



JESUS THE KING

MELKITE CATHOLIC CHURCH

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June 7, 2022

**Dear Brothers and Sisters,
Greetings in Christ!**

Brief History

Since the fire incident in our Church at 1 Lyndhurst Drive in November 2016, our congregation and our lives have not been the same. After the insurance claim was closed in November 2017, the City of Markham declared the church building unfit to continue our services due to the extensive damage caused by the fire and the fire department battling the fire. Immediately thereafter, the Church Board assigned a committee of highly skilled volunteers to lead the design and the construction of the new church. Church Building Committee (CBC) was formed in 2018. From that time onward, CBC has been working tirelessly to find the best choice for our new church and the community. Many options were explored including:

- a) The possibility of repairing and restoring the damaged church building. This option was not feasible due to the extensive cost associated with the requirement to reinforce the condemned structure, foundation and the requirement to bring the existing church to

meet the current code, with no increase in the size or capacity of the building despite the growing of our community.

- b) The option of selling the land at 1 Lyndhurst Drive and acquiring a new land, within closed proximity of the old church, was also explored. This option was not doable due to the complexity of rezoning the purchased land coupled with the unjustifiable and expensive real estate prices for already zoned land (Place of Worship).
- c) The option of selling the land at 1 Lyndhurst Drive and procuring an existing church was also addressed. CBC has looked at many existing churches in the area but unfortunately, no building was suitable for our growing congregation and therefore no deal was secured.

In parallel to addressing the above options, CBC was heavily involved in the design of the new building based on the need and requirements of our community. Many design concepts were addressed and optimized to help erect a futuristic building that our congregation can be proud of. CBC was not just building a structure for today, but rather for the future generation of our congregation in terms of style, capacity and features.

Some of the issues that CBC faced and resolved during the design phase were:

- a) Meeting the City and the Parish's requirements
- b) Occupant capacity versus parking spot availability
- c) Zoning requirements and restriction on setbacks, heights and design
- d) Meeting the Melkite Byzantine church requirements
- e) The feasibility of including a Daycare, and whether the Daycare structure is attached to or detached from the church building.
- f) Number of classrooms and offices to support the congregation and the community
- g) Size, design and location of the Priest residence on the church site
- h) Size and Design of the Multi-Purpose room in the basement
- i) Location and design of Mechanical, electrical and HVAC equipment
- j) Elevators, skylights, elevation, and dome heights were also addressed
- k) External finishes (stone, brick, and pre-cast)
- l) Landscaping and impact on surrounding neighbours (Noise, Shadow, Privacy, & Traffic)
- m) Addressing the city's feedback and updating the drawings as required along with multiple meetings with City officials.
- n) City requested a set back for future widening of Leslie St. This moved the structure farther East.
- o) Snow storage in the parking lot during winter season
- p) Determine WANTS and NEEDS
- q) Site services and storm water management
- r) Environmental Studies and soil reports
- s) Overcome COVID-19 challenges

Recent Updates

In December 2020, the Church Building Committee (CBC) provided our congregation with an update about the construction progress of our new church building including:

- A summary of the building features (Size, Number of occupants, Parking capacity, ...)
- A comparison between the old and the new proposed building
- A list of milestones that need to be completed in 2021/2022 in preparation for the Zoning variance approval, Site Plan Application (SPA) and Building Permit.

Today, we are providing you with another update to show what CBC has been working on since 2020 to present. Without a doubt, last two years have been very busy times for CBC who worked diligently to prepare the SPA submission for the City of Markham. SPA is considered one of the major milestones in the building process of our new church. SPA requires the following documents and reports to be completed prior to application submission:

- a) Zoning pre-consultation meeting with the City of Markham
- b) Initial Site Plan review with the City
- c) Stormwater Management Report
- d) Sanitary Design Calculation
- e) Grading Plan
- f) Drainage Plan for Minor and Major Flow
- g) Site Servicing Plan and Municipal Connection Drawing
- h) Traffic Impact Study
- i) Environmental Site Assessment
- j) Noise Study
- k) Environmental Impact Study
- l) Erosion and Sediment Control Plan
- m) Geotechnical Study and Soil Report
- n) Functional Servicing Study (Sewer)
- o) Landscape Plan
- p) Street Tree Inventory and Arborist Report
- q) Regional Tree Planting and Protection Plan
- r) Approved and Signed Pre-Consultation Checklist
- s) Renderings
- t) Electrical Site plan
- u) Building Massing Study
- v) Shadow Study
- w) Architectural Plans and Drawings
- x) Initial Application Fee to be paid (~ \$60,000)

The above reports and requirements have been all completed. SPA application has been submitted to the City of Markham as of December 2021. This is a major milestone in the building process that we all should be proud of.

Church Building Committee, CBC

Formed by the church board and Father Ibrahim El-Haddad in 2018 to lead the design and the construction of the new church building. CBC team was selected and consisted of highly qualified and trusted volunteers from our parish in Toronto and Hamilton. In December 2019, a new committee was **selected** by the church board and Father Makarios Wehbe. A new president was **elected** to lead the team. CBC has been diligently working to meet the City of Markham's requirements to obtain SPA and eventually the Building Permit. These two major requirements are very lengthy, complex and costly processes.

In June 2020, a Sourcing & Contract Sub-Committee (SCSC) was formed to support CBC. The role of this sub-committee is to obtain a minimum of Three (3) quotations from the trades to help save on building cost. SCSC looks after all invoices and liaise between church board and trades to ensure proper billings and payments in a timely manner.

If you have any questions, comments or feedback please do not hesitate to contact us for details. Further, if you consider yourself a motivated, positive and working volunteer who possess the right experience that can bring value to this project, please get in touch with us through our website at <http://new.jesustheking.ca> or via email at cbc@jesustheking.ca.

CBC takes this opportunity to thank every one of you for being supportive and patient during this journey. Your trust in our Church and the CBC team is greatly appreciated. We hope that our commitment will make the future of our Church brighter and more promising for our families and children.

We wish you all a blessed and safe summer season.



Sincerely,
CBC Team

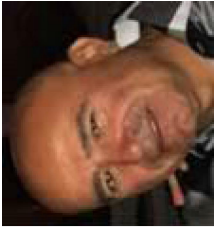


REV. MSGR.
Makarios Wehbi, BSO
JTK Parish Priest

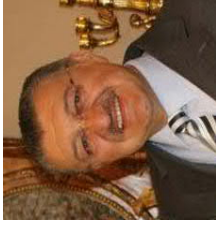


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MELKITE CATHOLIC CHURCH

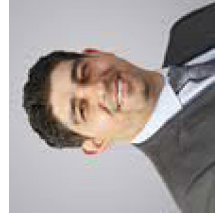
CHURCH BUILDING COMMITTEE (CBC)



Elie Moussaed
Church Board President



Jamil (Jim) Khaouli
CBC PRESIDENT



Joseph Kostantin, OAA
CBC ARCHITECT



John Gideon, B.Sc.
CBC VICE PRESIDENT



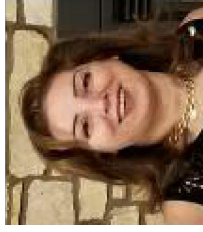
Amer Filo, P.Eng.
CBC STRUCTURAL ENGINEER
Hamilton



Jack Bishara, P.Eng.
CBC CIVIL ENGINEER



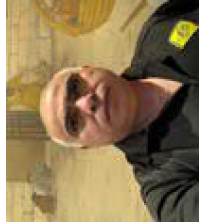
Grace Chalabi
CBC ARCHITECTURAL DESIGNER



Abir (Mary) Filo-Shweihat, P.Eng.
CBC MECHANICAL ENGINEER
Hamilton



Elias Assal, P.Eng.
CBC CONSULTANT



Wissam (Sam) Jouri
CBC CONSULTANT



Zuheir Misheal
CBC CONSULTANT



Tarek Marroushi, P.Eng.
CBC SYSTEM ENGINEER



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GENERAL Q & A

1) HOW MANY PEOPLE FIT IN THE NEW CHURCH MAIN HALL?

Approx. 400 people. The worship floor area of the new church is double in size of the old church. Old church area is 10,500 Sq.Ft and the new church area is 27,100 Sq.Ft

2) HOW MANY PEOPLE FIT ON THE MEZZANINE?

Approx. 75 - 100 people.

3) WHY THERE IS AN ENTRANCE OFF OF LESLIE? THIS WOULD ADD COST?

This was required by the City of Markham. There is a secondary entrance facing east and accessible from the parking area for convenience.

4) WHAT IS THE STATUS OF THE SITE PLAN APPROVAL?

The SPA is under review by the City of Markham and Regional Municipality of York.

5) WHEN WAS SPA SUBMITTED TO THE CITY AND WHEN YOU ANTICIPATE HAVING IT COMPLETED BY?

SPA was submitted in December 2021. Normally, City takes about 6 to 8 months to review the application and provide comments. ***On June 7 2022, CBC received the first round of comments from the City. All 51 comments are with CBC under evaluation and review.***

6) HOW MUCH MONEY WAS SPENT SO FAR ON THIS PROJECT?

About \$140,000. SPA documents preparation (\$50,000), Drafting (\$10,000), SPA City Fees (\$60,000), Fence Installation (\$15,000) and Misc (\$5,000).

7) HOW MUCH MONEY YOU ANTICIPATE SPENDING MORE?

About \$500,000 FOR City approval (Development and Building Permit), and an additional \$200,000 for supporting documents required by the City. Construction cost will be extra.

8) HOW MUCH MONEY HAS BEEN SAVED SO FAR ON THIS PROJECT?

CBC volunteers have dedicated their times and efforts to support this project. So far, all team members have provided their services and supports to the church free of charge. To name few:

- o Architecture has been offered by Architect Joseph Kostantin free of charge.

- o Structural Engineering has been offered by Engineer Amer Filo free of charge.
- o Mechanical Engineering has been offered by Engineer Abir Filo free of charge.
- o Sam Jouri (Jouri Contracting) has negotiated most of the professional reports required by the City for SPA at 50% saving.

9) IS THE CHAPEL REQUIRED? WHAT IS ITS CAPACITY?

Yes. It will avoid running heat and energy for the large church when a small mass, ceremony, bible study or baptism is taking place. Its size is good for about 40 people.

10) IS THERE A COST SAVING FOR NOT HAVING THE MEZZANINE?

For the benefit of having a mezzanine the delta cost is minimal. The plan is to finish the shell first and push the finishes and furniture to later dates or as budget allows.

The mezzanine will accommodate future increase in the parishioner's count.

11) WHO IS CBC?

Church Building Committee is selected from a highly skilled and active volunteers from our parish with building experience. They have dedicated their times and efforts away from their families to support building the new church.

12) WHO IS SCSC?

Sourcing & Contract Sub-Committee is a group of volunteers from CBC, who took additional tasks to help gather as many quotations as possible from the trades to save on cost. Over \$40,000 was saved on work done for SPA preparation.

13) DOES THE CHURCH HAVE ENOUGH FUNDS TO START BUILDING?

The bishop instructed the Church Board to start the construction once 50% of the construction cost is in-hand (~\$4.5M). Many fund-raising events have been scheduled for this goal.

14) WHEN IS THE OLD CHURCH BEING DEMOLISHED?

CBC is waiting for the SPA to be approved and the building permit is obtained before the demolition as this may impact the zoning and the value of the land if SPA is not granted.

15) WHAT ARE THE MAJOR OBSTACLES THAT FACED CBC DURING THIS PROJECT?

Meeting Site Plan and Building By-laws requirements; Lot Size; Parking Requirements; Neighbors' Demands & Expectations; Trade Studies for Various Options (Daycare, Sell Existing Site, Acquiring New Land/Church...); Funding the project and COVID-19.

16) IS IT TRUE THAT THE CHURCH DESIGN CHANGED FEW TIMES? WHY?

CBC was mandated to optimize the design to bring cost down and make the church features more appealing. The vision and the building requirements changed few times due to program change, budget, value engineering and City of Markham inputs.

17) HOW CAN SOMEONE HELP? ARE YOU TAKING VOLUNTEERS?

If you have the time to volunteer, have experience with construction and/or engineering that, in your opinion, would bring value to the church, please get in touch with any CBC member. We have lots of work ahead of us and your support will be greatly appreciated.

18) IF I CAN'T VOLUNTEER, HOW ELSE CAN I HELP?

By donating funds or supplies. We also need your support during public meetings with the City of Markham and the neighbors around Lyndhurst Drive, where the building site is. Donors can also provide services and accessories to the church once the construction starts.

19) WHY DO YOU HAVE TWO ELEVATORS?

One passenger elevator and one service elevator for the multi-purpose space in the basement and kitchen.

20) WHAT ARE THE CHALLENGES WITH THE MULTI PURPOSE ROOM?

It is large space below grade with little windows.

21) ARE THE CLASSROOMS AN ADDED VALUE TO THIS PROJECT?

Absolutely. They will be used to host future kids and community programs (City requirement)

22) WHEN DO YOU ANTICIPATE FINISHING CONSTRUCTION OF THE NEW CHURCH?

This project has two phases, Construction and Finishes. This would be subject to available funding and obtaining Building Permit, but we anticipate construction to span over 2 to 3 years after the Building Permit is granted.

23) WHY DIDN'T WE REPAIR THE OLD CHURCH INSTEAD OF BUILDING A NEW CHURCH?

After the fire, the building was declared unfit for mass service to continue. The cost of repair was not justifiable due to the building being wood structure with low ceiling height in the basement and poor foundation, roof condition and do not meet current building code. There was no room for improvement or expansion to accommodate the growing size of our congregation.

24) WHY DOES THE CHURCH NEED FOUR OFFICES?

Part of the approved program and number of staff that would service the congregation growth.

25) WHAT IS THE TOTAL COST OF THIS PROJECT?

We anticipate the cost of construction to be around \$280 - \$300 per Sq.ft
Total project area is 27,000 Sq.ft so total anticipated cost is around \$8.0 millions

26) HOW DID COVID IMPACT THIS PROJECT?

COVID slowed down the process including SPA approval by the City. Further, COVID increased the construction cost significantly due to inflation.

27) ARE YOU PLANNING ON BUILDING IN STAGES?

Most likely. This would mainly depend on funds availability. The plan is to first build the shell structure and then complete the finishes and interior fixturing after.

28) HOW DOES THE NEW CHURCH SUPPORT SOCIAL GATHERINGS AND ACTIVITIES?

Classrooms and multi-purpose rooms can be used for educational and social activities.

29) WHY THE PLAN TO BUILD A DAYCARE WAS CANCELLED?

This decision was made by the church board and leaders after a trade study was done by CBC showing the pros and cons of the daycare.

30) CANCELLATION OF THE DAYCARE ELIMINATED POTENTIAL INCOME FOR THE CHURCH. HOW DOES THE CHURCH PLAN TO PAY THE BILLS?

Payments will be generated from the generous donations, fund raising events and activities, collections during Sunday masses and from the activities in the multi-purpose room for various events.

31) WHY WAS IT DECIDED TO USE EXISTING SITE TO REBUILD THE CHURCH INSTEAD OF FINDING A NEW SITE?

This option was not doable due to the complexity of rezoning the purchased land coupled with the unjustifiable and expensive real estate prices for already zoned land (Place of Worship).

32) WHAT IS VALUE ENGINEERING, AND HOW DID YOU APPLY IT ON THIS PROJECT?

Value engineering is a systematic process aimed at increasing the value of a product by improving functionality while keeping the costs low. This was achieved by not over designing the new building and by selecting efficient and durable materials.

33) IF PARKING WAS AN ISSUE DUE TO THE SIZE OF THE LOT. WHY UNDERGROUND PARKING WAS NOT CONSIDERED?

Underground parking was considered but the cost of excavation, construction and future operation cost and maintenance did not justify the benefits. If required in the future, a multi-level can be built on top of the ground parking beside the building.