

FAQs

GENERAL

What is “A Place for Grace in the City”?

“A Place for Grace in the City” is the name of the movement at Grace Toronto Church to raise support for the purchase and renovation of our new church building in downtown Toronto. We hope that this will be a time of radical generosity at Grace Toronto that is, at its heart, motivated and led by the grace of Christ. The name, “A Place for Grace in the City,” comes from our desire to see 383 Jarvis Street built into a new home for us, Grace Toronto Church, and a place of grace, rest and mission in the heart of our city.

How will I be expected to engage? What will the discernment process look like?

The purchase of a building is a significant time in the history of our church. It is a pivotal time of vision-casting but also one of great financial need.

Beginning November 1, 2015, a team of elders, staff and volunteers will lead our congregation through a four-week church-wide process of prayer, Biblical teaching, discussion and discernment. This will include corporate worship in church services, personal Bible study and discussions during our Grace Gatherings, moms groups, and GTKids’ classes, personal reflection with a 15-day devotional written by leaders and members from our church, and engaging with information and updates through various events. We hope that this process will lead our congregants into an authentic, spiritual encounter with God. Our goal is to provide the teaching, resources and support to allow our church body to hear how God may calling us as individuals to give in this important time. We believe that giving is a spiritual discipline featured in many Biblical precedents. This moment in our church history is a natural time for us to grow as a congregation in this area.

You will also be called upon to prayerfully consider how to make a special, financial commitment in addition to your regular tithes and offerings, to help support the new building and renovations. It is important to us that this giving spills out of a deep, Gospel-centred understanding of stewardship. As members of the congregation, as well as the elders and staff at Grace, our desire is to support you in your discernment process and we encourage you to go through this season of our church with joy.

How can I get involved or volunteer?

There will be special times of prayer and events where you can hear more and ask questions about the building project. GT Kids has also planned events and a family devotional to help our littlest congregants and their families support and acquaint themselves with our new home. Many of these events could benefit from more volunteers.

To get details about the many opportunities to get involved, please contact Michelle Choi at michelle@gracetoronto.ca.

How much do we hope to raise?

Our goal is to raise \$2 million.

What will we do with the money raised? How will the money be allocated?

The monies raised will be allocated solely to renovating the church and funding building-related costs. No money given to the building fund will be used for general operating expenses or current ministry expenses. Any funds that remain after we have completely renovated the property will go toward the mortgage or be saved for future site development. (For renovation costs and details see question below, “*What renovations are needed?*”)

How and when can we make our commitments to A Place for Grace in the City?

You can make your commitment or donation to the building at any time! We will have commitment cards you can fill out at church on Sundays. We are encouraging members to make their commitments known by December 6, 2015. These commitments are an indication of how much (and when) you expect to be able to give during the campaign. These commitments allow us to plan the construction project.

How and when can we make our donations to A Place for Grace in the City?

In order to make your donation to the campaign, please visit the HOW TO GIVE page on our website. There you will see many payment options. For example, we understand that a significant, sacrificial gift can be budgeted more easily over a period of years. You may wish to time your gift in multiple installments over the next two years (for example, December 2015, December 2016, December 2017). We ask that you give as much as you can, as soon as you can and that all donations be completed by December 31, 2017 to correspond with the projected construction expenditures.

You can donate an outright gift (such as cash, cheques or online using your credit card) or you may be able to give special gifts (such as securities. More information regarding giving can be found on our dedicated building website: building.gracetoronto.ca in the section called “How To Give”. If you would like to give online using your credit card, please click [here](#).

When do you need the funds and why should I give now?

Funds are needed immediately to begin work on renovations and pay for pre-construction expenses, such as permits. We ask for at least the first installment of your gift before December 31, 2015 for this reason. This will also allow you to receive a 2015 tax receipt. We also ask you to indicate your overall commitment (to be given by December 31, 2017) to help us determine the overall construction budget and project cash flow.

Who will know how much I commit or donate?

At Grace Toronto, specifics of how much individuals have given or committed to give are treated with the utmost confidentiality and are only known by the church tax receipt administrator and Treasurer. We will be praying and celebrating as a church about how much has been committed and actually received via regular updates. However, these will be general updates without identifying information regarding individual donors.

What happens if my circumstances change and my ability to give the amounts I have committed to give changes?

We understand that people's circumstances change due to unforeseen events. We are inviting people to prayerfully consider how much they can give over and above their usual giving and to try to adhere to their commitment. However, we fully understand that you might need to reduce the amount you committed to. If this happens, we simply ask that you communicate with us as soon as possible so that

we can make necessary adjustments. We also know that people's finances can sometimes suddenly improve and we ask that, in those circumstances, you consider increasing the amount you had planned to give.

What is the role of our campaign consultant?

Grace Toronto has retained the services of Doug Turner, a seasoned consultant who has worked with hundreds of churches in raising funds. He came highly recommended from Redeemer Church in New York City. He worked with them on their building campaign in 2005. Doug is working with a team made up of the leadership and members of our congregation to design and execute a plan to engage our church into a stewardship and discernment process. Doug will seldom speak to the congregation; his work will be largely behind the scenes lending us support with communication, training, and process. His help has been invaluable to us in planning and directing this phase in the life of our church.

Building FAQs

What led us to purchase 383 Jarvis Street?

After growing out of our last building, 41 Britain Street, we have been searching for a new home in the downtown Toronto area. The congregations of St. Andrew's Evangelical Lutheran Estonian Church and St. Andrew's Evangelical Lutheran Latvian Church, co-owners of 383 Jarvis Street, graciously and generously agreed to sell us their building and we worked with them for over a year to finalize the sale. 383 Jarvis Street is in an ideal location and aligns to our vision of being "A Church in the City for the City". It is close to public transit, subways and the Don Valley Parkway and can seat approximately 600 people in the sanctuary.

How much did the church property cost?

The purchase price for 383 Jarvis Street was \$4.15 million and was completed on October 1, 2015. Grace Toronto Church paid for 383 Jarvis Street using both (i) profits of \$2.85 million from our sale of our last building, 41 Britain Street; and (ii) a new mortgage of \$1.3 million, which was generously provided to us by The Canadian Conference of the Mennonite Brethren Church of North America (the CCMBBCNA).

The CCMBBCNA also agreed to provide us a loan of \$1.4 million that is designated towards building renovations. Together with \$2 million donations that we are seeking to raise, we hope to spend approximately \$3.4 million towards the renovations.

Sources and uses of funds for building purchase and renovations (\$MM)

Use of funds	Total	Source of funds	Total
Purchase of 383 Jarvis	4.15	Equity from sale of 41 Britain St. ⁽¹⁾	2.85
Renovations budget	3.40	New Mortgage from CCMBBCNA to buy 383 Jarvis	1.30
		New Renovation loan from CCMBBCNA	1.40
		Donations	2.00
Total	<u>7.55</u>	Total	<u>7.55</u>

⁽¹⁾ 41 Britain was sold at \$4.3MM. With these funds, we paid down the \$1.65MM remaining mortgage results in net equity from sale of \$2.85MM equity.

What is the current condition of the building? What inspections have been done on the church property?

The following inspections were conducted during the due diligence period:

- General Building Inspection – Assessment of the roof, structural integrity and electrical wiring of the building.
- Phase 1 Environmental Inspection- Assessment of soil and ground contaminants.
- Property Survey
- Understanding of City of Toronto listed heritage designation implications
- Building Code and Fire Code consultations
- Roof structure inspections

We are currently conducting a Hazardous Materials Inspection and Sanitary and Storm Drain Inspection.

What is the Transition Team?

The Transition Team consists of a group of congregants from Grace Toronto who have volunteered their time and expertise to help with the sale of 41 Britain St and the purchase and renovation of 383 Jarvis St. Their backgrounds in real estate, law and construction have been invaluable in planning and executing the transition to our new home. Under the supervision and guidance of the elders, the Transition Team has, among other things, organized building inspections and is overseeing the renovation process of the new building.

What renovations are needed?

The building is structurally sound, however, it is in need of repair. It will require extensive renovations in order to fit the needs of our congregation. The planning process is still underway but, based on the information we currently have, some of the more urgent renovations may include the following:

- The current mechanicals service the building adequately. However, they are insufficient for our congregation size and our intended usage. They will require upgrading.
- The building lacks central heat and air conditioning. In order to maintain comfortable temperatures in the building, we will need to install new ductwork, new hydro/power service and add new furnace and cooling units.
- The building served the previous congregation of 150 people well without much need for a children's program. As a church of 500 people, we have over 100 children that attend Sunday school each week during the worship service and take part in our children's ministry (known as "GTKids"). At present, the building does not have enough classrooms to house our GTKids' ministry. We will need to excavate and underpin the unfinished basement to create the GTKids' Ministry area and to increase the number of washrooms in the lower level. This will mean that we will reinforce the foundation (stonework, waterproofing) before finishing the space.
- At present, the building only has six toilets. We would like to add two washrooms on the 2nd level and a barrier-free washroom on the main level as well as increasing washrooms on the lower level from 4 toilets to 12.
- Improve safety and access to the building by installing cameras, locks and alarm system.
- Improve sound in the sanctuary by upgrading the sound boards and install speakers to areas not currently served.
- Add an open and wider staircase leading to the lower level to address safety, security and flow issues to the building.

- Removal of the stage in the fellowship hall in order to expand the room's size and functionality.

Other renovations are not urgent, but would help improve flow, accessibility and functionality. Future recommendations include: widening entrances and creating foyers to improve flow and enhance fellowship, installing a commercial kitchen to be code compliant, creating office space in mezzanine level, updating flooring, renovating pews to create one centre aisle, renovating front stage and painting the sanctuary, installing an elevator to provide access to all levels, and removing a wall to enlarge the main fellowship space.

How is the building being designed?

The Transition Team has met with the staff and elders to develop the basic requirements for our ability to worship at the church. They have formulated a Program Requirements document that serves as a guide during the design and renovation phase. They have assembled a group of volunteers to consult with the staff, elders and outside experts and architects. Key considerations in the building design were meeting needs for present and future ministries, creating multiple use spaces, preserving the building's character, and upgrading to bring to code. For the duration of the renovation phase, the Transition Team will continue to consult with different ministry groups to ensure the design of the church will meet current and future ministry needs.

Finally, the Transition Team gives much consideration in stewarding our limited resources of time and funds well. They are working hard to ensure the quality of the construction while also keeping a very close eye on our budget.

Why does the construction cost so much more than original \$800K-\$900K expected renovation cost that was presented to the church last year?

Since our original assessment of last year, we have gained more access to the building after receiving possession on October 1, 2015 and were able to execute several inspections and consultations with experts and city authorities. As a result of this activity, there have been some costs, such as basement damp proofing or upgrading our electrical system, which have just come to light. These projects are substantial and have added significant amounts to the costs we had originally projected.

Do the operating and maintenance costs at 383 Jarvis fit into our overall budget?

Yes. At present, we have sufficient resources for the increased costs associated with the operating and maintenance costs at 383 Jarvis St.

Can we afford the new operating maintenance costs at the new building at our current giving levels?

Yes.

When do we move in?

We hope to be able to move Sunday worship services to 383 Jarvis Street in the fall of 2017. At present, we are hard at work planning and implementing the necessary renovations. In the meantime, we will continue to hold worship services at Rosedale School for the Arts.

When did we receive possession of 383 Jarvis Street?

We officially became owners of 383 Jarvis Street on October 1, 2015.

Where are the staff offices located?

The staff is currently at 383 Jarvis Street. However, the staff may need to relocate during parts of the renovation process.

Why can't we have our worship services at 383 Jarvis Street now?

The Transition Team, Grace Toronto staff and elders reviewed the option to move in sooner and 'live' through the renovations. The consensus was that this would not be a safe option. 383 Jarvis Street does not have any real facilities to provide a safe Sunday school meeting place for the children and would cause GTKids' volunteers to take on extra risk in caring for the children. For that reason, they decided that we would not move in immediately after taking possession. However, the Transition Team is working with the architects to determine the earliest date we can safely worship at this new building even if the renovations are not yet fully completed.

How will the building be used before we move in?

At times during the renovation process, the building may be cleared for use in several ways before the church fully moves our services in Fall 2017. This may include staff office space, Grace Gathering meetings, Grace Center of Urban Mission courses, elder meetings, wedding/receptions and other possible community uses. If we are to hold a Sunday service at 383 Jarvis Street, we will communicate this to the congregation in the usual ways.

I have more questions that are not answered here. With whom can I speak?

For more questions and answers you can contact members of the fundraising team by emailing the fundraising administrator (Michelle Choi) at michelle@gracetoronto.ca or by contacting the church office.