

NEW BUILDING PROPOSAL

GC CHURCH - SPECIAL BUSINESS MEETING BOOKLET



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PURPOSE OF THE SPECIAL BUSINESS MEETING

The purpose of this meeting is to prayerfully decide whether Gospel Centre Church should proceed to the next stage of due diligence for the purchase of the building at **17531 114 Avenue NW.**

Our goals are:

- Clarity
- Transparency
- Unity

This vote **does not finalize the purchase.** It authorizes us to move into detailed due diligence so we can evaluate the building thoroughly and responsibly for its final acquisition.

VISION & MINISTRY NEEDS

Our current building has served and continues to serve its purpose, and we honour the role it has played in our journey. GC Church has never been averse to making changes or stepping into faith-filled decisions to advance the Church and the Kingdom. As GC continues to grow across all ministries, we believe God is making room for us as an Acts 2 Church, strengthening discipleship, children, youth, seniors, prayer, outreach, and multigenerational ministry.

WHY WE NEED MORE ROOM:

01

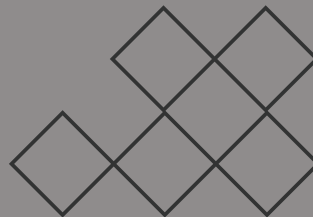
CAPACITY & SEATING (80% SEATING PRINCIPLE & NEXT GEN MINISTRIES)

- Sunday 11:00 AM service is once again nearing seating capacity
- Children's ministry (next Gen) spaces are over capacity
- Youth and midweek ministries are limited and unable to expand as needed
- Classroom space restricts discipleship and small-group development
- In practical terms, the ministry has outgrown the available space

02

FELLOWSHIP & COMMUNITY LIFE (CONNECTION & BELONGING)

- Fellowship hall, foyer, and gathering spaces are limited, and constrains our overall flow
- Current layouts restrict our ability to host church-wide and community events





03

ACCESSIBILITY & EXPERIENCE (PEOPLE EXPERIENCE AND FLOW)

- Washroom capacity may not adequately support current attendance levels
- Parking continues to be a challenge during peak services, as well as safe pedestrian flow
- Remove unnecessary barriers to attendance

04

STEWARDSHIP & SUSTAINABILITY (LONG-TERM HEALTH)

- Over \$300,000 has been invested in repairs and upgrades over the past three years
- Lower-level spaces in an older facility are more prone to moisture-related challenges

05

FAITH & FUTURE VISION (MAKING ROOM FOR WHAT GOD IS DOING)

The new building supports:

- Healthy seating capacity
- Expands kids, youth, and discipleship ministries
- A flexible gym/fellowship hall that serve fellowship, ministry gatherings, outreach, and community connection
- Improves fellowship flow and accessibility
- Removes barriers to attendance
- Stewards future growth responsibly as God continues to bring more people to GC, creating room for people to gather, grow, and belong.

We believe GC is becoming a 'mountain of the Lord', a place that hosts God's presence, where people will encounter Him. Like Nehemiah, we believe this is our time to rise and build for what God is doing in and through our GC church family.



WHY WE CANNOT EXPAND AT OUR CURRENT LOCATION

As part of our discernment, the Board and Building Committee explored meaningful options to increase capacity at our current property. It became clear that we have reached the limits of what is practical, feasible, and financially responsible.

Limited Expansion Options:

- No meaningful way to expand interior sanctuary seating space or kids ministry space, or add significant parking
- The building is at maximum functional capacity
- Parking-lot redevelopment does not meaningfully increase usable ministry space, and not financially responsible.

However, the repairs and upgrades we have completed have greatly increased the value of the building.

MISSION AND VISION SHAPES OUR BUILDING DIRECTION

The mission and vision of Gospel Centre determine the direction of our future building. A building is a tool that serves our mission and vision, allowing the work God is doing among us to grow and flourish. We remain fully committed to who we are and where God is leading us. Being an Acts 2 Church means being a church:

- Founded on the Word
- Flowing in the Spirit
- Fervent in Prayer
- Faithful in Generosity
- Fostering Fellowship and Care
- Filled with Praise
- Fun in Serving
- Favoured and Fruitful Daily

Our future building must serve, facilitate, and accelerate this vision. This requires expanded ministry space, a sanctuary seating capacity of over 600, and increased room for children, youth, and discipleship ministries within a functional and sustainable facility that is neither oversized nor burdensome. We are not building a monument. We are building a tool to serve our mission and advance GC's ministry.

OUR IDENTITY AS A CHURCH



GOSPEL CENTRE IS, AND WILL ALWAYS BE, A CHURCH FIRST.

Any facility decision must:

- Support our calling
- Strengthen our ministries
- Avoid unnecessary financial strain

A Note on Future Possibilities

Future revenue-supporting initiatives such as faith-based programs, a daycare, or a music school operating within the gym may be explored as opportunities both to invest in the next generation and to generate supporting revenue. However, these initiatives must never distract from our Acts 2 calling. We are a church and a ministry first.

WHY BUILDING IN AN INDUSTRIAL AREA STILL SERVES OUR MISSION

The proposed building is located in a **light industrial area**, yet is **less than one minute from 170 Street**, a major north-south corridor in Edmonton. This keeps us central and accessible while avoiding extremely high commercial property costs.

(Example: Toys “R” Us—47,000 sq ft is listed at \$26.8 million.)



KEY REASONS THIS BUILDING AND LOCATION WORK WELL FOR MINISTRY

- Excellent access from major routes
- Close to residential neighbourhoods
- Large, flexible spaces ideal for church and programs
- Significantly lower cost per square foot
- Room for children's, youth, seniors, prayer, and weekday ministries
- High ceilings of 25 feet
- Metal roofing (longevity, less maintenance)
- Built in 2005 (20 years old)
- Ample parking, with shared parking agreements in place
- Strong long-term investment value

The building is a **one-minute drive of major amenities**, including Tim Hortons, Wendy's, Swiss Chalet, Starbucks, and other well-known establishments.

HOW HEALTHY MINISTRIES GROW

Healthy church growth is shaped less by zoning and more by:

- The work of the Holy Spirit
- Discipleship
- Accessibility
- Strong children & youth ministry
- Meaningful worship
- Online presence
- Personal invitation

Currently less than 10% of GC attends from the immediate neighbourhood of our existing building. GC already functions as **a regional church.**

Many thriving Canadian churches are intentionally located in industrial zones

because they provide:

- Space (larger footprints, higher ceilings, room to grow)
- Financial stewardship (lower acquisition costs, better long-term value)
- Flexibility (adaptable layouts, multi-use ministry spaces)
- Sustainability (future expansion potential, operational efficiency)

This building allows us to welcome more families, disciple more people, and host ministries throughout the week.

WHY WAREHOUSE CONVERSION IS OUR PREFERRED PATH


Warehouse conversion remains the most responsible and mission-aligned path.

Advantages:

- Fully customizable for ministry use
- Adequate parking
- Short drive from our present church building
- Lower cost (between \$250 - \$300/sq ft **vs** \$500+/sq ft for new stand-alone church construction)
- Avoids double borrowing (land + construction)
- Faster to renovate than building from scratch
- Long-term flexibility

This is the most practical and sustainable option for GC.





SUMMARY OF THE PROPOSED BUILDING

ADDRESS: 17531 114 AVENUE NW

SIZE: 25,579 SQ FT

CURRENT ZONING ALLOWS: 5,500 SQ FT FOR RELIGIOUS ASSEMBLY

REQUESTED CHANGE: FULL-BUILDING ASSEMBLY USE

FINANCIAL OVERVIEW

- **Purchase Price:** \$4.95M (reduced to \$4.55M due to seller donation of \$400K)
- **Improvements:** \$2.5M
- **Total Project Estimate:** \$7M
- **Finished Cost per sq ft:** \$273

FINANCING

- **ESTIMATED MORTGAGE:** \$2.5M – \$3M

This will include borrowing against, and later to sell the present building resulting in a final mortgage of \$2.5M – \$3M

OPERATING COSTS

- Approx. \$15,455 annually (insurance + property management).
- Utilities expected to be similar or lower than current building.



WHY WE ARE VOTING

Membership approval is required before:

- Detailed architectural work
- Engineering studies
- Contractor bidding
- Full City review

Membership approval is the first step in a multi-step process. We'd like membership approval prior to incurring architectural, engineering, and contractor costs. We are presenting high level numbers or boundary numbers today. Detailed costing will be part of the due diligence.

UNDERSTANDING WHAT THE VOTE MEANS

Tonight's vote is NOT:

- Final design approval
- Exact renovation approval
- Contractor approval
- Removing conditions

Tonight's vote IS:

- "Can we proceed with the purchase of the proposed building as per the motion?"

PURCHASE DUE DILIGENCE CONDITIONS

1. Membership Approval- by Dec 19, 2025
2. Financing Condition- by Jan 20, 2026
3. City Permit / Change of Use- by Feb 19, 2026

If any condition is not satisfied, the church is not obligated to proceed.

WHY THIS OPPORTUNITY REQUIRES TIMELY DISCERNMENT

- Two years active searching by Building Committee
- Board has been diligent and prayerful
- Opportunity aligns with our needs and stewardship
- Property decisions involve time-sensitive stages
- Responding in a timely and prepared manner is not rushing

This vote confirms direction, not design.

BUILT-IN SAFEGUARDS

- Mortgage affordability review
- Legal review (agreement and title examined)
- Architectural + engineering assessments
- Permit and zoning review
- Contractor costing
- Board oversight

If a significant concern arise, **the Board will not remove conditions.**



OUR COMMITMENT TO STEWARDSHIP

We will not:

- Remove financing conditions prematurely
- Proceed without permit approval
- Commit unless affordability is clear

If the building is not viable, we will walk away.

WHAT HAPPENS IF THE MOTION PASSES

- Begin financing process
- Begin full engineering, architectural, mechanical, structural studies
- Continue City permitting
- Board evaluates all findings

WHAT HAPPENS IF THE MOTION FAILS

- No money spent
- No professionals engaged
- No conditions removed
- Building opportunity ends
- Continue searching

Church family, the Board and Building Committee have taken the time to gather information, provide as much information as possible with full transparency, and move forward as efficiently as this opportunity has required. Like Nehemiah, we have assessed the work, counted the cost, and sought wise counsel. This decision is not about pressure or persuasion, but about discernment and unity. We invite you to prayerfully discern, trusting the Lord to guide us together as we seek to faithfully steward what He is doing among us.

COMMON QUESTIONS

01

ARE WE VOTING TO
BUY THE BUILDING
TONIGHT?

Yes, although this vote does not finalize the purchase, remove conditions, or commit the church to the purchase of the building. This vote authorizes the board to proceed with due diligence for the eventual purchase/acquisition of the building.

02

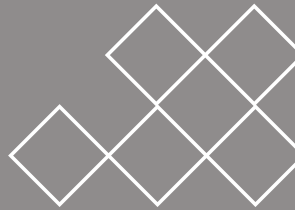
WILL THERE BE
ANOTHER VOTE
LATER?

Not unless something significantly changes. Membership votes on direction; the Board oversees details. If due diligence reveals major issues—financial, structural, or operational—the Board will not remove conditions and may return to the membership if necessary.

03

WHY VOTE NOW?
WHY NOT WAIT FOR
MORE DETAILS?

We can't get more details until we vote. Architects, engineers, and contractors require formal engagement and significant cost. It is not good stewardship to spend thousands of dollars before membership authorizes the Board to proceed.





BUILDING/LOCATION QUESTIONS

04

WHY CHOSE A
BUILDING IN AN
INDUSTRIAL AREA?

It offers large space, lower cost, great access, and strong financial stewardship.

Industrial zones now house many thriving churches. This building is less than one minute from 170 Street, close to residential areas, and far more affordable than commercial spaces. Ministry today grows by pastoral care and community, preaching, discipleship, children's ministry, worship, and online presence—not zoning.

06

ARE WE ISOLATED IN
THAT LOCATION?

Not at all.

We are right off 170 Street, minutes from residential neighbourhoods, and accessible from all major routes in the west end.

05

WILL BEING IN AN
INDUSTRIAL AREA HURT
OUTREACH?

No. Outreach is no longer dependent on neighbourhood walk-ins. Less than 10% of GC's current congregation comes from our immediate neighbourhood. We already function as a regional church, drawing families across the city. A larger, well-designed space actually increases our outreach effectiveness, especially with increased seating in the sanctuary and for kids ministry as well as outreach space in the gym.

07

WHAT ABOUT NOISE,
SAFETY, OR
ENVIRONMENT IN
INDUSTRIAL AREAS?

Churches thrive in areas like this across Canada.

Industrial zones often have fewer restrictions than residential zones and provide better parking and weekend quietness—ideal for ministry.

FINANCIAL QUESTIONS

08

CAN WE AFFORD THIS?

Yes, based on responsible projections and safeguards. The Board will not remove the financing condition unless the mortgage is sustainable. Early assessments show a \$2.5M-\$3M mortgage is within our capacity when combined with fundraising, property sale proceeds, and current cash reserves.

10

WHAT IF RENOVATION COSTS COME BACK HIGHER THAN EXPECTED?

There could be up to 15% variance in a renovation projection. But if contractor-level costing shows numbers significantly above projections, then Board will not remove conditions or may decide to come back to the membership. Stewardship, sustainability, and affordability remain a priority.

09

ARE WE TAKING RISKS?

In every decision we make in life, there is an element of risk involved. This plan is built on stewardship and safeguards.

We have:

- A 30-day membership approval condition
- A 60-day financing condition
- A 90-day permit condition
- Legal oversight, accountant oversight
- Architectural and engineering review
- The ability to walk away at any point

Nothing proceeds without confidence and clarity.

11

WILL THERE BE A FUNDRAISING COMPONENT?

Yes. We anticipate the need to raise approximately \$600,000 above and beyond regular giving over the next 12 months to support this project. This will be a voluntary, church-wide effort, with regular giving continuing to support ongoing ministry. The campaign may also include options such as gifts of publicly traded shares, where appropriate.



DUE DILIGENCE & SAFETY QUESTIONS

12

WHAT IF DUE DILIGENCE REVEALS ISSUES?

We walk away. If structural, mechanical, financial, or City permitting issues arise, the Board will not remove conditions. The church remains fully protected.

14

WHAT IF CITY PERMIT APPROVAL IS DENIED?

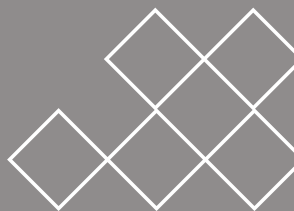
Then we do not move forward. Assembly use approval is a hard requirement. Without it, we cannot proceed.

13

WHAT IF FINANCING IS NOT APPROVED?

Then the deal does not proceed.

This is a built-in protection. If responsible financing cannot be secured, we stop immediately.



QUESTIONS ABOUT THE FUTURE

15

HOW DOES THIS HELP OUR KIDS AND YOUTH?

It gives them room to grow. More classrooms, larger worship spaces, better and secure spaces, dedicated areas, and the ability to disciple the next generation with excellence.

17

WHAT ABOUT SENIORS OR ACCESSIBILITY?

Larger, newer spaces increase accessibility and comfort.

19

WHAT IF DONATION DECLINE?

The Board evaluates long-term sustainability before removing conditions.

16

HOW DOES THIS HELP OUTREACH?

Space = ministry capacity.

Capacity = impact.

More room means:

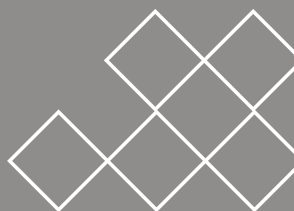
- More community events
- More gatherings
- More discipleship
- More evangelism opportunities

18

WHAT IF ATTENDANCE DROPS AFTER WE MOVE?

Healthy ministry grows wherever it is planted.

Churches grow because of ministry health and spacing. An attractive, functional building actually enhances growth.





QUESTIONS ABOUT THE FUTURE

20

ARE WE BECOMING A
'MEGA CHURCH'?

No. We are making room for what God is already doing. A sanctuary of 600-650 seats is not a mega church; it is a right-sized facility for a healthy, growing, multigenerational congregation. Our commitment is that as our church grows numerically, we intentionally grow closer through groups, relationships, and discipleship. Culture is not shaped by a building but by the people within it, and we are committed to cultivating a welcoming, connected, and caring church family.

22

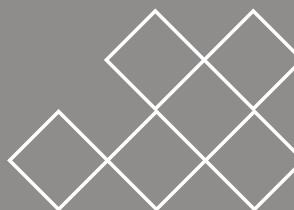
WHAT DO WE LOSE IF
SOMETHING GOES
WRONG?

We will lose the money paid for professionals, however cost of professionals is a dress rehearsal for future opportunities. The structure protects us at every stage.

21

ARE WE MOVING TOO
FAST?

No. This is two years of steady discernment from the building committee and board. We are not rushing. We are responding to a prayerfully considered opportunity with proper governance. Decisions involving property do require timely action at certain stages.





QUESTIONS ABOUT THE FUTURE

23

HOW DOES MOVING INTO A LARGE SPACE REFLECT STEWARDSHIP RATHER THAN EXTRAVAGANCE?

Stewardship is doing the wisest thing.

Investing into a well-planned facility that fits our growing needs is wise, responsible, and forward-thinking. It saves us from spending resources in repairs, limitations, and lost ministry opportunities. A larger and efficient space actually allows us to serve more people with fewer constraints, build for the long-term, and avoid big repair/replacement expenses and band-aid fixes.

This is stewardship because it protects the ministry God has entrusted to us.

24

WHAT LEGACY DOES THIS MOVE HELP CREATE FOR FUTURE GENERATIONS?

We do not simply hand down beliefs, we also hand down places where faith is lived, taught, and embodied.

A new facility becomes:

- A place where children encounter Jesus
- Where youth are discipled
- Where families find hope
- Where the broken are restored
- And where prayer, worship, and community thrive

This move positions GC to hand the next generation a strong, spacious, debt-responsible, ministry-ready home.

It is a legacy of faith, obedience, vision, and wise planning.

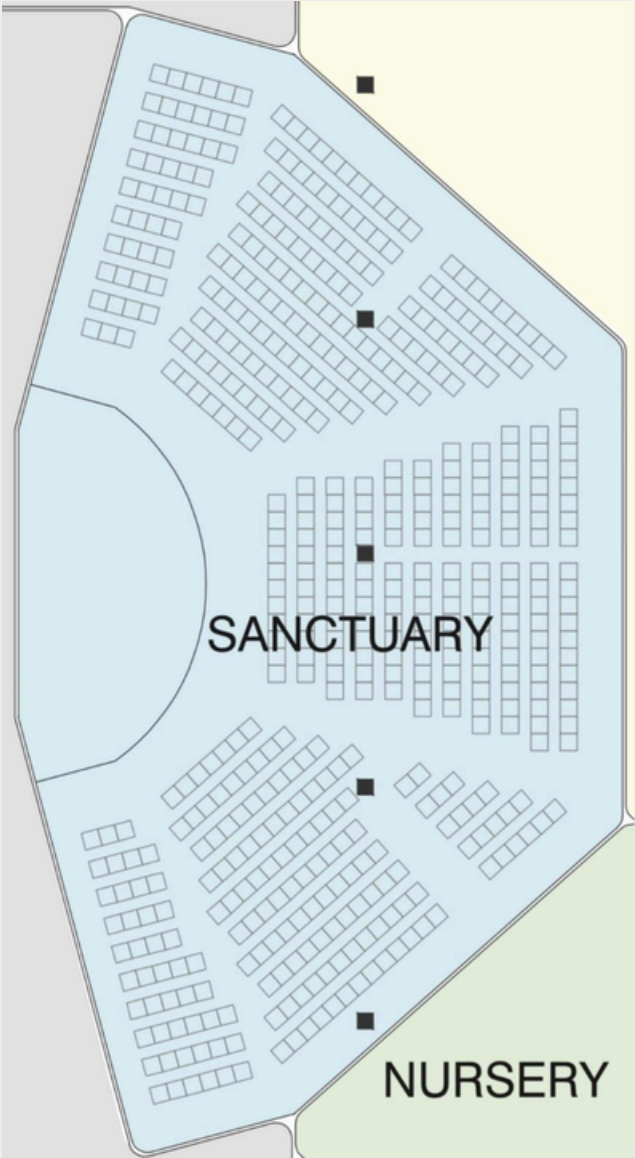
Thank you for prayerfully considering and discerning it.

PRELIMINARY BUILDING LAYOUT (TO SCALE)

THE BALCONY AND SECOND FLOOR ARE NOT INCLUDED IN THIS
CONCEPTUAL DRAWING.



PRELIMINARY SANCTUARY SEATING LAYOUT (TO SCALE)



SIDE-BY-SIDE VIEW

A SIDE-BY-SIDE GOOGLE MAPS VIEW OF OUR PRESENT BUILDING AND THE PROPOSED BUILDING, SHOWING A TO-SCALE COMPARISON OF THE MAIN-FLOOR FOOTPRINT.



NEW BUILDING MEASUREMENTS



