



JUNE 29th, 2023

**REZONING APPLICATION
FOR 109 E. 40th
TO RR-3A DISTRICT SCHEDULE ZONE**

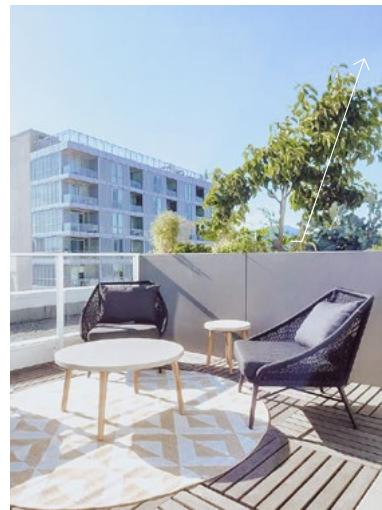
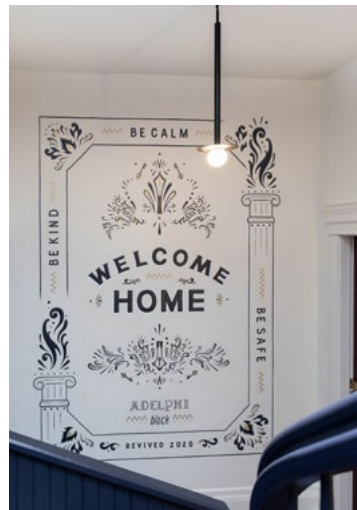


about GMC PROJECTS

GMC Projects is a passionate, family-owned, Victoria & Vancouver based real estate development and management company with a focus on creating thoughtfully designed mixed-use communities.

We identify unique opportunities, and collaborate with amazing designers, architects, engineers and community members to create projects that are thoughtful, creative and aim to serve the community.

We work with people who share our passion and genuine spirit for what we do. We are fortunate to do what we love, and aim to create environments that our residents are proud to call "Home".



about IBC

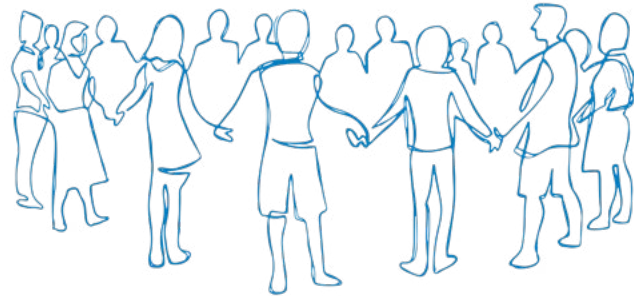
Immanuel Baptist church was conceived by Pastor Gerhard Gebauer and it was initially built to serve German immigrants.

The construction of the church building began in 1956 and was undertaken by skilled volunteers, who unbuilt the original homes and reclaimed some of the material for the church build. Similarly, we hope to reintroduce salvageable materials of historical value such as the laminated structural columns, pews, flooring, etc., in the new church.

IBC's congregation is now multicultural, serving people of diverse nationalities with services held in various languages.



our Joint VALUES & OBJECTIVES



Create a new church facility to better serve IBC's current and future needs.

Create community-fostering spaces that would continue to deepen IBC's connection with the neighbourhood and community.



Provide future homes that are conscientiously designed for livability with natural light considerations, private storage, and outdoor spaces.



Create much needed secured rental housing.



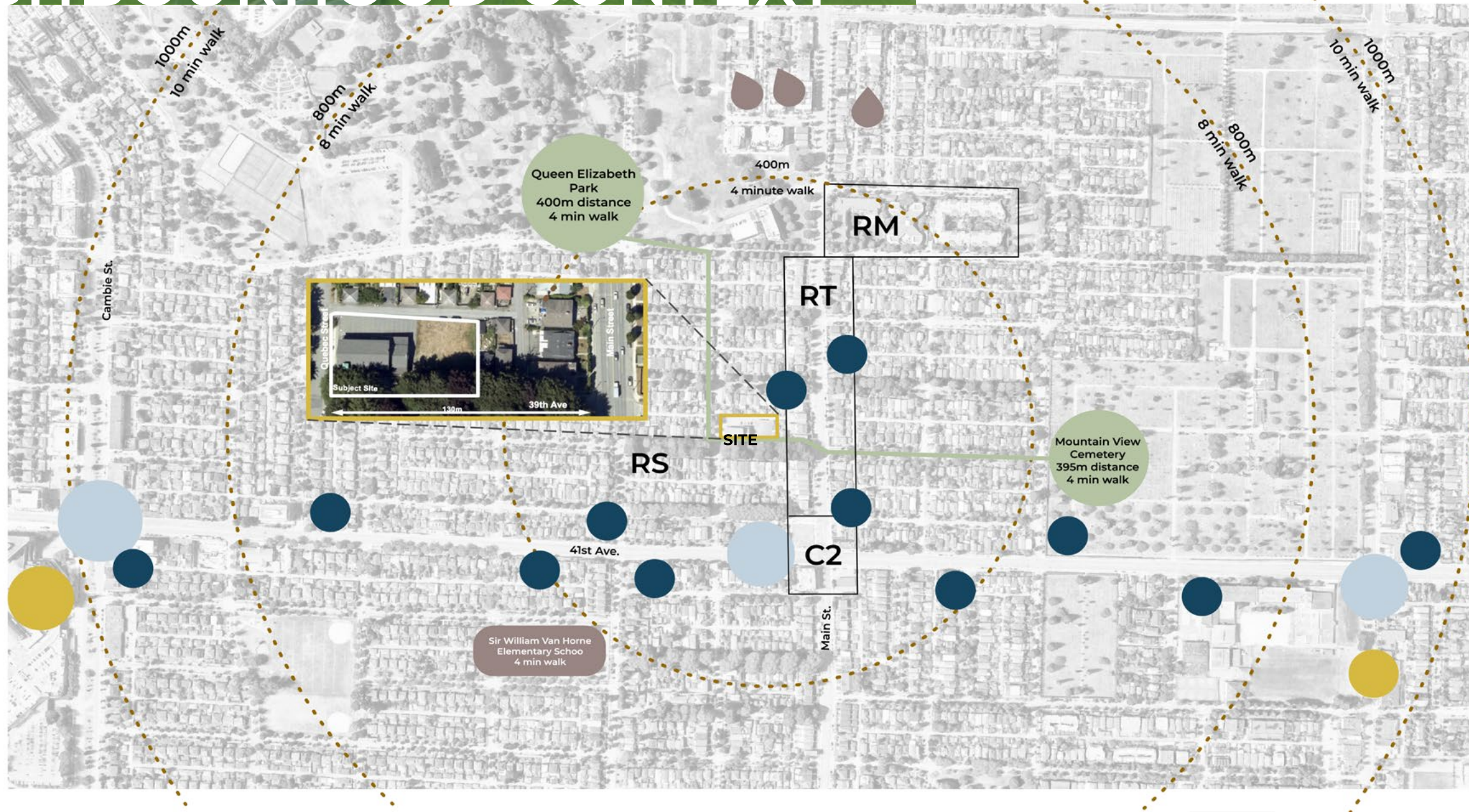
PROPERTY CONTEXT

The property is located on the corner of Quebec Street and E. 40th Avenue, 300 meters from the intersection of Main Street & E. 41st Avenue. This off-arterial location provides for a unique opportunity to create diverse housing types within a five minute walking distance of public spaces, rapid transit, elementary schools and grocery stores.



The total site area is approximately 28,167 sq/ft and consists of an amalgamation of seven lots, with the existing church occupying what were four lots and the remainder three lots being vacant.

NEIGHBOURHOOD CONTEXT



- Local Transit
- Rapid Transit
- Community Centre/School
- Shopping
- C2 Zoning District

FUTURE OVERVIEW & COMMUNITY BENEFITS

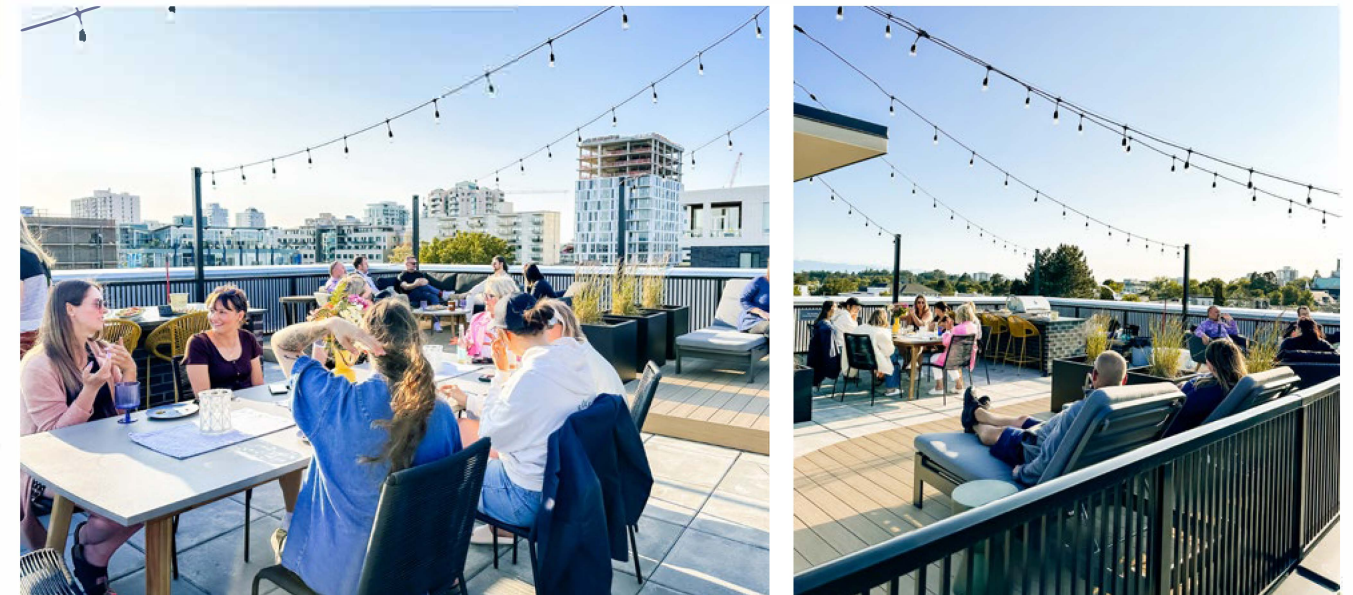
The new church facility will be created with a flexible floorplan that allows for multipurpose programming of spaces to accommodate various church functions and communal use.

No residential tenants will be displaced by a future application.

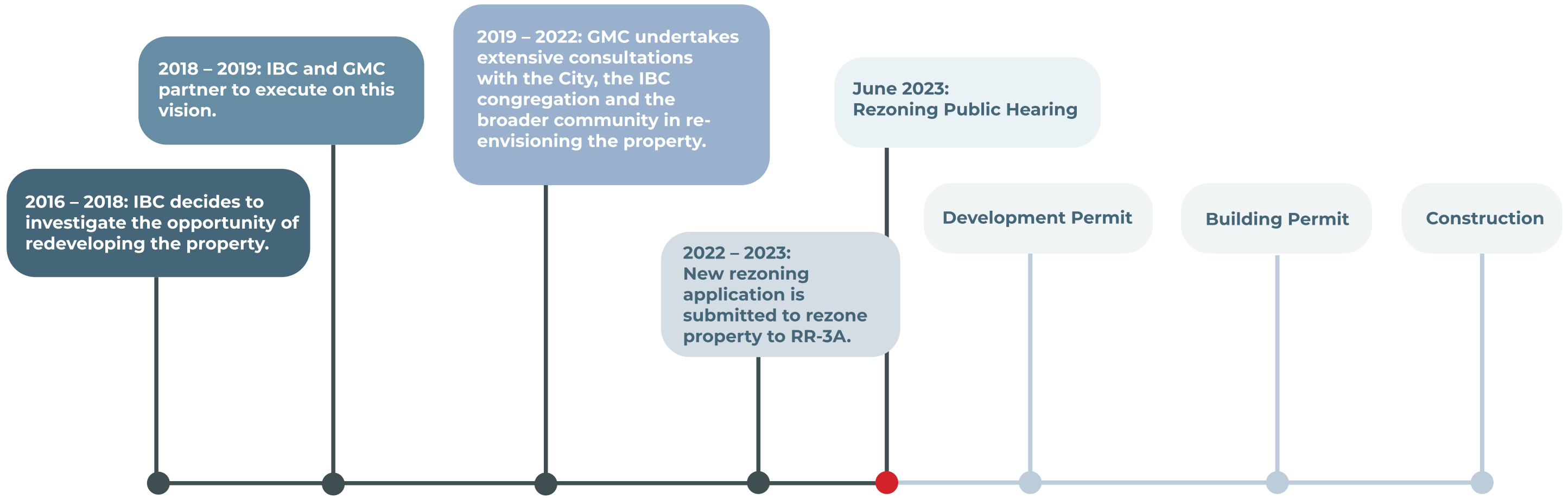
Improved pedestrian experience adjacent to the property along Quebec and East 40th avenue.

The creation of new rental homes in a 0.6% vacancy catchment area.

Updating of municipal infrastructure adjacent to the property benefiting immediate neighbours.



HOW WE GOT HERE



Thank you for your consideration

