

First Unitarian Congregation of Ottawa

Town Hall on
Campus Planning Update

Sunday October 22nd 2023
12:15pm In-Person/Zoom



Meeting Agenda

- (~12:00) (View pylons in parking lot)
- 12:15 Call to Order [Brent]
- 12:20 Campus Planning Review [Terry]
- 12:25 Communications and Legal Update [Brent]
- 12:30 Technical studies and Next steps [Rodney]
- 1:00 Questions & Answers
- 2:00 Closure of Meeting



Call to Order

- Welcome
- Introductions
 - Brent Nicolle, president@firstunitarianottawa.ca
 - Terry Kimmel, chair of Campus Planning
 - Rodney Wilts, Theia Partners
 - Cathy Connor, OAHS
- Land Acknowledgment
- Opening Reading



Opening Reading

Changes Abound

Changes abound... around us, within us, between us; in our communities, our neighborhoods, and our beloved faith communities.

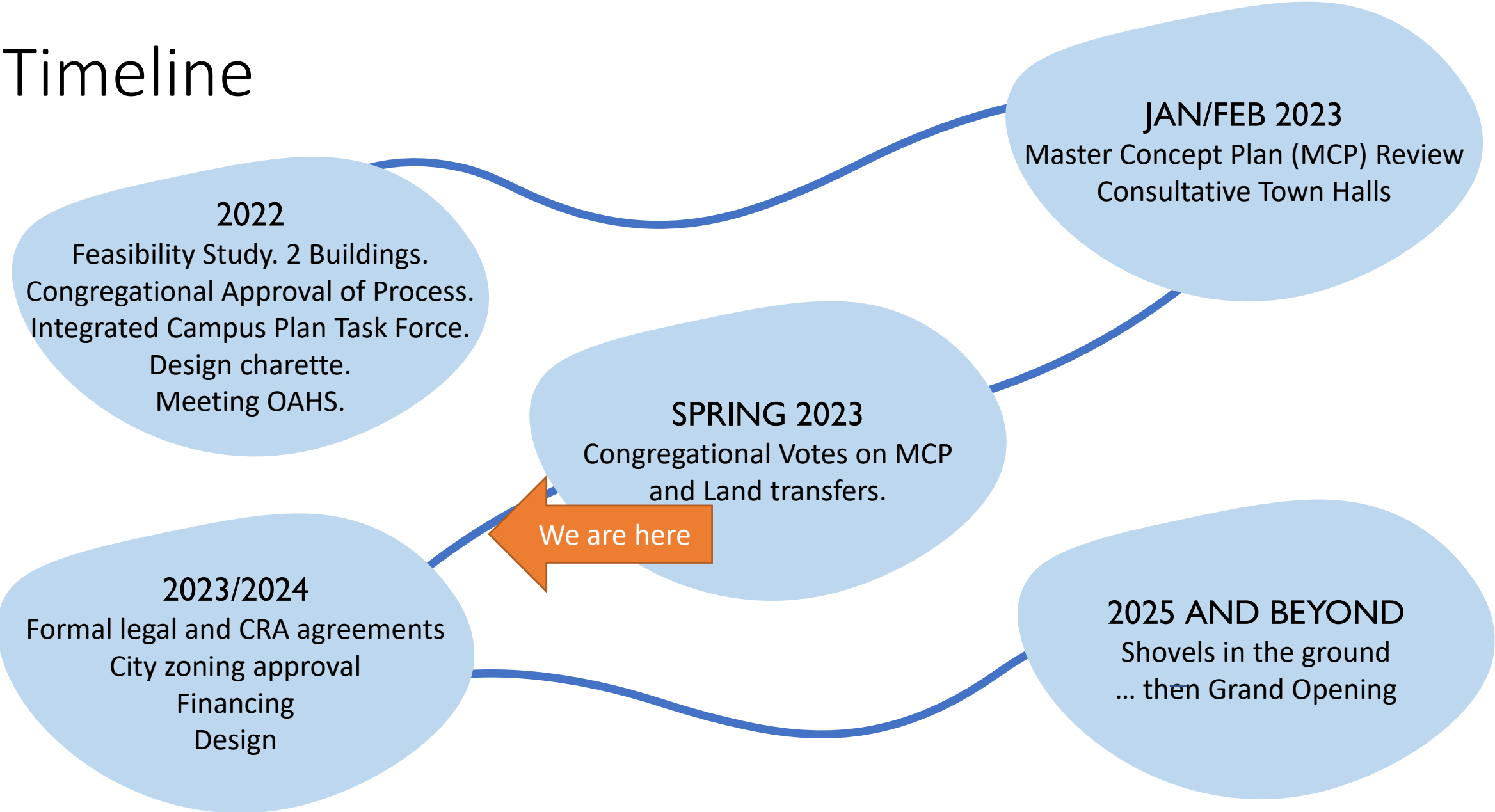
Changes abound.

May we each find the balance point we need as we move through our ever-changing world: the balance between the old and the new, between the known and the unknown, between the familiar and the perhaps bold and risky possibilities that may be there, waiting.

- Rev. Dr. Michelle Collins (Williamsburg VA)



Timeline



External Communications since March

- Official collaborative media release in June
- Generated (and continues to generate) much interest in our project from many people
- CBC Radio interview (Brent & Cathy), web story.
- Several Town Halls, tours, and independent meetings with neighbours, and councilor Theresa Kavanagh
- Formal “Pre-Consult #1” with City Planning Office



Legal work in progress...

- FirstU has hired a Charity Law lawyer and a Real Estate lawyer, working with Theia and OAHS lawyers
- FirstU is updating its Charitable Purposes to include Affordable Housing
- Our lawyer recommended Corporation (versus limited partnership) for 16-story building.
- We are seeking legal and CRA guidance on how to gift land to OAHS (a non-charity)
- We and our lawyers are reviewing drafts of Corporate documents, and land-transfer agreements



Closure of Meeting

Thank you for your attendance today.

Your opinion matters.

Brent Nicolle president@firstunitarianottawa.ca

Terry Kimmel campusplanning@firstunitarianottawa.ca

Rodney Wilts [rodnevw@theiapartners.com](mailto:rodneyw@theiapartners.com)

Cathy Connor cconnor@oahssc.ca



FAQ: How is FirstU providing “Deeply Affordable” Housing?

- “Deeply Affordable” means geared-to-income for very low-income recipients (rent ~ \$500/month)
- OAHS will provide Deeply Affordable Housing as much as possible within its building, but cannot commit to actual # units at this early stage. By gifting the land, FirstU makes the OAHS building more affordable.
- FirstU can divert a portion of its future dividend income to a Supportive Housing partner.

