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 Leitrim, 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

-metre radius around each Parish property.

Data was then collected from the 2006 and 2016 Censuses of Canada, and confined to dissemination areas within or touching the study area boundary. Over 140 demographic variables – based on age, sex, income and housing – were collected and examined for the analysis.

The second variable included residential real estate market analysis. This analysis examined construction starts, vacancy rates, rental rates and the average price of houses that were listed on September 28, 2018. This analysis used the same study area boundaries as those found in the demographic analysis. The data for this analysis came from the Canada Mortgage and Housing Corporation (CMHC) and the Ottawa Real Estate Board. Analyyzing this data helped facilitate a thorough understanding of the residential real estate trends in the area surrounding each parish, contributing to a broader discussion surrounding the suitability of affordable housing for each Parish property.

The third variable consists broadly of circulation, services and amenities within the study area of each parish. For this variable, a 1.5-kilometre radius was used, as this distance denotes an acceptable walking distance by an able-bodied person. Data was collected through and amenities within the study area area.