



BLOORDALE UNITED CHURCH

Property Sub-Committee Report



November 4th, 2018



TODAY'S DISCUSSION



- Project Assessment Parameters
- What Have We Done So Far?
 - Potential Options
- Next Steps



PROJECT ASSESSMENT PARAMETERS



1. Explore options for Mixed Use redevelopment
2. Continue to use the property for worship and to fulfill our stated Vision & Mission
3. Enable Community use of our facility
4. Create an ongoing revenue stream from the redevelopment that will enable a social responsible business/activity

WHAT HAVE WE DONE SO FAR?



1. Signed Memorandum of Understanding (MOU) with EDGE
 - EDGE: Network for Ministry Development focused on new & renewing ministries across the UCC
2. EDGE completed viability assessment of Bloordale UC
3. EDGE prepared a report outlining TRCA possible restrictions (Full Report Available)
4. EDGE consulted with a developer to explore various options
5. Met with the principals of the HUB Team

VIABILITY ASSESSMENT – KEY FINDINGS



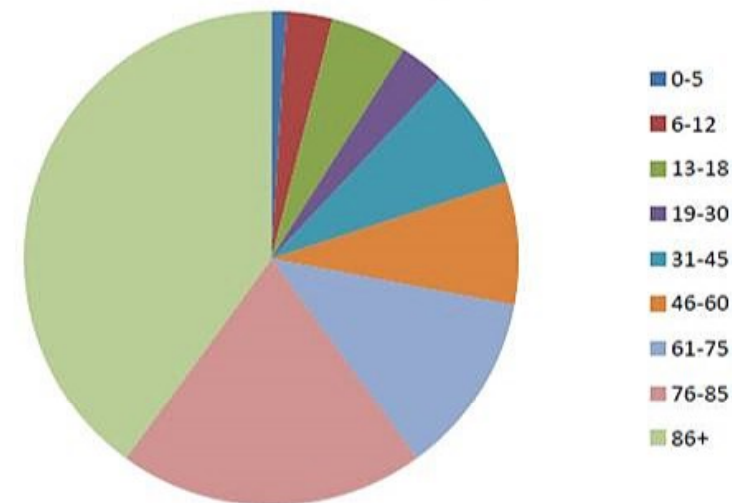
Bloordale UC Ministry Challenges

- Ageing & declining membership
- Continuous deficit budgeting (2012-2016)
- Limited volunteer capacity
- Unsustainable giving pattern

Bloordale UC Building Challenges

- Deferred church maintenance backlog
- High operating + Maintenance costs
- Limited cash & personnel resources (financial stress)
- Underutilized & inefficient space

Ages as % of congregation



TRCA REPORT – KEY FINDINGS



1. TRCA policies have become more strict since past submission in 2013
2. The blue portion of the site represents uninhabitable use
3. Red portion of the site represents habitable use
4. Based on current status, TRCA may allow:
 1. 1-3 new lots to be created
 2. Replacement of an existing structure plus no more than a 50% increase to the floor area
5. Next step – continue conversation with TRCA to explore alternate considerations
6. Possibility that no consideration is given



DEVELOPER ENGAGEMENT – KEY FINDINGS



- Engaged Developer that specializes in complex use developments
- Tour of the property & building
- Action Items:
 - Develop workable options for Municipality & TRCA
 - Confer with municipality regarding restrictions and possibilities



COMMUNITY HUB – KEY FINDINGS

Possibility of being a satellite

Community needs based planning

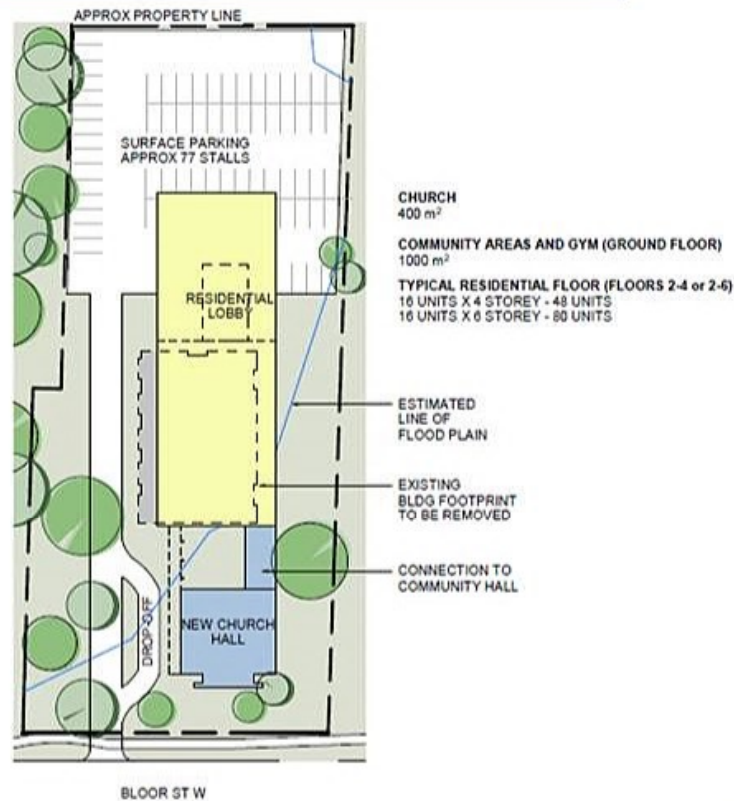
- Affordable housing
- Assisted living/Transitional Beds
- Seniors Services e.g. Humbervale United Church
- Community Health Centre
- Collaboration with:
 - Parks & Recreation
 - Ministry of Health (LHIN)

Risk:

- Support of new Municipal Council for the Hub initiative
- Single site selected for the Hub



INITIAL SITE PLAN FOR CITY REVIEW



PRELIMINARY SITE DESIGN

PROPOSED CHURCH AND
RESIDENCES
4258 Bloor St W, Christchurch
BLOORDALE UNITED CHURCH
2018.11.02

MACRIS INC.
ARCHITECTS
100 NEW LONDON DRIVE
WILMINGTON, CT 06097-1000
WWW.MACRIS.CO

NEXT STEPS



Development

1. Prepare submission package for pre-consultation meeting with City of Toronto Nov 12th – Dec 3
2. Book Pre-consultation meeting – Timing to be Determine by City of Toronto. Expect around 4 weeks after submission
3. Receive City of Toronto Comments (post meeting comments)
4. Assess comments and decide on path forward

Community Hub

1. Continue to engage with community groups around potential partnership
2. Dependent on partnership engagement, look to animate the space with a mix of revenue-generating and missional activities

Transition Planning: The next 5 years

All options to be further refined and presented for Spring 2019