

## Summary of Church Building Expansion Q&A    2025 July 24

A concise overview of the congregation's main feedback/questions, the church's responses, and practical steps—organized by **Key Themes** and the **Top Concerns & Responses** (not in any particular order). Not all requests will be implemented due to budget and space constraints, but will be prioritized based on needs.

### Key Themes

- **Spiritual Discernment & Sanctuary Holiness** Ensuring God's will and timing is sought through prayer before design decisions, and keeping primary worship spaces consecrated.
- **Multi-Use & Flexible Spaces** Designing a combined chapel/gym, large classrooms and event halls with soundproof moveable partitions, durable finishes, and rapid reconfiguration to allow concurrent worship, Sunday school, recreation, sports and outreach.
- **Children's & Youth Ministry** Enough rooms and larger sizes, safely controlled access with check-in/out, dedicated storage, transition from kids into youth programs.
- **Accessibility** New elevator, ramp feasibility, wheelchair-friendly entrances, access controlled doors and universal accessible washrooms. Secure fob access after hours
- **Technology, Lighting & Acoustics** Upgrading IT/AV systems, installing worship lighting, sound absorbing acoustical panels to support simultaneous activities in chapel/multi-use room, digital signage, and ensuring seamless integration between old and new buildings.
- **Foyer Circulation & Café Zone** Expanded "Main Street" foyer for fellowship with skylights, café zone and counter, better natural light, coat-rack alcoves, water filling stations on each floor and clear pathways between services.
- **Daycare vs. Nursery Coordination** Relocating daycare into trailers, confining commercial operations, and converting old kitchen into a parent-baby room with one-way soundproof glass, and keeping daycare secondary to church ministries.
- **Outdoor Green & Recreation Space** Balancing lost north-side lawn with regraded east side slope behind the shed for turf, playgrounds, and new family green play zones. Balance footprint for building vs. outdoor space and budget.
- **Parking & Traffic Management** 210 onsite stalls for ~400 capacity, overflow street parking, LRT shuttle, and underground parkade cost-prohibitive.

- **Financial Feasibility & Stewardship** \$5.2 M plus contingency. Budget split (1/3 cash, 1/3 pledges, 1/3 District loan/mortgage), giving campaign, coffee-and-numbers sessions, and long-term amortization. Education campaign on generous giving; 80% congregational approval threshold.
- **Operations, Maintenance & Staffing** Estimated \$1.5 K/month O&M increase, 2–3 extra janitorial hours/day, more efficient utilities, and use of fob security instead of new staff hires.

## Top 10 Concerns & Church Responses

Based on June 12 Concept plan that was presented at the June 22 Townhall and engagement

1. **Spiritual Discernment & Sanctity** Concern: Are we seeking God's will first and protecting holy worship spaces? Response: Launch a church-wide prayer initiative, and hold regular "Prayer & Review" checkpoints at project milestones.
2. **Classroom Capacity & Layout** Concern: New rooms are too small for active children's lessons and joint adult teaching. Response: Redesign all classrooms to a minimum 400 ft<sup>2</sup>, add one large room on each floor. The two-storey "Main Street" foyer may be scaled back if needed for extra classrooms on second level and Atrium design implemented near the main entrance.
3. **Multi-Use Room Quality** Concern: Gym/chapel must work for worship, recreational sports, celebrations such as Christmas and weddings, social activities and outreach. Response: Install sport-rated vinyl plank for durability and scratch resistance or with removable cover, recessed lighting, ceiling/wall mounted acoustic panels, and investigate feasibility of rapid-deploy sound-proof partitions, recessed lighting; stage storage for chairs/instruments.
4. **Accessibility Throughout Both Floors** Concern: How will seniors, wheelchair users and families move freely? Response: Include an elevator; evaluate ramp gradients; ensure all doors, corridors and washrooms meet universal-access codes and standards for mobility devices; potential fob-entry controls for after-hours use.
5. **Financial Feasibility, Funding Strategy & Stewardship** Concern: Can we raise \$3.46 M in pledges/cash and repay a mortgage by 2028? Response: Financial analysis and repayment plan will be completed once a final Concept plan is determined. Anticipate a scenario to roll out a three-year pledge campaign with quarterly targets, progress updates, and a 10-15 year loan at prime + 0.5 %. 1/3 cash up-front, 1/3 non-binding pledges, 1/3 C&MA mortgage at prime + 0.5%; educate congregation on cheerful giving; 10-15 year amortization with ~\$450 K annual payment; gym rental income (~\$50 K/year).
6. **AV, Lighting & Soundproofing** Concern: Upgrading old systems and preventing noise bleed between rooms. Response: New IT/AV design for expansion; integrate existing

systems; LED lighting upgrade (\$31 K benchmark); digital signage in same location; add wall-mounted acoustical treatments.

7. **Parking Capacity & Future Growth** Concern: Managing two simultaneous services with 400+ attendees and accommodating double attendance. Response: 210 stalls satisfy 400-seat code minimum; overflow to street; coordinate shuttle service from LRT; underground parkade cost-prohibitive per architect.
8. **Daycare Integration & Nursery Separation** Concern: Daycare sprawl crowds church areas; nursery needs privacy. Response: Possibly relocate daycare into relocated trailers with water/sewer to confine operations; look into adding small kitchen to existing trailers or convert old kitchen into shared kitchen and sound-proof parent/baby room with one-way glass; no daycare use of new building; nursery remains church-only.
9. **Loss & Relocation of Green Space** Concern: Reduced outdoor play areas for children, youth and families. Response: Review the feasibility of flattening the east-side slope and rocks for turf/play zones; leftover green around relocated trailers for occasional outdoor activities. Further refine concept to reduce overall footprint and preserve more green space for outdoor play.
10. **Foyer Congestion & Circulation Flow** Concern: Overcrowded lobby and lack of gathering zones. Response: Expand “Main Street” foyer or Atrium with clerestory skylights, café zone and counter, add coat racks and water-filling stations near classrooms.
11. **Long-term Operations & Staffing Impacts** Concern: Higher utility, janitorial, security costs. Response: Estimate +\$1 500/month in O&M; 2–3 extra janitorial hours/day; more efficient HVAC/LED; security fob system to limit access; current staffing deemed adequate—no major new hires anticipated.

## Practical Steps to Implement the Expansion Responses

Below are suggestions for turning each of the top 10 concerns and responses into real, on-the-ground actions. Subject to revision based on the final concept plan.

### 1. Classroom Capacity & Layout

- Ask the architect to produce floor-plan options showing all medium sized 400 ft<sup>2</sup>-plus classrooms on each level.
- Temporarily convert one office or storage room into a “pilot” large classroom to test sight lines, furniture layouts, and flow.

### 2. Multi-Use Room Quality

- Specify a sport-grade, anti scratch vinyl plank court surface with a removable protective covering for worship services and events.
- Investigate the feasibility of installing a ceiling-mounted track and movable acoustic panels so the space can be split into a “chapel side” and a “gym side” in under 10

minutes. Investigate use of bulkhead to reduce the height of the moveable soundproof partitions.

### **3. Accessibility Throughout Both Floors**

- Engage architect to detail elevator locations, stairs or ramp grades, door widths, and clear-floor areas.
- Prototype a 5 ft-wide threshold-free entrance at one foyer door to confirm ease of wheelchair, stroller, and walker access.

### **4. Financial Feasibility & Funding Strategy**

- Launch a three-year pledge campaign with quarterly giving targets, progress updates in the foyer, and online pledge trackers.
- Host small “coffee-and-numbers” sessions after services to walk members through cash-on-hand, mortgage options, and projected loan repayments.

### **5. AV, Lighting & Soundproofing**

- Field-test LED recessed fixtures and acoustic-panel mockups in an empty classroom—evaluate brightness levels, glare, and sound absorption.
- Convene a joint IT/AV task force of volunteer tech-savvy congregants and the worship team to write a unified system spec for both old and new wings.

### **6. Parking Capacity & Future Growth**

- Map out on-site parking alongside adjacent streets on a Google My Maps layer. Update weekly after Sunday services to visualize pinch points.
- Arrange exploratory meetings with the nearby LRT station to discuss shuttle-bus logistics and coordination agreements before parking hits capacity.
- Encourage active modes of transportation during summer and shoulder seasons. Provide secure bicycle lock ups.

### **7. Daycare Integration & Nursery Separation**

- Contact trailer installer to provide dedicated washrooms and kitchen hookups—freeing existing classrooms in the main building
- Install a one-way-glass wall and remote-controlled audio patch from the sanctuary into the old kitchen, converting it into a fully private parent-baby room.

- Look into option of shared daycare kitchen and parent-baby room in the old kitchen.

## **8. Loss & Relocation of Green Space**

- Engage architect to produce grading and cost-estimates for flattening 2 000 ft<sup>2</sup> of east-side slope into turf and playground zones.
- Mark out temporary turf mats or play-zones on the current site to pilot how children, youth and adults can use outdoor space post-expansion.

## **9. Foyer Congestion & Circulation Flow**

- Conduct a “people-flow” study on two consecutive Sundays—track where pinch-points form, then set up café tables and chairs and counter in the existing fireplace lounge area.

## **10. Long-Term Operations & Staffing Impacts**

- Work with the finance team to build a three-year operating model showing incremental utility, janitorial, and maintenance expense increases.
- Pilot a key-fob access system on one door before rollout—train janitorial staff on schedules and track after-hours usage.