

## **REPORT OF THE CATHEDRAL PLACE DEVELOPMENT TASK FORCE**

### **Report to Synod, 2014**

Cathedral Place in many ways is at the very heart and centre of our common life in Niagara and, in a very real sense; it is a home that unites us and binds us together in a whole host of ways. Hamilton is in the midst of a dramatic re-visioning process and is now the leading community for new development in all of Canada and perhaps in North America. It is so good that many years ago we committed ourselves as a diocese to this city and to the challenges and opportunities that are in evidence here and that is true not only at the Cathedral itself but in the innovative and creative work that has emerged in Anglican parishes across Hamilton.

However, our presence at Cathedral Place has come with a cost of its own and we must acknowledge those costs (\$350k per year) and concern ourselves with the issue of long-term sustainability.

#### **Cathedral Place Development Task Force**

The Cathedral Place Development Task Force (CPDTF) was formed in Nov 2013 to complete the investigative phase of this project. This first phase is to delve into the challenges and opportunities of a development project that would make Cathedral Place financially viable and sustainable in the long term while recognizing our need to:

- Be innovative in our ideas
- Be leaders of best practices in our community
- Live our Vision for Niagara through the project
- Honour the heritage aspects of the currently designated structures
- Have an end result that creates a vibrant and strong presence on James St North
- Consult with all of the key stakeholders affected by the project

To date the CPDTF has completed or begun the following tasks.

- Had a presentation from a local architect and from the Toronto Office of an Ottawa based developer, Windmill Developments, to discuss options, ideas and get a sense of what might be possible and how our goals might be achieved
- Had initial talks with city representatives to gain support for the project
- Investigated the possibilities of acquiring surrounding lands to give us better options on a new site.
- Engaged a consultant to determine to what extent the parking lot may contain the remains of burials not moved to the Hamilton Cemetery, which would need to be excavated and removed in any build project.
- Had a consultation with the provincial staff responsible for cemeteries to determine what will be required if any remains are found below the parking lot.
- Submitted documents (concept drawings) and completed a Pre-Consultation and Design Review meeting with the City to get feedback on initial ideas and concepts. These meetings allowed us to determine what obstacles we could face in the event the project moves ahead as well as which specific applications would have to be made in order to

complete the project. (I.e. Official plan variances, property severances, heritage assessments, environmental assessments, noise, shadow and parking assessments etc.)

- Investigated the financial feasibility of the project based on the concept proposed. (3 concepts were reviewed; the one chosen was the most economically viable while still honoring our space. This design concept was used as the basis for our initial financial study).
- Received a Letter of Intent from Windmill Development Group, Toronto office (Head Office Ottawa)

Based on the current concept, an 8 storey building with condominiums, commercial and retail space is envisioned.

1. The size of the development would require us to partner with a developer<sup>i</sup>, with the Diocese retaining a 75-80% ownership in the new property. Initial project costs are estimated at \$31.5 million with the Diocese contributing about \$6 million, made up of land of \$1.5 - \$1.7M and \$4.2 to 4.4M in cash. (Assuming the Diocese holds an 80% share of the project)

The rough timeline for the project, assuming approval in the spring of 2015, would be as follows:

<b>Project Phase</b>	<b>Date(s)</b>
Complete design concepts and Environmental reports	Spring / Summer 2015
Site Plan submission / approvals from city departments	Fall 2015
Development of full drawings, obtaining quotes for work	Winter 2015 / 2016
Building permit submission / approval	Summer 2016
Construction phase	Fall 2016 –Spring 2018
Occupancy of office, commercial and retail space	Spring / Summer 2018
Occupancy of condominium units	Spring 2018

The date of the last decennial inspection was September 2005. As part of this project a new inspection would be completed in 2015.

**Submitted by: CPDTF - Task Force Membership – October 2014**

The Ven. Lynne Marchant, Chair  
 The Rev'd Canon Jean Archbell  
 Dr. John Watts  
 Mr. Rick Williams  
 Ms. Pat Davis  
 Ms. Jody Beck  
 The Rev.'d Canon Michael Patterson  
 The Rev'd Canon Sharyn Hall

The Right Rev'd Michael Bird  
 The Rev'd Canon J Lefebvre  
 Mr. Gerald Aggus  
 Ms. Connie Price  
 The Rev. Canon Ian Chadwick  
 The Rev. Canon Marni Nancekivell  
 The Very Rev. Peter Wall  
 Mr. John Perdue

<sup>i</sup> Developer will provide management oversight, sales and marketing expertise, financial estimates for the project and is the overseer of the day to day administration.