



2021

ANNUAL REPORT



TRINITY CENTRES FOUNDATION
FONDATION DES CENTRES TRINITÉ

EXECUTIVE SUMMARY

As we close another year, we reflect on the shifts that have occurred across North America and around the world as a result of the COVID-19 pandemic. For organizations that rely on in-person gathering this has been a significant test of their creativity, resilience, and relevance to the communities that they live in. I've been personally awed by the ingenuity demonstrated by organizations, religious and secular, in the face of very daunting circumstances. However, this pandemic has also greatly accelerated the decline of underutilized faith properties in desperate need of a reimagining.

Throughout 2021, the number and quality of faith properties we've been called to engage on, increased dramatically. We increased our involvement in Canada's social finance ecosystem, by supporting one of Edmonton's oldest churches in securing Investment Readiness Program financing for an ambitious multi-stakeholder partner search and to explore the redevelopment of their property. We supported the \$4.5 million sale, financing and new lease agreement between West Hill United and the Boys and Girls Club of Scarborough, maintaining the home or essential community programming in a community that needs the support. And we began planning for affordable housing on a 4-acre site in Calgary, Alberta, in a location that is ideally positioned adjacent to a planned LRT line.

Going into 2022, there are incredible opportunities to strengthen our partnerships across the charitable sector and sharpen our focus on supporting Black, Indigenous, LGBTQ+ and other historically marginalized communities across Canada to find a home in properties that need a renewed purpose. Within the challenges faced by faith property owners, there is an opportunity to expand our capacity to serve the most vulnerable, and truly rethink what it means to be in and part of a community.

Yours Faithfully,
Rev'd Graham Singh, CEO



CHARITABLE OBJECTIVES

In recognition and furtherance of the historic role of churches and church property in providing benefits to the community, the Corporation is formed for the following purposes:

1. to improve the efficiency and effectiveness of other registered charities by providing facilities and services, at below market rates, to house and otherwise support the operations of other registered charities, including churches and religious institutions, that carry out activities for the benefit of the community;
2. to receive and maintain a fund or funds and to apply all or part of the principal and income therefrom, from time to time, to charitable organizations that are also registered charities under the Income Tax Act (Canada); and
3. to undertake activities ancillary and incidental to the attainment of the above charitable purposes.

BOARD OF DIRECTORS

Rod Bergen

Jay Barrett

Graham Singh

Michael Smith

Marie-Sol Gaudreau

CHARITY SUMMARY

1439 rue Sainte-Catherine Ouest, Montréal QC, H3G 1S6

Trinity Centres Foundation is a charity registered with the Government of Canada #753340314RC0001

PROJECTS

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- St Jax Montréal, QC
- St Matthews Lutheran Kitchener, ON
- McDougall United Edmonton, AB
- Knox Presbyterian Stratford, ON
- West Hill United Scarborough, ON
- Bonar Parkdale Presbyterian Toronto, ON
- Bonar Parkdale Presbyterian Toronto, ON
- Celebration Church Brantford, ON
- The Well Church Vaughan, ON
- Sainte-Lucie-des-Laurentides, QC
- L'Arche Canada, NB
- Diocese of Huron, ON
- First Unitarian Toronto, ON



ST JAX MONTRÉAL, QC

The Anglican Diocese of Montreal, Church of England Diocese of London (UK), Action Refugee Montreal, Cirque Le Monastere and 50 other nonprofits and charities have come together to form 'Centre St Jax', activating one of Montreal's most iconic 30,000 sq ft heritage church buildings, and 10,000 sq feet of green space. The project was made possible by \$2 million in donation & grants, in addition to \$1.2 million in financing from the Diocese of Montreal.



MCDUGALL UNITED EDMONTON, AB

One of Edmonton's oldest church, McDougall United, is working towards the redevelopment of it's 111 year old property. With support from the Government of Canada's Investment Readiness Program, we are assessing both development and renovation options for this historic city center property.



ST MATTHEWS LUTHERAN KITCHENER, ON

Recognizing that their historic church property was being underutilized, St Matthews Kitchener requested a Community Stakeholder Engagement and Feasibility Study for a proposed Community Hub and project operation model. The process involved interviewing community stakeholders, connecting with the congregants themselves and exploring various options to unlock the potential of this community space at the core of Kitchener.



KNOX PRESBYTERIAN STRATFORD, ON

Knox Presbyterian, Stratford Arts Collective and a local property developer were brought together in partnership, with a view to creating a mixed-used community hub and housing project. The partners plan to sell a portion of the developable land, estimated at \$2 million, to fund the redevelopment project.



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BONAR PARKDALE PRESBYTERIAN TORONTO, ON

Bonar Parkdale approached TCF along with its Presbytery, looking for help in understanding the magnitude of renovations and new governance requirements at its historic 1000 seater church building, set alongside a social housing project previously initiated by the church. TCF began its Art of the Possible process, in order to respond.



THE WELL CHURCH VAUGHAN, ON

The Well Church is a congregation of the Christian and Missionary Alliance, currently operating out of 3 rented sites in the North Toronto region. TCF continues to assist The Well in approaching mainline congregations and/or other potential property solutions, in order to help them establish a more long-term lease or ownership position in the region.



CELEBRATION CHURCH BRANTFORD, ON

Celebration Church in Brantford, has successfully sold their 30-year-old building to another congregation and leased new premises in a converted warehouse complex. The new property is being redesigned a community-hub, and structured to create the possibility of community ownership.



SAINT-LUCIE-DES-LAURENTIDES, QC

The municipality of Sainte-Lucie-des-Laurentides approached TCF to support in repurposing a church that was gifted to the municipality in 2020. Recognizing the opportunity that exists with the church situated at the city centre, the municipality hired TCF to evaluate potential scenarios for the churches reuse, manage the redevelopment process, and identify funding opportunities for the development.



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L'ARCHE CANADA, NB

TCF supported L'Arche Canada's Inclusive Housing Solutions Lab as a member of their National Community of Practice. The Housing Lab asked, "how can we work together to ensure that everyone – including persons with intellectual disabilities, has an affordable and accessible home that supports a sense of belonging and connection to the community?" TCF was able to represent how faith properties can be an important part of inclusive housing development.



FIRST UNITARIAN TORONTO, ON

First Unitarian had sold its large Toronto site and we began searching for a new location for them in 2020. In 2021, we helped them purchase 473 oakwood Avenue, a former Ontario Ballet School site.



DIOCESE OF HURON, ON

The Anglican Diocese of Huron hired TCF to assess and evaluate all of the properties in the Diocese towards the development of a building a site strategy. In addition to evaluating the health and viability of properties across the region, TCF was tasked with identifying five properties that could potentially be redeveloped into some form of social purpose real estate.





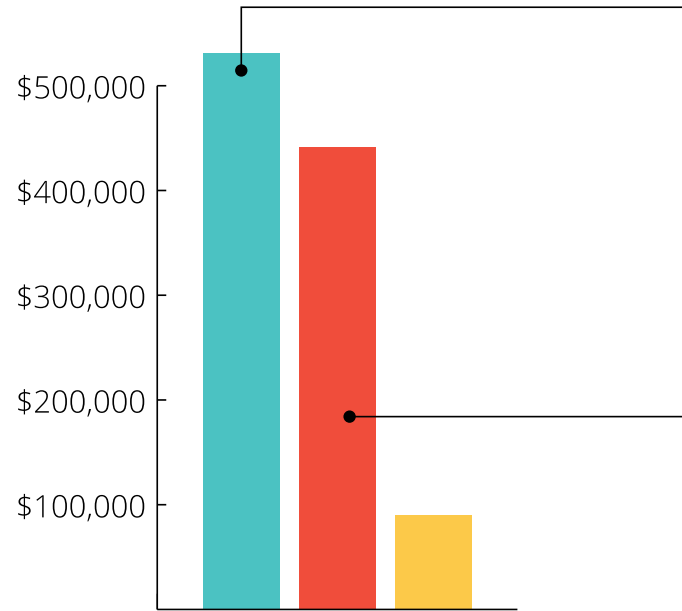
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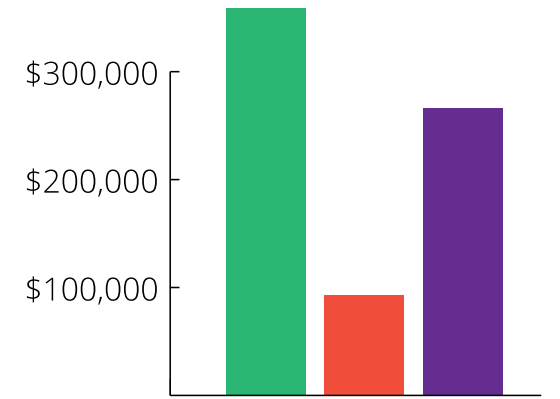
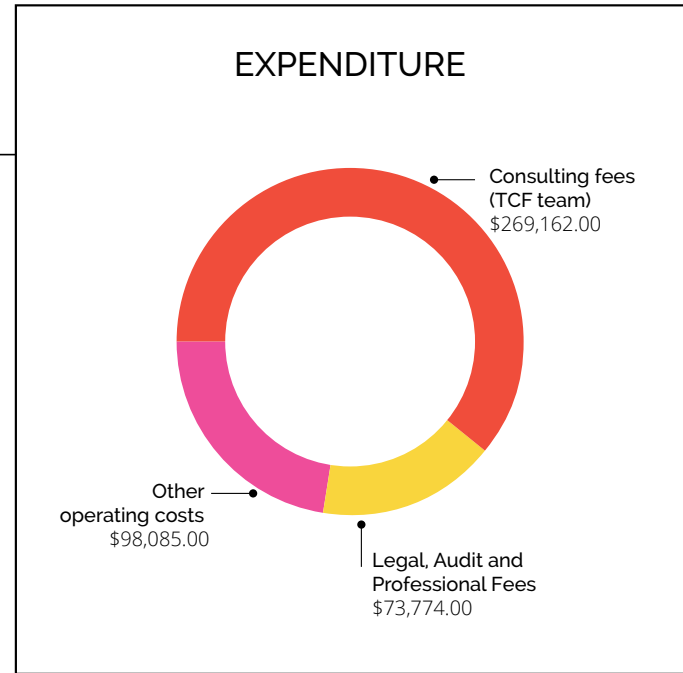
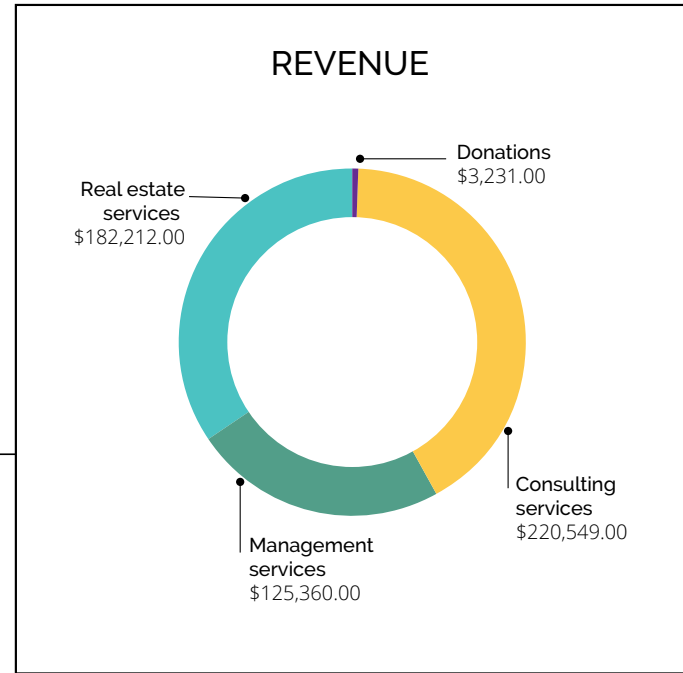
FINANCIAL REPORT

In this financial year, the Foundation's consulting revenues once again increased substantially through the addition of new projects. Additional project consultants were engaged to take up this work.

Michael Smith CPA, CA, Treasurer



- Revenue / \$531,352.00
- Expenditure / \$441,021.00
- Surplus / \$90,331.00



- Assets / \$359,308.00
- Liabilities / \$93,087.00

