

Anglican Church of Canada
Diocese of Nova Scotia and Prince Edward Island

Parish of St. John's Anglican Church

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New Parish Church Complex Capital Campaign Case Statement



**Draw your Church together, O Lord,
into one great company of disciples,
together following our Lord Jesus Christ
into every walk of life,
together serving him
in his mission to the world.**

Building Again. Why?

In March 2007, we celebrated the life of the community in the parish church building located at the corner of Dutch Village Road, Bayers Road and Joseph Howe Drive. This was the last worship service held within that building before we sold it to a development firm, which eventually demolished the building to make way for a commercial development. Since that time, we have been worshipping in interim facilities, first the Fairview Junior High School library and now the chapel at J.A. Snow Funeral Home.

During the life of the congregation, at the Dutch Village Road building, there had been several times of reflection to discern if it was, once again, time to relocate. Following the demographic growth into a new developing area had been the impetus that brought the congregation from its original home in Fairview Cove to the Dutch Village location. However, by 2005, serious issues with the infrastructure of the parish church building came into light. Decisions had to be made on whether to spend a significant sum to rectify and upgrade the existing property or take this opportunity to sell the property and forge out again as a mission church into a new area of residential development. After facilitated, thoughtful, and prayerful consideration, the parish made the decision to sell and relocate. The closing of the sale and purchase occurred earlier than originally planned due to an incentive in the form of a significant financial bonus offered by the purchaser.

A number of years have gone by while we have painstakingly searched and negotiated the purchase of a parcel of land on which to construct a new church building. We have had many ups and downs with several failed lease deals for temporary facilities and several failed agreements for the purchase of varying parcels of land. Finally, we have settled in at our long-term temporary facilities graciously made available by J.A. Snow Funeral Home and have purchased four acres of suitable land, HRM zoned and approved for church use, located at 787 Kearney Lake Road in the West Bedford development area.

After significant discussion and many meetings, we developed a ministry plan and received a building design that responds to our ministry needs. Our architect, Mr. Foster MacKenzie of Harvey and MacKenzie Architects, has been a Godsend. Being an active member of a Christian community, he has a unique understanding and a keen ear to our journey and vision.

Building Our Dreams

Our congregation has a special history, with a vibrant culture of volunteerism, a strong can-do ethic, and a deep sense of social justice and Christian fellowship. This is a congregation that acts on its dreams. Part of this strength has been the willingness to join together, advocate for what is important to us, and respectfully resolve differences. The experience of building our spiritual home, with relocating and truly acting out a welcome to all who enter our door have contributed profoundly to our vitality, connection, and sense of community. Even through heated discussions and disappointments, we have grown and thrived. This *esprit de corps* continues to enliven the congregation and inspire other people. We wish to foster and expand this spirit, not just for ourselves, but also for the greater community and the world in which we live.

Our history began on June 12, 1839, when the first service of the Parish of St. John's Anglican Church was held at Three Mile Inn near the Bedford Basin. Sunday evening services were established at the schoolhouse near Three Mile Inn until November of 1840. On May 1, 1841, it was proposed that a church building be erected. On June 22, 1841, St. Paul's Church donated land at Fairview Cove for the original church and cemetery. St. John's Chapel was built through the dedicated efforts of the Reverend William Uniacke who was part of a sub-committee formed on June 29, 1841, to oversee the property and building of the new church. On July 28, 1841, the dimensions of the church (44' X 28') were established and six tenders were accepted for consideration. On September 8, 1841, the church's frame was built in Dartmouth and was subsequently floated up the Basin for placement at the site. The building of the church was completed in a mere six weeks after the frame was raised. On November 27, 1841, the accounts were accepted and the keys received.



The opening of the first chapel of St. John's, sometimes described as the "Dutch Village Church," took place on Christmas Day of 1841 at 7:00 p.m. Subsequent services were held each Sunday at 7:00 p.m. A cairn has been placed in St. John's Cemetery to mark the position of the altar in its original location. The first Annual General Meeting was conducted on March 29, 1842 (Easter Tuesday). The consecration of the chapel took place on July 11, 1844 and was presided over by the Right Reverend John Inglis third Bishop of Nova Scotia.

Many founders of Halifax rest near this site including Sir Charles Tupper who was one of the Fathers of Confederation.

St. John's has had various relationships with several other Anglican churches in HRM.

Originally a chapel of St. George's Parish, St. John's later had associations with St. Mark's and St. James' before becoming a separate parish in 1919.

St. Peter's Anglican Church, Birch Cove, was a daughter church of the parish, and the Parish of St. Margaret of Scotland was carved out of the parish boundaries of St. John's.



The decision to move St. John's church to its second location resulted from the population growth in the Dutch Village Road area and from a generous provision of property donated by the late Mr. Henry Deal. This second parish complex was constructed at the intersection of Dutch Village Road with Bayers Road and Joseph Howe Drive. The cornerstone of the second church was laid in December of 1959. The building was designed by Keith L. Graham and Associates of Halifax and was built by MacDougall

Construction Company Limited of New Glasgow. The church was constructed of steel and masonry with glass panels. A striking architectural feature of the day was the breadth of the sanctuary as well as the height of three crosses near the main entrance. The Opening and Service of Dedication for the second church was held on Friday, February 26, 1960. The building was consecrated on April 25, 1973.

On Sunday, March 25, 2007, a Service of Celebration and Thanksgiving was held in the second church complex presided over by the Right Reverend Fred Hiltz, fourteenth Bishop of Nova Scotia and Prince Edward Island. At this time, the sentences of consecration were revoked. The property was sold, and the complex was demolished to make way for a new commercial development.



The parishioners have moved on to temporary locations located in Clayton Park West. Currently, a Task Group of the Parish is making preparations to construct a new parish church complex, under the direction of architect Mr. Foster MacKenzie, on land recently purchased at 787 Kearney Lake Road in the West Bedford development area.

We are truly a missionary church, responding to people seeking Christ in the place where they live.

Looking to the Future: Demographics

Along our journey, we have taken the time to look closely at the demographics of our parish's main catchment area. Information has been sourced from Statistics Canada, HRM Planning Department, our Diocese, and Canada Post.

As of June 2011, the identifiable membership of our parish is 182 families representing 285 individuals with 136 monetary contributors. Our Sunday worship attendance fluctuates from 65 to 110 people with an annual average of approximately 90 people. Attendance at our Wednesday morning worship averages 18 people.

Our newly purchased land is located in an area of Halifax Regional Municipality where significant new in-fill residential and support services development is taking place. The surrounding communities are known as West Bedford, Bedford South, and Hammonds Plains West. This area has two existing and one proposed exit from Highway 102, one existing and two proposed seniors' long-term care facilities, a new municipal sports centre, a new

elementary school, and a number of commercial entities. Construction is underway for a new high school.



The site of our new church complex is near the intersection of Kearney Lake and Hammonds Plains Roads. Locally the intersection has become known as Faith Corner because the area is occupied by an older Roman Catholic parish, the new complex for the non-denominational Full Gospel Church, the new Wesleyan Church, and the new Islamic Community Centre. Our presence at this corner

will bring the faith representation to five. Yes, unlike typical Anglican practice, we are stepping out in faith and going to an area before the development is well established. We will grow in and with the surrounding communities.

The area that has been serviced well by our parish for decades consists of approximately 5200 households. The new development area currently has approximately 6400 households with an anticipated growth of another 3600 households over the next seven years. Statistics indicate that the new development area counts 2.5 persons per household, that 16 percent claim to be Anglican, and that 1 in 17 Anglicans attend worship services regularly. So, drawing from the Anglicans only, we could expect that our invitation may see 235 new persons representing 94 new families participating in parish worship and/or programs. This does not include those who may be seeking and are not already Anglican or practicing Christians.

Designing the Community Space

Our first step in designing our new complex was to develop our Ministry Plan. The building is to be a tool for the ministries that emanate from our parish and may be centred in our building. Our ministries should not be limited to the spaces in a building. Our Ministry Plan was developed through much consultation with parishioners and various community stakeholders over a period of more than two years.



With plan in hand, we then embarked on a needs assessment, again by holding meetings and conversation with individuals and groups within and outside of the parish. However, this needs assessment was set aside, and another assessment was held over two years later when our architect, Mr. Foster MacKenzie, facilitated conversations with various groups. This process engaged everyone within the parish over a three-month period and reflected on our previous assessment report.

After his needs assessment, Foster then set about creating conceptual sketches from what he had heard in the process. These concept sketches were presented to the Development Task Group and Parish Council, and then placed on display at Sunday worship for all parishioners

to view. Parishioners were asked to comment. The concept sketches and proposed complex were well received with a few comments leading to some minor changes to our plans.

Our proposed complex will have a special character. It will be beautiful, reverent, welcoming, and tasteful in design. We intend our building to stand as a physical expression of the special place that our liberal Anglican community occupies in the life of the Halifax Regional Municipality and our Diocese. A strength we will continue to nurture is our commitment to aesthetics, incorporating design elements and artwork that enliven our senses and our spirit. We intend for the new structure to blend harmoniously with the existing buildings, natural environment, and character of the area. As well, we aim to be an exemplar of green building in the community, minimizing our environmental impact and energy consumption by using a geothermal heating and air conditioning system.



An open, park-like campus, with native plants, outdoor gathering areas, and safe play areas are important parts of our vision as are planning for the necessities of adequate parking with bicycle parking and LED nighttime lighting.

Creating a Community Centre — a Place of Worship

In response to our Ministry Plan, the design of our building is conducive to its becoming a community centre — a place for people of the community to gather, not only for Anglican Christian worship, but for community events and programs. Our building will be open to the community to use or rent for many functions including faith-based ministries and programs. Our desire to show Christ’s love to the world, calls us to invite the community in.

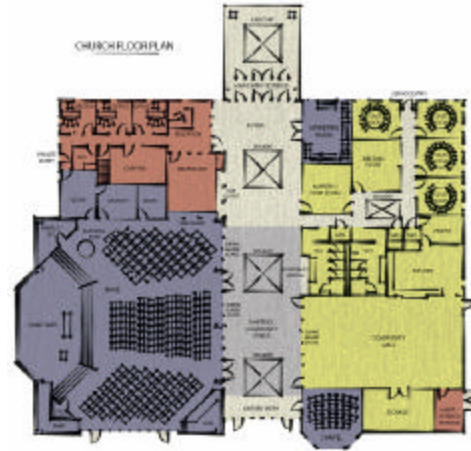


The grounds and outside appearance of the building will be inviting and accessible. All aspects of the building from the large parking lot, to the entryway, to all corridors and facilities within the building will be easily accessible. As all the public spaces of the building are at ground level, no one will be restricted in movement. Other than the stairs leading to the control room, the only stairs are the four going up to the

sanctuary platform; however, a ramp access also is provided. The washrooms are constructed with an ‘S’ entryway so no doors hinder access. There are other outside entryways provided for security, privacy, and for individual or small group entry when another event is going on in the main areas of the complex. Both the sanctuary and the main worship space will be multi-functional with the chairs and all other furniture being completely moveable.

At the entrance to the building, is a welcoming large foyer or streetscape — a large open colonnade that stretches from one end of the building to the other, book ended by the glass doorways and the fully windowed wall on the other end. Above are several skylights. The

colonnade, with natural trees, casual seating, and a built-in refreshment (coffee) bar, can be a gathering place. To the right of the entrance, is an open and welcoming reception desk, which fronts a meeting room and staff offices. To the left of the entrance are a sitting lounge and then a nursery, which front a corridor containing washrooms, showers, meeting rooms, and classrooms. Further down the colonnade is the entry to the worship space on the right and the community hall — with a well-equipped modern kitchen — and small chapel on the left. The walls of the colonnade at the worship space and hall are entirely glass so there is no obstruction to seeing into these spaces. These glass walls can be rolled away to open the worship space and/or hall into the colonnade and, therefore, into each other. This allows these two spaces to expand for large events that require significantly more seating capacity than what these spaces do on their own (worship space 250 including platform and the hall 120).



To reiterate, the design is such that the building will be a tool for the ministries we wish to be about, which reinforces our focus on community outreach, community welcome, development, and action.

Membership in the parish connects us more deeply with the life of the community.

Every parishioner is a thread extending into and engaged with our larger community. Each of us acts on our Christian values — and draws encouragement and inspiration in being true to these values from our fellowship. Also, simply by being a welcoming home to fellow travelers, we are expanding the reach and impact of our Anglican Christian values.

Our presence will shape the community.

As we come to the area and grow with the community, we will become part of the culture of this community. As we continue to engage more generously and to act through our convictions, the visibility of the church and its growing membership will demonstrate the importance of our Anglican Christian values. We will have opportunities to work with other congregations, perhaps supporting an outreach project, or providing a meeting space to an affinity group. Even when our values differ, building bridges in our community strengthens what we cherish and support.

We will be a resource for community and social action groups.

An important way in which we will serve our community is through regularly making our facilities available to community and social action groups. Research for our Ministry Plan identified an opportunity for outreach to be the provision of much needed meeting space for various community groups.

We will have greater ability to serve a social justice mission.

Beyond providing a meeting and organizing place for social justice groups, we believe we can expand our commitment by:

- > Providing facilities for fund-raisers, such as a well-equipped kitchen and performance venues.
- > Providing a variety of spaces for speakers and a variety of programs.
- > Providing meals and shelter for those in need through a well-equipped kitchen and adequate space
- > Providing space that is accessible to people with disabilities.

We are mindful of the relationship of art to the life of the spirit.

We are very aware of the role of the visual and performing arts in our Anglican liturgy. St. John's has a committed, passionate choir and an orchestra, both directed by a talented and skilled musician and both of which we are keenly interested in expanding. Our colonnade and other areas will exhibit the works of local artists, and our hall and sanctuary will regularly host music and other programs of the performing arts.

We will stimulate active minds with classes, lectures, and presentations.

We will continue our existing education and inquirer programs and will welcome more non-members. We want to expand our education program and to offer special programs and lecture series open to the public. More classrooms and the availability of two larger venues, the new hall and sanctuary, will support these possibilities.

So what happens next?

Capital Campaign

The Capital Campaign kick-off will be October 1, 2011, and the campaign will be completed by May 26, 2012. Capital Campaign pledges may be fulfilled over the five-year period of 2012 – 2017. Our goal is to raise, at the least, \$400,000 through this campaign to assist with the costs of completing phase one of the construction of our new church complex.

We would like you to say, “Yes, I want to support the work of the Lord with a gift to help build this church complex.”

We ask you to consider making a pledge, a stretch gift, to the work of the Church through this Capital Campaign — building God's kingdom in this time and place through the ministries of our parish. Give according to your means, prayerfully and joyfully.

A *Gift Calculator* and a *New Church Building Fund Subscription Card* are available for you to make your pledge to this campaign. If you wish to have a personal visit from one of the Capital Campaign Team members to discuss this project and your stretch gift, do not hesitate to contact our parish administrative assistant to have a member of the team return a call to you to schedule a convenient time for an appointment. Perhaps you may wish to have a team member or one of the parish wardens, treasurer, or rector call you. If so, please let us know.

Construction

We expect to begin construction in the spring of 2012 with possible completion of phase one in the early spring of 2013, which will allow us to begin using the building for worship and programs.

How much will the project cost?

Our architect and construction manager, Mr. Foster MacKenzie, has offered us an estimate of \$2.4 million as a turn-key cost to complete the construction and furnish the church building and grounds. This is in addition to the \$820,000 already expended to purchase the four acres of land and cover costs for preparations and process. The total costs for the overall project will be approximately \$3.22 million with a good portion of that being offset by the \$2.3 million proceeds of the sale of our former property on Dutch Village Road.

How will we pay for it?

We will pay for the building project with a combination of the existing capital investment remaining from the sales proceeds of our former Dutch Village Road property, honoured pledges from the capital campaign, a mortgage, and possibly grants. Taking on a mortgage will allow us to complete phase one of our building project while the capital campaign pledges are being honoured over the five-year period. Phase two of our building project then can be shared with future members through their regular offerings, gifts, and pledges to a capital campaign. Grants are not expected to be a large portion of the total but may be available for special purposes such as building green, community action, etc.

How much will be financed?

Initially, we plan to take on a \$400,000 mortgage to bridge us through phase one of our building project while the capital campaign pledges are being honoured over the five-year period of 2012-2017. We may expect to take on another mortgage to complete phase two of the building project at a later date. Our debt servicing should not exceed about 25% of the annual budget during the receipt of capital campaign pledges and 7.5% of the annual budget thereafter until the debt is retired. This would be an approximate \$800,000 total of both the first and second mortgage.

How will our finances be affected?

St. John's financial health is okay with no outstanding debt to the Diocese or otherwise. It is considered reasonable for a congregation to spend 10-15% of its annual budget for debt service and, in anticipation of the new building, the Parish Council already has made budget plans to accommodate the projected mortgages. It is anticipated that current member offerings may not grow during the five years that members are fulfilling their capital campaign pledges; however, we must be cautious to ensure that current members' regular offerings are not diverted to capital campaign pledges. All capital campaign pledges must be over and above regular offerings. St. John's is expected to stay financially healthy with this new debt load based on conservative estimates of new member growth and financial participation. Upsurge in membership and pledges when phase one of the new building is completed would mean that the percentage of the budget going to debt service would actually

decrease over time. However, we may expect a couple of years of financial belt tightening in preparation for and while construction is taking place.

Recognition

Upon completion of the project, we will present an alphabetical list of all who have contributed financially to the building project. It is our intention to make no distinctions on the basis of how much money was contributed and to honour all of our sacrifices equally. Memorial or honorary gifts may be named if the donor wishes. This list will be scribed in a book to be permanently held and, at times, displayed within the new church complex. Capital campaign contributors will receive charitable donation receipts from our parish for income tax purposes.

Gratitude

Looking at where we have come from and the extraordinary contributions made by founders and parish members over the last 172 years, two previous church buildings, and this current project, one cannot help but feel deep gratitude for these gifts. The degree of dedication and love required to create our treasured parish home is humbling. It is a reminder of the great gift and service we are providing by stepping forward in the name of Christ once again. Thank you to all.

FREQUENTLY ASKED QUESTIONS:

Q. Why is St. John's embarking on a fundraising campaign?

A. To be able to serve the needs of its members and the surrounding community, St. John's is seeking the financial resources to ensure its ability to provide for our future spiritual and social needs.

Q. What are the projected plans for the church?

A. The funds collected in this campaign will be used to pay a mortgage used in conjunction with funds already on reserve to create the solid financial base for phase one of the construction of our new church and reduce the amount needed to be mortgaged over a long term. Construction is expected to begin in the spring of 2012.

ABOUT GIVING

Q. Who will be asked to make a commitment?

A. St. John's parishioners will make up the majority of the visits. We also will approach some former parishioners and selected community members. You may approach your circle of family and friends if you wish.

Q. How will the funds be raised and collected?

A. The funds, your pledges, will be received over the next five years as cash donations and bequests. Campaign volunteers will visit every member of our parish who already has not made a pledge and ask for participation in this financial campaign to ensure the success of this vision. The active visiting for the first phase is expected to begin October 2011 and for the second phase January 2012, with all visits to be completed by April 2012.

Q. How much should I give?

A. Because parishioners have different levels of resources and talents, each person will consider a gift according to his or her means. In other words, the gift will represent a meaningful contribution in accordance with each parishioner's financial ability to give.

Q. Why use a pledging system and how do I pledge?

A. A campaign of this size will only achieve its goal through pledges. This campaign requests pledges of up to five years. Pledges enable people to give larger gifts than they would otherwise be able to with one-time gifts. Pledges also develop longer term commitment and loyalty to the effort. All pledges should be completed within five years. However, if you need an extension, call the Parish Office to make special arrangements. You may pledge through monthly contributions using campaign specific envelopes, post-dated cheques, or pre-authorized remittance (PAR).

Q. I am already making weekly contributions to St. John's. Why do I need to contribute to this campaign?

A. This campaign is truly an extraordinary event in the life of the parish. Members must be willing to give with a sense of commitment over and above their regular contributions to demonstrate their support. Willingness and commitment are the hallmarks of this campaign and will ensure its success.

Q. Are my contributions tax-deductible?

A. Yes. St. John's is a registered charity. The tax credit received is based on each individual's financial situation. A general rule-of-thumb is that any charitable giving over \$200 per year renders a tax credit of approximately 50%; that is if you give \$2000 per year it will actually cost you \$1000 per year after the tax credit. For detailed information about your personal situation, we encourage you to consult an expert in this field.

Q. If my financial circumstances change, may I alter my pledge?

A. Pledges are not legally binding. Your pledge is a sincere and thoughtful statement of intention. If for any reason, you cannot fulfill your intention, please inform the Parish Office in writing. Your situation will be addressed with the strictest confidence. If you wish to increase your commitment to this campaign, you may do so by contacting the Parish Office to complete a new pledge card.

ABOUT OTHER THINGS

Q. What happens if we do not meet our financial targets?

A. The Capital Campaign Feasibility Study identified that our Parish has the ability to raise \$400,000. In the unlikely event that our Parish is unable to raise this amount, our financing and construction plans will have to be re-evaluated. A new church will be built regardless. However, the design may be modified or a portion of the total project may not be completed based on the success of this financial campaign.

Q. Why a five-year plan?

A. We believe raising \$400,000 over a five-year period will help us achieve our goals without putting undue financial pressure on our parishioners.

Q. How can I volunteer?

A. Offer your name and telephone number to our Campaign Team member, Charles O'Neil. You can reach Charles at 902-477-4439 or charles.oneil@ns.sympatico.ca, or contact any member of the Parish Council Executive and they will insure that you are contacted.



**Draw your Church together, O Lord,
into one great company of disciples,
together following our Lord Jesus Christ
into every walk of life,
together serving him
in his mission to the world.**