



TRANSFORMING FAITH PROPERTIES FOR COMMUNITY IMPACT

We envision the historic land wealth of Canada's faith communities redeployed with new social impact investment, creating an equitable future for our cities, towns and villages.



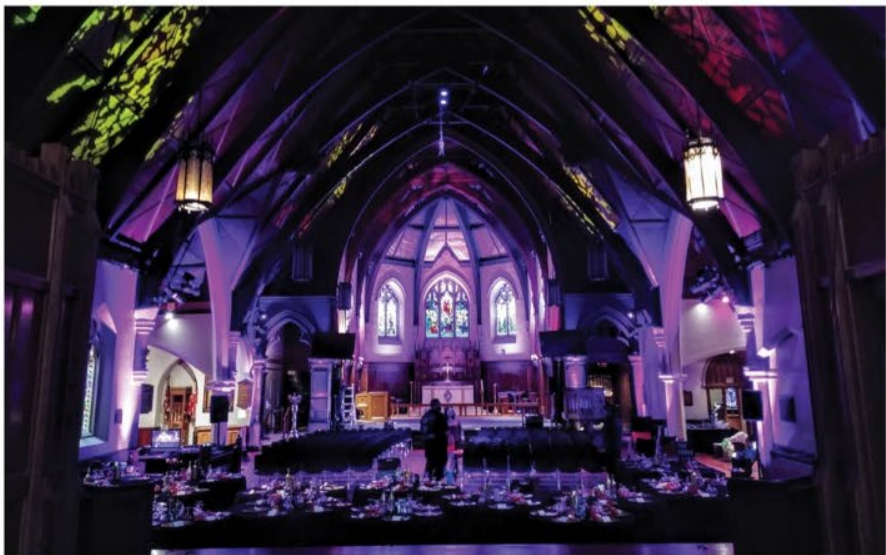
TRINITY CENTRES FOUNDATION
FONDATION DES CENTRES TRINITÉ

THE PROBLEM

CHURCHES IN CRISIS CITIES IN NEED

As North America's colonizing religions experience unprecedented change, they leave behind both a challenge and opportunity to deploy the places they steward. When these anchor properties enter the speculative property market without a coherent strategy, important urban diversity and stability is lost. Traditional congregations often are not aware of new social impact investment opportunities. Nor do they understand how to transition their existing religious models towards new opportunities for justice, equity and their own success. Other social sector organizations are reluctant to dialogue with faith communities, and opportunities are lost, like ships passing in the night.





THE SOLUTION

PRESERVING, RESTORING AND REPURPOSING

By applying our social business model that generates both societal and economic value, we enable churches to continue creating positive change while maintaining a secure financial future. Our process uncovers innovative ways faith groups can engage their communities, while advancing social inclusion and revitalizing neighborhoods.

Transformed faith properties are a focal point for community engagement and dialogue that builds on values of friendship, collaboration and belonging. We partner with groups that are interested in maximizing their social impact. We work with them to create inclusive and inspiring places where people can socialize, pursue common interests, learn, and find support when needed.

Who We Are



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Church buildings represent one of Canada's most under-utilized large asset classes. Within this new Foundation, Canada's financial and property sectors are coming together to look at how we can increase community and charitable utilization.

We are creating a new phase or category of infrastructure which builds core Canadian values of friendship and neighborliness. It is time for this new model, and it is my privilege to be part of an expert team of volunteer advisors using our skills to make this happen.

Jason Barrett, Director, Business Development at Ardenton Capital Corporation

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Churches and Historical Urbanism

- I. Many of Canada's finest church buildings were given free land and tax benefit in exchange for providing national and linguistic gatherings for Canada's second nations of French, English, Scottish, Irish and later other European migrants.
- II. When Scotland wanted Scots to emigrate from Scotland they built Presbyterian churches. When England wanted the English to emigrate from England and feel at home, they built Anglican churches.
- III. Houses of worship were built to provide refuge, social ties, economic networks and embody a spiritual and cultural presence in a new world.
- IV. Canadians arriving after World War 2 were not being offered a prime acre of land to build a faith community.

Our Urban Challenge

“Our City has seen seven church closures, one wrecking ball and a growing sense of frustration by the community at the loss of their neighborhood heritage. We need a multi-level policy solution to the planning crisis caused by widespread church failures across Canada”

- Erik Hanson, Heritage Planner, City of Peterborough, Ontario

- The National Trust for Canada reports that religious institutions are the second-largest landholder in Canada, behind only the Federal government.
- Estimates are that 10,000 of Canada’s 28,000 church buildings will close in the next 10 years.
- There are 86,000 registered charities in Canada and 30,000 are religious. 20,000 of these own a building and 6,000 are in some state of financial disrepair with multi-year deficits.



Socio-economic Impact of Church Closures

- I. Between 2009 and 2018, 4,289 Canadian congregations closed.
- II. The declared value of closed church land and buildings during this period was \$14.5 billion.
- III. In their final year of operation, assets reported by closed congregations totaled almost \$850 million.
- IV. TCF measures the impact of church closures on communities.

Source: Charities Directorate and CRA T3010 annual filings

ART OF THE POSSIBLE

feasibility study services

1

PROPERTY STUDIES

Building / Property condition, urban planning and existing cost analyses reviews.

2

CONGREGATIONAL ENGAGEMENT

Board, congregational and committee meetings, retreats and one on one listening.

3

NEIGHBOURHOOD ENGAGEMENT

Neighbour, municipality, activist, and related organization meetings and communication.

4

PRO-FORMA

Creation of pro-forma, financial outlook analysis, as well as a financial best use scenario.

5

ARCHITECTURAL DESIGN

Architectural intervention research, planning, design, drawings presentations, renderings.

6

PROPERTY BROKERAGE

Listening and/or negotiating with potential renters, partners and [in some cases] buyers.

7

FINANCE BROKERAGE

Listening and/or negotiating with potential social finance funders, donors and investors.

8

SCENARIO PRESENTATION

Preparing detailed arguments for and against specific courses of action and working with the congregation, to evaluate them.

Art of the Possible projects typically cost between \$10,000 and \$100,000, depending on the size and complexity of the project. Grants and funding may be available to cover these costs.

Neighborhood Churches: St. Jax, Montreal

The Anglican Diocese of Montreal, Church of England Diocese of London (UK), Action Refugee Montreal, Cirque Le Monastere and face 50 other nonprofits and charities have come together to form this pilot project, activating one of Montreal's most iconic 30,000 sq ft heritage church buildings + 10,000 sq feet of green space.



St Jax Montreal



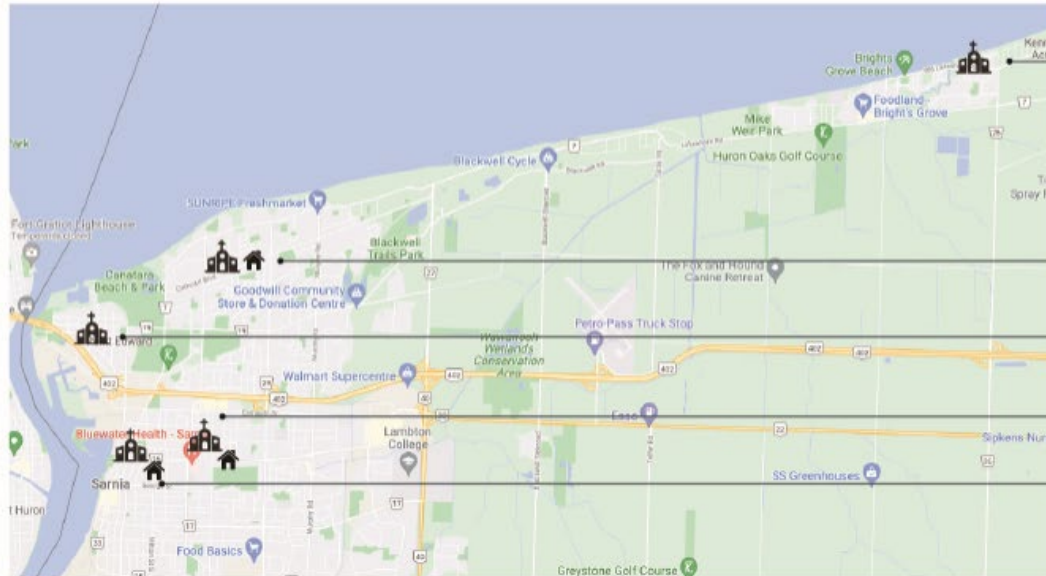


Cities: McConnell Foundation and Montreal Round Table Program



Regions: The Diocese of Huron and Sarnia

ANGLICAN CHURCHES IN SARNIA



ST. JOHN'S IN THE WILDERNESS

ST. BARTHOLOMEW CHURCH & RECTORY

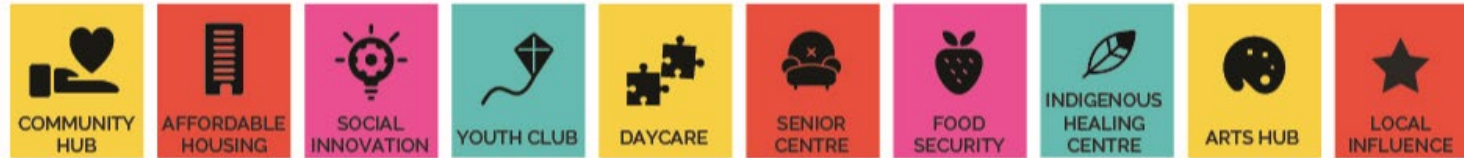
ST. PAUL'S ANGLICAN

CANON DAVIS MEMORIAL AND RECTORY

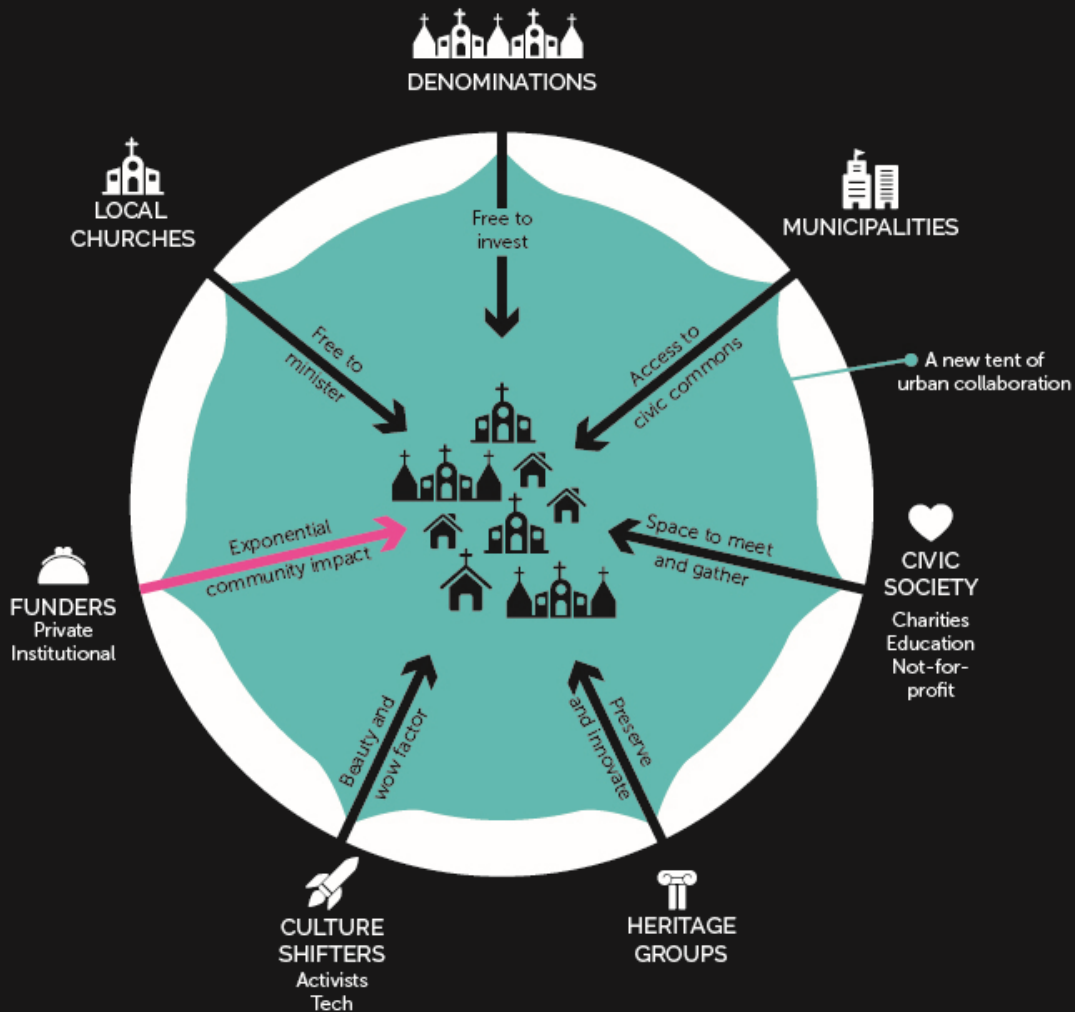
ALL SAINTS CHURCH AND RECTORY

Regions: The Diocese of Huron and Sarnia

BETTER TOGETHER



THE ART OF THE POSSIBLE



New Steeple: TCF Fund and Brokerage Service



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