



## OUR LADY OF SORROWS PARISH

### Annual Building Committee report – 2023

We are pleased to provide this year-end update of the important building and maintenance projects undertaken at Our Lady of Sorrows Parish in 2023 and also share information about what's in the planning stages for 2024.

Similar to any beautiful old house and property, there is always more work than resources and time. The OLS Building Committee takes a thoughtful approach to the long list of possible projects in and around the church buildings and property. Restoration and prevention are the two key filters that help focus which projects need to be prioritized and completed first.



### **2023 Building Committee Priorities**

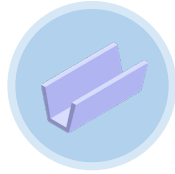


During 2023, the most urgent items focused on waterproofing the parish buildings. Over the years, the elements have caused deterioration and ongoing water damage in the Bell Tower itself as well as to areas in the church building below. As a result, these repairs were prioritized.

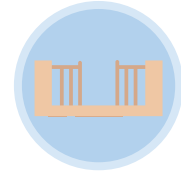
The Bell Tower work in 2023 came under Phase II of the OLS Church Roof & Masonry Project. (Phase I included masonry repair and flat roof replacement at the south end of the Church.) The work completed in 2023 includes:



Repaired the interior damaged masonry



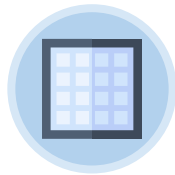
Repaired downspouts and eavestroughs to ensure proper drainage



Replaced the deck of the tower roof floor



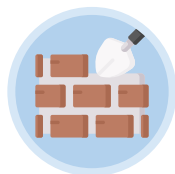
Expanded the size of the hatches to allow for safer access



Installed screens on the Bell Tower arches to keep out wildlife



Added copper flashing to Bell Tower windowsills to prevent future deterioration

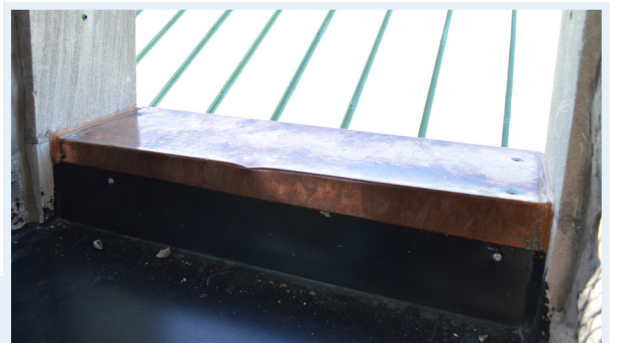


Completed “Pointing” of the exterior masonry at lower levels of the tower; cracked and disintegrated mortar joints were repaired

These before and after pictures illustrate how water, ice and snow have damaged the Bell Tower and eroded the masonry. The repair work completed has fixed the damage and provided a barrier against future problems.



Before



After

Waterproofing of the church and surrounding buildings has also been an important focus of work in 2023:

- Installed a roof drain to prevent pooling of water on the south flat roof,
- Replaced 2 flat roofs on the church that had reached the end of their life span,
- Completed “Parging” (coating applied to the above-grade portion of the foundation walls to defend against damage) and “Pointing” (repaired the cracked and disintegrated lower-level brick mortar joints) on the Running Room commercial building, the rectory/office building and the church.

### **2024 Building Committee Priorities**

For 2024, the main priority and areas of focus will continue to be the waterproofing of the parish buildings and work that relates to ongoing safety and security items.

With the continued support of parishioners, we are working towards completing the Church Roof / Masonry Project in 2024. The remaining items in the project include:

- repair flashing, gutters & stone caps around the church,
- copper roof repairs related to the snow guards,
- replacement of copper roof over front entrance,
- replacement of the exterior design feature at the top of the Bell Tower,
- replacement of the cross on top of the Bell Tower,
- masonry repair at higher elevations,
- treatment of the eroded limestone at the NE Bloor entrance.

In addition, painting and caulking the exterior of the stained-glass windows at the higher elevation is on the list for 2024. Many of the exterior lower windows were painted and caulked in 2022. Repairs to some outer glass of the stained-glass windows is also required.

With regards to safety and security, the following projects are being prioritized for 2024:

- replacement of the double wooden doors at the NE Bloor entrance (currently letting in rain & snow),
- replacement of the rectory front door (costs will be partially covered by a government security grant),
- repair of the patio stones in the piazza and some uneven sidewalks around the property.

In the coming months, the OLS Building Committee will continue to create detailed plans for the scope of work and timing and will solicit multiple quotes which will be reviewed by the Finance Council. Please continue to watch for the monthly maintenance updates in the last bulletin of each month for ongoing costing details, as well as the annual Financial Report to Parishioners (March/April).

The maintenance and repair projects completed in 2023 were funded in large part through your ongoing generous donations to the Roof / Maintenance collections over the past years.

OLS relies on your contributions as an important source of funding in order to complete the work planned for 2024. We are committed to being good stewards of your donations in order to keep our parish home in good repair so OLS can continue to be a place where our spiritual lives can thrive. During 2024, we will take up a dedicated 2nd collection each month towards the goal of completing the Roof Project. Thank you for your ongoing generous giving to the monthly OLS Maintenance fund.

Also, as the parish buildings age, some of the key operating systems in the church are coming to the end of their useful life. We are assessing these key systems -- the HVAC and sound systems, for example -- and will take time to review the scope and options to determine future funding needs.

If you have any question or comments, please contact Dolores Kwapien at [dolores@sorrows.ca](mailto:dolores@sorrows.ca) or 647-933-6212.