

## REDEVELOPMENT TEAM REPORT- 2017

2017 was a busy and very productive year for Brechin's Redevelopment Team, the Development Management Team and VIA Architect in Vancouver. The team is very grateful to Rev Sally who prepared and posted a detailed timeline in the sanctuary, outlining the redevelopment events, beginning in June 2010 to present day.

The Development Management Team (DMT) and VIA introduced a preliminary proposal for the Brechin site in October, 2016 that included a new church space (7500 sq ft) in an integrated build, with 74 rental apartments (studio, 1,2, and 3 BR), 51 % to be rented affordable units (38). Also, a re-zoning application was initiated with the City of Nanaimo.

On March 6, 2107 Brechin hosted an "Open House" with members from the three teams (Brechin, DMT, VIA) on hand to respond to questions from the public. This event was well attended with over 90 people, including members of the Brechin Hill Community Association.

In order to have a good sense of what the congregation wanted in their new church space, a facilitated workshop was held on May 21, 2017 after the morning service. Fifty-three members contributed their wants/needs which were sorted, prioritized and forwarded to the Vancouver teams.

The Redevelopment team and some church members attended a Public Hearing at City Hall on May 29, 2017 to listen to submissions from the public, regarding the re-zoning of the Brechin Church site to multipurpose use. The re-zoning was approved by the councilors and later adopted by the City of Nanaimo.

In September, 2017 the DMT and VIA shared information about a new energy saving approach, called Passivhaus/ Passive House that would be used for our new building. A redesigned floor plan was presented to the congregation that contained feedback from the May 21<sup>st</sup> design workshop.

A professional team assisted our architect, Maranatha Coulas, with the preparation of the Development Permit that was sent to the City of Nanaimo on November 30, 2017. As part of the process, three members from the DMT and VIA attended a City Advisory Design Panel on December 14, 2017, here in Nanaimo. This panel, consisting primarily of architects, listened to the presentation then offered feedback on the look, feel, form and function of the our new facility. The development plan was well received.

During the fall months, the Brechin team worked very diligently to find temporary rental space for worship, administrative offices, small meeting rooms and a temporary Loaves and Fishes depot. Our criteria included the following: parking, access for food delivery for the L&F truck, handicap entrance and washroom, coffee meeting room, space for the choir, instruments, and music direction, washrooms, seating and affordable rental cost. Team members visited over 40 local venues.

We are pleased to report that our temporary Loaves and Fishes depot will be located at Nanaimo Alliance Church, 1609 Meredith Road, Nanaimo. The team is currently negotiating, with Nanaimo Hospice Society, to rent a portion of the house at 945 Waddington Road for administration offices, small meeting spaces and storage. The worship space venue will be announced once approval has been voted on by the Brechin Council.

We anticipate the Building Permit will be submitted to the City in February. Our expected date to relocate will be in May 2018, after Easter and that construction will begin this summer 2018, lasting for approximately 16-20 months.

We are extremely grateful for this redevelopment of Brechin United Church, thanks to BC Conference, BC Housing, The Development Management Team and VIA Architect. Thank you to everyone at Brechin who supported us this past year with words and letters of encouragement. All suggestions and questions from the congregation were forwarded to the Vancouver teams who will do their best to incorporate ideas into the final design that size, layout and budget will allow.

Respectfully submitted by Linda Braid (Co-Chair)

Members: Keith Allen, Rev Sally Bullas, Jeff Hawker, Randy Manikel (Co-Chair), Val Neilson, Kathy Torhjelms