



St. John the Divine

Redevelopment Project Update



## Agenda

1. Introduction and project history
2. Recent project activity
3. Vision for the finished product
4. Moving Forward
5. Conclusion and Q&A



## Task Force Members

- Graeme Brown
- Deborah Curran
- Patricia Lane
- David McKay
- Rev. Dr. Larry Scyner
- Peggy Wilmot
- Robert Brown (consultant)
  
- *Christine Lintott (architect)*





## Project History

- Aging infrastructure which does not necessarily meet our needs today
- Aspire Campaign
  - Raised the issue of the best use of our buildings and property.
  - Do we want to consider the potential of income from a redevelopment which might assist us in our long-term future ministries?
  - Could a new configuration of buildings assist us to reclaim or re-express our relevance in a multi-faith age?
  - How can this faith community focus on the most important issues of our time?
    - Homelessness
    - Social justice
    - Climate change



## How did we tackle this project?

- Parish Council struck the Precinct Redevelopment Task Force
- Task Force engages key players in discussion
  - St. John's Court Society, Diocese, other downtown churches, including the Cathedral, North Park Neighbourhood Association, City of Victoria
- Congregation identifies key values to guide development



# Values

1. Community
2. Equity and social justice
3. Environment
4. Social Housing
5. Replicable



# Recent Project Activity





## Vision for Finished Project

Design work, including workshop, has created a Draft Master Development Plan:



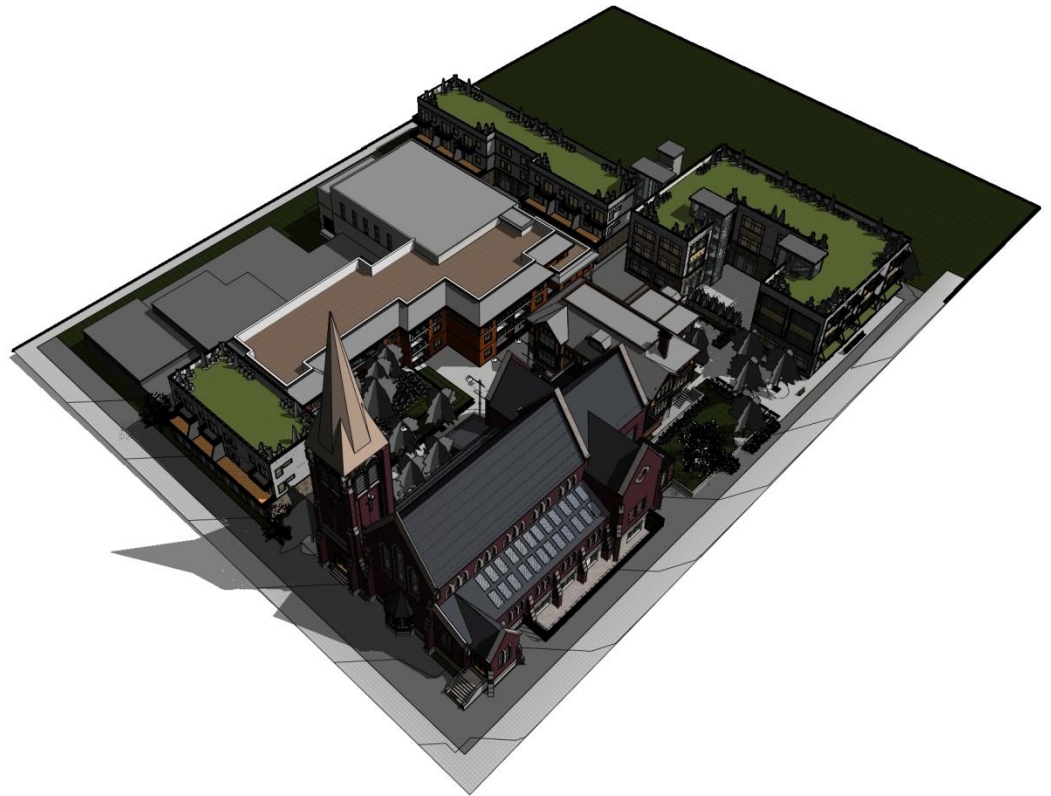


## Vision for Finished Project

Multi Tenant Social Service Hub Building: 15-20,000 sq. ft. In discussion with three social service agencies

Rental Housing: +/-25 units for a range of tenants. Potential partnership with not for profit housing providers

Mixed-Use Building (Quadra St): commercial at street level with 8-10 units above



## Vision for Finished Project



- Green, open spaces
- Alternative transportation options
- Leadership sustainable design
- Space needs assessment for church being integrated into MDP

Focus on securing partners with values alignment and with financial capacity and resources to deliver each component in line with the Vision



## Moving Forward

1. Communications plan
2. Further conversations
3. Vestry to approve next steps
4. Rezoning



## Summary

1. We will continue with the original premises:
  1. No parish funds will be used in project
  2. The project will be low-risk for the parish
  3. Concentrating on providing low-cost housing and space for non-profit community organisations
2. We are committed to moving the project along as quickly as possible while ensuring we thoroughly research all options before moving to the next steps



Questions?