

Unitarian Church of Vancouver (UCV)

Potential Redevelopment

Business Plan Update

Extraordinary General Meeting

June 23rd, 2019



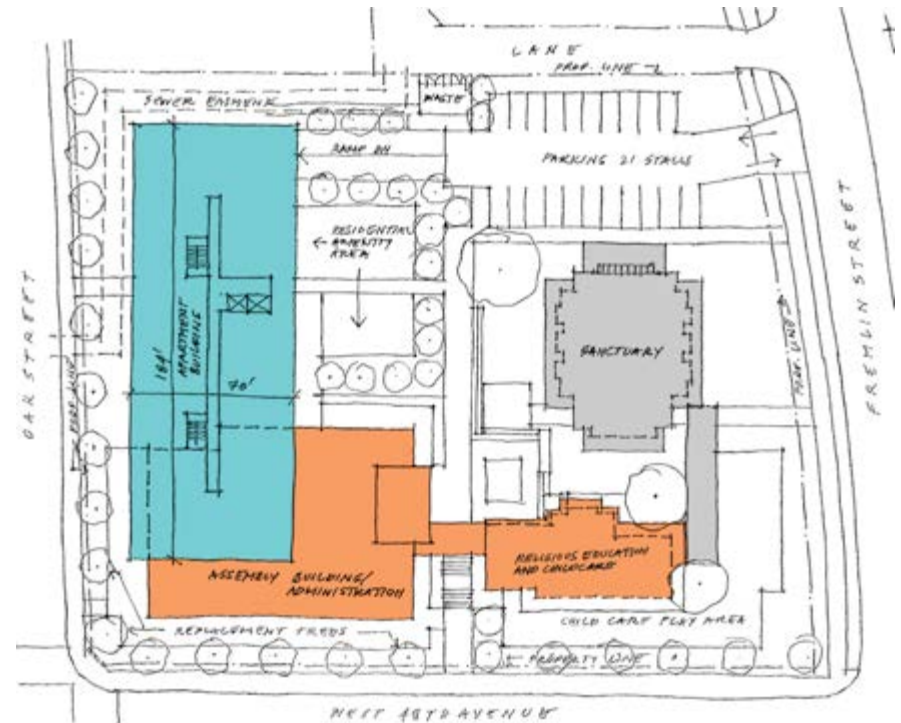
Why Are We Doing This?

- UCV Board resolution in Dec 2016
 - “undertake a process to determine the merits of redeveloping the campus at 49th and Oak exclusive of the Sanctuary, and respecting the original aesthetic of the 1964 design”
- UCV Annual Report 2017 - “The financial sustainability of UCV continues to be high risk.”
- Financial analysis March 2019 shows pledges static over past 10 years, actually declining.



Phase 1 – Feasibility Study

- UCV Mission reviewed
- Project Vision created
- Objectives defined
- December 2017: UCV voted to move to Business Plan phase on a preferred option, and submit proposed project to City for comment



Project Objectives

- Maintain and enhance the physical place as a compelling place to worship, preserving the Sanctuary and courtyard.
- Attract more people to worship, live, and play
- Leverage property to strengthen community work and outreach.
- Provide strong financial stewardship - recognize need for medium and long-term financial sustainability of the Church without sale of land or completed project, or further capital contribution from UCV members.
- Provide housing across a spectrum of incomes, including family and intergenerational housing
- Demonstrate environmental leadership and ensure accessibility



Phase 2 Business Plan - Underway

Work to Date

- Schematic Design created
- Environmental Strategies created
- Formal inquiry to the City
- Financial analysis
- Considered how we can delivery the proposed development
 - Preferred approach is to partner with a non-profit development partner
 - Co-op to manage community life an option



Schematic Design to Date

- New Hewett Centre
- Mixed-income rental apartment building +/- 94 homes. Studios to Three bedrooms.
- Sympathetic relationship to courtyard and sanctuary
- Landscaped outdoor amenity areas



Green Building Approach

UCV Environment Group creating approach and strategies including:

- A high performance passive-designed building envelope
- Dramatically reduce or eliminate use of fossil fuels in the building
- Use of solar photovoltaic technology
- High efficiency building systems including heat pumps and energy and water efficient fixtures and appliances



- Charging stations for electric vehicles
- Landscaped “green” roof on new Hewett Centre

View from West 49th Avenue looking towards the proposed new Hewett Centre



View from the intersection of Oak Street and 49th Avenue



View from the Courtyard looking towards the new Hewett Centre



Transition Plan

- Plan needed to understand how UCV will function during construction period
- Plans for essential UCV uses on site
- More intensive use of sanctuary and admin buildings?
- Temporary buildings on site?
- Possible off-site space?



The Alternative Plan

The Alternative Plan (TAP)

- Options for 'TAP' (formerly referred to as Plan B) are being explored by a separate Committee
- Investigating that if the church decides not to proceed with the redevelopment, what does UCV do next?
- The committee are currently preparing a report and this will be finalised in September 2019.



Next Steps

- Continue to refine Business Plan
 - Continue discussions with City
 - Refine Financials based on partnership with Non-profit developer
- Obtain legal/tax advice
- Timeline, scope and budget for next phase
- Creation of The Alternative Plan by other UCV group
- Prepare Transition Plan
- Finalise Business Plan for consideration by UCV at November AGM to allow for decision on Plan and proceeding to re-zoning

