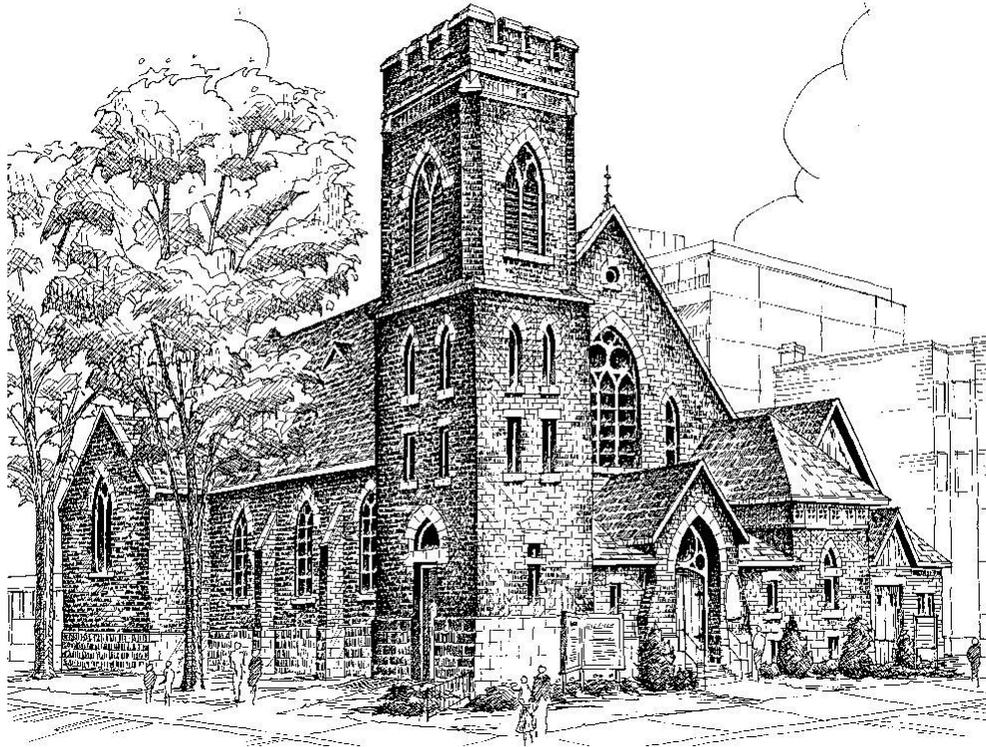


# The Church of St John the Evangelist

*The Anglican Church of Canada · Diocese of Ottawa*



## Architectural Renewal 2001–2010

February 2011

# Renovations

## 2001

In his 2001 report to Vestry, the Rector, Garth Bulmer, announced the establishment of the Nave Committee. The impetus for the establishment of the committee was the poor condition of the pews and the floor, the separateness of the choir and clergy from the congregation and the associated poor acoustics in the chancel, and good stewardship of space. Therefore, the Nave Committee examined whether the worship space in our church could be made more useful and more conducive to good worship while still maintaining its beauty and historicity.

The committee, which began meeting monthly in April 2001, looked at the styles of worship spaces over the centuries, and how the worship space may or may not reflect the needs of the worshipping community. Groups who use St John's identified their needs and wishes regarding changes that would support their ministries. On November 18, a parish workshop was held from noon to 1:30. As input to the workshop, a discussion document, providing historical background on church architecture generally and St John's in particular, was circulated. The workshop provided an opportunity for interested parishioners to express their views on the worship space. A full report of this dialogue, which also included written and oral comments received outside the workshop, was prepared and a summary was distributed in *In Lumine*, the parish newsletter.

Members in 2001: Beverlee Bewley, Patricia Bowen, Bill Broughton, Garth Bulmer, Glenn Calder, Brian Cameron, Jim Cummings, Wanda Dillabough, Adele Finlayson, John Gallienne, Jim Greene, Jack Gurney, Gordon Johnston, Bayne Pearen, Gay Richardson (chair), Sharon Schollar, Hans Stenman.

## 2002

In April 2002, the mandate of the Nave Committee, established to examine potential changes to the Nave, was expanded to include renovation of the complete building, so the committee was renamed the Architectural Renewal Committee (ARC). This new direction recognized that St John's building was severely hampered by its physical inadequacies and limitations. The goal of the renovations was to both preserve St John's heritage and to provide adequate and appropriate space. Since the expansion of the mandate, the work on the Nave alone was deferred, with the exception of the decision to proceed with improvements to the Nave lighting as an interim measure.

In May, ARC organized a visit to 4 Ottawa area churches that had recently been renovated, including the Chapel and buildings of Maison Accueil Sagesse, designed by Cecilia Humphreys. In June, ARC selected Cecilia Humphreys as the architect to assist with the St John's renovations. By the end of December, ARC had identified the space requirements of St John's ministries as well as the areas and issues in need of critical attention, such as fire protection, health and safety, security, plumbing, the heating and cooling system, the electrical system and accessibility. Other work completed included a circulation analysis, an architectural analysis, a preliminary building and fire code analysis, a preliminary examination of excavating the crawl space under the church to provide extra space, and a survey of St John's property.

Members in 2002: Beverlee Bewley, Patricia Bowen, Bill Broughton, Garth Bulmer, Glenn Calder, Brian Cameron, Jim Cummings, Wanda Dillabough, Adele Finlayson, John Gallienne (secretary), Jim Greene, Jack Gurney, Gordon Johnston, Bayne Pearen, Gay Richardson (chair), Sharon Schollar, Hans Stenman.

## 2003

The year 2003 was a year of action, with many parish presentations, consultations, and Special Vestries to make decisions on next steps:

- February 9 Special Vestry to approve preparation of a schematic design for the renovations and explore the sale of the parking lot (summary report prepared on the Vestry meeting)
- April 13 Consultation on Guiding Principles re the Nave (summary report prepared and Guiding Principles revised)

|         |   |
|---------|---|
| May 25  | Presentation on Nave Configurations and the proposed Somerset St. Entrance  |
| June 8  | Consultation on the May 25 presentation (summary and detailed report prepared)  |
| June 15 | First discussion of the proposal from Teron Inc to develop the parking lot  |
| Sept 21 | Presentation of the schematic design for St John's renovations  |
| Sept 27 | Consultation on the renovations, parking lot development and fundraising feasibility study (summary and detailed report prepared) |
| Sept 28 | Special Vestry to approve negotiating the sale of the parking lot   |
| Oct 18  | Consultation on the terms for the sale of the parking lot   |
| Oct 26  | Second consultation on the terms for the sale of the parking lot  |
| Nov 23  | Update on the renovations and parking lot   |

Ongoing communication with members of the parish was integral to the process. In addition to the above parish meetings, the minutes of ARC meetings were posted on the ARC notice board, regular updates and summaries were printed in the bulletin, detailed reports were made available and much of the information was posted on St John's website.

At the two-hour Special Vestry meeting on February 9, attended by over 100 parishioners, ARC presented the results of its analysis by an overhead slide presentation and photos. Following questions about the material presented, Vestry approved the preparation of a schematic design for the St John's renovations, including an estimated cost for construction. The design was to address the areas in critical need of attention, the space requirements for our ministries, and the worship area needs at St John's. Vestry also authorized ARC to proceed with a pro forma financial analysis of development of the parking lot. Given this authority, the work of ARC proceeded on two fronts: the proposed renovation and the potential sale of the parking lot (addressed in a separate report).

Regarding renovations, ARC determined that the first priority was to look at potential nave designs, since the nave configuration affected the design of the rest of the building. A Nave Sub-Committee was established, setting out 8 criteria to be used to assess a potential nave design: sacredness, preservation, community, flexibility, movement, music, visibility, and basic systems. These criteria were discussed by the congregation in April, and written input was also received. Three possible nave designs were developed and assessed: the status quo, the summer altar, and the altar placed under the Ascension Window.

These configurations as well as a new entrance off Somerset Street were presented to the congregation and discussed in early June. Feedback indicated the importance of retaining an entrance on Elgin Street, and concern about the proposed Ascension Window configuration.

To address the need for an entrance on Elgin, our architect, Cecilia Humphreys, designed a new entrance off Elgin in the present ramp area. She also completed the schematic design and costing. This proposal responded to the needs identified at the February 9 Vestry, including the need for 6000 square feet of additional space. The only way to create this additional space was to demolish a portion of the building and to build a second storey. This design was presented to the congregation on September 21, and was followed the next week by a parish consultation, which provided an opportunity for members of the congregation to ask questions about the renovations and to give their views about priorities. Because of time constraints, the questions were noted but not answered at the meeting. A full report, including questions and answers, was made available shortly afterwards.

While many appreciated the beautiful design prepared by Cecilia, others were concerned about costs, estimated at over \$2 million. ARC agreed to examine the costs and to prepare a lower cost design that would require no demolition, reduce ministry space (perhaps only 3000 additional square feet) and retain the present nave orientation. To carry out this work, ARC appointed a Technical Sub-Committee, which prepared a very preliminary design with associated costs.

Members in 2003: Beverlee Bewley, Patricia Bowen, Bill Broughton, Garth Bulmer, Glenn Calder, Brian Cameron, Jim Cummings, Wanda Dillabough, Adele Finlayson, John Gallienne (secretary), Jim Greene, Jack Gurney, Gordon Johnston, Bayne Pearen, Gay Richardson (chair), Sharon Schollar, Hans Stenman.

## 2004

In early 2004, using the analysis and costing completed in 2003, ARC began work on a proposal more suited to what St John's might afford. The final result was a report entitled *Proposals for Discussion and Comment June 6, 2004*. Following circulation of this proposal and the receipt of a number of comments, ARC concluded that the proposed Nave design needed further work.

Concurrent with the development of ARC's renovation proposal, The Well submitted an application to the City of Ottawa for a SCPI Homelessness grant to renovate the space that it was leasing. In the application, St John's indicated that it planned to do the necessary infrastructure upgrades as part of their renovation program. In July, The Well learned that it had received \$505,400, which needed to be spent by March 2006.

Because of the timetable related to The Well, it was not possible, within the required time frame, to develop a vision for the whole church, as had originally been planned. ARC's attention became focussed on the basement renovations (Phase 1 of the renovations). In order to proceed with the basement renovations, ARC needed to: 1) determine how much money St John's could raise to support the basement renovations; and 2) confirm the technical feasibility of excavating the crypt and assess St John's infrastructure requirements.

In response, a Fund Raising Feasibility Study was undertaken in the fall, which concluded that St John's could raise \$750,000. At an October 2004 Special Vestry, the congregation approved proceeding with a technical study to assess the excavation of the crypt and the infrastructure needs. Tom Blood, Architect, and M. P. Lundy, Construction Managers, were retained to do the technical study and to determine probable costs. The results of the study indicated that there were no unforeseen problems with the crypt excavation. From the study, the estimated cost for the basement renovations including the building systems and partial excavation of the crypt for the use of The Well plus new ground-floor washrooms was \$600K. The additional cost to fully excavate the crypt and to do base concrete work, but not finish the space, was estimated at \$157K.

Members in 2004: Beverlee Bewley, Bill Broughton, Garth Bulmer, Glenn Calder, Brian Cameron, Jim Cummings, Wanda Dillabough, Adele Finlayson, John Gallienne (secretary), Jack Gurney, Gordon Johnston, Wendy McCutcheon, Martha Nixon, Bayne Pearen, Gay Richardson, Sharon Schollar, Hans Stenman. Patricia Bowen assisted with facilitation as required. In November, one of our members, Jack Gurney, died.

## 2005

### Phase 1: Basement, ground-floor washrooms and crypt excavation

2005 was a year of action on the Phase 1 renovations. After 4 years of discussion, St John's finally moved into renovation mode. The year began with a Special Vestry meeting on January 16, 2005 at which the following actions were approved almost unanimously:

- To proceed with the first phase of renovations to St John's - that is, renovation of the basement, excavation of the space under the church, and new ground-floor washrooms at a cost to St John's of \$757,000;
- To undertake a five-year fund-raising campaign with a goal of \$750,000 to pay for the renovations (Hearts and Hands In Action);
- To borrow from the Church Extension Fund, since the costs were to be incurred immediately; and finally
- because of changes to the original proposal, to approve again the sale of the parking lot.

The total cost of the basement renovation was almost \$1.3 million, which was shared with The Well, who received \$505,400 from the City of Ottawa (under the federal Homelessness initiative) to renovate and increase the space they used in St John's basement. St John's paid for the infrastructure improvements (new electrical, plumbing, heating and ventilation) and for excavating under the church to create 3000 sq ft of new space, about one-third of which was finished by The Well for its use.

ARC met in March to provide its input to the proposed plans. Responsibility was then turned over to Hans Stenman, the person designated to oversee the project on behalf of both St John's and The Well. In this role, Hans met weekly, if not more frequently, with the construction manager and consultants. He reported regularly to Corporation and held regular

meetings with representatives from The Well, the City of Ottawa, the Diocese and the architect, Tom Blood, to ensure that the plans reflected the needs of The Well and that the project stayed within budget.

Construction began May 1, and the basement renovation was essentially complete by October. The ground-floor washrooms were finished in November. Waterproofing of the north wall of the church along Somerset Street was the only unanticipated additional major expenditure. This was approved by Corporation at a cost of \$35,000. Construction was financed by the first year's income from the fund raising campaign (over \$200,000) and a \$600,000 loan from the Diocese at 4%. In this \$1.3 million project, the budget was exceeded by a mere \$22,000 - an amazing result given the daunting challenge of renovating an old building.

St John's celebrated the completion of the work on Sunday, Nov. 6, 2005 with a service of blessing followed by a reception hosted by the women of The Well. The Well was officially re-opened the following day by Councillor Diane Holmes, with representatives from the City, the Diocese and St John's present. At both events, those responsible for the successful completion of the renovation were recognized, and in particular, Thomas Blood (architect), Sean Lundy (construction manager) and Mark Schneider (site manager) and of course Hans Stenman. Hans put in hundreds of hours of his time to ensure the successful completion of the renovation. Over 170 people were able to enjoy the new, greatly enlarged, basement banquet hall at a parish pot-luck supper and silent auction held on November 25. The silent auction combined with a mid-January 2006 organ recital by John Gallienne raised over \$3,000 which was used to re-stock the new kitchen with dishes, glasses and cutlery for St John's use.

In September, ARC resumed its regular monthly meetings, focussing on the next phase of the renovations. ARC prepared a list of "must do" items, both in the major repair and renovation categories, and looked at the anticipated revenue stream over the following five years. All members agreed that finishing the crypt was essential.

Members in 2005: Peter Anderson, Beverlee Bewley, Pat Bowen, Bill Broughton, Garth Bulmer, Glenn Calder, Brian Cameron, Jim Cummings, Wanda Dillabough, Adele Finlayson, John Gallienne (secretary), Gordon Johnston, Liz Kirby, Diana Lizé, Wendy McCutcheon, Martha Nixon, Bayne Pearen, Gay Richardson (chairperson), Hans Stenman.

## 2006

The focus of ARC's work in 2006 was the Phase 2 renovations, which entailed renovation of the ground floor and finishing the crypt, followed by initial discussions on Phase 3: the worship space.

### Phase 2 - Ground-floor renovations and finishing the crypt

In April, ARC presented its recommendations for the Phase 2 Renovation Program in a document that formed the basis for 3 consultation sessions with the congregation. In this document, ARC proposed that the Church School be located in the present Burke Room, that the Burke Room move to the Community Shop location, thereby returning that space to its original use as a parish hall, and that the crypt space under the church be finished to accommodate the Community Shop. The results of these consultations (65 participants and 7 written comments), were summarized in a report presented to the congregation in May, in preparation for a special Vestry meeting held on May 28, 2006.

At the May 28 meeting, two motions were approved:

1. That the Christian Education Centre be created in the present Burke Room area, and that the renovations to the present Burke Room be undertaken as the top priority, as soon as funds became available, at a maximum cost of \$86,000.
2. That subject to the availability of funds as determined by the Corporation, the crypt space be finished including a new entrance and stairs from the narthex, that the Community Shop move to the new space in the crypt, and that a new Parish Hall be created in the present Community Shop area, at a maximum cost of \$440,000.

Subsequent to the meeting, Corporation agreed that all of the construction should proceed as a single contract, rather than renovating the Christian Education area first. Over the summer and into the fall, more accurate costing for Phase 2 was prepared. As a result of this work, it was determined that the renovations would be significantly more costly than originally anticipated, necessitating approval by the parish of the increased cost. A Special Vestry was held on November 5, at which almost unanimous approval was given to spending a maximum of \$730,000 on Phase 2 renovations.

At this same meeting, Vestry formally expressed its thanks to Hans Stenman for his dedication to the St John's Phase 2 renovation program. Hans received a standing ovation from those present.

Construction on Phase 2 began November 20, 2006.

#### Financing St John's Renovation Program – Phases 1 and 2

There were two sources of funds for the major renovation program: the sale of the parking lot (for which St John's received one million dollars) and the 2005 Hearts and Hands in Action fund raising campaign (\$750,000 in pledges over a five-year period). The pledges were designated for the Phase 1 renovation program, which cost over \$800,000. To finance the Phase 1 renovations in the short term, St John's borrowed \$600,000 from the Diocese, to be repaid as the fund-raising money was received. In 2006, St John's repaid \$400,000 of this loan. St John's retained the remaining \$200,000, again as a bridging loan, to use for the Phase 2 renovations.

#### Phase 3 - The Worship Space

In the fall of 2006, ARC hired a consultant to do an acoustical analysis of the worship space, to provide input for our Phase 3 discussion. As well, ARC recommended that St John's experiment with a new nave configuration. The front 4 rows of pews were removed and replaced with three rows of pews on each side of the aisle, perpendicular to the congregational seating, to provide seating for the choir in the nave. This experiment was launched in mid-October. Parishioners were asked for their views on this arrangement, and a two-page summary of these comments (from over 70 people) was distributed in mid-December.

Members in 2006: Doug Alpin, Peter Anderson, Beverlee Bewley, Pat Bowen, Bill Broughton, Garth Bulmer, Glenn Calder, Jim Cummings, Wanda Dillabough, Joan Dolphin, Adele Finlayson, John Gallienne (secretary), Gordon Johnston, Liz Kirby, Diana Lizé, Wendy McCutcheon, Martha Nixon, Gay Richardson (chairperson), Hans Stenman. In April, Liz Kirby was diagnosed with cancer and died shortly after. As of January 2007, Pat Bowen became chairperson.

#### **2007**

Construction of Phase 2, which began in November of 2006, was completed in April 2007. The result was a beautiful, climate controlled Parish Hall, a Christian Education Center, a climate controlled Community Shop, a cloakroom, and a sense of completion. We celebrated and dedicated the new spaces in May.

Before that celebration, there were countless people who helped in many ways. Jan Calder selected the kitchen cabinets and tables and chairs for the parish hall. Hugh Dorward and his team assembled the kitchen cabinets, storage racks and containers. Another team helped to move the Community Shop into its new quarters. The Community Shop volunteers worked tirelessly to set up shop again as they worked through construction challenges.

The Parish Hall was used as a worship space in the summer because the air conditioning provided relief from hot Sunday mornings. The Sunday School was established in the new rooms and Wanda Dillabough moved into her new office. Hans Stenman provided oversight on all of Phase 2 activities and continued to follow up on post-construction issues.

#### Financing Phase 2

Phase 2 renovations were expected to cost \$730,000, but in early 2007 it became clear that construction and material costs had risen. The estimated cost was revised upwards by \$30,000. This additional amount was approved by Corporation. A very small amount of the total funds raised was left for Phase 3. However, at the end of 2007, it was announced that the estate of the late Doreen Gurney had designated \$80,000 to ARC, specifically to beautify the church. This amount provided seed money to move forward.

#### Phase 3 – The Worship Space

After trying various configurations of choir and congregation in the nave, reactions were mixed. People liked some aspects and not others and ARC decided to seek outside help in finding a way forward. Gerald Robinson, an architect, engineer and theologian, was selected as a possible advisor and the committee agreed to meet with him early in 2008. He would meet the committee, inspect the church and get to know St John's.

Members in 2007: Beverlee Bewley, Patricia Bowen (chairperson), Bill Broughton, Garth Bulmer, Ron Chaplin, Jim Cummings, Wanda Dillabough, Joan Dolphin, Adele Finlayson, John Gallienne, Gordon Johnston, Diana Lizé, Catherine Malone (secretary), Wendy McCutcheon, Gay Richardson, Connie Snelgrove, Hans Stenman,

## 2008

### Phase 3 – The Worship Space

Gerald Robinson, the advisor on the worship space selected by ARC in late 2007, visited St John's in late January, toured the premises, interviewed the members of ARC, and attended all Sunday services. He had reviewed ARC's previous information in detail prior to this visit, so he knew what the requirements were and what issues were of greatest concern to St John's.

By May, Gerald had prepared a design, which he presented to the congregation on Sunday, May 25. The design was generally well received. The Robinson design assumed that the Crucifixion windows belonging above the altar would be repaired and re-installed. Part of the Doreen Gurney estate gift was, in fact, used for this purpose.

ARC assessed the Robinson proposal, determined that it was structurally feasible, obtained a firmer cost estimate, and undertook a preliminary investigation of possibilities for a columbarium. ARC sought written input and held two discussion sessions in October to collect detailed thoughts about the changes suggested to the nave. Some of these comments, which related specifically to the liturgy, led to the re-establishment of the Faith and Worship Committee.

Members in 2008: Beverlee Bewley, Pat Bowen (chairperson), Bill Broughton, Ron Chaplin, Jim Cummings, Wanda Dillabough, Joan Dolphin, Adele Finlayson, Dana Fisher, John Gallienne, Gordon Johnston, Diana Lizé, Catherine Malone (secretary), Wendy McCutcheon, Gay Richardson, Connie Snelgrove, Hans Stenman

## 2009

### Phase 3 – The Worship Space

During the first half of 2009, under the leadership of Pat Bowen, ARC continued to seek input on potential changes to the nave. In May, there was a parish discussion concerning two key elements to future changes: the central communion table and that all worship together in the nave. Also at this discussion, there was a presentation on the use of chairs instead of pews. Four chairs were ordered for the congregation to see the possibilities. All recognized that, because of limited funds, St John's could not proceed with any costly renovation activity.

The Crucifixion windows were repaired and re-installed in 2009, using part of the generous estate gift of Doreen Gurney to pay for the repairs.

Pat Bowen initiated a major tidy up of the nave and a fix up of the children's area at the back of the church. By year-end, the children's area was more attractive and child-friendly.

Gay Richardson took over as chair of ARC in the summer of 2009. ARC extended its thanks to Pat for her excellent leadership over the course of two-and-a-half years.

There was impetus to move forward with changes to the nave when it was determined that the carpeting on the nave floor presented a safety hazard. In the summer, the nave floor carpet was removed, exposing the hard-wood floor. After considerable discussion about the least costly and most effective way to finish the floor for use over the next few years, the Building Committee recommended that the exposed wood floor be temporarily covered with plywood and vinyl tile, and this was done in the fall of 2009.

Based on input from the congregation, ARC reached the following conclusions regarding future changes to the nave:

- The organ would remain where it was, and the view of the east window would remain. Funds were required for an organ console.
- The present wood walls would remain unchanged (i.e. the brick on the walls would not be exposed).
- The acoustics and a newly-designed entrance would be addressed at a later date when finances permitted.

In the fall of 2009, ARC made a proposal to the congregation to move forward in stages with changes to the nave. On November 8, there was a parish consultation on the proposal and an opportunity to receive written input. ARC prepared a summary of the comments received as well as series of questions and answers in response to this input.

At a Special Vestry held on Dec 6, 2009, the congregation agreed to move forward, on a trial basis, with changes to the worship space. The changes approved were:

- a. Removal of the red-carpeted platform, thus exposing the beautiful woodwork of the pulpit and chancel steps.
- b. Removal of the front rows of pews (which were put in storage) and installation of one row of pews at the back of the church.
- c. Tiling the newly exposed floor area and painting under the pews.
- d. Construction of a temporary altar. (A new altar cloth to cover the altar was donated.)
- e. Construction of a temporary platform for the altar and two sets of kneelers, one on each side of the altar.

Vestry approved the proposed changes at a cost not to exceed \$28,000 with funding to come from the estate of the late Doreen Gurney.

Members in 2009: Pat Bowen (chairperson until June), Bill Broughton, Ann Chaplin, Jim Cummings, Wanda Dillabough, Joan Dolphin, Sue Evans, Dana Fisher, John Gallienne, Gordon Johnston, Diana Lizé, Catherine Malone (secretary), Wendy McCutcheon, Gay Richardson (chairperson July to December), Connie Snelgrove and Hans Stenman.

## 2010

The changes to the nave approved in December 2009 were made in January 2010.

The following additional changes were made in response to comments:

- a. The altar was raised an additional 6 inches for greater visibility.
- b. Choir risers were constructed providing greater visibility of and for the choir. Subsequently, it was determined that floor seating with small standing risers was the preferred seating.

Since these changes were undertaken on a trial basis, all of the structures were temporary, using construction-grade materials, in order to spend the least amount of money to assess the trial worship space.

To further enhance our worship, Gordon Johnston designed and built a new organ, which is situated on the nave floor. The organ uses digitally sampled sounds and provides the organist with a broad variety of sounds for playing the liturgy. Although it is a small piece of furniture compared to the Kney pipe organ, from a musical standpoint it is roughly four times the size of the pipe organ. Custom-built speakers are located on the wall behind the pipe organ, with special speakers for the Fanfare Trumpet located high on the west wall of the nave, on either side of the Ascension window. There has been an overwhelmingly positive response to this addition.

Initially, ARC intended to seek a decision on the trial in May, but realized that this would be premature. Therefore, at a Special Vestry on Sunday, June 6th, ARC received approval to continue the trial period until the fall.

During the course of almost a year, ARC was able to assess how the new space worked for regular worship, weddings, funerals, and music events. ARC received many comments during this period and responded to the greatest extent possible with improvements. In early November, ARC circulated a report summarizing the feedback in preparation for a Special Vestry held on November 21, 2010. At that meeting, Vestry approved the continued use of the Nave for worship by the clergy, choir and congregation in the current open and flexible arrangement as well as further improvements to the altar and worship space. It was agreed that the chancel altar would also be used on occasion.

With the approval of changes to the nave, ARC completed its work and officially disbanded on December 7, 2010.

The Corporation is to ensure that the changes approved at Vestry move forward in 2011. A first priority will be a new, beautiful wooden moveable nave altar. The Building Committee will set as a top priority for 2011 an improved sound system, and oversee the disposition of the pews in storage. These will be used to replace any damaged pews and the rest

will be sold. Pews will be offered for sale to parishioners first. New chairs will be purchased and platform and risers built as funds become available. Opportunities will be given for people to contribute to or sponsor elements of the new worship space, including as memorials.

Members in 2010: Bill Broughton, Ann Chaplin, Jim Cummings, Wanda Dillabough, Joan Dolphin, Sue Evans, Dana Fisher, Pat Fisher, John Gallienne, Gordon Johnston, Peter Johnston, Catherine Malone, Wendy McCutcheon, Gay Richardson (chairperson), Connie Snelgrove and Hans Stenman. Catherine was secretary for the first half of the year and John subsequently took over.

Committee membership changed over the years but the following have been members of ARC (initially called the Nave Committee) from its start in April 2001 until its wrap up in December 2010: Bill Broughton, Jim Cummings, Pat Fisher, John Gallienne, Gordon Johnston, Gay Richardson and Hans Stenman.

| ARC Membership     | Representing         | 2001* | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  |
|--------------------|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Gay Richardson     |                      | Chair | Chair | Chair | Chair | Chair | Chair | x     | x     | Chair | Chair |
| Pat Bowen (Fisher) | Parish; Warden       | x     | x     | x     | x     | x     | x     | Chair | Chair | Chair | x     |
| Garth Bulmer       | Staff - Rector       | x     | x     | x     | x     | x     | x     | x     |       |       |       |
| Gordon Johnston    | Staff - Music        | x     | x     | x     | x     | x     | x     | x     | x     | x     | x     |
| Wanda Dillabough   | Staff - Xian Ed      |       | x     | x     | x     | x     | x     | x     | x     | x     | x     |
| John Gallienne     | Music                | x     | x     | Secr. | Secr. | Secr. | Secr. | x     | x     | x     | Secr. |
| Jim Cummings       | Building             | x     | x     | x     | x     | x     | x     | x     | x     | x     | x     |
| Hans Stenman       | Building             | x     | x     | x     | x     | x     | x     | x     | x     | x     | x     |
| Bill Broughton     | Doctrine&Worship     | x     | x     | x     | x     | x     | x     | x     | x     | x     | x     |
| Adele Finlayson    | Parish               | x     | x     | x     | x     | x     | x     | x     | x     |       |       |
| Bev Bewley         | Altar Guild          | x     | x     | x     | x     | x     | x     | x     | x     |       |       |
| Bayne Pearen       | Parish Council       | x     | x     | x     | x     | x     |       |       |       |       |       |
| Brian Cameron      | Warden; Parish       | x     | x     | x     | x     | x     |       |       |       |       |       |
| Jack Gurney        | Parish               | x     | x     | x     | x     |       |       |       |       |       |       |
| Sharon Schollar    | Staff - Assoc Priest | x     | x     | x     | x     | x     |       |       |       |       |       |
| Glenn Calder       | Warden; Parish       |       | x     | x     | x     | x     | x     |       |       |       |       |
| Jim Greene         | Parish               |       | x     | x     |       |       |       |       |       |       |       |
| Martha Nixon       | Warden; Parish       |       |       | x     | x     | x     | x     | x     |       |       |       |
| Wendy McCutcheon   | Server; Com Admin    |       |       |       | x     | x     | x     | x     | x     | x     | x     |
| Peter Anderson     | Warden               |       |       |       |       | x     | x     | x     |       |       |       |
| Liz Kirby          | Parish Council       |       |       |       |       | x     | x     |       |       |       |       |
| Diana Lize         | Community Shop       |       |       |       |       | x     | x     | x     | x     |       |       |
| Doug Alpen         | Parish Council       |       |       |       |       |       | x     | x     |       |       |       |
| Joan Dolphin       | Parish Council       |       |       |       |       |       | x     | x     | x     | x     | x     |
| Catherine Malone   | Parish               |       |       |       |       |       |       | Secr. | Secr. | Secr. | Secr. |
| Connie Snelgrove   | Server               |       |       |       |       |       |       | x     | x     | x     | x     |
| Ron Chaplin        | Warden               |       |       |       |       |       |       | x     | x     |       |       |
| Dana Fisher        | Staff - Rector       |       |       |       |       |       |       |       | x     | x     | x     |
| Ann Chaplin        | Warden               |       |       |       |       |       |       |       |       | x     | x     |
| Sue Evans          | Parish Council       |       |       |       |       |       |       |       |       | x     | x     |
| Peter Johnston     | Parish Council       |       |       |       |       |       |       |       |       |       | x     |

\* called the Nave Committee April 2001 to May 2002

**SUMMARY of REVENUES and COSTS  
FOR CHURCH RENOVATIONS  
2005 - 2010**

| <b>Revenues</b>  | <b>\$</b>        |
|--|------------------|
| Hearts and Hands Fundraising campaign 2005-2010 (net)  | 649,000          |
| Parking Lot Sale   | 1,000,000        |
| PST Rebate   | 17,000           |
| Vendor take back mortgage on parking lot   | 25,000           |
| <b>Total Revenues</b>  | <b>1,691,000</b> |
| <br>   |                  |
| <b>Costs</b>   |                  |
| Phase 1 - 2005: Basement   | 809,000          |
| Building systems, ground floor washrooms, crypt excavation<br><i>Does not include The Well renovation cost of \$505K<br/>which was funded through the federal Homelessness fund.</i> |                  |
| Phase 2 - 2006-2008: Ground Floor  | 770,000          |
| New Parish Hall, Community Shop, Christian Education Centre  |                  |
| Phase 3 - 2008-2010: Nave  |                  |
| Acoustical Study; Robinson proposal (2008)   | 22,000           |
| Pew and platform removal, nave altar and platform (2010)<br><i>(\$21,000 funded by the Gurney estate)</i>  |                  |
| Other Costs  |                  |
| Interest on Diocesan bridge financing  | 49,000           |
| Legal fees relating to parking lot sale  | 35,000           |
| Loss of parking lot income   | 46,000           |
| Sundry   | 11,000           |
| <b>Total Costs</b>   | <b>1,742,000</b> |
| <br>   |                  |
| <b>Net</b>   | <b>-51,000</b>   |

Notes:

- ARC incurred \$124,000 in costs before 2006 on studies, surveys, legal fees and architect fees. These costs related to both the parking lot (e.g. Soils test, appraisal) and the proposed renovations. They were covered by a transfer from the St John's Fund.
- St John's borrowed \$600,000 from the Diocesan Extension Fund as bridge financing for the basement renovations. As of December 31, 2010, \$38,702 remains to be repaid and is reflected in the \$51,000 shortfall.

# Parking Lot Development

## 2002

Late in 2002, the Architectural Renewal Committee (ARC), the committee responsible for the renovations to St John's, examined development of the parking lot as a potential source of funding. A soils test was completed and concept plans for underground parking and condos on the parking lot were prepared, in order that a contractor could assess the financial viability of a development.

## 2003

Following a Special Vestry on February 9, 2003, which approved the exploration of a potential sale of the parking lot, an independent analysis was undertaken by ZW Group to examine the financial feasibility of selling the parking lot. The analysis indicated that, if St John's wished to retain its parking spaces, the only way the congregation could receive money through development of the parking lot was to undertake the development themselves.

Subsequent to this report, St John's asked four developers to consider the development of the parking lot on condition that St John's retain its parking. Only Teron Inc. provided a proposal that allowed St John's to keep its parking and also to receive money to assist with possible future renovations. Bill Teron proposed to purchase the parking lot plus 3 feet of church property for \$1.8 million, in order to build a 10-storey affordable condominium building, with 119 one-bedroom units, which he would offer for sale and for rent. St John's would receive \$1M in cash and would own one floor of parking (38 spaces) valued at \$800,000, thus providing parking for St John's on Sundays and continuing the ability to generate income from parking. A St John's church-related assignee had the option to purchase up to 40 units for rental.

An appraisal by Regional Reality indicated that, as of the date of the report, the maximum selling price of land purchased for residential construction in the downtown core was \$105 per square foot, giving a value of \$1.37 million. Combining the cash offer of \$1M and the value of the 38 parking spaces, St John's was offered by Teron more than the assessed value.

On receiving the proposal from Teron Inc in early June, an initial meeting to obtain feedback was held following the church service on June 15. Over the course of the summer, the ARC Steering committee met several times with Bill and Chris Teron to flesh out the proposal and to develop terms for an agreement of purchase and sale. In the fall of 2003, Teron Inc. presented a detailed proposal. The 10-storey condominium would comprise 119 one-bedroom units, all of which would be affordable to those at or below the 40<sup>th</sup> income percentile. The prices ranged from \$95,000 to \$146,000. Following a parish consultation on September 20, a Special Vestry was held on September 28 at which the congregation gave approval for ARC to proceed with negotiating the sale of the parking lot. The congregation provided input on the proposed terms at two meetings in October. Discussions continued with Teron Inc., and the proposed terms for the purchase and sale of the parking lot were finalized in mid-January 2004.

## 2004

At a Special Vestry in February 2004, the terms for the sale of the parking lot to Teron Inc. were approved. The proposed condominium generated a lot of interest among members and friends of St John's. Almost immediately, most of the units were reserved. At the same time, Teron and St John's proceeded to work on the formal legal agreement. However, a number of events occurred before the agreement was signed. These were: the re-imposition of development charges in the downtown area; a significant increase in the cost of construction and in particular the price of steel; and new design requirements recommended by the Planning Department of the City of Ottawa. As a result of these factors, the building was redesigned and the price of each unit increased to the range of \$144,000 to \$210,000. A more detailed design indicated that 27 parking spaces, not 38, could be accommodated on the first level of a three level parking garage.

To improve affordability, Teron presented a proposal to the City for the deferral of development and other charges. Teron proposed to match the deferral amount, resulting in a total estimated deduction of about \$14,000 from the sale price. (In 2005 this was named the Assisted Home Ownership Program - AHOP.) This reduction was to be available to anyone meeting the income criterion (the 40<sup>th</sup> income percentile - or \$57,000 in 2004). On resale, the deferred amounts plus interest would be paid back. This proposal was accepted by the City. Under the new proposed agreement, 24 units could be purchased by a church-related organization (in this case the Multifaith Housing Initiative or MHI) in order to

provide rental units to low-income people. The feasibility of MHI's purchase depended on the availability of capital grants for affordable housing from the City of Ottawa and federal and provincial governments.

## **2005**

The new set of conditions for the sale of the parking lot, reflecting the increased selling price and one level of parking with a reduced number of parking spaces (24), was circulated and approved almost unanimously by a Special Vestry on January 16, 2005. Immediately following the Vestry meeting, Corporation signed a Framework Agreement with Teron that outlined the terms of the legal agreement.

In the first part of 2005, the building was redesigned so that some units had balconies and some had sun rooms. A roof garden was added. In June, Teron contacted all those who had made reservations in 2004 and gave these people first priority to reserve units in the newly designed project. Reservations were then accepted from others. By the end of 2005, 86 of the 119 units had been reserved with no public advertising. MHI reserved 10 of the units.

Starting in February 2005, Teron sought all the necessary city approvals. Re-zoning and severance of the St John's property, followed by the appropriate appeal periods, went smoothly. To deal with the Assisted Home Ownership Program (AHOP), available to those with incomes less than the 40<sup>th</sup> income percentile, the Municipal Facilities by-law had to be changed, which happened in the summer of 2005. The site plan was approved in late August, and it was expected that construction would start in November or December. The legal agreement, which provided the exact terms related to the sale of the parking lot, was signed by Corporation in September 2005. However, in early October 2005, Teron determined that, structurally, they could build only 2 levels of parking, one at grade and one below. This change required a new site plan, approval of which was received in early January 2006.

## **2006**

Construction of the condominium started in March, 2006, after Teron had signed a site plan agreement with the City, finalized their financing, and obtained the foundation permit. Also in March, the Corporation, on behalf of St John's, and Teron signed the agreement of purchase and sale for the parking lot at which time St John's received \$200,000 in cash. The remaining \$800,000 was received in November 2006.

The condominium building was called Somerset Gardens. About one-third of the purchasers, because of their income, qualified for a reduction of just over \$11,000 in the selling price under AHOP. Ten units were purchased by the Multifaith Housing Initiative (MHI), which received funding support from three levels of government. These units were rented to low-income households. Three additional units, owned by members of St John's, were rented to those needing affordable housing. The development was an innovative partnership among Teron, St John's, MHI, and three levels of government. All of these partners were present at a celebratory launch of the project on June 16, 2006. At the end of 2006, construction of Somerset Gardens was well underway with occupancy expected in September 2007.

## **2007 - 2008**

Construction of the condominium continued throughout 2007. Occupancy of the first floors began December 7, 2007 and continued over a three-month period as each floor was completed and approved for occupancy. The ground-level parking, owned by St John's, was available for use and began generating income in March 2008. It was operated, on a commercial basis, as public parking, except on Sunday mornings, when it was available for parishioner parking. The interim occupancy period ended in September 2008, at which point the agreement of purchase and sale was finalized, and St John's finally took ownership of its parking spaces.

Work on the parking lot development was led by a Steering Committee, which was a sub-committee of ARC. Membership comprised Garth Bulmer (the Rector), Glenn Calder, Martha Nixon, Peter Anderson (wardens over the period of the parking lot development), Sharon Schollar (Associate Priest), Hans Stenman (parishioner and architect) and Gay Richardson (chair of the committee). The committee had extensive support and advice from its lawyer, Janet Bradley. ARC, Parish Council and the Affordable Housing Committee received regular reports and provided input into the work. As well, representatives of the Steering Committee made regular reports to the Administration and Finance Committee of the Diocese of Ottawa, who granted approval to St John's to sell its parking lot.