

Pilon, Janet

Subject: Affordable housing at the Holton Ave. site

From: Josephine Ruiz

Sent: April 12, 2021 10:58 AM

To: arlene.vanderbeek@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Merulla, Sam <Sam.Merulla@hamilton.ca>

Subject: Affordable housing at the Holton Ave. site

Dear Councillor Arlene Vanderbeek,

I am contacting you as a member of New Vision United Church and a resident of your ward

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Respectfully,

Josephine Ruiz

Speaking note to brief to Planning Committee July 10 2018

Ian Sloan

Councilors and Chair, thanks.

In a nutshell – New Vision owns two buildings. New Vision is a merger of two congregations. Their merging meant something had to be done with one building to support the other if one of the two were to continue standing.

We made the choice to keep the 24 Main St. W. building, based on community responsiveness to the building.

Having decided, now we have to make the other assist us in keeping the doors open at 24 Main W. But there's more to the story than that...

I am here to speak against your recommending a heritage designation to Hamilton's City Council for the New Vision United Church 1912 building at 85 Holton Ave. S., formerly known as St. Giles United Church.

My name is Ian Sloan. I have been in United Church ministry for 30 years, in Hamilton for 9 of them. I minister to and with New Vision United Church, the owners of 85 Holton S. New Vision is the product of a merger four years ago of the former St. Giles congregation whose church building was at 85 Holton Ave. S., and the former Centenary United Church, whose church building was at 24 Main W. New Vision holds title to both properties.

There are two main propositions that I want to advance with you. First, my church is an "accidental developer" at both 24 Main W. and the subject property of this recommendation, 85 Holton Ave. S. We knew little about development when we began our study and decision making about the 85 Holton Ave. S. and 24 Main W. four years ago. We know a fair bit more now. Development of real property is the domain of individuals and corporations with deep pockets, whose primary incentive is a pecuniary or financial one. There are many risks in property development, not risks typically a congregation would consider. Our focus and our calling is something like "self-emptying." We own property as a church as a collective, for the common good.

When we formed New Vision out of St. Giles and Centenary United Churches four years ago, we vowed as a collective that we would not sell off our real property, but we would seek to redevelop it ourselves for the best good we could find. The church's role has shifted in the new social fabric, and we intend to continue to be a pillar of it, in a new way.

In our new role, we might appear to be "accidental developers" at 85 Holton Ave. S. In fact, we are engaged in social enterprise.

Social enterprise is a movement of creating not-for-profit and for-profit businesses with a core vision to make a better world. This movement is engaged largely by post-Boomer generations. Typically, social

enterprises focus on contributing to social good, healing the environment and making “enough” money to keep the venture going. This is called a “triple bottom line” approach. They sacrifice maximizing profit in the short term for the long term good of social and environmental impact. New Vision adds a “spiritual” bottom line in pursuit of “quadruple” bottom line results as it seeks to develop as a social enterprise.

Social enterprises like we at New Vision are developing transgress a lot of boundaries. The Canada Revenue Agency is trying to figure out where income taxes begin and charity ends. The Municipal Property Assessment Corporation is trying to figure out how to assess church properties that mix profitable businesses and charities. It is a strange place - obviously for the civil servants who work on policy and its implementation in those areas - but also for us. This is not the church your grandparents were a part of.

The transgressions we as a social enterprise commit as a church leads to my second proposition to you. Another legislative regime that is heavily affected by the many changes in the social order with respect to Christianity is heritage legislation. Civil servants working in this policy area have exactly similar challenges to the CRA and MPAC. Churches are not deep-pocketed developers, but for a long time we have been easy targets of deep-pocketed developers – we’ve been shrinking congregations, making mergers, desperate for cash, selling buildings, living in the illusory hope that next year, or maybe the year after, things will turn around. People will come back. It has not happened, and we are more realistic in our hopes.

If your heritage planner is dealing with a deep-pocketed developer who has swooped in and paid cheaply for a church property, it makes sense to me that the municipality needs legislative tools to stop a further erosion of community value that happens after the congregation packs up and stops adding its value to the neighbourhood. That’s the erosion that comes with the demolition of the symbol of all that community good. Indeed, I observed Councilor Partridge at the Hamilton Municipal Heritage Committee on June 21 make the assumption that this is what is happening at 85 Holton Ave S. I could see her surprise when she learned that the very church itself is seeking to change the use of the lands.

Councilors and chair, the ground has shifted under us all. It is not a deep-pocketed developer in front of you this morning, it is your neighbours who work hard to make a positive difference in the community, the present generation of many generations of people like us – like you and me. New Vision is few, but our religious convictions and purpose burn strongly in our hearts. We did not leave St. Giles Church, the community around it left it. As we who are still there look at the painful and vast deferred maintenance that inevitably arose as numbers diminished, at the absence of will in the neighbourhood to recreate the social economy by which such a building can flourish, we know it is time for the building to go down to the dust with its ancestors. That’s our heart in the matter. It’s our symbol, our place. We as a church are called to new uses of our lands.

There are new needs to be met with these lands at 85 Holton Ave. S. Our redevelopment plan is to bring urgently needed mid-market purpose-built rental housing into our urban neighbourhood. Revenue from the housing will generate ongoing funds for our core vision of making a better world. And by deciding to

bring down the building at 85 Holton Ave. S. we have chosen against a civic trophy for a passing Christian-dominated society, and we have chosen for housing people.

That, Councilors and Chair, is our case for your support for our intentions for the lands at 85 Holton Ave. S. New Vision as a collective, a proud collective, a Christian collective, precedes you in making a decision not to seek heritage designation from you for it. We will carry on with those lands. They will do what they have done, though are not doing now, yet will again do in the future – they will make the community a better place to live.

Thank you.

New Vision United Church

24 Main Street W and 85 Holton Ave

April 2021

United Properties Resource Corporation

Introduction - UPRC

New Vision United Church - Timeline

85 Holton - Vision / Project Goals

85 Holton - Housing Key Facts

Community Consultation - What we heard

Next Steps

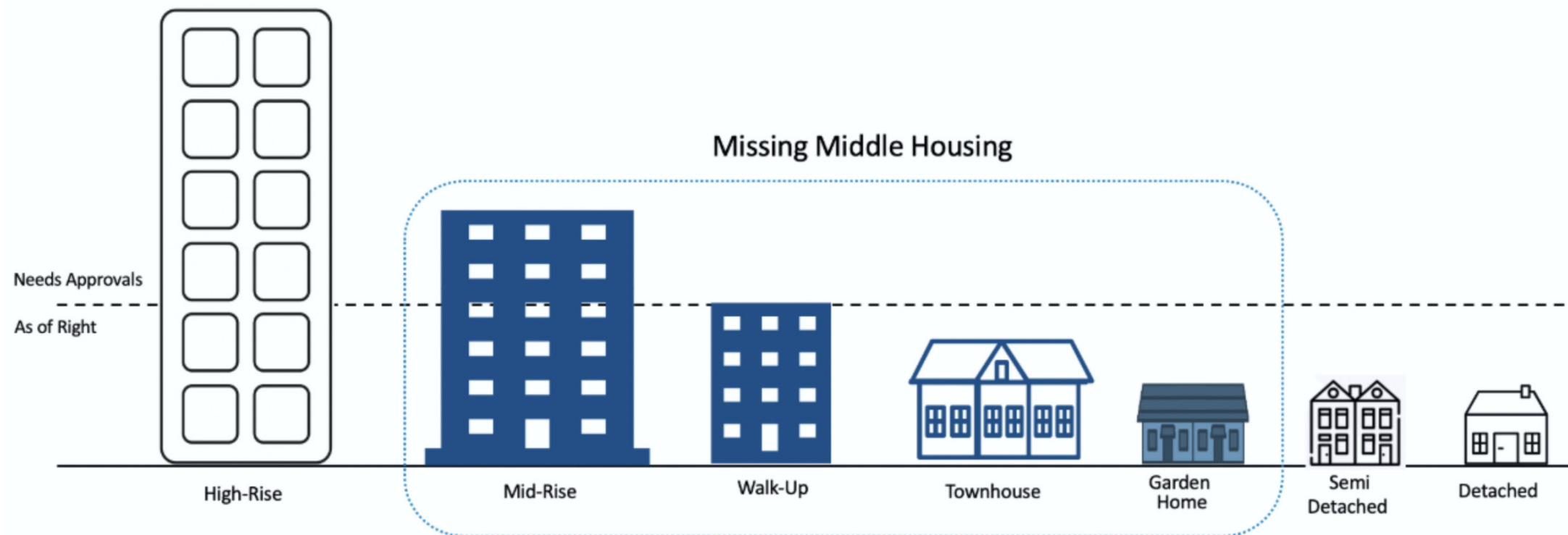
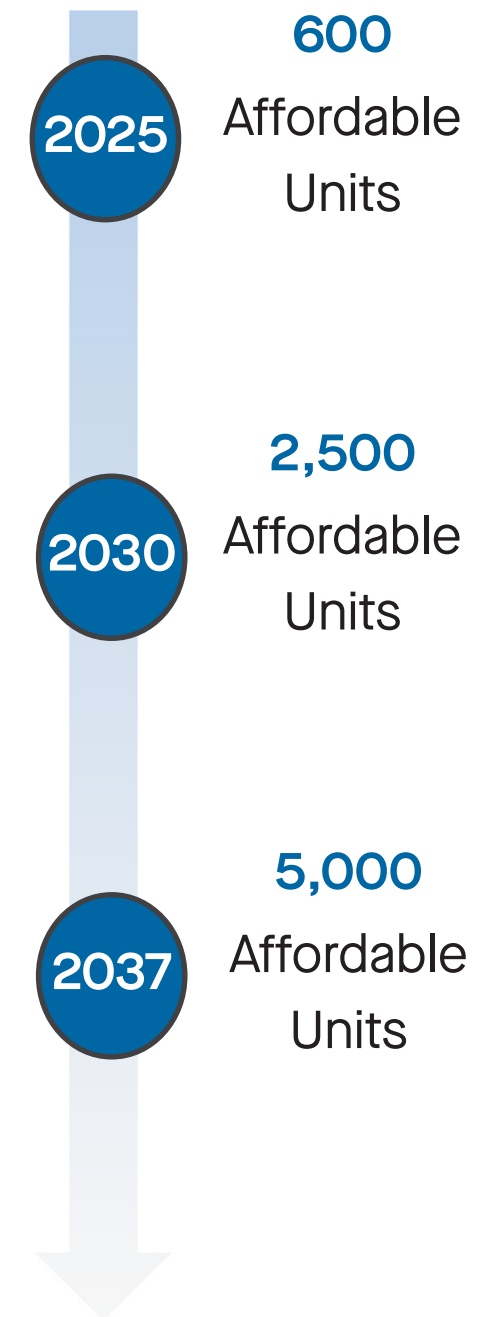
AGENDA

Founded in 2019 as community building developer United Property Resource Corporation (UPRC) works with communities of faith and non-profits to create mixed-income rental housing.

UPRC works to create socially, environmentally, and financially sustainable communities through redevelopment projects that will promote the common good for the next 100 years.

UPRC's model invests profit back into the local community through affordable housing, community services, and congregation and neighbourhood programs.

Nation-wide Housing Program Deliverables



UPRC - KEY FACTS

Our organization is guided by the following principles illustrating the values that underpin our work.

Three key takeaways:

1. Affordable housing for all (Not just houses - homes)
2. Sustainability - Social, Financial, Environmental
3. Open and accessible to all



Prioritize the development of safe, stable, affordable housing for all Canadians



Maximize social impact to achieve the highest possible economic environmental and social benefits.



Innovate and lead by advocating for progressive real estate and financial models that create long-term sustainability



Collaborate with public and private partners to build spaces that balance the need for affordable housing with the required returns to unlock value that is reinvested in social purpose.



Recognize the diversity of our communities by building neighbourhoods that are accessible to all.

UPRC - CORE PRINCIPLES

2013 - Joint ministry
St Giles United and
Centenary United

**2015 - Final
Worship at St Giles**

**2018 - City Council Decision not
to designate St Giles**

New Vision to work with Heritage to record
and preserve the history.

**2021 - UPRC begins study
of 85 Holton**

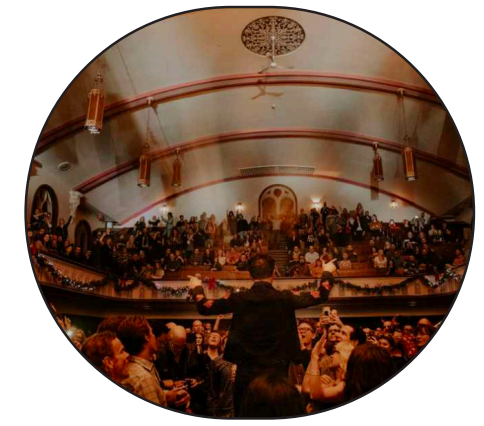
**2013 - Building Assessments -
24 Main St. W + 85 Holton**

24 Main Street W Site Chosen for Joint
Ministry

85 Holton studied for adaptive Re-use

**2020 - 24 Main
Street W. designated**

TBD
Combined New Vision sites
Community and cultural
Affordable and market housing



New Vision works to expand and create cultural programming at 24 Main Street W.

NEW VISION UNITED CHURCH / COUNCIL DECISION TIMELINE

Religious Items relocated and preserved:

- Baptismal Font and the Communion Table were donated to Hamilton Korean Congregation.
- Pews were donated to Mustard Seed Co-op and Bethel Church.
- Seven stained glass windows have been sold at Auction:
 1. The Cody Memorial in the Chapel
 2. The Adamson Window in the Chapel
 3. The Robinson Window over the Front Door.
 4. The Sweet Window in the Chapel
 5. The Martin Window in the Sanctuary
 6. The East Decorative Window in the Narthex
 7. The West Decorative Window in the Narthex.
- The stained-glass window in the Chancel returned to original family who were Members of the Congregation for five generations.
- Organ sold to a Toronto organ builder for resale to a church.



Military and Memorial Items relocated and preserved:

- All Flags and documents of the 85th Machine Gun Battalion have been transferred to the Royal Hamilton Light Infantry Museum, (The successor Regiment)
- Memorial Plaque from the WWI Memorial Cairn is in storage at New Vision United and could be installed in New Vision United Church or included as part of the proposed redevelopment.

Bells

11 Bell Carillon - Being salvaged for re-use or display at another location. Details TBD.

Cultural Heritage Impact Assessment

The in-progress Cultural Heritage Impact Assessment will recommend preparation of a Documentation and Salvage report

Ongoing Commitment to consider further Preservation Options

ST GILES HERITAGE RECOGNITION PLAN



FAMILY FRIENDLY AMENITIES



AFFORDABLE HOUSING



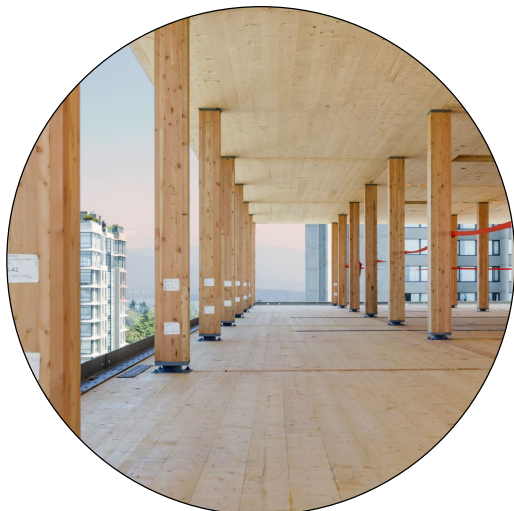
URBAN GARDENS



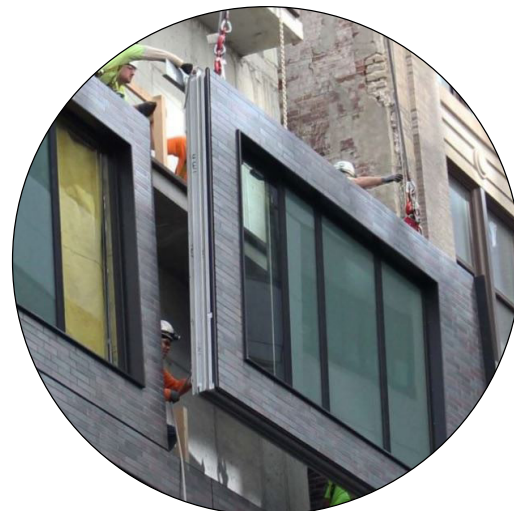
WALKABLE STREETS



SOLAR READY



MASS TIMBER



HIGH QUALITY MATERIALS



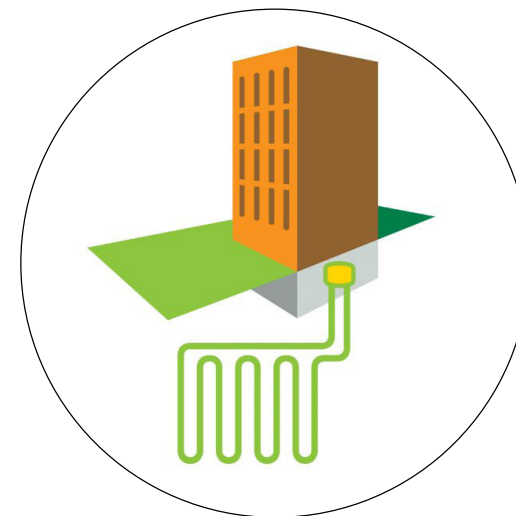
GREEN ROOF/URBAN GARDEN



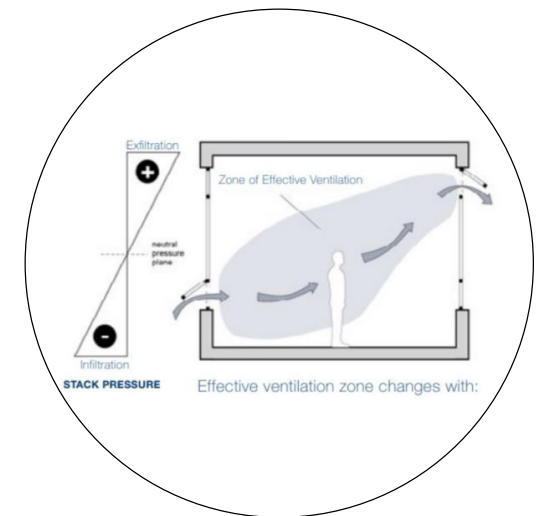
PASSIVE HOUSE



ZERO ON-SITE CARBON



GEO THERMAL



PASSIVE VENTILATION

85 HOLTON - PROJECT GOALS



100% Rental Housing

What type of housing will be provided?

How Many Affordable Units will be provided?

UPRC and Hamilton Housing will work together to explore opportunities for increased affordability through housing benefits and other programs.

**30% Affordable Housing
(Approximately 30 units)**

What Level of Affordability will be pursued?

Affordable rents will be per CMHC requirements: 79% of MMR:
Currently this would be:

Bachelor	\$474.00 / mo
1-Bed	\$790.00 / mo
2-bed	\$924.30 / mo
3-bed	\$987.50 / mo

85 HOLTON - AFFORDABLE HOUSING FACT SHEET



UPRC with local partners

Who will manage the project?

UPRC will manage the project & work with local partners to support the affordable housing & long-term management

Are there restrictions to groups that can live here?

We are committed to fair and equitable access to affordable units for all.

Who will the affordable units be targeted to?

Increase the opportunity for vulnerable and marginalized individuals, including Indigenous Peoples, Black people, People of Colour, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy, and adequate homes.

Vulnerable and marginalized individuals

Work with Hamilton housing to identify the most appropriate populations

85 HOLTON - AFFORDABLE HOUSING FACT SHEET



Shortage of outdoor / family friendly space in the area.

**Shortage of Affordable Housing/
does not support diversity of
neighbourhood**



Community Scale Development

Desire for historic preservation

85 HOLTON PUBLIC MEETING FEBRUARY 2021 - WHAT WE HEARD

Initial Studies and due-diligence in progress

Coordinate community consultation with Councillor Nann's Office

Follow-up Public Meeting (Spring 2021 - Date TBD)

Formal Application to City (Spring / Summer 2021)

NEXT STEPS