

**WE BELIEVE** the good news of Jesus' life, death and resurrection is of first importance, and has the power to transform us, our communities, and the world. Our vision is to be a multigenerational community of contrast, gripped by the gospel of grace, seeking to reach Vancouver and beyond with the gospel of Christ.

To further this work of sharing the gospel, the trustees are of one mind that we need a new home for St. John's Vancouver. Our rented space does not fully meet our ministry needs and we have a sense of "wilderness wandering".

But there are significant challenges we need to overcome if we are to find a new home. It will require faith, endurance and perseverance. It will require sacrifice and much hard work over an extended period of time.

# ARE WE READY?

These storyboards provide more information about the challenges we face, and what you can do to help us move forward.

But we also need to hear from you. Are we, as a congregation, united in this goal and do we have the will to carry it through? Ten years after leaving our property at St. John's Shaughnessy, are we ready for this challenge?

**Are you ready?**



# A CURRENT OPPORTUNITY

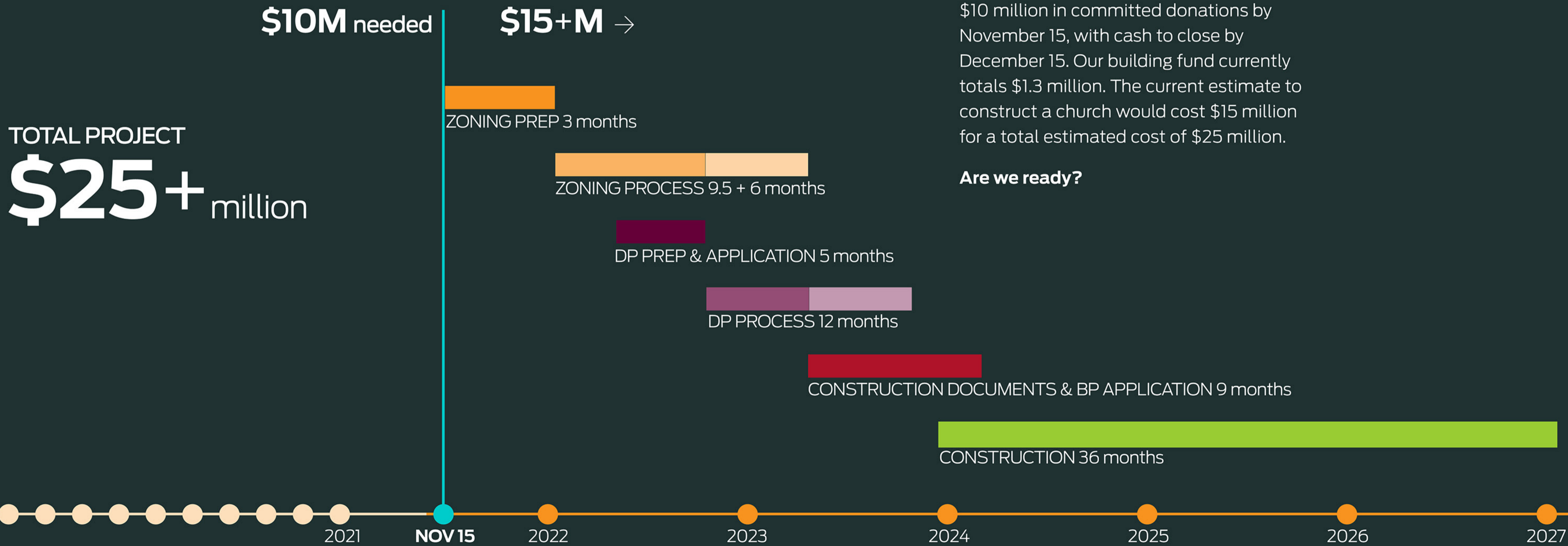
undeveloped land for sale



- 5 lots
- 1101 - 1189 West 57th Ave
- Zoning: RS-1 residential (churches allowed with conditional approval)

There is one vacant property currently owned by a church within our core search area, consisting of five contiguous undeveloped lots on West 57th Avenue between Granville & Oak Streets. We have the opportunity to purchase the property for \$17 million, of which \$7 million would be an interest-free loan. This loan has been offered by a family from outside St. John's and will be forgiven when a church is built on the property.

To secure the property we would need \$10 million in committed donations by November 15, with cash to close by December 15. Our building fund currently totals \$1.3 million. The current estimate to construct a church would cost \$15 million for a total estimated cost of \$25 million.



**Are we ready?**

# WHY DID THE TRUSTEES PRESS 'PAUSE' ON THIS OPPORTUNITY?

**The 57th Ave property presents an amazing opportunity.** There are good reasons to support purchasing the property including the ideal location, the ability to build to suit our needs, the \$7 million forgivable loan – and after 10 years of searching this feels like the providential hand of God.

Your trustees feel uncertain about our readiness as a congregation to pursue this – or any other – property of this type. Here are some of our concerns.

## CONGREGATIONAL COMMITMENT

- What is the level of awareness of the need for a new church home?
- What is the commitment to sustain the momentum to attain a new church home?
- How much unity do we have around a project of this length and magnitude?

## LEADERSHIP CAPACITY

- How will our church leadership gain the capacity for this project over the next 5+ years?
- How will we obtain the capabilities to manage a project like this?
- How will this project advance the gospel of Christ in us and through us?

## FUNDING: CURRENT BUILDING FUND IS \$1.3M

- Can our congregation immediately support \$10 million and further support a \$15 million project?
- Is this the best use of our funds?
- Is it wise to walk away from this opportunity?
- How will giving to this project impact our regular giving?

Do we have the faith, endurance, perseverance and capacity for this project?

# TELL US HOW YOU ARE READY

# WHY WE NEED A NEW HOME

**OUR FRIENDS** at the Oakridge Adventist Church have been most gracious and accommodating. However, the facility itself and the fact that we are sharing space is far from ideal in meeting our needs and our mission. There are many challenges in using a rented, shared space.

- We are very limited in the physical changes we can make.
- Set-up and take-down for each service and event is arduous and time consuming.
- Impromptu meetings or meetings outside the usual schedule are difficult to arrange and fit in.
- Storage is limited.
- The church office is in a separate location, making administration difficult, increasing cost and travel.
- Weddings and funerals on Saturdays are not possible.
- Larger events must be held offsite, with associated costs and coordination.
- Classroom space is limited, with few separate rooms available.
- Our connection and engagement with the local community is tentative, knowing that we will ultimately leave.
- There is no long-term guarantee that we can continue to rent from OAC.
- We pay almost \$200,000 per year in rent.

**GOING FORWARD** we are increasingly conscious that, after almost 100 years, our role has changed from a traditional local Anglican church. This affects our physical requirements for a facility.

- Increasingly, we are a 'training church'. We expect the role of Artizo to increase in the future, along with the production of material like the catechism, prayer books, Sunday school and Bible study guides.
- Our role is not only local, but also regional, national and international. We have a legacy of theological thought and spiritual leadership that places us at the centre of 'mere Anglicanism'.
- The pandemic has brought a new realization of the place for online ministry and the requirements of broadcast and video production. We have new 'virtual members' and our online ministries will likely increase in the future.
- Global conflict has increased our involvement in refugee adoption and accommodation.

# A SPECTRUM OF OPPORTUNITIES

for purchasing a permanent church home

BUILD

BUY

## BUILD ON UNDEVELOPED LAND

- build for our needs, fresh start
- bring the gospel to a new community
- 5+ years to develop
- cost variability, higher overall price
- more complex undertaking
- no building for immediate use
- ongoing rental cost until ready
- zoning, city, community engagement and approval needed
- highly competitive market necessitates fast action with sufficient capital

## BUY AN EXISTING BUILDING

- fixed design and layout
- will need to adapt for our needs
- renovations need city approval
- renovation unknowns
- existing community presence
- 1-2 year transition
- rental cost replaced by maintenance cost
- confidentiality critical – another congregation involved
- highly competitive market necessitates fast action with sufficient capital

# SEARCH CRITERIA

originally given to the property search committee

## SPACE FOR:

SANCTUARY (400-600)

YOUTH/MEETING ROOMS

SUNDAY SCHOOL ROOMS

FLEXIBLE TRAINING/EDUCATION SPACE

GATHERING PLACE

CHAPEL

KITCHEN

MEAL AREA

OFFICE SPACE

GREEN SPACE/GARDEN

PARKING

WE NEED AT LEAST  
**25,000FT<sup>2</sup>**  
OF BUILDING AREA

EXPECTED COST  
**\$12-25M**

## PRIMARY SEARCH AREA:



# SEARCH RESULTS

THE LAST 10 YEARS

## THE PROPERTY SEARCH COMMITTEE

Our search team has reviewed a wide range of opportunities but we struggle to compete in this dynamic market. Several opportunities have arisen but we have been unable to take advantage of them. And many opportunities are simply not suitable for us.

Don Bennett  
Gillian Fullerton  
Norah Johnston  
James Klukas  
Bruce Ledingham  
Jeff Spruston

Over the last 10 years, we have looked at:

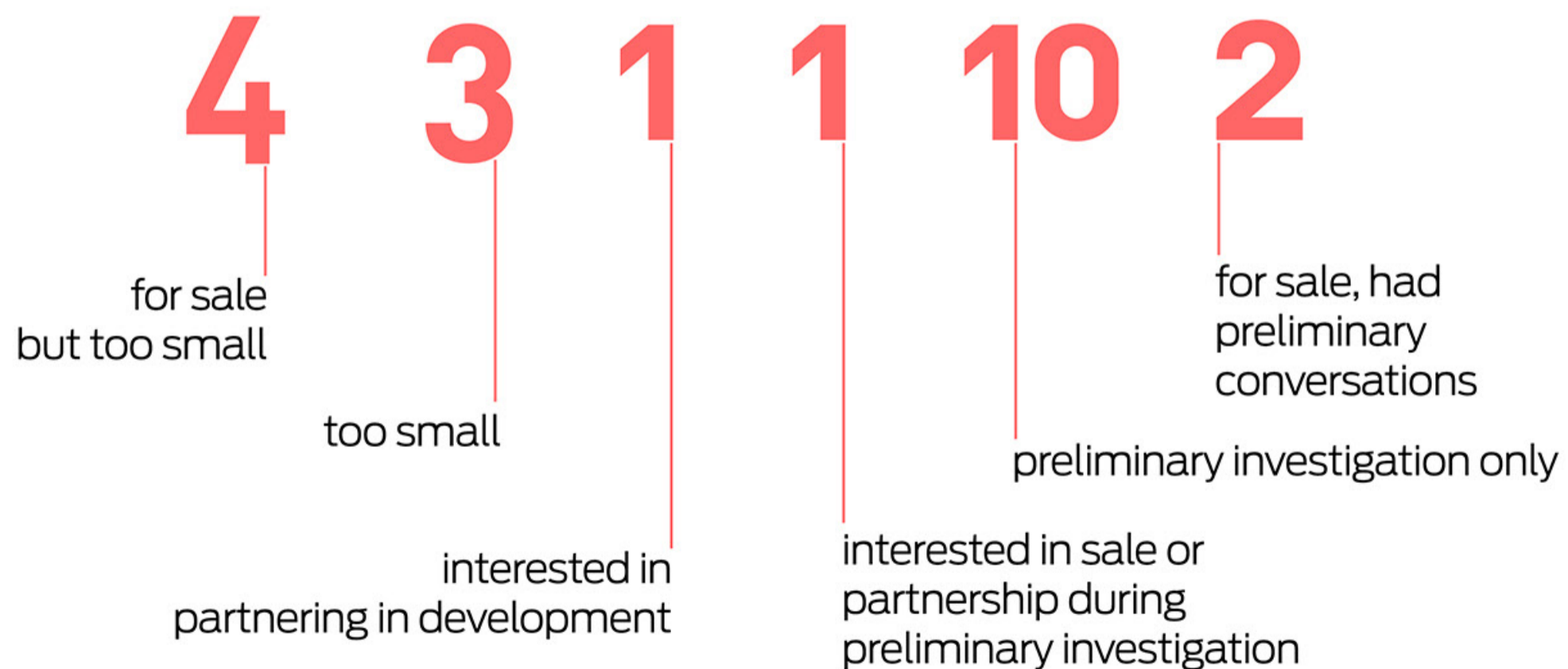
- Bare land
- Existing church properties
- Land assemblies
- Development properties
- Warehouses
- Retail spaces
- Schools

We have had:

- Ideas from congregation members
- Ideas from realtors
- Contact with larger churches
- Contact with many other denominations



## 21 CHURCH PROPERTIES REVIEWED



## LAND ASSEMBLY IN CORE AREA



## NON-CHURCH PROPERTIES REVIEWED



# CHALLENGES

in finding a permanent church home



## DEVELOPERS

Developers have more money, processes in place, and management expertise to quickly take advantage of opportunities.



## FUNDING

Funding must already be available when an opportunity appears on the market. We don't have sufficient funds.



## SPEED

The market moves fast, many buyers are constantly searching for opportunities and are able to move quickly.



## AVAILABILITY

Very few suitable church buildings or land available, especially in our target search area



## CONFIDENTIALITY

Talks with selling churches are often confidential due to congregation sensitivity.



## SUITABILITY

All of the available churches we looked at were too small for our needs.



## COSTS

Costs of land, materials and construction are constantly escalating.



# OUR STORY OF BLESSING

**In 1924, Mrs. De Pencier began a Sunday School in her kitchen** to reach the children of Shaughnessy with the love of Christ. The Sunday school quickly spilled out of her kitchen and into other rooms of the house. This was, understandably, not convenient for her husband who was the bishop of the Diocese of New Westminster, so in 1925 he built a small church at the end of the property on Granville Street and Nanton Avenue.

**1924**  
BEGINNINGS

**1950**  
BUILDING

People gathered around the gospel of Christ, and in 1950 the present church of St. John's Shaughnessy was built, funded by donations from the congregation.

**1980-90**  
GROWING

The 1980s and 90s were a time of much blessing, with significant growth in gospel clarity and congregational strength, and the church property was heavily used for children, youth, adults, seniors, hospitality, office space and a wide variety of ministries.

**1998**  
TRAINING

Artizo was incorporated in 1998 and, some 20 years later, over 100 new preachers have graduated from the program. This focus on development also occurred in our Sunday school, and now about 90 churches are using our Sunday school material. God has richly blessed us with the ability to train others.

**2000**  
COURAGE

In 2000, our congregation of St. John's was called to take a courageous stand to follow the teaching of the Bible, in the face of the innovations of the diocese. After 10 years of seeking resolution, the congregation was dispossessed of the large property on Granville and our last Sunday in the property was September 18th, 2011.

**2007**  
PLANTING

St. John's Richmond was established with congregants from St. John's Vancouver in 2007, and has since grown to 150 children, youth, and adults

**2011-21**  
UPROOTED

In the turmoil of leaving Shaughnessy, a great blessing was finding a church that could accommodate us, almost at the last minute. Since then, we have been grateful for the kindness and sharing of the building we are leasing at the Oakridge Adventist Church (OAC) on Ballie Street and West 37th Avenue. However, we have a sense of uprootedness and transience and we feel as though we have had 10 years of "wilderness wanderings."

**2021**  
COMMUNION

St. John's Vancouver Anglican Church is now part of the Anglican Network in Canada (ANIC) and is the largest congregation (700+ members) of the 70+ ANiC member churches across Canada.

We are privileged members of the global realignment taking place within the Anglican Communion and the many blessings that flow from that reaffirmed focus on gospel teaching.

# ARE WE READY?

## COMMENTS & QUESTIONS

We cannot move forward on a property until we have a strong commitment from our congregation.

For this specific opportunity on West 57th to be given further consideration, we require approximately \$10 million committed to our Building Fund by November 15th.

The trustees would love to hear your comments and questions!

One of our major objectives at the Town Hall meeting on October 24th is to answer your questions.

Please email: [newhome@sjvan.org](mailto:newhome@sjvan.org)

## OUR TRUSTEES

- **Rector** David Short
- **Rector's Warden** Ewan Wilding
- **People's Warden** Joanne Sawatzky
- **Treasurer** Eli Sullivan
- Alida Garrod
- Anita Anderson
- Craig Mitton
- Ed Bowes

## PRAY

Pray for guidance for our search committee.

Pray for wisdom for our trustees as they make big decisions.

Pray for the faith, will and ability for us all to move forward in unity.

Pray that God will miraculously provide for our needs.

Above all, pray that God will be glorified.

**Will you pray?**

## GIVE

Our building fund is insufficient to allow us to commit to purchasing a new home. Please prayerfully consider your part.

### Give online

<https://sjvan.churchcenter.com/giving> and select the dropdown: Building Fund

### Send a cheque

and mark your donation: Building Fund

**To give bequests**, securities and other gifts please contact the trustees directly: [trustees@sjvan.org](mailto:trustees@sjvan.org)

**Will you help?**