



## MRA Public Meeting Notes

**RE: Wesley Mimico United Church Redevelopment Proposal**

**Location: Mimico Baptist Church, 80 Hillside Ave.**

**Date: May 15, 2013**

Kyra opened the meeting, and introduced Harry Oussoren, convenor of Wesley Mimico's "Faith and Hope" development team. She advised that the meeting would be recorded for the purposes of minutes, which will be posted on our website within the week. Questions are to be submitted in writing to the question runners, who will bring them to the front to be read by Kyra. There are also several questions that were submitted via email in advance of the meeting.

Harry Oussoren thanked Kyra and the MRA for the invitation to speak about WMUC's plans for the future.

Harry said there have been 6 community forums and 3 other public meetings to discuss the WMUC renewal project. It's very important to the church to hear from their neighbours about what is important, it's a useful two way communication opportunity.

### **Presentation Notes:**

The Church is committed to a dialogical relationship between the church and community: openness, sharing information, inviting input, listening for affirmations as well as concerns, and ideas.

One word that describes the reasoning for renewal plan: CHANGE. Change in the congregation, which used to be very large. The church was built for 500 people, but is now 30 – 50 on a Sunday. Is a burden to sustain thriving community presence in such a large building.

Change in culture and community – participation in religious communities has changed, the role of the church has changed. The YMCA started in Mimico in Wesley Church in the gymnasium downstairs. Now we have community centres that fill that role.

Physical Plan: An Audit of the building said that it would take \$2.5 - \$3 million to bring the church to "program worthy state". Major issue: Improved access for people with disabilities.

This public presentation is based on the rezoning application submission for mixed purpose, church use, community use and housing us on site.

See [PDF of Powerpoint Presentation: "Repurpose, Renew, Add – Background & Update"](#).

p.1 Key Words

**Repurpose:** Not simply one purpose

**Renew:** Different spaces will be created

**Add:** Front and back additions (note in 1951 there was an addition planned for the back of the building which didn't happen, but would happen now if this plan goes forward).

p.2 History of Wesley church spans 150 in several locations. Has been at 2 Station Road since 1924. The front addition of the building was built in 1951.

p. 7 Main entrance of the church will be in the tower, where it was originally when the church was built.

p.10 Rationale – looked at a number of scenarios but this was the only one that was economically viable project that will come out at balance.

p.14 Architect has tried to integrate Heritage Elements effectively into the existing building to honour the integrity of the building as far as possible into the future. Right from the beginning, the Faith and Hope Team wanted to honour the heritage.

p.26-27 Themed community gardens around edges of the church with a walk around so residents can do a lap. The landscape designer is in the community – Land Art at Mimico and Queens. One tree will have to be taken out because it is dying – others will be planted in it's place.

p. 30 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> storeys will be residential units: 7 two-bedroom and 2 three-bedroom and the remainder one-bedroom units.

p.34 Parking garage for 25 cars, hope for 2 zip cars, storage for crèche scene.

p.43 Expressions of Interest – life lease – buy the right to occupy the space, but you can sell the space as if you were in a condo situation.

p.44-45 City review could take up to 9 months. Negotiating back and forth regarding what needs to be changed etc.

### **Questions and Answers:**

H: Harry Oussoren, WMUC Faith and Hope team convenor

FHT: Other Faith and Hope team members

KT: Kyra Trainor, MRA President (unless otherwise indicated, Kyra is asking all questions)

**1. Considering your financial limitations, will the Church be able to afford to use finishes and details that respect and enhance the heritage features of the building (eg: attractive window detailing, brick facing, decorative mouldings/railings)?**

*H: Absolutely, I have already indicated that we are quite focussed on that and have been working on that right from the beginning. We've said, we need to honour the heritage, and along the way we've discovered more ways to be able to do that. So the finishes and detailing, paneling etc. are all part of our concern... Quality finishes. One of the things about our architect, is that he's very fastidious about doing it right.*

*FHT: It's a balancing act, paying for the building, so the more housing, the better the finishes. There's a balance there - the kind of building we want to happen will determine how much housing is needed to pay for it. It's not like there's a limited budget, there's a predefined budget.*

**2. Since this is not a condo with mortgaged ownership, but life lease apartments, how will you raise capital to begin the project?**

*H: Well certainly the purchase of units is the major way we will raise capital – that's understood. The church's investment is the land so that's a significant portion of the investment. And then we are certainly pursuing all avenues to get funding for the community program side, and we are also looking into partnerships for the use of that community space. Those are all ways in which capital would be raised for the project.*

Can you elaborate on the other funding mechanisms?

*H: The land value. We are looking at a partnership with a community organization, I can't tell you which one at this point, which would in effect result in a long term lease of some space on the ground floor.*

**3. Can you add some larger, higher-end units to bring more affluent residents money to supplement higher end features and finishes? (eg: penthouses with terrace on fourth floor?)**

*H: You could, but I don't know that that would really be desirable. There are two three bedroom units already. Most of these kinds of developments focus on one bedroom and some two bedroom units. I think adding a whole lot of high end would probably skew the balance, and I don't know that it would necessarily generate more revenue.*

4. **Will there be potential to combine, enlarge and/or upgrade units to make them more palatable for expanded demographics if necessary (eg: families, seniors with live-in family/helpers, seniors with more to invest)?**

*H: One of the principles we are trying to include in the whole building is to have space that is as flexible as possible, so that could also be a possibility for the housing units as well, but certainly for the public space we want to be able to use the space in a variety of ways. We don't know what the future will bring in the next 10 or 20 years, so we need to build for flexibility in all dimensions of the building.*

*FHT: There was a lot of discussion about, for example, a 2 bedroom unit could be for a couple and live-in care, [we try] to think about different types of families and what their needs might be.*

5. **Who will oversee the demolition and subsequent construction to ensure historical and structural integrity are preserved?**

*FHT: Firstly the congregation, and secondly the architect has total responsibility, ultimately, as the congregation engages the architect to oversee the contractor and to ensure that the work is done according to the documents that the City has approved. The Consultants have done this type of project before and are extremely experienced.*

6. **Has the Church done statistical demographic & market research to determine if there is a viable market for what you are proposing?**

*H: We haven't hired people, but we have certainly put our tentacles out as far as we could to help determine the need.*

*FHT: There are a lot of studies that have been done in this area too that we look to, and a lot of research done by the CMHC about places for seniors in Canada, and Ontario and Toronto, so there is a lot of research out there.*

7. **What happens if your building units do not sell or become vacant? Will they/can they be sold or rented to anyone?**

*H: They can only be sold with the permission of the Board of Wesley Mimico Place. We have established two corporations, one is the corporation that helps us seek funding for our project, donations for charitable purpose, and the other is a corporation that will actually develop and manage the whole operation. The hope is that the units would sell, and we have reason to believe that they would. We have thought about alternate scenarios but at this point we feel the market is strong for the sale of those units.*

8. **Can they be sold or rented to anyone of any age group?**

*H: That is not the intention. Our plan is to sell, and at least one of the residents, if it's a couple, has to be at least 65 or older.*

9. **Will owners (or life leasers) be allowed to sublet their units out to anyone? Eg: I'm a snowbird and head down south for 8 months.**

*H: Not that I'm aware of, but that's a point that we should probably study.*

*FHT: That's something that would be built into the contract. We're not there yet.*

10. **Will there be an official interview/assessment process for potential residents?**

*H: Yes, because there has to be board agreement that they are appropriate to the situation, and that*

*they have an understanding of what the life-lease relationship is. It's not just us interviewing them, it's them interviewing us. Also there's a culture around this building, it's also a Christian church operating there, possibly another faith community, that needs to be recognized as part of the overall facility. The building's culture has to be, in a sense, bought into.*

- 11. Can the Church/Management decide to change the resident parameters at any time, for example allowing the church to become a low-rent halfway house for people recently released from jails or psychiatric institutions?**

*No.*

- 12. What percentage capacity of purchase commitment do you need to start the project?**

*H: We don't know at this point. That is certainly part of our challenge for the year ahead.*

*FHT: There are timing issues we have to look at as well – if you're a senior and you're selling your house, and you need to move in. It's not as if the question hasn't come up, it's that we're at the point of the project where the answers are not yet clear. And these are obviously questions that have to be answered.*

- 13. What percentage purchase commitment do you currently have?**

*H: We have zero purchase commitment at this point, but we have lots of people who are talking about it. [10 people have put in \$100 deposits.]*

- 14. If seniors cannot fill the spaces at the church does that mean that any low income family / person can move in with a 'life lease'?**

*H: If they have money... certainly... [but] we have criteria for who will be living there. One of them has to be 65 or older. Another major criterion is that you have enough money to actually be able to afford to live in this place. It's modestly priced, but that doesn't mean that it's easily accessible.*

- 15. Is this an apartment or a condominium? How do you describe this?**

*FHT: You have rental, and you have condos. The life lease is more toward the condo side, but it's not a condo. There isn't a landlord - There will be a management corporation which collects a monthly fee as if you were in a condo. But the board of Wesley Mimico Place will retain control of the whole place as opposed to a condo where the tenants all take control of the whole place. That's the significant difference. For a rental apartment you pay month to month. For a life lease and a condo, they both require you to put equity in the beginning of the process and you're there until you sell your equity, and then you pay your monthly operating costs.*

- 16. Please explain a 'life lease' as it relates to your application for zoning reconsideration.**

*H: As far as the city is concerned I don't think there is any consideration there. But there's a paper on life lease that may be useful. Basically the concept is you don't own part of the common element, you simply have the right to occupy that particular space – it's as if you own that space but you don't own that space.*

**Additional information provided by consultant Dierdre Gibson May 31 2013:**

*Zoning is meant to address land use issues not to regulate who can live in a building or to discriminate against future occupants or to shape how a building is financed.*

*“Life lease” is a financial tool so it does not relate to the zoning application. A “life lease” is the right to occupy a specific unit is purchased in full by an occupant.*

*The acquisition is by a contract between the building owners (Wesley Mimico Place Inc.) and the occupant (in this case, Seniors).*

*The price of the units in the building is sufficient to cover the capital costs of construction.*

*While living here, an occupant pays a monthly fee with a similar purpose as a condominium 'maintenance*

fee'.

*Each occupant (or estate) is repaid the purchase price when they die or choose to leave.*

*Wesley Mimico Place will direct the resale process to ensure that the building continues to be for seniors. This type of arrangement has been used by over 125 non-profit sponsors in Ontario alone. It is recognized by CMHC, is well established and effective.*

**17. There are many allowances the church needs for setbacks on the property. Can you explain why so much square footage of the land is needed?**

*H: As Michaela said, there is a need for a certain number of units in order to make this financially viable, and it's not viable. We did show one concept that would have raised it to 6 storeys, that is not acceptable to both the planning department and community and we recognize that. But there is space at the back end of the property which currently is not exactly desirable space in terms of the community. In order to make it more financially viable that space needs to be added. Then in the front, that's one space we could see the sanctuary being made available to the community. Yes we are taking more space but I think we are also taking care to retain as much of the land features and to make them attractive to the community so it adds to the community rather than takes away.*

**18. What percentage capacity of purchase commitment do you need to start the project? Do [life lease] apartments need to go through the same application process as condo's in that a certain percentage of the units need to be sold PRIOR to construction starting?**

*H: We don't know yet, but I would be very surprised if the banks would lend money if we didn't have some kind of indication [that there were sufficient units purchased].*

**19. Most developers never tell members of the community how much profit they intend to make from a development. Will you? How transparent will you be?**

*H: We expect no profit. We are hoping for financially balanced expenditures [vs income]. The whole purpose is to have enough money to create the ground floor to be available for community service – that's the goal. And that's a significant investment, but it's also a social contribution.*

**20. Most developers do not stay involved with the community after their new buildings are finished. Will your organization have a continued involvement in the community or will you be in a position to avoid further obligations to the neighbourhood?**

*H: We want to be here for another 150 years. There are going to be three entities, one is the congregation and it plans to be here as long as it can and God knows how long that is – the hope is that as a result of there will be growth in the congregation and that there will be another 150 years of service and worship. The second entity will be the actual owner and manager of the facility and it will be made up of people who are both of the congregation and a few of the community, but it will be at arms-length from the United Church of Canada. So it's not controlled by the United Church or the congregation, it will be an arms-length corporation that administers or manages that and it's there as long as that building is there. Or [until the building is] sold, but certainly there's no hope to do that. The third entity is a charitable corporation whose purpose is basically to underwrite or help finance the community outreach portion of that facility because we believe that that's worth doing and that there are funding possibilities for that, and that's part of the reason that we set up that Charitable Corporation.*

**21. How do you expect the residents of the new building to contribute to the life of our community?**

*H: We believe that there quite a lot of people who love Mimico, and that's the reason why they want to stay living here. I know that's the case for a lot of people who've bought into the area, who believe in this community and want to contribute and continue to live here. So part of my hope is that that will permeate in the housing component. Now theoretically it could be all people who have no care for the*

community, or for the church, or for community outreach, but I doubt it. I think the people who will gravitate towards this building will be people who are in a sense saying “I want to be here because I want to contribute and I believe in this type of residential accommodation, close to the ground, with community gardens and all sorts of other things that I can do in the community”... that’s part of our hope.

**22. Seniors are a vulnerable population. What kinds of safety features can you ensure for these proposed residents, and therefore the community?**

*H: We haven’t really done the detailing on the inside of it, but certainly that’s going to be a factor. One of the safety features is that we want to have people who are active and walking around and doing things – the lapping around the building, but that’s just an indication that that is a concern but the interior design elements have not been addressed much – that’s really ahead in the coming year.*

*FHT: I would also argue that seniors, people who are retired, they’re eyes on the community, which is a wonderful thing to have in a community – so they are actually going to be there during the day, and making the community more active.*

*Part of our hope is also that it would be inter-generational – I don’t know what kind of children’s program, maybe a children’s choir – activity for the mutual benefit of the seniors and the children too.*

**23. Please describe the proposed zoning amendments FSI, setback and parking.**

*H: One of the studies was a parking study, it basically concluded that given the current standards in Etobicoke and the intended parking standards for the City of Toronto, we are well within the range with the 25 spaces that we’re planning for. Currently we only have 9 spaces in the parking lot outside the church, that seems to be working alright. The parking study people said 25 should be able to accommodate within the range of City Standards, as well as the street parking, and across the street from the church there’s a community parking lot behind the school which is accessible, and we have an informal relationship with Hogle Funeral Home and we are permitted to park there on a regular basis if that’s ever necessary. The only time that would be really necessary would be for a wedding or a large funeral, but this is a community church, not a “come to” church which would draw a vast gathering of people. That’s one of the things we cherish about Wesley is that it’s a community church, it wants to be in the community – now currently the community extends beyond the limits of Mimico itself.*

*FHT: The other thing about parking with seniors is that the need for parking a car, needing a car, is less than if it’s a family building. So this is something that was considered in the report as well. That’s the other reason for the two Zip Cars so that people can share cars without having to invest in a car.*

**24. There is an application for a variance (zoning amendment) to set back allowance – to allow for a minimum rear yard of 1.8 metres where the standard is 7.5metres, which is quite a big difference. Also there is a Floor Space index of 1.89 whereas the bylaw is 1 – so you are almost asking for double. Can you explain this?**

*FHT: That’s part of redeveloping the site. Of course as soon as you start breaking the huge vaulted space that is the current church space into floors, without adding any more volume to the building, you’re adding floor-space you’re adding square footage. So in essence, that will be part of the whole discussion for planning – to discuss the change in floor area in the context of changing the envelope of the building – adding onto the back, and a little bit on the side and the front.*

*We don’t know the whole answer because we don’t know what the City’s going to say.*

*KT: The City will look to the guidance of the neighbourhood if that’s acceptable or not.*

*FHT: Yes and that’s actually something that is part of that process will be a formal public meeting, which comes later in the whole rezoning process after the technical people at the City have chewed their way through the documents and there’s been back and forth, there could be a number of changes between now and then.*

*H: Yes there may be a variance that's being asked for but is that variance to benefit somebody, like a developer, not at all. OR is it a variance that's going to benefit the community because it will provide space for both activities of the community as well as servicing the community.*

- 25. What kind of precedent does this set then for Mimico Avenue when there is a lot and buildings across the street that are quite neglected – for somebody who is an actual developer and says “Well the church got 1.5m allowance for a setback, that’s what I want.” That’s the concern here.**

*FHT: That’s what the public meeting is for, to negotiate that. The City will be very involved with that discussion, and the City will be very concerned with whether this will be a substantial change to the neighbourhood, and we’re expecting that the City will also be very interested in whether the change to the neighbourhood is the kind of thing that the City would like to see for the future. Certainly they will be listening to the neighbourhood to hear more about that as well... The answer will come out of the proposals of the church and the dialogue amongst the City, the church and the people of Mimico.*

- 26. Have you left the door open to rent these units? If so would the same application and interview process apply for potential residents?**

*No, we haven’t left the door open to renting, that’s not part of our picture.*

- 27. The church's Heritage Impact Report claims that there are no important heritage buildings in the immediate vicinity of the church. This claim is not supported by the recently released Mimico 20/20 Cultural Heritage Assessment which identifies several important heritage buildings along Mimico Avenue and recommends establishing a heritage conservation district (HCD) along Mimico Ave., between Stanley Rd. and Queens Avenue. Could the church clarify their position on this?**

*H: There may be other buildings but I don’t know if they are on the [Heritage] list. [There was some discussion of what properties are on the list and which were identified in the report.]*

*Resident: The 20/20 report identifies the buildings such as the ones across from Hogles, that are quite deteriorated. There’s an old farmhouse on Mimico Avenue. I believe those were the three buildings that were mentioned, but none of them are on the list. Resident: The “Hendry house” [Mimico and Queens] is listed.*

*Also in that report there were a number of buildings that Heritage would like to see but are not designated or listed – in fact, in a couple of cases the owners didn’t even know they were [identified of interest].*

*H: So if we made an error in acknowledging that there are other buildings then we can certainly correct that.*

*FHT: Our position is that we support all the Heritage documentation that’s out there. If there’s some kind of contradiction then we would have to change it.*

- 28. The public has been led to believe that redevelopment into "housing" is the only way to save the building, however the church has not provided the community with a detailed study regarding partnerships and/or other options for re-purposing the building beyond their current housing plan. Why has such a report not been prepared? Why the singular focus on "housing"?**

*Well we have engaged in a number of conversations with a number of organizations about the possibility of partnership but these are obviously conversations that our partners do not want to make public. I think that’s understandable. I can ensure you we have had a number of conversations with several organizations. We are still in conversation with another organization, and when we have something to report we will report it.*

- 29. At the April 9th EYCC meeting on Mimico 20/20, several city councillors suggested adding Mimico Avenue to the greater Mimico 20/20 revitalization plan. Given the historic importance of this building in our community, a case could be made for re-purposing the church into a community hub**

**to be enjoyed by all residents. Has this option been explored by the church? Would the church consider seeking Section 37 money to help repurpose the building into a community hub that could benefit the whole community?**

*Well we have explored 5 options for the future of the church, and one of them was certainly to seek another way of using the building, but none of these are economically viable. One of the things that we did was consult with a downtown church that has a national body actually integrated into it's work and they are finding that that's economically not viable, even though it's right on the subway line. The reality is that we're dealing with a local church and a smaller community – it's not a "come to" church. It's mainly a church that tries to serve the community. So to generate the kind of funds that are required and I've mentioned before it would cost in the order of \$3 million to try to bring the current building to a program worthy state – that kind of money is just not available – we could not find any "gold ore vein" that would allow that to happen. So what a number of churches have done is say well we've given up the battle on this – and so they've turned themselves into condos – they sell off to a developer and the developer turns it into a condo. We don't want to do that because we think there's still a place for a worshipping community, and a serving community, in this community. Our hope is that it will not only be a worshipping community but also a community oriented space that can serve the community effectively. This is the scenario that we adopted in June last year, and it is the one that was affirmed, and we're going to work hard to make that a reality.*

30. **We understand that Robert Martindale, a heritage planner, referred at the Jan. 28, 2013 meeting to an initial discussion, arranged as a courtesy meeting, with a City of Toronto heritage official. The draft heritage report that had been developed regarding Wesley Mimico, he said, had not been positively received [by this official]. He described the response as representing the personal opinion of the official, who indicated that a City heritage researcher was reviewing the church building's heritage value and would be formulating a recommendation under the Ontario Heritage Act. What were the objections?**

*This was one staff person, there were a number of us with the staff person, and basically, she was trying to follow as carefully as possible how she understands the Ontario Heritage Act. One of her concerns was that building into the centre of the building, behind the tower there, in a sense takes away from some of the architectural features of the building. We said we are preserving not simply an architectural facility, we are also trying to preserve a community that has been a part of the heritage of this community. We agreed to disagree. We felt there is a larger picture that has to be taken seriously. We feel strengthened by the fact the the Etobicoke York Community Preservation Panel looked at our development proposal and basically said – We feel this is a reasonable and worthy way to proceed honouring the architectural heritage of the facility. They basically said go for it. This is also echoed in a letter from the Etobicoke Historical Society to this particular HPS official, in which the same kind of affirmation of our project was given from the Etobicoke Historical Society. And there are things that are compromised in terms of some of the architectural features, but the balance the feeling by those two preservation/historical societies is that we are honouring the heritage and adding value to the ongoing heritage community of the community.*

31. **What is the current position of City of Toronto heritage professionals regarding the Wesley Mimico redevelopment proposal?**

*We haven't heard from them – that's part of the process of submitting the application, and they'll feed into the Planner and give their advice.*

32. **You are radically altering the existing roof of the structure. The *Standards and Guidelines for the Conservation of Historic Places in Canada* states that "The roof is also an important architectural feature that contributes to a building's form and aesthetics." With regard to this, the radical**



changes to the roofline that you are proposing “remove a character-defining roof”. Therefore how is this consistent with and compatible with the *Standards and Guidelines for the Conservation of Historic Places in Canada*?

*H: Well that’s what’s going to be negotiated, but we believe that we’re tried as carefully as we could to preserve as much of the heritage/architectural features of the building as possible. Yes there are compromises, but those are balanced with the social additions/benefits that come out of that – and we feel that it’s a balance worth taking and we are supported by the EHS and EYPP.*

*FHT: There are also principles of thought on heritage, I don’t know where the officials of Toronto stand, but there is conservation, and there is [another branch] that acknowledges the kind of community behind the heritage – there’s something besides the building itself. It’s not mainstream thought yet, but it’s a branch of heritage thought that is gaining more weight, because there are a lot of historic buildings that can’t be preserved forever that need to change and adapt.*

33. **Alteration of Main Entrance/Proposed Addition: The Standards and Guidelines for the Conservation of Historic Places in Canada states “Selecting the location for a new addition that ensures that the heritage value of the place is maintained.”**

**While your report acknowledges that the addition in this location has an impact, it minimizes it. How can you say that the proposal “will not detract from, but build on the character and significance of this heritage property” when the proposed addition on the south side of the building and the alteration to create a new entrance (even if original) are clearly not recommended by Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada?**

*H: This is not a new entrance, this is restoring the old entrance – you’re going backwards in time, so honouring the past. I think that the architect has carefully tried to honour the features that are very much a part of the current buildings shape and form and style, but in the interests of accessibility, and that’s one of our major concerns, for us a really critical matter – and that was one way to solve that problem by adding that front piece which we think is compatible.*

*There was an addition in 1951-54 which was added to the building... a 30 foot addition, and there was supposed to be a 16 foot addition to the back of the building which didn’t happen. So we’re doing that now, except a little bigger. This building has undergone change for last almost 90 years, so we are just continuing that with the view to maintaining it’s purpose. That’s what they were trying to do for their time, in those additions, and changes, and that’s what we’re trying to do in our time with the kind for changes that are called for in our time.*

*FHT: Also the address is 2 Station Road it’s not Mimico Avenue, so we’re just going back to where our address is, so that’s the main entrance.*

34. **Proposed Addition to South Side of Building: Your Heritage Impact Assessment states that “The new facade facing Mimico Avenue is designed to reflect this character-defining element, whereby the classical approach of three doorway arches will be recreated, repeating the symmetrical arrangement in an arcaded entrance.” Parks Canada recommends: Designing a new addition in a manner that draws a clear distinction between what is historic and what is new. They do not recommend: Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.**

**How can you say that the proposal “will not detract from, but build on the character and significance of this heritage property” when your design approach to the new south addition is clearly not recommended by Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada?**

*H: That’s interesting because in 1951-54 they just continued and they tried to blend the two, and they did a pretty good job of that, but you can notice when you’re walking by the tower that the bricks in*

*the front part of the current church are different from the bricks in the back part of the building. I think what the guidelines... the architect is picking up on those guidelines specifically by trying to create an entrance on that front part of the building that was not trying to mimic the current building, trying to distinguish the new front part from old, from the back, but still within the character of the building overall. And that's one of the guidelines of the heritage organizations.*

- 35. Proposed Addition to North Side of Building: Parks Canada recommends in *Standards and Guidelines for the Conservation of Historic Places in Canada: Designing a new addition in a manner that draws a clear distinction between what is historic and what is new. They do not recommend: Duplicating the exact form...***

**Further Parks Canada recommends: *Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting. They do not recommend: Designing a new addition that has a negative impact on the heritage value...***

**How has the north addition been designed to be consistent with these principles?**

*H: Well, there will be difference between them because it is an addition, but it was also an attempt by the architect to grace the rest of the building so it wouldn't jut out like a soar thumb. It's an aesthetic question that has to be negotiated, but the architect has faithfully tried to both recognize that it's a different piece, but it's nonetheless part of an overall.*

- 36. Alterations to the Interior: The Heritage Impact Assessment states that [you will] “renovate the interior space completely, while conserving as many heritage attributes as possible” . What are the “many heritage attributes” and how will they be conserved as part of the complete “renovation” of the interior space which is essentially the obliteration of the existing interior and its replacement with parking in the basement and up to three stories of residential above?**

*H: There is a binder of all the heritage features in front of that first picture [available at the meeting]. Very careful curatorial interest has taken place.*

- 37. Is the United Church of Canada currently looking at a new policy for redevelopment of churches? If so can you explain this policy and how it applies to Wesley?**

*Not really, I think what the UCC as a whole is interested in is thriving [church] communities that are engaging their local communities. There's not a policy as such that comes out of the national office. I have served in the National office and I can assure you that there is no policy that guides local congregations into doing what somebody else is trying to determine. What has emerged here is a community based initiative to renew, and that is something to celebrate, and where the regional or National Church comes in is sometimes a little bit of support financially – we just got a cheque for \$2300 to help us with the incorporation. We borrowed money to take the process forward, there's no direct input that comes to us because the United Church wants something to happen, that's not on.*

- 38. With all your hard work do you have any idea how long you will serve as the Minister at Wesley?**

*H: I'm no longer the Minister. There is a new minister as of September 2012 - Paul Shepherd is his name and he is the permanent minister. I was only temporary, but I'm a member of the congregation so as long as I live here and as long as I live I will probably be there.*

- 39. How will you finance any cost overruns during renovation?**

*H: We're actually in the process of a friend-raising campaign, and anybody can sign up to be a friend. I have no doubt there will need to be a capital campaign within the congregation, which would be quite expected, particularly for some of the interior features. But we are also pursuing all the other avenues trying to raise enough capital so that we don't run into that problem. If we do run into that problem, we'll raise some more.*

*FHT: But there are contingencies built into the budget, and that's all part of the planning process to ensure that you do have the money to cover things.*

**40. Will units only be made available to Mimico residents?**

*H: No I don't think that's possible. There might be other people on the Lakeshore who would like to live here. Certainly what we're doing is trying to radiate locally first, and we've approached the other congregations that are in the community, so that the radiating circle is going to go as wide as it needs to, to try to ensure that the building will be occupied and that the people will know that it's available. We're actually looking forward at some point to a session, maybe in June, a Community Forum Meeting, where the life lease issue would be raised particularly and we have a resource person who lives in a life-lease residence and she would be willing to come and tell us all about the advantages and benefits of life lease. She's a former moderator of the United Church and a former senator.*

*The other thing I would like to draw to your attention is on May 25 and 26 there is the Doors Open Toronto and Wesley Mimico is one of several churches of the Lakeshore community that will be open. WMUC will be open on the Saturday from 10 until 5 and people are welcome to come in and get more information about the heritage features and the history and the traditions etc. And we hope that you will do that. The faith communities have initiated an attempt to make the community as a whole more aware of the presence of faith communities alongside with Humber College which has actually provided this brochure.*

**The following questions were submitted and answered after the meeting concluded:**

**1. Who owns/controls inner walls of each unit?**

**2. Any medical, or provision for medical facilities?**

**3. Any decision about possible guest quarters?**

*The first three questions are for the Faith & Hope team to consider as no decision has been made*

**4. Any discrimination charges possible when offering to seniors exclusively?**

*No - it is possible to exclusively offer the units to seniors. Apparently seniors are the only age group where this is allowed legally.*

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Kyra closed the meeting with thanks to Harry and the Wesley Mimico United Church Faith and Hope Team. Party in the Park is June 18<sup>th</sup>, Mimico Children's Choir Concert June 1<sup>st</sup>. (See MRA Newsletter for Details of these and other Spring Community Events).