

#135th - SMM Annual Vestry Meeting (AVM)
18 Feb 2024

2024 ANNUAL REPORT

SMM's 2024 REDEVELOPMENT CHALLENGE

\$100 MILLION DOLLARS? CRAZY, OR NOT?

*The Faith of Our Fathers
The Faith of Our Mothers
The Faith of Our Sisters & Brothers
Faith Born from God*



*What the previous generation did for us in 1932 (above)
We will do for the next generation by 2032*

SMM REDEVELOPMENT VISION:

**ST MICHAELS MULTICULTURAL AS A COMMUNITY OF FAITH IN MT PLEASANT
AIMS TO MAKE CONSCIENTIOUS DECISIONS AND ACTIONS TO
EXPAND OUR ABILITY TO PROVIDE ACCESS TO AFFORDABLE HOMES AND
CONTINUE TO SERVE OUR CONGREGATION AND NEIGHBORHOOD.**

**WE WILL BUILD TOMORROW'S BUILDING TO FURTHER OUR
MISSION OF COMMUNITY, SERVICE AND LOVE! (2023 Vestry)**

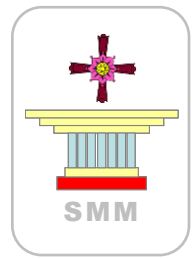
**RETREATS - A SURE SIGN OF POST COVID REVIVAL
RESUMING A 12 YEAR SMM TRADITION**

July 2023 - ACW - Camp Artaban Retreat



May 2023 - Manning Park Retreat





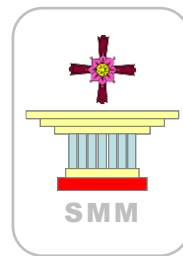
SMM - St. Michael's Multicultural Anglican Church

#135 - 2024 Annual Vestry Meeting (AVM)

Feb 18, 2024 Agenda: CHAIRMAN: Moses Kajoba

1. Opening Prayer & Adoption of Agenda All :00
2. F&SPC - Finance & Strat Plan Committee (9 pages: 1-6 & 14-16) [Motion 2.1] :15
 - 2.1 Finance/Strat Plan Committee Vestry Report (F&SPC Chair) (p 1)
 - 2.2 2023 Church Balance Sheet (MK) (p 2)
 - 2.3 2023 Income Statement (JB) (p 3)
 - 2.4 2024 Budget (F&SPC Chair) (p 4 & 5)
 - 2.5 Yr 3 - 2028 Strat Plan - Smart Goal 15 (p 6 & 14-16)
3. Annual Reports :45
 - 3.1 Minister's Report (p 7 & 8) Padi [Motion 3.1 & 3.2]
 - 3.2 K&Y Ministry (p 9 & 10) Rose
 - 3.3 Meal Ministry (p 11) Brigitte (BC)
 - 3.4 Buildings & Grounds Terry
 - 3.5 EAM/ACAM Padi
 - 3.6 ACW Judith
 - 3.7 MBSM Fidel/Ramon
 - 3.8 Choir Brigitte (BL)
 - 3.9 Rental Pulong
 - 3.10 Day Care Update Moses [Motion 3.10]
4. Election of Officers for 2024 (p 12 & 13) James 1:45
5. Any Other Business 2:15
- Adjournment & the Grace 2:30

6 PRIMARY DATES/MEETINGS IN THE 2024 AVM SEASON



1. **Jan. 4** - Financials Finalization with SMM Accountant (David Wallace, CGA)
2. **Jan. 17-25** - Redevelopment - 4 Meetings with Vendors & Diocese
3. **Jan. 28** - Pre-AVM CC and F&SPC (Finance & Strat Plan Committee) Meeting
4. **Feb. 04** - Pre-Vestry Stewardship Homily
5. **Feb. 11** - 2024 AVM Notice/Particulars on the Web-site.
6. **Feb. 18** - 2024 AVM - 135th SMM Annual Vestry Meeting

MOTION 2.1 - 5 F&SPC ITEMS (FINANCE & STRAT PLAN COMMITTEE)

The F&SPC (Finance & Strat Plan Committee) moves that the 9 pages (1-6 & 14-16) and 5 items of the F&SPC report, as listed following, be ratified, as a 9 page block, by the 2024 AVM.

- 2.1.1 F&SPC – Finance & STRAT PLAN Committee 2024 AVM Report (p 1)
- 2.1.2. 2023 Balance Sheet (p 2)
- 2.1.3 2023 Income Statement (p 3)
- 2.1.3 2024 Budget (p 4 & 5)
- 2.1.4. Yr 3 – 2028 STRAT PLAN – REDEVELOPMENT (p 6 & 14-16)

MOTION 3.1 - LAY ADMINISTRATORS FOR 2024

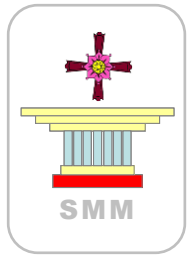
Per the list presented to the AVM, it is hereby moved by Padi to ratify these members of the congregation as Lay Administrators for SMM for 2024.

MOTION 3.2 - HONORARY MINISTER

Per the recommendation of the Trustees, and the endorsement of Church Committee, it is hereby moved by Padi that the Right Reverend Bishop Alex Wandag (ret'd) continue into his 3rd year as an Honorary Minister at St Michaels Multicultural, with thanks for his many contributions in his first two years.

MOTION 3.10 - ADOPTION OF AVM REPORTS

It is hereby moved that the written and spoken 2024 AVM reports (*agenda items 3.1 through 3.10*) be accepted as read/presented.



2 ANNUAL REPORT - F&SPC (Finance & Strategic Planning Committee)

2.1 - 17TH YEAR - For the 17th year in a row, St Michael's Multicultural ended up with a surplus. This is especially momentous, as it meant we didn't suffer losses during the three years of COVID, and then still avoided losses in 2023, despite a dramatic increase in expenses. Solid givings from the congregation helped us achieve this, as did a dramatic increase in rental income. Given this good financial news, our F&SPC Report this year will focus exclusively on Redevelopment, as SMM approaches a \$100,000,000 decision point

2.2 - REDEVELOPMENT - YEAR 3 OF OUR STRAT PLAN

This is the 4th Redevelopment report to Vestry. At our 1st review in 2021, we introduced a joint Diocesan-SMM Guidelines Document (p 15 of 16). On 23 Jan 2024, the Diocese & SMM reviewed it to see if it needed refinement - the conclusion was that it was still bang on since its creation on 17 Dec 2020. Institutionalizing the 23 Jan 2024 review, it will be re-ratified as part of Motion 2.1, along with all other aspects of the F&SPC report today (p 1-6), including the report following.

I. The Faith of Our Fathers – our Redevelopment ICON

As played at church today, and also on 7 Feb as part of the Stewardship Homily on that day, our guiding philosophy for SMM's Redevelopment is "*THE FAITH OF OUR FATHERS*", as highlighted by our 1932 Cornerstone:



*What the previous generation did for us in 1932 (above)
We will do for the next generation by 2032*

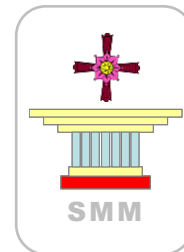
II. Three Redevelopment Milestones to Date - 2020, 2022, 2024

The 1st three years of progress with SMM's Redevelopment Team has involved three milestones to date:

1. Advent 3 **2020** (17 Dec) - As highlighted in the introduction to 2.2 above, and as updated on page 15 of 16 (inside back cover), our **7 Redevelopment Commandments/Guidelines**.
2. Sept **2022** TOPIC - this article summarized succinctly our guiding principles, progress to date, & the Diocesan-SMM partnership in moving toward our redevelopment objectives (p-14).
3. 17-25 Jan, **2024** - 4 meetings in 9 days brought into tight focus the Redevelopment options in front of SMM to achieve their 2032 objective date. Standing side-by-side with the Diocese, the number of \$100 million dollars summarized the nine days/4 meetings.

III. Crazy? \$100,000,000?

1. **Crazy?** - with the Diocese present, we were advised that securing \$100,000,000 was "not crazy." Two reasons support this; the first class location & size of our "two corners" as part of the Broadway Plan, along with our 17 years of being in the black.
2. **A Go/No-Go? Decision** – SMM will call a Special Vestry after Easter, before the end of the 2nd Quarter, for Vestry to consider recommendations to proceed with our 5th church (see the back cover, p-16, for Padi's 134th Anniversary collage of the 1st four).
3. **\$100 Million Dollars** – a \$100,000,000 Mortgage vs a \$100,000,000 JV Partner should be our rather straight forward decision point recommendation to put to Special Vestry.

**31 Dec 23****ASSETS****Current Assets****Chequing/Savings**

1000 · Royal Bank	32,015.22
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Total Chequing/Savings	32,015.22
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Accounts Receivable

1201 · Accounts Receivable	7,500.00
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Total Accounts Receivable	7,500.00
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Other Current Assets**1350 · GICs**

1351 · Whittaker Strategic Reserve	250,000.00
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1353 · Tactical Reserve	55,670.62
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1354 · Operational GIC	40,000.00
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Total 1350 · GICs	345,670.62
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1375 · Sales Tax Recovery -to be filed	622.71
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Total Other Current Assets	346,293.33
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TOTAL ASSETS	<u>385,808.55</u>
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LIABILITIES & EQUITY**Liabilities****Current Liabilities****Other Current Liabilities**

2225 · Accrued contingency expense	32,000.00
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2548 · Redevelopment - Capital	30,995.91
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2210 · Unearned revenue*	20,330.55
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2520 · ACW reserve	10,000.00
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2547 · S Copley Youth Bequest	4,540.44
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2540 · MBSM	2,236.46
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Total Other Current Liabilities	100,103.36
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Equity

3900 · Retained Earnings	283,454.16
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Net Income	2,251.03
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Total Equity	285,705.19
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TOTAL LIABILITIES & EQUITY	<u>385,808.55</u>
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* Whittaker 2024

As ratified/recommended 28 Jan by CC & F&SPC Committees

	Jan - Dec 23
Ordinary Income/Expense	
Income	
4000 - Givings	
4010 - Envelope - PAD	52,568.95
4020 - Envelopes - Collection	42,228.75
4030 - Open	4,604.85
4040 - Special donations	11,000.00
Total 4000 - Givings	110,402.55
4100 - Interest & misc revenue	540.50
4110 - Whitaker Funds	563.67
Total Income	111,506.72
Expense	
Total 5000 - Salaries	108,465.29
5100 - Assessments	21,261.96
5120 - Insurance	21,391.00
Total 5300 - Utilities	18,415.45
5350 - Property taxes	22,514.93
5400 - Repairs and Maintenance - Bldg	9,677.42
5430 - Janitorial supplies	4,893.31
5500 - Office expenses	5,936.84
5520 - Church supplies	6,859.79
5526 - Sunday Sch Expense	4,237.64
5529 - Sunday school funding S RCopley	-4,237.64
5530 - Unrecoverable Sales Tax	1,763.63
5550 - Telephone	2,544.56
5560 - Bank charges & interest	763.58
5575 - Strat Plan &/or Lead. Dev	513.48
5580 - Meal ministry	4,559.45
Total Expense	229,560.69
Net Ordinary Income	-118,053.97
Other Income/Expense	
Other Income	
5600 - Recovery bldg exp	99,305.00
5700 - Capital Proj Donation	16,000.00
5710 - Investment income - Capital	5,000.00
Total Other Income	120,305.00
Net Income	2,251.03

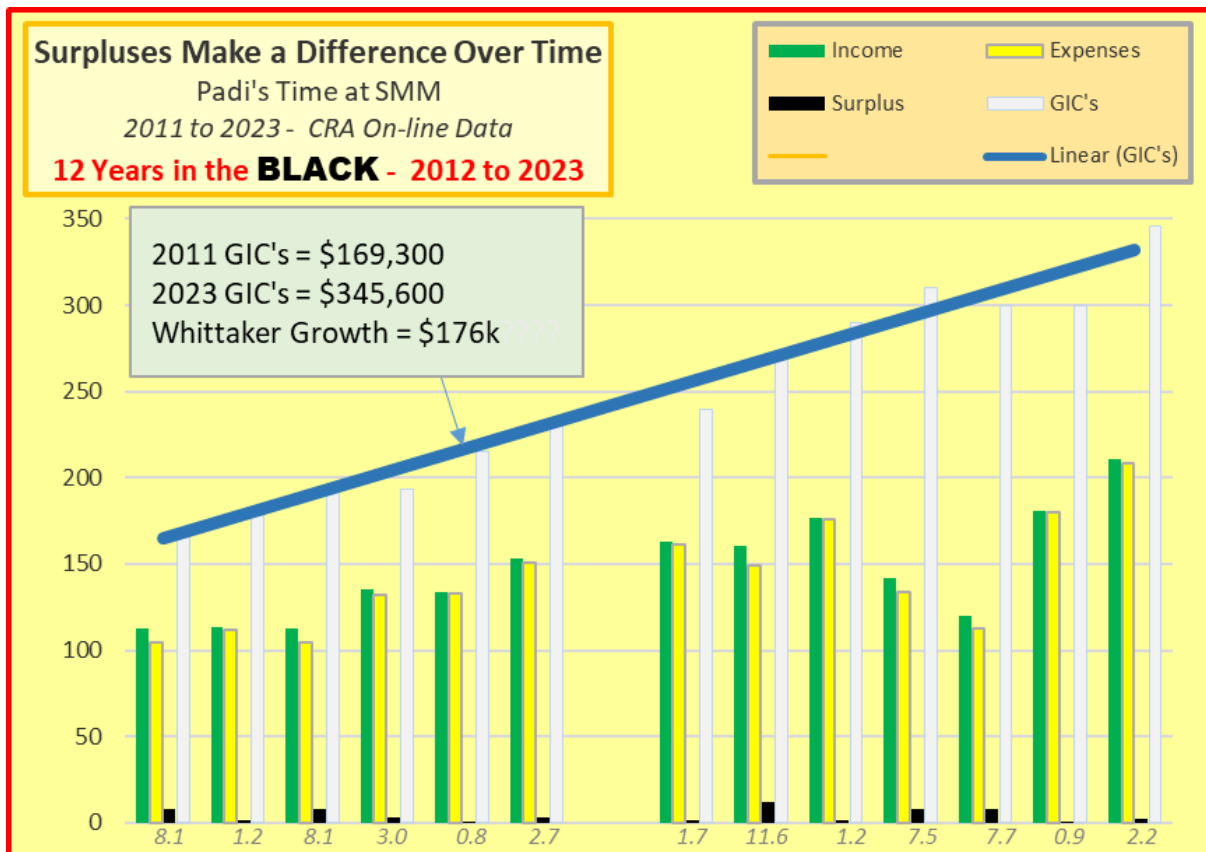
84%
of Expenses

As ratified/recommended 28 Jan by CC & F&SPC Committees

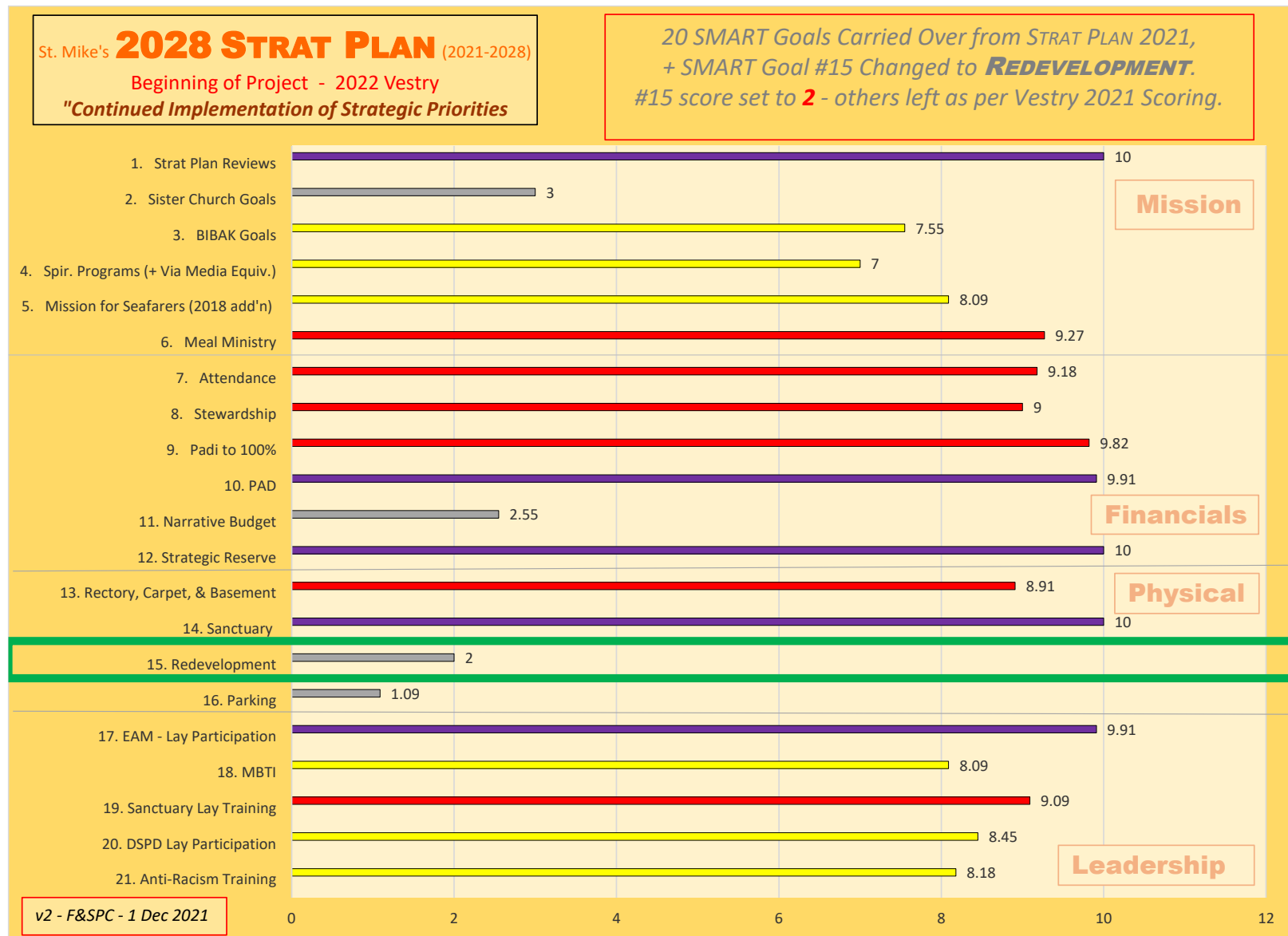
2015-2028 - Strat Plan I (2015-2021 - last 3 years) & Strat Plan II (2022-2028 - 1st 3 yrs) - Church Council & FC Ready									
2024 v5 Budget (Red) Final Review with DW Concluded 4 Jan 2024			Strat Plan I (2014-2021)			Strat Plan II (2022-2028)			
Two Strat Plans - 2021 (3 Last Yrs) + 2028 (2 + 1)			2019	2020	2021	2022	2023	2024	
I. Givings & Miscellaneous Income			Yr 5 Y2C	Yr 6 Covid 1	Yr 7 Covid 2	Yr 1 Covid 3	Yr 2 YE Post Covid 1	Vestry Yr 3 Budget	
1.1	Open donations		3,613	660	900	1,230	4,605	3,000	
1.4	Interest		10,364	7,665	8,476	18,988	5,541	11,660	
1.4	Interest - to Capital		(10,000)	(7,600)	(8,000)	(16,000)	(5,000)		
1.5	Whittaker Bequest		12,683	14,458	14,367	15,452	16,564	20,331	
1.55	Whittaker Bequest - to Capital		(10,000)	(14,400)	(14,000)	(14,000)	(16,000)	(10,000)	
1.7	Parish Givings		86,704	73,384	62,495	95,532	94,798	110,000	
2	Special donations					1,000	11,000		
I.	Total Givings		93,363	74,167	64,238	102,203	111,507	134,991	
II. Expenses									
Change	i	Assessment	18,385	11,247	15,073	15,449	21,262	23,388	
	1 & 2	Wages (4)	86,690	68,256	46,437	95,599	108,465	113,849	
	3	Utilities	2,868	9,015	4,008	12,184	18,415	20,257	
	4	Property tax	9,118	8,250	12,041	12,753	22,515	22,515	
	5.1	Insurance	14,469	16,629	17,661	19,832	21,391	23,619	
	K U WAIT Total		131,529	113,397	95,222	155,817	192,049	203,628	
	% of Total Expenses		75%	85%	85%	87%	84%	84%	
	7.1	Rep & Maint - Monthly	14,425	7,067	7,526	7,185	9,677	3,600	
	7.2	Rep & Maint - Contractors						6,000	
	7.3	Organ & Sound Systems			-				
	8.1	Office and misc	2,347	2,829	1,839	3,010	5,937	5,000	
	8.2	Printing	1,783	631	126			1,000	
	8.3	Office supplies - Stewardship			-				
	9	Telephone	1,739	2,078	1,409	2,707	2,545	3,000	
	10	Janitor supplies/Garbage	2,623	2,567	2,349	612	4,893	5,000	
	11.1	Church supplies - General	4,185	3,116	1,938	3,328	6,860	4,000	
	11.21	Copley Bequest - Kids & Youth	3,700		952	4,412	4,238	5,000	
	12	Unrecoverable GST	758	712	361	898	1,764	1,764	
	13	Bank Charges & Interest	621	500	628	712	764	800	
	14	Meal Ministry	3,500	250	250	3,265	4,559	5,200	*
	15	Strategic Planning/Leadership Dev.	2,873	351		2,163	513	2,000	
	16	EAM/ACAM	4,047	50		99	-	-	
	17.1	Contingency						500	
	17.2	Contingency - Padi (DoNW+SMM)	1,660	526	(450)			600	
	18	In Kind	-	-	250	209			
II.	Total Expenses		175,790	134,072	112,400	180,006	229,561	242,092	
III.1	Church, Hall & DC Rental Income (50%)		83,581	67,405	55,881	64,709	99,305	111,762	
IV.	Surplus / (Deficit) = (I + III) - II		1,155	7,500	7,719	906	2,251	4,661	
* Formula = 12*\$600+\$2000-\$4000			3 yrs of COVID - Anus Mirabilis			17th Year in the Black		??18th Year in the Black??	

As ratified/recommended 28 Jan by CC & F&SPC Committees

12 YRS WITH PADI - WHICH SCENARIO IS THE VIABLE/SUSTAINABLE ONE?



SMM's 2028 STRAT PLAN – YEAR 3 - SMART GOAL #15 - REDEVELOPMENT



ANNUAL REPORT 3.1 - MINISTER'S REPORT

A blessed Lenten season everyone. May the good Lord empower and guide us all today as we gather together for our 135th Annual Vestry Meeting. Year 2023 was another fruitful year for St. Michaels. Thank you all for your sacrifices; your support and loyalty to the church. To God be the glory for all that we have accomplished. The following are the highlights of our sacrificing work this past year.

1. PAROCHIAL STATISTICS

- **Sunday Services** – Our Sunday gathering has been constantly growing since the Covid pandemic slowed down. The arrival of migrant workers with their families from the Philippines and the presence of many visitors joining our Sunday worship contributed to the increase of Sunday attendance. See the 2-year comparison following:

Yr.2 Post Covid ASA - 2022	Yr.3 Post Covid ASA - 2023
84.8	100.8

- **Weekday Services** – Apart from Lenten weekday services and other services during the week (such as memorials, baptisms and thanksgiving celebrations), Evening Prayer services (Tue & Thu) continue to be the primary week day services. We had 98 Hybrid Services in 2023 with an average attendance of 8 per service (16/wk, 60+/mth). Aside from the messages of Bp. Alex, Br Gregory & myself, our Evening Prayer lay leaders stepped up and began giving short messages. They shared 18 messages with us from July to December in 2023; the year previous was when we started this program, and they gave 21 in 2022. In January of this year, we added an additional Weekday Service for the 1st time since 2016; Compline goes every Tuesday, a couple of hours after EP – attendance has been robust. Find following a picture from our chapel of a typical Evening Prayer service.



- **Parish Membership** – Every year our Parish Membership statistics change. There are a number of reasons beyond our control in the movement of members, such as members moving to other places for greener pastures, or others going back to their homeland for good or through death. Last year, 17 families were off the list due to the said reasons, but miraculously there were also 10 new families added. Some are new comers who find SMM as their new spiritual home. Below are the 3-year comparisons of Parish membership.

Parish Membership Stats	2021	2022	2023
Baptism	6	5	5
Death	1	1	0
Number of Family Household	114	116	109
Total # of Parish Household	261	267	259

2. PARISH CLERGY

- We have 2 SMM clergy; Padi Wilmer, plus Bp. Alex as an honorary associate. His presence and the sharing of his wisdom are very much appreciated. Last year, apart from assisting Padi on Sundays and covering for Padi when he was away, Bp. Alex also provided leadership in the following ways: he led the first SMM ACW retreat in Camp Artaban & joined the leadership retreat in Manning Park (see the two pictures on the inside front cover). He also joined the SMM contingent in the Diocesan Stewardship Summit last fall. Thank you for all your support, Bishop Alex, and more power to you.

3. PASTORAL MINISTRY

- The pastoral ministry of SMM continues to support the needy around our community. With the help of all our volunteers & the continuing support of the GVFBS last year, we distributed bags of groceries, fruits & vegetables 3 times a month. SMM also served Hot Meals to 70 people every 2nd Friday of the month, excepting Thanksgiving Day, where attendance was almost 200. SMM also cares for the Seafarer's through the partnership with Mission to Seafarers. Last year, SMM continued giving support through our participation in their special events like fund raising, Christmas gift packaging and ship visiting. We have 5 licensed members for ship visitations as well as 3 driver volunteers for the sailors who go around Vancouver. Lastly, we continue our care for parishioners who are in need or sick by visiting them in their home or in the hospital or in the seniors home.



4. PARISH EVENTS AND PARTICIPATION

- There have been some notable events for our parish in 2023. 1st – SMM conducted an evening prayer Lenten Program; 2nd - had our 6th Parish Leadership Retreat in Manning Park; 3rd – had an ACW Retreat in Camp Artaban; 4th – joined and presented at the Diocesan Stewardship Summit, and, 5th – had SMM's 134th Anniversary celebration with Bishop John in September (see picture above).
- It is also worth mentioning the things our men, women and youth organization participated in last year. Our youth joined diocesan youth/kids' events like the winter and summer retreats, Maundy Thursday sleepover, youth Advent Night and Kids summer vacation school (see Section 3.2 following).
- Our ACW participated in many of the meetings and event gatherings of the Diocesan ACW. SMM also joined and participated at Diocesan Synod, the Deanery Pilgrim Walk, ACAM's Advent Taizé event, the Mission to Seafarer's Summer Fund Raising and Christmas Packaging. Also, SMM leadership attended a funeral and then a wedding, both in Calgary, as well as a meeting in Seattle, USA. With these many events outside of our parish, we can truly say that we are living our Sunday intercession prayer to "become part of something broader than our just our parish."

Thanks, and God bless us all.

Submitted by: Padi Wilmer.

ANNUAL REPORT 3.2 - KIDS & YOUTH MINISTRY - ROSE TOYOKEN

Sunday School/Youth & Young adults Vestry Report (Year 2023)

I. STATISTICS:

1. Total number of Sunday School Children – 43
2. Total number of Youth & Young adults – 13
3. Total number of Teachers – 4 (Rose, Lyn, Lily and Soledad (substitute))
4. Average attendance for Sunday School – 15
5. Average attendance for Youth & Young adults – 3

II. HIGHLIGHTS:

6. Eight of our youth joined in our SMM retreat in Manning Park. They appreciate the hard work of our trustees and committees to make St. Michaels look like now (see inside cover picture).
7. Our young people signed a Christmas card and presented it to our very own Sam Copley at Christmas as a way of saying thank you for their budget (see picture following).
8. Our young people did the Christmas Pageant after a year break – it was very well received.



III. ACTIVITIES, RETREATS AND CAMPS ATTENDED (DYM PROGRAMS AND SMM)

9. Feb 17-19 – Youth Winter Retreat @ Sorento. Theme Psalms & Songs. 5 of our youths attended (next page, bottom picture).
10. March 31 - April 1 – Youth & Young adults sleep over @ Cathedral. Five of them attended.
11. May 5-7 – Eight of them attended the SMM retreat in Manning Park (inside front cover).
12. July 17-21 – A one week Summer Day Camp for the kids aged 5 to 12 years old. It is called the Aspire Bible Camp. The theme here was empowerment to be stewards of God's creation and to learn & act on local and environmental issues. Eleven of our Sunday School represented our church.

13. November 18 – An advent event for ages 11-18 years old at St. Albans, Burnaby. It was called “Light the Night”. Ten of them attended.
14. December 24 – Nativity or the Christmas Pageant. Participation by the Sunday School, Youth, Young adults and adults as Mary and Joseph with a real baby acted as Jesus.

All to God be the glory.

By: Rose Toyoken (Sunday School & Youth/Young Adults)



ANNUAL REPORT 3.3 - MEAL MINISTRY - BRIGETTE CASTRO

February 18, 2024

The Outreach Committee
St. Philip's Anglican Church
3737 27th Ave W
Vancouver, BC V6S 1R2

SUBJECT: A Testimonial to St. Philip's partnership in the Mt Pleasant Meal Ministry Program

To St Philip's Friends of St Michaels & the Outreach Committee

We were pleased to be able to share your definition of Outreach with our 2024 Vestry:

OUTREACH is defined as "the extending of services or assistance beyond current or usual limits". This is the approach we take to Outreach at St. Philip's and it is a very important part of our spiritual life. We strongly believe that caring for one other, for our planet, as well as reaching out to those in need, is what Jesus asks of his followers.

One of our encouragements to our congregation during our Prayers of the People is:

"that we become part of something broader than just our parish."

St Philip's and its Outreach Committee certainly matches the challenge of both of those quotes!

For well over twenty years, outreach from St Philip's took the form of weekly volunteering for our Food Bank & Thanksgiving Meal program, and over the last decade, healthy contributions from the Outreach Committee to the Financial Support of Meal Ministry at SMM. Please say hello to Catherine, Moira and Paul for us, and our memories are still filled with Anne Anthony's participation over the years.

The two biggest events of the year are our Thanksgiving & Christmas dinners for the Mt Pleasant neighborhood. Over 200 hungry clients at Thanksgiving helped us go through 30 Turkeys in 2023.

We miss Anne & her help in the deboning party they day before!

- For 2023, we especially want to thank St Philip's for their financial help. Out of our \$13,200 budget for the full year, a substantial portion of that goes to the purchase of 30 turkeys and all the trimmings for Thanksgiving, and your contribution goes a long way to making that possible.
- Thanks on behalf of the 200!

In addition to our thanks for your continued time & treasure & talent support, we continue to be available to your committee if you would like to know more, as we have been happy to do in the past.

As always, with fond memories and thanks

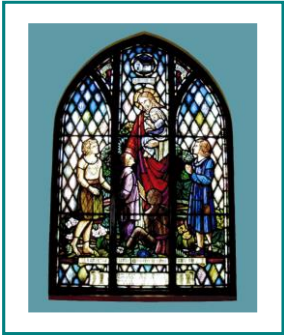
To all of you,
On behalf of the Meal Ministry Team at St. Michael's

The Rev. Wilmer Toyoken
Brigette Castro (ODNW), Meal Ministry Chair

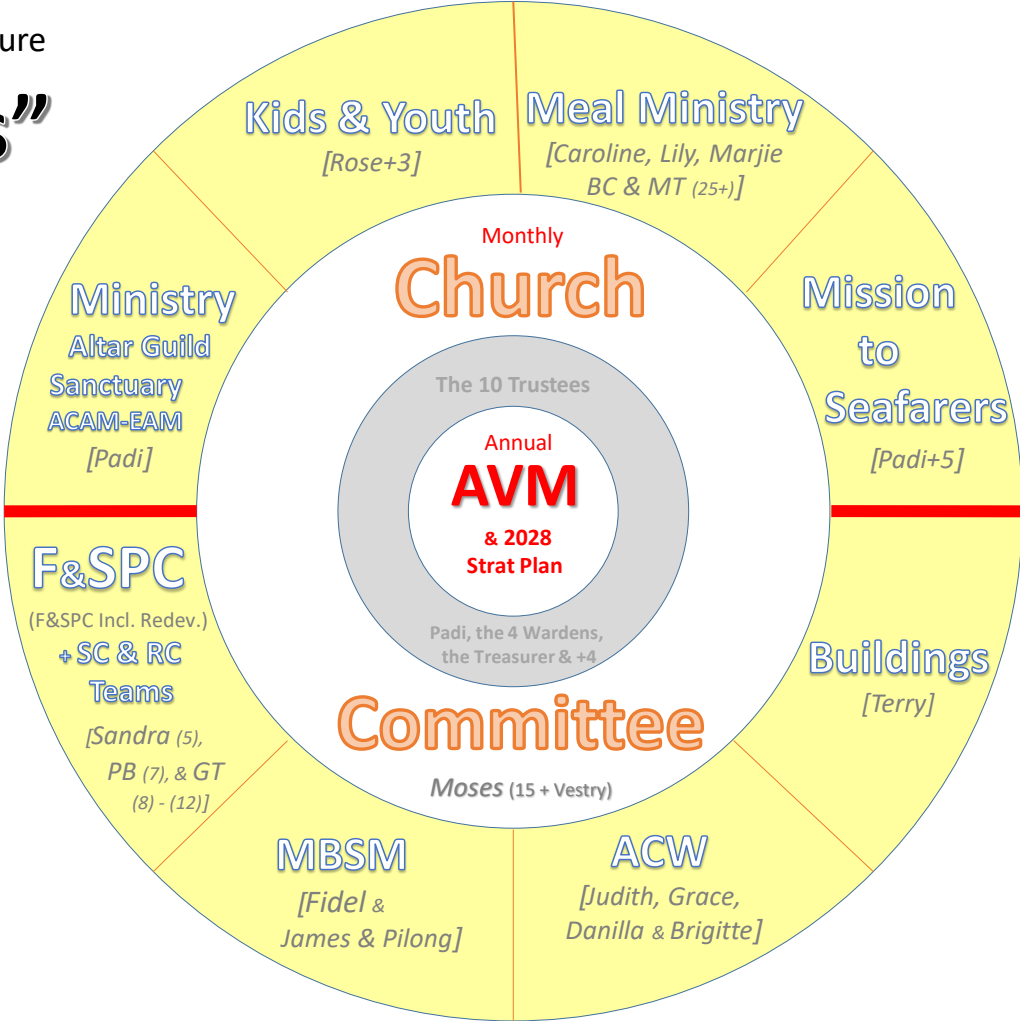
Cyril's Donut - St. Michael's Organizational Structure

“A Team of Teams”
2024

“ESTABLISH AUTHORITY”
*Authority as laid down in the Canons
of the Diocese of New Westminster
and
the Constitution of St Michael's
Multicultural Anglican Church (SMM)*



v1 – ratified by Church Council 23 June 2015: To be updated annually at Vestry
v10 – draft revision at 28 Jan pre-Vestry meeting; to be Vestry ratified 18 Feb 2024



4. 2024 - BALLOT (Based on I & II above)

I. Members-at-Large (Para.'s 25 & 26)		WRITTEN VOTE (x)
	Sandra Baldo (Stewardship Chair)	
	Grace Wandag (ACW Vice-Chair)	
	Brigitte Laweng (Choir)	
	Christy Daytec (1st year)	

II. Synod Delegates & Alternates (Para. 24)		WRITTEN VOTE (x)
2023 voting	Judith Carling (ACW Chair)	
	Darse Carruthers (MBSM Vice-Chair)	
	Clarence Palome (Youth)	
2023 Voting	Fidel Tade (MBSM Chair)	
	Florence Capuyan (Church Administrator)	
	Jessica Diasan (Youth)	

III. Lay Directors/Trustees (Article 5)		WRITTEN VOTE (x)
2024 Vote	Greg Tatchell (F&SPC Chair and EP)	
	James Baldo (to 2027 as People's Warden, Nominating Cmtee Chair)	
No Voting	Brigette Castro (to 2025 as Assoc. Peoples Warden, Meal Ministry)	
	Pilong Bosaing (to 2026 as Associate Rector's Warden, RC Chair)	
	Terry Cutforth (Warden Emeritis, Buildings)	
	Moses Kajoba (Rector's Warden, Church Cmtee & Vestry Chair)	

IV. Ordained Director/Trustee		
	The Rev. Wilmer Toyoken	Incumbent (Year 12)
	The Right Rev Alex Wandag	Associate (Year 3)

St. Michael's Multicultural | A Keystone Redevelopment in the Diocese

A Vestry 2021 Beginning | Concept Development Complete by Vestry 2024

THE REDEVELOPMENT STEERING COMMITTEE (MAY 18, 2022)

St. Michael's Multicultural

A post on the diocesan website news pages, March 27, 2022, and also in the May 2022 issue of *Topic*, it was announced that the Diocesan Task Force on Homelessness & Housing Affordability began their work in February 2022. The Task Force was put together as the result of a resolution passed on May 15, 2021, the most recent Diocesan Synod.

At the Vestry meeting held on February 7, 2021, St. Michael's Multicultural (SMM) on Broadway ratified *Strat Plan 2028*, with a core *Smart Goal* of initiating a redevelopment project, with a primary focus on providing affordable housing for Vancouver's Mount Pleasant neighbourhood. In refinement since then, the parish team has come to understand that financial realities will likely lead to mixed affordable housing. The graphic below shows what the continuum/options of affordable housing looks like and anticipates that the ultimate business plan "mix" will likely be on the right-hand side of the accompanying graphic. With the intention to work towards completion of our Business Plan/Case by February 2024, it is anticipated that the Diocesan Task Force (although with a limited timeline as they report back to Diocesan Synod in May of 2023) will add refinements and more granularity to this continuum to assist in our business case (see IMAGE #1).

The seminal one-pager presented to the 2021 Vestry was co-written/approved by the Diocesan Redevelopment Team and SMM, after their initial Zoom meeting, December 17, 2020. After the SMM leadership team met with then-chair Tom Rowe (Tom left the Redevelopment Committee in early 2022), the Rev. Tellison Glover, and the Rev. Paul Woehrlé, the letter documented three conclusions:

1. We (diocesan leadership) recommend that you (SMM) consider redevelopment on a major basis.
2. The (diocesan) Redevelopment Committee is here to support.
3. SMM has the potential to be a keystone redevelopment in the diocese.

The catalyst for setting up the initial meeting with the Diocesan Redevelopment Committee was the announcement by the City of Vancouver of the proposal to build the Broadway Corridor Skytrain extension and have it in service by 2025. The map shows the Broadway Skytrain extension, while the bottom "X" shows SMM at the "bend" of the line, within four blocks of, not one, but two different Skytrain stations (see IMAGE #2).



IMAGE #2 | Broadway Subway Project — 2025 Completion — "X" = SMM



IMAGE #1 | The Housing Continuum

With a full city block of Broadway frontage, it is easy to see how one of the consulting firms that SMM have met with would characterize the site as a "fantastic opportunity for affordable housing." Part of that testimonial came from research they had done confirming that the City of Vancouver's Broadway Plan rezoning initiative will likely allow at least a 20-storey development at 409 E. Broadway.

In the 18 months since the initial meeting with Tom, Tellison, and Paul, SMM has concluded much of its fact finding/visioning work. It is now actively seeking a Concept Development Partner/Consultant, with a tentative objective of completing the Concept Development/Business Case phase by SMM's 2024 Vestry. If things go according to plan, SMM should then be able to consider four next steps—finding a Development Partner, arranging financing, planning for when construction might begin, and arranging an alternate site for worship during the construction phase.

By way of giving the congregation a redevelopment sense of reality, we have taken to showing them the cornerstone of the current sanctuary, laid in 1932 (see IMAGE #3). We use this photo as inspiration that redevelopment could realistically be completed by the 100th anniversary of the laying of that stone. With a full city block of Broadway frontage, and our proximity to two future Skytrain stations, the consulting firms with whom we have engaged reinforce the three diocesan points at the beginning of this article, and that we should be able to come in well before 2032.

Support from the Diocesan Redevelopment Committee has allowed SMM to move faster and with more assurance than we thought possible during our initial meeting in 2020. This support continued as recently as May 10, when the Rev. Paul Woehrlé provided the SMM Redevelopment Team with four Parish Development Guides. Based on 18 months of learnings, it is a guarantee that these four guides may substantively help and speed up the learning curve for other diocesan churches who choose to go down the path we have

followed.

And, for diocesan churches choosing affordable housing as the primary focus of their redevelopment plans, it can be seen that the Diocesan Task Force on Homelessness & Housing Affordability could have the same effect.

For diocesan churches considering redevelopment, a word of hope: if you have considered redevelopment in the past, and for whatever reason put it off, don't be fearful of revisiting the idea. At SMM we invested much of our leadership's energies in exploring redevelopment over five months in 2005. At that time, we eventually decided that the focus of the leadership should be on mission. In hindsight we made the right decision, and, only now, after 17 years, do we feel we have what we need to embark

with confidence on a redevelopment project with the possibility of a new building on the 100th Anniversary of the current church.

Finally, returning to our genesis meeting December 17, 2020, the Rev. Paul Woehrlé provided us with enduring inspiration when he concluded our discussions with a prayer that St. Michael's has since adopted as their Redevelopment Prayer:

*O God,
Let the whole world see and know
that things which were cast down
are being raised up,
and things which had grown old
are being made new, and that all things
are being brought to their perfection
by him through whom all things are made.
Amen.*



IMAGE #3 | In St. Michael's Multicultural's 133rd year, the 1932 Cornerstone of the fourth church.

From the City of Vancouver's Website

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. It will provide fast, frequent and convenient jobs centre, world-class health ser-

vices, and emerging innovation and research hub, and growing residential communities.

- 700 metres will be elevated, extending from VCC-Clark Station to a tunnel portal near Great Northern Way.
- Five kilometres will be tunneled below the Broadway Corridor from Great Northern Way to Arbutus Street.
- Six underground stations will connect communities and the region, including a direct underground connection to the Canada Line at Cambie Street.
- The 99 B-Line bus service will connect from Arbutus Street to the University of British Columbia.

The project is on schedule for the new line to open in 2025. ↑

To see the tunnel maps for the Broadway Corridor please go to <https://www.broadwaysubway.ca/construction/maps/>

To view the six underground stations please go to <https://www.broadwaysubway.ca/about/stations/>

GENESIS: 17 DEC 2020 - DIOCESAN REDEVELOPMENT COMMITTEE & SMM.

Present: DIOCESAN REDEVELOPMENT TEAM – Tom Rowe, Tellison Glover & Paul Woehrle;
SMM STRAT PLAN TEAM – Wilmer Toyoken, Moses Kajoba, Pilong Bosaing and Greg Tatchell.

OBJECTIVE: The objective of this meeting was to act on item 5.4 (Strat Plan 2021) of the 29 Nov 2020 Church Committee minutes:

- 5.4 A key recommendation was to add REDEVELOPMENT, with a Dec 17 meeting scheduled with the Diocese, to better understand what this may entail, for reporting to the 7 Feb 2021 Vestry.

After introductions, SMM shared their concluding 7-year Strat Plan 2021 report, & then how Redevelopment was being considered in the new 7-year Strat Plan 2028 context.

The Diocesan team shared much with SMM during the one-hour meeting, but the following seven seminal points stood out, as reviewed/refined by Tom & his Committee (& as affirmed again with Tellison 23 Jan '24).

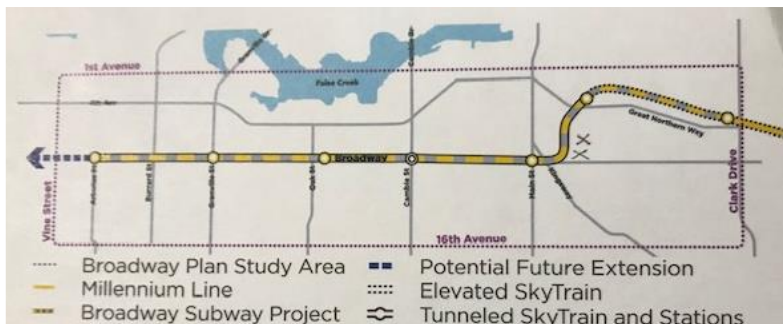
1. **GO FOR IT** – the Redevelopment Committee made this key recommendation:
"We would really recommend that you consider redevelopment on a major basis."
2. **ROLES** – the role of the Diocese relative to the parish would be as follows:
"The Redevelopment Committee is here to support, but the parish is the Driver."
3. **KEYSTONE** – the view of SMM redevelopment from a Diocesan context:
"SMM has the potential to be a keystone redevelopment in the Diocese."
4. **ORGANIZATION** – the Diocese recommends the establishment of a dedicated SMM Redev-Committee.
5. **SISTER CHURCH's** – Amongst others, it was recommended that the SMM Redevelopment Committee consider meeting with Holy Trinity (Sharon Grove), and with Church of the Epiphany (Stephen Rowe).
6. **THE CITY** – The Diocese highlighted the importance of dealing proactively with the City Planning Department, especially given the upcoming Broadway Corridor (see graphic below) Community Plan/Rezoning recommendations. Be part of the process.
7. **RESOURCES** – Van-City has an in-depth program called BUILDING IT RIGHT. The following web-link gives a sense for what is available/what is involved [starting 19 Jan 2021, Terry!].

St Michael's Multicultural was very impressed with how helpful Tom's Redevelopment Committee was in equipping SMM to develop an action plan in preparation for Vestry deliberations on 7 Feb 2021. Further to the 7 points above, the SMM Team were also grateful to the Diocesan team for their follow-on references & material, their offer of help in preparing for the City meeting, and their review/refinement of this summary.

Finally, we would like to finish with the prayer the Rev. Paul Woehrle concluded our meeting with, and which might serve as the guiding light for SMM redevelopment:

** O God, let the whole world see and know
that things which were cast down are being raised up,
and things which had grown old are being made new,
and all things are being brought to perfection
by him through whom all things were made,
your Son Jesus Christ our Lord.*

** Ordination of a Bishop (BAS p. 634)*



Broadway Corridor SkyTrain Extension – note SMM location (bottom X)

THE FAITH OF OUR FATHERS

ST MICHAEL'S 1ST FOUR CHURCHES



1889, 1901, 1905, 1932

(see also Baptistry Stained Glass Window)