

'Building the Vision' Discernment Process

Interim Report of the Property Team

January 20th 2008

A note from Senior Pastor, The Rev'd Canon Christopher King:

Last November the Property Team presented their report 'Building the Vision'. This described the process the team had followed and the estimated cost of a building expansion project that is a recognisable development of the Vestry 2006 mandate and achieves the same goals but at a cost (\$7.5m) that far exceeded 2006 expectations. This report also outlined a reduced project that cost only \$5m but failed to meet significant goals. On December 2nd we gathered in the church basement for a congregational meeting to hear the comments and suggestions that many people presented. Then came Christmas.

Now we are back and we want to move ahead to a Special Vestry that will decide the action we will ask God to empower us to complete. I am excited (in a quiet British kind of way!) to hear what people believe God has been saying to them. On our first Day of Prayer and Fasting we took notes on what people offered. I know that many of you, Christmas notwithstanding, have come up with ideas as you have reflected and prayed about this.

The Property Team has also been praying and thinking about what you said on December 2nd and in written submissions. To launch us back into our discernment process, the Property Team is presenting some ideas below that we think represent where we are in the discernment process at this time.

Most people who have expressed their ideas have agreed that the full project satisfies all our foreseeable space requirements for ministry and mission but that the \$7.5m price is overwhelmingly high. The \$5m project received minimal support. We believe that we have heard an interest in tackling the project in stages (for both fundraising and construction) based on priority of ministry/mission needs.

Accordingly, based on what you have said, the Property Team is suggesting what a First Phase might look like and how Phases Two and Three might be structured (please see over). A Vestry this year could re-confirm our commitment to the full project (this being consistent with the 2003 and 2006 Vestries) and authorise the completion of Phase One.

On page three you can record your comments and express your preferences.

We also urge you to continue in prayer. In the proposed timeline to Special Vestry you will see four more Days of Prayer and Fasting plus a Week of Prayer leading up to Vestry. All around Little Trinity the city is coming alive, people are moving in and businesses are starting up. We pray for God's inspiration and empowerment that we might glorify the Lord Jesus Christ and bring his gospel love, truth and power to many people.

A Phased Approach

The following allocation of ministry areas into phases is based on what the Property Development Team agrees it has been hearing from the Congregation since the November presentation. We are now seeking validation of our interpretation.

Specific phasing decisions will be subject to logistic and cost discussions with the architect. We encourage you to review these proposed phases based on ministry priorities, not on construction logistics. That important discussion will follow once we validate the Congregation's ministry priorities and speak with the experts.

Phase I: Highest priority ministry areas

- Improvement of the toddler and nursery space in the Church (consistent with the design approach depicted in the \$7M plan).
- Increase in the available Sunday School space (by freeing up room in Little Trinity House that is currently dedicated to staff offices and youth space.)
- Redevelopment of 399 King Street to make the building an active part of Little Trinity's ministry. This is anticipated to mean initial development of the spaces that will sit within the existing townhouse footprint.

Specific ministry implications of Phase I development at 399 King Street are:

- A mid-sized (60 – 80 people) meeting room
- Showers and change rooms in the basement to support ministry to transient individuals who have no access to such facilities
- Dedicated youth space in the basement
- Staff offices

Phase II: Improvements to Little Trinity House

- Improvements to Sunday school spaces and meeting rooms
- Make the building accessible to the disabled
- Replace windows so they can be opened

Phase III: Multi-purpose space at 399 King Street

- Build the multi-purpose room
- Complete the commercial kitchen
- Site landscaping
- Add parking along Derby Lane
- Prayer chapel in the Church

Based on the report from the Property Team, please respond to these questions to help our discernment process to continue.

Questions:

1. Do you agree that the ministry areas and activities identified in Phase I are the highest priority areas?

Yes _____ **No** _____

What might you add or subtract?

Comments

2. Do you agree that improvements at Little Trinity House should precede building the multi-purpose room and completing the attached commercial kitchen?

Yes _____ **No** _____

Comments

3. Do you have additional comments or ideas that you would like the Property Team to consider during this discernment phase?

Your name _____