



## PROPERTY REPORT

487 BURNSIDE RD E

Victoria

V8T 2X3

Canada

PID: 027-799-018

JUNE 16, 2025



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## Property Identification & Legal Description

**Address:** 487 BURNSIDE RD E VICTORIA BC V8T 2X3  
**Jurisdiction:** City of Victoria  
**Roll No:** 10744022 **Assessment Area:** 1  
**PID No:** 027-799-018  
**Neighbourhood:** Gorge / Burnside / Rock Bay **MHR No:**  
**Legal Unique ID:** D0000055TC  
**Legal Description:** LOT A, PLAN VIP86217, SECTION 4, VICTORIA LAND DISTRICT

## 2024 Municipal Taxes

**Gross Taxes:** \$39,595

## 2025 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$2,061,000	\$600,000	\$2,661,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$2,061,000	\$600,000	\$2,661,000
<b>Exempt Value:</b>	\$0	\$10,000	\$10,000
<b>Net Value:</b>	\$2,061,000	\$590,000	\$2,651,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$2,061,000	\$600,000	\$2,661,000
<b>Exempt Value:</b>	\$0	\$10,000	\$10,000
<b>Net Value:</b>	\$2,061,000	\$590,000	\$2,651,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$2,061,000	\$600,000	\$2,661,000
<b>Exempt Value:</b>	\$0	\$10,000	\$10,000
<b>Net Value:</b>	\$2,061,000	\$590,000	\$2,651,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2018-11-19	\$1,516,000	CA7195819	Reject - Not Suitable for Sales Analysis

## Other Property Information

<b>Lot SqFt:</b>	13,348	<b>Lot Width:</b>	
<b>Lot Acres:</b>	0.31	<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Storage & Warehousing (Closed)
<b>School District:</b>	Greater Victoria	<b>Manual Class:</b>	Warehouse, Storage
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Capital
<b>BC Transit Flag:</b>	Yes	<b>Reg Hosp Dist:</b>	Capital
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2025-01-01	<b>Rec Last Modified:</b>	2025-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$2,315,000	\$39,595
2023	\$2,021,000	\$32,471
2022	\$1,998,000	\$32,157
2021	\$1,589,000	\$26,740
2020	\$1,592,000	\$21,959
2019	\$1,510,000	\$25,595

2018	\$1,516,000	\$27,514
2017	\$1,299,000	\$25,780
2016	\$1,291,000	\$27,586
2015	\$1,291,000	\$29,265
2014	\$1,296,000	\$29,073
2013	\$1,268,000	\$28,604
2012	\$1,222,000	\$27,399
2011	\$1,126,000	\$25,740
2010	\$1,082,000	\$24,575
2009	\$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.



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

### 487 BURNSIDE RD E VICTORIA V8T 2X3

Area-Jurisdiction-Roll: 01-234-10-744-022



**Total value \$2,661,000**

2025 assessment as of July 1, 2024

Land \$2,061,000

Buildings \$600,000

Previous year value \$2,315,000

Land \$1,965,000

Buildings \$350,000

#### Property information

Year built	1987
Description	Warehouse, Storage
Bedrooms	
Baths	
Carports	
Garages	
Land size	13348 Sq Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	6,455
Net leasable area	593
No. of apartment units	

#### Legal description and parcel ID

LOT A, PLAN V1P86217, SECTION 4, VICTORIA LAND DISTRICT  
PID: 027-799-038

#### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

#### Manufactured home

Width  
Length  
Total area

**PART 7.1 - M-1 ZONE, LIMITED LIGHT INDUSTRIAL DISTRICT**

## Permitted Uses

- 1 (1) The purposes of this section are:
- (a) to permit limited light industrial uses, excluding manufacturing, processing and assembly, that are generally compatible with one another; and
  - (b) to permit as uses "high tech", "work-live", service-commercial, and limited retail uses that are compatible and complementary to limited light industrial uses.
- 1 (2) In this Part, "work-live" means a use that:
- (a) combines residential use, as an accessory use, with any of the indoor uses otherwise permitted under this Part, as a principal use; and
  - (b) is located in a unit that is a room or suite of rooms of which not more than 50% of the floor space is used for residential use.
- 1 (3) The following uses are permitted, provided they are not noxious or offensive to any adjacent property or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration or hazard:
- (a) bakeries;
  - (b) banks;
  - (c) car washes, except those equipped with hand operated sprayers and other driver operated machinery;
  - (d) carpet cleaning;
  - (e) churches;
  - (f) clubs;
  - (g) docks, wharves and piers;
  - (h) dry cleaners;
  - (i) dye works;
  - (j) funeral undertaking;
  - (k) garages;
  - (l) limited light industries, including testing, servicing and repair, but, except as provided in this part, excluding manufacturing, processing, or assembly;
  - (m) mail order businesses;
  - (n) milk processing and distribution;

- (o) printing and publishing;
- (p) quick-freeze lockers;
- (q) restaurants;
- (r) residence for watchman as ancillary use on a lot.
- (s) retail sales and offices as accessory uses that:
  - (i) are incidental to or normally associated with a principal use, permitted under this section, of manufacturing, cleaning, storing, or otherwise handling products, and
  - (ii) do not together occupy more floor space than is occupied by the principal use to which they are incidental or normally associated;
- (t) schools, including trade schools;
- (u) storage lots for undamaged vehicles impounded or intended for sale, lease, rent or delivery;
- (v) tire vulcanizing;
- (w) vehicle sales and rentals;
- (x) veterinary hospitals, provided that all runs are totally enclosed within a building;
- (y) warehouses;
- (z) wholesale;
- (aa) high tech;
- (bb) call centre;
- (cc) professional services, including those provided by architects, engineers, and surveyors;
- (dd) transient accommodation;
- (ee) retail sales of home furnishings, home supplies, or sporting goods;
- (ff) work-live.

## Density

2. (1) The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.
- (2) The ratio of the total floor area of high tech use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.
- (3) The ratio of the total floor area of call centre use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.

- (4) The ratio of the total floor area of transient accommodation use in a building to the area of the lot on which that building is located must not exceed 1.6 to 1.
- (5) The ratio of the total floor area of retail sales of home furnishings, home supplies, or sporting goods in a building to the area of the lot on which that building is located must not exceed 1.4 to 1.
- Height
3. (1) Subject to subsection (2), the maximum height of any building shall not exceed 15m.
- (2) Where a site's internal boundary adjoins a rear lot line of a lot zoned for predominantly residential purposes, the maximum height of any part of a building within 7.5m of the internal boundary shall not exceed 4m.
- Siting of Buildings
4. More than one building may be sited on a lot.
5. Except for corner lots, no street setbacks are required.
6. For a corner lot, to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3m distant from the intersection point.
7. Section 6 does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- 8 (1) For any lot boundary, other than on a street, a setback of 3m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.
- (2) For any other lot boundary, no setback is required, but if a setback is provided, it shall be at least 3m.
- 9 (1) A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from any street and located within a building or a yard.

7.1

- (2) Subject to subsection (3), access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.
- (3) Access to two adjoining lots may be provided by a single passageway not less than 5m in width where the access is secured by an easement registered in the Land Title Office.
- (4) Any access provided shall be designed in accordance with sound engineering principles.

Yard Regulations

- 10 Yards used for parking, loading or storage
- (a) shall have an asphalt or concrete surface.
  - (b) shall be graded and drained in accordance with sound engineering principles.
  - (c) where adjoining a boundary of a lot zoned for predominantly residential purposes, shall be separated by a landscape screen of at least 1.5m in height and 60cm in width.
  - (d) shall be separated from any of the following listed streets by a landscape screen of at least 1m in width: Alston Street, Bay Street, Blanshard Street, Burnside Road, Dallas Road, Douglas Street, Erie Street, Esquimalt Road, Finlayson Street, Gorge Road, Government Street, Jutland Road, Kingston Street, Montreal Street, Ontario Street, Skinner Road, Tyee Road, William Street, Wilson Street and all streets within the area bounded by Blanshard Street, Caledonia Street, Douglas Street and Tolmie Avenue.

Driveways

- 11 Driveway view lines shall be provided at 45° angles at all points within 3m of an exit to a street.

Parking Spaces

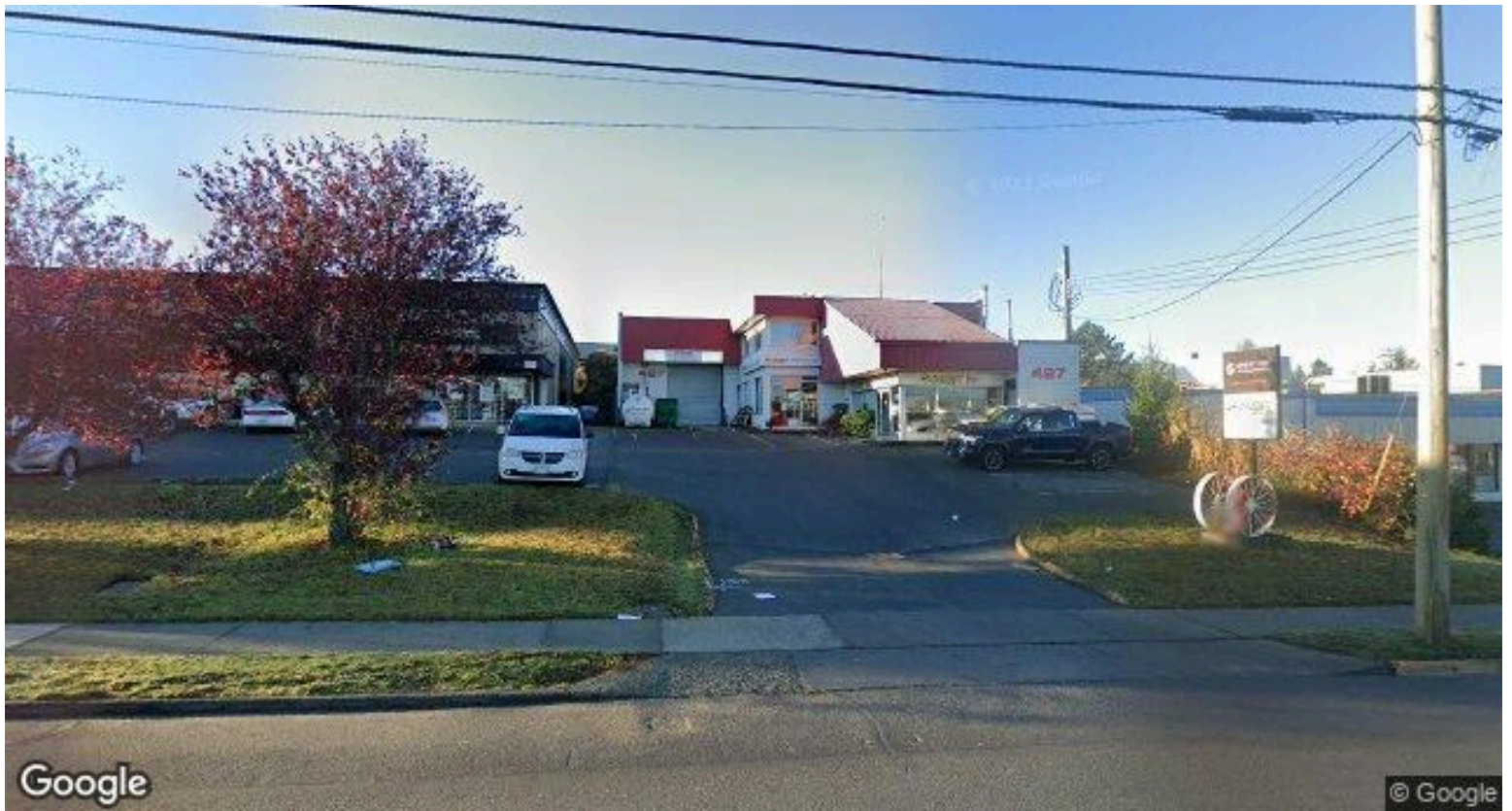
12. (1) There must be at least one parking space on a lot for every work-live unit on that lot.
- (2) The parking requirements in Schedule C apply to the principal use part of a work-live unit.
- (3) The parking requirements in Schedule C apply to all uses that are not work-live.

**PART 7.2****M-2 ZONE, LIGHT INDUSTRIAL DISTRICT**

Uses	1	<p>The following uses are permitted, provided they are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:</p> <ul style="list-style-type: none"> <li>(a) assaying gold and silver;</li> <li>(b) bakeries;</li> <li>(c) banks;</li> <li>(d) carpet cleaning;</li> <li>(e) <u>churches</u>;</li> <li>(f) <u>clubs</u>;</li> <li>(g) docks, wharves and piers;</li> <li>(h) drycleaners;</li> <li>(i) dye works;</li> <li>(j) forging, electric only;</li> <li>(k) funeral undertaking;</li> <li>(l) gas and petroleum tank farms and storage of flammable liquids or gases having a total storage capacity of less than 135,000 litres;</li> <li>(m) <u>garages</u>;</li> <li>(n) light industry, including manufacturing, processing, assembly, testing, servicing and repairing;</li> <li>(o) mail order businesses;</li> <li>(p) milk processing and distribution;</li> <li>(q) printing and publishing;</li> <li>(r) quick freeze lockers;</li> <li>(s) residence for watchman as ancillary use on <u>lot</u>;</li> <li>(t) <u>restaurants</u>;</li> </ul>
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- (u) retail, as an accessory use of products manufactured, cleaned, stored or otherwise handled in the primary use, the area for accessory use not to exceed 25% of the total building area;
  - (v) schools, including trade schools;
  - (w) storage lots for undamaged vehicles, impounded or intended for sale, lease, rental or delivery;
  - (x) tire vulcanizing;
  - (y) vehicle sales and rentals;
  - (z) veterinary hospitals;
  - (aa) warehouses;
  - (bb) washing of vehicles;
  - (cc) wholesale.
- Density 2 The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.
- Height 3 (1) Subject to subsection (2), the maximum height of any building shall not exceed 15 m.
- (2) Where a site's internal boundary adjoins a rear lot line of a lot zoned for predominantly residential purposes, the maximum height of any part of a building within 7.5 m of the internal boundary shall not exceed 4 m.
- 4 More than one building may be sited on a lot.
- 5 Except for corner lots, no street setbacks are required.
- 6 For a corner lot, to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3 m distant from the intersection point.
- 7 Section 6 does not apply to any part of a building which is below the elevation of the intersection point or more than 3 m above it.
- 8 (1) For any lot boundary other than on a street, a setback of 3 m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.

		(2) For any other <u>lot boundary</u> , no <u>setback</u> is required; but if a <u>setback</u> is provided, it shall be at least 3 m.
Loading	9	<p>(1) A loading space shall be provided having dimensions of not less than 4 m in width, 9 m in length, and 4.3 m in height, set back at least 3 m from the <u>street</u> and located within a <u>building</u> or a <u>yard</u>.</p> <p>(2) Subject to subsection (3), access to and from the <u>street</u> for the loading space shall be provided by a passage of not less than 5 m in width.</p> <p>(3) Access to two adjoining <u>lots</u> may be provided by a single passageway not less than 5 m in width where the access is secured by an easement registered in the Land Title Office.</p> <p>(4) Any access provided shall be designed in accordance with sound engineering principles.</p>
Yard Regulations	10	<p><u>Yards</u> used for parking, loading or storage;</p> <p>(a) shall have a concrete or asphalt surface;</p> <p>(b) shall be graded and drained in accordance with sound engineering principles;</p> <p>(c) where adjoining a <u>boundary</u> of a <u>lot</u>, zoned for predominantly residential purposes, shall be separated by a <u>landscape screen</u> of at least 1.5 m in height and 60 cm in width;</p> <p>(d) shall be separated from any of the following listed <u>streets</u> by a <u>landscape screen</u> of at least 1 m in width: Alston Street, Bay Street, Blanshard Street, Burnside Road, Dallas Road, Douglas Street, Erie Street, Esquimalt Road, Finlayson Street, Gorge Road, Government Street, Jutland Road, Kingston Street, Montreal Street, Ontario Street, Skinner Road, Tyee Road, Willia, Street, Wilson Street and all streets within the area bounded by Blanshard Street, Caledonia Street, Douglas Street and Tolmie Avenue.</p>
Driveways	11	Driveway view lines shall be provided at 45° angles at all points within 3 m of an exit to a <u>street</u> .
Parking spaces	12	The provisions of Schedule "C" shall apply in this zone.



## BC LTSA - Ownership

Status	Content
REGISTERED	CA7195819 Victoria, CR*
CANCELLED	FB244200 Victoria, CR*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 027-799-018

SHORT LEGAL DESCRIPTION:S/VIP86217/////A

MARG:

TAXATION AUTHORITY:

1 Victoria, The Corporation of the City of

FULL LEGAL DESCRIPTION: CURRENT

LOT A SECTION 4 VICTORIA DISTRICT PLAN VIP86217

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

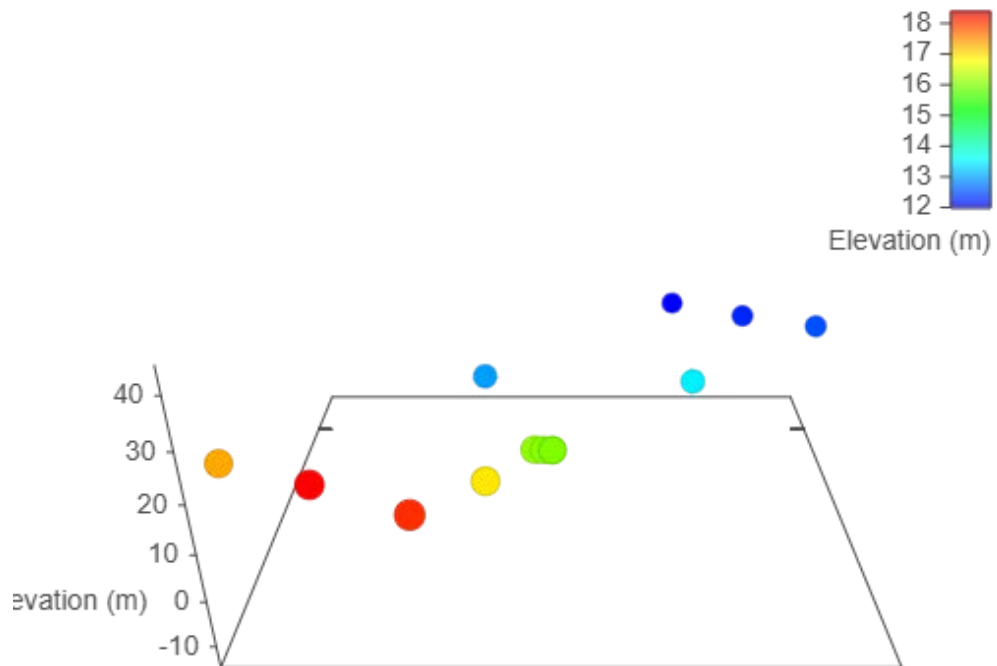
SUBDIVISION PLAN VIP86217

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

## Estimated Lot Dimensions and Topography



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



Max Elevation: 18.38 m | Min Elevation: 11.97 m | Difference: 6.41 m



**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

487 BURNSIDE RD E

6/16/2025



Leaflet | Powered by Esri | DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Leaflet | Powered by Esri | USGS, NOAA

**PROPERTY INFORMATION FOR 487 BURNSIDE RD E**

PID: 027-799-018

Legal Type: LAND

Plan Number: VIP86217

Folio: 10744022

Lot Number: A

Legal Description: LOT A, SECTION 4, VICTORIA, VIP86217

BC Assessment Actual Use: 273 STORAGE & WAREHOUSING-CLOSED

Extra PIDs on this parcel: None

Additional Addresses on this parcel: None

**ASSESSMENT AND TAX INFORMATION**

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2025	GENERAL	\$2,061,000	\$600,000	\$2,661,000	\$10,000	\$48,898
2024	GENERAL	\$1,965,000	\$350,000	\$2,315,000	\$10,000	\$39,595
2023	GENERAL	\$1,648,000	\$373,000	\$2,021,000	\$10,000	\$32,471

**PLANNING INFORMATION**

Neighbourhood: BURNSIDE

Senior Planner: ctunis@victoria.ca Planner: kjanota-bzowska@victoria.ca

Councillor Liaison: KRISTA LOUGHTON 250.361.0220

Development Permit Area: DPA 7A - CORRIDORS

Heritage Status: None

Land Use Contract: None

Special Restrictions: None

Zoning: M-1/M-2:

## SERVICES

Garbage Zone: [No pickup](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

### Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
Sanitary Sewer	487 BURNSIDE RD	0.9M.W OF E.	SLL006568
Storm Drain	487 BURNSIDE RD	1.2M.W OF E.	DLL004666

### Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
235938	30958686	1	IND-MFG/CON/ETC	487 BURNSIDE	2'L OR DRV 1'FR S/W

## PERMITS

### Building/Electrical/Plumbing Permits (Active or On Hold):

Issued Date	Folder No	Type	Status	Subject	Purpose
None	None	None	None	None	None

### Historical Permit Cards:

Card Type	LINK
None	

### Planning and Development Applications/Permits (Active or On Hold):

Date	Status	Folder No	Type	Purpose
None	N/A	N/A	N/A	N/A

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

# Contours



## Legend

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

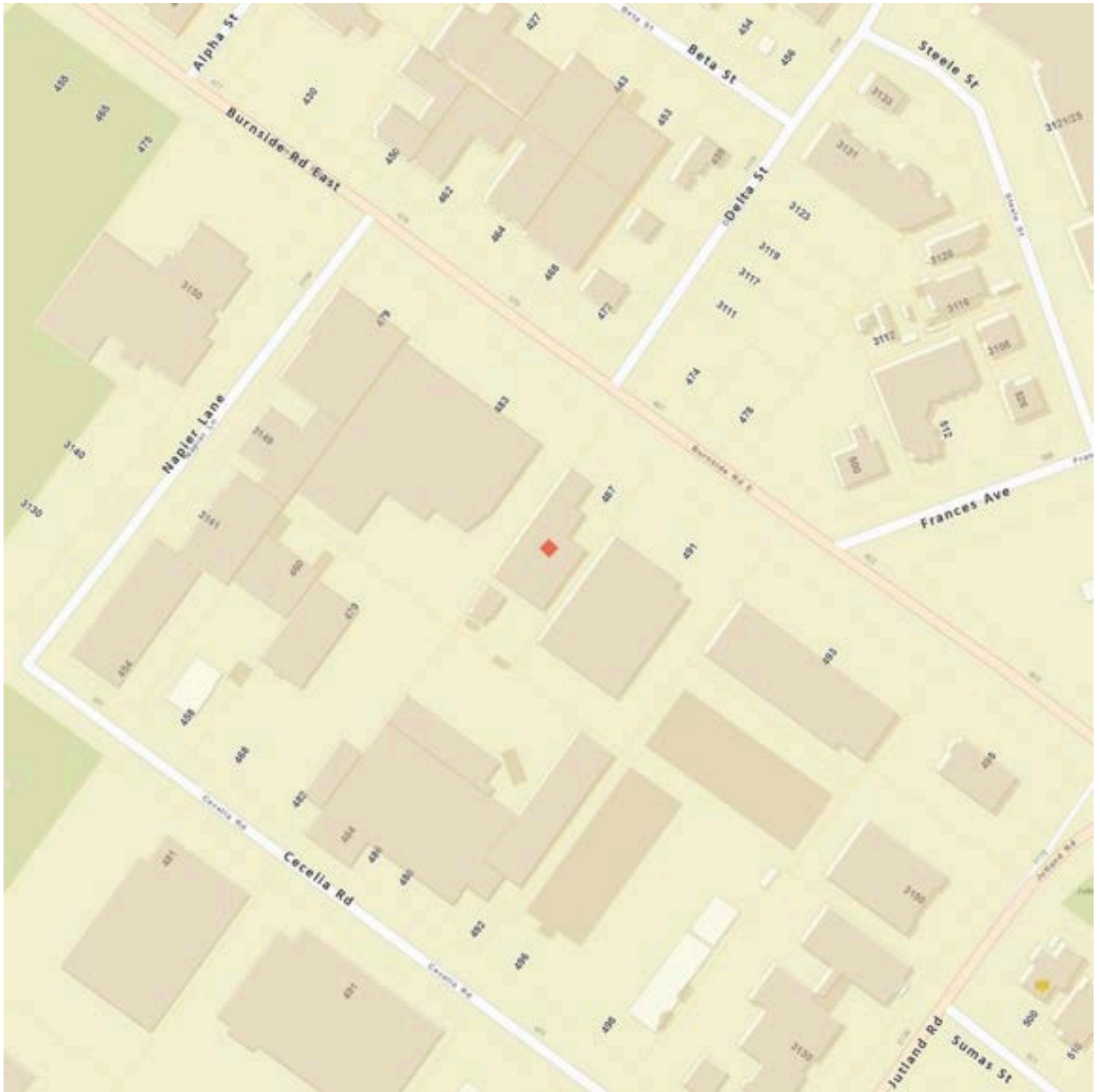
## Legal



## 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 | Special Restrictions |                     |

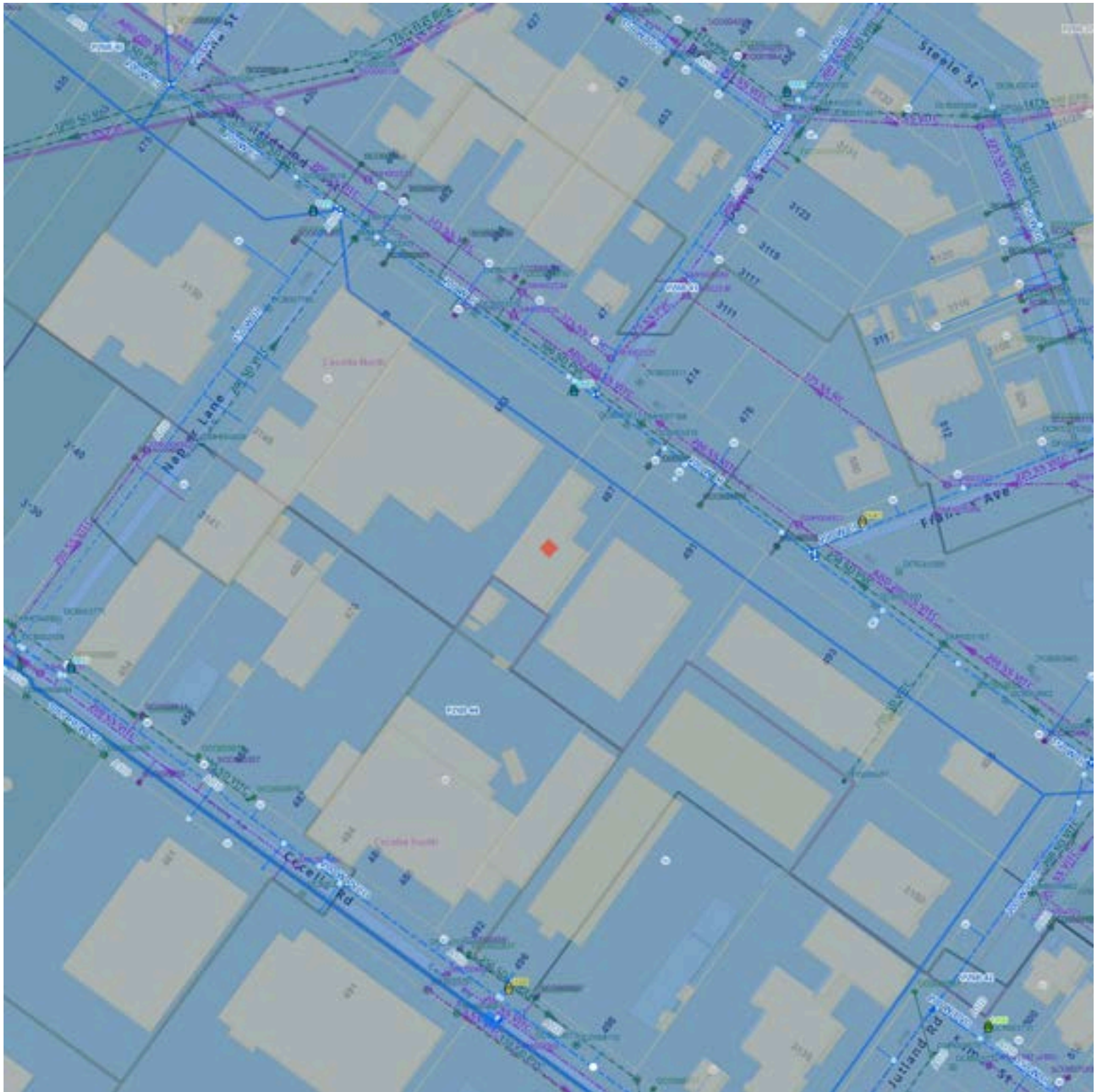
# Development Applications



## Legend

- |                                       |                                      |                      |                              |
|---------------------------------------|--------------------------------------|----------------------|------------------------------|
| World_Street_Map                      | Main Victoria Streets                | All Victoria Streets | Surrounding Streets          |
| Address Labels                        | Address Labels - Esquimalt           | Board of Variance    | Delegated Development Permit |
| Delegated Development Variance Permit | Delegated Heritage Alteration Permit | Development Permit   | Development Variance Permit  |
| Heritage Alteration Permit            | Heritage Designation                 | Tax Incentive Permit | Temporary Use Permit         |
| Rezoning                              | Parcels (PID based)                  | Esquimalt Parcels    | Buildings                    |

# Infrastructure



# Legend

- World\_Street\_Map
- Address Labels
- Abandoned
- Kiosk
- Sewer Fittings
- Sewer Flow Arrows - Pressurized Mains
- Active
- 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 - Gravity Mains
- Sewer Flow Meter
- <all other values>
- 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>
- Valve Vault
- Sewer Flow Arrows - Pressurized Mains
- Sewer Flush Zone
- Sewer Manhole Labels
- <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
- Pump Station
- <all other values>
- Sewer Flow Arrows - Gravity Mains
- Abandoned
- 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)

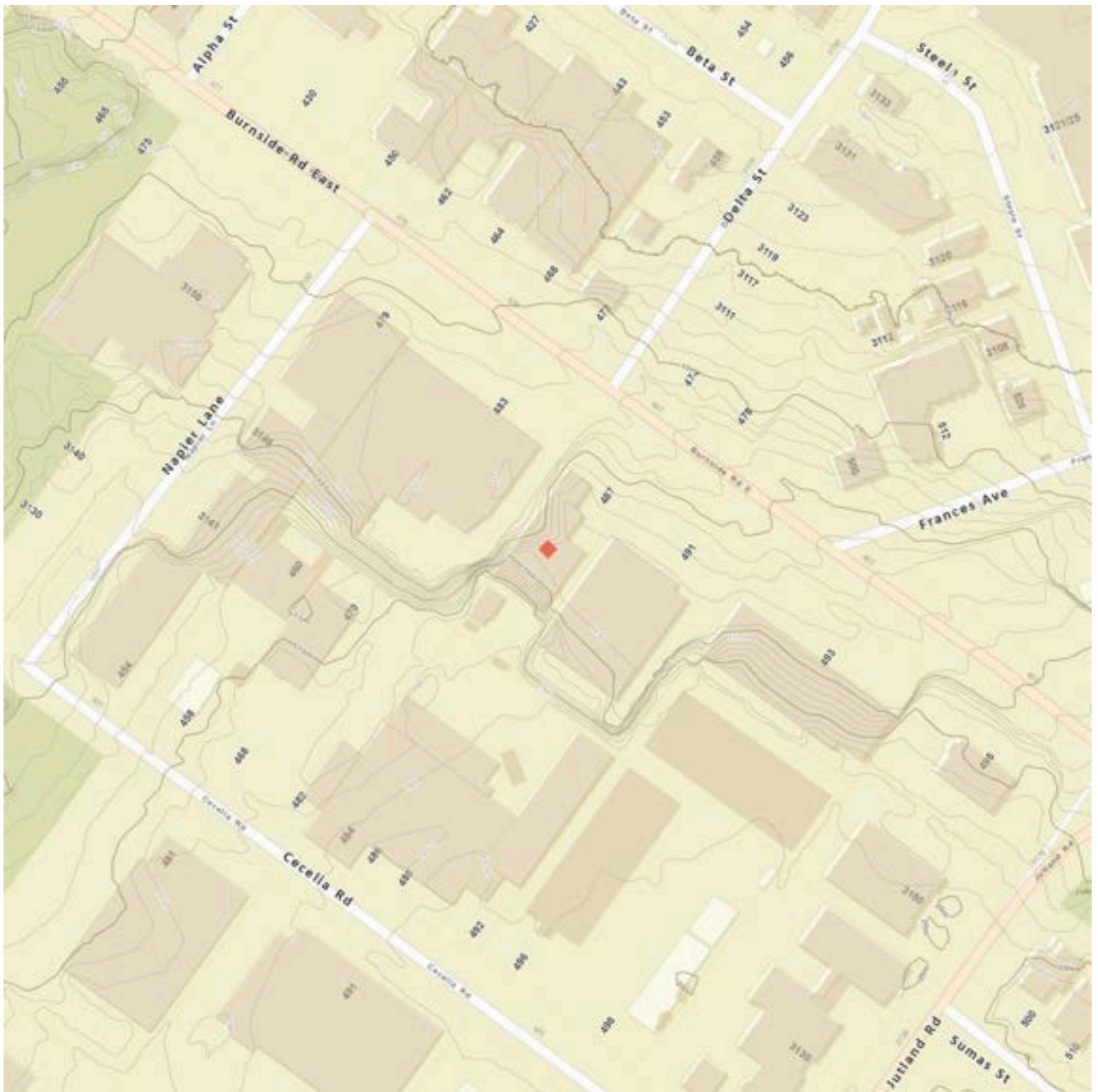
# OCP Designation



## Legend

- |   |                                     |                           |  |
|---|-------------------------------------|---------------------------|--|
| World_Street_Map                        | Main Victoria Streets               | All Victoria Streets      | Surrounding Streets                                  |
| Address Labels                          | Address Labels - Esquimalt          | Core Historic             | Core Business  |
| Core Employment                         | Core Inner Harbour/Legislative      | Core Songhees Residential | Core Residential                                     |
| General Employment                      | Employment with Limited Residential | Industrial Employment     | Light Industrial Employment with Limited Residential |
| Marine Industrial                       | Town Centre                         | Large Urban Village       | Small Urban Village                                  |
| Urban Residential                       | Housing Opportunity                 | Traditional Residential   | Mixed Residential                                    |
| Public Facilities, Parks and Open Space | Rail Corridor                       | Marine - Harbour          | Marine - General                                     |
| Parcels (PID based)                     | Esquimalt Parcels                   | Buildings                 |  |

# Contours



## Legend

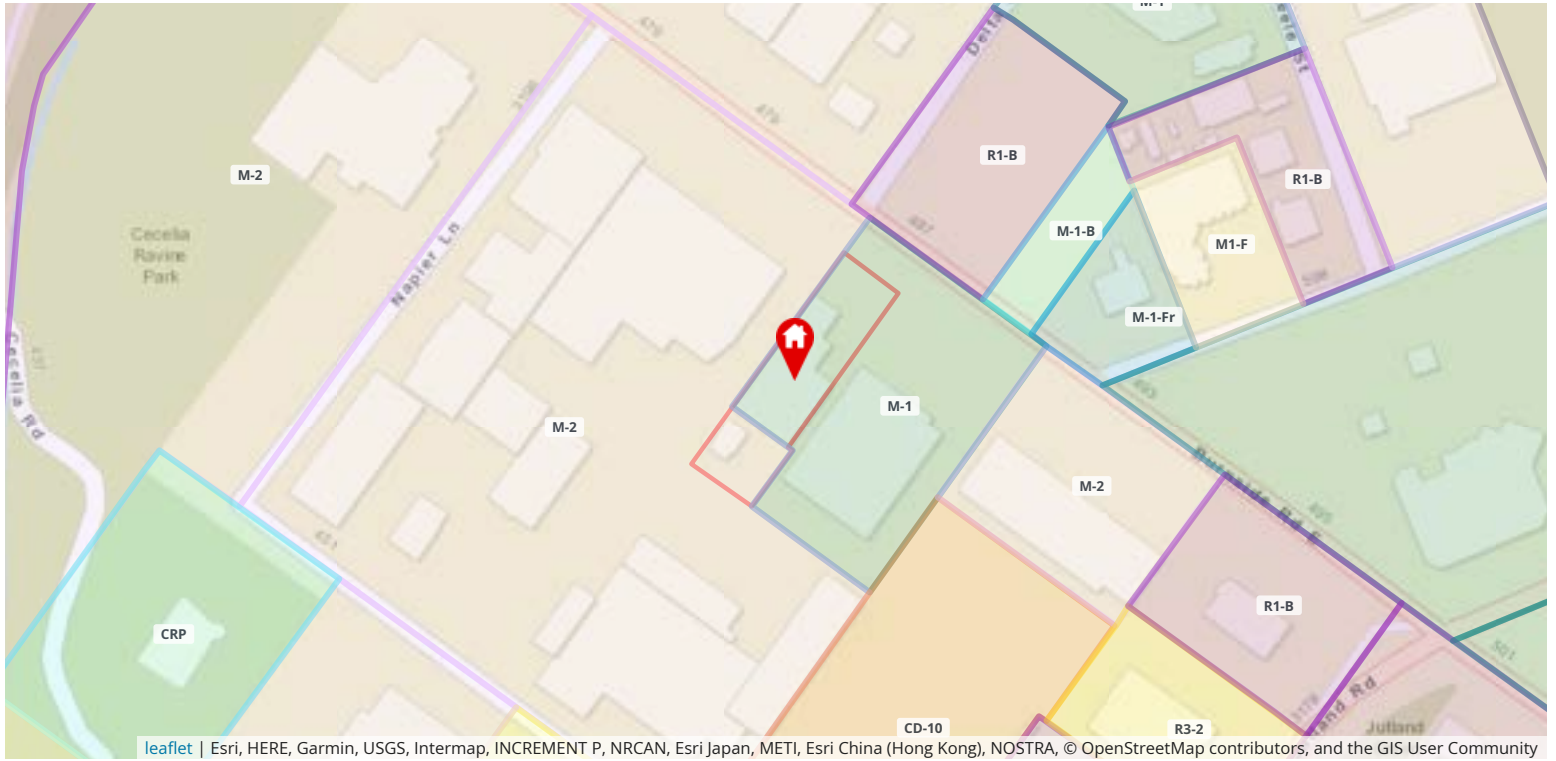
- |                  |                            |                      |                     |
|------------------|----------------------------|----------------------|---------------------|
| World_Street_Map | Main Victoria Streets      | All Victoria Streets | Surrounding Streets |
| Address Labels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

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">M-1</a> Description: Limited Light Industrial District, Code: <a href="#">M-2</a> Description: Light Industrial District
Official Community Plan	Urban Place Designation: <a href="#">General Employment</a> FSR up to approximately 2:1

## Zoning



### Subject Property Designations:

Code: [M-1](#)

Description: Limited Light Industrial District

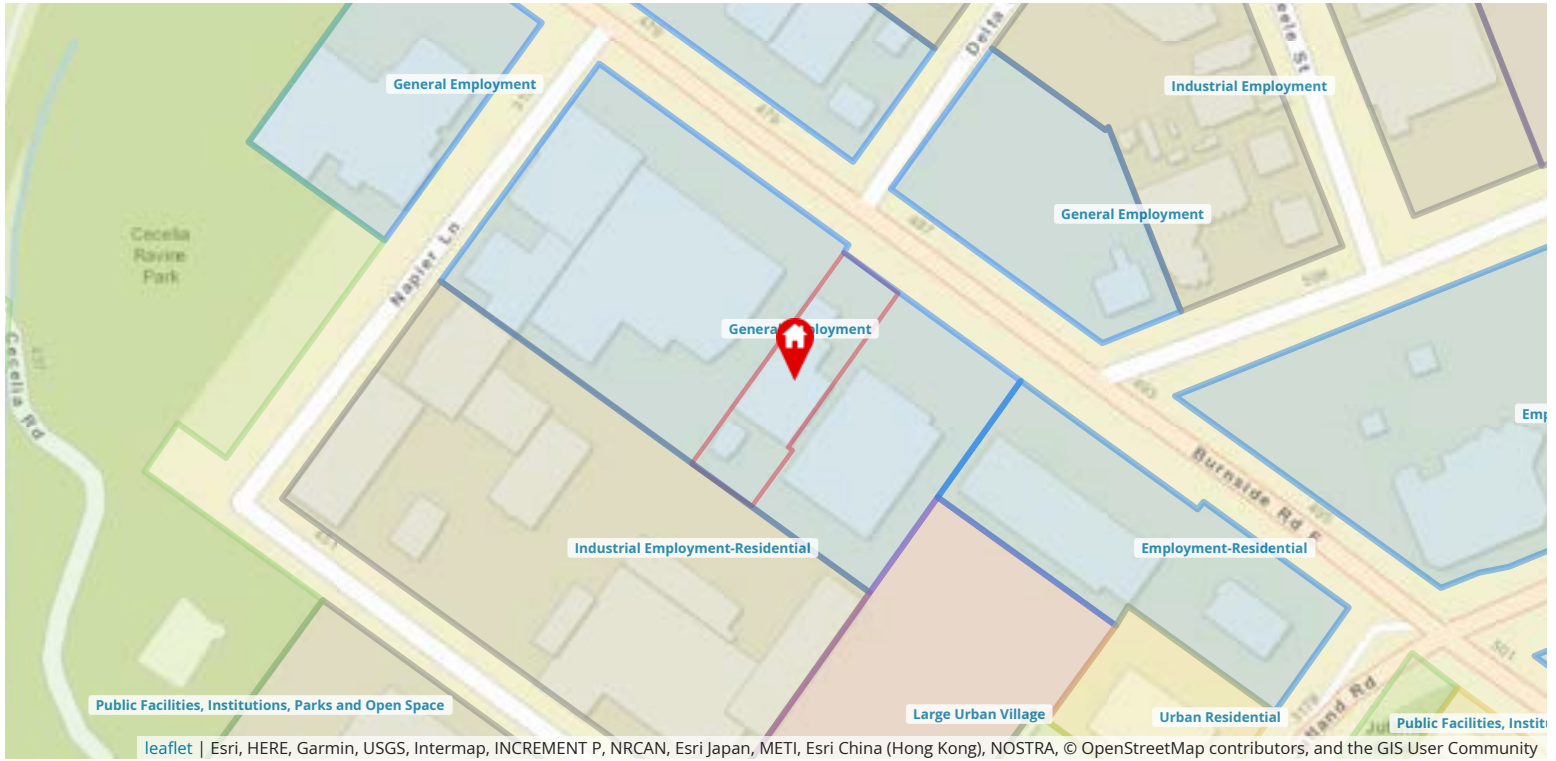
Code: [M-2](#)

Description: Light Industrial District

### Layer Legend:

Code	Description
<span style="color: green;">■</span> <a href="#">M-1</a>	Limited Light Industrial District
<span style="color: purple;">■</span> <a href="#">M-2</a>	Light Industrial District
<span style="color: blue;">■</span> <a href="#">R1-B</a>	Single Family Dwelling District
<span style="color: orange;">■</span> <a href="#">CD-10</a>	Mount St. Angela District
<span style="color: cyan;">■</span> <a href="#">M-1-B</a>	Burnside Road Light Industrial District
<span style="color: darkblue;">■</span> <a href="#">M-1-Fr</a>	Frances Street Light Industrial District
<span style="color: yellow;">■</span> <a href="#">S-1</a>	Limited Service District
<span style="color: gold;">■</span> <a href="#">R3-2</a>	Multiple Dwelling District
<span style="color: peachpuff;">■</span> <a href="#">M1-F</a>	Frances Industrial District
<span style="color: teal;">■</span> <a href="#">CRP</a>	Cecelia Ravine Park District
<span style="color: lightyellow;">■</span> <a href="#">T-1</a>	Limited Transient Accommodation District
<span style="color: grey;">■</span> <a href="#">R-81</a>	Speed and Frances Multiple Dwelling District

## Official Community Plan



### Subject Property Designations:

Urban Place Designation: [General Employment](#)

FSR up to approximately 2:1

### Layer Legend:

- [General Employment](#)
- [Industrial Employment-Residential](#)
- [Large Urban Village](#)
- [Employment-Residential](#)
- [Industrial Employment](#)
- [Public Facilities, Institutions, Parks and Open Space](#)
- [Urban Residential](#)
- [Town Centre](#)