SMM – A KEYSTONE REDEVELOPMENT IN THE DIOCESE?

A VESTRY 2021 BEGINNING – CONCEPT DEVELOPMENT COMPLETE BY VESTRY 2024?

In St Michaels on Broadway's 133rd year, the May 2022 TOPIC (page 5) announced that the *DIOCESAN TASK FORCE ON HOMELESSNESS & HOUSING AFFORDABILITY* began their work in Feb 2022.

A year previously, at their 7 Feb 2021 Vestry, St Michael's Multicultural (SMM) on Broadway ratified *STRAT PLAN 2028*, with a core SMART GOAL initiating a redevelopment project, with a primary focus on providing affordable housing for the Mt Pleasant area in Vancouver. In refinements since then, the team has come to understand that financial realities will likely lead to mixed affordable housing – the graphic following 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. Working towards completion of our Business Plan/Case by Feb 2024, it is anticipated that the new Diocesan Task force will add refinements and more granularity to this Continuum to assist in our Business Case.

The seminal 1-pager presented to the 2021 Vestry was co-written/approved by the Diocesan Redevelopment Team and SMM, after their initial Zoom meeting on 17 Dec 2020. After the leadership team met with Tom Rowe (Chair), the Rev Tellison Glover, and the Rev Paul Woehrle, the letter documented three conclusions:

1. "We (the Diocese) would really 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 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 accompanying graphic).

Broadway Subway Project – 2025 Completion – 'X' = SMM

With a full city block of Broadway frontage, it is easy to see how one of the Consulting firms we have met with would characterize the site as a "Fantastic opportunity for Affordable Housing." Part of that testimonial came from the 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 in a position to begin considering 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 accompanying picture). We use this photo to get their attention 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 we have dealt with reinforce the three Diocesan points at the beginning of this article, and that we should be able to come in well before 2032.

In SMM's 133rd year, the 1932 Cornerstone of their 4th Church

Support from the Diocesan Redevelopment Committee has allowed SMM to move faster and with more assurance than we thought possible back in Dec of 2020. This support continued as recently as May 10th, when the Rev Paul Woehrle provided the SMM Redevelopment Team with four Parish Development Guides. Based on our 18 months of learnings, it is a guarantee that these four guides will 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 new *Diocesan Task Force on Homelessness & Affordable Housing* could have the same effect.

For Diocesan churches considering Redevelopment, a word of Hope. If you have ever considered Redevelopment in the past, and for whatever reason put it off, don't be fearful of revisiting it. At St Michaels Multicultural (SMM) we invested much of our leadership's energies in exploring Redevelopment over 5 months in 2005. At that time, we eventually decided that the focus of the leadership should be on Mission. With hindsight we made the right decision, and, only now, after 17 years, do we feel we have all that we need to embark with confidence on a Redevelopment project with the possibility of a new building on the 100th Anniversary of the current Sanctuary.

Finally, returning to our Genesis meeting with the Diocese back on 17 Dec 2020, the Rev. Paul Woehrle provided us with an enduring inspiration when he ended it 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.

The SMM Redevelopment Steering Committee
May 16, 2022