



The most valuable strata unit in the capital region is a penthouse at the Customs House project at 888 Government St., which was assessed at \$9.73 million. DARRIN STONE, TIMES COLONIST

>FROM A1: PROPERTY VALUES

Assessments can be appealed

Each year, assessors take into account current sales in an area, as well as the size, age, quality, condition, view and the location of a property when making the valuations.

B.C. Assessment stresses that changes in assessed value do not necessarily mean higher property taxes since taxes are affected only by how the assessment changes relative to the average change in that community — a higher-than-average increase might bring higher taxes.

Anyone who thinks their property assessment does not reflect market value as of July 1, or who sees incorrect information on their notice, is advised to contact B.C. Assessment. If they are not satisfied after that, they can submit an appeal.

Property assessment review panels, which are independent of B.C. Assessment, are appointed annually by the province and

meet in February and March to hear complaints.

The deadline to file an appeal of an assessment is Jan. 31.

B.C. Assessment said more than 98 per cent of property owners accept their property assessments without a review.

"If anyone does have a concern about their assessed value, we're really happy to talk to people," said Butterfield, noting they encourage all homeowners to check out the website, which has more information and features, like being able to pull together multiple properties for comparison, to allow homeowners to better understand how the assessment is put together.

The residential property in the capital region with the highest assessment this year was again James Island, at \$57.526 million, down from \$57.93 million last year. That property is listed as the third most expensive in the province.

At the top of the provincial list is the Point Grey mansion of Luluemon founder Chip Wilson, whose home at 3085 Point Grey Rd. increased in value this year to \$52.66 million from \$48.76 million last year.

The most valuable single-family home in the capital region this year is 3160 Humber Rd. in Oak Bay, which was assessed at \$17.286 million, edging out last

year's top-assessed property 1850 Land's End Rd., which this year was assessed at \$16.76 million.

According to B.C. Assessment, the most valuable commercial property in Greater Victoria this year is 3440 Saanich Rd., Uptown shopping centre, which is assessed at \$326.8 million, ahead of Mayfair shopping centre at \$232.8 million.

Butterfield said commercial and industrial properties followed the same trend as residential this year, with only minor changes in assessed value.

"Vancouver Island is looking at zero to five per cent increase on commercial and industrial properties," he said.

Based on the assessment data, the province has increased this year's homeowner grant threshold by \$25,000 to \$2.175 million. That means any homeowner with a property valued below that threshold may claim the grant to lower their property taxes.

In the capital region, the regular grant is \$570. Seniors in the capital region might qualify for a grant of \$845.

According to the province, 92 per cent of all homeowners are eligible for the basic grant.

The newly released 2025 property assessment details can be searched and accessed any time at bcassessment.ca. aduffy@timescolonist.com

Where to take your Christmas tree for disposal in Greater Victoria



Oak Bay firefighter Jason Hodges throws a Christmas tree onto the pile ready for the chipper in the lot behind the Oak Bay fire hall on Jan. 1, 2022. ADRIAN LAM, TIMES COLONIST

Know of another tree-chipping event? Send the details, including the time and place, who is hosting, and the fee/donation, along with where people can find more information, to localnews@timescolonist.com. Be sure to put "tree chipping" in the subject line.

CENTRAL SAANICH

Centennial Park, on Hovey Road off Wallace Drive, Jan. 4-5 and Jan. 11-12, 9:30 a.m. to 3:30 p.m. The rest of the time the trees can be dropped off with a donation box on site. Hosted by the Central Saanich Lions Club. The trees will be chipped and used on municipal park trails.

COLWOOD

Colwood Fire Hall, 3215 Metcoshin Rd., Jan. 4-5, 9 a.m. to 3 p.m. By donation to the Colwood Colwood Volunteer Firefighter's Association.

ESQUIMALT

Archie Browning Sports Centre Parking Lot, 1151 Esquimalt Rd., Jan. 4-5, 10 a.m. to 4 p.m. By donation to the Compassionate Resource Warehouse.

LANGFORD

Westshore Town Centre, Jan. 4-5, 10 a.m. to 4 p.m. By donation to Easter Seals Camp Shawinigan.

Slegg Lumber, 1210 Childlow Connector, Jan. 4, 10 a.m. to 2 p.m. Tree chipping and bottle drive, by donation to Juan de Fuca Search and Rescue.

North Saanich firehall 986 Wain Rd., Jan. 5, 10 a.m. to 2 p.m. By donation to Santos Anonymous. Bouncy castle for the kids (weather permitting), a barbecue with hot dogs, hot chocolate and coffee, and firetruck rides, plus a no-sort bottle drive.

Tree collection in Sidney and North Saanich available for a minimum \$20 donation to Santos Anonymous. Call 250-656-1931 any time for pickup.

OAK BAY

Firefighters Park (behind the firehall) 1703 Monterey Ave., Jan. 4-5, 9 a.m. to 4 p.m. By donation to the Oak Bay High bursary program. Hosted by Oak Bay firefighters.

SAANICH

Saanich Community Living Victoria, 3861 Cedar Hill Cross Rd., Jan. 11-12, 10 a.m. to 4 p.m. By donation; cash, debit and credit accepted.

Scott Hall, Cadboro-Gyro Park, 2625 Sinclair Rd., Jan. 4-5, 10 a.m. to 3 p.m. Tree chipping and bottle drive, by donation to support the 12th Garry Oak Sea Scout Group.

Tillicum Centre, Jan. 4-5, 10 a.m. to 4 p.m. By donation to Easter Seals Camp Shawinigan.

Broadmead Village Shopping Centre, Jan. 4-5, 10 a.m. to 4 p.m. By donation to Easter Seals Camp Shawinigan.

Mckenzie Elementary School (back parking lot), 4005 Raymond St. North, Jan. 4-5, 10 a.m. to 2 p.m. By donation, with proceeds going to the creation of outdoor learning spaces. Hosted by the McKenzie Elementary Parents Advisory Council.

Reynolds Secondary School, Jan. 4-5, 9 a.m. to 3 p.m. By donation. There is also a bottle drive to support the music program.

Victoria Minor Hockey Association's

Admirals U11A Development team Tree Chipping fundraiser, Jan. 4, 9 a.m. to 6 p.m. at two locations: Saanich Fusion FC, 4368 Tyndall Ave. (Tyndall Turf) and Houle Electric, 4240 Glenford Ave. Fifty per cent of proceeds donated to Island Kids Cancer Association in Isenmalle's name.

SIDNEY

Proquits Park, Jan. 4-5, 10 a.m. to 2 p.m. Tree shredding and bottle drive by donation. Hosted by the Sidney Lions Club.

VICTORIA

Save-on Foods Parking Lot, Fort Street at Four Bay Road, Jan. 4-5, 10 a.m. to 4 p.m. By donation to Easter Seals Camp Shawinigan.

Central Middle School, 1280 Fort St., Jan. 4-5, 9 a.m. to 4 p.m. By donation to support music at Central Middle School. Bottle drive on Sunday only.

Claremont Secondary School (student parking lot off Claremont Avenue), 4980 Wesley Rd., Jan. 4, 10 a.m.-4 p.m., and Jan. 5, 10 a.m.-2 p.m. Suggested donation of \$10/tree, with proceeds to the Claremont Key Club and the charities the club supports. Service provided by Cullen Tree Services.

Cloverdale Traditional School, 3427 Quadra St., Jan. 10 a.m. to 2 p.m. By donation, a PAC fundraiser for the Cloverdale Traditional School. Supported by Bartlett Tree Experts.

St. Patrick's Elementary School, 2368 Trent St., entrance is off Trent Street just before the school, drive through the parking lot and exit off Lee Street, Jan. 5, 1-3 p.m. Tree chipping and bottle drive, by donation to the school PAC.

George Jay Elementary School, 1118 Princess Ave., Jan. 4, 10 a.m. to 2 p.m. By donation. Funds raised will support activities like student clubs, school dances, field trips, special events, emergency supplies and teachers/staff appreciation.

VIEW ROYAL

St. Joseph the Worker Parish, 753 Burnside Rd. West, Jan. 4, 10 a.m. to 4 p.m. By donation to the Knights of Columbus.

View Royal Elementary School, 218 Helmcken Rd., Jan. 11, 9 a.m. to 1 p.m. Tree chipping and bottle drive, by donation. Hosted by the PAC, with proceeds going to the BancePAC residency event in June 2025.

OTHER PLACES TO TAKE GARDEN WASTE
Please confirm hours of operation, restrictions and charges before dropping off your tree.

• Ellice Recycle — 524 David St. Monday to Friday 7:30 a.m.-5 p.m. and Saturday and Sunday 8:30 a.m.-5 p.m.

• Hartland Landfill — 1 Hartland Ave. Monday to Friday 9 a.m.-5 p.m., Saturday 7 a.m.-2 p.m. Closed on Sunday and statutory holidays. 250-360-3030

• Colwood public works yard — 3300 Wishart Rd. 8:30 a.m.-4 p.m. on the first and third Saturday of the month. 250-475-4133

• Esquimalt/View Royal yard and waste transfer station — 605 Canton Rd. Tuesday to Sunday 8 a.m.-5 p.m., excluding statutory holidays. 250-883-8683

• North Saanich public works yard — 10180 Littlewood Rd. Open 8 a.m. to noon, Jan. 12 and 16 and every Saturday except for Dec. 31. 250-656-0781

• Saanich public works yard — 1040 McKenzie Ave. Open Monday, Tuesday, Friday and Saturday 9 a.m.-5 p.m. Closed all other days, plus statutory holidays. 250-475-5599

• Victoria Public Works Yard — 417 Garbally Rd. Saturdays 7 a.m. to 2 p.m. 250-361-0400

Advertising 250-995-4464
aduffy@timescolonist.com
Letters to the editor
letters@timescolonist.com
Times Colonist, 201-655 Tyce Rd.
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January 3 – February 12, 2025
Schedules are subject to change without notice.

VANCOUVER ISLAND – LOWER MAINLAND

SWARTZ BAY – TSAWASSEN

LEAVE SWARTZ BAY

7:00 am	1:00 pm	7:00 pm
*8:00 am	3:00 pm	*8:00 pm
9:00 am	*4:00 pm	9:00 pm
11:00 am	5:00 pm	
*12:00 pm	*6:30 pm	

LEAVE TSAWASSEN

7:00 am	1:00 pm	*6:00 pm
9:00 am	*2:00 pm	7:00 pm
*9:40 am	*2:30 pm	9:00 pm
*10:00 am	3:00 pm	
11:00 am	5:00 pm	

4 Jan 3 only, * Jan 3 & 4 only, * Fri, Sun only, Except Jan 3, 5, 10, 12, * Fri, Sun, & Jan 4 only, Except Jan 10, 12.

NANAIMO (DUKE POINT) – TSAWASSEN

LEAVE DUKE POINT

*5:15 am	12:45 pm	*8:15 pm
*7:45 am	3:15 pm	*10:45 pm
10:15 am	5:45 pm	

LEAVE TSAWASSEN

*5:15 am	12:45 pm	*8:15 pm
*7:45 am	3:15 pm	*10:45 pm
10:15 am	5:45 pm	

o Except Sun, * Except Sat.

NANAIMO (DEPARTURE BAY) – HORSESHOE BAY

LEAVE DEPARTURE BAY

6:15 am	1:00 pm	8:15 pm
8:25 am	4:20 pm	
10:40 am	5:55 pm	

LEAVE HORSESHOE BAY

6:15 am	1:00 pm	10:30 pm
8:25 am	3:45 pm	
10:40 am	6:35 pm	

REYNOLDS BAY – MILL BAY

LEAVE BRENTWOOD BAY

*7:30 am	11:00 am	3:35 pm
8:40 am	1:15 pm	4:45 pm
9:50 am	2:25 pm	5:55 pm

LEAVE MILL BAY

8:05 am	11:35 am	4:10 pm
9:15 am	1:50 pm	5:20 pm
10:25 am	3:00 pm	6:30 pm

o Except Sun.

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DISTRICT OF SAANICH

Snow Clearing

In the event of a snowfall, property owners and occupiers are reminded that Saanich Bylaw No. 8382 requires you to clear snow and ice from the sidewalks abutting your property frontage.

Please remember to offer assistance to any of your neighbours who may require help with snow removal.

We will make every effort to keep major and collector streets as well as emergency and transit routes drivable for winter road conditions.