



Fairfield United Church

September 2012: Rev. Gail Miller and Rev. Beth Walker appointed. 2-3 years life span this 12 years ago, we are still here.

August 2015: Based on further information about options congregation votes to sell and redevelop church property.

June 2016: Church building and property sold to JN Development Group (Unity Development)

January 2018: we move to the Garry Oak Room (no Heat in the church)

March 14, 2019 Victoria City Council Meeting. The Rezoning Application and Development Permit Application was approved

March 2020: Pandemic

September 26, 2019 Church demolished.

Nov 19, 2020 Conversation began with Unity about the viability of the project.

August, 2020 Placed Leans (Cavat's) to protect our interest

Dec. 2023 Mediation (Ben will speak more to this)

Redevelopment “Vision Criteria” for Fairfield United Church

- a) To be the “Spirited Heart of Fairfield”
- b) Provide a financially sustainable presence at the corner of Fairfield and Moss, operating as a mid-sized congregation.
- c) Provide an easily identifiable ground level presence.
- d) Partner with social minded and community users.
- e) Consideration for some affordable housing for the residential component of the project.

Since the Mediation:

In preparation for moving into a new space (2 years away)

Council, treasure, trustees, reintegration team and myself

- consulted with Pacific Mountain region (Working Group)

- Legacy for the church (60-90 year rental)

- Strata

- Support from the Trustees the loan to Aryze as an investment, in return 'warm space' , washroom, kitchen etc.

- Business plan underway

- Budgets prepared

- Preliminary discussions with potential partners had begun

- met with the Architect about the space, materials

Options that would have come before the decision would have been:

1) Purchase a Strat unit

2) Long term Rental, 60-90 years

Business plans or options like ‘selling the strata or sublet options.’

We have many to thank

- 1) Sandy Beaman, working with us since 2013
- 2) Chris Row - Architect
- 3) Aurora Faulkner Killam - Lawyer
- 4) Pacific Mountain Region, Teena Duncan, Huston and the working group, here in Victoria - Don Evans, Gail Miller.
- 5) Reintegration Team, Trustees, Council, Ministry and Personnel, and the Congregation
- 6) and ALL of YOU!

SOMETIMES, PEOPLE DON'T NEED
ADVICE. THEY SIMPLY NEED
SOMEONE TO LISTEN TO THEM
INTENTLY, AND MAKE THEM FEEL
LIKE WHAT THEY HAVE TO SAY,
MATTERS.

SONIA SABNIS

Questions & Conversation

Fairfield United Church

Development Update - March 28 2024

Reintegration Team - Update

- ▶ In August 2022, the Church commenced legal action against the Developer (Supreme Court of BC Action No. S-222517) in respect to our dispute. The church was seeking 'recission' of the Purchase Agreement or damages for breach of contract.
- ▶ In September 2023 Council met. New Business included a Reintegration Team update by David Johnson. At that meeting, it was discussed how:

Reintegration Team - Update

- ▶ Fall 2023 the Trustees provided regular (weekly) updates on the decision to move forward with the mediation agreement. Along with Unity, we appointed Christopher J. O'Connor, (KC) to mediate and assist us in our resolution of the dispute. The mediation agreement was signed by Ben Black (me) on behalf of the Trustees on September 7th, 2023.
- ▶ The mediation was held in December 2023. The settlement coming out of the mediation was that we agreed to \$2,275M as a purchase price with Unity to buy back the property in partnership with Aryze. We agreed that Aryze would have 60 days for due diligence starting on Jan 1, 2024. Extensions would be permitted but with financial penalties. If within the due diligence period a deal between Aryze and Fairfield United could not be struck then Unity would pay the Church \$700,000.

Reintegration Team - Update

- ▶ Church council met on Dec 7th, 2023 and an update on the Mediation was provided as per the terms above. Council then requested that the Trustees accept the mediation agreement as presented. The Trustees met following council and approve the Mediation Agreement and directed Ben to forward it to PMRC for approval. It was approved by PMRC on Dec 13th, 2023.
- ▶ Following the Holidays we began work with Aryze to come to terms on a deal. Aryze and our Architect have worked through the re-design of the project to reduce the number of parking spaces, the size of the apartments, increase the number of floors, etc.

Reintegration Team - Update

- ▶ The Reintegration Team met with Aryze on Tuesday, March 28th. The intention was to try to clarify the terms identified in the term sheet for the development. At the meeting it quickly became apparent that Aryze was predominately interested in pursuing the lease option and the terms required by Arzye to make it financially viable were not possible for the church.
- ▶ The church requires stability of tenure for our home, and Aryze was only willing to offer a 50-year lease in the new space. Consultation with PMRC indicated we would require a much longer duration to make the deal attractive/stable enough for the church.

Reintegration Team - Update

- ▶ Since Aryze is unable to make this project work on satisfactory terms and due to obstacles in the planning approval process, Aryze has walked away from this deal.
- ▶ And so given we were not able to work with Aryze on the closing of the purchase agreement, the **deal collapses** and as per the terms of the Mediation Agreement the Defendants (Unity) will make a payment of \$700,000 to the Church in the next 14 days. This concludes the process with Unity and will allow the property to be sold on the open market without restriction.

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Questions & Conversation

Turning our Face to Israel



When all you can feel are the
shadows, turn your face towards the
sun.

— *Helen Keller* —

AZ QUOTES

Our Strengths

j

We have many

- we are flexible, worship space, partnership GVAT, Taize
- we are imaginative, MOU's
- we are responsible and patient
 - we are a community

Trustees are responsible to
Pacific Mountain Region and the
congregation for property
and money.

**Our responsibility as a congregation is
to create a plan for approval.**

Possibilities moving forward

- 1) Amalgamation with another community.
- 2) Partnership with a congregation
- 3) Fold Fairfield UC, and return all funds to the Pacific Mountain Region. Note, we can specify where we would like some of the funds to go, ie Healing Fund.