



# DIOCESAN ASSET MANAGEMENT

***BUILDING FOR THE FUTURE***



# ASSET MANAGENT

- What is asset management? what does it do for you?
- What is our capital plan?



# WHY ASSET MANAGEMENT?

- **OVER 100 TITLED PROPERTIES OWNED BY THE DIOCESE**
- **45 PARISHES**
- **NO DEBT**
- **8 HOUSING SOCIETIES; ONE HOUSING CORPORATION**



# MANAGING FOR YOU

- **PROPERTY SALES, LEASING, REVIEW OF CAPITAL SPENDING**
- **PROJECTS OVER \$20,000 REQUIRE DIOCESAN APPROVAL**
- **PROJECTS OVER \$250,000 MUST HAVE PAID PROFESSIONAL OVERSIGHT**

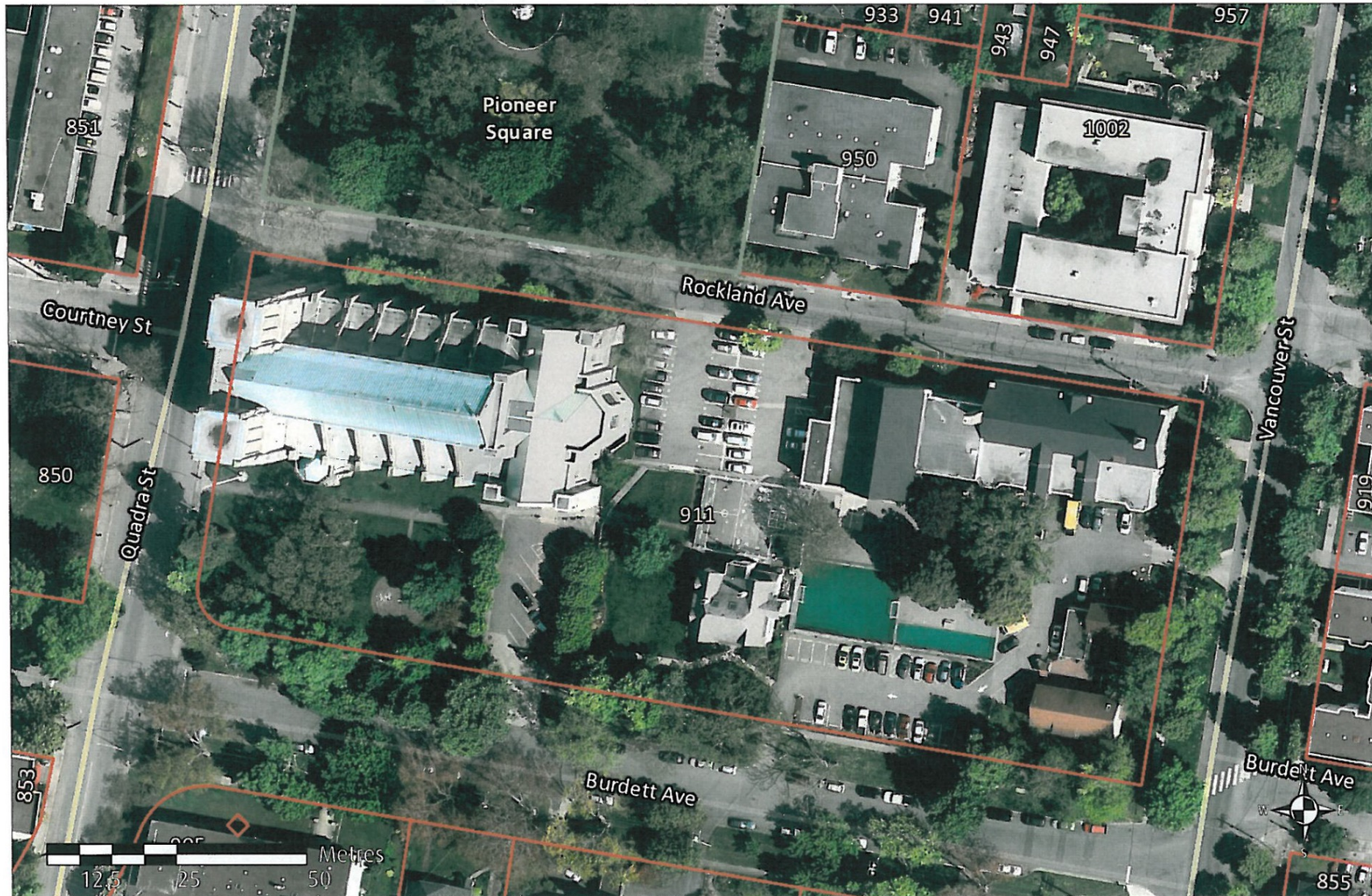


# **AS A RESOURCE FOR YOU WE:**

## **CREATED A SECURE PASSWORD PROTECTED DATABASE**

- **Property data, legal plans, title information, assessment and appraisal information**
- **Photo record of all parishes**





#### Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed Wed, Sep 26, 2012

#### Regional Community Atlas

Capital Regional District  
gis@crd.bc.ca  
<http://www.crd.bc.ca>

CRD  
Capital Regional District



REFERENCE PLAN OF  
LOT 1, PLAN 43088, AND  
LOT A, PLAN 50945,  
BOTH OF CHRIST CHURCH TRUST ESTATE  
VICTORIA CITY

B.C.G.S. 928-044

PURSUANT TO SECTION 100(1) (b) OF THE LAND TITLE ACT.

**LEGEND**

GRID BEARINGS ARE DERIVED FROM INTEGRATED SURVEY AREA NO. 17  
(CITY OF VICTORIA) CONTROL MONUMENTS 9-40 AND 16-115.  
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO  
COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR  
0.9998073.

- ▲ DENOTES CONTROL MONUMENT FOUND
- ◉ DENOTES OLD CITY OF VICTORIA BOXED MONUMENT
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND



REGISTERED OWNER  
THE AMERICAN SONS OF THE  
DAUGHTERS OF BRITISH COLUMBIA  
(AS TO LOT 1 AND LOT A)

*James A. Whitaker*  
AUTHORIZED SIGNATORY  
*James A. Whitaker* *John A. Moran*

WITNESS  
*Constance S. Scherwood*

ADDRESS 1190 Fort Street  
Victoria B.C.

OCCUPATION Solicitor

SCALE 1: 500

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

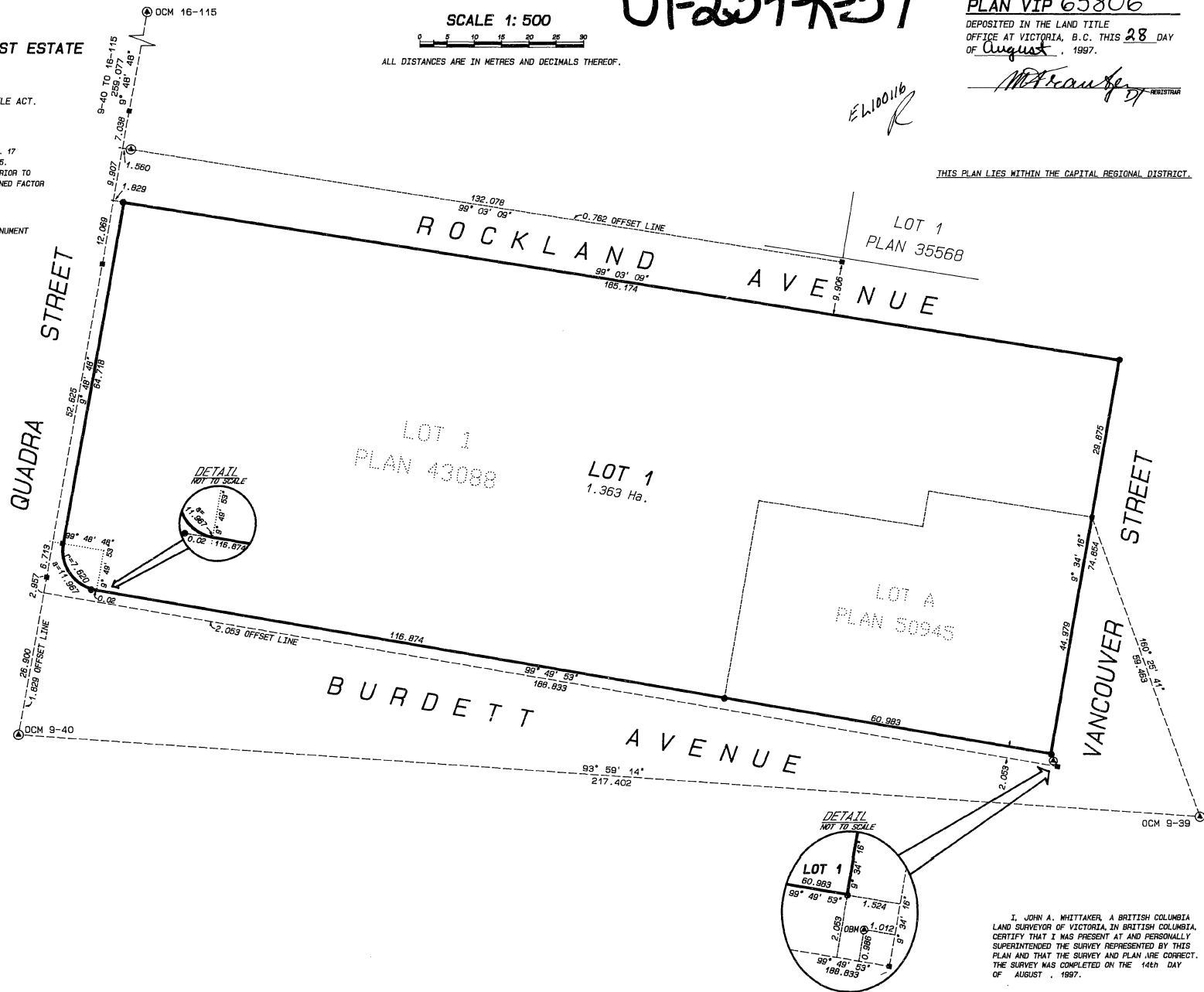
01-234-R-39

PLAN VIP 65806

DEPOSITED IN THE LAND TITLE  
OFFICE AT VICTORIA, B.C. THIS 28 DAY  
OF August, 1997.

*John A. Whitaker* REGISTRAR

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT.



I, JOHN A. WHITTAKER, A BRITISH COLUMBIA  
LAND SURVEYOR OF VICTORIA, IN BRITISH COLUMBIA,  
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY  
SUPERINTENDED THE SURVEY REPRESENTED BY THIS  
PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT.  
THE SURVEY WAS COMPLETED ON THE 14th DAY  
OF AUGUST, 1997.

*John A. Whitaker* B.C.L.S.

# BC Assessment

THIS IS NOT A TAX NOTICE.  
TAX NOTICES ARE ISSUED BY YOUR TAXING AUTHORITY.

## 2015 PROPERTY ASSESSMENT NOTICE

This Notice provides you with a general description of your property and an estimate of your property's value for assessment purposes. It also includes your property classification and entitlement to exemptions from taxation, if any apply. For most properties, the value is primarily based on real estate sales and market trends.



**520 NIAGARA ST**  
LOT 30, PLAN VIP753, SECTION 11, VICTORIA LAND DISTRICT, BECKLEY FARM;  
LOT 29, PLAN VIP753, SECTION 11, VICTORIA LAND DISTRICT, BECKLEY FARM  
PID: 008-674-493 008-674-485

	VALUE	CLASS
LAND	663,000	
BUILDINGS	11,100	
ASSESSED VALUE	\$674,100	RESIDENTIAL
TAXABLE VALUE	\$674,100	

- 2014 assessed value (as of July 1, 2013) was \$689,500
- On a budget? Prepay your taxes monthly and earn interest too! Details and application form at [www.victoria.ca](http://www.victoria.ca) or call 250-361-0228.

### THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Capital Assessment Area  
102 - 3350 Douglas St  
Victoria BC V8Z 7X9  
01-61-234-02-150-015

Phone: 1-866-825-8322 or 604-739-8588  
Fax: 1-855-995-6209

### THE OWNER/LESSEE OF THIS PROPERTY IS:

ANGLICAN SYNOD DIOCESE OF BC  
900 VANCOUVER ST  
VICTORIA BC V8V 3V7

### IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 01  
Jurisdiction: 234 - City of Victoria  
Roll: 02-150-015  
School District: 61

Bulk Mail: 1523  
Neighbourhood: 022

CONFIDENTIAL PIN: 1523

### IMPORTANT DATES

- **July 1, 2014**  
Assessed value is estimated for most types of properties as of this date.
- **October 31, 2014**  
Assessed value reflects property's physical condition and permitted use as of this date.
- **January 2 - February 2, 2015**  
Review your property information and contact us with questions.
- **February 2, 2015**  
Deadline for filing a Notice of Complaint (Appeal).

### IMPORTANT APPEAL INFORMATION

You are encouraged to discuss your assessment with one of our appraisers before filing a formal Appeal.

To file online, please use the Notice of Complaint (Appeal) form available at [bcassessment.ca](http://bcassessment.ca). You can also mail, fax or hand deliver a Notice of Complaint (Appeal) to your local BC Assessment office.

Mailed Appeals must be postmarked on or before **February 2, 2015**. The deadline for filing by any means is February 2, 2015.

### QUESTIONS?

Click "CONNECT" at [bcassessment.ca](http://bcassessment.ca) or call **1-866-valueBC** (1-866-825-8322). During January, office hours are Monday to Friday, 8:30 am to 5:00 pm.





All glory be to the sea

Copy  
Right







































# OUR CAPITAL PLAN

**DEVELOP CHURCH PROPERTIES TO  
INCLUDE:**

- **CHURCH**
- **EDUCATION**
- **RENTAL HOUSING**
- **ACTIVITIES TO CONNECT COMMUNITY**



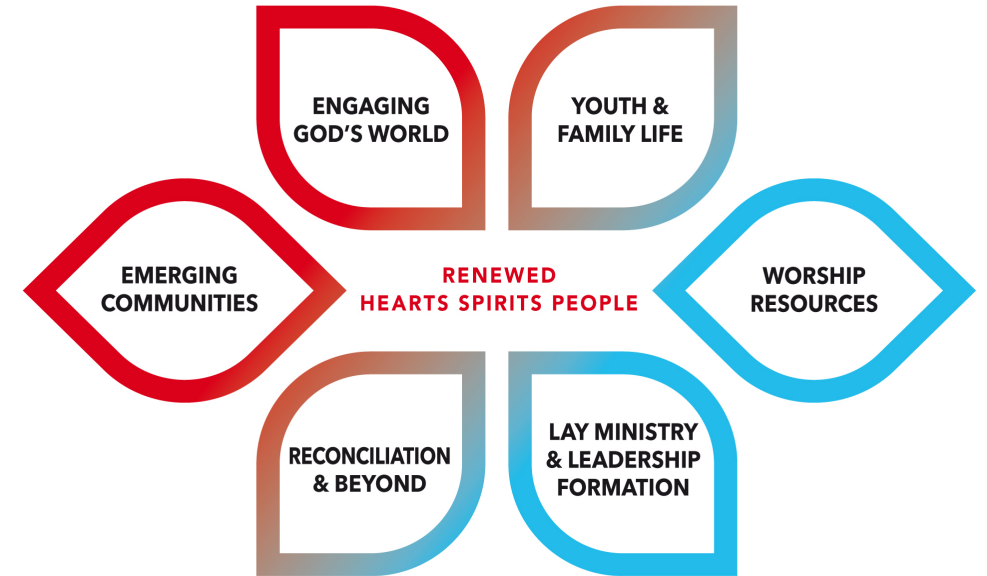
Spaces for **EDUCATION**  
**FAITH IN FORMATION**

Affordable rental **HOUSING** for seniors  
families and the homeless

**FAITH IN ACTION**

Using existing assets more effectively  
**CREATING COMMUNITY  
PARTNERSHIPS**

**FAITH IN FOUNDATION**





# **MCLEANS ARTICLE FROM APRIL 2015**

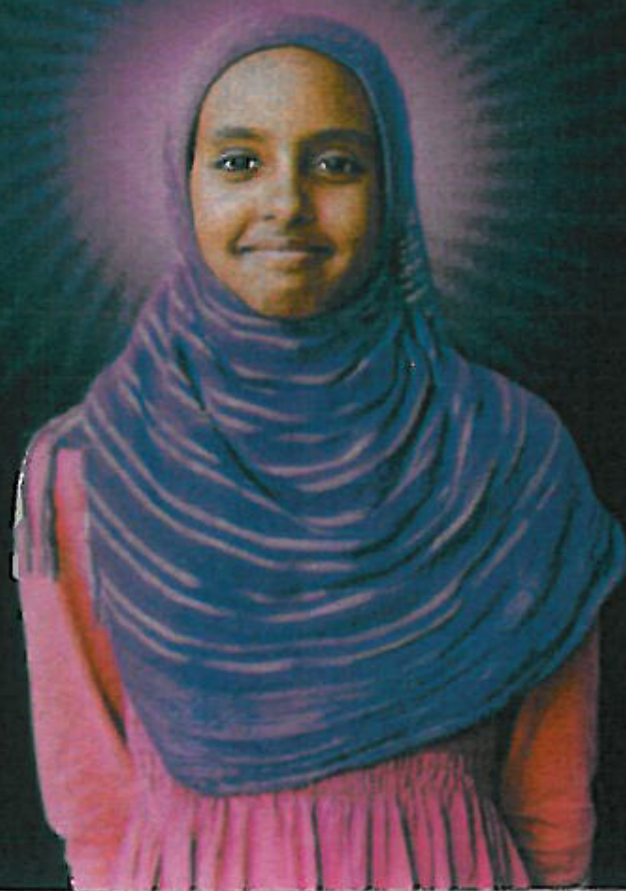
Where children are educated in faith-based schools...



**40%** less likely to  
abuse alcohol or other  
drugs as a teen



**60%** less likely to  
suffer from depression



**70%** less likely to move  
from substance dabbling  
to substance abuse





# EDUCATION







HAPPY BIRTHDAY

Months of the Year

Who Lost a Baby?

POET TREE

Community Helpers

Mail Carrier	Builder/ Carpenter
Police Officer	Farmer
Firefighter	Scientist/ Doctor
Teacher	Witch
Garbage Collector	Postman
Nurse	Electrician
Mechanic	Plumber
Butcher	Banker
Reporter	Artist
Truck Driver	Construction Worker
Farmer	Scientist
Teacher	Doctor
Police Officer	Mail Carrier
Firefighter	Garbage Collector
Nurse	Electrician
Mechanic	Plumber
Butcher	Banker
Reporter	Artist
Truck Driver	Construction Worker







# **BUILDING FOR THE FUTURE**

- **WE HAVE DONE THE RESEARCH**
- **WE HAVE THE PROPERTY**
- **WE ARE BUILDING NOW AND HAVE PLANS TO DO A LOT MORE**



# HOUSING PROVIDERS

<b>Societies and Corporations</b>	<b>Housing Type</b>	<b>Land Ownership</b>	<b># of Units</b>
<b>Dawson Heights Housing Ltd.</b>	Seniors Affordable Rental	Diocese	132
<b>Mount Douglas Seniors Housing Society</b>	Seniors Affordable Rental	Society	80
<b>Rogers Court Society</b>	Seniors Affordable Rental	Society	24
<b>St. Johns Court Society Victoria</b>	Seniors Affordable Rental	Society	19
<b>Abbeyfield St. Peters Society</b>	Seniors Affordable Rental	Society	12
<b>St. Andrews Abbeyfield Sidney</b>	Seniors Affordable Rental	Society	10
<b>St. Peter Crescent Society Duncan</b>	Seniors Affordable Rental	Society	12
<b>St. Georges Lane Victoria</b>	Life Lease	Diocese	20
<b>St. Pauls Housing Esquimalt</b>	Life Lease	Diocese	24
<b>Totals</b>			<b>333</b>











# **AFFORDABLE HOUSING PROJECTS IN CONSTRUCTION PROGRESS**

- **MOUNT DOUGLAS SENIOR HOUSING SOCIETY**
- **DAWSON HEIGHTS CORPORATION - 85 NEW HOMES**
- **ST. PETER AND ST. PAUL – 24 NEW HOMES**
  
- **TOTAL – 193 NEW HOMES**

















North Elevation  
A-101



DATE  
REVISIONS

numberTEN architectural group  
200-1070 Brudenell  
Vancouver, BC  
Canada V6N 3B3  
T: 604.682.7100  
F: 604.682.7101  
www.number10.ca  
info@number10.ca

number  
10

PROJECT NAME

PROJECT NUMBER

DATE

2017-10-25

St Peter's and St Paul's  
Housing and  
Ministry Centre

3D Model Images

DATE

SP/DS

BC



# POTENTIAL AFFORDABLE HOUSING PROJECTS

▪ St. Michaels and All Angels Chemainus	30
▪ Church of the Advent Colwood	60
▪ St. Dunstan Saanich	80
▪ St. Mary Nanoose	60
▪ St. Philip Cedar	30
▪ St. John the Divine Courtenay	30
▪ St. John the Baptist South Cowichan	60
▪ St. Peter Quamichan	<u>80</u>
Total	430







# **OUR CAPITAL PLAN**

**NEW AFFORDABLE HOUSING, EDUCATION,  
CHURCH AND COMMUNITY DEVELOPMENT  
WILL BRING...**

- **CHANGE**
- **GROWTH**
- **NEW BUILDINGS**
- **COMMUNITY**



# A CAPITAL PLAN TO SUPPORT OUR VISION

