

The FMUC Redevelopment Project Update June 2019:

Building Condition

Because our strategy includes rehabilitating the Heritage Church Building at the same time that we build new housing, this is a rather unusual project. As a result, BC Housing (BCH) needed verification regarding the condition of the Heritage Building and the associated rehabilitation costs, so they advanced us only a portion of the pre-development funds we applied for last spring and asked us to validate the cost estimate in our funding proposal before we did anything else.

Our estimate was based on First Met's Stantec Report done several years ago, refined and adjusted for inflation. The new Building Condition report we undertook this spring confirmed our budget assumptions and so now BCH is prepared to lend us another round of pre-development funds to continue our pre-development work.

Space Planning: Church Space

The Redevelopment Task Group (RTG) consulted with various congregational committees and teams last fall to help the architects understand how space within the church building is currently used (and to begin imagining how the new space could be used in the future). VIA Architecture went through all the information and began preliminary design work. Then, the unexpected happened and we changed architects. All the data and design work to date belongs to us and it has been transferred to our new design team, Shape Architecture, who we'll introduce to the RTG this fall.

Civic Approvals: Rezoning first

- To redevelop the Fellowship Hall area into housing we need to prepare an Rezoning application package and submit it to the City of Victoria. We always like to test our thinking with City staff before we make a formal application, so we expect to have some back and forth with staff this fall.
- The City also requires that we test our thinking with the Community Association Land Use Committee before we actually apply for rezoning, which we will. In fact, we had an informal talk with representatives from the North Park Neighbourhood Association late last year. There was general agreement that the neighbourhood would benefit from having some new purpose-built affordable rental housing.
- In the meantime, we've touched based with City planning staff (for example, we attended the City's Summit on Affordable Housing this spring just to remind we are working on it!)

Presented by Terry Harrison, Project Resource Team, Pacific Mountain Region