

Property Visioning Summary May 2010

In 2007, the Property Visioning Team (PVT) was charged with leading Hope Fellowship through a process to determine short term and long term plans for the part of our property that was not included in our initial Phase I building project. This includes all the land to the east of the north-south line along the edge of our current building/parking lot, stretching from Bloor Street to the southern border of the property.

As summarized below, the PVT has provided the Admin Board with a report on their work to date as well as a summary of the short and long term ideas that were presented. As part of our Strategic Plan, this information will now be used by the Admin Board to guide the next steps in the development of our property.

Property Visioning Team Report:

A) Current Zoning of Our Property

The Manager of Clarington Planning Dept indicated that our property is currently zoned as a Light Industrial Area in the current Official Plan. Development progress in our area is slow due to a slow economy. He mentioned that a review of the Official Plan is conducted every 5 years and land owners have the opportunity to be involved and give input on the process. This process is just beginning with details available on the Clarington web site.

B) Data Collection

The gathering of data from congregational and community members was done in a variety of ways during 2008 and 2009 (with surveys, questionnaires, mail-outs, interviews and phone calls) and, although the response was minimal, there was a wide variety of responses.

C) Short Term Suggestions Received (25 respondents):

- Soccer fields – 15
- Community garden - 9
- Skateboard area - 4
- Ultimate Frisbee field - 4
- Park with benches for people to gather - 2
- Baseball field - 2
- Walking trails - 2
- Off leash dog park - 2
- Basket ball court - 2
- Ice skating rink - 2
- Camp grounds – 2
- Climbing wall
- Driving range
- Splash pad

D) Long Term Suggestions Received (23 respondents):

- Retirement community - 5
- Stores and apartments above - 4
- Storage facilities - 2
- Daycare center - 2
- Amphitheatre - 2
- Sell - 2
- Low income housing - 2
- Cemetery
- Memorial wall
- Summer kids camp
- Tennis courts
- Inline hockey pad
- Youth center
- Running path
- A meeting place

E) Conclusions / Recommendations

1. During the final stages of the current PVT process, a recommendation was made by the Admin Board to conduct a Community Opportunity Scan (COS). The PVT feels that a COS would benefit the whole church and not just the PVT process and that the COS should therefore involve a larger organizing group from various Hope Fellowship ministries.
2. A visual aid (overhead map) should be created to help keep the issue of our property vision before the congregation and the leadership.
3. No recommendations on selecting specific uses are being offered. While some great ideas were suggested, it is felt that further development of these options is a decision that the Admin Board needs to undertake.
4. That a new group of individuals be created to move Hope Fellowship's property vision to the next stage of implementation, when appropriate.

F) Closing Comments:

As a team we have come to believe:

- we have been given a lavish gift from God of this land
- certainly there's a plan our Lord has for this land that Hope Fellowship has acquired
- the land should be used within Hope's desires to be an outreach focused church
- prayer and discernment are needed to understand God's plan

It was felt that within the journey of Hope Fellowship other issues have taken priority over the visioning process (fundraising, moving to a new building, anniversary celebration, ALPHA, moving to two worship services, etc.). We needed to ask what makes the continuation of the PVT important at this stage of Hope Fellowship's journey when we have 1) issues about debt reduction, 2) concerns of overworking the staff, 3) needs for volunteers to keep pace with needs and demands of ministries, and 4) a season where we are not likely to spend more money developing the property.

We therefore recommend that the Admin Board accept this report and set of recommendations from the PVT and disband the PVT.

Respectfully submitted,

David H (Team Facilitator), Allan K, Vic P, Judy B, Matthew G, Melissa C and Catherine B