

## New Hall Activities

### Chronology

- Parish Survey October 2015 – identified importance of the hall to the parish
- Presentation to Parish by Building and Maintenance on the condition of the hall
- Meeting with Bishop Fred Henry – April 2016 – verbal approval to move ahead with a new hall
- Presentation by City of Calgary May 2016 to parish at large – plans for full turns intersection at 24<sup>th</sup> avenue and Crowchild which will impact St Pius X property
- Development of First Strategic Planning Committee – St Pius X June 2016
  - Terms of Reference
  - Membership
  - Recommendations – December 2016                      Disbanded spring of 2017
    - Presentation to City of Calgary to register disagreement
    - Repair the hall – estimated cost \$90,000.00 - \$300,000.00–
- Work with City of Calgary and their engineering planning firm - May to December 2016 – Plan moved to reduce but not remove impact on St Pius X
- Meet with lawyer recommended by Bishop Henry, call to recommended Transportation Engineer – decision to not proceed with independent engineering advice at this time.
- New Bishop – William McGrattan January 2017
- Letter from PPC, and Father Bill to Faisal Lakha – manager on the project from the city – registering our disagreement – January 2017
- Presentation to Transit and Transportation Committee – City of Calgary – April 19, 2017. Following motion was passed
  - *APPROVE, AS AMENDED, Moved by Councilor Farrell, that the Administration Recommendations contained in Report TT2017-0329 be approved, **as amended**, as follows:*
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    - *That the SPC of Transportation and Transit recommends that Council:*
      - *1. Approve the Crowchild Trail Study, including the short-, medium-, and long-term plans for Crowchild Trail, from 17 Avenue SW to 24 Avenue NW, inclusive;*
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      - *2. Direct Administration to acquire, on an opportunity basis, property required to accommodate the medium- and long-term plans for Crowchild Trail;*
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      - ***3. Direct Administration to acquire and redesignate, on an opportunity basis, adjacent property to replace lands which will be lost by the St. Pius X Parish as identified in the medium-term plans for Crowchild Trail.***
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      - *4. Direct Administration to bring updates to affected Area Redevelopment Plans (ARPs) to align with the Crowchild Trail Study; and develop an education strategy to sustain stakeholder awareness and knowledge of project decisions.*
- Transit and Transportation Committee recommendation brought forward to City Counsel

- May 2017 – motion passed City Council
- Meeting with City of Calgary procurement Spencer Mc Clurg , Coordinator, Acquisitions, Real Estate & Development Services - no budget at this time June 2017
- August 2017 – meeting with expropriation lawyer – broadened view of possible P3 as property was more valuable
- Meeting with Diocesan Planning Commission – September 2017
  - Move ahead with legal support
  - P3 arrangements will need to be explored
  - Formal application to the Diocese requested
- RFP for lawyer and contract negotiations – winter of 2017
- November 2017 – Meeting with the Diocese to discuss possible PC as raised by the lawyers in the interview process – Noam from Homes by AVI presented.
- Meeting with Gil Ludwig – Feb 2018, explore options to move ahead,
  - potential P3 partnerships,
  - highest and best value for the property
  - and siting study
- Building and Maintenance Committee Report December 2017- Declaring hall at the end of its life
- Exploration of Parking Concerns – 2016-2018
- Formal Application to the diocese to move ahead with the hall - April 2018
  - Requesting approval to move ahead and transfer Facilities expansion fund
  - Approval for feasibility study
  - Discussion on highest best use study
- Meeting with DPC - June 2018
  - Letter from Diocese – August, October and November 2018
    - Need to pay off Facility Expansion Fund
    - May use up to \$250,000 of this fund for preliminary work
    - Initiate new fund with restrictions
    - Approval to move ahead with feasibility study.
- September 2018 – Meeting with DPC
- October 2018 – RFP for feasibility study - Awarded Dec 2018 to Jamie Clarke of Systemic Engineering
- Establish second committee – New Hall committee – December 2018
  - Terms of Reference
  - Membership
- Establishing new hall requirements – February 2019
  - Survey of Parish for New Hall requirements
  - Town hall for new hall requirement
  - List of requirements to Feasibility Study
- Survey of parish property – completed – March 2019
- Costing of new Hall – completed June 2019
- City of Calgary Open house – introducing complete street concept
- 5 Different developments along 24<sup>th</sup> Avenue in planning – all higher rise and higher density
- Receipt of Feasibility Study June 2019

- Predevelopment application – August 2019 permit for stand alone hall put into the City of Calgary
- August 2019 – Outreach to potential partners
  - Discussion on exploring other P3 opportunities with Diocese
  - Document developed to share with interested parties – shared with 4 – 2 interested
- September 2019 – Feasibility study shared with diocese – Meetings with potential partners and DPC
  - Presentations by Homes by AVI and Covenant Health – September 2019
- Town Hall with parish – presentation of three options – November 2019
  - Options are Covenant Living, Homes by AVI and go alone to build a hall.
  - Parish chose Covenant Living
  - Require strong business plan from Covenant Living along with MOU
- Shared with Dioceses – decision to go with Covenant Health - November 2019
- Property value assessment - completed December 2019

Meet with Covenant Health x 2

Development of MOU parameters

Request to meet with Diocese – December 2019

December 2019 – discussion with Covenant - move ahead to request seed funding – Derrick

January 2020 – MOU from Covenant given to the parish – required to go ahead for seed funding.

Rapidly became apparent that the understanding from Covenant and from the Parish/Diocese were not the same.

March 2020 – Presentation with the Diocese

Continued work on MOU between parties

April 2020 *My general observation is that we may be hindered to move forward quickly due to the financial situation of the Diocese and Covenant Health and the Province* Father Chin Jon.

June 2020 – Further meeting with Covenant – continued work on defining the project and developing MOU – difficult work as Covid is in full swing

November 2020 – Letter from Bishop of the financial difficulties of the Diocese – parish reductions in staff mandated from the Diocese

2021 –Covenant introduces us to CADHCO CADHCO application for seed funding to apply for CMHC funding. They are also a builder in Ontario

End of 2021 – after difficulty completing the CADHCO application and internal issues at Covenant . Covenant stepped back – Fall of 2021

2022 - Discussions with Father Wilbert – request a review of the hall for renovation – Chandos did this in May of 2022 and stated that

*After much review and internal discussion at Chandos we recommend that the current building be demolished in full and a new Building be built.*

*When you take into account the amount of work that is required to upgrade the existing building to house the new Hall it is more than 80% of the cost of construction of the building from new. Plus Generally, the older the building, the more it will cost to renovate. Renovations also leave room for the unexpected, meaning your construction team can't be perfectly sure of what conditions or surprises they'll run into once construction begins, which could potentially add cost and time to your project. This can especially be the case if toxic building materials, like lead paint or asbestos, were used in the original construction and need to be mitigated.*

*Normally the breaking point to look at salvaging an existing building of this nature is less than 75% of the construction of new build.*

*We do recommend that the wood features be retained in the demolition and they can definitely be incorporated in the new building which would link the old structure to the new building.*

*We would welcome the opportunity to provide some current day costing to construct a new hall for your needs. All we would require would be the building square foot print and we will give a number of cost options based on structure and finishes.*

New hall group met to determine possible next steps – Advice from Jamie Clarke September 2022 – Issued RFEOI

No response – Jamie Clarke assisted in the development of this and then helped with direct personal contact of a couple of firms.

December 2022 – Initiating meetings with PBA – builder

Spring 2023 – discussions with Bishop McGrattan where he expresses his concern about losing control of the land – and risk issues in any type of P3

February 2023 to Summer 2023 – negotiations between Diocese and PBA – No result Diocese is not interested.

Fall of 2023 - Crystal Sakal from Diocese suggests meeting with 2 developers that have worked with the Diocese in the past. Unsure if these meetings occurred.

Crystal Sakal resigns end of 2023

Re starting new hall discussions – February 2024

New Financial Director hired at the Diocese – May 2024

Contact with Timothy Troy and arrangements made to inquire regarding possible options to replace the hall.

Timothy Troy no longer with the Diocese – June 2024

Proposal from the Diocese – September 2024

Meeting with Homes by AVI, Diocese and Parish Representatives – October 2024

Initial meeting with the Parish – November 23, 2024