

New Vision United Church

24 Main Street W and 85 Holton Ave

April 2021

United Properties Resource Corporation

Introduction - UPRC

New Vision United Church - Timeline

85 Holton - Vision / Project Goals

85 Holton - Housing Key Facts

Community Consultation - What we heard

Next Steps

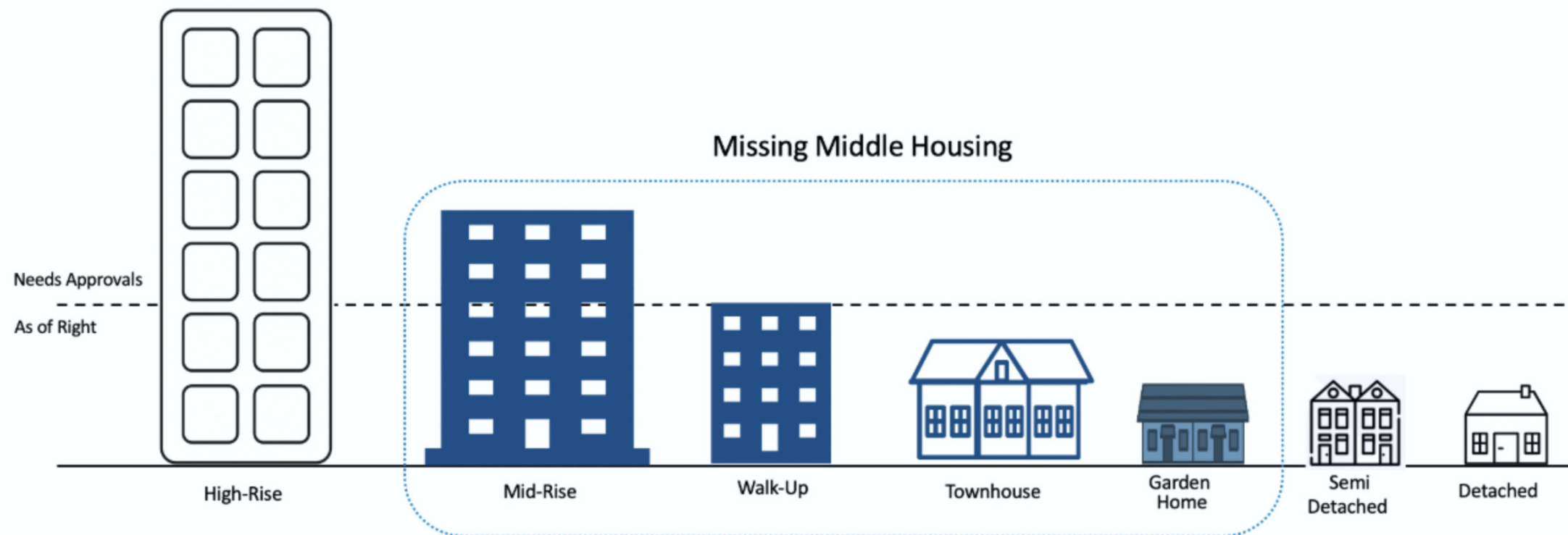
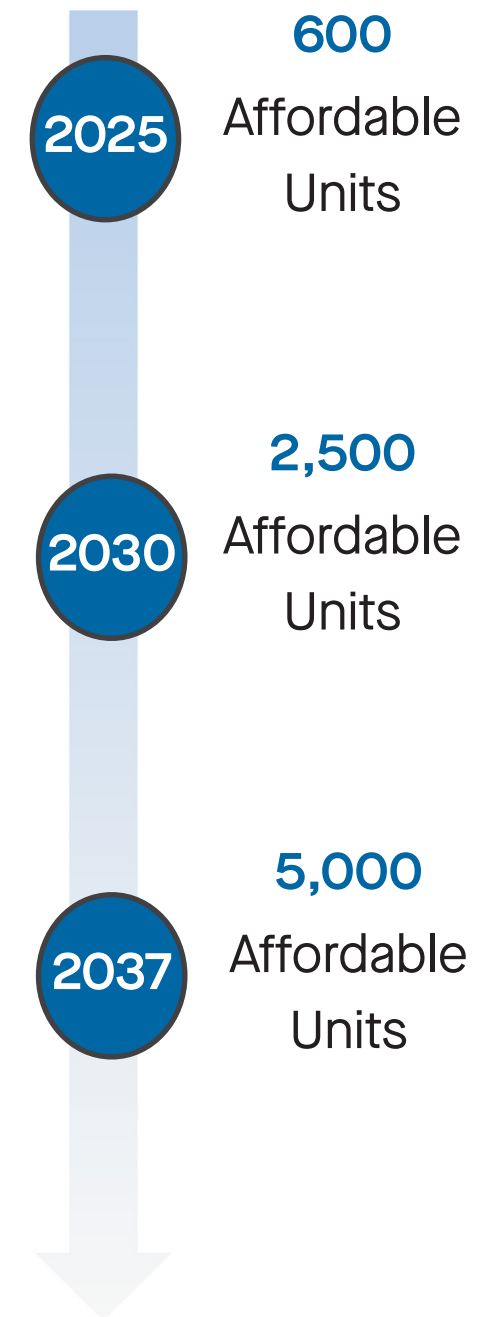
AGENDA

Founded in 2019 as community building developer United Property Resource Corporation (UPRC) works with communities of faith and non-profits to create mixed-income rental housing.

UPRC works to create socially, environmentally, and financially sustainable communities through redevelopment projects that will promote the common good for the next 100 years.

UPRC's model invests profit back into the local community through affordable housing, community services, and congregation and neighbourhood programs.

Nation-wide Housing Program Deliverables



UPRC - KEY FACTS

Our organization is guided by the following principles illustrating the values that underpin our work.

Three key takeaways:

1. Affordable housing for all (Not just houses - homes)
2. Sustainability - Social, Financial, Environmental
3. Open and accessible to all



Prioritize the development of safe, stable, affordable housing for all Canadians



Maximize social impact to achieve the highest possible economic, environmental, and social benefits.



Innovate and lead by advocating for progressive real estate and financial models that create long-term sustainability



Collaborate with public and private partners to build spaces that balance the need for affordable housing with the required returns to unlock value that is reinvested in social purpose.



Recognize the diversity of our communities by building neighbourhoods that are accessible to all.

UPRC - CORE PRINCIPLES

2013 - Joint ministry
St Giles United and
Centenary United

**2015 - Final
Worship at St Giles**

**2018 - City Council Decision not
to designate St Giles**

New Vision to work with Heritage to record
and preserve the history.

**2021 - UPRC begins study
of 85 Holton**

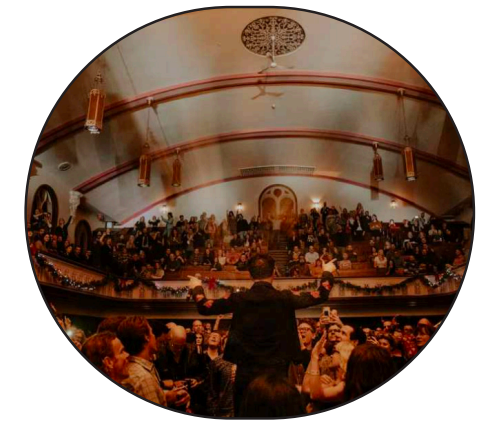
**2013 - Building Assessments -
24 Main St. W + 85 Holton**

24 Main Street W Site Chosen for Joint
Ministry

85 Holton studied for adaptive Re-use

**2020 - 24 Main
Street W. designated**

TBD
Combined New Vision sites
Community and cultural
Affordable and market housing



New Vision works to expand and create cultural programming at 24 Main Street W.

NEW VISION UNITED CHURCH / COUNCIL DECISION TIMELINE

Religious Items relocated and preserved:

- Baptismal Font and the Communion Table were donated to Hamilton Korean Congregation.
- Pews were donated to Mustard Seed Co-op and Bethel Church.
- Seven stained glass windows have been sold at Auction:
 1. The Cody Memorial in the Chapel
 2. The Adamson Window in the Chapel
 3. The Robinson Window over the Front Door.
 4. The Sweet Window in the Chapel
 5. The Martin Window in the Sanctuary
 6. The East Decorative Window in the Narthex
 7. The West Decorative Window in the Narthex.
- The stained-glass window in the Chancel returned to original family who were Members of the Congregation for five generations.
- Organ sold to a Toronto organ builder for resale to a church.

Military and Memorial Items relocated and preserved:

- All Flags and documents of the 85th Machine Gun Battalion have been transferred to the Royal Hamilton Light Infantry Museum, (The successor Regiment)
- Memorial Plaque from the WWI Memorial Cairn is in storage at New Vision United and could be installed in New Vision United Church or included as part of the proposed redevelopment.

Bells

11 Bell Carillon - Being salvaged for re-use or display at another location. Details TBD.

Cultural Heritage Impact Assessment

The in-progress Cultural Heritage Impact Assessment will recommend preparation of a Documentation and Salvage report

Ongoing Commitment to consider further Preservation Options



ST GILES HERITAGE RECOGNITION PLAN



FAMILY FRIENDLY AMENITIES



AFFORDABLE HOUSING



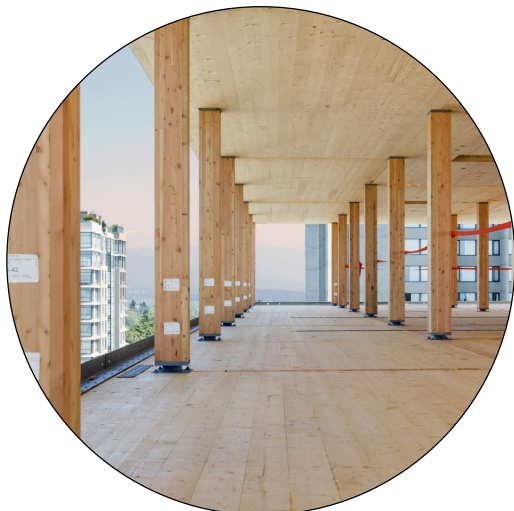
URBAN GARDENS



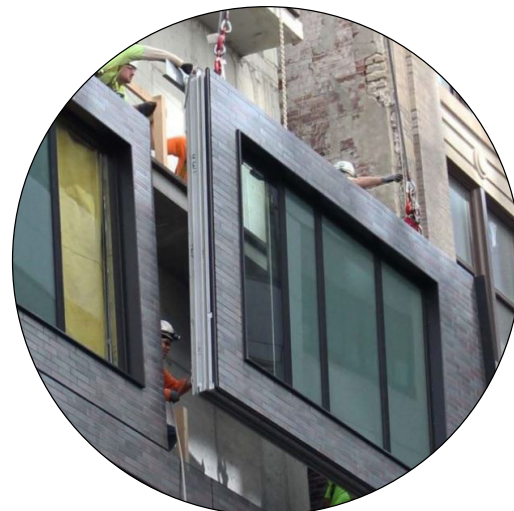
WALKABLE STREETS



SOLAR READY



MASS TIMBER



HIGH QUALITY MATERIALS



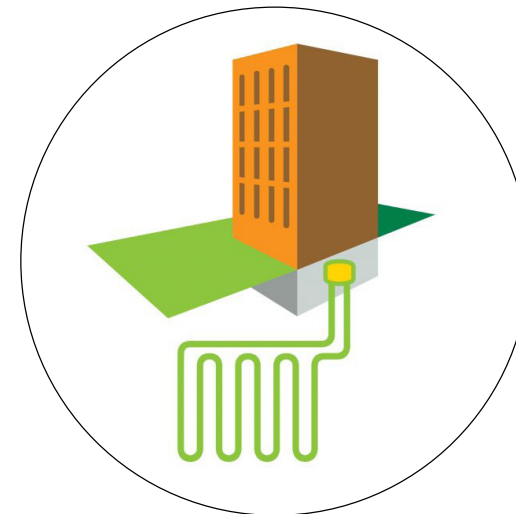
GREEN ROOF/URBAN GARDEN



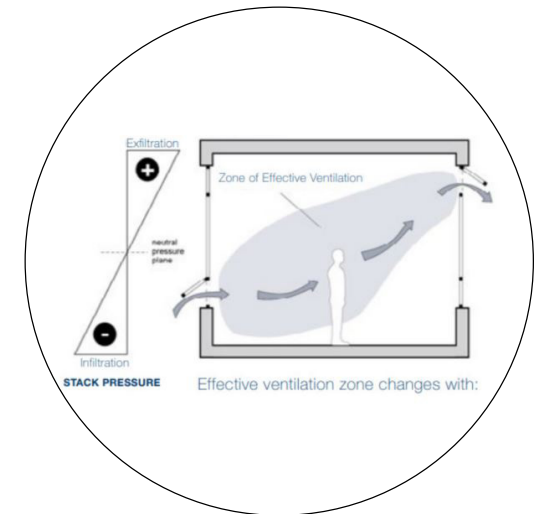
PASSIVE HOUSE



ZERO ON-SITE CARBON



GEO THERMAL



PASSIVE VENTILATION

85 HOLTON - PROJECT GOALS



100% Rental Housing

What type of housing will be provided?

How Many Affordable Units will be provided?

UPRC and Hamilton Housing will work together to explore opportunities for increased affordability through housing benefits and other programs.

**30% Affordable Housing
(Approximately 30 units)**

What Level of Affordability will be pursued?

Affordable rents will be per CMHC requirements: 79% of MMR:
Currently this would be:

Bachelor	\$474.00 / mo
1-Bed	\$790.00 / mo
2-bed	\$924.30 / mo
3-bed	\$987.50 / mo

85 HOLTON - AFFORDABLE HOUSING FACT SHEET



UPRC with local partners

Who will manage the project?

UPRC will manage the project & work with local partners to support the affordable housing & long-term management

Are there restrictions to groups that can live here?

We are committed to fair and equitable access to affordable units for all.

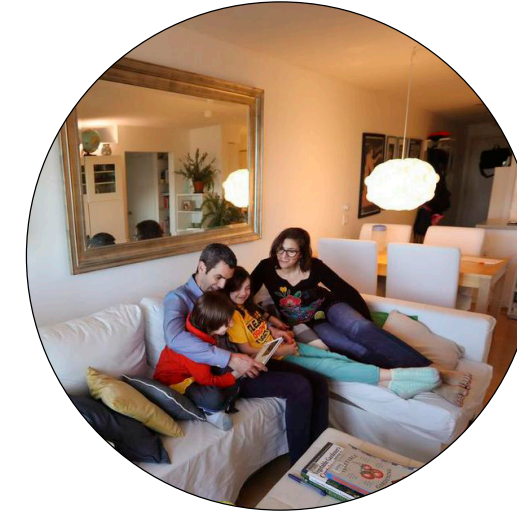
Who will the affordable units be targeted to?

Increase the opportunity for vulnerable and marginalized individuals, including Indigenous Peoples, Black people, People of Colour, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy, and adequate homes.

Vulnerable and marginalized individuals

Work with Hamilton housing to identify the most appropriate populations

85 HOLTON - AFFORDABLE HOUSING FACT SHEET



Shortage of outdoor / family friendly space in the area.

**Shortage of Affordable Housing/
does not support diversity of
neighbourhood**



Community Scale Development



Desire for historic preservation

85 HOLTON PUBLIC MEETING FEBRUARY 2021 - WHAT WE HEARD

Initial Studies and due-diligence in progress

Coordinate community consultation with Councillor Nann's Office

Follow-up Public Meeting (Spring 2021 - Date TBD)

Formal Application to City (Spring / Summer 2021)

NEXT STEPS