

**ALL SAINTS' PERSPECTIVE ON THE  
IMPLEMENTATION  
OF THE  
PETERBOROUGH COVENANT COMMISSION  
RECOMMENDATIONS**

**All Saints' Wardens, Incumbent, Deacons and Parish Council**

**April 2017**

## **ALL SAINTS' PERSPECTIVE ON THE IMPLEMENTATION OF THE PETERBOROUGH COVENANT COMMISSION RECOMMENDATIONS**

As of February 12, 2017 the matter of the future of the Lutheran Anglican parishes in Peterborough was placed in the hands of an Assessment Commission to be appointed by the Anglican Bishop of Toronto and the Eastern Synod Bishop of the Evangelical Lutheran Church of Canada. This Commission will present its recommendations on or about May 31, 2017.

The Assessment Commission will evaluate and assess each parish facility, programs, mission and ministries and recommend which two parishes are best suited to implement the recommendations contained in the November 2016 Covenant Commission's final report to the Bishop.

### **Peterborough Anglican/Lutheran Vision and Mission**

As part of their report, the Covenant Commission, after broad consultation with the five Peterborough parishes, recommended a new Vision and Mission for the Peterborough Anglican/Lutheran community:

#### **VISION**

*"We Are a Joyful Presence of God's Love in Our Community"*

#### **MISSION**

*"We Will Show and Share the Teachings of Christ in All We Do"*

*"We Will Reach Inward and Outward to Support One Another, Spiritually, Emotionally and Physically"*

The November 2016 Covenant Commission's final report states that "our new combined Vision and Mission recognizes where we are now and gives us the opportunity to begin the process of renewal. This can be realized, in part, by looking for new ways to reach into the community and support people spiritually, emotionally and physically, not just on Sundays but at times and in places that meet their needs. As we move forward, we need to continue to build partnerships within the community."

It also states that "the outreach activities across all of the churches are extensive and there is a desire to keep a strong outreach presence in the city. The structure of a reconfigured worship community will need to maximize opportunities to work with the surrounding communities."

### **All Saints' Perspective**

In this document, we provide our perspective on how All Saints' resources could be used for the implementation of the Peterborough Covenant Commission recommendations. We share our ideas on how All Saints' is well positioned to play a positive role in implementing the spirit and substance of this Vision and Mission.

We feel that All Saints' location, physical attributes and both current and potential mission and ministries make All Saints' best suited to implement the downtown parish's vision and mission outlined in the November 2016 Covenant Commission's final report to the Bishop.

In preparing this Perspective paper we fully recognize that the current All Saints' and St. John parishes will no longer exist as separate entities, instead being reconfigured into a new parish

with a new name and governance structure. For the purposes of this report we will refer to the new parish as the “Downtown Anglican Parish”, a Parish that we agree should be open, welcoming, inclusive, prayerful, and understanding.

## **Facilities**

The church and parish hall are extremely well located in the City of Peterborough and admirably configured to accommodate the Peterborough vision and mission in the context of the “Downtown Anglican Parish”.

Properties managed by All Saints’ include the church itself, the Parish Hall, the Terrace apartments (comprising seven units owned by All Saints’) – all in the Rubidge/Sherbrooke area, and the former St. Alban’s church property at Cameron and Monaghan in the city’s south end.

All Saints’ church is the largest Anglican building in Peterborough; it has a large, fully accessible nave, unobstructed sightlines, superior acoustics, ample level grade parking, easy access to public transit and a structure which is exceptionally well suited to be reconfigured for flexible multi-use and worship. The Congregation should be open to a “new way of doing church”– open to change. We envision modifications to the 500-person capacity nave of the church to repurpose approximately 30% of the area to create an informal welcoming/meeting area, and a chapel at the church’s narthex. This modification, along with a recently refurbished church nursery, will also allow young families with children to more easily participate in services.

The acoustics of All Saints’ are widely acknowledged as the best in the city for choral and instrumental performance. The church hosts the annual Kiwanis music festival and many times it has hosted choirs from all over the country and abroad, as well as orchestras and chamber ensembles. The possibilities are virtually endless for concert series in the city as well as hosting outside groups.

The Parish Hall, which was designed for and functioned as the first All Saints’ church, is fully accessible including an elevator, is bright, architecturally sound, aesthetically attractive, and has been recognized by both the City of Peterborough and the Peterborough Public Health Unit as the most desirable location and building in the south of Peterborough for outreach to families of low socio-economic status.

The Parish Hall and church buildings are in excellent condition. \$550,000 was raised in 2012 for capital upgrades resulting in a new church furnace (\$300,000), new roofs for the church, parish hall and Terrace apartments (\$150,000). Re-pointing of the church and bell tower is currently underway and adequate funds for this \$50,000 expenditure are available. We believe that a 2014 Condition Survey Report conducted for the All Saints’ parish buildings by A-D Engineering Group Lt.<sup>1</sup> supports our assessment that All Saints’ parish buildings are in excellent condition. Recommended repairs are relatively minor, progress has been made on many of them and adequate funds to make the repairs are available.

The Church and Parish Hall have adequate accessible (level grade) parking consisting of 54 church owned places and extensive street parking.

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<sup>1</sup> Appendix 1 Condition Survey’ Remedial Cost Estimates for All Saints’ buildings

In 2013 All Saints' negotiated a 15 year forgivable loan of \$150,000 with the city for refurbishing the (seven) All Saints' Terrace apartments to ensure the continued provision of low income supplemented housing in the All Saints' neighbourhood.

All Saints' parish has the highest insured building values of all Peterborough Anglican churches (\$12,550,000: Church, Parish Hall, Terraces, and Saint Albans building). The parish receives annual revenue generated from rental property including from the former St Albans church buildings and the Terrace apartments; some of this revenue (\$15,000 and \$30,000 respectively) is used for funding general All Saints' operations; the balance of these revenues funds outreach.

All Saints' has substantial financial resources to support the implementation of Covenant Commission's Vision and Mission. These include:

- Heritage Trust Fund: \$587,480
- Doris Fund: \$99,000
- Rectory Fund: \$270,000
- Capital Fund balance: \$50,000

## **Mission and Ministries**

### Our Vision

As the Covenant Commission Report noted, outreach activities across all of the churches are extensive. The Wardens of All Saints' agree that we need "new ways to reach into the community and support people spiritually, emotionally and physically, not just on Sundays but at times and in places that meet their needs." We think All Saints', as the future home of the Downtown Anglican Parish, is well placed to do this.

All Saints' parish has a rich 142-year history, initially founded to serve a rapidly growing industrial neighborhood dominated by the General Electric factory.<sup>2</sup> Today, it is widely recognized as being located in one of the poorest socio-economic areas of Peterborough. As well, it is now the only Anglican/Lutheran presence in the south half of the city, and is the furthest west, closest to an area that continues to grow, especially in light of the extension of the 407.

There is a large need for outreach to the economically disadvantaged and socially challenged families. There are current programs sponsored by the city, Health Unit and organizations such as All Saints' but the need is much larger.

Our vision for the Downtown Anglican Parish includes:

- Becoming a daily helping presence in the local community through financial and logistical support for single parent families, through affordable daycare, mothers' forums and support groups, after school care, and enhanced Health Unit and City programs (e.g. nutritious cooking programs)

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<sup>2</sup> Appendix 2 A Brief All Saints' Parish History

- Providing for people living on the margins; providing services and necessities to disadvantaged individuals and groups in the community including the elderly, children of low income families, the homeless, people of disabilities and the working poor
- Becoming a local hub for the existing YWCA/YMCA community food box programs
- Maintaining and enhancing an Anglican spiritual presence in the downtown portion of the city of Peterborough including its southern half to support the current Anglican community while increasing opportunities for spiritual growth for local families
- Building on the strength of our music ministry by expanding the current Choral Scholars program and initiating a local neighbourhood music ministry under the sponsorship of the Choir

In addition to the above initiatives, we believe that there is substantial potential for enhancing our reach into the community to “support people spiritually, emotionally and physically, not just on Sundays but at times and in places that meet their needs”. We envision initiatives such as weekly informal services in the church or parish hall that combine a meal with an Anglican liturgy, to respond to single people and working families not able to attend traditional Sunday services.

These options for the new Downtown Anglican Parish link with All Saints’ current Outreach Ministry/Mission programs including:

- Missional Outreach Committee, the work of which is geared toward support for families in the local All Saints’ neighbourhood
- A very active Pastoral Care program led by dedicated clergy and lay people, who share their time to help keep faithful souls who are unable to attend church connected to their spiritual home and continue to feel part of the church. The visitors also offer communion to those who are no longer able to attend services.
- The Doris Fund, an endowed fund (\$99,000), the general purpose of which is to “serve as financial backing providing services and necessities to disadvantaged people and groups in the community including the elderly, children of low income families, the homeless, people of disabilities and the working poor”
- City Outreach Initiatives. All Saints’ has been involved in other community outreach programs including the Warming Room and the One Roof Diner which build on existing outreach programs and function as community hubs for people living in the downtown
- All Saints’ music programs, an integral part of worship at All Saints’. For generations All Saints’ has had the largest Anglican choir in Peterborough (currently 35+) and the church is the only building in the present configuration of the Peterborough Anglican and Lutheran churches that can accommodate a choir of this size. A special feature is the Choral Scholars program which provides financial and emotional support to 12 of the younger choir members
- The (seven) Terrace apartments owned by All Saints’ provide low income supplemented housing in the All Saints’ neighbourhood

All Saints' also has a variety of organizations which support and provide mission to church members, including the Chancel Guild, ACW, Seniors Club, Faithworks, annual production and city-wide sale of All Saints' Easter eggs, Coffee Hour, Prayer Chain, and Bible Study.

### **The Transition Phase**

It is our understanding that, per Canon 13, a transition phase would begin as soon as possible following the approval of the Assessment Commission's report by the Bishop and the Diocesan Council and would last until the designated Parish sites commence their new ministries with clergy and lay leadership having been selected and appointed.

We note that Canon 13 states:

*"All appointments of clergy or laity of the merged parishes or congregations, including the Incumbents, assistants in ministry, Churchwardens and other lay parish officials, shall terminate as of the date of the approval by the Bishop and the Diocesan Council of the merger, but the Bishop may in the Bishop's discretion continue any clerical or lay appointments on such terms as the Bishop deems fit, or make other appointments."*

We strongly suggest that the Bishops appoint appropriate clergy and lay facilitators to work with the respective congregations during this transition phase. It is further suggested that the clergy appointed to assist in this transition not be chosen from the current incumbents or priests in charge. Given the complexities, both legal and practical, regarding financial matters and the reallocation, transfer or disposal of physical assets, the bishops may feel it necessary to appoint additional experts in this field to assist in this area. We see current clergy and wardens as valuable resources for those appointed to assist and guide the transition.

We understand that at an appropriate time during the transition phase Parish Selection Committees for the two new parishes will have to be appointed/selected along with experienced diocesan facilitators. The timing for the appointment/selection of these two committees would hopefully dovetail with the efforts of those working on the many aspects of the transition phase so that new clergy leadership would be ready to join their new congregations as soon as is practically possible.

### **In Closing**

We have attempted to provide our perspective on how All Saints' resources should be used for the implementation of the Peterborough Covenant Commission recommendations. We think that All Saints' facilities, repurposed as the home of the new Downtown Anglican Parish, are well suited to implementing the spirit and substance of this Vision and Mission.

We must be aware of our history but not restricted by it. We understand that the Assessment Commission has been charged with making recommendations that are difficult and complex, and we hope that our analysis of the merits of All Saints' parish has been helpful to the Assessment Commission. We would be happy to provide the Assessment Commission any additional information that they may require to assist them in their work.

## Appendix 1

### Remedial Cost Estimates from a Condition Survey of All Saints' Church, All Saints' Parish Hall, St. Albans Church and Quonset Hut

An extensive Condition Survey for the All Saints' parish buildings was conducted in by A-D Engineering Group Lt. In December 2014. The mandate for the 72 page report Included making observations and assessments (internally and externally) throughout the four All Saints' buildings, providing recommendations for remedial work Including approximate costs for these repairs, preparing a formal report of findings including deficiencies, recommendations, related cost estimates, and remedial design criteria.

Outlined below is a listing of the remedial cost estimates for the four buildings. The report authors noted that "the production of the detailed drawings and specifications suitable for tendering purposes was not within the scope of the work. Therefore, for budgetary purposes, the construction costs assigned are approximate costs only."

We believe that the A-D Engineering Group report supports our assessment that All Saints' parish buildings are in excellent condition. Recommended repairs are relatively minor, progress has been made on many of them and adequate funds to make the repairs are available.

#### All Saints' Church Remedial Cost Estimates

- (1) Seal openings in the boiler room - \$2,000 to be completed in a 6 month time frame.
- (2) Exterior and interior masonry remedial works - \$10,000 allotted over the next 10 years where deterioration is most significant.
- (3) Filling cracks, interior finishes of the church – optional, depending upon concern for aesthetics and funding available.

#### All Saints' Parish Hall Remedial Cost Estimates

- (1) Installation of stair railing - \$1,000 to be completed in a 6 month time frame.
- (2) Isolated roof asphalt shingles - \$2,000 with 2 year time frame (ridge areas).
- (3) Exterior masonry remedial works - \$3,000 allotment with a 5 year time frame.
- (4) Filling cracks, interior finishes of the church – optional, depending upon concern for aesthetics and funding available.

#### St. Albans Church Remedial Cost Estimates

- (1) Re-anchoring the disengaged railing post - \$700 to be done immediately.
- (2) Installation of fire exit signs and appropriate hardware - \$5,000 to \$10,000 to be completed as soon as possible.
- (3) Installation of eaves troughs, downspouts, and extensions - \$10,000 with a 1 year time frame.
- (4) Painting and weatherproofing of damaged timber - \$1,000 (volunteer and touch up with a 5 year time frame).
- (5) Filling cracks, interior finishes of the church – optional, depending upon concern for aesthetics and funding available.

### **Quonset Hut For St. Alban's Anglican Church Remedial Cost Estimates**

- (1) Installing downspout and extensions - \$1,000 with a 6 month time frame.
- (2) Installing asphalt shingles - \$400 (a few at the base) with a 6 month time frame).
- (3) Caulking of the flashing at the separation - \$800 (with a 6 month time frame).

## **Appendix 2**

### **A Brief All Saints' Parish History**

All Saints' parish has a rich 142-year history, initially founded to serve a rapidly growing industrial neighborhood dominated by the General Electric factory. Today, it is widely recognized as being located in the poorest socio-economic area of Peterborough.

In 1875, in what was then known as the South Ward Mission under the direction of The Reverend J.W.R. Beck of St. John's Anglican Church, Sunday services and Sunday school were held in a small building on Dalhousie Street near Rubidge. This property was owned by a Miss Chamberlain who also owned the land on which the present buildings are located.

The first Christmas service was held in the new building, the present Parish Hall, in 1891, with 42 communicants. By 1897 this building was free of debt and the mission became known as All Saints' Parish.

On January 22nd, 1902, the Reverend N.L. Arbitrage was inducted as the first Rector of All Saints' as it became an independent parish and no longer a mission. The cornerstone for the present church building was laid on July 9th, 1909 with the first service on October 23rd, 1910.

In June of 1981 the opening service for the General Synod of the Anglican Church of Canada was held here in All Saints' with over 700 present: Archbishops, Bishops, Clergy and Laity.

On November 30th, 1983 a devastating fire caused a million dollars damage. In the thirteen months of reconstruction, the parish worshipped in its original Church - the Parish Hall.

The rebuilding of the Church brought about a number of structural changes: a retro-fit to meet new provincial building and fire codes; a redesign of the Chancel to bring the Altar to the center of worship; design and building of a splendid tracker action organ; and the building of a new office addition with a ramp access for wheelchairs and fully accessible washroom. The restored All Saints' was rededicated on January 27th, 1985 with Archbishop Lewis Garnsworthy preaching and officiating. The next year in January of 1986 the new organ was completed and dedicated.

In 1996 the Church building was completed with the addition of the Church tower. The tower was dedicated by the Bishop of Toronto, the Rt. Reverend T.E. Finlay on All Saints' Day, November 1st 1996.