

St. Patrick's Parish
107 Orkney St. E., Caledonia, ON, N3W 1C4 Phone: 905-765-2729

To All Parishioners

A follow-up to the January 19th, 2017 Parish Meeting

Accessibility Project

Updated: March 23 2017

Following our January 19th Parish Meeting, Finance Council worked with KLS Engineering and Jason Brower (the architect) to examine the various ideas, suggestions, and questions that came forth in the Parishioner discussion. This communication offers a detailed response to those questions.

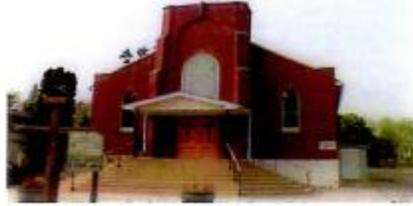
Through KLS and the architect, we have received expert opinion on what can and cannot be accommodated, and the most cost effective and relevant manner to manage the renovations. While we are not able to do everything that is desired, we have stayed 100% true to the requirements of this Accessibility project to prepare our Church to be accessible to all – and we must remember that it is this goal that is the driving force behind this initiative.

- 1. Can we have a ramp on the outside from the basement?** An egress ramp from the basement to the exterior would be expensive and impractical. The basement exiting as proposed is compliant with the Building Code, and will improve the safety of the basement Hall in comparison to the existing. The exit stairs are now on separate sides of the Hall and are also only half flights given that it is not a full basement, so the distance from the Hall to the exterior is not significant. If a ramp were constructed, approximately 60 feet of ramp would be required. The ramp would have to be on the outside of the building, and if not covered or heated would also be an issue (wet, slippery, in inclement weather). Additionally, almost every multi-story building constructed uses stairs and elevators for access and exit, from churches to apartment buildings. Even when a building has a ramp, it is typically not intended as a means of egress.
- 2. Can we keep the existing stairs from the basement?** The existing external stairs to the basement will be destroyed as part of the replacement of the weeping tile around the whole of the church exterior. This exterior will be completely dug up, foundation cracks repaired, and appropriate solution implemented to prevent any more leaks into the basement. The existing stairs are cracked away from the foundation. The exterior stairs relocation further back along the same wall will address the need to have a fire exit in the rear (near the kitchen) of the basement, providing a front exit and a rear exit.
- 3. Use existing women's washroom – make one larger barrier free washroom in the basement:** The proposal to renovate the 2 washrooms in the basement into a single unisex Barrier-free washroom will be integrated into the plan presented to the County for approval.
- 4. Can there be a janitorial space?** The architect has suggested that he can add a "slop sink" in the storage space that will be remaining in the basement.



St. Patrick's Parish
107 Orkney St. E., Caledonia, ON, N3W 1C4 Phone: 905-765-2729

5. **Choir loft requires a second exit.** Should we be restricting choir loft to a maximum capacity? Is there room to have a set of stairs on the east side? An additional exit stair is not required by the Building Code for the choir loft, and due to the impracticality of adding another stair from a floor plan layout perspective and a cost perspective, it is challenging. A new stair would take up more room than the existing one due to Code requirements and would also interfere with the intended location for the lift. While the safety concerns are recognized as important, the choir loft has been in use in its current configuration since 1952. We agree that the use of this space and the safety of those using the Choir Loft are priority and we look forward to discussing alternative options. One such option may be the relocation of the Choir space with the Choir Loft being closed. We would ask that a group be convened, (perhaps under the leadership of members of the Choir Ministry) to explore possibilities around this concern.
6. **Can the elevator be relocated?** Consideration to the most effective location for the elevator was given and it was deemed to be best suited in the proposed location.
7. **How big is the new elevator floor space?** There are several sizes available and a 48 x 60 inch floor will accommodate a wheelchair and someone to accompany them.
8. Concern was mentioned regarding the narrow aisles at each side of pews by the walls and that it would not be wheelchair accessible. **Will we lose some seating?** The main aisle is sufficient for wheelchair access. The side aisles do not need to be changed.
9. **Is barrier free seating required?** Since it is not a new building it is not required. In a new building barrier free seating would have to be 3% of the seating with one or some, as the case may be, at the front, rear and middle of church. Concern was mentioned regarding the narrow aisles at each side of pews by the walls and that it would not be wheelchair accessible.
10. A question was raised regarding if any **minor variances** were required and how long it would take to get them? (Will need one for front of church.) Yes we will need one for the front of the church and it usually takes 6 to 8 weeks for approval. We then would have a 20 day period for appeal. We could continue with the work to be done such as the weeping tile repair.
11. **Why do we need an office in the addition when there is an office in the Rectory?** For barrier free access for parishioners to meet with Father.
12. The **basement floor** is quite slippery when wet from winter boots/ slush. Can this be addressed? A Pedimat can be installed in Foyer to absorb water/ melted snow.



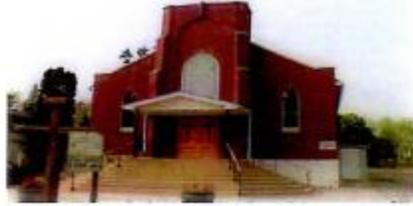
St. Patrick's Parish
107 Orkney St. E., Caledonia ON, N3W 1C4 Phone 905-765-2729

13. **Can we dig down under the foyer to make a storage space (even if it is not full height)?** The proposed addition adds a decent amount of storage to the existing building, most of which is added in the entry level. The storage space in the basement would remain approximately the same (38sf to 150 sf). The additional storage off the entry of the lobby is a 57 sf storage room and a 212 sf under the stair platform. The proposal to add storage in the underground bunker off the side of the basement hall would be quite expensive relative to the space gained. The storage would also be only a crawl space height and the access doors would have to be small to limit the amount of cutting into the existing foundation wall. The proposal to add storage in a lower level basement underneath the new addition would also be expensive to build. It would involve the construction of footings and foundations lower than the existing, resulting in underpinning or building it away from the existing. The amount of excavation and concrete work as well as the requirement to frame a floor above it rather than pour a slab on grade concrete floor would increase overall costs of the work substantially. There is also the risk of unknown in regards to the existing foundations support the main tower.
14. **Can a revised layout offer landing in middle – four steps, landing, and 4 steps?** The proximity of the church to the property line makes it difficult to orient the stairs straight towards the existing front door and locating the stair in the centre also divides the space in the entry lobby. In order to provide an entrance vestibule and a single lobby space that was as large and open as possible, the stairs were turned 90 degrees from the front of the church. This also allowed for a larger platform at the top of the stairs as crush space and greeting space on the way into the worship space. The stairs are side enough and there is enough space at the top platform to allow for a coffin to be carried into the church from the entry lobby.
15. **The alternative is a relocated ramp at the rear of the church.** The proposal to move the ramp from the proposed location to straight location was raised at the last Parish meeting in January. This is a feasible option and could even be less expensive than replicating the existing ramp. The new addition would remove the necessity for that ramp to be used as Barrier Free access so it could be used for moving coffins in and out of the church as well as a required fire exit. It could also serve as a direct access to the Worship Space for people in wheelchairs if they would prefer to use it.

These responses have all been validated by our engineering firm and the architect. These companies have been hired to meet requirements of the access to a loan by Meridian Credit Union and to ensure that this project is meeting all legislated and building code requirements.

If you have any questions, or require additional information, please know that we are only ever a phone call or email away. The Finance Council looks forward to working with all parishioners to ensure our Church and our Parish reflect the goodness of Our Lord, and the respect it warrants.

Steps are now underway to prepare the drawings required to go for quotes for construction. We anticipate this to happen early Summer with shovel in the ground likely Fall 2017. With God's help, we have listened to the ideas put forth for consideration, we have consulted with the Parish through 5 parish meetings, letters regarding the project were sent home through our schools to ensure all parents are aware and encouraged to offer input, and we post ongoing updates on the parish website.



St. Patrick's Parish
107 Orkney St. E., Caledonia, ON, N3W 1C4 Phone 905-765-2729

I want to thank each of you for your ongoing support to St. Patrick's and I ask that, with God's grace, you will continue to support our church and this very important Accessibility Project. The faster we can raise the funds, the faster we can pay off the loan that we will use to allow this project to be completed.

Sincerely,

Father Mario Fernandes
Pastor, St. Patrick's Church