
St. Luke's Redevelopment Information Session

GUEST SPEAKERS: Gary and David Lunn

Sunday, August 29, 2021

Livestream is at <https://www.stlukesvictoria.ca/live>

Agenda

1. Welcome and introduction by the Reverend Daniel Fournier
 2. Presentation of the proposal by Gary and David Lunn
 3. Question and Answer period
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The purpose of this meeting is to present information about a proposal to redevelop the part of St. Luke's property where the hall and old rectory currently sit. Parish Council has begun to discuss a redevelopment plan in partnership with a local developer and it is time for you to be involved.

The Diocese has approved St. Luke's leadership to explore the concept of property redevelopment. The proposal before us meets the condition set by the Diocese, that we not pursue a low-cost housing project which requires participation of government agencies. This condition emerged from the experiences of other parishes.

The following image shows the general area of the property under consideration for redevelopment. The blue outline shows the footprint of one possibility to replace the two buildings.



WHY REDEVELOP OUR PROPERTY?

The reasons are twofold –

1. to deepen our parish's commitment to supporting the broader community by entering into supportive relationships with partners who to establish a community hub in the Cedar Hill area
2. to address the financial difficulties of the parish

1. St. Luke's desire to become a Community Hub

The leadership at St. Luke's has been working to establish our parish as a community hub that helps partners delivery services. We want to embrace outreach as the cornerstone of a culture of community. Compassion for others and a passion for social justice must always underpin the choices we make. We want to pursue meaningful projects and engage with other churches and community groups in developing active and respectful relationships.

In the coming months we will be working to define our Parish Mission and Values. Even before doing that challenging work we know that St. Luke's has always worked hard to support both the parish community and the broader community. The physical assets of the parish provide a means to support both communities however, the current physical assets are old and costly to maintain. This proposal might provide an opportunity build on the foundations of our ministry, where we embrace faithfulness in our calling to minister to the community.

Goal

St. Luke's expands and improves on its long history as a Christian community that defines itself by its outreach. We can do this with a sense of intention, seeking to serve the world by discerning new initiatives that present opportunities to support the community by

- Optimising the use of our property to become a centre for the community (a Community Hub)
- Supporting active participation in neighbourhood outreach programs
- Building on partnerships with other churches, non-profits, and community groups
- Ensuring that existing community programs are monitored and sustained

2. The financial difficulties of the parish

At our Annual General Meeting the Finance Committee's Strategic Plan was shared. It was a carefully written document that detailed how our dwindling financial resources would be seriously depleted within 5 years if the parish didn't make significant changes. One of the parish's major assets, its property, turns out also to be its major liability – the cost of maintaining the buildings.

As you know, a large percentage of our budget each year is dedicated to the maintenance of the buildings, in particular the hall. Many features of these structures have become outdated and inefficient, or require complete replacement. In turn, these ongoing building expenses divert large amounts of money away from valuable ministry work that we aspire to here at St. Luke's. This problem is only getting worse over time.

Goal

St. Luke's becomes a financially viable parish that can cease to worry about its continued existence and can instead focus on its ministries of outreach to and support of the vulnerable members of the community.