



**Special Joint Meeting of the
Finance and Economic Development Committee and the
Community and Protective Services Committee**

Minutes 1

**Tuesday, March 2 2021
9:00 am**

Electronic Participation

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by Bill 197, the *COVID-19 Economic Recovery Act, 2020*.

- Notes:**
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
 2. *Underlining indicates a new or amended recommendation approved by Committee.*
 3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 10 March 2021 in Finance and Economic Development Committee and Community and Protective Services Committee Joint Report 1.*

Present:

**Finance and Economic Development Committee Chair: Mayor
J. Watson**

**Community and Protective Services Committee Chair:
Councillor M. Luloff**

**Finance and Economic Development Committee Vice-Chair:
Councillor L. Dudas**

**Community and Protective Services Committee Vice-Chair:
Councillor K. Egli**

Finance and Economic Development Committee and

**Community and Protective Services Committee Members:
Councillors J. Cloutier, D. Deans, G. Darouze, E. El-Chantiry,
M. Fleury, G. Gower, J. Harder, A. Hubley, T. Kavanagh, C.
Kitts, C. McKenney, C. A. Meehan, S. Moffatt, J. Sudds, T.
Tierney**

DECLARATIONS OF INTEREST

No declarations of interest were filed.

FINANCE SERVICES DEPARTMENT

CORPORATE FINANCE SERVICE

1. HOUSING SERVICES LONG RANGE FINANCIAL PLAN

ACS2021-FSD-FIN-0001

CITY WIDE

REPORT RECOMMENDATIONS

**That the Finance and Economic Development Committee and
Community and Protective Services Committee recommend Council
approve:**

- 1. That the City's annual contribution for affordable housing as per the Long Range Financial Plan be increased to \$20.6 million per annum. This includes an annual capital budget authority of \$14.6 million for the Affordable Housing capital program starting in 2022 and increasing the annual Development Charge Exemptions budget to \$6 million by 2030;**
- 2. That the annual contribution from taxation for Affordable Housing be increased by \$1 million annually for the next four years (2022 to 2025) to increase the annual base budget capital contribution**

from \$6 million to \$10 million by 2025, within Council's approved tax target;

- 3. That the Development Charge Exemptions budget be increased by \$500 thousand annually for the next nine years (2022 to 2030) to increase the portion of this budget estimated to be attributable to affordable housing exemptions from \$1.5 million annually to \$6 million annually by 2030, within Council's approved tax target;**
- 4. That the Mayor pursue additional capital funding from the federal and provincial governments estimated at \$283.1 million over the next ten years to contribute one-third share each of the capital requirement for 5,000 new housing units and two transitional housing facilities; and**
- 5. That the Mayor continue to pursue permanent stable operating funding from the federal and provincial governments estimated at \$93.4 million annually over the next ten years to add new housing subsidies, provide enhanced support services, increase emergency shelter funding, and provide operating funding for new supportive and transitional housing.**

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

The following staff spoke to a PowerPoint presentation for both items 1 and 2.

Donna Gray made introductory remarks before introducing those who would be assisting in the presentation and answering questions:

- Wendy Stephanson, Chief Financial Officer, Finance Services
- Isabelle Jasmin, Deputy City Treasurer, Corporate Finance, FS
- Donna Gray, General Manager, Community and Social Services (CSS)
- Sayed Sayah, Director of Housing, CSS
- Shelley VanBuskirk, Associate General Manager, Recreation, Cultural and

Facility Services

A copy of the PowerPoint presentation is held on file with the City Clerk's office.

Prior to hearing public delegations, Councillor M. Fleury introduced three motions pertaining to rent geared to income; the creation of a funding strategy chart and the inclusion of key elements to the annual Housing LRFP updates.

Following the presentation, the Committee heard from the following delegations:

- 1) *Salma Al-Shehabi – Had a brief PowerPoint. She says that the fund is about \$94 million short for housing. Obtaining old hotels is a quick way to increase the affordable housing stock; however, as these buildings are old, they will require more maintenance and repairs much sooner. As such they may end up being more costly in the long run than new construction.
- 2) Ray Sullivan – Centretown Citizens Ottawa Corporation – Strongly believes that the City needs to work with the non-profit housing sector. The City has done a great job on an area that requires a strategy shift. They have worked on a community land trust and wants to work with the city on this serious issue of affordable housing.
- 3) *John Dickie – Eastern Ontario Landlords Association (EOLO) EOLO supports the Housing Services Long-Range Financial Plan, recognizing that among other purposes, the plan forms the basis for lobbying the provincial and federal governments.
- 4) *Deirdre Freiheit – Shepherds of Good Hope - Support from governments and especially the city will allow SGH alone to add a minimum of 68 new units this year via our new build on Montreal Road (42 units opening in a matter of weeks); 8 new units will be added to current location at 745 Castlefrank in Kanata and their new build at 216 Murray will add between 18 and 48 new SH units). This means their organization will add close to 100 new supportive housing units in 2021-2022.

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Written submission from:

- *Lowertown Community Association received February 26, 2021*
- *OMRA Shelter Alternatives received March 1, 2021*

Following the delegations' portion of this item, staff responded to members' questions pertaining to, but not limited to:

- Funding for a transitional housing system as opposed to affordable housing
- Strategic planning on possible COVID-19 related impacts for the transition of families
- Flexibility to increase the number of affordable housing that are built annually
- Funding received from other levels of governments and how funding will be allocated in partnership with other agencies who will be building affordable housing units
- Market rental of scattered units is part of the 10-year Housing and Homelessness Work Plan
- If approved, the development charge exemptions budget will increase by \$500,000 annually

After discussion, the Committee voted on the following motions:

MOTION No. FEDC/CPSC 2021 1/1

Moved by M. Fleury

WHEREAS Ontario is the only province where the cost of Rent Geared to Income housing has been downloaded to municipalities, at an \$80 million annual expense to the City of Ottawa.

WHEREAS there are over 13,000 people on the Centralized Waiting List (CWL), in Ottawa, for affordable housing.

WHEREAS the median cost to build a new unit, as modelled in the Housing Long Range Financial Plan, between Ottawa Community Housing and other not-for profit housing providers, is \$120,000.

WHEREAS if the City was released from this \$80 million in yearly operational pressures, it could unlock capital investments of up to 666 new housing units yearly.

THEREFORE BE IT RESOLVED that Council direct the Mayor to write to the Minister of Municipal Affairs and Housing to request that the Province of Ontario cover the expenses of the City of Ottawa's Rent Geared to Income program.

CARRIED

MOTION No. FEDC/CPSC 2021 2/1

Moved by M. Fleury

WHEREAS there are over 13,000 people on the Centralized Waiting List (CWL), in Ottawa, for affordable housing.

WHEREAS The City contributes \$112 million to the Housing Services budget annually.

WHEREAS the Long Range Financial Plan (LRFP) supports financial planning to support the City's 10-Year Housing and Homeless Plan Refresh (Plan) objectives.

WHEREAS this LRFP is a high-level plan and not an executable strategy.

WHEREAS the numbers compiled in the LFRP do not allow for an easy understanding and examination of all expenses, investments and funding identified to respond to City of Ottawa housing goals and needs.

WHEREAS it is unclear how these large spending objectives will have an impact in reducing the CWL.

WHEREAS it is imperative that Council and the community at large be able to easily identify how the planned and requested funding lead to a reduction in the CWL and achievement of the goals outlined in the Plan.

THEREFORE BE IT RESOLVED that prior to April 15, 2021, Community and Protective Services Committee Meeting, staff create a summary chart that clearly outlines how each funding strategy proposed in the LRFP (operational/capital) advances a new and permanent affordable housing solution and reduces the CWL.

LOST on a division of 5 YEAS and 14 NAYS, as follows:

YEAS (5): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney, C.A. Meehan

NAYS (14): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 3/1

Moved by M. Fleury

As the City's Housing Long Range Financial Plan identifies updates being provided to Council on a yearly basis to reflect new information, that Staff, as part of these updates, for ease of understanding and consistency, create a chart outlining the following key elements:

- 1. Centralized Waiting List (CWL) total for that year**
- 2. Total number of singles and families in the shelter system for that year**
- 3. Total yearly operational spending, broken down between homelessness services programs and permanent affordable housing units created (housing subsidies and supports)**
- 4. Total yearly capital spending, with project specific numbers (units created)**

5. Cost per unit built in the previous year

WITHDRAWN

The report CARRIED as amended by Motion No FEDC/CPSC 2021 1/1 on a division of 15 YEAS and 4 NAYS, as follows:

YEAS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (4): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney

COMMUNITY AND SOCIAL SERVICES

HOUSING SERVICES

2. 10-YEAR HOUSING AND HOMELESSNESS WORKPLAN 2021-2022

ACS2021-CSS-GEN-003

CITY WIDE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee and Community and Protective Services Committee recommend Council:

- 1. Approve the 2021-2022 Housing and Homelessness Work Plan set out in Document 1 and as further detailed in this report.**
- 2. Delegate authority to the Director, Housing Services to action the Work Plan and direct staff to bring forward a report to Committee**

and Council for any Work Plan actions which have financial implications

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

The PowerPoint presentation for this item was combined with item 1.

Prior to receiving the public delegations' portion of this item, Councillor Dudas introduced a technical amendment. Councillor Fleury also introduced four motions regarding the use of head leases; rapid housing initiative, the creation of a subsidies committee and pre-development funding visioning exercise.

Following the presentation, the Committee heard from the following delegations:

- 1) *Kaite Burkholder - Alliance to End Homelessness - Communities are reducing homelessness all over this country and showing that it can be done. Just two weeks ago, London, Ontario ended veteran homelessness. Ottawa City Council declared a Housing and Homelessness Emergency last year in January, and while many of the key ingredients to reduce homelessness are outlined in the work plan, there is not enough urgency. The fastest, most effective, and cheapest way to reduce homelessness dramatically is to rapidly re-house people through rent supplements.
- 2) *Salma Al-Shehabi – She asks to not commit to funding emergency shelters. There are alternatives. Carry cost-benefit-analysis. If we must do so, commit on a yearly basis not for the 10 years term. The city must put on conditions and allow council to withdraw at any time.
- 3) Laura Shantz – She noted that many people on social assistance, ODSP, cannot afford much of the housing in Ottawa. Simply not affordable. More social housing needs to be built.
- 4) *John Dickie – Eastern Ontario Landlords Association - Rents vary a great deal across Ontario, but the social assistance maximum shelter allowances do not vary by location. The maximum shelter allowance is adequate in small towns, but grossly inadequate in Ottawa. In a place like Ottawa, rent is by far the largest single expense for low-income households, and often consumes more, or much more, than 30% or 50% of income.

- 5) Gwen Madiba – Stated that affordable housing in Ottawa is difficult to find but even harder for black families. Need to find and be better attuned to minority groups and immigrants.
- 6) *Marie-Josée Houle – Action-Logement - Ottawa is far from reaching any kind of ratio to meet the dire needs of people and to have any kind of impact on the rental market to keep the prices at a reasonable rate, and to consistently offer housing at an affordable rate over the long term. She noted that we have to stop believing that they are providing a viable solution to the housing and homelessness sector without real checks and balances in place. We need to recognize that the non-profit sector is a viable solution, and the plan needs to prioritize capital investments in new non-profit and social housing.

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Written submission from:

- *Lowertown Community Association received February 26, 2021*
- *Vanier Community Association received March 1, 2021*

Following the delegations, staff responded to members' questions listed below:

- The proposed work plan outlines a review head leases as part of an initiative.
- A staff report will be considered at the Community and Protective Services Committee in April 2021 regarding the municipal housing subsidy program.
- The City worked with 130 partners to bring together all components of the work plan. It is anticipated to bring forward a progress report to Committee and Council in Q2 2022.
- No comparable measurements to other cities can be provided as cities have very specific needs and challenges.
- There has been a significant amount of people using respite centres such as the Tom Brown facility and staff are currently reviewing if it is related to the pandemic.
- The City uses a tiered housing allowance and does not require that families be

removed from the waiting list. Currently looking at the Province to increase the rate given to families.

- Head lease study? Don't have head leasing program. If include in workplan, then something would have to come out.

Following the delegations, staff responded to members' questions listed below:

MOTION No. FEDC/CPSC 2021 4/1

Moved by Councillor L. Dudas

WHEREAS the report “*10-Year Housing and Homelessness Work Plan 2021-2022*” (the Report) was referred by the Community and Protective Services Committee for consideration at the Joint meeting of Finance and Economic Development Committee and Community and Protective Services Committee; and

WHEREAS following publication of the Report, staff has identified two places where there is incorrect data in the report that require updating by way of a technical amending motion;

THEREFORE BE IT RESOLVED that the figures in the third row of Table 5 on Page 10 of the report be replaced with the following amended figures:

Table 5: Households Supported to Access Permanent Housing & Services

Program	Term of Council 2015 to 2018	Term of Council 2019 to 2022 (to date)
Family shelter households moved to permanent housing	<u>2007</u> <u>(5,433</u> <u>individuals)</u>	<u>1083</u> <u>(2,286 individuals)</u>

BE IT FURTHER RESOLVED that the figures contained in the fourth paragraph

on Page 18 of the Report be replaced with the following amended figures:

In 2019 555 family households (1147 people) were transitioned out of shelter to permanent housing and in 2020, 528 family households (1139 people) moved to housing.

CARRIED

MOTION No. FEDC/CPSC 2021 5/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan identifies a review and recommendations on the feasibility of the City establishing head leases, that staff be directed to make recommendations of the feasibility of City, or designate organization, taking on head leases on a long term basis. This review should also include analysis of other municipalities/community organizations using Head Leases (City of London, Ontario, Canadian Mental Health Association Ottawa, etc.).

That staff be directed to complete this review and provide recommendations prior to Q4 2021 to ensure any financial implications can be considered as part of the 2022 Budget process.

LOST on a division of 3 YEAS and 16 NAYS, as follows:

YEAS (3): Councillor, M. Fleury, T. Kavanagh, C. McKenney,

NAYS (16): Councillors J. Cloutier, G. Darouze, D. Deans, E. El-Chantiry,
G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan,
S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair
L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 6/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan anticipates that there will be a second round of federal Rapid Housing Initiative funding issued, that Staff be directed to proactively identify development opportunities with non-profit housing providers taking into consideration all City lands, and projects in all neighbourhoods in Ottawa.

Further, that staff also be directed to prioritize family-friendly developments to assist in housing the 390 households currently in the family shelter system.

LOST on a division of 3 YEAS and 16 NAYS, as follows:

YEAS (3): Councillor, D. Deans, M. Fleury, T. Kavanagh

NAYS (16): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C. McKenney, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 7/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan identifies the need for housing benefits based on current and future trends along with recommendations to re-design the municipal housing subsidy programs, that staff be directed, as part of this re-design, to strike a committee to evaluate changes to subsidy amounts, every four years, taking into consideration cost of living increases, vacancy rates and current market rent rates, along with other relevant factors.

WITHDRAWN

MOTION No. FEDC/CPSC 2021 8/1

Moved by Councillor M. Fleury

WHEREAS the City's 10 Year Housing and Homelessness Workplan identifies

creating and maintaining an inventory of opportunities available for development by issuing strategic REOs and RFPs, including for pre-development funding.

THEREFORE BE IT RESOLVED that staff add an item to the workplan that includes a visioning exercise to plan for the allocation of pre-development funding. This visioning exercise should include elements such as, but not limited to: timeline for construction completion, cost per unit, number of units, and targeted housing groups.

BE IT FURTHER RESOLVED that this visioning exercise must also identify a specific link to how the development(s) will lead to achieving the goals outlined in the Housing and Homelessness 10 Year Plan Refresh.

BE IT FURTHER RESOLVED, to account for this additional workload, that Staff remove item 21 from the workplan and replace it with the above visioning exercise.

LOST on a division of 4 YEAS and 15 NAYS, as follows:

YEAS (4): Councillor, D. Deans, M. Fleury, T. Kavanagh, C. McKenney

NAYS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

The report CARRIED as amended by Motion No FEDC/CPSC 2021 4/1 on a division of 15 YEAS and 4 NAYS, as follows:

YEAS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (4): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney,

3. TABOR APARTMENTS – RE-HOUSE 24 FAMILIES AND CEASE THE PER DIEM

ACS2021-CCS-CPS-0002

RIDEAU-VANIER (12)

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee and Community and Protective Services Committee recommend Council approve:

- 1. The City launch a proper procurement process to house the 24 families living at the Tabor Apartments (120-140 St. Denis); and**
- 2. That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than July 1st, 2021.**

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

The following staff spoke to a PowerPoint presentation on the Tabor Apartments report:

- Donna Gray, General Manager, Community and Social Services (CSS)
- Shelley VanBuskirk, Associate General Manager, Recreation, Cultural and Facility Services
- Saide Sayah, Director Housing, CSS

A copy of the PowerPoint presentation as well as photos shown to the Committee are held on file with the City Clerk's office.

Prior to receiving the presentation, Councillor Fleury read the report recommendation which followed by Councillor Deans introducing a motion to amend the report recommendations. Councillor Dudas proceeded to introduce a

replacement motion to the report recommendation.

After receiving clarification from the City Clerk in regard to the order in which the motions should be presented,

Following the presentation, the Committee heard from the following delegations:

- 1) Robin Browne
- 2) Tony Miller
- 3) Jacqueline Sultan
- 4) John Adeyafa
- 5) Letysia Kabundi
- 6) Ahmed Syed - Owner of Tabor Apartments
- 7) Dasha Gueletina
- 8) John Dickie
- 9) Gwen Madiba
- 10) Laura Shantz
- 11) Holly Patterson
- 12) *Lauren Touchant – Vanier Community Association
- 13) Jenni Campbell
- 14) Sueann Hall

Many of the delegations spoke on the following items and concerns:

- All delegations other than Mr. Syed were in favour of the report as written.
- Many very concerned with the fact that most if not all clients at the apartments are black and immigrants.
- Many are afraid to bring up problems with the apartments for fear of losing the

housing.

- Many neighbours have seen the conditions around the building and in the building even though many improvements have been done just recently.
- Delegations felt that money being spent on these units (almost \$3,000 a month) could be better spent by using as rent supplement money on better and more affordable housing.
- There are obvious issues with waste disposal, pest control, and basic living conditions in this apartment building. Neighbours believe that anyone who lives in the neighborhood sees that this man is not honoring his obligations as a landlord.
- Mr. Syed, the owner says he has spent a fair amount of money meeting the City's standards and provides good value for money at these apartments. Furnished, security, linens, etc.

[* *All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]*

Written submission from:

- *Kerry & Aaron Asselstine received February 11, 2021*
- *Forrest Pass and Manon Labelle received February 16, 2021*
- *Joëlle Kabisoso received February 17, 2021*
- *Hannah Bernatchez received February 17, 2021*
- *Tina Bradford received February 17, 2021*
- *Gaelan Kells received February 17, 2021*
- *Jolane Lauzon received February 17, 2021*
- *Chelsea Mitchell received February 17, 2021*
- *Pamela Provis received February 17, 2021*

- *Anick de Sousa and Jeffrey Hunt received March 1, 2021*

Following the delegations, staff responded to members' questions and provided comments as listed below:

- The City's focus should be on the 370 families as opposed to only the families at the Tabor apartments.
- Tenants rights are through the Landlord Tenants Board; however those rights are built into the City's agreement with the owner.
- Pictures were shown to the Joint Committee of the Tabor apartments showing the condition of the units.

In response to a request from Councillor Meehan suggesting a friendly amendment to the Dudas motion to include wording that temporary emergency accommodations are provided with respect to the Tabor apartment residents, Councillor Dudas did not support the friendly amendment.

Councillor Deans then proposed an amendment to the Dudas motion to include her amendment to the report recommendations.

As such, the Committee voted on the motions as set out below:

MOTION No. FEDC/CPSC 2021 9/1

Moved by Councillor D. Deans

That the Dudas motion (being MOTION No. FEDC/CPSC 2021 10/1) be amended to add

1. **That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than September 2021, and if this date is unachievable that the General Manager report back in advance of September 2021 with a rationale for why the deadline cannot be met and a plan for re-housing all of the families; and**

2. That when current tenants are relocated to permanent housing, no new families are placed at the Tabor Apartments (120-140 St. Denis) as part of the City's hotel per diem relationship.

Such that the amended motion read:

WHEREAS the report "Tabor Apartments – Re-house 24 Families and Cease the Per Diem" (the Report) seeks to terminate the use of the Tabor apartments at 120-140 St Denis for the purpose of temporary emergency accommodations by July 31, 2021 when the Family Shelter is at capacity and hotels/motels are not suitable for larger families;

AND WHEREAS due to the COVID-19 pandemic there is a decreased capacity in the Family Shelter and the transitional housing system to a point where facilities must operate at less than half of their occupancy to meet public health standards;

AND WHEREAS staff continue to provide temporary emergency accommodations for more than 370 households on a daily basis in the Family Shelter, transitional housing and overflow locations such as hotels, motels and isolation spaces;

AND WHEREAS staff indicate in the Report that the health and safety concerns with the Tabor apartments continue to be actively monitored and immediate remediation of issues required by the landlord through By-law Services and Ottawa Public Health and that the City's use of the apartments, for temporary emergency accommodations, is preferable for larger families since they do not require multiple hotel rooms;

AND WHEREAS households who wish to be accommodated in a hotel/motel instead of the Tabor apartments are moved upon request;

AND WHEREAS the pandemic has created some potential vacancies in the private market that otherwise may not have been available during the previous Request for Offer(s) for hotel/motel and other forms of temporary accommodation conducted in 2019;

AND WHEREAS permanent housing should be the first option for any family and temporary accommodations should only be necessary to

help families experiencing homeless to transition to safe, permanent, affordable housing;

THEREFORE BE IT RESOLVED THAT City Council approve:

- 1. That the City cease the hotel per diem relationship and use of Tabor Apartments (120-140 St. Denis) no later than September 2021, and if this date is unachievable that the General Manager report back in advance of September 2021 with a rationale for why the deadline cannot be met and a plan for re-housing all of the families; and**
- 2. That when current tenants are relocated to permanent housing, no new families are placed at the Tabor Apartments (120-140 St. Denis) as part of the City's hotel per diem relationship; and**

THEREFORE BE IT FURTHER RESOLVED that City Council direct Housing Services to:

- (1) conduct a housing blitz, with community partners such as Refugee613 and the Eastern Ontario Landlords Organization, to identify permanent housing that is affordable and available for the homeless families currently in the shelter system;**
- (2) conduct a new Request for Offers (RFO) to seek additional temporary accommodations across the City to provide greater options for homeless families while they wait to secure permanent housing; and**
- (3) direct staff to advise Community and Protective Services Committee and Council on the outcome of this process, including any changes to the approved workplan to accommodate the directions outlined in this motion.**

LOST on a division of 5 YEAS and 14 NAYS, as follows:

YEAS (5): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney,
C.A. Meehan

NAYS (14): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 10/1

Moved by Councillor L. Dudas

WHEREAS the report “Tabor Apartments – Re-house 24 Families and Cease the Per Diem” (the Report) seeks to terminate the use of the Tabor apartments at 120-140 St Denis for the purpose of temporary emergency accommodations by July 31, 2021 when the Family Shelter is at capacity and hotels/motels are not suitable for larger families;

AND WHEREAS due to the COVID-19 pandemic there is a decreased capacity in the Family Shelter and the transitional housing system to a point where facilities must operate at less than half of their occupancy to meet public health standards;

AND WHEREAS staff continue to provide temporary emergency accommodations for more than 370 households on a daily basis in the Family Shelter, transitional housing and overflow locations such as hotels, motels and isolation spaces;

AND WHEREAS staff indicate in the Report that the health and safety concerns with the Tabor apartments continue to be actively monitored and immediate remediation of issues required by the landlord through By-law Services and Ottawa Public Health and that the City’s use of the apartments, for temporary emergency accommodations, is preferable for larger families since they do not require multiple hotel rooms;

AND WHEREAS households who wish to be accommodated in a hotel/motel instead of the Tabor apartments are moved upon request;

AND WHEREAS the pandemic has created some potential vacancies in the private market that otherwise may not have been available during

the previous Request for Offer(s) for hotel/motel and other forms of temporary accommodation conducted in 2019;

AND WHEREAS permanent housing should be the first option for any family and temporary accommodations should only be necessary to help families experiencing homeless to transition to safe, permanent, affordable housing;

THEREFORE BE IT RESOLVED that City Council direct Housing Services to:

- (3) conduct a housing blitz, with community partners such as Refugee613 and the Eastern Ontario Landlords Organization, to identify permanent housing that is affordable and available for the homeless families currently in the shelter system;**
- (4) conduct a new Request for Offers (RFO) to seek additional temporary accommodations across the City to provide greater options for homeless families while they wait to secure permanent housing; and**
- (4) direct staff to advise Community and Protective Services Committee and Council on the outcome of this process, including any changes to the approved workplan to accommodate the directions outlined in this motion.**

CARRIED on a division of 15 YEAS and 4 NAYS, as follows:

YEAS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, T. Kavanagh, C. Kitts, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (4): Councillor D. Deans, M. Fleury, C. McKenney, C.A. Meehan

Note: Due to the approval of Motion No. FEDC/CPSC 2021 10/1, the Deans motion to amend the report recommendation was no longer in order.

DIRECTION TO STAFF:

That Community & Social Services staff be directed to explore the possibility of moving larger families into adjoining and/or additional units to allow them more space.

Prior to the conclusion of the meeting, Committee members approved the following motions:

MOTION No. FEDC/CPSC 2021 11/1

Moved by Councillor Dudas

BE IT RESOLVED that the Finance and Economic Development Committee and Community and Protective Services Committee approve that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8.(1)(c) of Procedure By-law 2021-24.

CARRIED on a division of 19 YEAS and 0 NAYS, as follows:

YEAS (19): Councillors J. Cloutier, G. Darouze, D. Deans, E. El-Chantiry, M. Fleury, G. Gower, J. Harder, A. Hubley, T. Kavanagh, C. Kitts, C. McKenney, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (0):

MOTION No. FEDC/CPSC 2021 12/1

Moved by Mayor J. Watson

BE IT RESOLVED that the Finance and Economic Development Committee

approve that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8.(1)(c) of Procedure By-law 2021-24.

CARRIED

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Committee Coordinator

**Chair, Finance and Economic
Development Committee**

**Chair, Community and Protective
Services Committee**