

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. Each variable is multi-faceted and unique. Further, variables were examined through an extensive process that included site visits, document analysis, and computerized data collection.

The first variable is demographics, which considers the surrounding area of each Parish. Study areas were created around the Parishes properties in order to confine the data to a specific geographic location and examine the demographic characteristics of the area. The study areas were delineated by putting an 800-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. Analyzing 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 in-person site visits, and online sources and software such as Walk Score, Google Maps, and GeoOttawa. Data analysis facilitated in-depth understanding of the social and physical

composition of the neighborhood of each Parish. This understanding is particularly important for understanding property-specific affordable housing suitability.

The fourth variable included a comprehensive review of the policy and regulatory framework surrounding each parish. This analysis examined Ottawa’s zoning regulations, and policies from Ontario’s Provincial Policy Statement (PPS), Ottawa’s Official Plan (OP), and applicable secondary plans and community design plans. This section is imperative for insight into the planning and development feasibility for each property, as it provides an overview of the policies and regulations that dictate acceptable land-uses, and types and dimensions of structures allowed on each Parish property.

The fifth variable focused on creating an environmental pre-assessment to determine whether any significant environmental features were located within close proximity of each parish. In order to complete this pre-assessment, the authors used Ottawa’s Environmental Impact Statement (EIS) Guidelines – a planning document used by the City of Ottawa to document existing natural features and mitigate the effects of development on the natural environment. The EIS Guidelines identify tangible indicators (such as unstable slopes and significant wetlands), which we gathered through online databases, and analyzed with geospatial data pertaining to each indicator. A radius was drawn around each parish to determine whether each indicator fell within the boundaries of the radius.

The final variable examined the heritage context for each Parish property. Heritage conservation is a policy directive implemented through all levels of Canadian government, and is a key feature that can have major planning implications for future development. Analysis focused on whether Parish properties are: (1) included on Ottawa’s Heritage Reference List; (2) in the process of being reviewed by the City of Ottawa’s Heritage Inventory Project; (3) included on Ontario’s Heritage Register; (4) individually designated heritage properties; (5) in a Heritage Conservation District; (6) have a heritage overlay; and/or (7) have an Ontario Heritage Trust conservation Easement agreement on the property title. In order to examine the heritage features of each Parish property, we utilized the City of Ottawa’s Website, Geo Ottawa, the Ontario Heritage Trust Website, and communications with Ottawa Heritage Staff. To provide property management and

development implications, we extensively analyzed relevant sections of the *Ontario Heritage Act*, R.S.O. 1990, C.O.18, individual heritage property designation by-laws, Heritage Conservation District Plans, and heritage toolkits from Ontario’s Ministry of Tourism, Culture, and Sport.

Deliverables

Upon completing the analyses, the Project Team compiled two-sided briefs for each parish with key findings from all six variables. The briefs function as a planning guide for those who may not have had exposure to urban planning concepts and frameworks. As such, they provide information for those who wish to acquire a quick glance of the planning and real estate context surrounding each parish.

Longer and more comprehensive commentaries for compliment each brief with additional information and explanation of property implications for each variable – these longer analyses provide greater insight into the findings for each brief. Summary tables, including relevant graphs and charts, are also included in the appendix section of the report.

Recommendations

From the findings, two different sets of recommendations were compiled: (1) general property (re)development feasibility, and (2) suitability for affordable housing.

Future Considerations for General Property (re)Development

To formulate recommendations for general (re)development feasibility for each parish, an analysis was conducted that combined the policy and regulatory framework, including Official Plan and zoning, environmental constraints, and the heritage conservation sections. This way, the team could form sound recommendations regarding the most feasible Parish properties for (re)development. The following list of Parish properties were deemed most feasible for (re)development:

- **St. Columba, St. James Leitrim, St. Matthew’s, St. Margaret’s Vanier, St. Thomas the Apostle and Trinity Ottawa South.**

The following list of Parish properties were deemed moderately feasible for (re)development:

- **St. John the Evangelist and St. Luke’s.**

The following list of Parish properties were deemed least feasible for (re)development:

- **Church of the Ascension, Church of the Resurrection, St. Alban the Martyr, St. Barnabas, St. Bartholomew’s.**

Future Considerations for Affordable Housing Suitability

A separate analysis was conducted to determine which parishes were most suitable for affordable housing. This analysis combined the **demographic, circulation and residential real estate** sections in order to decipher which parishes were more suitable for affordable housing needs.

As such, the following list of parishes were identified as the strongest in terms of suitability for affordable housing:

- **St. Alban the Martyr, St. Barnabas, St. John the Evangelist, St. Luke’s and Church of the Ascension.**

The following list of parishes were identified as moderately suitable for affordable housing:

- **St. Margaret’s Vanier, St. Matthew’s and Trinity Ottawa South.**

And the following list of parishes were deemed the least suitable for affordable housing:

- **St. Bartholomew’s, Church of the Resurrection, St. Columba, St. James Leitrim and St. Thomas the Apostle.**

Consolidated Considerations

In order to formulate final recommendations for the Diocese, the analyses for both general (re)development feasibility and suitability of affordable housing were combined. As a result, the following parishes were considered the most suitable for the development of affordable housing:

- **St. John the Evangelist, St. Margaret’s Vanier, St. Matthew’s and Trinity Ottawa South.**