

ON THIS SITE

making Jesus known - among us, around us, beyond us

VICTORIA
Alliance Church

1792 Townley St | victoriaalliance.ca | 250 592 1821

TABLE OF CONTENTS

PROJECT OVERVIEW Pg 1

BRIEF HISTORY..... Pg 2

TIMELINE..... Pg 3

FAQ..... Pg 4-7

NEXT STEPS..... Pg 8

PROJECT OVERVIEW

“WE LONG FOR OUR CHURCH BUILDING TO BE A CATALYST FOR MAKING JESUS KNOWN AMONG US, AROUND US, AND BEYOND US.”



Due to the imminent completion of the Greater Victoria Housing Society's (GVHS) building project, we've had to move very quickly on decisions related to the installation of a sidewalk across the front of our building. How we decide to accomplish this could have a domino-effect impact on future renovations as we seek to use our building to make Jesus known among us, around us and beyond us.

We will be holding a special AGM on Friday November 8 @ 7pm (dinner @ 6pm) to vote on Phase 1 of a proposed renovation and expansion plan, as it pertains to the work required on the front of our building.

THE MOTION

The Board recommends a motion to the church membership to approve the plan for redesigning the church frontage, thereby securing the option of the proposed future renovation and expansion on our current site. The funding of the proposed redesign will come from the Future Facility Fund. The project (Phase One) is not to exceed \$220,000.

PROJECT OVERVIEW

brief history

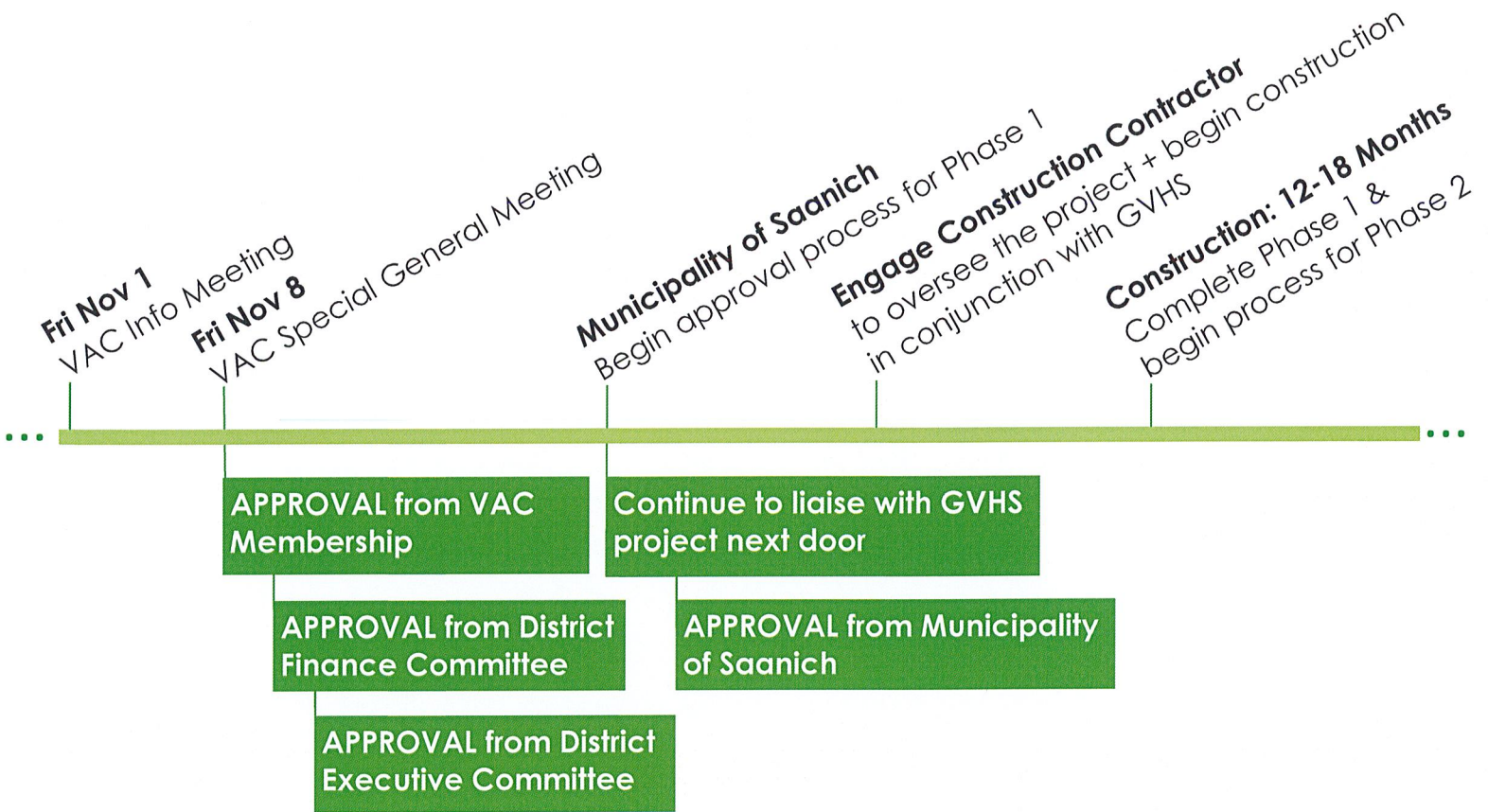
For the past several years at Victoria Alliance Church, we have been seeking God's vision for how we can best be making Jesus known among us, around us, and beyond us specifically with our church building through committee and board work. In considering this, we have discerned that we need a facility which can:



- Hold ~300 people
- Expand our kingdom impact by meeting in a space with room for growth
- Create a space that can be utilized by our greater Victoria community as well as our church community
- Secure a physical building that will serve VAC into the next several generations, ensuring a continuous evangelical presence in this community
- Embody our value around gathering by accommodating meetings for groups of various size
- Reflect to our community the passion and value we place on the message of Jesus
- Honour the sacrificial giving of those who have come before us, and steward well the trust that has been passed on to us

PROJECT OVERVIEW

timeline



FREQUENTLY ASKED QUESTIONS

Why didn't we hear of this plan sooner?

The Board has had committees actively addressing issues regarding future facility plans for well over a decade. The Future Facility Task Force (FFTF) had the mandate to clarify our values, priorities and vision for a facility that would meet the needs of our faith community for the next generations. There have been several opportunities for the congregation to speak into their work through focus groups, visioning nights, and personal conversation. This input helped shape the criteria and values that guide the current Property Committee, tasked with finding a suitable property to accommodate such a vision.

While the FFTF investigated a potential option to purchase the school property across the street, it became policy to keep activity confidential, so as not to interfere with our hopes to one day purchase the land at the lowest value possible. After learning in the fall of 2018 that the school property was in fact not ever going to be sold by the School District, the habit of keeping information confidential remained a leftover practice, out of habit.

The Property Committee apologetically has brought this unfortunate practice to the attention of the Board and takes responsibility now for ensuring that we are as open and transparent in our communication with the congregation as is reasonably possible.

What are our other options? Reasons for not pursuing those?

As we consider the issue at hand, it comes down to these choices:

- Do we stay on this site and update our current configuration?
- Do we stay on this site and renovate and expand?
- Do we look to another site for a future facility?

Given the current condition of our facility, there really is no option to do nothing.

The Board engaged in a discernment process with these options in mind. Until recently it was believed that this site would not hold a large enough sanctuary to accommodate future growth. However, when our options for purchasing other properties in the area became exhausted or too expensive to be realistic, a proposal from Buck Perrin suggested that there may in fact be a way to reorient the sanctuary and find the space we desire on this site.

Faced then with the choice between investing significant maintenance money into updating our current configuration, or pursuing a staged process to renovate and expand the facility to sustain our facility into the next 60+ years of ministry, the Board believes that the Spirit is leading us toward the renovation and expansion option.

FREQUENTLY ASKED QUESTIONS

continued

Why is the timeline for a decision so short?

The timeline of bringing this decision before the church membership has not been a timeline chosen by your leadership. It has been as a result of the development to our west (Greater Victoria Housing Society) that we are being placed in a situation that requires quick action. The Board has discerned that the opportunity to preserve our interests to develop this site in the manner desired is worth taking immediate action upon. While this may feel hurried, in truth the matter has been unfolding on several fronts for many years. The time for action, however, is now quickly upon us.

How long will it take?

The estimated construction timeline for Phase 1 is 12-18 months.

Do we own our property?

No. The Pacific District of the Christian and Missionary Alliance is the property owner. As we are not the property owners, we require District approval before we take on this endeavor.

How much will Phase 1 cost?

Costing out a new construction project is challenging. Costing out a renovation and expansion project poses even more significant obstacles. At this point, we are only prepared to address the estimate for the first stage (Phase 1). The proposed estimate for Phase 1 is \$200,000. The funds for this stage are already available for use in our Future Facility Fund.

What happens if the money runs out?

The proposal for Phase 1 places a cap on spending for this first stage of \$220,000. This money is already available and ear-marked for this project. The estimate we have at this point is for \$200,000. We believe we have allowed room in our plans for some un-budgeted items.

Should, for unknown or unexpected reasons, the cost of Phase 1 be projected to exceed the allotted monies, the church membership will be reconvened to approve any additional expenditures or to cease work.

There are options to limit the scope of the project as it unfolds through "mini-stages." These options could be exercised to bring an early end to the project due to budgetary concerns.

FREQUENTLY ASKED QUESTIONS

continued

Can we legally use the Future Facility fund for this?

Yes. The Future Facility fund is an internally designated fund that was seeded by funds gifted to Victoria Alliance Church from Pipeline Church's future facility fund. As an internally designated fund, it is at the Board's discretion how the funds may be utilized. In an effort to faithfully steward the gifts of those who contributed to the original Pipeline fund, the following description is attached to the fund:

The Future Facility fund is intended to position the church to serve its community well while accommodating future growth. Victoria Alliance Church gratefully acknowledges the history of this fund, tied to the hopes and dreams of many who attended Pipeline Congregational Church. It is our intention to honour the sacrificial giving of the Pipeline community by ensuring a continuous evangelical presence in Victoria that is welcoming, Christ-centered, Spirit-empowered, and committed to the mission of making Jesus known.

How will church happen during renovations?

Every effort has been taken through the process to address our need as a community to gather. The staging for the work has in part been determined in a manner we believe will keep adequate access and egress for our sanctuary. However, the municipality will ultimately determine, in consultation with the Fire Chief, whether we can continue to occupy our current worship space during renovations.

There may be a season during the process where our gathering place needs to be temporarily relocated. Please know that we will always work with the goal of limiting the disruption to our community's worship and gathering experiences.

What happens if it's not approved at any level (C&MA District/Saanich Municipality/etc)?

As with all projects, there may need to be adjustments along the way. The Board feels confident that our plan is reasonable and adds to the value of our surrounding community. It is our hope and prayer that the municipality will work with us to overcome obstacles if they arise.

The District has indicated to us a desire to ensure good order, and fiscal responsibility. As we are following their instructions, and have our finances secured, we believe they will be favourable to the work proposed.

That said, the Board has asked God to open and close doors in a manner that makes His will known to us. We remain open handed to any outcome, and see this whole process as a way that we may all be drawn closer to the heart of Jesus. Please keep praying.

FREQUENTLY ASKED QUESTIONS

continued

Are we committing to the full renovation by committing to Phase 1?

Yes and no.

Yes, we are somewhat committing to the full renovation and expansion, because it really doesn't make sense to invest into the frontage of our site if we do not intend to remain here long term. It is more accurately a commitment to remain on this site.

No, we are not committing fully, because we have intentionally limited this decision to the first stage only. Phase 1 is the immediately time-sensitive project, as it relies upon a coordination with the construction happening with our neighbours to the west. There will be more time for further input and development of ideas for the final two phases of the renovation and expansion. Each phase of development will be individually brought to the church membership for approval, with budget expectations and timeline estimates.

What is the overarching timeline?

At this point, the Board has only been given a timeline for the work involved in Phase 1 (see pg 4). Each Phase will be individually budgeted for and planned for in regards to timing.

Who can come to the Special General Meeting on Friday November 8th?

Anyone! We strongly encourage all active members of VAC, as well as those who consider this to be their faith community to attend. We desire to have as many people as possible engaged in helping to discern the way forward.

I can't come on Nov 8 but I want to vote. Is there a way I can do that?

Our bylaws prohibit proxy votes. Votes may only be cast by those members in the room.

However, your voice is important to us. Please forward any of your thoughts, questions, or concerns to the Board for their consideration. Email: onthissite@victoriaalliance.ca

I'm not a member but I want to vote – can I?

We will be holding a membership Sunday on November 3rd. If you are interested in church membership, please contact the office today so we can schedule an interview for you right away. Email: office@victoriaalliance.ca

NEXT STEPS

how you can be involved



1. PRAY

Please join us in prayer for our staff, our board, and our church as we seek to live On Mission through the resources we have been given to steward. Pray for all approval processes, that they would serve as the open and/or closed doors of God's mission.

2. RESPOND

We value your feedback and would love to hear from you at any of our info events. Alternatively you can email us: onthissite@victoriaalliance.ca

3. VOTE

If you are not currently a member and wish to vote at the General Meeting, please contact the office: office@victoriaalliance.ca

VICTORIA
Alliance Church

1792 Townley St | victoriaalliance.ca | 250 592 1821