

Mission Action Business Plan

Congregational update

March 7, 2021

Richmond Hill United Church



2021 Congregational update – outline

Items

1. Our journey to date – 2019 to 2020 recap

2. Working toward a partnership

3. Priorities in 2021

4. Questions and closing

- **March 2019 AGM** – commitment to understanding condition of our facilities and extent to which they can help us achieve and live out our mission

- **Mission Action Business Plan Team** established; activities undertaken:
 - Commissioned an external **Integrated Facility Assessment** to determine RHUC's buildings' long-term viability.
 - Evaluated and determined the **future of the RHUC spaces** based on the experts' recommendations, combined with four other criteria
 - The resulting desired outcomes for RHUC facilities include:
 - **retaining** and **upgrading** the Sanctuary/Centennial Hall space adapting it for increased suitability as a performance venue/space
 - **demolishing** and **redeveloping** the CD building potentially allowing expanded square footage/intensification
 - **maintaining** the Manse for housing as long as possible understanding its long-term fate is tied to the development of the Village Commons

Core pillars for future RHUC spaces

From Mission Statement*:
*Informed by our faith, we offer a place
for communities to
**intersect, gather, create and find a
sense of belonging**
and to contribute to meeting our local
needs in an **environmentally and
economically sustainable way***



**Core Pillar #1:
Community Hub and
Integration**



**Core Pillar #2:
Energy Efficiency /
Net Zero Target**

These two pillars are central to any outcome and will be incorporated into any future RHUC spaces

* developed at a visioning session at RHUC in February 2019, to inform future conversations on RHUC initiatives

***That Richmond Hill United Church
approve moving forward with a long-term plan to:***

- demolish and redevelop the CD Building
to the congregation's vision, and***
- launch a process to secure and enter into financial
and development partnerships by the end of 2020.***

- 1) Soon after the 2020 AGM, we engaged:
 - a surveyor, to prepare a **boundary and topographical survey** of the RHUC buildings and surroundings
 - an environmental engineer, to perform an **environmental site assessment** on the RHUC sites

Both reports came back without any major concerns and will be included in any future expression of interest document for developing partners

- 2) We connected with a **local realtor**, to understand the average rental rate for non-residential space, providing a baseline for future rent projections and overall financial viability
- 3) We connected with the **City's planning department**, to better understand any limitations that may exist on intensifying the RHUC site and building a combined Centre for Community and the Arts with a developing partner's desired intensification

- Soon after the 2020 AGM, COVID became a focus for all community organizations; RHUC was no exception
- Some of the preliminary work to be completed in preparation for a request document to developing partners became challenging to pursue due to the impacts of COVID on RHUC.

This includes:

- a deeper assessment of RHUC's financial capacity for future capital renovations and development
- an understanding of how space in RHUC and the Village Commons is being used, to identify what the space needs might be in a transition/temporary space.

Though initial work on these items has been performed in 2020, it has been temporarily set aside for future negotiating stages with potential developing partners.

The urgency to advance the development of the Centre for Community and the Arts has increased, as the impacts of COVID on RHUC's overall capacity have been felt.

Fall 2020 - Consulting with the community

In December 2020, we reconnected with community groups who are potential future tenants and other community stakeholders to discuss their space needs

- One of the key pieces of information we need to provide potential developing partners is the future space needs of the Centre for Community and the Arts, both for RHUC and community organizations, including:
 - Type
 - Size
 - Quantity
 - Other features RHUC might be seeking intrinsic to the development of the Centre for Community and the Arts
- The session was engaging and resulted in creative ideas and thoughts around:
 - What a post-COVID world looks like and how this translates to future space needs
 - Key desired features
 - Key space types desired by the community

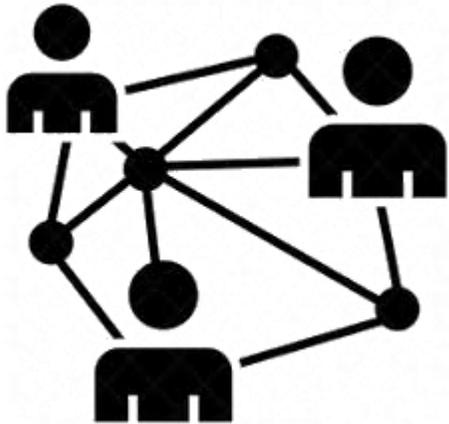
Desired space types

- Counselling rooms/offices
- Meeting rooms with flexible use and storage
- Classrooms
- Large gathering spaces
- Recording space
- Smaller performance space with stage and multimedia
- Green room for performers
- Artist studios, to produce and exhibit art
- Gymnasium (with high ceilings)
- Quiet space
- Café
- Commercial kitchen

Outcomes of Community Workshop

Desired building features and characteristics

- Comfortable, welcoming and flexible spaces for various groups:
- Good acoustics
- Bright, cheerful and interesting space
- An alternative to the Centre for Performing Arts, with recording facilities.
- Electric charging in parking
- Parking for scooters/strollers/bicycles
- Easily cleanable surfaces
- Automated access
- Pictorial signage



(1) Remain **connected with the community** to:

- a) Determine potential future tenants and partners in the Centre for Community and the Arts
- b) Identify exact space needs and prioritize key desired features in the development
- c) Keep them on the journey with us through the process
- d) Create specific points of connection with key communities (LGBTQ2S+, Indigenous)

The plan going forward

- (2) Identify and **engage with potential developing partners** before, during and after a request for expressions of interest in partnership
 - a) Engage potential development partners prior to issuing request for expression of interest to help solicit interest and obtain insight into information developers require to prepare a proposal
 - b) Facilitate site visits during the response time to allow for informed and successful future negotiations
 - c) Put in place a process to facilitate well informed negotiations with developers, including obtaining an appraisal of the preferred approach and conducting financial modelling to demonstrate how the partnership will be sustainable for RHUC over the long term

- (3) Explore financial supports available through **Toronto United Church Council** and the United Church of Canada's **United Property Resource Corporation**

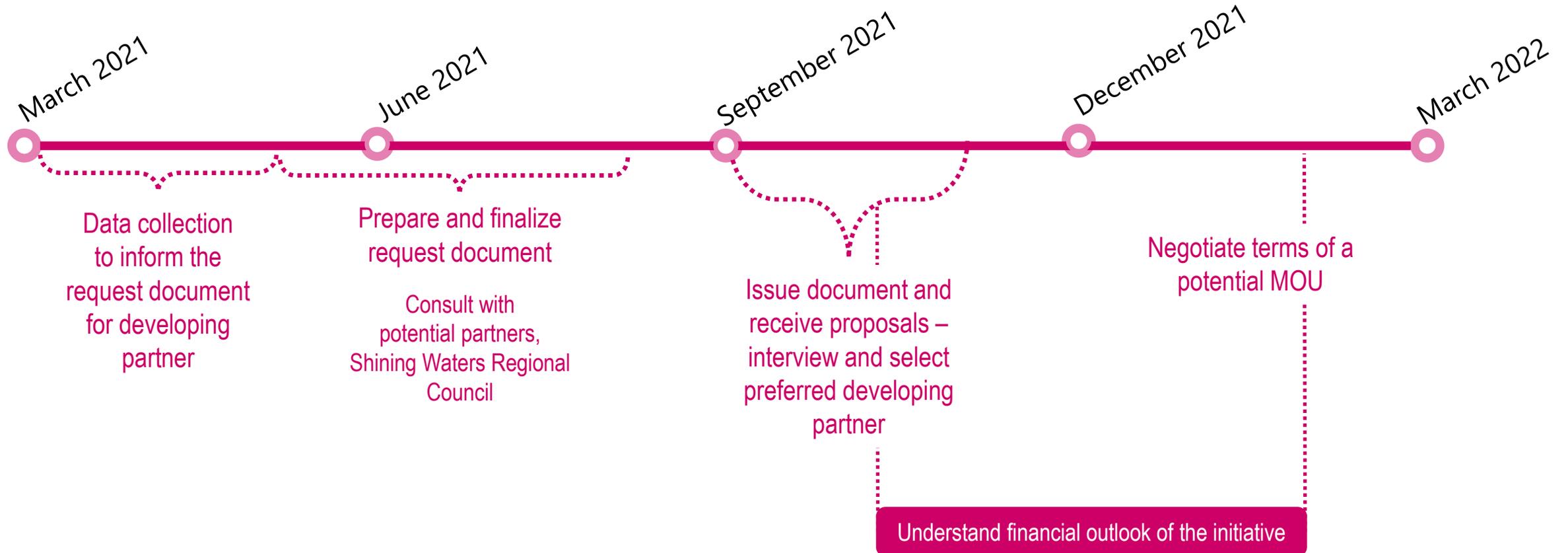




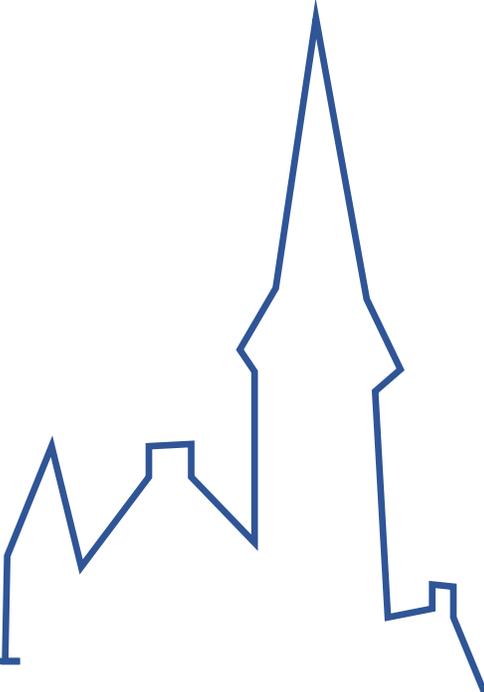
- (4) Remain **connected with Shining Waters Regional Council** to:
 - a) Maintain buy-in on RHUC's initiatives and direction
 - b) Obtain feedback on any request for expression of interest to developing partners ahead of release, to ensure any questions or concerns are addressed in advance
 - c) Support negotiating outcomes with a potential and preferred developing partner that may ensure RHUC's long term sustainable viability

- (5) **Develop a roadmap** to realizing the Centre for Community and the Arts

The plan going forward – 2021 milestones



The journey continues...



Any questions?