

St. Monica's Parish

Planning & Vision

Dialogue with the Community

Sunday, June 18th, 12pm

Monday, June 19th, 7pm

Purpose of Today's Dialogue

- The Mission & Vision of St. Monica's
- Overview of Family of Faith Campaign
- Share Parish Planning & research to date
- Address initial questions
- Recognize need for ongoing dialogue

Introductions

- Introduce Archdiocese participants
- Parish Pastoral Planning Team (cross section of parish membership)
- Parish Finance Council

Facilitating the Dialogue

- To facilitate questions, recipe cards have been distributed/available at host table. Volunteers will pick up upon completion of presentation.
- We may not have answers to all questions posed tonight.
- Important to start dialogue early on.
- We appreciate your presence.



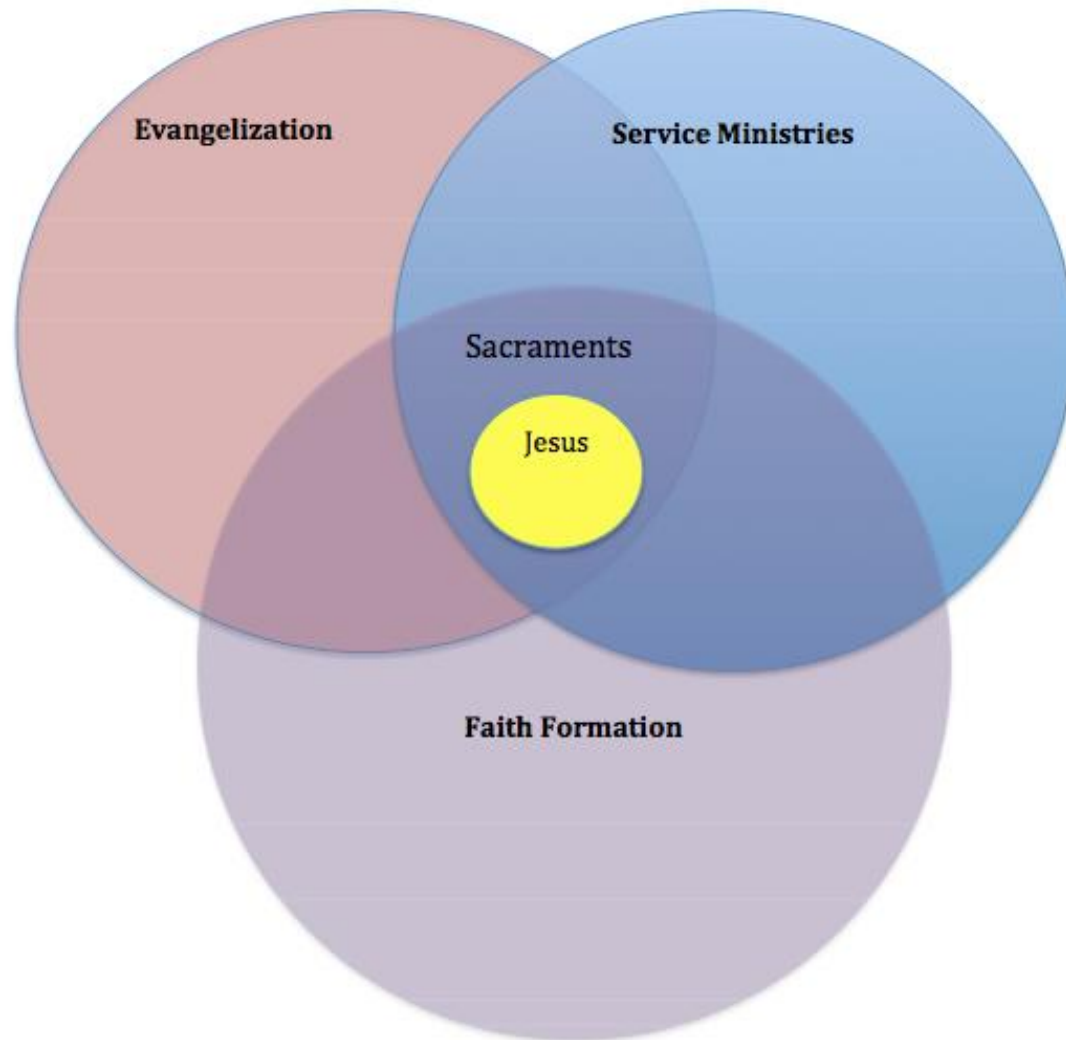
St. Monica's A Vibrant Parish

St. Monica's Mission Statement

"Joyfully bringing Christ to the world and intentionally
bringing the world to Christ."

- Fr. Damian

St. Monica's Mission & Vision



Service Ministries

- Lectors
- Ministers of Hospitality
- Extraordinary Ministers of Communion (at Mass and to the sick and home bound)
- Counters
- Youth Ministry
- Altar Servers

*The Church in her very nature is missionary,
sent by Christ to all nations to make
disciples of them. (CCC767)*

St. Monica's One Parish & One Mission

- 2 Churches through the ages since 1906!
- This Church built in 1959
- The Mother Church of MidTown Toronto



Our Mission is Very Strong

We have much to be proud of:

We have achieved our goal for Family of Faith and beyond.... Exceeded our goal by 94%

Pledges of \$638,964

Surpassing our Goal of \$330,000!

- Our people are committing their treasures; reflecting that our Parish is Alive & Vibrant.
- Our Parish share collected to date in this five year campaign is \$58,654.
- These funds have been put towards urgent health & safety projects on the roof & basement.

Profound Building Issues Identified

- **Fire Code updates** – new pull stations, fire alarms and Exit Signs
- **Fire rated basement ceiling tiles** - \$230,197
- **Oil Tank on property removed** - \$66, 459 +++

**We continue to have issues with
Structural, Environmental &
Accessibility Deficiencies**

Significant Maintenance Issues Identified

- Cost to maintain & repair existing church issues are significant
- Our assessment indicates approximately \$3.5 million would be required for repairs/upgrades.



Significant Maintenance Issues Identified

Issues	Description	\$
Structural	Basement	212,000 + 245,000
	Roof estimate	500,000
	Fix Weeping Tile	350,000 - 450,000
	Repair Parking Lot & Sidewalk	Unknown
	Elevators	> 280,000 + Maintenance
Environmental	Oil Tank Removal	125,000
Other needed Improvements	Replace Stained Glass Windows	500 K - 1 Million (pending investigation)
Estimated Costs		> 3.5 million



Regulatory Issues Remain

- Accessibility to Church Hall and Office by 2025



Our Parish is bigger than the current
building

Our Strength goes beyond a building

These Issues Divert Us from our Mission & Vision

Our focus on Christ at the centre means that our parish is much bigger than a church building.

We have to continue to keep Christ at the centre and to fulfill our vision.

One of the most important aspects of the Family of Faith campaign has been the FAMILY – our parish continues to grow.



Our Legacy

St Monica's is the Mother church of midtown Toronto,
on this site since 1906.

We cannot honor this legacy & fulfil our mission thru
patching roofs and worrying about repairs.

We need to live up to this responsibility and leave a
Legacy.

It is important to find innovative ways to deliver this
Mission & Vision at our beloved parish at 44 Broadway
Avenue.

Summary of our Issue

- Parish constructed in 1959
- Significant maintenance issues identified
- Cost to maintain & repair existing church issues are significant
- Our assessment indicates an approximation > **\$3.5 million** would be required for repairs/upgrades



A Potential Solution

- Father Damian, in consultation with Parish Pastoral Planning Team & Finance Council, asked the Archdiocese of Toronto for assistance in exploring the viability of working with a developer in a mutually supportive relationship.

Development Opportunities

- On numerous occasions, developers have approached the parish and Archdiocese of Toronto regarding possibility of land purchase.
- Land is in a desirable location (close to growing Yonge & Eglinton corridor, subway access, etc.)
- St. Monica's has large "footprint" that hasn't been altered greatly from its original layout.



Assessment Considerations

- We could construct a new church and rectory at no cost to the parish by partnering with a developer.
- The “New” St. Monica’s footprint would include development of residential housing through the construction of condominiums.

Graceworks Baptist Church Hamilton, ON



Baby Steps....

- Initial work at this stage: There are many factors involved. These include – dialogue with all levels of government, zoning applications, etc.
- We are working with the archdiocese to study the viability and how such a development would evolve.
- A timeline sketched out during assessment indicated if we were to move forward on such a project, construction would not begin until late 2019 at the earliest with a completion date of 2021.

“Pros” to the Project

- There would be no cost to the parish for the construction of the new church and rectory.
- Opportunities for participation in residential housing – possibility of clergy retirement residence, etc.
- No short-term maintenance issues of significance
- Input on design, functionality of worship/meeting space

“Cons” to the Project

- Short term displacement during construction period – need to relocate worship services, meeting space, rectory, etc.
- Perception that “everything is paid for” – need to educate community re: ongoing financial stewardship for interim operating expenses.
- Contributing to overdevelopment of area

Let's Discuss some of the complexities

Q. Where would we celebrate Mass?

A. We have made initial inquiries regarding worship space close by. If we were to move forward, a number of options would be explored, both for worship and meeting space. Goal is to continue with ministries and sacramental life.

Q. If you partner with a developer, can you ever get the church back?

A. In any arrangement that may transpire, the Archdiocese of Toronto and St. Monica's Parish would retain ownership of the church building and have the ability to make any future changes/repairs as necessary.

B. In other words, simply put... we will still own the Church. We are not selling the Church or the land the Church is on.

Q. I've been a parishioner here for a long time. Do I get a say in any of this?

A. We are working to keep everyone informed at every step of the way regarding this possibility. You are always welcome to share your ideas or feedback with us. To this point, we have worked in collaboration with the Finance Council, Parish Pastoral Planning Team and the Archdiocese of Toronto. That dialogue and partnership will continue.

Q. What would all of this look like?

A. We are still in the very early stages of exploring this possibility. If the project were to move forward, we will work with architects to provide mock-ups, drawings, etc. so that you are fully aware at every key stage in the development of this project. All church designs must go through a process outlined by the Archdiocese of Toronto.

Q. What about our legacy? Are we erasing everything that's happened since 1959?

A. We have already had discussions with the Parish Pastoral Planning Team to determine how we can best preserve the legacy of St. Monica's should this project move forward. These may include preservation of sacred objects, historical data, photographs, etc. You may have your own ideas on this. However, we are still early on in this process.

How do you feel?

Final Thoughts

- Always important to dialogue early on when considering significant decisions that will impact the community.
- We will keep you posted as we arrive at significant intersections in this process.
- You are always welcome to provide feedback:

stmonitoronto@gmail.com or make an appointment with me, Father Damian.

Questions & Thank You

- We will now collect questions and answer them as best as we are able to at this time.
- A handout is available on the way out – covers much of the information shared this evening. This information will also be posted online at: www.stmonicasparish.com (check website)
- Thank you for your presence at this Open House Meeting

Thank You

and a request...

Please Pray