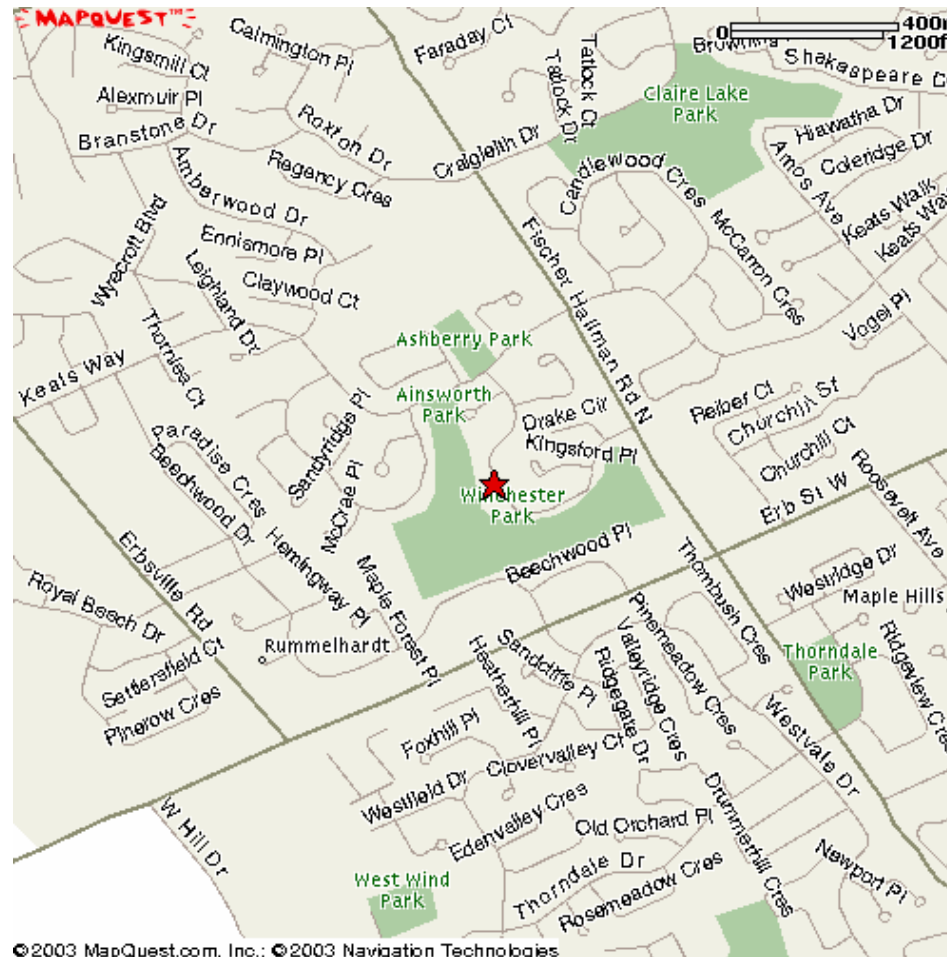


435 Winchester Drive

- 8 acres
- Residential subdivision
- Surplus Catholic School site
- Zoned for church and school
- Bordered by homes, recreation centres and GRCA

435 Winchester Drive



Who is Grace Mennonite Brethren?

- Congregation of 80 – 100
- Inauguration September 2001
- Meet at WLU Seminary
- Moving to Conrad Grebel in October
- Purchased property September 2002

GMB's Vision

- Vision as shared with LHCS
 - A community church
 - Grow to 350 and plant another
 - Develop property for multi use
 - Target date for development
 - when fund raising goals met
 - about 2 years

A Possibility ?

- GMB owns a piece of property
- GMB intends to develop property
- GMB interested in multi use
- GMB interested in exploring a joint project with LHCS
- GMB has no intention of selling the property

Together

- GMB has invited LHCS to participate in a “Discovery” process
 - Both groups will explore the possibility of a joint project
 - ‘Baby steps’
 - 5 meetings to date
 - Much more information needed to finalize

Only a Possibility

- At any point either group could decide to step back.
- No decisions needed by LHCS until we are farther down the road
- For now costs of exploration provided by Grace
- Amazing example of two Christian Communities working together for the benefit of all and for the Glory of God

Questions

- Location?
 - Fits 'Far' Campus strategy
- Target Date?
 - September 2005 suits both groups
 - Allows generous time for planning
 - Still time to acquire and develop another opportunity if this possibility doesn't work out

Discovery

- GMB has:
 - Mandate from congregation to explore possibilities of co-development
 - Funds designated for site planning
- GMB and LHCS have met 5 times
 - Many questions raised
 - Many questions answered
 - Many questions to be answered

Questions

- Which questions must be answered first?
 - Consultants are helping identify questions that are key to early decisions and conceptual planning
 - Glen Reinders
 - Phil Scheidel

Questions

- Does Joint Use make sense?
 - Stewardship of Resources
 - In use 7 days
 - Some cost savings
 - Community involvement opportunities

Questions

- Individual identities?
 - Can GMB and LHCS exist together yet separately?
 - This is important to both communities

These Questions First

- School and Church Calendars
- Space Requirements
- Feasibility studies
- Preliminary site plans
- Site Development costs

Questions

- How might two groups share a property?
 - Separate buildings?
 - Shared Parking
 - Shared Playground
 - Shared use of some of each groups' facilities
 - Agreements needed
- Common Areas?
 - Parking
 - Field

Preferred use of space

- Private Areas GMB
 - Administration
 - Sunday School
- Shared Use
 - Sanctuary/Chapel
 - Banquet Facilities
- Private Use LHCS
 - Administration
 - Staff Rooms
 - Classrooms
- Shared Use
 - Gymnasium
 - Banquet Facilities

Questions

- What Agreements will be needed?
 - Title: Partnership, Leasing, Co-Ownership
 - Shared use of facilities
 - Property management
 - Conflict resolution
 - Exit arrangements

Next Steps

- Key Questions to be answered by preliminary Site Planning
 - Can both groups ‘fit’ on site?
 - How might that look?
 - Does it fit the Vision of both groups?
 - Does it provide for space requirements of both groups?

Block Plan



Decision

- GMB will take the conceptual site plan to Congregation within the next few weeks

Next Steps

Motion 03-44: To ask the Campus Acquisition Committee to do the following:

- a) Continue discussions with the Grace Mennonite Brethren Church re: building a new school on their land/sharing facilities.**
- b) Extend the boundaries of their land search outside Waterloo city limits.**

...carried

Winchester Drive

- **Possibility or Opportunity?**
 - Joint development with Grace Mennonite Brethren is a **Possibility**
 - Results of Conceptual Site Planning will provide necessary information so that GMB can decide they wish to continue
 - If ‘Yes’ they may invite LHCS to enter into Joint Development
 - Possibility will become **Opportunity**

What should we do?

- Absorb this information
- Wait for completion of conceptual plans
- Attend the November Membership Meeting
- Pray, Pray, Pray daily for:
 - LHCS
 - Grace (pun intended)
 - the Planning process