

RESTORE, RENEW, REJOICE!



OUR LADY OF SORROWS – PLANNING STUDY REPORT  
NOVEMBER 2012

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# OUR LADY OF SORROWS PARISH

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## Highlights

In 1940 construction of Our Lady of Sorrows Church started in the Archdiocese of Toronto. Since then, parishioners have gathered in increasing numbers to worship.

In March 2010, the church commissioned a professional Building Condition Assessment. The resulting report identified certain building areas that required immediate attention, including:

- a complete electrical upgrade to meet building code
- substantial lighting improvements
- window and door repairs
- repair to flat roofs and handicap lift
- significant renovations to Parish Hall due to water damage

In view of the preceding, Parish leadership has met with Archdiocesan staff, Larkin Architects, the Pastoral Advisory Committee and the Building Committee. They have considered pressing current as well as future needs, and created a Renewal plan which includes:

- a new elevator to replace the aging and inadequate handicap lift and a barrier-free side entrance on Cliveden to all levels of the church
- additional meeting and storage space
- updated, accessible washrooms
- renewal of sanctuary flooring

The Archdiocese of Toronto is exploring a diocesan-wide campaign to fund initiatives:

- supporting our priests
- forming our youth
- enhancing our physical assets
- fostering evangelization
- strengthening our social ministries.

The Archdiocese is still determining its campaign's financial target. Given the range it is assessing, Our Lady of Sorrows portion would be up to \$1,700,000.

<b>Total estimated costs</b>	
<b>OLS Restoration and Renewal</b>	<b>\$3.0M</b>
<b>Archdiocesan plans</b>	<b>\$1.7M</b>
<b>Campaign Total</b>	<b>\$4.7M</b>

## Your Support

The parish must raise funds to restore and renew the church and support the wider ministries of our Archdiocese. We are conducting this Planning Study to determine the parish's support for this combined plan.

## Our Community of Faith

Our Lady of Sorrows parish was established in December 1940 by Cardinal McGuigan and Pastor Father Gregory Kelly to meet the growing needs of the Catholic community in Etobicoke. 2010 saw our Parish celebrate its 70<sup>th</sup> anniversary, and we look forward to another seventy years of continued worship and service. As Father Cavoto states, “The communal worship of God remains the core principle of our parish; celebrating the liturgy and worshipping together are the foundation upon which our daily lives are built.” Stemming from this, our Pastor’s Advisory Committee (PAC) arrived at four key tenets against which all our parish decisions are measured:

- 1) increase the spiritual well-being of all parishioners,
- 2) build on our sense of community,
- 3) enhance communication and
- 4) manage the parish premises.

The first, second and third of these goals are met through a myriad of ministries and activities as we **Rejoice** together. The ShareLife Committee organizes our annual Pancake Tuesday and Fashion Shows, and our choir hosts the annual “Out of the Cold” concert, bringing together area choirs in a fundraising event for the homeless here in our community. Our vibrant youth ministry organizes fundraising dinners and community gatherings, and our “shut-in” program delivers the Eucharist to the elderly, as well as celebrating Mass monthly at the Kingsway Seniors residence. Our parish is heralded for its strong leadership, sound financial management and for its welcoming of other religious groups to activities at our church. Our parish community is growing, 6% over the last two years alone, and our parishioners now number over 3,000 registered families. Our parishioners’ contributions of time, talent and treasure have made Our Lady of Sorrows the exciting, vibrant parish it is today.

Our fourth objective, the parish premises, must be **Restored** and **Renewed** immediately to ensure our spiritual home meets the growing needs in worship and ministry well into the future.

**At Our Lady of Sorrows**, our beautiful, historic church is showing its years of service to our community. In March 2010, a thorough Building Condition Assessment was conducted. Although the building exterior and main floor building interior are in relatively good condition, several areas require **immediate attention**. It is the parish leadership’s plan to initiate this urgent **Restoration** work as soon as possible:

- **The electrical system** – a complete upgrade of all wiring is urgently required to meet building code and to prevent a fire emergency.
- **Lighting upgrade** will bring much-needed visibility to both our choirs and congregations.
- Church **windows** need repair over the next few years to prevent further deterioration.
- The **flat roofs** of the original Church require replacement over the next few years.
- The wonderful music ministry will be protected by ensuring that the necessary **organ cleaning and repairs** are conducted.

- a **new elevator**, to replace the failing and inadequate lift, and provide ease of transport for wheelchairs and strollers
- a **new side entrance**, on Cliveden, to ensure we have a barrier-free entrance with sufficient space for welcoming all parishioners and newcomers.

The estimated cost for these items, including a contingency budget, is approximately **\$2,225,000**.

*A healthy community life simply must be accompanied by the required space and place for all, that which demonstrates a community of interacting members.*

Due to the necessity of the urgent repairs described above, it was prudent to evaluate all of the current and future needs of the parish. The following **Renewal** plan was developed over many months by the parish leadership to meet parish and community needs.

Some of the highlights include:

- an **accessible washroom** on the lower level
- **two meeting rooms** on the lower level for our many programs and additional required storage space (Please see diagram at back)
- **removal of carpeting** in sacristy and refurbishing of the floor
- a possible roof top garden to allow for a tranquil “green” space or a potential prayer garden to maintain the aesthetic appearance of the community

The cost for these construction projects, including a contingency budget, is approximately **\$775,000**.

	<b>Restore - Building Condition Report (2010)</b>	<b>Cost Estimates</b>
1	<b>Architecture</b> - Basement (lighting, ceiling, repainting, lowering aisle floors, storage area); Exterior and Nave/main floor	\$340,000
2	<b>Electrical - Infrastructure</b> (incl. fire alarm and emergency lighting); New lighting Nave	\$365,000
3	Flat Roof Repairs	\$30,000
4	Organ - cleaning and repairs	\$60,000
	<b>Total Building Condition Report</b>	<b>\$795,000</b>
5	New <b>Elevator</b> to replace lift (new construction)	\$120,000
6	New barrier free side entrance on Cliveden	\$865,000
	Contingency (25%)	\$445,000
	<b>Total Urgent Building Repairs and Maintenance</b>	<b>\$2,225,000</b>
	<b>Renew - New Construction - East side</b>	
1	Accessible washroom on lower level	
2	Roof top garden / green space	
3	Additional meeting and storage space - lower level	
4	Removal of carpet in sanctuary, refurbish floor and doors	
	<b>Total New Construction (contingency included)</b>	<b>\$775,000</b>
	<b>Total Plans of Our Lady of Sorrows</b>	<b>\$3,000,000</b>

## **Our parish family is part of a wider family, the Archdiocese of Toronto.**

In addition to achieving our parish objectives, we are collaborating with our Archdiocese to help support its significant priorities.

### **Our Challenge - Together**

**The Archdiocese of Toronto** has been examining the benefits of a diocesan-wide capital campaign. As partners in the mission and ministry of the Archdiocese, Our Lady of Sorrows, will be participating in this new fundraising effort. Our parish would support the broader mission of the Archdiocese and fund the projects below as part of the **Restore, Renew and Rejoice** financial initiative.

The Archdiocesan program seeks to raise up to \$1,700,000 at Our Lady of Sorrows, as our share of the wider diocesan initiative, for the following:

- **Supporting our priests.** Like Our Lady of Sorrows, our parishes are blessed with faithful and hardworking pastors and associates who tend to the Church's flock. Through parishioners' generosity we have created The Shepherds' Trust which helps our priests in retirement. We need more to ensure that we are adequately funded to carry out this responsibility. St Augustine's Seminary and the Office for Vocations require enhanced funding to carry out our mission of developing future priests and to support seminarians in need.
- **Forming our youth.** We need to help our youth and young adults in their faith formation so that they can contribute and build our Church and Archdiocese in the future. In our secular age, this task is even more important and more difficult. Funds are required to strengthen the parish-based catechetical education we provide to our children, youth ministries at our parishes, and campus chaplaincies at our post-secondary institutions. We are also seeking to strengthen family life – the foundation for faith formation of our youth.
- **Enhancing our physical assets.** Many parishes across the Archdiocese face daunting renovation expenditures and we need to help those communities lacking the financial base to carry them out. Our mother church, St Michael's Cathedral in the heart of Canada's most vibrant city is in special need of funds. We also require funds to help new parishes finance land acquisition and church construction.
- **Fostering evangelization.** The Catholic Church throughout the world has currently embraced a "Year of Faith", a journey to re-evangelize the faithful and all people of God. To extend this renewal beyond a single year, in the Archdiocese of Toronto, we have ambitious plans to develop a Centre for the New Evangelization adjacent to St. Michael's Cathedral that will reach out with words and deeds to the world through a greater media presence, space for meeting, dialogue and events in addition to strengthening our outreach to the marginalized. We will also embrace this renewed evangelization mission

through new media and social communications, spreading the gospel message in parishes throughout our Archdiocese and to the public square.

- **Strengthening our social ministries.** Each of us is called to be in the hands of Christ in our community. The poor present an opportunity for us to model the example of Jesus in caring for the marginalized. We have done much through ShareLife and the outreach of the Church and our parish communities. Yet more can be done, especially through parish-based programs to assist refugees, the sick, and the elderly. We need to strengthen and support the involvement of our families in living out the inherent dignity of the human person and on respect for human life.

In summary, two thirds of the funds raised in the Archdiocesan capital campaign will be directed to parish-based initiatives and one third to Archdiocesan initiatives.

The estimated amount of Our Lady of Sorrows' share for the Archdiocesan campaign is **up to \$1,700,000.**

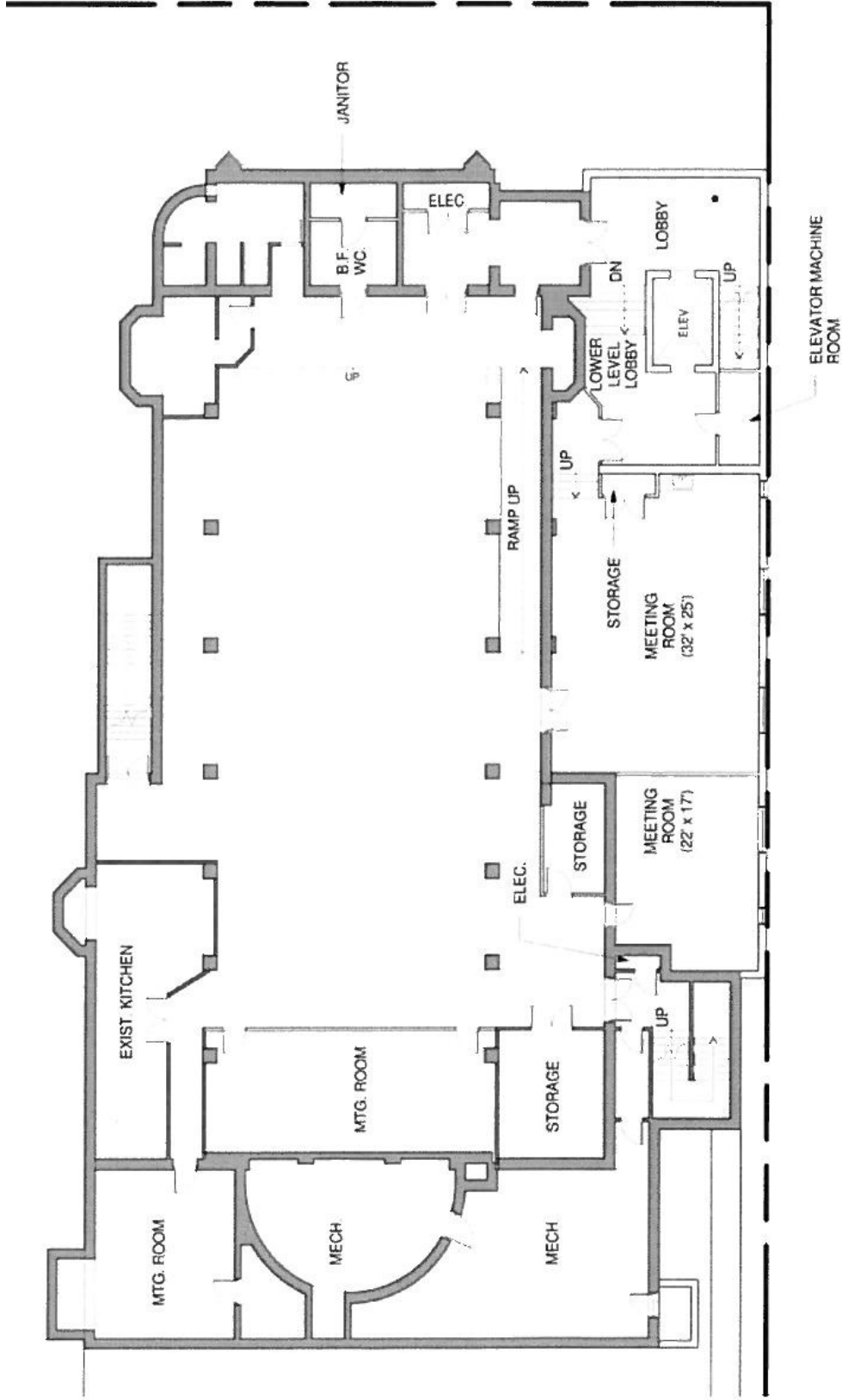
## **Our Faithful Response**

In collaboration with the architect and the Building Committee, we have determined that it will cost approximately \$3.0 million to undertake the proposed renovations and construction plans for our parish. Our parish's share of the Archdiocesan campaign which is up to \$1.7 million, will make our fundraising goal \$4.7 million.

It is imperative that we renovate and enhance our building as our parish's ministry grows and expands. As leaders in the Archdiocese, we also want to support the many plans of our diocesan family. As we explore the feasibility of a fundraising campaign to support the renovations of our spiritual home and the needs of our Archdiocese, we invite your perspectives on these plans and your advice on how best to proceed with our mission.

Jesus asks us a most defining question in the NOW: "Who do you say I am?" Are we a faith community that takes up the challenge laid before us - to keep ourselves vital and alive for future generations? Will our *Restoration and Renewal* projects express a theology of openness and invitation to the world, confident in the future, putting into action the gospel that will always challenge and inspire us?

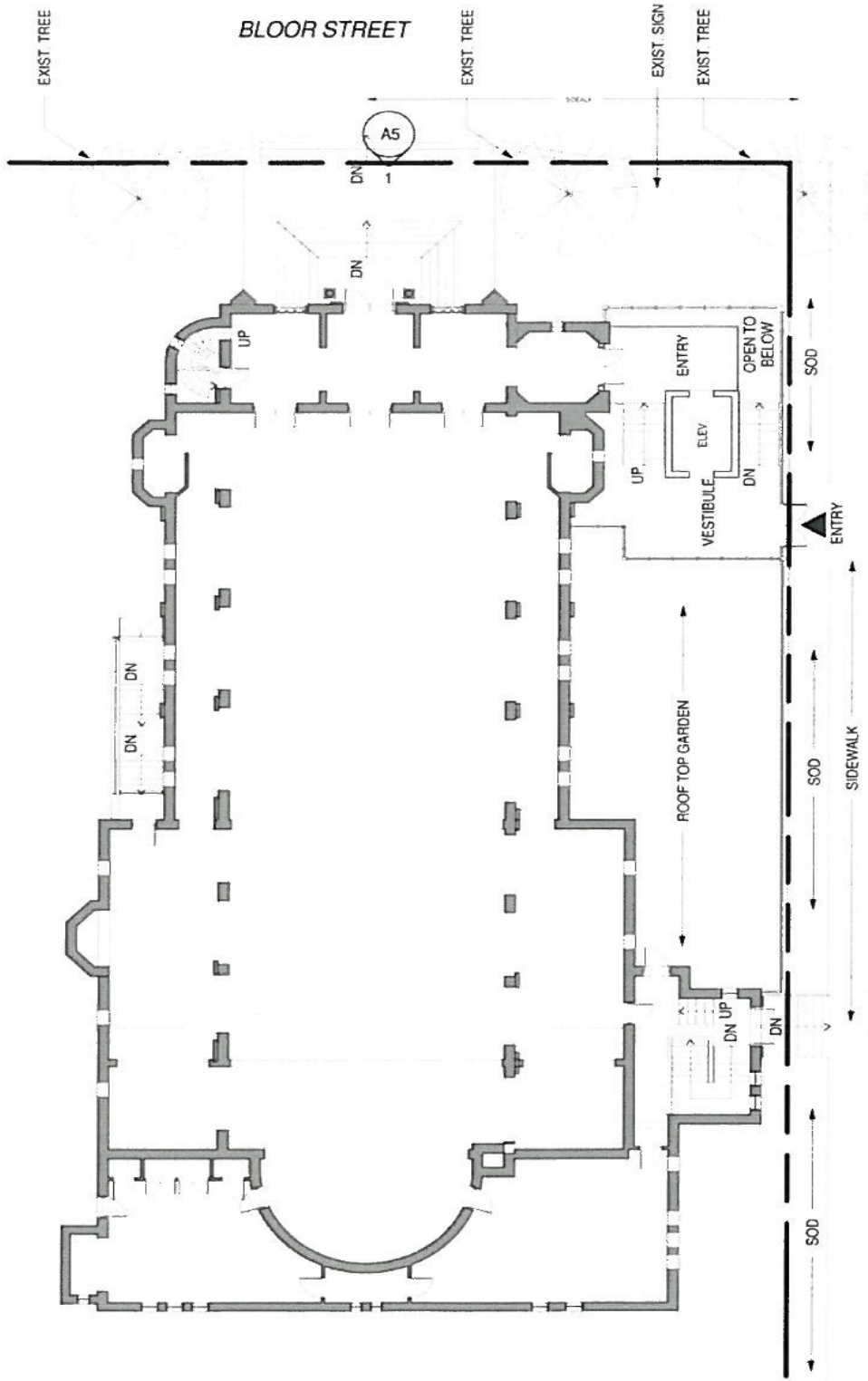
Let us **RESTORE, RENEW and REJOICE** together.



**LOWER LOBBY/BASEMENT PLAN**

SCALE: 1/16" = 1'-0"





CLIVEDEN AVE.

**PROPOSED GROUND FLOOR PLAN**

SCALE: 1/16" = 1'-0"

**Our Lady of Sorrows Parish**  
 3055 Bloor Street West, Toronto  
**Proposed Addition with Meeting Rooms**



larkin architect limited