

## REPORTS OF THE BISHOP'S COMMITTEES

### The Bishop's Advisory Committee on Church Buildings

#### **Preamble**

The Bishop's Advisory Committee on Church Buildings (BACCB) is mandated to support parish leaders with the upkeep and renovation of existing buildings as well as to provide skilled guidance when any new build is contemplated.

In the past year, our mandate was reviewed and revised, to clarify our roles and responsibilities in light of the establishment of the Bishop's Advisory Committee on Property Renewal (BACPR).

All parish building projects with the Diocese of Niagara are governed by Canon 4.6 and its associated regulations. These require vestry endorsement by the parish, that competitive bids are secured, appropriate project management is undertaken and that all expenditures are transparently reported. Currently, any project that exceeds \$15,000 in value also requires Synod Council and episcopal approval.

To ensure compliance and access to professional advice and potential grant monies, parishes are encouraged to contact Secretary of Synod Bill Mous at their earliest opportunity, as soon as the project idea begins to be translated into a plan. In doing so, parishes will save time and money and avoid those problems that might imperil a project's success.

#### **2018/2019 Activities**

The Committee meets quarterly to review and discuss parish projects which are either being contemplated, are in progress, recently completed or are stalled for lack of funds. Each project has an assigned Committee member who is engaged with the Parish with the singular focus of making useful progress. Some projects are of an emergency nature, some involve new construction and some are about improvements to accessibility; but many are best described as capital maintenance matters.

In the last year Committee members have been involved in re-roofing of churches in Hamilton, St. Catharines, Burlington, Wainfleet, Oakville and Niagara Falls. We have attended at churches in Jordan, McNab and Flamborough to inspect and offer advice on the structural integrity of church basements and the management and control of water ingress. Some ambitious accessibility projects are being planned in Guelph, Waterdown, Milton, Rockwood and elsewhere, and members are offering support in each case. Likewise, washroom improvements are either part of the accessibility project or are stand-alone investments. There have been parking lot re-pavings, a window up-grading, interior improvements, exterior landscaping and sundry expenditures on kitchens and a cooler, a bell tower, a steeple, and a retaining wall.

More significantly, The Church of the Incarnation in Oakville has successfully completed a geothermal heating and cooling project, which will reduce that church's utility costs while demonstrating their commitment to the environment. Separately, there has been a major renovation at St. Matthew's House which included the installation of a new elevator. Both projects benefited from the advice of BACCB member Steve Swing P.Eng., who gave generously of his after-work hours.

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#### **Intentions**

Since our last report to Synod, the promised review of the Canon 4.6 guidelines has been undertaken and new regulations will soon be enacted; the drafting of a new Fire Safety protocol has also been completed.

The intention of interdicting future problems associated with the responsibility for church-owned cemeteries, especially as the provincial government introduces new and more demanding regulations, is to be acted on by organizing a Cemetery Futures Study for the Diocese of Niagara. Some preliminary work has been done and we hope to report real progress by this time next year, in a way that is complementary to our new diocesan Mission Action Plan.

#### **Final remarks**

While we accept that the "Do Nothing" option is a useful alternative in keeping a watchful eye on an advancing problem, it should always be kept hand-in-hand with fund raising and research into the optimum solutions. Deferred maintenance is not to be turning a blind eye, but is best used to prepare for the inevitable. The roof will leak, the paint will flake off and the window sills will rot; but if we are dutiful stewards we can be ready with an action plan to make it good again. If you need any help, it's only a phone call away.

Respectfully submitted,

Canon Ian Chadwick  
Chair, BACCB

## REPORTS OF THE BISHOP'S COMMITTEES

### The Bishop's Decennial Inspection Committee

The BDIC mandate is to schedule, monitor and assist in the facilitation of the review and inspection of all Anglican Church properties within the Diocese on a rotating ten (10) year cycle. All building physical structures, building fabric, building systems, grounds and cemeteries (if applicable) are reviewed.

The Committee reviews and maintains a list of competent professional inspection firms that are deemed qualified to undertake the required inspection work. We also review all Inspection Reports and Documents to ensure they meet the requirements of our Terms of Reference. We are available to assist parishes (when requested) to develop their action plans for the completion of critical and longer terms items notes on the inspection report.

Committee members are equipped to perform reviews of existing vacant diocesan buildings related to structural and other building system conditions and provide advice on other building related items.

In 2019, six (6) Decennial Inspection came due. To date two (2) have been completed, two (2) are pending, one (1) has been postponed to 2020 and one (1) has been postponed to 2021. One (1) inspection from 2018 remains outstanding.

For 2020, six (6) inspections are due.

I would personally like to thank the following members of the committee for their ongoing efforts and service to this important Ministry in our Diocese:

The Reverend Canon Kathy Morgan  
The Reverend Canon Ian Chadwick  
Canon David Ricketts  
Canon Terry Charters  
Brian Culp  
Phil Hartog  
Christopher Walker

Respectfully submitted,

Steven Swing  
Chair, BDIC

## REPORTS OF THE BISHOP'S COMMITTEES

### Bishop's Advisory Committee on Property Renewal

This committee was established in January to advise the Bishop of Niagara on matters pertaining to strategic and missional renewal of designated properties. Designated properties are normally those associated with disestablished parishes, however, the committee may also be asked to oversee the renewal of properties associated with existing parishes, particularly in the case of a proposed new church building or major modification of an existing church building.

The committee is comprised of volunteers with specific expertise and knowledge in the areas of real estate, municipal planning, appraising, architecture, banking, project management, law and community engagement.

In the past year, the Bishop's Advisory Committee on Property Renewal has met 5 times to discuss:

- Possible disposition strategies
- Potential opportunities for re-use of empty buildings
- Revenue generating opportunities (where applicable)
- Sites that should be liquidated
- Sites that would be suitable for a new church plant

At present, there are 9 properties within the mandate of the committee. Several are in various stages of redevelopment. Also, we are working with a group of non-profit supportive housing providers to build an affordable housing complex on one of the sites. There are, however, a few locations that have limited opportunities and are proving to be a greater challenge for the committee to identify the best outcome.

In the coming year, we hope to grow and mesh as a committee, and establish best practices as we continue to explore options and make final recommendations on many of these real estate assets.

Respectfully submitted,

Canon Terry Charters  
Chair