

Anglican Diocese of British Columbia

June 2024

Request for Proposals:

St. Dunstan's Anglican Church Property, 1806 San Juan Avenue, Victoria

Overview

The Anglican Synod of the Diocese of British Columbia (the Diocese) is exploring the sale of a portion of the St. Dunstan's Anglican Church property, at 1806 San Juan Avenue, Victoria BC. St. Dunstan's site is located in the Gordon Head neighbourhood of Saanich, and consists of a church building, a junior kindergarten school operated by Christ Church Cathedral School, a play area for children, parking, and a large portion of open green space.

While there is an active worshipping Anglican parish at St Dunstan's, the church building itself is aging and would require significant investment to maintain. In addition to the Anglican parish, the church is leased to Hollydene Church, another faith-based group for their Sunday worship, as well as several community groups. The church rectory also sits on an adjacent property and is currently occupied by Diocesan staff. The site is adjacent to several community activity hubs, including Township Coffee and Tyndall Park. There is transit access to the site on San Juan Avenue and Tyndall Avenue.

Goals

The St. Dunstan's site has the opportunity to provide much needed housing and amenities to the Gordon Head community. The Diocese is therefore seeking a purchaser for the area outlined in Figure 1 below, with an expectation for purpose-built rental or home ownership, and potentially ground-oriented commercial, community or institutional uses *(such as child care). This portion of the land outlined in blue and potentially yellow, could be considered phase one of a potentially two phased redevelopment plan to make better use of this land. The purchaser would be required to execute the subdivision, upon the timely satisfaction of the Diocese, as part of the completion process. Phase two would require the consideration of off-siting or incorporating the current childcare program needs and a potential smaller worship space. However, considering ongoing site access, parking, and potential synergies for these current uses in this first phase is desirable.

The Diocese will be considering the following when reviewing proposals:

1. **Timeliness.** Time is of the essence, and the Diocese will prioritize a purchaser who can demonstrate a timely closure.
2. **Confidentiality.** Through signing an NDA, it is expected that all proponents do not disclose site information, or the intent to submit an offer on this site. The Diocese will lead all public and community conversations around this potential sale.
3. **Demonstrated ability to deliver.** The Diocese is seeking a purchaser who has a vision that is achievable and realistic to deliver. This includes the proponent's ability

to demonstrate past project commitments being realized to community and future residents, from a financial and social perspective.

4. **Vision.** While the Diocese is seeking a sale and subdivision of this portion of the site, they are seeking an organization who can respect the Ministry of the parish and Diocese and can demonstrate a clear achievable vision for the site that meets demonstrated community need.
5. **Financials.** The Diocese is interested in acquiring either through the contract of purchase and sale or a negotiated pre-sales process, a few units of housing in the potential phase one as workforce housing. Beyond this, the Diocese is seeking a market value for the land purchase and the demonstration by a purchaser of a timely closing.



Figure 1: Subject area for disposal in blue and possibly yellow.

Process

- **Issuance Date:** June 4, 2024
- **Confirmation of interest/submission:** June 15, 2024
- **Date for clarifications:** June 30, 2024
 - All clarifications will be sent to all those interested in submitting
 - Site visits: as the outdoor portions of the site are open to the public, proponents are invited to walk the site. However it is requested that any visitors

respect worship times and community activities, and any formal tours of the facilities are requested through the submission emails below.

- Closing Date: August 15, 2024
- Questions and submissions directed to: kaeley@wiserprojects.com and olivia@wiserprojects.com
- Goal is to identify a preferred party in September 2024 enter into negotiations to satisfy both parties by October 2024.

Appended to this RFP is due diligence and work completed to date on the site for proponent reference.

Attachments

- Dys Architectural concept plans completed in 2024
- Site survey
- Desktop geotechnical report
- Tree inventory
- Environmental Site Assessment Phase I
- Appraisal