

St Paul's Greek Orthodox Community of Regina
2025 AGM – Sunday, December 7, 2025
Capital Projects Committee Report: Gus Giannoutsos & Georgina Barlas

1. 3611 McCallum Avenue (property next to the church)

Following the 2024 AGM, the General Assembly approved the decision not to proceed with major repairs or upgrades to the house at 3611 McCallum Avenue and to move forward with its demolition.

Since that time, Council has submitted formal applications to the City of Regina to:

1. Demolish the house, and
2. Consolidate the church property (3000 Argyle Road) with 3611 McCallum Avenue into a single parcel.

The detached garage has been sold, with removal scheduled to be completed by November 15, 2025. Once the City issues the demolition permit, the house will be removed, and the site will be graded and filled for temporary use as overflow parking while long-term redevelopment plans continue.

2. Review of Strategic Planning & Vision Workshop Findings

At last year's AGM, we also presented the results of the Strategic Planning and Vision Workshops. These community sessions identified several key functional and accessibility challenges with our current church building and hall:

- **Washrooms** – Located in the basement, creating accessibility barriers.
- **Kitchen** – Too small and not up to commercial code, limiting use to reheating rather than cooking.
- **Exiting & Circulation** – Stair and lift placement creates congestion at main exits from the sanctuary.
- **Storage Limitations** – Insufficient space to store tables, chairs, and event materials.
- **Greek Language School Programming** – Inadequate space for classes, requiring rentals at the University of Regina.
- **Multi-Purpose Space** – Basement hall is not large or versatile enough for parish events.

These findings helped establish a program of needs that will guide the community's long-term building plan.

3. Program Requirements Identified

To address these issues, the committee identified several key functional requirements to guide future planning:

- **New multipurpose community space** for 200–225 people (tables and chairs), suitable for receptions, classes, and cultural events; fully accessible and independent from the sanctuary.
- **Commercial-grade kitchen** approximately double the current size, with proper ventilation and cooking capacity.

- **Dedicated storage** area (approx. 12' x 20') for tables, chairs, and supplies, with allowance for growth.
 - **Two meeting or lounge rooms** for 20–25 people each.
 - **Accessible washrooms on the main floor**, including men's, women's, and gender-neutral facilities accessible from both the hall and sanctuary.
 - **Administrative offices** for the priest and secretary.
 - **Four Greek Language School classrooms** (Pre-K to Grade 6, ~9 students per class).
 - **Additional on-site parking** to support the expanded facilities.
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4. Feasibility Study

At the 2024 AGM, members voted to proceed with a professional feasibility study to assess potential options — both for expansion on the existing site and possible relocation.

The firm *1080 Architecture, Planning and Interiors* was engaged to complete the study. They were provided with the Vision Strategy and Planning Workshop findings, detailed program requirements, and “wish lists” gathered from all church-affiliated groups.

1080 Architects provided three options utilizing the existing church and neighbouring houses which we own. Each option is supported by cost estimates, program summaries, as well as the advantages and challenges of each option to allow our community to assess both near-term feasibility and long-term vision.

During the Vision Strategy and Planning Sessions held in 2024, participants discussed a range of long-term options, including the possibility of relocating the existing church building to a new site or constructing an entirely new offsite facility to accommodate the community's broader needs. However, these options were not considered viable directions at that time. The size and condition of the existing church have generally met the needs of our congregation; discussions have instead focused on whether the adjoining hall and support spaces can adequately serve current and future community programs such as Greek School, dance classes, and cultural events. As a result, the feasibility study concentrated on expansion and redevelopment options for our existing property.

This study examined opportunities to provide new multipurpose space, a modern kitchen, upgraded washrooms, storage, and relocated office areas, in addition to classroom and meeting space. It also explored the potential for redevelopment of the property across the street at 3600 McCallum Avenue.

5. Summary of Options Presented by 1080 Architects

Option 1 – Ground-Level Hall Addition Beside the Church

This option proposes:

- Renovating the church's main floor to add two new offices, a main-floor washroom, and to relocate the copy room closer to the exit.
- Expanding the stairs and elevator to provide full accessibility between the church, basement, and new addition.
- Constructing a new community hall at ground level on the site of the demolished house, with direct street access and full barrier-free entry (ie., accessible).
- Refurbishing the church basement into Greek Language School classrooms and/or meeting rooms.

Advantages:

- **Simpler Construction** - Building the new hall at ground level avoids the cost and complexity of elevating the new structure to align with the existing church. Foundations, structural systems, and access details are more straightforward and cost-effective.
 - **Improved Accessibility** - Locating the Community Hall space at ground floor ensures barrier-free access from the parking lot and main entrance without requiring users to utilize the exterior ramp or the internal elevator. Additionally, direct exterior access to the kitchen and storage can be provided for deliveries, and garbage removal to the alley.
 - **Better Site Integration** - A grade-level footprint takes advantage of adjacent outdoor space, including patios or landscaped areas, allowing for indoor-outdoor event programming. Additionally, the design can connect more naturally to parking and drop-off areas at ground level.
 - **Program Flexibility** - The Community Hall can operate independently from the church, with its own direct entrance and washrooms, making it more suitable for rentals, community events, and non-liturgical functions. Less opportunity for these functions to intersect.
 - **Future Adaptability** - A grade-level hall provides flexibility for potential expansions, reconfiguration, or adaptation in the future, since access and servicing are simpler than an elevated structure.
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Option 2 – Elevated Hall with Underground Parking

This option is much more complex and represents a significant expansion to the existing church. It involves constructing a new hall at the same level as the sanctuary, with a parking garage located below. This design allows for direct access from the church to the hall, creating a seamless, same-floor connection between the sanctuary and the new community spaces.

The elevated addition would accommodate a large multipurpose hall designed for parish banquets, receptions, funeral gatherings, and community events. Because of the direct access from the church, it would be easy to move between the worship space and the hall for occasions such as weddings, Easter, and Christmas, where processions and gatherings naturally flow between worship and fellowship areas.

As in Option 1, the expansion would include a commercial-grade kitchen, new washrooms, administrative offices, and storage rooms. The lower level of the addition would serve as a covered parking garage, partially below grade. Like Option 1, the intent would be to leverage the parish-owned property across McCallum Avenue to meet the City of Regina's parking requirements.

The addition would also introduce a new back entrance at ground level that connects directly to the parking area, improving accessibility and circulation. This option emphasizes integration, efficiency, and convenience—integration by uniting liturgical and community functions on the same floor; efficiency by combining program space with structured parking; and convenience by offering barrier-free connections across multiple levels.

Advantages:

- **Preserves Parking Supply** - By incorporating a parking garage beneath the addition, this option offsets the stalls lost to new construction. The at-grade option reduces overall parking capacity on site.
- **Weather-Protected Parking** - Provides covered, climate-controlled parking, a major advantage in Regina's winter climate, while the at-grade option offers no such amenity.
- **Seamless Church Connection** - The addition aligns directly with the church floor level, creating a same-level link between worship and fellowship functions. This eliminates the need for lifts or stair connections required in the at-grade option.
- **Perceived Cohesion** - Having both sacred and social functions on the same level fosters a greater sense of integration and unity.

Option 3 – Expanded Hall and Site Redevelopment

This option builds on Option 1 by expanding the new hall further west through the incorporation of the adjacent house next to the 3611 McCallum property. The purchase and redevelopment of this additional lot would provide our community with more land to accommodate a larger and more versatile addition, while still maintaining surface-level parking to support church operations.

The expanded addition would allow for a larger hall capable of hosting banquets, receptions, cultural events, and parish programs. The increased footprint also makes room for enhanced support areas, including a commercial-grade kitchen, additional storage, and flexible meeting rooms to serve both parish and community functions.

Unlike Option 1, which would result in a net loss of on-site parking, the purchase of the adjacent property would create space for a new surface parking lot alongside the expanded addition. This approach balances the parish's dual needs: increased program capacity and sufficient parking to support larger events.

The church itself would remain elevated above grade, with a new stair and elevator lift connection linking the worship space to the grade-level addition. While circulation between levels would remain a consideration, the expanded footprint and surface parking help alleviate congestion and site constraints.

By combining program expansion with surface parking, this option leverages the opportunity presented by the adjacent property to create a more spacious, flexible, and sustainable campus. It addresses immediate parish needs while supporting long-term growth potential—remaining less complex and less costly than a structured parking alternative.

6. Next Steps

The feasibility study includes 1080 Architecture's professional assessment and recommendations regarding the most practical and cost-effective path forward. These findings, along with the conceptual drawings for each option, will be presented at the AGM to allow all members to review and discuss them together.

The intent is to identify a preferred development direction that meets the needs of our parish, aligns with our financial capacity, and preserves the legacy of St. Paul's for future generations.