

**3977 Sydenham Road, Railton
St. Patrick's Catholic Church**

Future of the Rectory

5 Mar 2024

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February 29 2024

Aim

To brief the parish on the options for the future
of St Patrick's Rectory

Forward

This briefing was presented to Archbishop Mulhall and the Diocese Building and Planning Committee on Thursday Feb 29th, 2024.

It was well received and fully supported by the Archbishop.

Content

- Background
- Severance Options
- Strengths /Weaknesses
- Financial Comparison Overview
- Summary
- Voting

Background

WG Work To Date

- WG has consulted/met with :
 - Diocesan property sub-group
 - Diocesan Property and Building Committee
 - FOTENN
 - South Frontenac Township Planner Tom Fehr
 - Jack Knox Well Drilling
 - Groundwork Engineering (Septic)
 - S Rayner & Associates Appraisals
 - Re-MAX
 - 6 on-site meetings
 - John Garrah
 - advised Sacred Heart on their rectory
 - 12 sets of minutes/reports, and 120 emails
 - Lots of time!!



History

- Rectory built in 1890 for Marian Priests
- Graveyard west of church moved to Keeley Road circa 1900
- Baseline Property Condition Assessment Dec 2013 (Pinchen Environmental)
- Hazardous Building Material Assessment Dec 2013 (Pinchen Environmental)
- Location of priest & secretary office until 2022

Current Status

- Rectory surplus to parish and diocese Feb 7, 2023
- Briefed parish on Mar 19, 2023: 3 phase approach
- Phase 1 : Clean out the rectory (summer 2023)
- Phase 2 : Potential sale or rental of rectory
 - renting rejected due to legal responsibility for oversight
 - Hired FOTENN Planning and Design to determine severance options

Current Status (Continued)

- Phase 3 investigate cost of demolition
 - Winmar \$110,000
 - Environmental Contracting Services \$89,416
 - Razecon Group : no bid

Severance Options

Subject Site

- / ~ 100 m of frontage on Sydenham Road
- / ~185 m of frontage on Railton Road
- / Total lot area: ~1.8 hectares (~4.4 acres)
- / One parcel currently (smaller lot no longer exists)



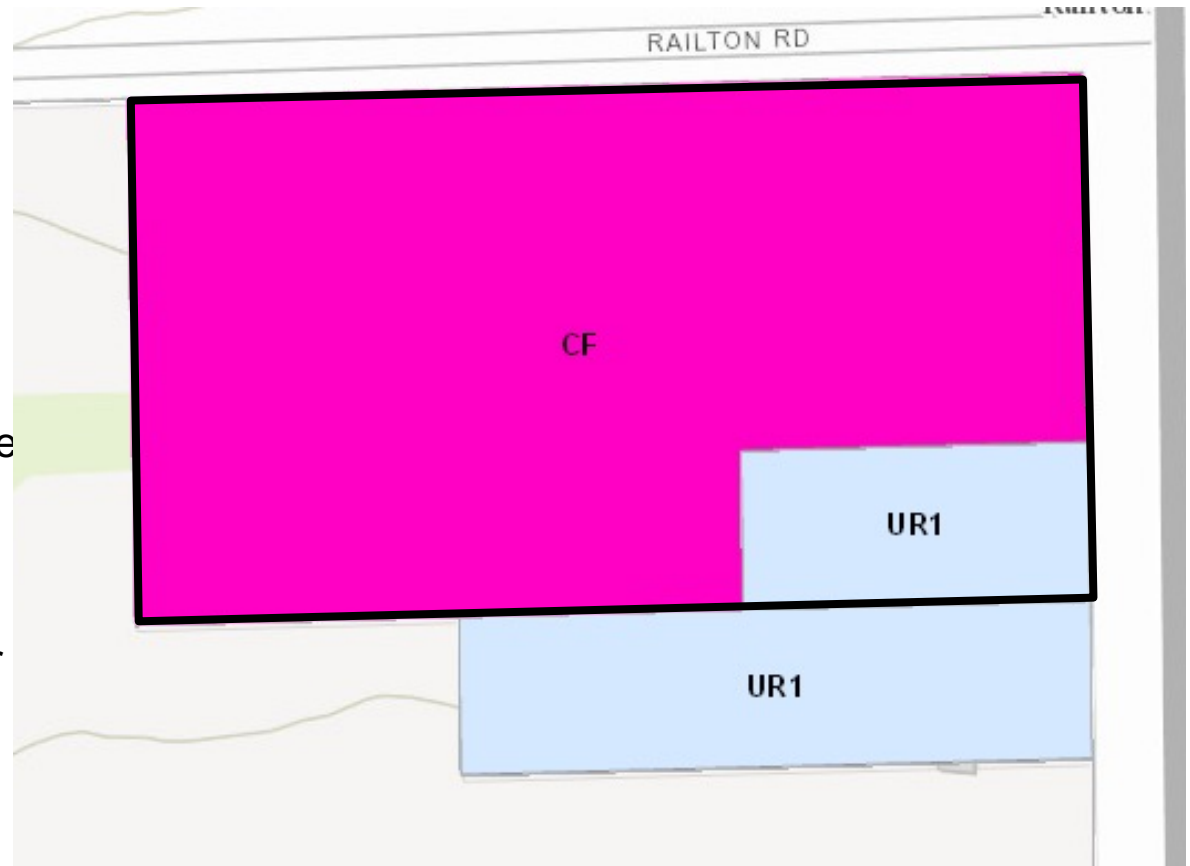
Policy + Regulatory Framework

Official Plan (OP)

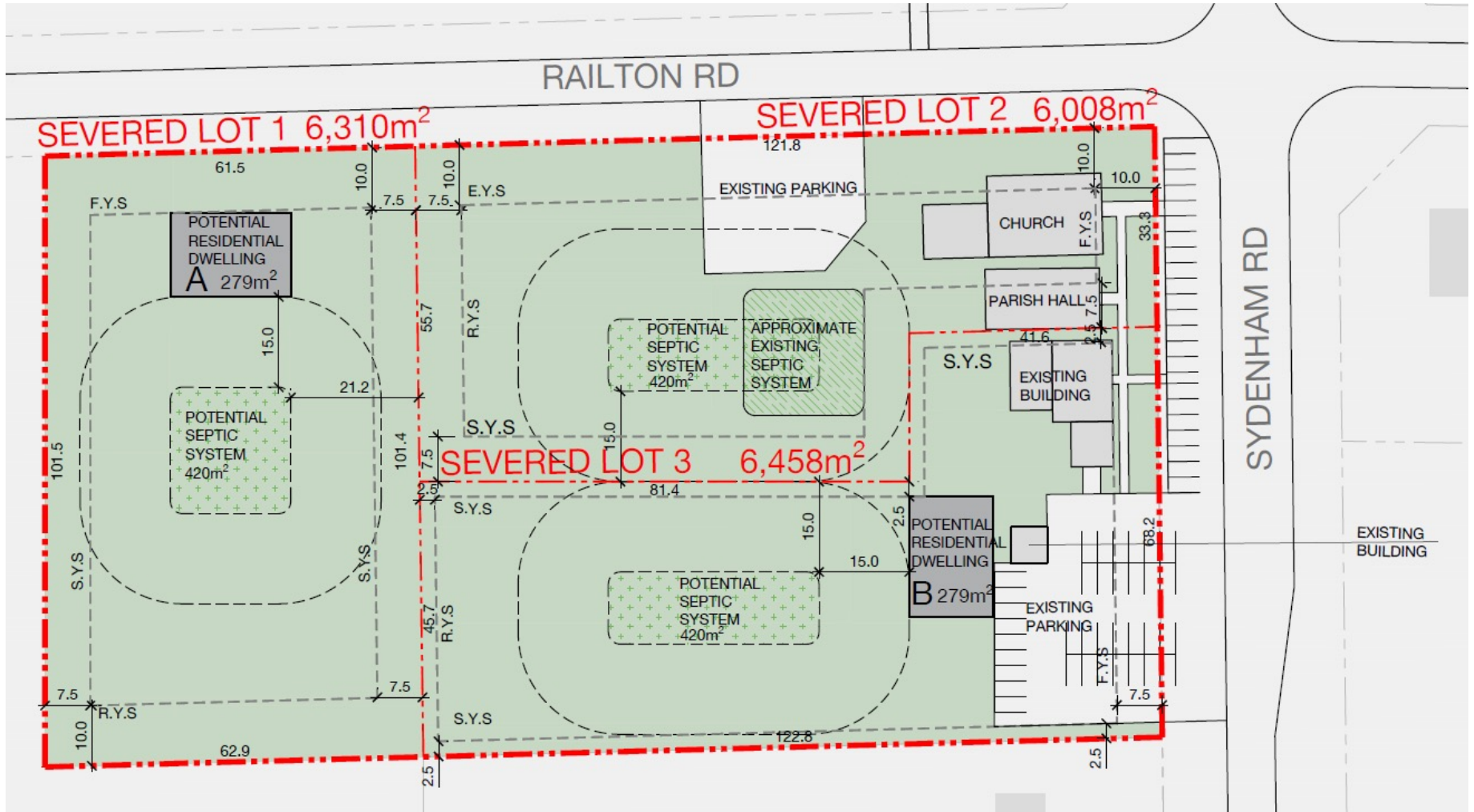
- Hamlet

Zoning By-law

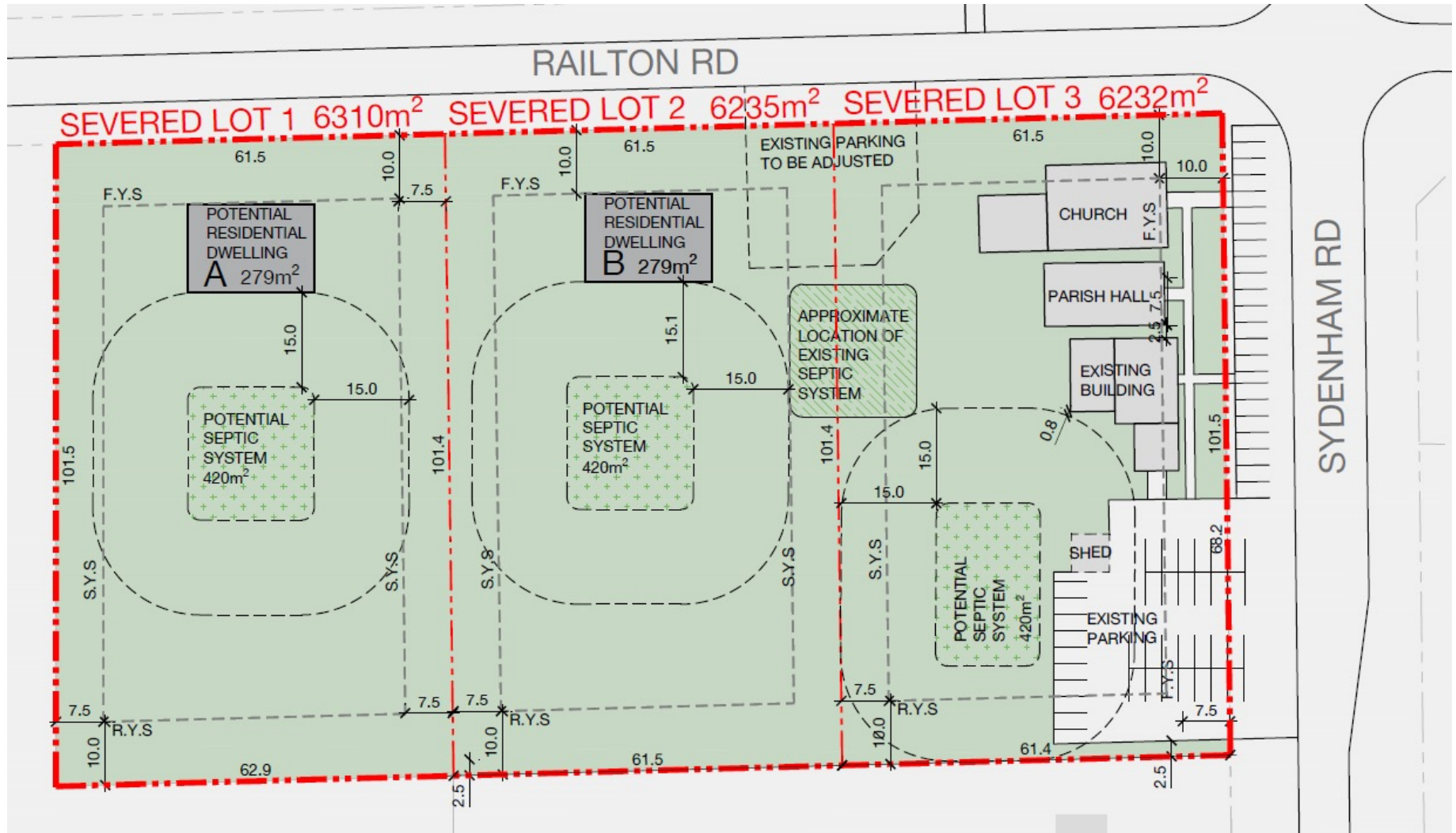
- Community Facilities (CF) Zone
 - / a church or other place of worship, with accessory uses including a cemetery
 - / accessory buildings or uses to the above uses
- Urban Residential 1 (UR1) Zone
 - / a single detached dwelling



Concept Plan #1



Concept Plan #2



Planning Process

Township supports both options in principle.

Step 1: Zoning By-law Amendment

- Rezone from Community Facility to Residential for the proposed severed lots
- The church's Community Facility zone may need some amendments (e.g. minimum parking requirement (church capacity 232 : 1 spot per 3 people-77 spaces))
- The following studies are required:
 - Hydrogeological and Terrain Analysis (includes the installation of a obligatory well for severed lots)
 - Archaeological Assessment (due to historical graveyard)
 - Planning Justification Letter
 - Survey (property boundaries undefined)
- Application process:
 - Complete application submitted to the Township, including payment of application fees
 - Technical review
 - Statutory public meeting
 - Recommendation to Council and decision

Planning Process

Step 2: Severance – a) Applications for Consent to Sever (x2)

A complete application will include:

- all of the studies that were prepared for the zoning by-law amendment
- Feedback from a BCIN if the rectory is to remain
- Payment of application fees (x2)

The Township will then conduct a technical circulation and provide technical review comments on the applications.

Committee of Adjustment will render a decision on the applications on the same date as the statutory public meeting.

Planning Process

Step 2: Severance – b) Clearance of Conditions

If approved, it will be necessary to satisfy certain conditions before new lot(s) can be created.

These conditions typically include a specific type of survey showing the new lot lines (called a Reference Plan), drilling of new wells, etc.

Once the conditions of consent have been satisfied, we provide the material to Township staff for review. Staff then prepare a Certificate of Official to confirm they are satisfied that conditions have been cleared.

The Certificate of Official will need to be provided to your lawyer along with the reference plan, and your lawyer will then be able to register deeds at the Land Registry Office, creating the new lots.

Summary

- Zoning By-law Amendment will permit the proposed residential uses, reduced lot area and any other relevant performance standards.
- Applications for consent to sever to create two severed lots and one retained lot.
- Will then need to satisfy consent conditions to create the lot(s).

Questions & Comments

Water

- Jack Knox Well Drilling: There is likely sufficient water quantity for the lots. Due to high salt content in this area, wells are drilled (vs dug) and include well casings
- This will be confirmed by Hydrogeological Analysis

Parking

- The township does not allow the roadside parking spaces to be included in the parking capacity.
- Based on a church max occupancy of 232, spaces for approx. 77 vehicles are anticipated (1 space per 3 occupants).
- For Option 1, the existing paved parking are will be protected for parish use by an easement. Nonetheless, the paved (33) and gravel parking lot (21) would need to be enlarged a total of 31 spots (net of 8 spaces for rectory occupants)
- For Option 2, the loss of the gravel lot would mean an additional 44 space addition to the paved lot.

Property Market Value

S Rayner and Associates Ltd Appraisal:

Estimated current market value 26 Feb 2024

- severed lot: \$185,000

-rectory: \$575,000 to \$600,000

Re/Max Finest Realty Letter of Opinion of Value

Opinion of market value 4 Mar 2024

-rectory: \$450,000-\$500,000

Estimated Severance Cost

- FOTENN cost to date \$12,000
- Severance studies \$60,000
- Project Management of severance process
\$20-\$30,000

Total \$100 K

Strengths /Weaknesses

Strengths/Weaknesses

	Option1	Option 2
Strengths	Re-use of rectory for accommodation	Parish hall uses rectory well
	Historical significance to parish	Parish hall can be enlarged south and west
	Parish hall can use existing septic system	
	Rectory lot Appraised value \$575-\$600K . Rear lot \$185K Rectory lot Opinion value \$450-\$500K . (Opinion + lot: \$635K)	Value 2 lots \$370K (\$185 K each)
	There is at least one interested party	
Weaknesses	Unknown tenant/s close to church	Demolition cost \$90K
	Unknown market	New septic parish hall \$35K
	Parish hall expansion limited to west end	Cost to remove existing septic field for severance approval

Strengths/Weaknesses (con't)

Option1

Option 2

<i>Weaknesses</i>	Location of new well for parish hall 50 ft from septic field in SE corner of parking lot. It may be adversely affected as it is in line with existing rectory well. Cistern is an alternative.	
	Property line very close to south wall of parish hall	

Financial Comparison

Potential	Option 1	Option 2
Severance Sales (Appraised Value)	\$185,000	\$370,000
Rectory Sale (Opinion Value)	\$450,000	
Severance Process (FOTENN, studies, etc)	\$100,000	\$100,000
Demolition		\$90,000
New Septic Tank		\$35,000
Potential Surplus	\$535,000	\$145,000
Non-Estimated Costs	<ul style="list-style-type: none"> -Connection of wells -Enlarged parking lots -Septic field inspection 	<ul style="list-style-type: none"> -Connection of wells -Enlarged parking lot -Removal of existing septic system

Summary

- Assuming water is available, all options are achievable.
- There are no significant technical issues for sewage or parking.
- There are no anticipated significant severance issues
- Anticipated revenue from lot sales balances/exceeds expenses . Surplus to be put towards renovated parish hall for new office and storage.
- Main issue is the location of residents/tenants in close proximity to the parish hall/church

Vote

- Fill in a ballot with your choice with your name and put it in the box, which will be kept at the back of the hall
- Denise (Parish Secretary) will verify that you are a parishioner.
- Denise will be the only person seeing the votes.
- The briefing will be forwarded to the rest of the parish for their vote over the next two weeks.
- Vote closes on Sunday 24 Mar 2024