



DIOCESAN ASSET MANAGEMENT
BUILDING FOR THE FUTURE

ASSET MANAGEMENT

- 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>



01-234-R-39

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

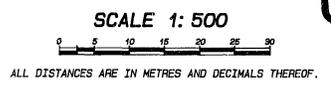
B.C.G.S. 928-044

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
⊙ OBM DENOTES OLD CITY OF VICTORIA BOXED MONUMENT
● DENOTES STANDARD IRON POST FOUND
■ DENOTES LEAD PLUG FOUND

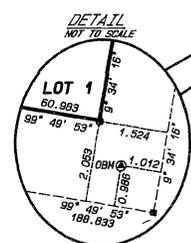
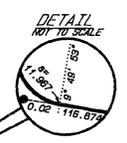
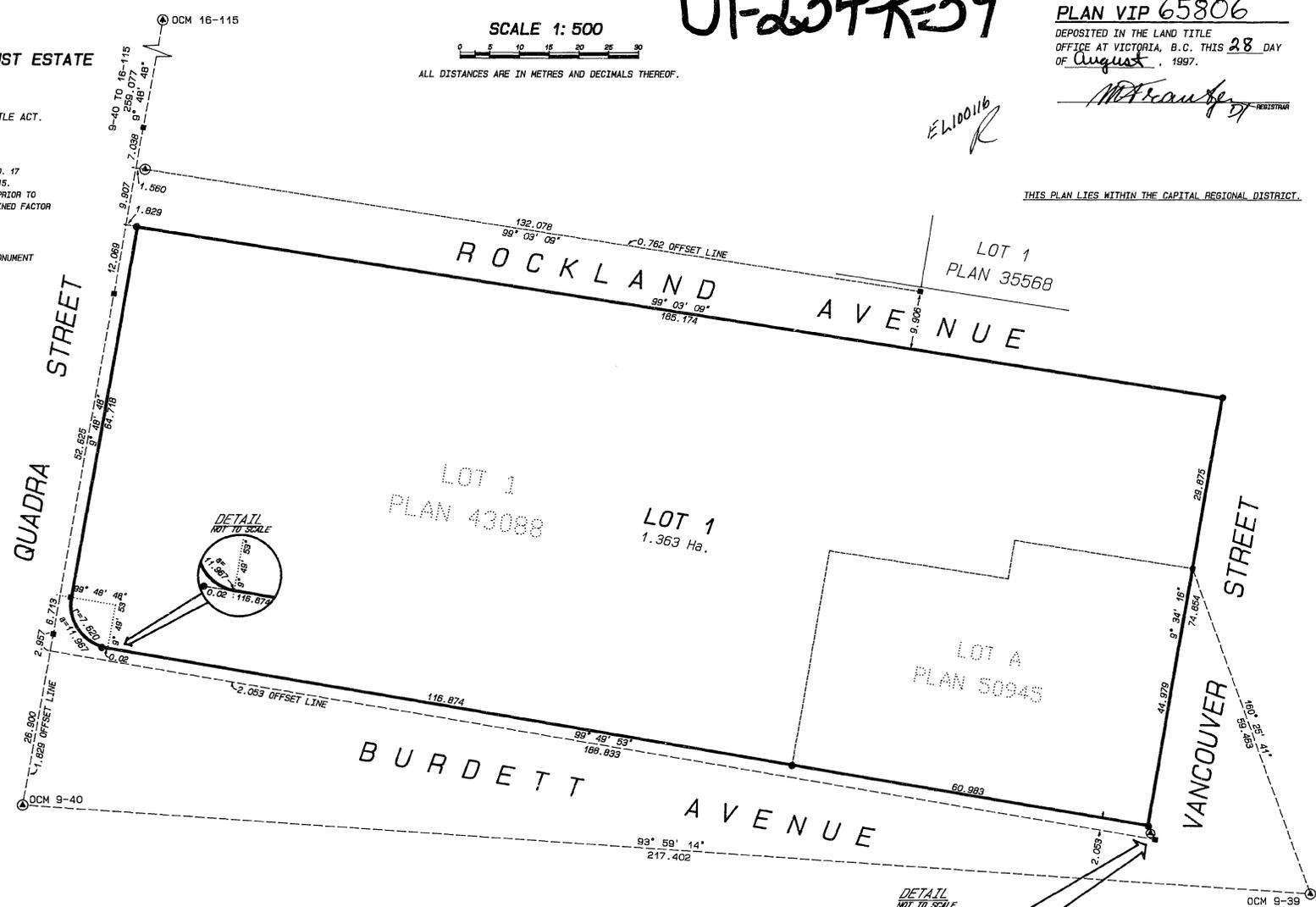
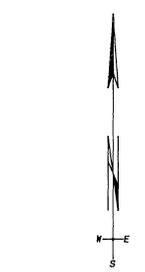


PLAN VIP 65806

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

Handwritten signature and 'REGISTERED' stamp.

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT.



REGISTERED OWNER THE AMERICAN SIBS OF THE DIocese OF BRITISH COLUMBIA (AS TO LOT 1 AND LOT A)

James A. ... Authorized Signatory James A. ... John A. Moran

WITNESS Constance S. ... Address 1190 Fort Street Victoria B.C. Occupation Solicitor

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.

Handwritten signature and 'B.C.L.S.' stamp.



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

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**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 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 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. 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 or call **1-866-valueBC** (1-866-825-8322). During January, office hours are Monday to Friday, 8:30 am to 5:00 pm.

139_3_01

888



All faith by the sea

Drop
Notes













HYMNS
TRINITY

TRINITY







OUR CAPITAL PLAN

**DEVELOP CHURCH PROPERTIES TO
INCLUDE:**

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

Spaces for **EDUCATION**
FAITH IN FORMATION

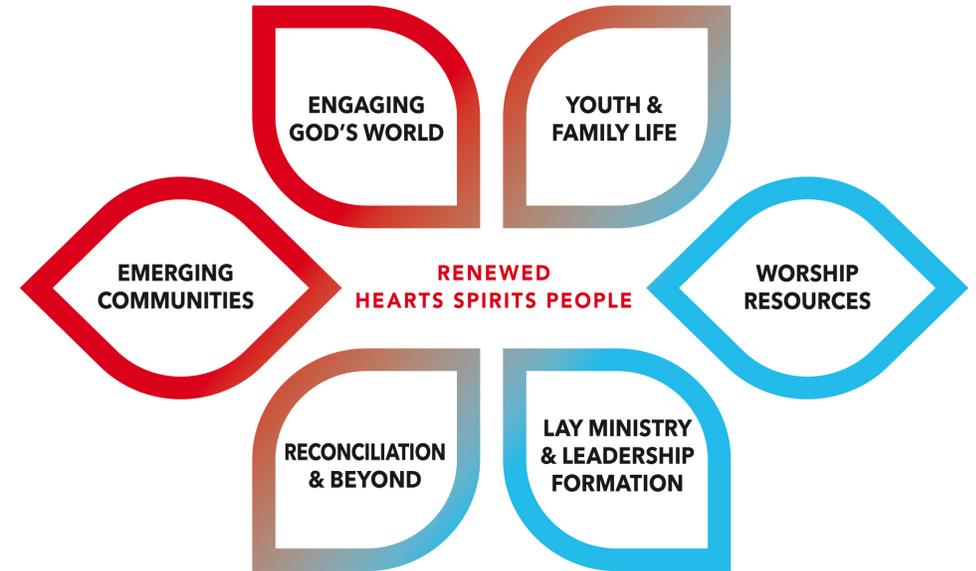
Affordable rental **HOUSING** for seniors families and the homeless

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





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

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





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 ReVision
2017



numberTEN architectural group
number 10
200-1070-BLAVDEN
VICTORIA, BC
CANADA V8W 2B3
T: 250.360.7100
F: 250.360.7101
www.number10.ca
10@number10.ca

DATE: 2017-10-25

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

3D Model Images

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

