



**BUILDING  
TOGETHER**

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**CONNORS HILL ROADMAP TO REDEVELOPMENT**



# ROADMAP TO REDEVELOPMENT

After three years of effort, including extensive consultation with the city, a successful rezoning process and significant congregational feedback on various options, we are pleased to present this “Roadmap to Redevelopment.” It outlines a conservative, staged approach to transforming our Connors Hill facility’s function and appearance into something far more outreach-oriented and inviting to a broader community of believers and seekers. This path prepares our facility to be a resource with greater potential for ministry, outreach, church family functions, community access, and multisite growth.

This document walks briefly through five potential stages of development to show you a realistic approach to address everything that has been discussed so far. It is a complete roadmap that prioritizes real ministry and outreach potential and includes renovations, existing infrastructure improvements, and end-of-life equipment replacements. It’s a pathway to getting everything done... in due time.

As you read through this information, please engage with what is being presented. It not only represents new opportunities for you, but also for generations after you. Allow yourself to imagine how this would look and how it could change the way you feel about the facility. Then, ask yourself what parts of the redevelopment create the most excitement within you. Although the suggested changes are physical, they carry with them spiritual potential aimed at deepening our relationships with God, one another and our neighbours.

Prayerful and careful consideration was vital in coming up with a strategy that would protect Central from significant debt load but still allow for immediate changes that will create excitement in our hearts to work toward the big picture. The current plan is to provide the church family an opportunity to invest in these initiatives and then to finish the stages as support is raised. Our hope is to complete stages one to three in the next three years and the final stages in the next seven to ten years.

We are thrilled to present this to you, and we thank you in advance for your thoughtful consideration of this “Roadmap to Redevelopment.”

# STAGED APPROACH OVERVIEW

We are thankful to have received such affirming feedback as the Connors Hill plans have been presented and refined over the last two years. Through a survey and vote in June 2017, the congregation prioritized exploring the “North Option” which included exterior wall repair, the required parking lot upgrade, improved safety and people flow in the kids ministries area, an updated sanctuary and the proposed expansion on our empty north lot.

The first three stages presented below give priority to outreach potential, ministry impact, essential maintenance, the “North Option” components and preparing the existing facility for the proposed expansion. Stage 4 is the expanded footprint, and stage 5 cleans things up and ties it all together.

In refining these plans we have reconfigured a few parts allowing us to save nearly \$2,000,000 in the overall master plan while still achieving most of the benefits. Additionally, we are incredibly thankful to have received word that according to new city regulations we should not be required to add a parkade, reducing the overall cost by an additional \$2,000,000.

As you review these 5 stages, we invite you to join in praying, dreaming and visioning together for the years to come at Central.

## STAGE 1

Prepares us to open our doors in a fresh way and posture ourselves as a community of welcome. A refreshed and usable gym, updated entrances, an extensive exterior upgrade and key maintenance projects increase the potential for welcome, ministry and outreach. This stage offers us a new way to access and utilize the facility and complete the essential parking lot and exterior wall updates.

## STAGE 2

Creates safer, more inviting and more transparent kids ministries & basement multipurpose spaces.

## STAGE 3

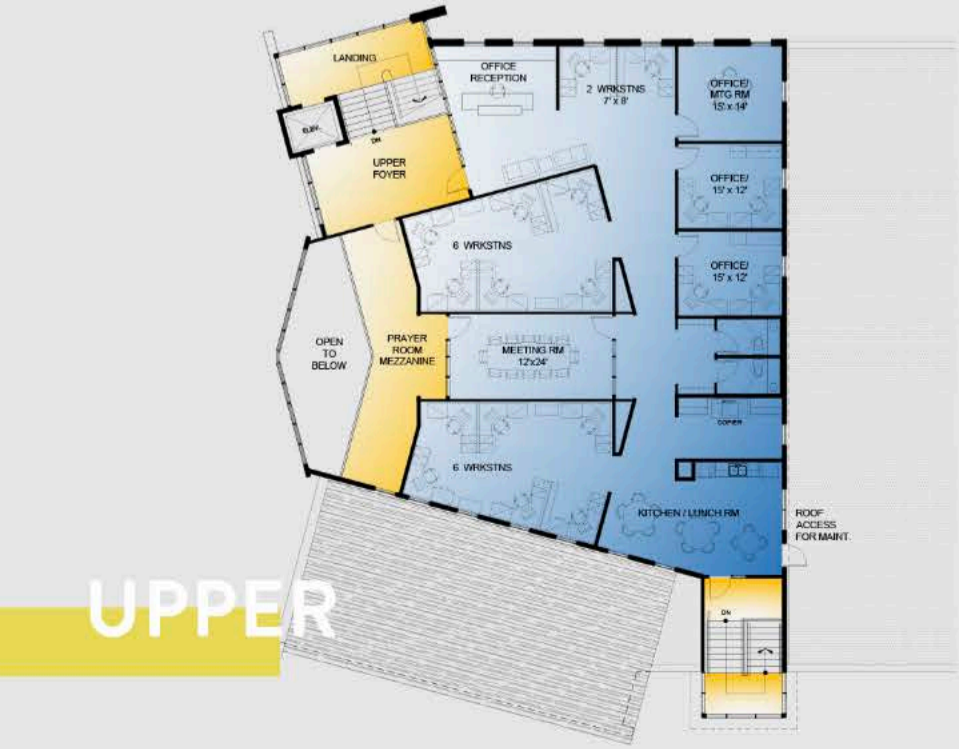
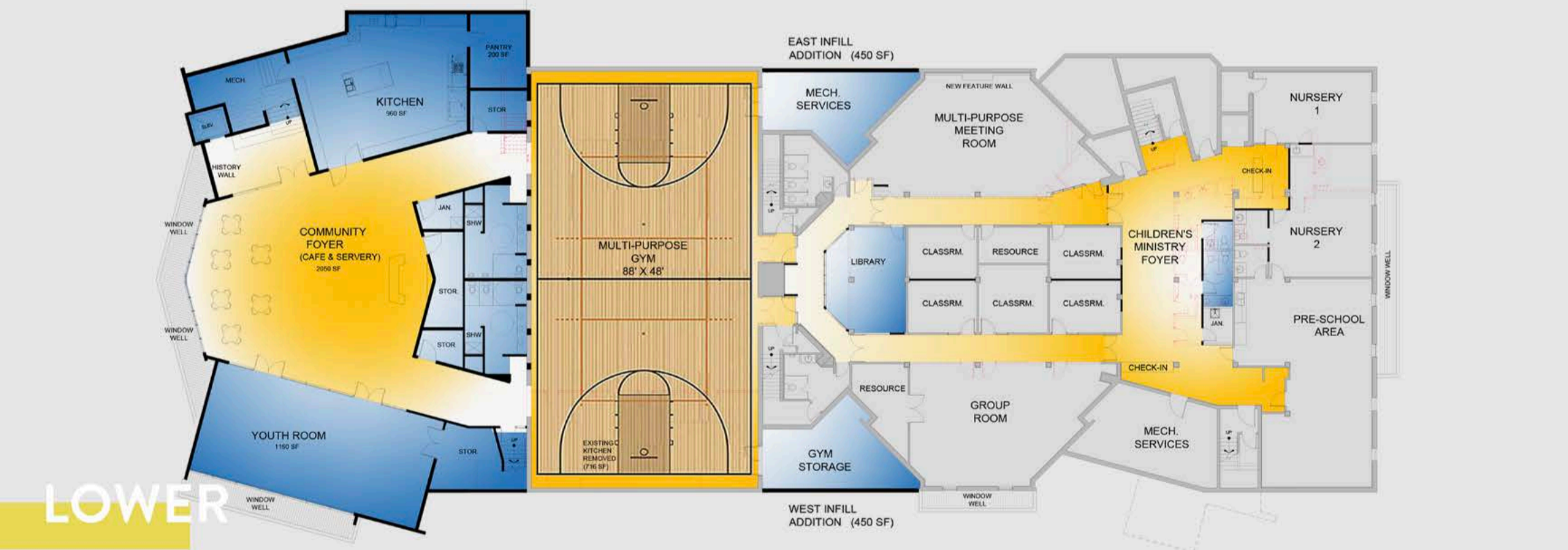
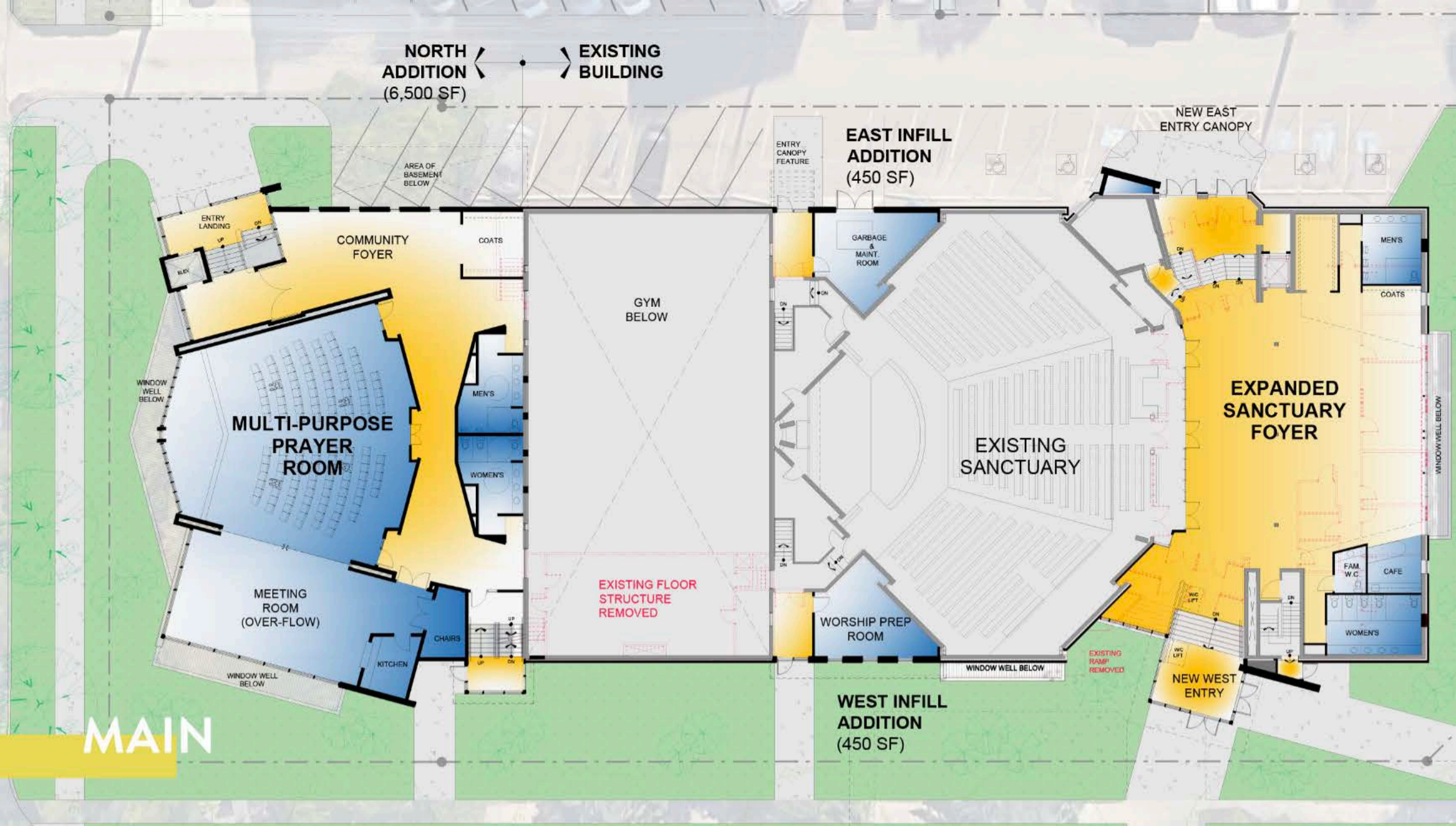
Modernizes the sanctuary and celebrates the newness that comes with a life of worship. Our prayer is that stages 1 to 3 transform the way we see ourselves as a welcoming community and prepare our hearts for the possibilities contained within stage 4.

## STAGE 4 (the new addition)

Pays attention to the needs of every generation by creating environments that will be used by all. It includes a “Community Entrance” leading to the expanded gym and new multipurpose prayer room. It significantly increases capacity for sport and catered events and improves the flow and balance of our overall facility. Further, it consolidates our staff team into a working space that both symbolically and physically connects them to prayer.

## STAGE 5

Finishes the work by opening and reconfiguring the sanctuary foyer and cleaning up the exterior look with finished landscaping and new signage.



- Ministry needs and opportunities assessment
  - Current infrastructure strength and deficiency assessments
  - Required investments assessment
  - Historical infrastructure review
  - Historical & current development obstacles review
  - Architectural design input
  - City of Edmonton planning & development meetings
  - Rezoning consultant input
  - Community redevelopment survey
  - Rezoning application
  - Parking lot development permit application
  - Conceptual designs
  - Construction feasibility discussions
  - High-level construction estimates
- 2014**
- Elder board affirmation of guiding principles and creation of team
- 2015**

# THE CONNORS HILL DEVELOPMENT TEAM

## The Connors Hill Development Team

The Connors Hill Development Team was created by the Board in 2014 to investigate and develop a plan for the maintenance and development of the Connors Hill facility. A key goal is to ensure that necessary, upcoming maintenance work (such as replacing the deteriorating exterior) works together with a long-term, master plan for facility development.

The Board provided the team with four original, guiding principles for redevelopment:

- **Ministry needs.** To update the look, feel and effectiveness of our aging facility for current ministry needs.
- **Church family functions.** To provide better space for prayer, retreats, seminars, weddings, funerals, receptions and other church family events.
- **Outreach and access.** To increase attractiveness, access and usability to serve our city and the surrounding neighbourhoods.
- **Multisite.** To prepare the facility as a hub for a growing number of sites.

Development team members: Darren St. Hilaire (Chair), Darryl Martin, Jon Sala, Lavern Liske, Allison Matichuk, Bernie Pankonin, Iain McAuliffe (Executive Pastor), Jeremy Putz (Lead Pastor)

## Development Team Timeline

- Feb-Mar - Feasibility study to assess potential support beyond regular giving
- May - Extensive survey to identify congregational priorities
- Jun - Rezoning application approved
- Jun - Congregational vote to continue exploring and refine plans (94% approval)
- Jul-Aug - Refinement of plan and development of staged approach to redevelopment
- Jul-Aug - Clarifying firm budget numbers
- Sep - Presentation of proposed Road to Redevelopment to congregation
- Oct 1 - Congregational vote to begin moving towards the Road to Redevelopment plan
- Oct-Nov - Opportunity to prayerfully pledge money towards redevelopment

Completion of Stages 1-3

Completion of Stages 4-5

Congregational feedback gathering through multiple facility meetings

2016

2017

2018-2020

2020-2025

# DETAILED STAGE DESCRIPTIONS

## STAGE 1

This stage is focused on welcome, outreach and key maintenance concerns, and it requires a total investment of about **\$1,900,000**. It can be achieved in a number of smaller steps with top priorities finished first.

- **Essential 1: triangle parking lot.** Reconstruct the triangular parking lot along Connors Road. Required by the city to be finished before the end of summer 2018.
- **Adjacent parking.** Repair lighting in the parking lot adjacent to the church. Add two outdoor basketball nets. Gives opportunity for neighbourhood pick-up games and emphasizes our desire to open our doors to the community.
- **A usable gym.** Reconfigure gym access doors to facilitate gym rentals. Replace gym floor with a rubber-type surface (able to expand seamlessly when gym is enlarged in Stage 4). Add volleyball and basketball nets. Innumerable new opportunities to say “yes” to outreach, youth/kids ministries, sport leagues, rentals, etc.
- **Essential 2 preparation.** Add window wells to the west and south basement areas of kids ministry increasing daylight and opening possibilities for weekday childcare and programs. Minor landscaping to accommodate the window wells. Infill the northeast and northwest entrances that enter the building behind the sanctuary complete with basement storage plus new entrances at ground level. Create a Music and Video Room in the west infill to increase opportunities for worship band practice and video creation. Create a hidden garbage bin area complete with roof hatch and storage space for outdoor tools and maintenance equipment. Removes unsightly garbage area from northeast entrance.
- **Essential 2: crumbling exterior.** Replace marble exterior with new insulated wall treatment and acrylic stucco. Upgrade the exterior lighting to improve safety and to make a more appealing visual effect. Remove west wheelchair ramp. Replace unused vertical sanctuary windows with infill. Replace existing frosted vertical sanctuary windows with transparent energy-efficient glazing to create a visible connection with the outdoors and the neighbourhood. Significantly improves neighbourhood visual appeal.
- **Entrances.** Create an upgraded Northeast Entrance in the east infill to eliminate the “back door” feel and make it more welcoming for Alpha, Youth Ministries, Conversation Cafe, and other gym events. Create a new inviting West Entrance with an indoor wheelchair lift, put the crumbling exterior stairs into an indoor space, and remove the current double doors to give more space to the sanctuary foyer. Create a new inviting East Entrance that enhances people flow at high traffic times and connects the basement with the sanctuary foyer. Clear and attractive entrances speak a word of welcome and put guests at ease as they try to find their way into the building.
- **Maintenance and old equipment.** Add new building services (power and water) into the new basement infill storage for the eventual north addition (larger water service is required for future sprinkling of the building to bring it up to code). Replace the sanctuary air handling unit, the boiler, the gym air handling unit and the gym roof (all nearing the end of their lives). Repair roof leaks over sanctuary sound booth. Good stewardship requires that we pay attention to the hidden things which may become problems if ignored.
- **Access.** Add a control system to increase building access for church family, outreach and rental opportunities.

## STAGE 2

This stage is focused on kids ministries, safety and outreach, and it requires a total investment of about **\$200,000**.

- **Gym windows.** Add windows to the northwest and northeast stairwells. The windows would look into the gym to reduce the dark, closed feel and allow people to connect with the activities in the gym as they arrive.
- **Resource centre.** Relocate the library to the north side close to the gym to position it more effectively during community events in the gym. Allows us to place meaningful resources in the sight of those who use our facilities for non-church related activities such as gym rentals and sport leagues.
- **Kids ministries.** Add windows into the kids ministry classroom walls to create more transparency and increase a sense of the kids ministries area being a safe place.
- **Fireside room.** Modernize the fireside room and add dividers to allow the room to be separated from the corridor. Allows a wider variety of functions in this already highly-utilized, multipurpose room.

## STAGE 3

This stage is focused on our primary worship gathering space, and it requires a total investment of about **\$375,000**.

- **Sanctuary updates.** Upgrade lighting with low-energy LED fixtures. Repaint walls and replace carpet. Create a new look at the front incorporating the pipe organ. Update some audiovisual equipment. Slightly enlarge the back of the sanctuary to relocate sound booth and update how the sanctuary and foyer interact with each other. Sanctuary upgrades indicate the priority of worship at the centre of all that we do.
- **Exterior.** Consolidate the two divided parking lots adjacent to the church. Add new lot lighting. Improve landscaping. Increases safety and visual appeal to the neighbourhood.

## STAGE 4 (the new addition)

This stage is a significant project offering positive impact in multiple ways for worship, community and mission, and it requires a total investment of about **\$5,300,000**. Over time, inflation will cause construction costs to increase.

- **Lower level.** Community foyer. Youth room with windows to connect with community foyer. Expanded kitchen and pantry. Washrooms. Expanded gym (as a result of relocating existing kitchen and youth room). The lower level creates a space where coffee time between services brings all generations together in close proximity to one another. The history wall in the lower level celebrates our history, our current membership and our outreach endeavours. The kitchen relocation and community foyer significantly increase capacity and improve people flow for larger catered and sport events for the church family, rentals and outreach initiatives.
- **Main level.** Multipurpose prayer room with overflow meeting space to be utilized for prayer (after services, prayer nights, mid-week prayer ministry, city prayer initiatives), equipping, worship, retreats, conferences, youth/kids ministries, training seminars, and other events. Supporting washrooms and foyer space.
- **Second level.** The office suite will be connected to the multipurpose prayer room with an oval loft space where both share the view from the north wall. The loft creates a space for staff and others to spend time in prayer with a better view out to the city. The increased size and unified offices serve as a key resource as we grow as a multisite church.
- **Maintenance.** Solve the ongoing plumbing issue in the basement washrooms to avoid bigger problems in the future.
- **Facility balance.** This stage significantly balances many of the tension points of our facility. With the addition of the midsize up-to-200 seat multipurpose prayer room, we are adding a missing room size to be used alongside: (1) multiple smaller meeting rooms (15 to 50 person), (2) the fireside and elementary group rooms (up to 75), (3) the gym (up to 400), and (4) the sanctuary (up to 425). Most significantly, it allows us to fully utilize the gym by removing the stage and moving many smaller presentation-type events to the multipurpose prayer room. This has positive impact across all ministries and initiatives. In particular, we expect an increased need as time goes on for a greater variety of larger events as we grow as a multisite family of churches.

## STAGE 5

This stage is focused on finishing and unifying the work, and it requires a total investment of about **\$570,000**. Over time, inflation will cause construction costs to increase.

- **Interior.** Remove the existing offices and open up the foyer. Add new multi-stall washroom group to the foyer. Add café area in the foyer. Add windows to the south face of the building to open visibility to the neighbourhood. Remove the stairwell doors that impede traffic flow between the sanctuary foyer and the basement (needs to be done in conjunction with the addition of sprinklering throughout the building). This increases the size and functionality of our primary foyer as a space for relationships with a view to the neighbourhood beyond.
- **Exterior.** Tie in the remaining unrenovated exterior components of the building to unify the exterior appearance. Add updated signage. Make any necessary final landscaping improvements. Allows the work to look like a unified whole, increasing visual appeal and extending welcome to guests.



For more information please visit [buildingtogether2017.com](http://buildingtogether2017.com) or contact one of the people below.

Ministry Council Chair: Jason Olfert ([council@centralbaptist.ab.ca](mailto:council@centralbaptist.ab.ca))

Building Together Chair: Ryan Corbett ([ryancorbetthome@gmail.com](mailto:ryancorbetthome@gmail.com))

Connors Hill Facility: Darren St. Hilaire ([darrensthilaire@gmail.com](mailto:darrensthilaire@gmail.com))

Lead Pastor: Jeremy Putz ([jeremy.putz@centralbaptist.ab.ca](mailto:jeremy.putz@centralbaptist.ab.ca))

**Church Office: 780.466.7461**





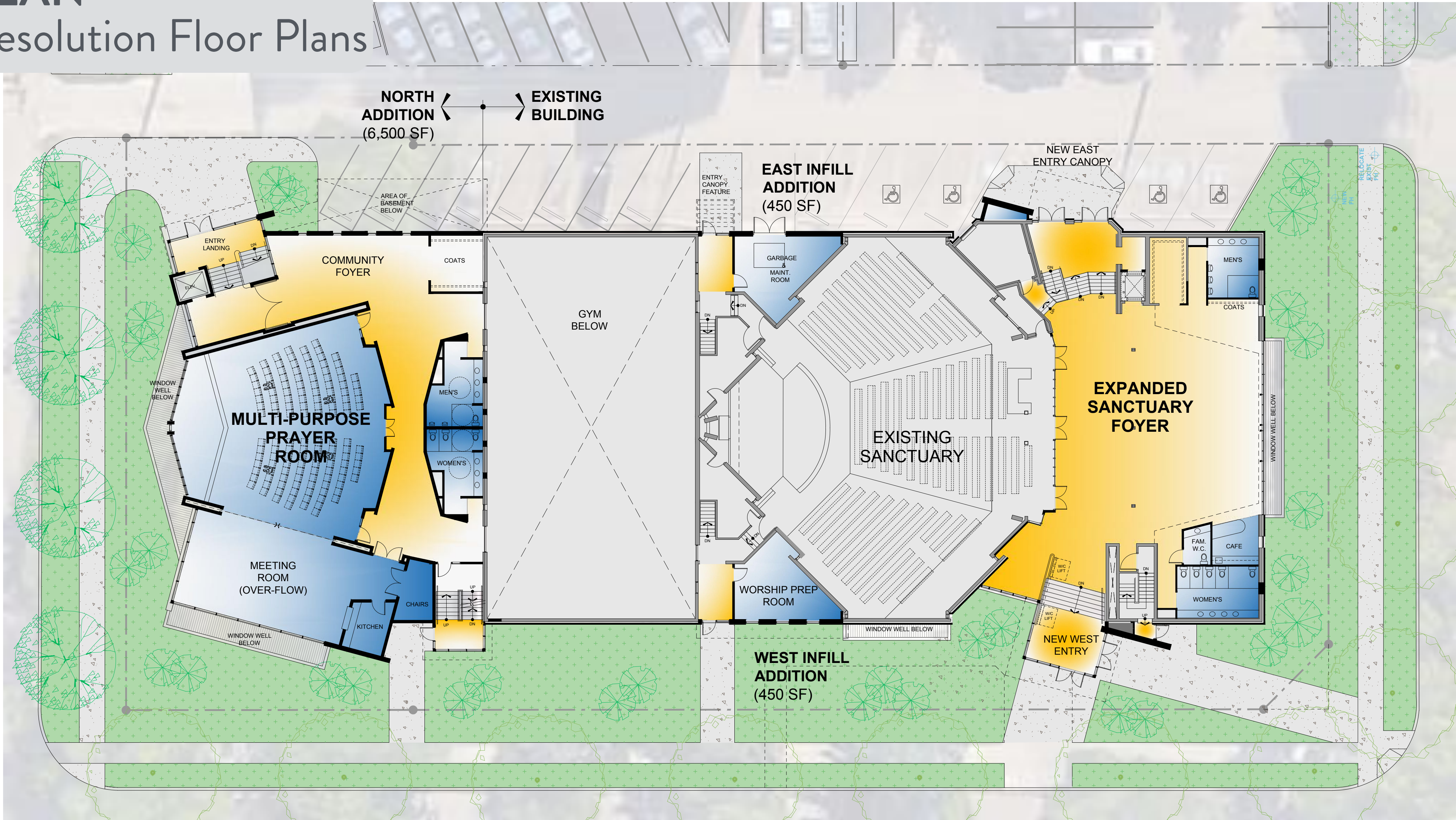
# CONNORS HILL FACILITY

High Resolution Floor Plans



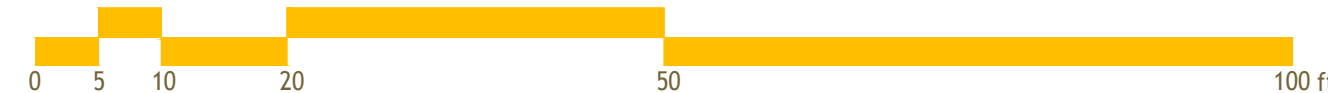
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## High Resolution Floor Plans



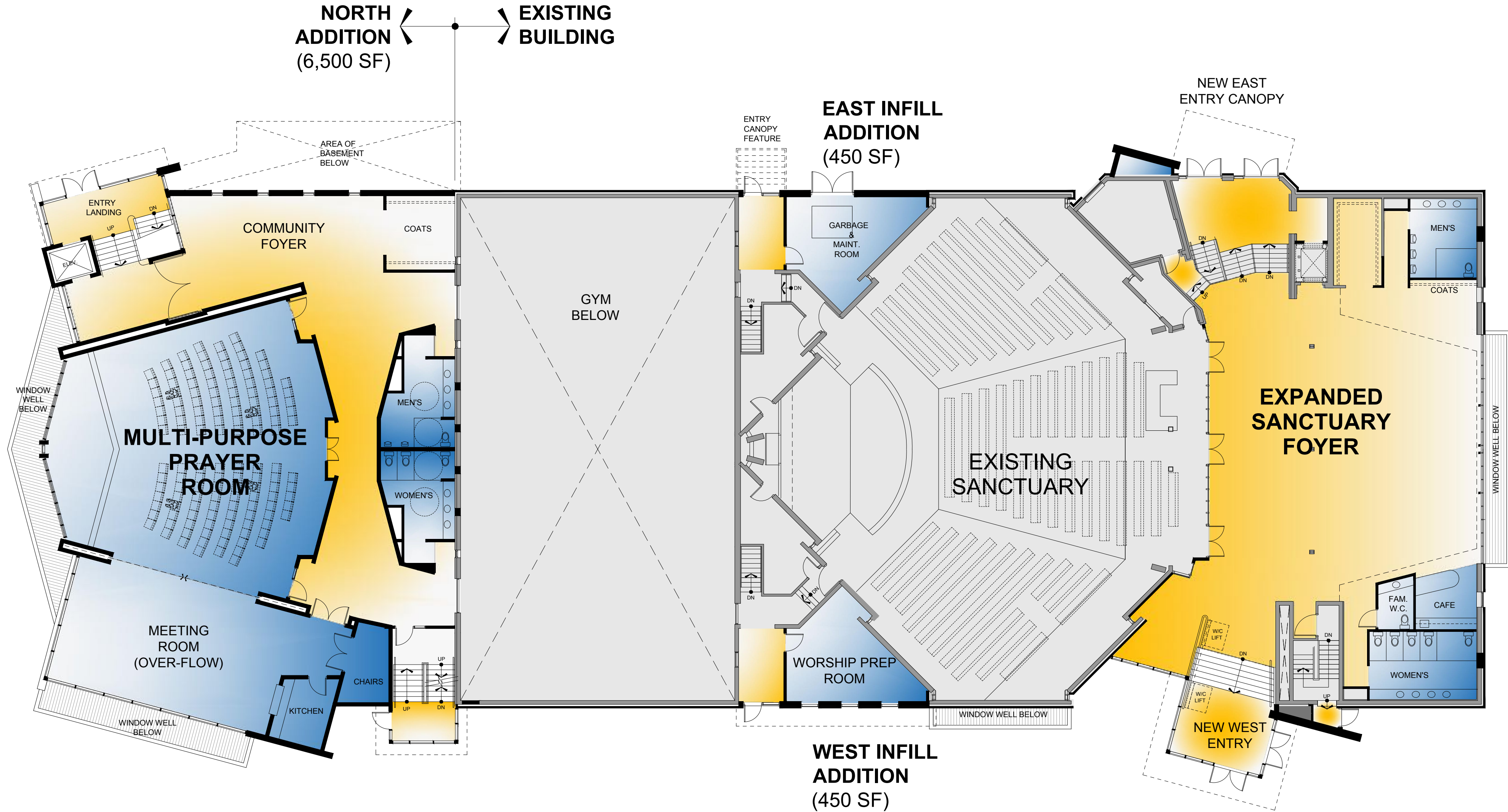
**CENTRAL BAPTIST CHURCH  
REDEVELOPMENT**

**MASTERPLAN CONCEPT : MAIN LEVEL**



# MAIN FLOOR

## High Resolution Floor Plans



### CENTRAL BAPTIST CHURCH REDEVELOPMENT

**MASTERPLAN CONCEPT : MAIN LEVEL**

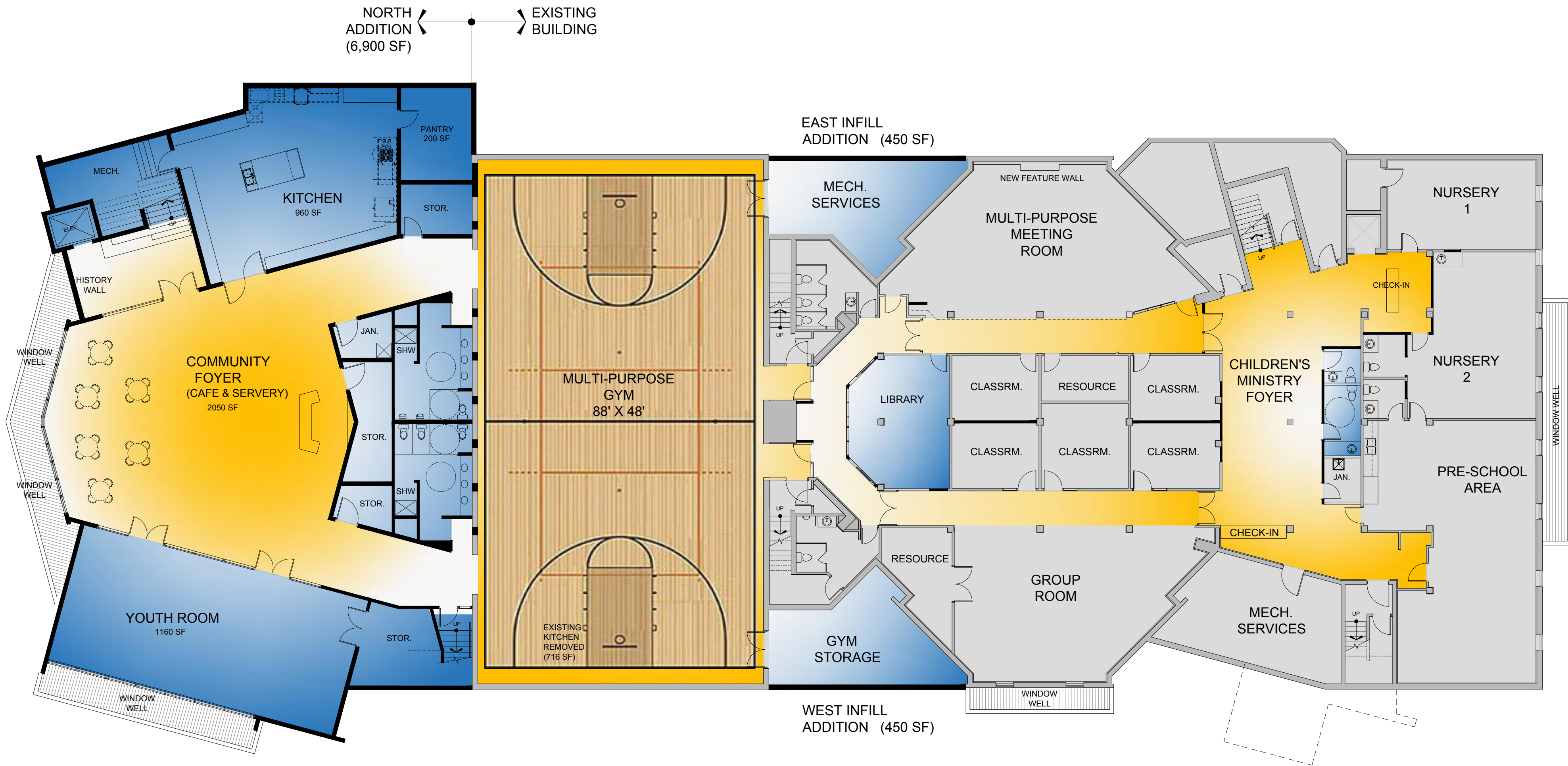
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# LOWER LEVEL

## High Resolution Floor Plans



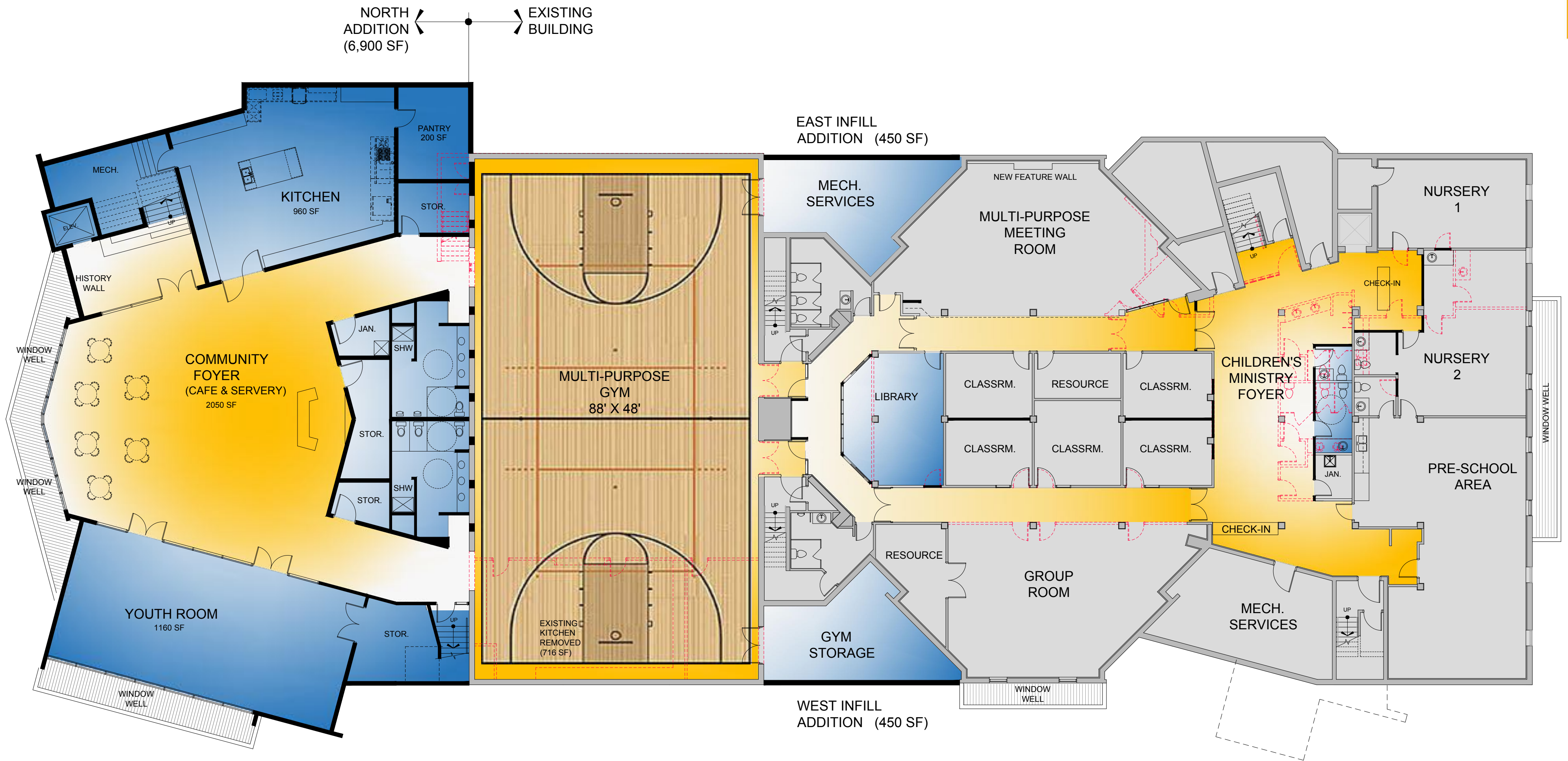
CENTRAL BAPTIST CHURCH REDEVELOPMENT

### MASTERPLAN CONCEPT : LOWER LEVEL



# LOWER LEVEL W/DEMOS

## High Resolution Floor Plans



CENTRAL BAPTIST CHURCH REDEVELOPMENT

### MASTERPLAN CONCEPT : LOWER LEVEL



# SECOND FLOOR

## High Resolution Floor Plans

