10/2018	577	0.01	2006	7	577		Victoria	1	1	\$823.05	\$823.05
140	027-963-446	Condo Apartment	Current	5802 708 Burdett Ave		\$759,900		13/09/2018	0	0.00	2009	95	937		Victoria	2	2		\$810.99
141	027-962-857	Condo Apartment	Sold	403 708 Burdett Ave	\$512,000	\$520,000	05/10/2018	08/09/2018	696	0.02	2009	17	696		Victoria	1	1	\$747.13	\$747.13
142	027-963-861	Condo Apartment	Pending	1206 707 Courtney St	\$751,000	\$779,900		13/12/2018	1,069	0.02	2009	43	1,069		Victoria	2	2	\$729.56	\$729.56
143	000-907-537	Condo Apartment	Pending	404 1252 Pandora Ave	\$410,000	\$425,000		15/11/2018	15,276	0.35	1982	50	1,110		Victoria	2	2	\$27.82	\$382.88
144	026-807-076	Condo Apartment	Current	702 788 HUMBOLDT ST		\$724,900		11/10/2018	1,131	0.03	2006	110	1,047		Victoria	2	2	\$640.94	\$692.36
145	009-332-863	Single Family Detached	Current	None 1254 Fort St		\$999,000		23/01/2019	5,300	0.12	1908	2	2,660	60	Victoria	3	3	\$188.49	\$375.56
146	027-971-546	Condo Apartment	Sold	A703 810 Humboldt St	\$45,000	\$55,000	01/10/2018	28/08/2018	725	0.02	2009	12	725		Victoria	1	2	\$75.86	\$75.86
147	027-971-538	Condo Apartment	Sold	A704 810 Humboldt St	\$40,000	\$45,000	01/10/2018	28/08/2018	540	0.01	2009	12	540		Victoria	1	2	\$83.33	\$83.33
148	030-361-290	Condo Apartment	Pending	404 777 Herald St	\$448,200	\$448,200		21/09/2018	1	0.00	2020	105	554		Victoria	1	1	\$448,200.00	\$809.03
149	029-149-983	Condo Apartment	Current	701 608 Broughton St		\$874,500		26/12/2018	1,307	0.03	2013	15	1,274		Victoria	2	2	\$669.09	\$686.42
150	029-149-860	Condo Apartment	Current	403 608 Broughton St		\$630,000		12/10/2018	806	0.02	2013	28	799		Victoria	2	1	\$781.64	\$788.49
151	029-149-983	Condo Apartment	Sold	701 608 Broughton St	\$850,000	\$899,000	21/12/2018	04/09/2018	1,274	0.03	2013	86	1,274		Victoria	2	2	\$705.65	\$705.65
152	000-331-171	Condo Apartment	Sold	206 935 Fairfield Rd	\$418,000	\$429,900	14/11/2018	28/08/2018	1,237	0.03	1976	45	1,163		Victoria	2	2	\$347.53	\$369.65
153	000-700-789	Condo Apartment	Sold	403 605 Cook St	\$355,000	\$365,500	05/11/2018	21/08/2018	960	0.02	1977	45	960		Victoria	2	1	\$380.73	\$380.73
154	027-884-937	Condo Apartment	Sold	1106 737 Humboldt St	\$950,000	\$975,000	28/01/2019	01/11/2018	1,261	0.03	2009	65	1,261		Victoria	2	2	\$773.20	\$773.20
155	027-884-503	Condo Apartment	Sold	N603 737 Humboldt St	\$467,000	\$474,900	22/01/2019	14/11/2018	600	0.01	2009	9	583		Victoria	1	1	\$791.50	\$814.58
156	027-884-571	Condo Apartment	Sold	N610 737 Humboldt St	\$610,000	\$629,900	28/01/2019	05/12/2018	814	0.02	2009	30	814		Victoria	1	1	\$773.83	\$773.83
157	026-652-587	Condo Apartment	Pending	3 1200 Richardson St	\$805,000	\$799,000		06/10/2018	1,400	0.03	2005	4	1,944		Victoria	2	3	\$570.71	\$411.01
158	026-807-301	Condo Apartment	Sold	1101 788 Humboldt St	\$670,000	\$699,000	23/11/2018	10/10/2018	898	0.02	2006	7	898		Victoria	2	2	\$778.40	\$778.40
159	027-559-271	Condo Apartment	Sold	5505 737 Humboldt St	\$710,000	\$739,000	02/01/2019	19/09/2018	1,073	0.02	2008	9	1,073		Victoria	2	2	\$688.72	\$688.72
160	026-669-641	Condo Apartment	Sold	211 599 Pandora Ave	\$425,000	\$425,000	29/11/2018	23/10/2018	683	0.02	2006	14	683		Victoria	1	1	\$622.25	\$622.25
161	026-669-749	Condo Apartment	Sold	222 599 Pandora Ave	\$420,000	\$429,900	06/12/2018	10/09/2018	540	0.01	2006	75	541		Victoria	1	1	\$796.11	\$794.64
162	009-337-652	Single Family Detached	Sold	None 1114 Pembroke St	\$600,000	\$645,000	21/12/2018	23/10/2018	4,800	0.11	1912	45	1,749		Victoria	5	2	\$134.38	\$368.78
163	026-669-765	Condo Apartment	Pending	223 599 Pandora Ave	\$420,000	\$429,000		15/01/2019	0	0.00	2006	10	534		Victoria	1	1		\$803.37
164	000-669-725	Condo Apartment	Current	109 1024 Fairfield Rd		\$479,900		30/11/2018	1,069	0.02	1976	11	965		Victoria	2	2	\$448.92	\$497.31
165	027-884-473	Condo Apartment	Current	N511 737 Humboldt St		\$939,000		24/01/2019	1,307	0.03	2009	5	1,284		Victoria	2	2	\$718.44	\$731.31
166	030-536-171	Condo Apartment	Sold	204 613 Herald St	\$435,000	\$449,800	02/10/2018	05/09/2018	516	0.01	2018	16	516		Victoria	1	1	\$871.71	\$871.71
167	009-076-310	Single Family Detached	Sold	None 1153 Pembroke St	\$724,000	\$729,900	31/10/2018	09/08/2018	2,500	0.06	1911	13	1,561	25	Victoria	3	3	\$291.96	\$467.58
168	009-375-686	Condo Apartment	Sold	303 613 Herald St	\$389,900	\$389,900	10/10/2018	08/09/2018	520	0.01	2018	18	520		Victoria	1	1	\$749.81	\$749.81
169	030-102-723	Condo Apartment	Current	317 595 Pandora Ave		\$464,900		11/01/2019	537	0.01	2017	3	537		Victoria	1	1	\$865.74	\$865.74
170	009-375-686	Condo Apartment	Sold	601 613 Herald St	\$599,900	\$599,900	30/11/2018	25/10/2018	775	0.02	2018	22	775		Victoria	2	2	\$774.06	\$774.06
171	030-536-219	Condo Apartment	Current	208 613 Herald St		\$399,900		26/12/2018	601	0.01	2018	33	535		Victoria	1	1	\$665.39	\$747.48
172	030-536-456	Condo Apartment	Current	PH602 613 Herald St		\$739,900		11/12/2018	870	0.02	2018	40	870		Victoria	2	2	\$850.46	\$850.46

#	PID	Property Type	Status	Address	Sold Price	List Price	Sold Date	List Date	Lot Size (Sq. Ft.)	Lot Size (Acres)	Year Built	Days on Market	Total Sq. Ft. Finished	Frontage	District	Total Bedrooms	Total Baths	Price Per Lot Size (Sq. Ft.)	Price Per Finished Floor Area (Sq. Ft.)
173	030-536-219	Condo Apartment	Current	206 613 Herald St		\$459,900		30/01/2019	540	0.01	2018	0	540		Victoria	1	1	\$851.67	\$851.67
174	028-656-385	Condo Apartment	Pending	306 562 Yates St	\$356,000	\$369,900		30/11/2018	462	0.01	2011	49	462		Victoria	1	1	\$800.65	\$800.65
175	009-375-686	Condo Apartment	Sold	201 613 Herald St	\$389,900	\$389,900	12/10/2018	02/08/2018	520	0.01	2018	64	520		Victoria	1	1	\$749.81	\$749.81
176	000-454-095	Condo Apartment	Sold	202 505 Cook St	\$365,000	\$379,900	23/01/2019	07/01/2019	1,033	0.02	1980	11	1,033		Victoria	2	2	\$367.76	\$367.76
177	009-283-382	Single Family Detached	Sold	None 1281 Grant St	\$905,000	\$925,000	26/09/2018	20/08/2018	8,120	0.19	1957	11	1,730		Victoria	3	2	\$113.92	\$534.68
178	028-719-751	Condo Apartment	Pending	305 601 Herald St	\$418,000	\$425,000		03/12/2018	608	0.01	2011	26	608		Victoria	1	1	\$699.01	\$699.01
179	009-343-211	Single Family Detached	Sold	None 1224 Richardson St	\$1,402,000	\$1,349,900	15/01/2019	08/11/2018	18,150	0.42	1909	15	1,553	55	Victoria	2	2	\$74.37	\$869.22
180	028-719-751	Condo Apartment	Current	205 601 Herald St		\$439,900		23/01/2019	608	0.01	2011	7	608		Victoria	1	1	\$723.52	\$723.52
181	025-544-756	Condo Apartment	Current	403 888 Government St		\$1,649,900		14/09/2018	1,500	0.03	2020	126	1,423		Victoria	2	3	\$1,099.93	\$1,159.45
182	025-544-756	Condo Apartment	Current	501 888 Government St		\$3,499,900		15/09/2018	2,300	0.05	2020	125	2,279		Victoria	3	3	\$1,521.70	\$1,535.72
183	030-131-260	Condo Apartment	Sold	101 535 Fisgard St	\$361,000	\$386,900	12/10/2018	08/08/2018	469	0.01	2017	49	392		Victoria	1	1	\$824.95	\$986.99
184	027-594-157	Condo Apartment	Sold	307 524 Yates St	\$425,000	\$435,000	21/09/2018	16/08/2018	670	0.02	2008	22	670		Victoria	1	1	\$649.25	\$649.25
185	025-544-756	Condo Apartment	Current	311 888 Government St		\$2,899,900		27/01/2019	1,710	0.04	2020	2	1,710		Victoria	2	3	\$1,695.85	\$1,695.85
186	030-378-974	Condo Apartment	Current	207 888 Government St		\$3,499,900		27/01/2019	2,262	0.05	2020	1	2,160		Victoria	2	3	\$1,547.26	\$1,620.32
187	025-544-756	Condo Apartment	Current	306 888 Government St		\$3,599,900		27/01/2019	2,234	0.05	2020	1	2,029		Victoria	2	3	\$1,611.41	\$1,774.22
188	029-265-347	Condo Apartment	Sold	506 528 Pandora Ave	\$485,000	\$489,000	01/11/2018	11/09/2018	643	0.01	2014	8	643		Victoria	1	1	\$760.50	\$760.50
189	030-131-316	Condo Apartment	Pending	202 535 Fisgard St	\$412,000	\$412,000		15/01/2019	447	0.01	2017	14	447		Victoria	1	1	\$921.70	\$921.70
190	029-265-011	Condo Apartment	Sold	407 528 Pandora Ave	\$477,000	\$479,900	07/11/2018	10/10/2018	632	0.01	2014	16	632		Victoria	1	1	\$759.34	\$759.34
191	019-025-408	Condo Apartment	Sold	202 445 Cook St	\$349,990	\$349,900	01/10/2018	10/08/2018	650	0.01	1995	7	597		Victoria	1	1	\$538.31	\$586.10
192	029-264-707	Condo Apartment	Current	304 528 Pandora Ave		\$510,000		25/01/2019	643	0.01	2014	1	643		Victoria	1	1	\$793.16	\$793.16
193	029-264-715	Condo Apartment	Sold	305 528 Pandora Ave	\$475,000	\$479,900	15/01/2019	02/11/2018	644	0.01	2014	41	644		Victoria	1	1	\$745.19	\$745.19
194	008-264-104	Single Family Detached	Sold	None 933 Convent Pl	\$750,000	\$779,000	14/12/2018	26/11/2018	5,400	0.12	1930	3	1,271		Victoria	3	1	\$144.26	\$612.90
195	029-264-987	Condo Apartment	Sold	404 528 Pandora Ave	\$495,000	\$485,000	19/09/2018	31/08/2018	631	0.01	2014	8	631		Victoria	1	1	\$768.62	\$768.62
196	019-025-360	Condo Apartment	Sold	201 445 Cook St	\$440,000	\$449,000	10/09/2018	10/08/2018	1,038	0.02	1995	4	931		Victoria	2	2	\$432.56	\$482.28
197	029-264-308	Condo Apartment	Current	215 517 Fisgard St		\$434,800		17/01/2019	0	0.00	2014	3	487		Victoria	1	1		\$892.81
198	019-025-327	Condo Apartment	Current	105 445 Cook St		\$349,000		15/01/2019	682	0.02	1994	13	547		Victoria	1	1	\$511.73	\$638.03
199	024-877-077	Condo Apartment	Sold	401 555 Chatham St	\$419,900	\$419,900	01/11/2018	26/09/2018	775	0.02	2000	9	729		Victoria	1	1	\$541.81	\$575.99
200	029-265-215	Condo Apartment	Sold	507 517 Fisgard St	\$472,500	\$475,000	30/11/2018	09/10/2018	605	0.01	2014	24	583		Victoria	1	1	\$785.12	\$814.75
<b>Averages</b>					<b>\$497,489</b>	<b>\$599,877</b>			<b>1,309</b>	<b>0.03</b>		<b>29</b>	<b>873</b>	<b>80</b>		<b>1.54</b>	<b>1.58</b>	<b>\$3,211.78</b>	<b>\$668.49</b>

# Victoria MLS Tax Report

## Tax Record Detail

DB Modified: 2019/01/01 Roll No: 1524247 Address: 903 960 YATES St  
 Prop Modified: 2019/01/01 PID No: 030-432-693 Jurisdiction: City of Victoria  
 Muni Tax Year: Oth PID(s):  
 Gross Tx: MHR(s):  
 Lot SqFt: Lot Width: Lot Acres: Lot Depth:

## Taxable Values

### Actual Values

Year: 2019 Land: \$328,000 Imprvmnts: \$189,000 Total: \$517,000

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$328,000	\$189,000	\$517,000	Gross:	\$328,000	\$189,000	\$517,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$	\$
Net:	\$328,000	\$189,000	\$517,000	Net:	\$328,000	\$189,000	\$517,000

## Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2018	\$	

## Legal Description

Plan: EPS2915 Block: Lot: 47 Dist Lot:  
 Section: Tnshp: Range: Meridian:  
 L.D.: 57 Victoria  
 Freeform: OF LOTS 813 & 814, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

## Last Three Sales per BCA

Year	Month	Price	Title	Type
2018	5	\$535000	CA683283	Improved Single Property Cash Transaction
2018	5	\$0	CA677618	Reject - Not Suitable for Sales Analysis
		\$0		

## Exemption/Taxation Code

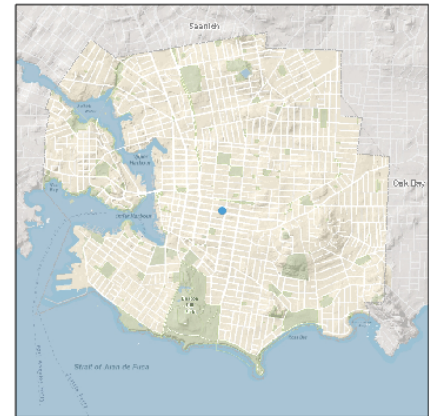
### All Fully Taxable Land / Structures etc

School Dist: 61 Elect Area: Impr Dist: Spc/Df Ar:  
 Reg Dist: 03 Indian Band: Local Area:  
 Nghbrhd: 23182 Tenure:  
 Actual Use: Strata-Lot Residence (Condominium) Equity:



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

Property Report  
Produced by the City of Victoria  
VicMap: victoria.ca/map  
January 30, 2019



## Property Information

**Address:** 960 YATES ST

**Unit:** 903

**PID:** 030-432-693

**Folio:** 01524247

**Legal Information:** LOT 47 OF LOTS 813 AND 814 VICTORIA EPS2915

## Planning

**Zoning:** R3-C-Y

**Development Permit Area:** DPA 3 (HC)

**Land Use Contract:** N/A

**Councillor Liaison:** CHARLAYNE THORNTON-JOE (250)  
361-0219

**Heritage Status:** N/A

**Area Planner:** MOIRA WILSON 250.361.0340

**Special Restrictions:** HOUSING AGREEMENT  
BYLAW (CONTACT LAND  
TITLES OFFICE FOR  
DOCUMENTATION)

**Sign Zone Planning:** Refer to map.

**Neighbourhood:** HARRIS GREEN

## Current Applications

Development Applications: N/A

## Assessment & Tax Summary Information

---

Year	Assessment Type	Land Value	Improvement Value	Total Value	Exempt Amount	Tax Amount
------	-----------------	------------	-------------------	-------------	---------------	------------

### Services

---

**Water Service Size (inches):** N/A

**Water Meter Reader Notes:** N/A

**Garbage Collection Zone:** [N/A](#)

---

These data are derived from a variety of sources, historic and current. Accuracy, completeness, correctness, and currency are not guaranteed. Distribution of these 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 see the full disclaimer for more details, at [http://www.victoria.ca/map\\_disclaimer](http://www.victoria.ca/map_disclaimer).

Jan 30, 2019 03:36:34 PM

**Property Report**

Ref #: 30-Jan-19

**903 960 YATES ST**

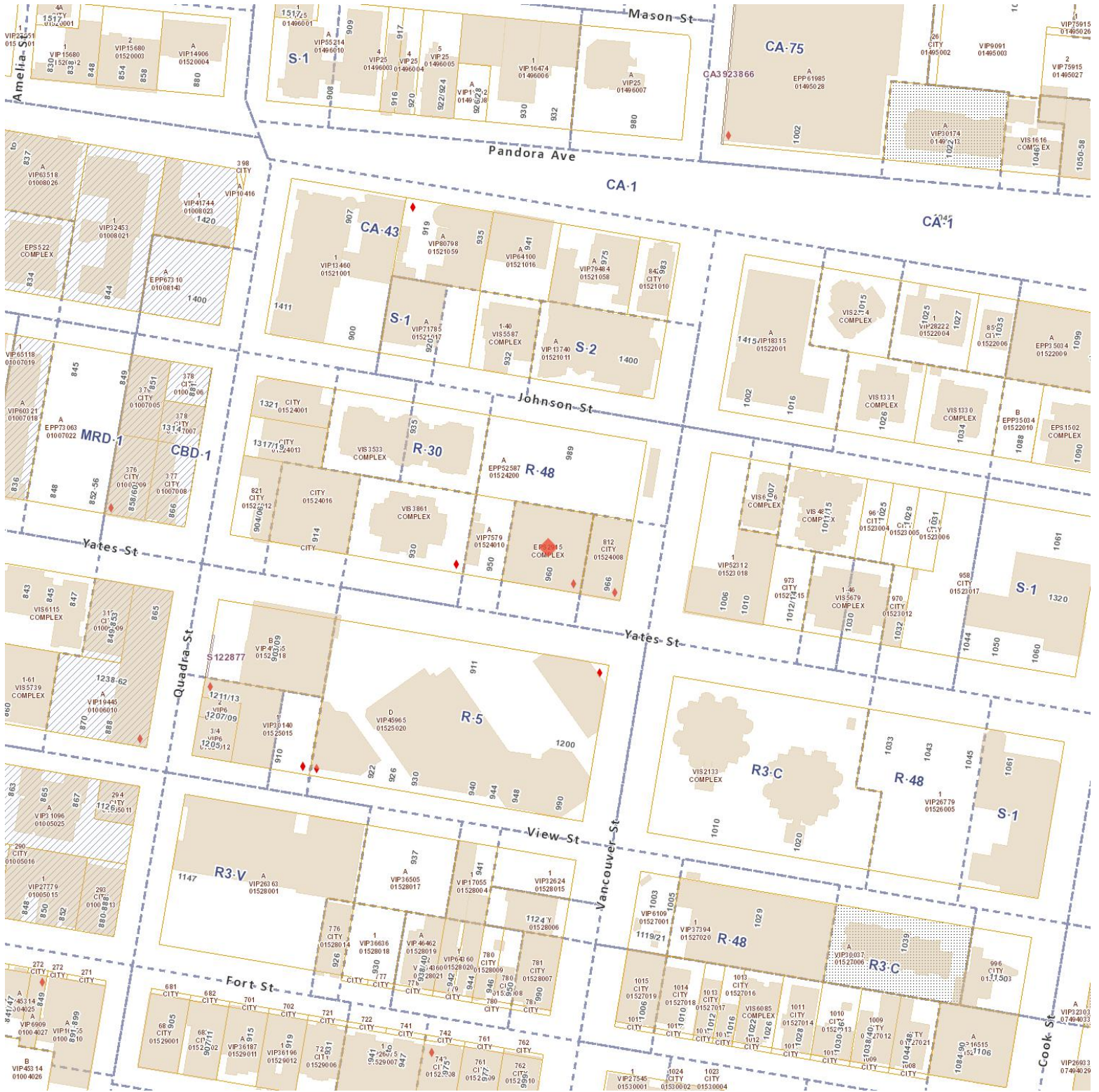
**Folio:** 01524247      **LTO Number:** CA6832831  
**PID:** 030-432-693      **MHR Number:**  
**Status:** Active      **Property No:** 178094  
**Legal:** LOT 47 OF LOTS 813 AND 814 VICTORIA EPS2915

**Property Tax Levies and Assessments Summary**

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2019			1	328,000	189,000	517,000	517,000

*Please Note: This information is issued in accordance with the Community Charter, under sections 160 and 248, 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

- VictoriaParcels
- Address Labels - Esquimalt
- Legal Descriptions
- Zoning Labels
- Special Restrictions
- Esquimalt Parcels
- Main Victoria Streets
- Easements
- CD Labels
- Buildings
- All Victoria Streets
- Special Polygons
- CD Boundary
- Address Labels
- Surrounding Streets
- Zoning Polygons
- Land Use Contract



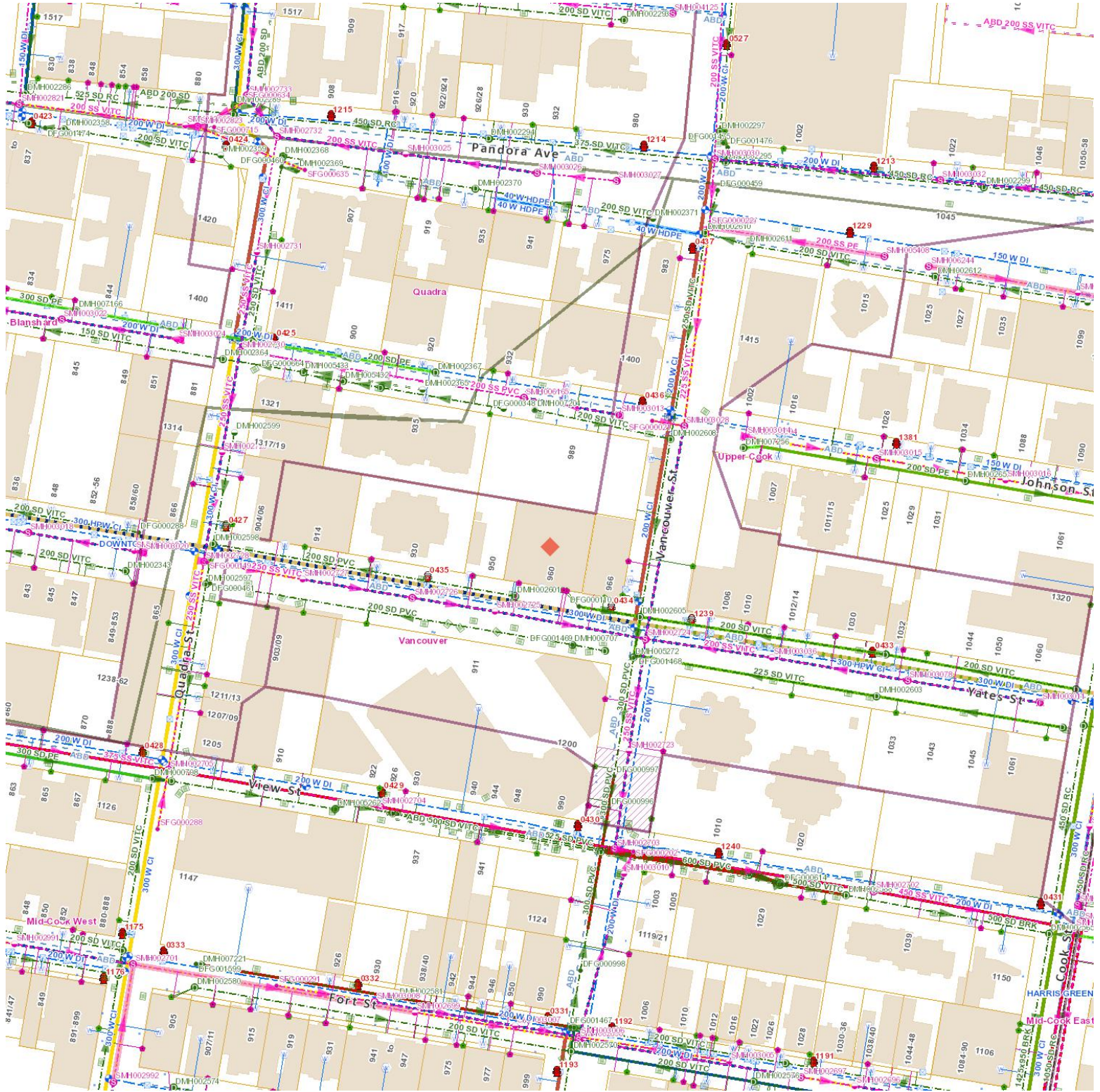
# Development Applications



## Legend

- |                             |                            |                             |                             |
|-----------------------------|----------------------------|-----------------------------|-----------------------------|
| VictoriaParcels             | Esquimalt Parcels          | Buildings                   | Address Labels              |
| Address Labels - Esquimalt  | Main Victoria Streets      | All Victoria Streets        | Surrounding Streets         |
| 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                    |

# Infrastructure



# Legend

VictoriaParcels	Esquimalt Parcels	Buildings	Address Labels
Address Labels - Esquimalt	Main Victoria Streets	All Victoria Streets	Surrounding Streets
Sewer Catchment Areas	Sewer SubCatchment Areas	<all other values>	Abandoned
Active	<all other values>	Kiosk	Pump Station
Treatment Plant	Sewer Fittings	Sewer Flow Arrows - Gravity Mains	Sewer Flow Arrows - Pressurized Mains
Sewer Flow Meter	Sewer Flush Zone	<all other values>	Abandoned
Active	<all other values>	Combined Manhole	Flush Tank
Manhole	Vent	Sewer Manhole Labels	Sewer Manhole - Esquimalt
Sewer Outfall (Discharge)	<all other values>	Abandoned	Active
Lined Sewer Gravity Mains	Capital Regional District	District of Oak Bay	Abandoned
Private	Township of Esquimalt	City of Victoria (no highlight)	District of Saanich
Active	Capital Regional District	District of Oak Bay	Abandoned
Private	Township of Esquimalt	City of Victoria (no highlight)	District of Saanich
Active	Abandoned	Active	Abandoned
2018-2023 (Year 1-5), Replace	2024-2028 (Year 6-10), Repair	2024-2028 (Year 6-10), Replace	2018-2023 (Year 1-5), Repair
2029-2033 (Year 11-15), Replace	2034-2038 (Year 16-20), Repair	2034-2038 (Year 16-20), Replace	2029-2033 (Year 11-15), Repair
Catch Basins	<all other values>	Abandoned	Drain Catchment Areas
Drain Facilities	Drain Fittings	Drain Flow Arrows - Gravity Mains	Active
<all other values>	Abandoned	Active	Drain Flow Arrows - Pressurized Mains
Combined Manhole	Flush Tank	Manhole	<all other values>
Drain Manhole Labels	Drain Manhole - Esquimalt	Drain Outfall (Discharge)	Vent
Abandoned	Active	Lined Drain Gravity Mains	<all other values>
District of Oak Bay	District of Saanich	Private	Capital Regional District
City of Victoria (no highlight)	Abandoned	Active	Township of Esquimalt
Abandoned	Active	2015-2019	Drain Pressurized Mains
2025-2029	2030-2034	Pressure Type - Other	2020-2024
Regulated	Unregulated	Hydrant Labels	Pump
Abandoned	Active	<all other values>	<all other values>
Altitude Valve	Backflow Preventer	Blow-off Valve	Air Valve
Water Facility	<all other values>	Bend	Surge Control Valve
Coupling	Cross	Expansion Joint	Cap
Reducer	Riser	Saddle	Offset
Tap	Tee	Unknown	Sleeve
Water Main Flushing	Water Meter Point	Water Service Valve	Weld
Abandoned	Active	<all other values>	<all other values>
Butterfly	Gate	Plug	Ball
Phase 1 (2015)	Phase 2 (2017)	Phase 3 (2019)	Unknown
Phase 5 (2023)	1-5 yr	6-10 yr	Phase 4 (2021)
21-30 yr	Capital Regional District	District of Oak Bay	11-20 yr
Private	Township of Esquimalt	City of Victoria (no highlight)	District of Saanich
Abandoned	Active	Lined Water Main	<all other values>
Pressure Zone			Water Pump Station

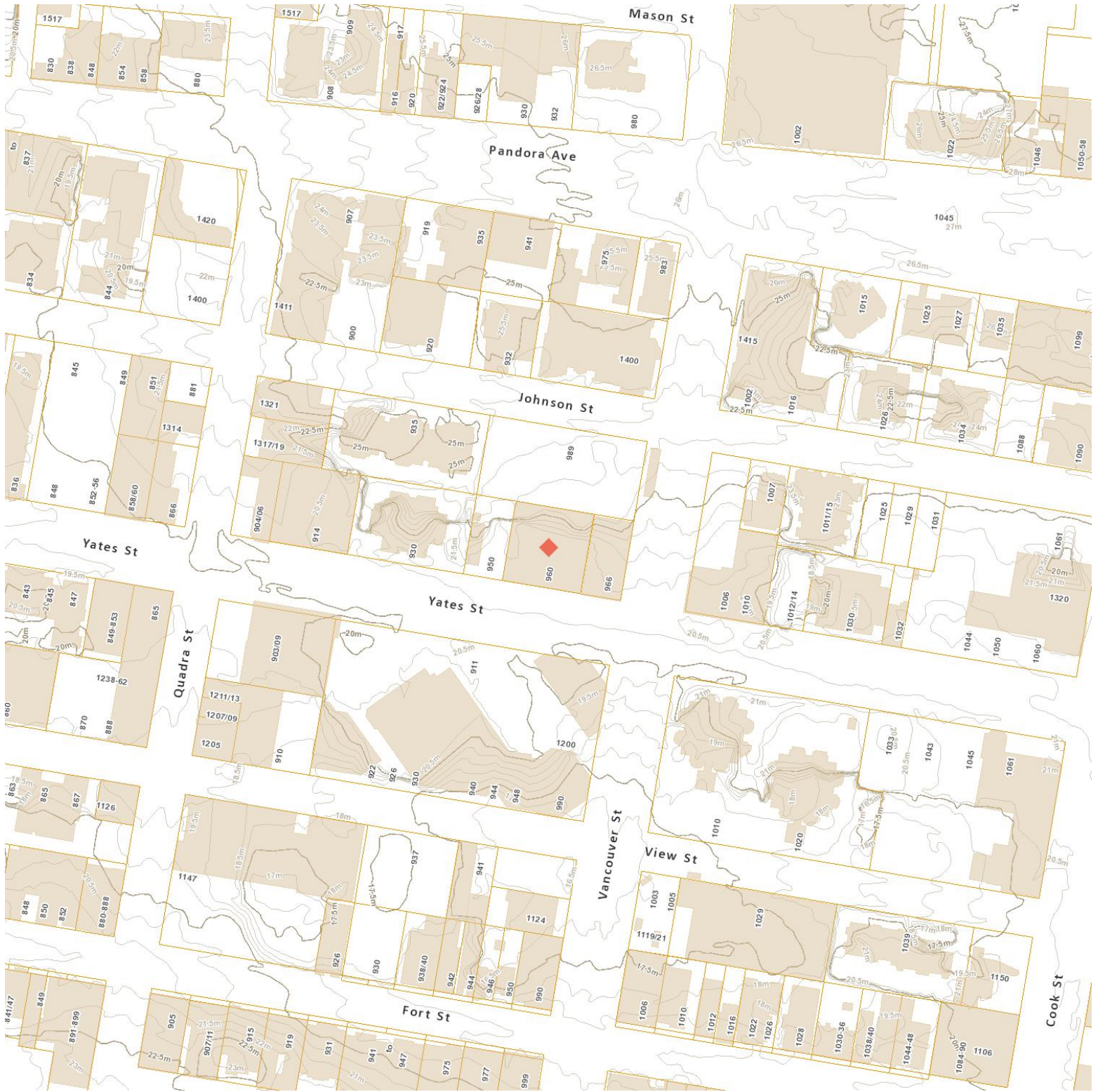
# OCP Designation



## Legend

- VictoriaParcels
- Light Industrial Employment with Limited Residential
- Core Business
- Core Historic
- Esquimalt Parcels
- Employment with Limited Residential
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- Town Centre
- Industrial Employment
- Public Facilities, Institutions, Parks and Open Space
- Marine Industrial
- Traditional Residential
- Rail Corridor
- Marine - General
- Marine - Harbour
- Address Labels - Esquimalt
- Main Victoria Streets
- All Victoria Streets
- Surrounding Streets

# Contours



## Legend

VictoriaParcels  
 Address Labels - Esquimalt  
 — Contour (2.5m)

Esquimalt Parcels  
 Main Victoria Streets  
 — Contour (0.5m)














Buildings  
 All Victoria Streets

Address Labels  
 Surrounding Streets

Legal - Easements, ROWs and other encumbrances



# Legend

-  Regional District Boundary
-  Municipal Boundary 1-7.5K
-  Coastal Water Labels
-  Recreation Center
-  Firehall
-  Golf
-  Road Labels 1500-5k
-  Highway 5K-50K
-  All Road Types 1.5K-5K
-  Lakes & Wetlands 1-75K
-  Ocean
-  Covenant
-  Electoral Area Boundary 7.5K-250K
-  International Boundary
-  Building Footprint
-  Office
-  Hospital
-  Ferry
-  Road Labels 1-1500
-  Major Roads 50K-75K
-  All Road Types 1-1.5K
-  Park
-  Regional District
-  Other Encumbrance
-  Electoral Area Boundary 1-7.5K
-  Community Labels
-  Airport
-  Library
-  Police
-  Station
-  E & N Railway
-  Major Roads 5K-50K
-  Ferry Route
-  Park Water Extension
-  Land and Islands
-  Inactive Encumbrance
-  Municipal Boundary 7.5K-250K
-  Geographic Labels
-  Paramedic
-  Museum
-  School
-  Road Labels 5k-10k
-  Highway 50K-75K
-  Roads 5K-50K
-  Lakes & Wetlands 75K-450K
-  First Nation Reserve
-  Right of Way

# Water Features & Drainage





# Legend

- Regional District Boundary
- Municipal Boundary 1-7.5K
- Coastal Water Labels
- Recreation Center
- Firehall
- Golf
- Road Labels 1500-5k
- Highway 5K-50K
- All Road Types 1.5K-5K
- Lakes & Wetlands 1-75K
- Ocean
- Stream or Ditch
- Pond
- Full Watershed
- Electoral Area Boundary 7.5K-250K
- International Boundary
- Building Footprint
- Office
- Hospital
- Ferry
- Road Labels 1-1500
- Major Roads 50K-75K
- All Road Types 1-1.5K
- Park
- Regional District
- Stream or Ditch
- Lake
- Sub Watershed
- Electoral Area Boundary 1-7.5K
- Community Labels
- Airport
- Library
- Police
- Station
- E & N Railway
- Major Roads 5K-50K
- Ferry Route
- Park Water Extension
- Land and Islands
- Stream or Ditch
- Reservoir
- Municipal Boundary 7.5K-250K
- Geographic Labels
- Paramedic
- Museum
- School
- Road Labels 5k-10k
- Highway 50K-75K
- Roads 5K-50K
- Lakes & Wetlands 75K-450K
- First Nation Reserve
- Stream or Ditch
- River
- Wetland

# Contours



# Legend

- Regional District Boundary
- Municipal Boundary 1-7.5K
- Coastal Water Labels
- Recreation Center
- Firehall
- Golf
- Road Labels 1500-5k
- Highway 5K-50K
- All Road Types 1.5K-5K
- Lakes & Wetlands 1-75K
- Ocean
- Hundred
- 5m or 2m
- Metre

- Electoral Area Boundary 7.5K-250K
- International Boundary
- Building Footprint
- Office
- Hospital
- Ferry
- Road Labels 1-1500
- Major Roads 50K-75K
- All Road Types 1-1.5K
- Park
- Regional District
- Twenty
- Twenty

- Electoral Area Boundary 1-7.5K
- Community Labels
- Airport
- Library
- Police
- Station
- E & N Railway
- Major Roads 5K-50K
- Ferry Route
- Park Water Extension
- Land and Islands
- Hundred
- Ten

- Municipal Boundary 7.5K-250K
- Geographic Labels
- Paramedic
- Museum
- School
- Road Labels 5k-10k
- Highway 50K-75K
- Roads 5K-50K
- Lakes & Wetlands 75K-450K
- First Nation Reserve
- Shoreline 1.6m
- Ten
- Five

**903-960 YATES ST VICTORIA V8V 3M3**

Area-Jurisdiction-Roll 01-234-01-524-247

**Total Value****\$517,000**

Assessed as of 01-07-2018

Land  
BuildingsPrevious Year Value  
Land  
Buildings**Property information**

Year built	2018
Description	Strata Apartment - Hi-Rise
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	950
Building storeys	17
Gross leasable area	
Net leasable area	
No.of apartment units	

**Legal description and parcel ID**

Strata Lot 47 Plan EPS2915 Land District 57 OF LOTS 813 & 814,  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS  
SHOWN ON FORM V

PID: 030432693

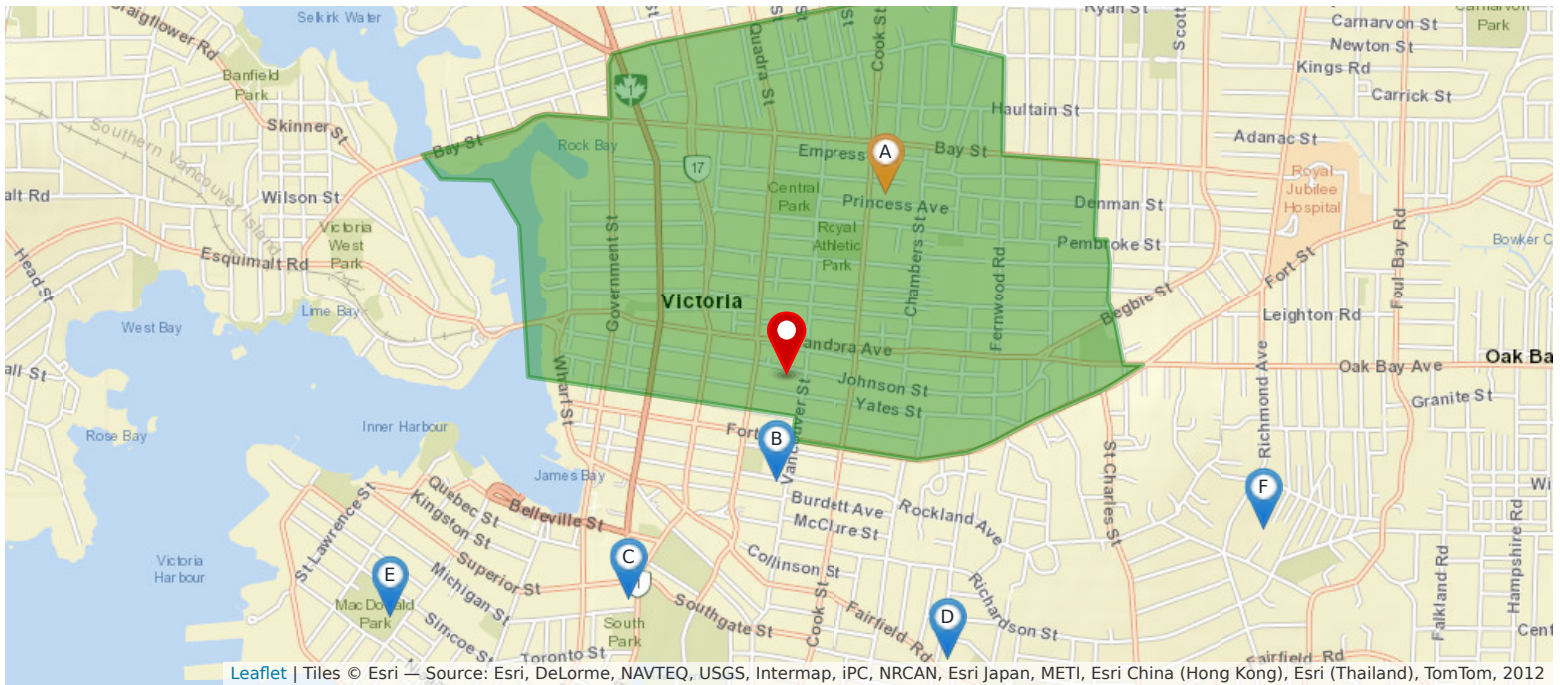
**Sales history (last 3 years)**

31-05-2018	\$561,750
------------	-----------

**Manufactured home**Width  
Length  
Total Area

## Nearest Schools with Ranking

### Nearby Elementary Schools

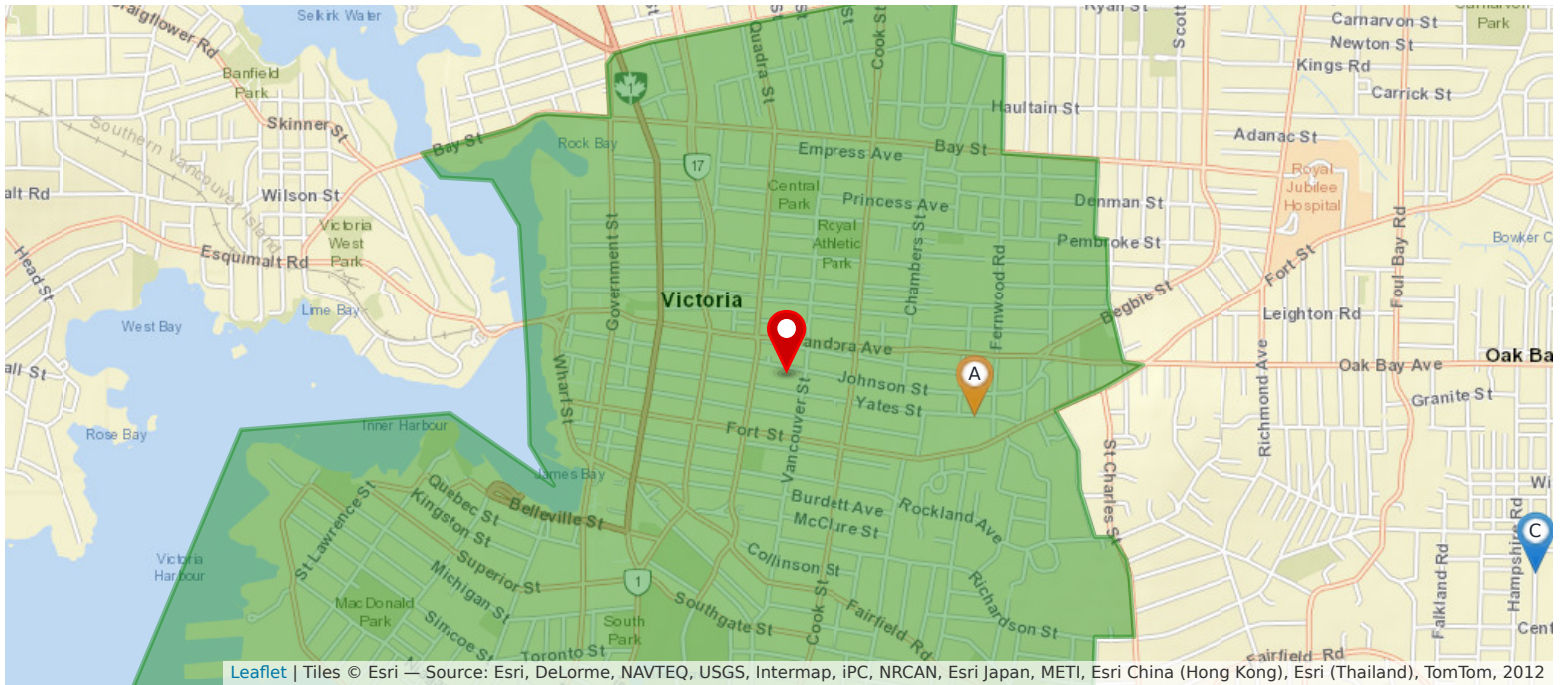


**Legend:** Subject Property Catchment School Other Schools

#### Elementary School Catchment: George Jay Elementary

School's Name	Grades Covered	2016-2017 Rating	5-year Average Rating	2016-2017 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A George Jay		4.2	n/a	816/946	n/a	Victoria		16 mins	1.2 km	5 mins	8 mins
B Christ Church Cathedral		9.5	9.2	30/946	33/811	Victoria		6 mins	0.4 km	3 mins	6 mins
C South Park		6.5	6	335/946	409/811	Victoria		17 mins	1.4 km	4 mins	6 mins
D Sir James Douglas		5.8	6.8	504/946	240/811	Victoria		21 mins	1.7 km	5 mins	18 mins
E James Bay		n/a	n/a	n/a	n/a	Victoria		30 mins	2.5 km	7 mins	18 mins
F Glenlyon Norfolk		9	9.4	48/946	24/811	Victoria	IB Program (PYP & MYP)	35 mins	2.8 km	8 mins	18 mins

## Nearby Middle Schools

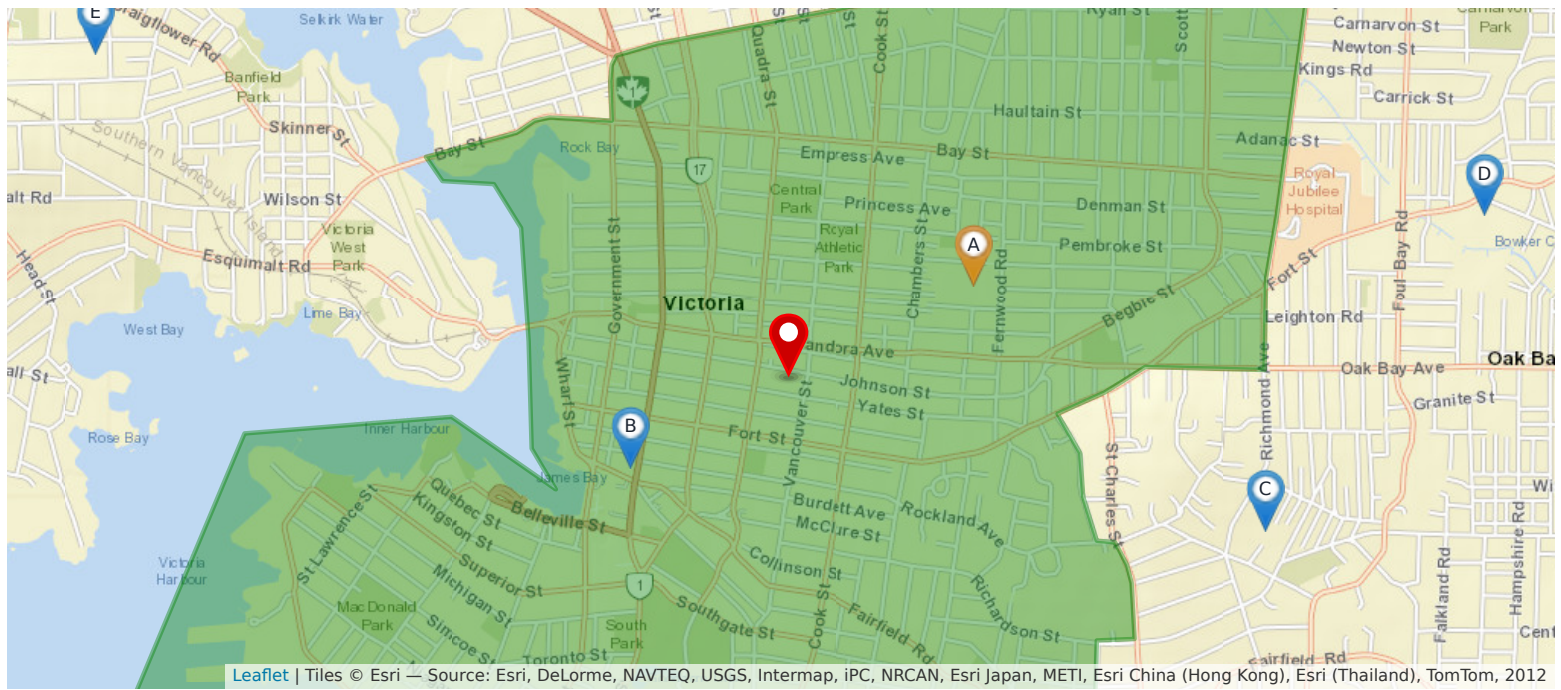


**Legend:** Subject Property Catchment School Other Schools

### Middle School Catchment: Central Middle School

School's Name	Grades Covered	2016-2017 Rating	5-year Average Rating	2016-2017 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		11 mins	0.8 km	4 mins	7 mins
B Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		48 mins	3.8 km	9 mins	22 mins
C Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		48 mins	3.9 km	10 mins	25 mins
D Rockheights	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 0 mins	4.7 km	13 mins	34 mins
E Colquitz Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 12 mins	5.5 km	14 mins	29 mins
F Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 9 mins	5.3 km	13 mins	28 mins

## Nearby Secondary Schools



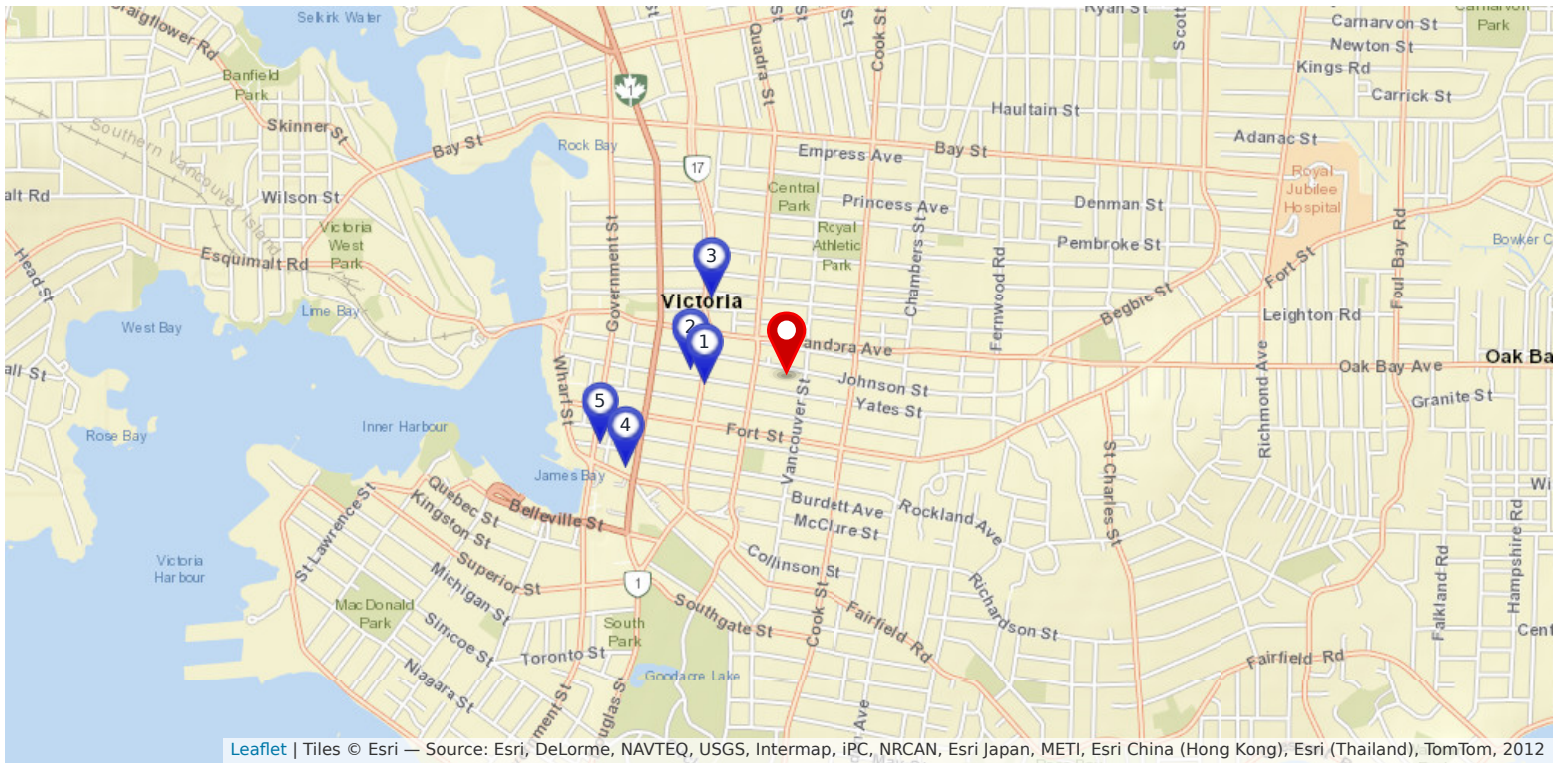
Leaflet | Tiles © Esri — Source: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

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

**Secondary School Catchment: Victoria High**

School's Name	Grades Covered	2016-2017 Rating	5-year Average Rating	2016-2017 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Victoria High		4.2	4.2	213/253	220/246	Victoria	AP Program	15 mins	1.1 km	5 mins	9 mins
B Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	12 mins	1.0 km	4 mins	4 mins
C Glenlyon Norfolk		9.2	9.1	14/253	8/246	Victoria	IB Program (DP)	35 mins	2.8 km	8 mins	18 mins
D Oak Bay		5.6	6.7	155/253	76/246	Victoria	AP Program	40 mins	3.2 km	9 mins	17 mins
E Esquimalt		5.3	4.6	169/253	209/246	Victoria	AP Program	49 mins	3.9 km	11 mins	22 mins
F St Michaels		8.4	8.9	19/253	14/246	Victoria	AP Program	56 mins	4.4 km	11 mins	24 mins

## Cultural



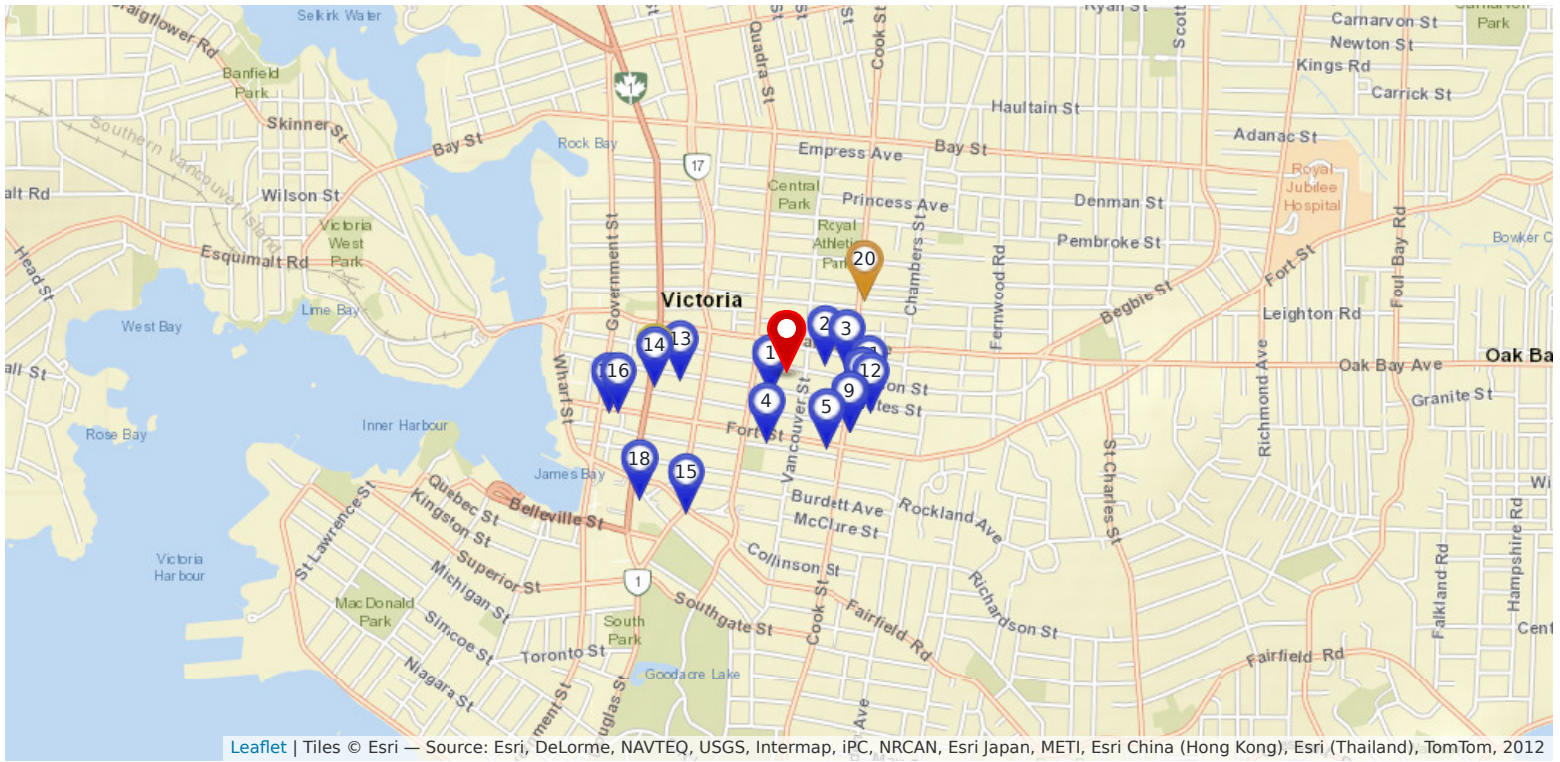
 903-960 YATES ST Victoria

 Movie Theater

- |                              |   |                                       |
|------------------------------|---|---------------------------------------|
| 1. Capitol 6 Theatres (0.35) | 2. Cineplex Odeon Victoria Cinemas (0.41) | 3. Intrepid Theatre Box Office (0.48) |
| 4. Vic Theatre (0.76)        | 5. Theatre Inconnu (0.82)                 |                                       |



# Medical



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## 📍 903-960 YATES ST Victoria

### 📍 Doctor

- |   |   |   |
|---|---|---|
| 1. Dermal Integrity Skin Care Inc. (0.08)       | 2. Van den Berg Lucretia Dr (0.17)  | 3. Dr. Philippa Carrie, Chiropractor (0.25)                 |
| 4. Vaughan Michael Dr Inc (0.27)                | 5. The Sanctuary - Acupuncture, Acupressure, Complementary & Chinese Medicines (0.32) | 6. McCracken Jeff Dr (0.33)                                 |
| 7. McAuley Iain Dr (0.33)                       | 8. Steinhoff Gary Dr (0.33)   | 9. Mawdsley Michael Dr (0.33)                               |
| 10. McLaughlin Hypnotherapy & Consulting (0.33) | 11. Lee Dr Shung Inc (0.34)   | 12. Dr. Ewa Jussak-Kiellerman (0.37)                        |
| 13. Sangha, Nazima Dr. (0.45)                   | 14. Dr. Pauline Lysak (0.56)  | 15. Clinic 805, Cosmetic Surgery and Skincare Center (0.69) |
| 16. Connect Hearing (0.72)                      | 17. Noel Fraser Dr (0.76)   | 18. Aria Health and Wellness Clinic (0.79)                  |

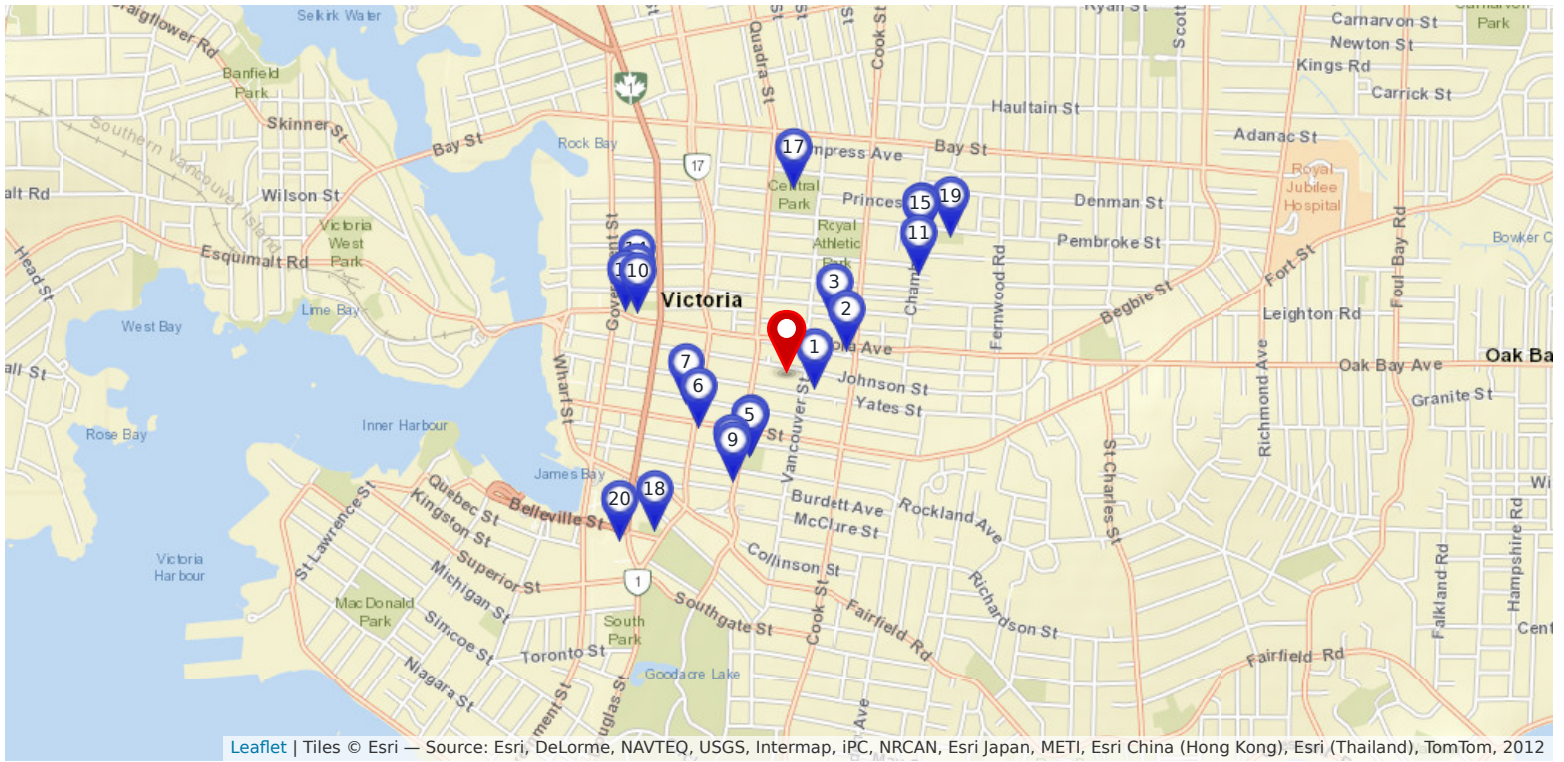
### 📍 Dentist

- 19. Dentist Dr. Anna Rankin (0.56)

### 📍 Pharmacy

- 20. Central Park Medical Centre (0.47)

# Recreation



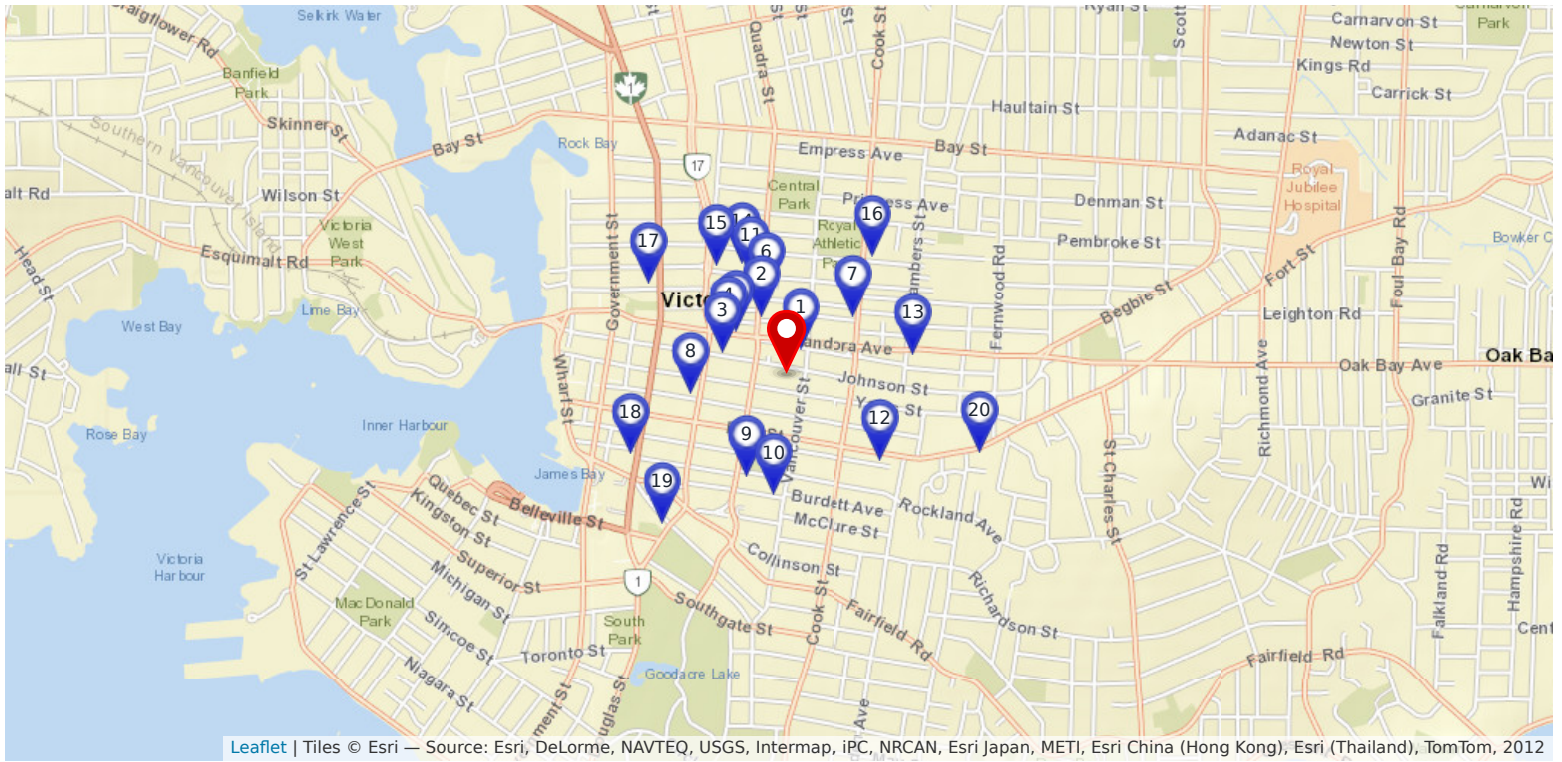
Leaflet | Tiles © Esri — Source: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

 903-960 YATES ST Victoria

 Park

- |                                    |                                      |                                      |
|------------------------------------|--------------------------------------|--------------------------------------|
| 1. Victoria Pop Up Apiary (0.11)   | 2. Harris Green Park (0.28)          | 3. Franklin Green (0.31)             |
| 4. Pioneer Square (0.34)           | 5. Pioneer Square (0.35)             | 6. The Fort Common (0.42)            |
| 7. Rockland Woodland Garden (0.43) | 8. Afghanistan Memorial (0.45)       | 9. Quadra Downtown Playground (0.47) |
| 10. Beacon Hill Park (0.70)        | 11. Fernwood Community Garden (0.71) | 12. Centennial Square (0.72)         |
| 13. Spirit Square (0.74)           | 14. Lee Mong Kow Alley (0.74)        | 15. Spring ridge commons (0.80)      |
| 16. Spring Ridge Commons (0.81)    | 17. Central Park (0.82)              | 18. Cridge Park (0.84)               |
| 19. William Stevenson Park (0.91)  | 20. Thunderbird Park (0.97)          |                                      |

# Religion

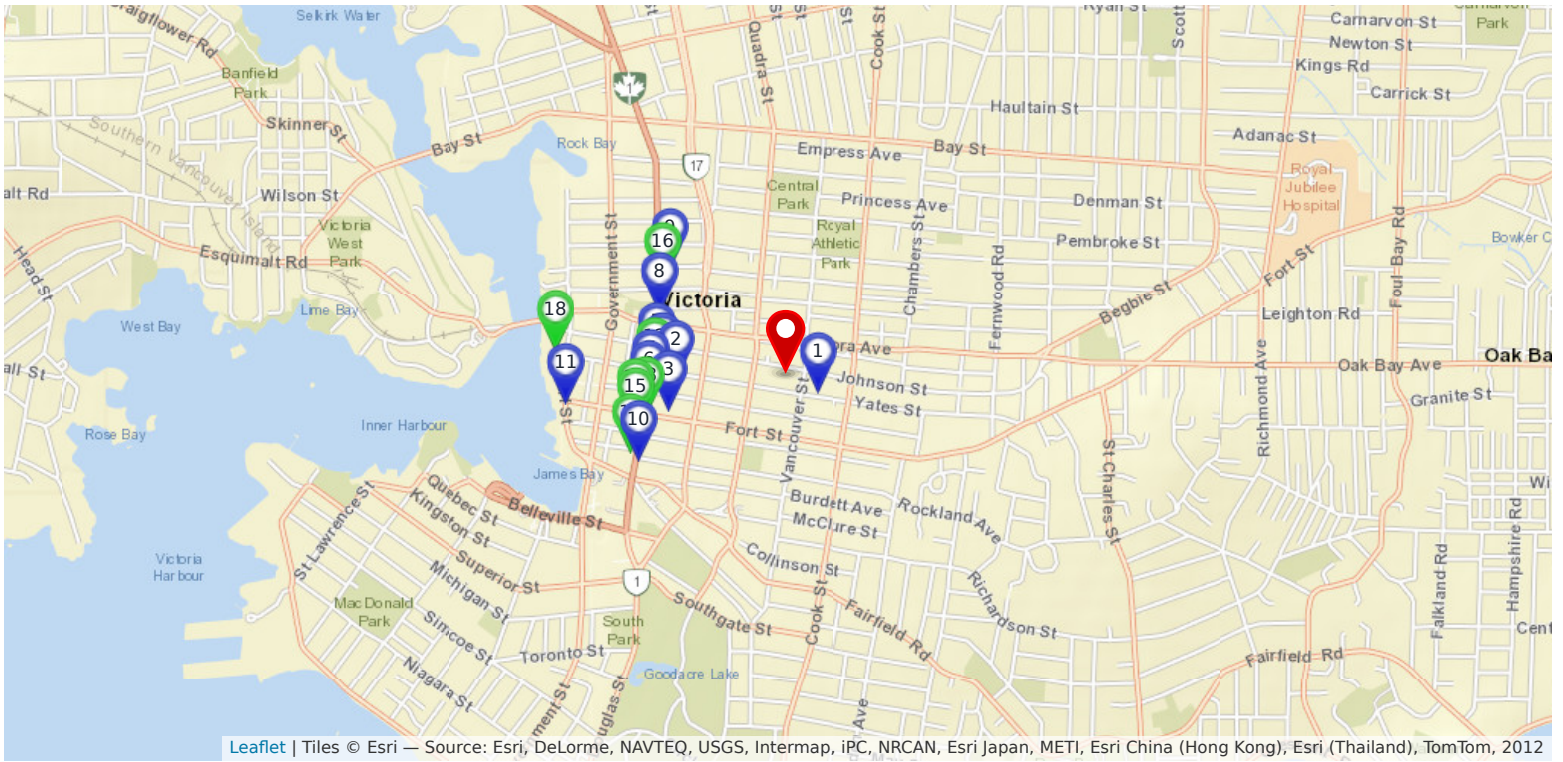


 903-960 YATES ST Victoria

## Church

- |   |   |  |
|---|---|--|
| 1. Victoria Seventh-Day Adventist Church (0.15)       | 2. St. John the Divine Anglican Church (0.30) | 3. St. Maria of Paris Centre (0.30)        |
| 4. Central Baptist Church (0.31)                      | 5. Unity Church Of Victoria (0.31)            | 6. First Metropolitan United Church (0.39) |
| 7. Open Door Spiritualist Sanctuary (0.39)            | 8. St. Andrew's Cathedral (0.41)              | 9. Christ Church Cathedral (0.43)          |
| 10. Anglican Diocese of British Columbia (0.47)       | 11. First Baptist Church (0.47)               | 12. Life of Victory Family Church (0.50)   |
| 13. First Church of Christ, Scientist Victoria (0.53) | 14. GT Church Victoria (0.54)                 | 15. Chinese Presbyterian Church (0.58)     |
| 16. Ukrainian Catholic Church of St. Nicholas (0.64)  | 17. Eckankar Canada (Victoria) (0.72)         | 18. St Andrew's Presbyterian Church (0.73) |
| 19. Church of Our Lord (0.79)                         | 20. Grace Lutheran Church ELCIC (0.85)        |  |

# Services



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## 903-960 YATES ST Victoria

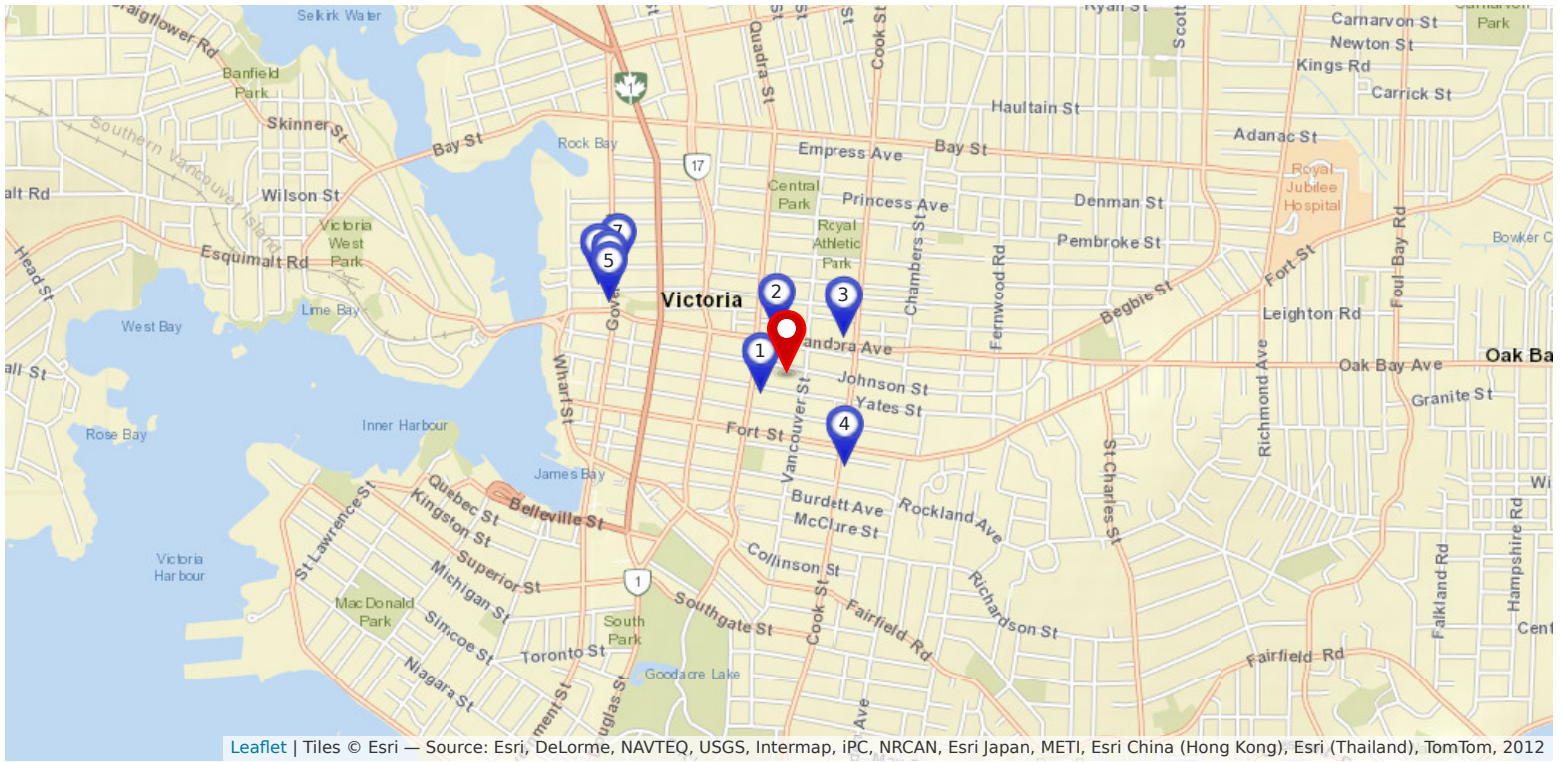
### Bank

- |  |   |  |
|--|---|--|
| 1. DLC Prime Mortgage Works - Experience Counts (0.14) | 2. National Bank Financial (0.47)                   | 3. Vancity Credit Union Br. 67 -Victoria City Centre community branch (0.51) |
| 4. CIBC (0.53)   | 5. Scotiabank (0.56)                                | 6. CIBC Branch with ATM (0.58)   |
| 7. Canadian Western Bank (0.58)                        | 8. BDC - Business Development Bank of Canada (0.61) | 9. Beehive Holdings Ltd (0.68)   |
| 10. HSBC Bank (0.70)                                   | 11. Wharf Street Holdings (0.93)                    |  |

### Atm


- |   |                           |                                    |
|---|---------------------------|------------------------------------|
| 12. BMO Bank of Montreal (0.55)   | 13. RBC Royal Bank (0.61) | 14. TD Canada Trust and ATM (0.66) |
| 15. POS Point of Sale Debit ATM Cashline Merchant Services Victoria BC (0.66) | 16. RBC Royal Bank (0.67) | 17. National Bank (0.72)           |
| 18. Nicole Jabs - Victoria's Trusted Mortgage Advisor (0.98)                  |                           |                                    |

# Shopping



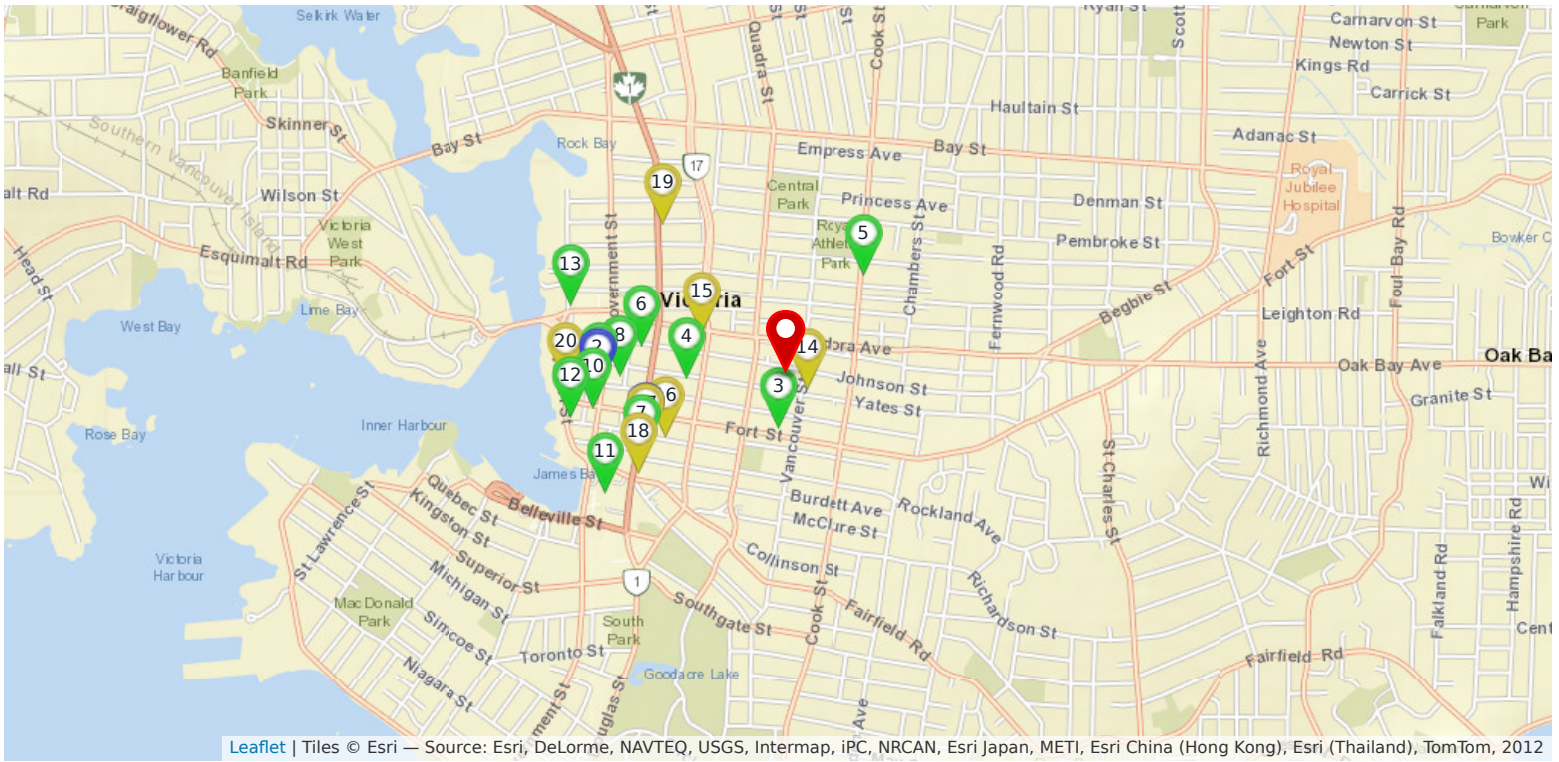
Leaflet | Tiles © Esri — Source: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

 903-960 YATES ST Victoria

 Grocery Or Supermarket

- |                            |  |                                     |
|----------------------------|--|-------------------------------------|
| 1. Market On Yates (0.13)  | 2. Blair Mart Mediterranean Foods (0.21) | 3. Pandora @ Cook (0.30)            |
| 4. Wong Brothers (0.42)    | 5. Victoria Gift Plus (0.82)             | 6. Quonley's Gifts & Grocery (0.85) |
| 7. Tai Sang Grocery (0.85) | 8. Fisgard Market Ltd (0.89)             |                                     |

# Social



## 903-960 YATES ST Victoria

### Bar

- 1. Big Bad Johns (0.64)
- 2. Garrick's Head Pub (0.80)

### Restaurant

- 3. Cafe Brio (0.19)
- 4. Yates Street Taphouse (0.42)
- 5. Logan's Public House (0.55)
- 6. Sizzling Tandoor Downtown (0.63)
- 7. Sticky Wicket Pub (0.68)
- 8. Tapa Bar (0.70)
- 9. Irish Times Pub (0.79)
- 10. Bard & Banker (0.82)
- 11. Empress Hotel (0.89)
- 12. Nautical Nellies Steak & Seafood House (0.92)
- 13. Swans Brewery, Pub & Hotel (0.96)

### Night Club

- 14. Moxie's Grill & Bar (0.09)
- 15. Ocean Island Lounge (0.42)
- 16. The Japanese Village Restaurant (0.56)
- 17. Club 9one9 (0.65)
- 18. Browns Socialhouse Victoria Falls (0.73)
- 19. Capital CityCenter Hotel (0.85)
- 20. Upstairs Cabaret Ltd (0.93)

## Walkscore

Walk Score: 99 / Walker's Paradise

Transit Score: 75 / Excellent Transit

Please click on [this link](#) to see more information on this property's walkscore.