

CityView Redevelopment Project Frequently Asked Questions

1 Who is the Cityview Church?

Cityview Church is a small, diverse, Christ-centred faith community with a building on the corner of East 28th and Sophia. Cityview seeks to love God, love each other, and impact the community around us by sharing and showing the love of Jesus to all.

2 What is going on?

Cityview Church is exploring the possible redevelopment of the building and land. We are calling this process, Project Community. The mandate of this project is to provide:

- A space for our church community to worship and grow in our relationship with God and each other.
- A space for the wider community to utilize/rent and give an opportunity for us to share and show the love of Jesus to them.
- Incorporate some housing that is affordable and encourages community living.

The redevelopment of land and building should allow the church to maintain ultimate control over its use and should not leave the church in any significant debt.

Here is an overview of the potential new building:

- 4 stories with approximately 6,500 sq ft and a parking level.
- Level 1 and the Mezzanine Level utilized by the church and community.
- Levels 2 to 4 will have 15 to 20 units of rental housing ranging from bachelor units to 3-bedroom units.
- Roof top will provide a sustainability aspect and outdoor space.



3 A brief history of the project

In 2018, Cityview began a process called Project Community, forming a team to look at the feasibility of redeveloping the land and building.

In 2019, Haeccity Studio Architecture was brought on board to explore options for how this could be done. After consulting with the City of Vancouver, the options were narrowed down to a single design concept.

With the help of our development consultants, CitySpaces Consulting, a detailed feasibility study was undertaken. We anticipate the study will be complete April 2021 and presented to the church community and other stakeholders.

4 Why are we considering building a new building?

In 2017, the members of Cityview Church looked at why they exist as a community. It became apparent that one of the reasons is to connect with the wider community and have a positive impact on the Riley Park-Little Mountain neighbourhood. To build on the church's already strong relationship with the neighbourhood, Project Community was initiated. A team began to look at how the church could redevelop the property to better serve not only the Cityview community, but also the wider community.

Another consideration is that Cityview's building is aging. It is over 70 years old, and although there have been some renovations, the infrastructure, heating, electrical, and plumbing have not been updated. As the building gets older it will become costlier to maintain. The church decided that it would be more prudent and beneficial for a new building to be constructed.

5 What benefit will the new building have for the community?

We believe the new building will help Cityview to continue to serve the community in new ways, with a more attractive event and community space. The church would like to create a place for local groups to gather together and to act as a hub for the community. The church also wants to serve the community by providing much needed residential units to help in alleviating Vancouver's housing pressure.

6 Who will use the building?

The building would be open to all. Cityview Church will continue to meet in the building, as well as our Open Table ministry for marginalized individuals. The space will be flexible enough to be used by other community groups such as community choirs, garden clubs, and more. Those living in the residential units would also have access to the space.

Our vision is that any group, from within the building or the larger neighbourhoods, would also be able to reserve the facilities for gatherings and community activities.

7 Who would live at the building?

The rental housing will have an emphasis on 'living as a community'. Potential residents will need to "buy in" to this concept. Cityview Church will seek to foster a sense of community by providing common areas for interaction and a shared life experience.

The project's goal is to provide low or below market rental housing in the community. We envision a community that meets the diverse needs of the representative population, including singles, families, younger people, seniors, and people with disabilities.

8 What would the building look like? (And will there will be a bell?! 😊)

At this early stage, we are providing the general size and shape of the building, but the concepts will not show great detail regarding the exact appearance. This means there is still time and opportunity to hear feedback (including on whether there will be a bell!) and incorporate these details into the design.

At this stage, it is envisioned that a four-storey structure plus mezzanine would house the future church and community spaces as well as 15 to 20 affordable housing and lower end of market rental units above.

9 Will this affect property values?

We are not market specialists and cannot predict property values. However, we do not anticipate that the project will cause values to diverge from the overall fluctuations of the Vancouver housing market.

In general, it may be expected that introducing a higher density development (3 to 4 storeys) in a traditionally lower density neighbourhood may result in appreciation of property values. But this is a complex question that would require targeted research to verify.

10 Is this building going to shadow the neighbours homes and block views?

There will be some minor shadowing to the east and north. However, the design will incorporate terracing as well as generous setback (similar to a laneway) to minimize this impact.

11 Will the redevelopment of the building affect parking availability and traffic in the area?

Parking during construction, will have a temporary change. Construction traffic is discussed in more detail below in question #16.

In terms of parking over the long-term following completion of the project, there will be little change from the current situation. The design accommodates on-site parking for both residents and regular church functions as per City guidelines. On-street parking will be comparable to the existing capacity.

However, we do realize that some special events at the community space can cause temporary increases in local traffic and parking demand, similar to current circumstances. Cityview Church will continue to explore operational protocols to minimize these infrequent disruptions.

12 Who is paying for the project costs and ongoing operations?

Cityview Church will be contributing the considerable asset of the land. The rest of the cost will be covered by a mix of serviceable debt and equity funding. We believe the ongoing operational costs will be covered by the self-sustaining nature of the project (rental revenue) and would be born and administered by a separate Housing Society who would manage the property.

13 What approvals does the project need?

The project will go through three major approval stages with the City of Vancouver, with many layers of review and oversight at each step. These stages, in order, are:

- Rezoning approval;
- Development Permit; and
- Building Permit.

14 When would construction start?

The actual start of construction depends on the many stages of approval, funding and potential partnerships that have to occur first. The start date can be difficult to predict. The earliest we anticipate construction could begin is in 2024, but most likely it will be later.

15 How long can I expect construction in the vicinity?

The design team is currently looking into advanced construction techniques that could speed up construction and limit its impact. Currently, we anticipate that the bulk of construction activities will occur within an 18-month window.

16 How will construction affect the local and immediate neighbours?

Construction activities in residential neighbourhoods will result in some noise and disruption of street and sidewalk use. Sporadic increases in small truck traffic and parking disruptions are also typical. Some heavy equipment may be present during early stages of the project.

17 Will construction be noisy?

There will be some amount of construction noise during the day. However, there will be strict limitations regarding the times when construction can occur in order to limit the impact.

We will provide a way for neighbours to provide feedback during construction.

18 Will there be any excavation?

The project includes the provision of underground parking, which means that there will be excavation. The design team has endeavored to reduce required excavation by limiting the parkade to one level and strategically locating the entrance to take advantage of the natural slope. Setbacks from the property lines will further minimize disruption to neighbouring properties.

19 How far along is the project?

The project is in the very early stages and is preparing a Rezoning proposal. The City of Vancouver has shown initial support for the team to further explore housing on this site under strict guidelines. This preliminary support is intended to give guidance regarding City requirements during a Pre-Application process, but it in no way guarantees a successful application.

20 How else can I get involved?

Keep informed and tell us what you think! As we move ahead, we will continue to share information with our congregation, neighbours and wider community.

Thank you.