



APPLICATION FORM FOR PERMISSIVE  
EXEMPTION FROM PROPERTY  
TAXATION FOR 2021-2023

(Section 224 of the Community Charter)

1. **IDENTIFICATION OF APPLICANT:**

Organization name: Peers Victoria Resources Society

Are you registered under the *Societies Act*? Yes ☒ No ☐

Are you a registered charity? Yes ☒ No ☐

Mailing Address: #1-744 Fairview

Contact Person: Rachel Phillips Email Address: ed@peers.bc.ca

Telephone Number: 2505161042 Fax Number: \_\_\_\_\_

Preferred method of application reminder: Email ☒ Mail ☐

2. **PROPERTY** (complete a separate form for each property)

Folio Number: 0009.118/0009.113 Address: #1-744 Fairview

Legal Description: Strata Lot 1 Plan VIS2853

Registered Owner (if different than above): Peers Victoria Resources Society

3. **ABOUT YOUR ORGANIZATION:** Please include (i) a brief description of the goals, objectives and mandate of the organization, (ii) your administrative, volunteer and Board structures and (iii) your days and hours of operation. Please attach additional documentation if necessary.

Peers Victoria Resources Society is an organization that serves people currently or formerly in the sex industry. Well over half of the staff have been in the sex industry and our philosophy is be sex worker-led, harm reduction and social justice oriented, and to tailor services to the needs of the individual. We offer 15 programs including, among others, daily night outreach from a van, a drop in space, clinical counselling, housing support, health outreach, a mens program, a program for Indigenous women, a group for trans and two spirit sex workers and we also work in three of six of the temporary BC Housing hotel housing sites. All of our programs include food security, transportation, and peer-led decisions as fundamental. We strive to offer a comprehensive range of supports that is responsive to the diversity of the sex industry and the various support needs individuals bring forward. There are three individuals working in the management and administrative team. We have a board of directors made up of six individuals representing law, finance, academic research, sex work and the small business sector. Outreach services operate seven days per week but the brick and mortar site is open to the public Tuesday through Thursday 11-230pm for lunch and other services during COVID 19. In a normal year we serve 500-600 individuals, however our services have expanded in COVID - primarily in the area of housing - and we expect to serve over 1000 individuals this year.

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4. **PRINCIPAL USE OF THIS PROPERTY:** Please provide a brief description of the principal use of the property and how this use benefits the community.

The principal use of the property is office space for the organization and a drop in space for client programs including daytime drop in, health care, clinical counselling, housing services, and groups - indigenous, men's indoor workers and trans and two spirit. We estimate that we help 100+ Esquimalt residents with food security and a range of other supports aimed at financial security, social support, health and well-being. Well over one third (35%) of the individuals we serve are Indigenous, including members of the Songhees and Esquimalt nations. We are connected with a number of complementary service providers in the region including Rainbow Kitchen and Mustard Seed for support of food programs.

5. **PUBLIC ACCESS:** Please describe how your organization's services are available to the public. Is access to your organization's services limited in any way?

Our services are primarily for current and former sex workers, though some services we provide are open to homeless or temporarily housed individuals and individuals requiring harm reduction supplies.

6. **USAGE STATISTICS:** What percentage of your total client/member base are Esquimalt residents?

We estimate that overall about 15% of programs users overall reside in Esquimalt (roughly 100 individuals). We estimate that 25-30% of those who access our drop program at the brick and mortar site are residents of Esquimalt (30-50 individuals).

7. **COMMERCIAL ACTIVITY:** Please provide a brief description of any commercial activities that your organization conducts on this property.

none



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8. **FUNDING:** Please provide details about any fees that are charged for your services. Please outline the attempts made to secure funding from other sources and provide details about funding that has been secured, including from other municipalities or levels of government?

No fees are charged for services. We receive funds from the City of Victoria and Township of Esquimalt, various provincial and federal sources as well as foundations (United Way, Victoria Foundation) and donors.

9. **LEASED SPACE:** Please attach any and all lease agreements for any portion of the identified property that your organization rents or leases to another organization or individual.

10. **PUBLIC ACKNOWLEDGEMENT:** All recipients of Township of Esquimalt permissive tax exemptions are required to publicly acknowledge the exemption. How does your organization plan on publicly acknowledging the exemption?

Social media and on our website.

11. **FINANCIAL STATEMENTS:** Attach your most recent financial statements.

12. **DECLARATION:**

I am an authorized signing officer of the organization and I certify that the information given in this application is correct. Should a permissive tax exemption be granted on the above listed property, I agree to the following terms:

- If the property is sold prior to the exemption expiration or if the conditions of the exemption are breached, the organization will remit to the Township an amount equal to the taxes that would have otherwise been payable by a non-exempt owner.
- The property use will be in compliance with all applicable municipal policies and bylaws.
- The organization will publicly acknowledge the permissive tax exemption granted by the Township.

  
\_\_\_\_\_  
Signature

**Rachel Phillips**  
\_\_\_\_\_  
Name (please print)

**Executive Director**  
\_\_\_\_\_  
Position

**August 31, 2020**  
\_\_\_\_\_  
Date



# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 01-Capital

Jurisdiction: 307-Township of Esquimalt

Roll: 0009.113

CONFIDENTIAL PIN: 0006710721

School District: 61-Greater Victoria  
Neighbourhood: 210



## 2020 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

#### 1744 FAIRVIEW RD

STRATA LOT 1, PLAN VIS2853, SECTION 10, ESQUIMALT LAND DISTRICT,  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN  
ON FORM 1 OR V, AS APPROPRIATE  
PID: 018-375-570

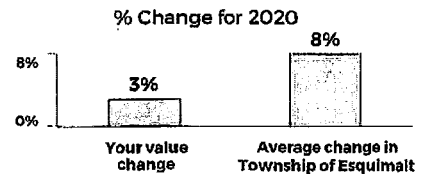
2020 Assessment - represents your property value as of July 1, 2019

Assessed Value	Value	Class
Land	181,600	
Buildings	82,600	
<b>2020 Assessed Value</b>	<b>\$264,200</b>	<b>Business/Other</b>
<b>Taxable Value</b>	<b>Municipal</b>	
Less Exemptions	142,100	
<b>2020 Taxable Value</b>	<b>\$122,100</b>	

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

### YOUR PROPERTY VALUE CHANGE



Visit [bcassessment.ca/propertytax](https://bcassessment.ca/propertytax) and refer to the back page to learn how your value change and average change relate to your property taxes.

### YOUR PROPERTY VALUE HISTORY

2020	+3%
2019	+2%
2018	+1%
2017	+5%



### IMPORTANT DATES

#### July 1, 2019

Assessed value is the property's market value as of this date.

#### October 31, 2019

Assessed value reflects property's physical condition and permitted use as of this date.



**DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2020**

Important information about the complaint process can be found on the back page.

### Important messages about your 2020 Assessment

The Assessment Office for this property is:

Victoria Assessment Office  
102-3350 Douglas St  
Victoria BC V8Z 7X9  
01-61-307-0009.113

The Owner/Lessee of this property is:

43206

S-01

PEERS VICTORIA RESOURCES SOCIETY  
1-744 FAIRVIEW RD  
ESQUIMALT BC V9A 5T9

### CONTACT US

For more information about your Assessment Notice go to [bcassessment.ca](https://bcassessment.ca)

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.





# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **01-Capital**

Jurisdiction: **307-Township of Esquimalt**

Roll: **0009.118**

School District: **61-Greater Victoria**  
Neighbourhood: **210**

CONFIDENTIAL PIN: **0006710721**



## 2020 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

**1744 FAIRVIEW RD**  
STRATA LOT 6, PLAN VIS2853, SECTION 10, ESQUIMALT LAND DISTRICT,  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN  
ON FORM 1 OR V, AS APPROPRIATE  
PID: 018-398-928

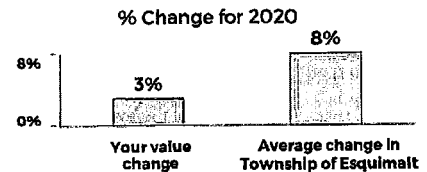
2020 Assessment - represents your property value as of July 1, 2019

Assessed Value	Value	Class
Land	156,600	
Buildings	70,000	
<b>2020 Assessed Value</b>	<b>\$226,600</b>	<b>Business/Other</b>
<b>Taxable Value</b>	<b>Municipal</b>	
Less Exemptions	123,300	
<b>2020 Taxable Value</b>	<b>\$103,300</b>	

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

### YOUR PROPERTY VALUE CHANGE



Visit [bcassessment.ca/propertytax](http://bcassessment.ca/propertytax) and refer to the back page to learn how your value change and average change relate to your property taxes.

### YOUR PROPERTY VALUE HISTORY

2020	+3%	\$226,600
2019	+2%	\$222,100
2018	+1%	\$219,700
2017	+5%	\$209,200



### IMPORTANT DATES

#### July 1, 2019

Assessed value is the property's market value as of this date.

#### October 31, 2019

Assessed value reflects property's physical condition and permitted use as of this date.

**DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2020**

Important information about the complaint process can be found on the back page.

### Important messages about your 2020 Assessment

The Assessment Office for this property is:

Victoria Assessment Office  
102-3350 Douglas St  
Victoria BC V8Z 7X9  
01-61-307-0009.118

The Owner/Lessee of this property is:

**S-01**  
**PEERS VICTORIA RESOURCES SOCIETY**  
1-744 FAIRVIEW RD  
ESQUIMALT BC V9A 5T9

43208

### CONTACT US

For more information about your Assessment Notice go to [bcassessment.ca](http://bcassessment.ca)

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.





Financial Statements

PEERS Victoria Resources Society

March 31, 2019

## Contents

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# Independent Practitioner's Review Engagement Report

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**Grant Thornton LLP**  
Suite 650  
1675 Douglas Street  
Victoria, BC  
V8W 2G5

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F +1 250 381 4623  
[www.GrantThornton.ca](http://www.GrantThornton.ca)

To the Members of  
PEERS Victoria Resources Society

We have reviewed the accompanying financial statements of PEERS Victoria Resources Society that comprise the statement of financial position as at March 31, 2019, and the statements of operations, changes in net assets, and cash flows for the period then ended, and a summary of significant accounting policies and other explanatory information.

## **Management's responsibility for the financial statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

## **Practitioner's responsibility**

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

## **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of PEERS Victoria Resources Society as at March 31, 2019, and the results of its operations and its cash flows for the period then ended in accordance with Canadian accounting standards for not-for-profit organizations.

*Grant Thornton LLP*

Chartered Professional Accountants

Victoria, Canada  
October 29, 2019



# PEERS Victoria Resources Society

## Statement of Financial Position

March 31

2019

2018

### Assets

#### Current

Cash	\$ 292,161	\$ 252,319
Accounts receivable	98,143	59,810
Prepaid expenses	7,207	7,333

397,511 319,462

Capital assets (Note 3)

312,517 314,106

\$ 710,028 \$ 633,568

### Liabilities

#### Current

Accounts payable and accrued liabilities	\$ 26,370	\$ 17,548
Deferred contributions (Note 4)	305,337	241,560
Current portion of long-term debt (Note 5)	6,944	6,725

338,651 265,833

Long-term debt (Note 5)

148,052 155,128

486,703 420,961

### Net Assets

Invested in capital assets	134,674	125,597
Unrestricted net assets	88,651	87,010

223,325 212,607

\$ 710,028 \$ 633,568

Economic dependence (Note 8)

On behalf of the board

\_\_\_\_ Member \_\_\_\_\_ Member

# PEERS Victoria Resources Society

## Statement of Operations

Period ended March 31

	2019	2018
Revenue		
Donations	\$ 113,049	\$ 75,439
Gaming	103,424	96,123
Grants	552,770	463,330
Other income	687	238
Fundraising	8,352	1,349
	<u>778,282</u>	<u>636,479</u>
Expenditures		
Amortization	11,589	13,305
BC housing subsidies	108,147	88,735
Client supports	56,864	56,902
Fundraising	2,195	2,040
Insurance, licences and dues	11,725	3,841
Interest and bank charges	1,705	980
Interest on long-term debt	5,047	5,261
Loss on disposal of assets	-	1,580
Materials and supplies	65,911	13,221
Office and sundry	5,751	6,725
Professional development	4,646	4,958
Professional fees	20,447	12,850
Property taxes	4,176	-
Public education	1,552	1,432
Rent	10,830	4,004
Repairs and maintenance	16,942	14,825
Subcontract and honorariums	71,764	40,689
Telephone and utilities	10,831	10,752
Travel	6,788	9,401
Wages and benefits	350,654	344,637
	<u>767,564</u>	<u>636,138</u>
Excess of revenue over expenditures	<u>\$ 10,718</u>	<u>\$ 341</u>

# **PEERS Victoria Resources Society** **Statement of Changes in Net Assets**

Period ended March 31

	Invested in capital assets	Unrestricted net assets	Total 2019	Total 2018
Net assets, beginning of period	\$ 125,597	\$ 87,010	\$ 212,607	\$ 212,266
Excess (deficiency) of revenue over expenditures	(3,281)	13,999	10,718	341
Repayment of mortgage and other liabilities	12,358	(12,358)	-	-
Net assets, end of period	<u>\$ 134,674</u>	<u>\$ 88,651</u>	<u>\$ 223,325</u>	<u>\$ 212,607</u>

See accompanying notes to the financial statements.

# PEERS Victoria Resources Society

## Statement of Cash Flows

Period ended March 31

2019

2018

### Cash inflows from operating activities

Grants	\$ 578,214	\$ 463,330
Gaming	103,424	96,123
Donations	66,446	75,439
Fundraising	8,352	1,349
Other income	687	238
	<u>757,123</u>	<u>636,479</u>

### Use of cash inflows

Payment of wages and benefits	(350,655)	(334,599)
Purchase of goods and services	(344,722)	(282,312)
	<u>(695,377)</u>	<u>(616,911)</u>

### Cash flows from financing and investing activities

Mortgage interest paid	(5,047)	(5,261)
Repayment of long term debt	(6,857)	(7,589)
Purchase of capital assets	(10,000)	-
	<u>(21,904)</u>	<u>(12,850)</u>

Increase in cash and cash equivalents

39,842 6,718

Cash and cash equivalents

Beginning of period 252,319 245,601

End of period

\$ 292,161 \$ 252,319

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# PEERS Victoria Resources Society

## Notes to the Financial Statements

March 31, 2019

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### 1. Purpose of the Society

The PEERS Victoria Resources Society (the "Society") is incorporated under the Society Act of British Columbia and is a registered charity within the meaning of the Income Tax Act of Canada. Its principal activity is the provision of counselling, support, resources and education to sex trade workers in the Victoria area.

The Society is registered with the Canada Revenue Agency as a charitable organization and accordingly is exempt from income tax. Tax receipts are issued for eligible donations.

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### 2. Summary of significant accounting policies

The Society applies the Canadian accounting standards for not-for-profit organizations.

#### Basis of presentation

The Society has prepared these financial statements in accordance with Canadian Accounting Standards for Not-for-Profit Organizations ("ASNPO").

#### Revenue recognition

The Society uses the deferral method of accounting for grants and contributions.

Restricted contributions are recognized as revenue of the appropriate program in the year in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Fundraising revenues are recognized when collected. Investment income is recognized as earned.

#### Programs

##### Programs

The Society accounts for its revenue and expenses on a program by program basis, allocating expenses to each program based on actual or estimated use. The statement of operations classifies these programs as follows:

*Core operating programs: Administration, Drop in, Fundraising and Outreach*

#### Cash and cash equivalents

Cash and cash equivalents include cash on hand and balances with banks, net of bank overdrafts.

#### Capital assets

Capital assets are recorded at cost in the year of purchase. Amortization is provided based on the estimated useful life of the assets as follows:

Buildings	25 years
Vehicles	5 years
Furniture and equipment	3 years

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# **PEERS Victoria Resources Society**

## **Notes to the Financial Statements**

March 31, 2019

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### **2. Summary of significant accounting policies (continued)**

#### **Impairment of long-lived assets**

The Society regularly reviews the carrying value of long-lived property and equipment and continually makes estimates regarding future cash flows, and other factors to determine the fair value of the respective assets. If these estimates or their related assumptions change in the future, the Society may be required to record impairment changes for these assets.

#### **Contributed goods and services**

In common with many charitable organizations, the society receives goods and services contributed by way of donation or volunteer work. It is the policy of the society to record, at fair value, contributed tangible goods when the value of those goods can be reasonably estimated. During the period \$46,603 (2018: NIL) worth of contributed goods and services have been recorded as part of donation revenue with the corresponding offset recorded in the materials and supplies expense.

#### **Use of estimates**

In preparing the Society's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and reported amounts of revenue and expenses during the period. Actual results could differ from these estimates.

#### **Financial instruments**

The Society's financial instruments consist of cash and cash equivalents, receivables, payables and accruals.

Financial instruments are recorded at fair value on initial recognition. Investments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

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**PEERS Victoria Resources Society****Notes to the Financial Statements**March 31, 2019

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**3. Capital assets**

			<u>2019</u>	<u>2018</u>
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Land	\$ 255,723	\$ -	\$ 255,723	\$ 255,723
Buildings	96,593	62,646	33,947	27,228
Vehicles	41,540	18,693	22,847	31,155
Furniture and equipment	14,649	14,649	-	-
	<u>\$ 408,505</u>	<u>\$ 95,988</u>	<u>\$ 312,517</u>	<u>\$ 314,106</u>

**4. Deferred contributions**

	<u>2019</u>	<u>2018</u>
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Restricted contributions received during the year for specific projects are deferred and recognized into income in the period in which the related expenses are incurred. During the year, the following contributions have been deferred:

Administration	\$ -	\$ 4,341
BC Housing	23,420	23,859
Deferred capital contributions	22,842	31,156
Department of Justice	-	2,865
Drop-in	-	8,249
Herowork	90,000	-
Homeless project	-	277
In-reach	-	517
JR Scholarship	5,235	4,426
Lake foundation	12,387	-
Outreach	69,294	88,718
PEERS dinner	2,355	-
Power up	2,015	-
Sex work leadership	2,503	946
Stop HIV	26,497	38,139
Training	16,692	20,410
Transcare	4,556	-
Victoria Foundation	19,998	17,657
VIHA	7,543	-
Total	<u>\$ 305,337</u>	<u>\$ 241,560</u>

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# PEERS Victoria Resources Society

## Notes to the Financial Statements

March 31, 2019

5. Long-term debt	2019	2018
Mortgage, secured by a first mortgage over real property, amortized over a 25 year repayment period, repayable in monthly instalments of \$992 including interest calculated at 3.20% per annum, due March 26, 2021	\$ 154,996	\$ 161,853
Less current portion	6,944	6,725
Due beyond one year	<u>\$ 148,052</u>	<u>\$ 155,128</u>
Estimated principal repayments are as follows:		
2020	\$ 6,944	
Subsequent years	<u>148,052</u>	
	<u>\$ 154,996</u>	

6. Grants	2019	2018
BC Housing	\$ 82,004	\$ 85,485
Capital Regional District	104,396	96,887
City of Victoria	13,000	13,000
Civil Forfeiture	24,445	-
Department of Justice Canada	60,208	59,879
Green Shield Canada	9,389	28,169
Island Health	112,520	76,914
Lake Foundation	4,872	-
MAC AIDS Fund	24,538	26,814
Ministry of Employment	588	-
Ministry of Justice	-	6,554
Province of BC	-	22,461
Public Health Agency of Canada	33,853	-
Sara Spencer Foundation	1,500	-
Transcare BC	3,244	-
United Way	50,000	40,000
VARC	190	6,048
Victoria Foundation	15,308	1,119
ViiV Helathcare	<u>12,715</u>	<u>-</u>
	<u>\$ 552,770</u>	<u>\$ 463,330</u>

### 7. Credit facilities

The Society has an authorized business operating loan/revolving line of credit account with Vancity Savings Credit Union of \$100,000 bearing interest at prime plus 2%. At year end \$0 was used. This facility is secured by a general security agreement with Vancity.



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## **PEERS Victoria Resources Society**

### **Notes to the Financial Statements**

March 31, 2019

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#### **8. Economic dependence**

The Society derives a significant amount of its revenue from contracts with various ministries of the provincial and federal governments. The Society is dependent on these contracts to operate many of its programs. Should these contracts fail to be renewed, management is of the opinion that the related programs would need to be significantly curtailed.

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#### **9. Remuneration**

On November 28, 2016 the new British Columbia Societies Act came into force. Included in the new Act is a requirement to disclose the remuneration paid to all directors, the ten highest paid employees and all contractors who are paid at least \$75,000 annually.

During the year, the Society did not pay any remuneration to its directors.

During the year, the Society paid \$NIL in remuneration to people who are an employee or contractor, whose remuneration, during the applicable period, was at least \$75,000.

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