

Progress Update: Affordable Housing and the Strategic Property Plan

Since 2019, the Synod has adopted resolutions and given mandates to address housing. In response, the Synod Council has advanced this work through the Strategic Property Plan, adopted in September 2024. This plan anchors every land and property decision in our faith and mission. At its heart, it is about transforming under-used space into opportunities for mission, ministry, housing, and community impact.

As of October 2025, tangible steps are complete or underway, progressing through an iterative approach that remains anchored in core objectives.

What We've Achieved Together

- Renewed land leases to secure 110 existing affordable and supportive housing units (e.g., at All Saints Sherbourne and St. David Donlands), with further renewals scheduled through 2030 to sustain existing stock.
- Repurposed a closed church and hall into a 50-bed municipal shelter.
- Released \$3 million in diocesan grants and loans to nearly 20 parish-led initiatives, which specifically includes support for two parishes (with existing housing programs) to expand affordable, deeply affordable and supportive housing stock.
- Approved \$19.2 million in parish capital projects under Canon 6, including those enabling housing-related redevelopment.
- Launched a \$5 million Pre-Development Fund (supplemented by \$1.5 million from strategic property dispositions) to stimulate re-development initiatives.
- Formed partnerships with non-profits for land lease models that generate parish revenue while prioritizing affordability in housing.

Housing Consolidation Initiative

- Advanced unification of over 1,000 Anglican-related units under a single corporation to strengthen governance and operations to protect and preserve current housing stock.
- Seeks to engage in parish and diocesan land-leases to create new affordable housing, generate sustainable parish revenue, and resource ministry and mission.
- With support from the City of Toronto Housing Secretariat, a consolidation pilot is anticipated in 2026.

Guiding Principles

- Redevelopment and repurposing models prioritize preserving parish vitality and sustaining ministry and mission.
- We actively engage with trusted community, non-profit, and municipal partners to inform our strategies.
- Land-leases allow for long-term stewardship of property, generate sustainable income and provide resources for ministry and mission while shielding the Diocese and parishes from development risks.
- We honour reconciliation and right-relations by ensuring that, as property strategies evolve, these commitments are not only sustained but potentially expanded through creative and faithful stewardship.

Advocacy and Community Engagement

- Advanced a strong public voice on housing by responding to the Ontario Budget, shaping election resources, opposing Bill 6 and encampment policing measures, and joining coalitions such as Fair Rent Ontario and the Encampment Justice Coalition.
- Mobilized parish and local action, with 70% of parishes endorsing the 2024 Vestry Motion on the *Right to Housing*, outreach to MPPs, and support for small-scale neighbourhood shelters through petitions and public participation.

Looking Ahead

We will continue to support housing development and property revitalization through a range of approaches, including strategic partnerships, land leases, renewed agreements, and parish-led initiatives. We will also strengthen cross-sector collaborations to meet housing needs in ways that align with the Church's mission and ensure long-term sustainability.

Next Steps

Implementation of the Strategic Property Plan will continue through 2027, with a second iteration of the plan in active development. Please refer to the September 2024 Synod Council report relating to the adoption of the first iteration of the plan. For inquiries, please contact the Property Resources Department.