



Land Sale Proposal

Special Vestry

St. Mary's will be holding an *Online Special Vestry (also accessible by phone)* on Monday, July 6th at 7pm to approve or reject the proposal to sell the Vacant Lots on the Church Property between the South end of the Church and the 2 houses at the corner of Yonge and Major Mackenzie.

Vestry Motion:

We, the vestry of St. Mary, Richmond Hill, authorize the churchwardens of our parish to sell the vacant lots known as lots 27 and 28 for not less than \$1.8 million, and that they request that St. Mary, Richmond Hill be allowed to retain 80% of the net proceeds; all of the foregoing subject to the approval of the Diocesan Council and the severance of the properties.

Background:

With the arrival of our new parish priest in the fall of 2017, our parish began a new chapter in our ministry together. In 2018 our parish undertook a visioning exercise to be able to clearly articulate our priorities as followers of Jesus and as Anglicans in Richmond Hill. Our priorities are to; *Serve, Equip, Strengthen and Send Christians into the World, to share God's love as revealed to us through His Son, Jesus Christ.*

From this vision for an active ministry at St. Mary's, the parish needed to ensure that our buildings and facilities were up-to-date and in good repair. In 2018 we raised \$75,000 and took \$45,000 from our reserves to complete \$120,000 of urgent and deferred maintenance. Looking forward, parish leaders knew that more work would be needed to allow our buildings to support our ministry and work in our community.

In 2018, the owner of the neighbouring properties expressed interest in purchasing our vacant land again. They were informed that formal approvals would need to occur, before any serious conversations could happen. In early 2019, St. Mary's Congregation approved a plan for our churchwardens to explore a sale of vacant church land, where the proceeds could be set aside to maintain and modernize our facilities. Having recently received all necessary information and approvals to proceed, we are now calling a 'Special Vestry' to reject or approve the sale.

(Please turn over for specific proposal details)

Price Details:

In 2010 the parish looked at this proposal, but did not gather a consensus to move forward. The property value at that time was \$1,000,000. The property has been appraised currently at \$1,975,000. The Diocese has asked us to approve a minimum value for any negotiations. Parish leaders and the Diocese believe that choosing \$1,800,000 would allow us room to negotiate any severance or other costs into a deal, and also take into account any market fluctuations.

Proceeds Details:

Traditionally, when surplus church land is sold, the parish and Diocese are to split the proceeds 50/50. Bishop Fenty has written a letter of support for our request, to retain 80% of the sale proceeds. Should the parish approve the sale, the Diocese does a formal review and then is required to vote to approve as well. All necessary documents and files have been sent to the Diocese to prepare for their vote, which will occur if St. Mary's approves this motion.

Sale Process Details:

Our Land Sale Review gathered energy when an interested party approached the church during our visioning and long-range planning work. To date, we have not entered into any formal or binding discussions, because Vestry and Diocesan Approval is required to do so. Should all approvals happen, the property will go on the open market and we'll be able to negotiate with any interested party. We cannot control what type of structure would be built on the land after the sale. A purchaser will only be allowed to build within regulations for the *Down Town Core*, which at present requires 20 feet between buildings and has a maximum height of 5-6 stories.

Building Plans:

After the completion of our Engineering Study, we understood that many elements of our infrastructure are aging or nearing the end of their life cycle. The Wardens and Property Team reviewed our needs and have determined that many of the following items may require being: replaced, repaired or upgraded in the near future.

Parking Lot & Driveway, Sidewalks, Entrances, Kitchen, Washrooms, Flooring, Electrical Systems, Two Boilers, Office & Chapel Heating Systems, Energy Efficiency Upgrades, Single Pane Windows, Church and Chapel Organs, Stained Glass Preservation and modernizing our IT Infrastructure.

Some of these items do require immediate work, while others projects are future needs for which we should be preparing. The current rough estimates for our future needs are well into the 7 figures, hence our recommending this current proposal for approval.

We look forward to everyone's participation in this special vestry on July 6th as you are able.

Sincerely, St. Mary's Wardens

(Sharon Hanns, Colin Webb, James Agyeman & Chas Mills)