

EXTRACT OF DRAFT MINUTES 3
FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE
2 APRIL 2019

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 3
COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
LE 2 AVRIL 2019

PLANNING SERVICES

INTERDEPARTMENTAL TASK FORCE ON AFFORDABLE HOUSING NEAR
TRANSIT STATIONS

ACS2019-PIE-GEN-0001

CITY WIDE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend to Council:

- 1. Receive the report from the Interdepartmental Task Force on Affordable Housing**
- 2. Direct staff to retain the City owned lands identified as having Short Term Development Attributes, as noted in Document 1, for development as affordable housing projects, notwithstanding the Disposal of Real Property Policy.**
- 3. Direct Staff to investigate the possible acquisition of the publicly-owned land suitable for affordable housing opportunities and report back to Council.**
- 4. Direct Staff to prepare an implementation strategy for the best candidate sites and report back for Council's consideration.**

Stephen Willis, General Manager of Planning, Infrastructure and Economic Development spoke to a PowerPoint slide presentation overview of the report. A

copy of this presentation is held on file with the City Clerk. The following staff were also present to respond to questions:

- Alain Miguelez, Manager, Policy Planning, Planning, Infrastructure and Economic Development Department;
- Robin Souchen, Manager, Realty Services, Corporate Services Department., Corporate Real Estate Office;
- Saide Sayah, Program Manager, Affordable Housing, Community and Social Services Department, Affordable Housing Branch.

Councillors J. Leiper and S. Menard were also in attendance for this portion of the meeting.

The Committee heard from the following public delegations:

- *Catherine Boucher, Somerset West Community Health Centre, who spoke in support of the report recommendations, urged the City to approve an inclusionary zoning by-law that dedicates 25 per cent of new development to affordable housing and ensure that all available government-owned land within one kilometre of rapid transit stations is used for non-profit and co-op housing. Ms. Boucher also requested that the City create a 2019-2022 Term of Council Priority that integrates transit and planning with clear, affordable housing targets.
- Kristen Holinsky, Executive Director, Alliance to End Homelessness Ottawa also spoke in support on this initiative. She provided three ideas on how to end homelessness in Ottawa: 1) Use all tools (i.e. Provincial policies, 10-year Housing Plan and Official Plan); 2) Prioritize housing demand; and 3) Invest in long-term housing stability.
- *Fathiya Warsame and Christine Santale, City for All Women Initiative (CAWI) supports the report recommendations, noting the importance for women with children to have affordable housing near transit. CAWI looks forward to continuing to work with the City on this key initiative.

- Stephenie Graham, member of ACORN, echoed comments made by previous delegates, specifically regarding the need for an inclusionary zoning by-law that dedicates 25 per cent of new development to affordable housing.

- *Erin Andrews, Healthy Transportation Coalition encouraged the City to:
 - Use all identified sites for non-profit or co-op housing;
 - Build new affordable housing near rapid transit stations;
 - Create a robust inclusionary zoning by-law to make 25 per cent of new development affordable;
 - Include a Council priority that integrates affordable housing and transit planning;
 - Continue the funding for affordable housing beyond 2019.

- Jesse Steinberg, Centretown Citizens Ottawa Corporation expressed strong support of the report and credited Council for understanding and listening to the community. He reiterated the important points raised by previous delegates.

- Cheryl Parrott, Hintonburg Community Association, noted the loss of affordable housing in her area in past years. She also spoke of the social infrastructure that should be thought of when considering affordable housing.

- Trevor Haché, Healthy Transportation Coalition thanked Council and staff for their leadership on this important project. He advised there is also a need to incorporate housing for indigenous people and that affordable housing should be everywhere, including outside the greenbelt.

- Emily Addison, Hintonburg resident, spoke of livable cities and livable neighbourhoods. She urged Committee to consider social infrastructure in addition to affordable housing.

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk and Solicitor.]*

Written correspondence was also received by Emmaline Coulter, Healthy Transportation Coalition and held on file with the City Clerk and Solicitor.

Following discussions and questions to staff, the Committee considered the following Motions:

FEDC MOTION No. 3/1

Moved by Councillor Harder

WHEREAS on March 28, 2019 Planning Committee approved, as part of the Planning, Infrastructure and Economic Development Department 2019 Work Plan, the completion of the Orleans Town Center Secondary Plan as one of the new Secondary Plans related to the implementation of Stage 2 of the Light Rail Transit; and

WHEREAS the General Manager, Planning, Infrastructure and Economic Development has recommended that affordable housing in that secondary planning area be looked at holistically with other planning issues such as transportation & transit requirements, community amenities, economic development and land parcel rationalization;

THEREFORE BE IT RESOLVED THAT Finance and Economic Development Committee recommends to Council that Recommendation 2 be approved except for sites Site 12 (1490 Youville Drive, long-term) and Site 13 (900 Champlain Street identified as a medium-term priority), and that consideration of these sites as part of the sites identified in Document 1 of the report, be deferred until after the completion of the Orleans Town Centre Secondary Plan.

CARRIED

FEDC MOTION No. 3/2

Moved by Councillor Harder

WHEREAS the report ACS2019-PIE-GEN-0001, Interdepartmental Task Force on Affordable Housing Near Transit Stations, details 20 sites as identified by the working group as short, medium and long-term opportunities for affordable housing; and

WHEREAS there are two inconsistencies in the report between information in the report itself and content in Document 1;

WHEREAS in the main report, under under “Ranking of Candidate Sites with Development Potential”, site 4 was incorrectly listed as a medium-term site but was identified as a short-term site by the working group and listed as a short-term site in Document 1; and

WHEREAS in Document 1, Site 15 is listed as having a “Development Horizon” of long-term but was identified by the working group and in the main body of the report as being medium-term;

THEREFORE BE IT RESOLVED that Finance and Economic Development Committee amend the staff report, before it rises to Council to correct the consistencies -

1. On page 10 under “Ranking of Candidate Sites with Development Potential”, replace bullets 2 and 3:
 - Seven sites (Document 1 – Sites 3, 4, 8, 9, 13,15, 16) are categorized as medium-term opportunities. These properties are somewhat more challenging in forecasting the timing of development. Staff will monitor their development attributes on a regular basis. Changes in market conditions (availability of land) as well as in City program delivery may impact the development horizon. The development of the 100 Constellation (Site 9) is representative of a medium-term development opportunity.
 - Six sites (Document 1 – Sites 1, 2, 7, 18,19, 20) are considered to have attributes supporting affordable housing development during the next two terms of Council (2018-2026). Of these sites two are federally owned and four are under control by the City. Council should prioritize these properties given they can be developed based on current and anticipated housing programs and funding opportunities. “

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 - Seven sites (Document 1 – Sites 1, 2, 4, 7, 18,19, 20) are considered to have attributes supporting affordable housing development during the next two terms of Council (2018-2026). Of these sites two are federally owned and four are under control by the City. Council should prioritize these properties given they can be developed based on current and anticipated housing programs and funding opportunities.
2. Amend the “Development Horizon” of Site 15 in Document 1 to medium-term.

CARRIED

The Committee approved the report recommendations, as amended by Motion Nos. FEDC 3/1 and 3/2, as set out below:

That the Finance and Economic Development Committee recommend to Council:

1. Receive the revised report from the Interdepartmental Task Force on Affordable Housing
2. Direct staff to retain the City owned lands identified as having Short Term Development Attributes, as noted in the revised Document 1, for development as affordable housing projects, notwithstanding the Disposal of Real Property Policy, except for sites Site 12 (1490 Youville Drive, long-term) and Site 13 (900 Champlain Street identified as a medium-term priority), and that consideration of these sites as part of the sites identified in Document 1 of the report, be deferred until after the completion of the Orleans Town Centre Secondary Plan.
3. Direct Staff to investigate the possible acquisition of the publicly-owned land suitable for affordable housing opportunities and report back to Council.

4. **Direct Staff to prepare an implementation strategy for the best candidate sites and report back for Council's consideration.**

CARRIED as amended

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