

**Special Meeting General Meeting  
St. Stephen's Anglican Church  
Calgary, Alberta**

**Sunday, June 9, 2019**

Meeting was called to order at 12:30 pm with Reverend Cathy Fulton leading the gathering in prayer. Mr. Cameron Bush (Incumbent's Warden) chaired the meeting. The Open Doors II Committee comprised of: Patty Rhodes-Brink, Lynda Greuel, Cameron Bush, Ian Moore, and Keith Moe presented.

**STATISTICS:**

Attendance: 47	Quorum: 20
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Noted attendees: The Reverend Charmaine Evans (Deacon), Mr. Todd Hirsch (People's Warden), Ms. Louise Redmond (Deputy Warden), Ms. Lynda Greuel (Deputy Warden), and Miss Heather Campbell (Deputy Warden). Mr. Lee Prevost with Urban Matters was also in attendance.

The Open Doors II Committee (ODII Committee) made a fulsome presentation about the status of the Open Doors II project. The presentation slides are included with this record as an attachment. "Open Doors II – Opening the Doors to a Brighter Future."

**DISCUSSION:**

- St. Stephen's is considering the development of a social enterprise with the current lands and facilities occupied by the existing Memorial Hall. As a goal and objective the committee has defined: fully accessible and inclusive buildings and property that support our mission and ministry by facilitating church programs, engaging the wider community and utilizing space for revenue generation.
- The immediate neighbourhood around St. Stephen's has affordability is the key driver of core housing need. More than 95% face affordability challenges (spending greater than 30% of income on housing), 10% living in housing below suitability, and 6% live in inadequate housing (housing in need of major repair).
- The National Housing Co-investment Fund from CMHC is a program that provides low-cost loan and/or financial contributions to support and develop mixed-income, mixed tenure, mixed use affordable housing. The housing must be energy efficient, accessible and socially inclusive. This emanates from the National Housing Strategy.
- The Feasibility and next steps include: a seed funding application; a St. Stephen's workshop for programming and aspirations development; a physical site assessment; determination of neighbourhood values, needs, challenges; partnership opportunities; scenario refinement with financial analysis and a community well-being framework; value engineering and financial refinement; and a development recommendation.
- Questions from the congregation and meeting assembly included:
  - Does this project have the Treasurer's approval at this point given that the Church is not self-sufficient without the rental incomes currently received from the Hall and the Rectory? The Committee indicated that the financial modelling accounts for the time frame in which those revenues are lost during construction.

- What is St. Stephen's volunteer or Parish commitment in terms of time, resources, talent to support this project? The Committee indicated that there would be a new operational entity created to run the project, independent of St. Stephen's volunteer resources. No capital fundraising process is contemplated. There are opportunities to carve out specific improvements to St. Stephen's for our program and development. The seed funding is a grant, therefore there is no commitment on St. Stephen's part should the solution not be favourable.
- What expectations will this place on a new Incumbent priest at St. Stephen's?
- How is the ODII committee managing the development of suitable parking with the contemplated building structure? Will the parking solution be affordable? The changes in affordable housing development in current times allow for successful models for mixed-use and mixed-tenure models. As an estimate, \$45k/parking stall is an average and considered in the project. Two layers of parking are built into the model at present. Relaxation of requirements for parking are available from the municipality.
- How do we integrate the specific needs and support requirements of the demographic of the community we are targeting in the needs assessment(s)? We achieve this through the partnerships and supporting organizations.
- How will we potentially manage a change in government at the federal level with this type of project that is inherently dependant on the social policies of government? There is a risk, but the National Housing Strategy is a 10-year strategy.

**MOTION:**

“The Parish of St. Stephen's endorses the Open Doors II Committee to request approval from the Anglican Diocese of Calgary to make application for seed funding from Canada Mortgage and Housing Corporation (CMHC) for detailed project definition and feasibility assessment activities.”

Motion made by: Mr. Cameron Bush

Motion seconded by: Mr. Gavin Stuart

Result: Unanimous in favour. CARRIED.

The meeting attendees said the Grace. The meeting was adjourned at 1:55 pm.