

(Correspondence from Alex and Gail Scott, alongside others)

### **What will development cost?**

#### **Financial?**

- Has the United church successfully built a complex such as this before?
- Was there a cost to the sponsoring congregation?
- Is the United Church no longer a 'not for profit' organization?
  - Will profits change the tax base for the church and increase taxes for the sponsoring congregation?
  - Is our generosity no longer enough or required?

#### **Division of congregation**

- This is an all-lose situation. It will cause division in the congregation.
- Regardless of the decision, Yes go ahead with development or No shelve it, there will be fragmentation among the congregation.
- What percent vote is enough to show support or rejection of the proposal?
- Some losses will be felt.

#### **Loss of Wetland, Farmland and Greenspace**

- Farmland north of Faith property is designation for a subdivision
  - 6000 homes to flank Courtice Road south of #2 on the east and west
- Greenspace – a subdivision south of #2, east of Prestonvale Road
  - Subdivision planned to the east of Faith north of Nash Road
- Wetland – our back property houses all kinds of plants, animals, birds, bats
- We don't need more houses!
- Greenspace allows for cleaning our air, providing homes for animals and birds and for healthy nature enjoyment.

#### **Case for keeping the woodlands, forest and wetlands natural**

- To live in harmony with nature is healthy and necessary.
- To show the Durham community that Faith United chooses to share our natural resources for a natural balanced and healthy lifestyle.
- Our woodlands and wetlands are accessible by the gentle access of the trail.

- We have a unique habitat. The trail access is soft natural surfaces friendly for our resident wildlife and dog walkers.
- The natural area of trees, shrubs, meadows, and wetlands reduces our carbon footprint. Trees are good. Buildings are not.
- Our wetland/woodland watershed is natural soft surface and governed by slope of the land, soil conditions and gravity.

### **Impact of new development**

- The new development will have a direct impact on all our natural areas and the entire environment.
- It will have paved surfaces that will include roadways, driveways, and parking areas. The water will be directed into a storm sewer water management system. Salt, vehicle emissions and oil will be introduced into the area watershed.
- Noise pollution will be a large change.
- Light pollution will affect all life, especially nocturnal animals, and birds.
- Air pollution from the units from heating, air conditioning and chemical use.
- The three storey buildings are imposing and ruin the natural view now seen from the trail.
- The roadway will be seen from almost the entire Faith property. This will be especially detrimental to the patio, prayer garden and pond areas. All these areas have been developed to promote calm and peace.
- No one, even those who thought we could sever a few lots, considered the negative effects that building a high density development promotes.
- We are a non-profit charitable entity, and we should continue this tradition. Let's not forget where we came from and who got us here.
- The entire trail system is in jeopardy with the development.
- The size of the trail will be reduced in area by approximately one half, to just a small path.
- The wildlife will not stay in the area, too many people, too much noise, too much light, too many smells and bad air quality. The habitat for insect pollinators, reptiles and amphibians will become uninhabitable, then the same all the way up the food chain.

## **Don't forget about the people!**

- People that enjoy the recreation, peace, solitude, and areas for creating shared memories and losing some of the loneliness are important to us.
- We thank the people who got us here, the Freds, Glenns, Lloyds, Als and Dons who spent years improving the trails and property.
- People who now sweat and work on the property because they want to!
- The property brothers enjoy the comradery, and they see the immense value of the current property.
- We have a proud gathering of very generous people. We celebrate and appreciate the honourable intentions and passions of the congregants.
- This is the wrong location at the wrong time.
- **We have too much to lose!**

(Correspondence from Diana Chappell)

To: Steve Shanks, Chair of Council  
From: Diana Chappell  
Re: Kindred Works project  
Date: March 12, 2023

I am aware that there has been a lot of information circulated about the project from a negative point of view and felt the need to provide some balance to the discussion. I know there will be changes to our property and that we will be asked to give up some of our land, but I think that there are very good reasons for doing so. Please share this information with Council and Members at the information session.

1. There is a rental housing crisis in Durham Region. This is particularly true in Clarington where the supply of purpose-built affordable rental housing is in very short supply. The vast majority of rental housing is in second suites (e.g. basement apartments) and is not affordable to families that are in the lower income brackets. I do not refer to people on disability incomes but to people working minimum wage jobs (like retail, restaurants, service jobs like PSWs). These families are hard pressed to afford the available rentals and as we heard at last week's UCW meeting, are making use of food banks to make ends meet.
2. To be clear, affordable rent does not mean rent-geared-to-income. It means 80% of the Canadian Mortgage Housing Corporation (CMHC) average market rent for a municipality. 70% of the homes being proposed would have rents set at the CMHC average market rent, which is less than what private market landlords are currently asking for, with 30% set at the 80% of market rate. This is what is needed by low wage earners in our community.
3. The households we would be assisting would largely be small families and seniors. They may be already living in Courtice or they may choose to move here. They may be current members of our congregation or they may become members. Families with young children may be interested in participating in Tots on Tuesday when it starts back up or Family Fun Night. There could be lots of opportunities to build community.
4. Some of the apartments would be barrier-free and accessible for people who use mobility devices like walkers and wheelchairs. There is no rental housing in Courtice that provides this type of home, but it is needed in particular by our seniors.
5. The portion of the property in question is the northwest section that is currently zoned agricultural. The church has been paying property taxes on this land because the Town considers it developable land. It is not part of the property that is exempt because it is environmentally protected or church property. The wetland and woodland would not have any structures built on them. In order to access this piece of land, a bridge would need to be constructed on the south side of the development over the creek and associated setback area and a laneway added to the west side of the property. This laneway would be landscaped and any trees removed would be replaced.
6. Although smaller, greenspace will still exist and be available for our use and to share with our neighbours as it currently is. We may also find that our new neighbours have a passion of gardening and we may be able to expand our community garden to include more vegetables and fruits to share.

7. There have been questions raised about the Church's non-profit or charitable status in relation to rental income. I have confirmed that the Church will not lose its status nor will it be required to pay income tax on the rental income. This income would be treated by CRA in the same way as rental income for space in our own building, which is to say exempt from taxation. It would be declared each year as we currently do with other rental incomes.
8. There is no financial risk to the Church. Kindred Works will manage the funding of the project and provide property management services once it is rented up. We will receive some rental income from the project, but much of the income will go back into supporting the development on an ongoing basis. Let me repeat, the Church will not be asked for financial support. The project is self-sustaining.
9. As we are all aware, the Church seeks out donations from members, fundraising projects and facility rentals to support both the operations of the Church as well as our many outreach projects. We are conscious that fundraising needs to bring in funds from non-members in order to supplement what our congregation members contribute. This project would be no different. It would be a way to supplement what we raise from ourselves and other sources to support both our own internal ministries as well as our outreach programs. Although it will be approximately five years until the project is in a position to contribute, it will be something that will become increasingly important as our building (and our members) age.
10. There have been questions raised about the design of the property with regards to parking. There are municipal requirements regarding the number of available parking places. If we feel the development will not have enough parking, we are able to work with Kindred Works to make sure that there is enough space for the families moving into these homes. Given the size of units, it has been my experience that municipal requirements are often sufficient, but that is a negotiable point.
11. Kindred Works is an arm of the United Church of Canada and is committed to design excellence that combines financial sustainability with social and environmental sustainability. Check out their website <https://www.kindredworks.ca/> for more details on how they work towards building better communities. This is not a commercial company that is just interested in the bottom line. To quote from their website, "We know that to make the biggest difference to the most amount of people, we can't just build homes – we need to create a new system, a new way of doing things that invites change on a scale that can truly benefit everyone."

Yes, we will be asked to give up something. There will be traffic along the laneway to these homes. There will be construction noise and there will be visible homes where now there are none. There will be more people in the area. There is no denying that.

But isn't that why the church exists? To help people who are in need? Don't we say in our mission statement, "to risk sharing our resources with local and global neighbours in response to God's call"? I don't think that just means sending money to M&S or having a monthly food drive. We already share some of our land with the AIDS Committee so that they can grow fresh food for their clients. I see this as an extension of that sharing. It's about how we can use our resources to love others.

(Correspondence from Elizabeth Mittler)

March 5, 2023

To the minister, council, and members of Faith United Church,

Greetings.

I write to commend you on your planning and foresight. You have achieved a goal that all the churches in the United Church of Canada aspire and work toward. A carbon neutral footprint! Not only that, your planning and foresight has included an oasis in what is a busy, growing city. You have planted a serene garden for rest and contemplation and a greenspace walking trail where the public enjoys exercise in a wooded area which revives their soul. All this attached to an innovative, beautiful church which provides inspiring worship and space to welcome groups who need a place for their activities. You are a template other churches could benefit using.

I have been an active part of the United Church for 87 years and have travelled all across Canada. I have not seen another church that has achieved what you have. As Alex Scott's mother, I have vicariously followed your progress from a wee church bursting out their windows, to the present one amalgamating beautiful windows from other churches that have joined you on your journey.

You are facing hard decisions that could change the course of what you have achieved. Most of you will not ever see the results as these things take more time than is predicted. You do have a choice and a voice in achieving consensus in what legacy is left in this place.

As for me, I am donating a redbud tree to be planted and dedicated to all the people who work so diligently to make Faith United Church a place of beauty and comfort.

Sincerely,

Elizabeth Mittler