

RTG report Sept. 2017

First Met's Redevelopment Task Group (RTG) is exploring a redevelopment approach for the church that involves the BC Conference Property Resource Team (PRT), supported by Colliers Consulting.

This approach differs from others considered in the past in that the PRT's primary objective is to maintain the health of congregations, whereas other proposals focused on the needs of those other organizations.

Colliers Consulting conducted a feasibility study of several redevelopment options over the summer and has presented the results to the RTG. Only one of the options is considered viable and the PRT supports this proposal.

The proposal has two primary components:

- Demolition of the Fellowship Hall and Social Suite and construction of a six-storey affordable housing complex that would be managed by a housing society set up by BC Conference;
- Renovation and upgrading of the Heritage Building/Annex and the Christian Education Wing. This would address much needed work that has been deferred for many years, including seismic upgrading and heating systems.

Financing of the project would be similar to a model used by other churches in BC Conference, based on low-cost loans from BC Housing. Up-front studies and redevelopment work would be funded by BC Conference.

The project is designed to generate an income flow to pay for the renovations and eventually serve as general income for First Met. Management of the project would be the responsibility of BC Conference, although we would have considerable input in such areas as space allocation.

The RTG is encouraged by what it has seen so far, is examining this proposal in detail and will meet with the PRT again to review all aspects of the project. If the RTG supports the project, final approval will rest with the congregation.