

# Executive Summary

The Anglican Diocese of Ottawa requested an update to its current real estate portfolio surrounding thirteen parishes within the Diocese. These thirteen parishes include nine within the Ottawa Centre Deanery and two from both the Ottawa East and Ottawa West Deaneries. The nine parishes within the Ottawa Centre Deanery include: Church of the Ascension, Church of the Resurrection, St. Alban the Martyr, St. Bartholomew's, St. James Leirim, St. John the Evangelist, St. Matthew's, St. Thomas the Apostle and Trinity Ottawa South. The two parishes from the Ottawa East Deanery include: St. Columba and St. Margaret's Vanier. The two parishes that were included from the Ottawa West Deanery include: St. Barnabas and St. Luke's.

Churches across North America have been facing membership decline, and rising costs associated with operating aging buildings (Martin & Ballamingie, 2016; Ontario Professional Planners Institute, 2018; Pew Research Centre, 2015). One method of overcoming such challenging trends is through property development or redevelopment. A thorough understanding of ability to (re)develop properties requires comprehensive analysis, accounting for planning regulations, planning regulations, and the social fabric surrounding the site.

The following report is a comprehensive analysis of all thirteen parishes chosen by the Anglican Diocese of Ottawa, and updates the real estate portfolio of each individual Parish property. The report concludes with clear recommendations regarding the feasibility of general development and suitability of affordable housing among all thirteen Parishes. The analysis for each Parish takes into consideration the following primary variables: land use and zoning regulations, heritage conservation policies, environmental constraints, circulation studies, real estate trends, demographic analyses, and site-specific attributes.

## Method

The variables of analysis for this report were chosen primarily through professional judgement of the Project Team in consultation with the Project Coaches and Supervisor



