

## Ottawa's Housing Pledge

The Province of Ontario has set a target of building 1.5 million new homes by 2031, of which 151,000 would be in Ottawa. We are prepared to do our part to meet this housing challenge by providing the opportunity for our home-building industry partners to deliver on the construction of 151,000 quality market homes or more over the next ten years at price points that are attainable to a wide range of income groups, and of a diversity and mix that provides housing choice for households across all neighbourhoods of the city.

The below actions represent Ottawa's commitment to facilitate the way forward for the housing market to build and occupy the diversity and quality of homes that we need. This pledge affirms Ottawa's commitment towards implementing the policies of our Official Plan, delivering an efficient, effective and equitable new Zoning By-law, aligning our master plans and capital plans to support growth, forming smart partnerships, and providing regular and transparent reporting on the roll-out of the action items in this pledge.

### Our Actions to Meet the Pledge

Ottawa's Housing Pledge is driven by four pillars to provide housing options across the housing continuum:

1. **Stimulate the supply of housing** through our guiding policies and regulations, and provide for a diversity of housing options to meet household needs across the City of Ottawa;
2. **Form Strategic Partnerships** with senior governments and housing providers to fund and support development of well-located and well-designed supportive housing for households at or below the lowest 40th percentile of income levels, including housing for those in critical housing need.
3. **Streamline our Governance and Approvals Processes** to move from concept to construction faster and make delivery of housing opportunity our focus across the corporation.
4. **Monitor and report on our Commitments** by providing a transparent and public reporting process for how we are moving forward on this pledge, and the increase in housing supply overall.

This housing pledge identifies how the City will contribute to the Ottawa housing market's target. We will undertake the following actions to deliver on our objectives that would enable the construction of 151,000 new homes by 2031:

#### 1. **Stimulate the supply of New Housing through guiding policy and regulations.**

In November 2021, the previous City Council approved a new Official Plan that brought a new perspective on how best to distribute new housing opportunities equitably across

the city while reflecting the different contexts of the city and leveraging our transit system and existing infrastructure and service capacity for maximum benefit. Approved by the Province in November 2022, our task now is to implement the vision across the city in the form of new a Zoning By-law, secondary plans, and new governance processes to bring the plan into effect. To do this, we pledge to undertake the following actions:

- Work with our industry partners to move forward the 153,600 homes on lands and projects that are either under construction, approved, or currently in-stream for development approvals, and get them to “shovel-ready” condition.
- Amend the existing Zoning By-law in Protected Major Transit Station Areas to implement the minimum densities in the Official Plan.
- Amend the Zoning By-law to allow for mid and high-rise buildings within Hubs and Mainstreet Corridors, and low and mid-rise on minor corridors where appropriate.
- Amend the Zoning By-law to allow a range of low-rise missing-middle housing in a variety of sizes, types and densities between the interior and edges of neighbourhoods, with the majority of change occurring within 150m of Hubs and Corridors.
- Amend the Zoning By-law to implement Bill 23 permissions for additional dwelling units across our low-rise, low-density typologies.
- Initiate secondary planning exercises for urban expansion in future neighbourhoods to allow future housing opportunities as soon as possible and beyond 2031.
- Amend the Official Plan to consider more flexible relocation policies for unbuilt country lot subdivisions that have an open application or are grandfathered.
- Complete the Infrastructure Master Plan and Transportation Master Plan updates to identify necessary projects to support growth.
- Complete the Development Charges Background Study and By-law to identify development charge funding for projects to support growth.
- Update the Parks and Recreation Facilities Master Plan to align with new Provincial regulations.

## **2. Form strategic partnerships to build housing for those most in need.**

We recognize that the housing market has left many households under-housed, or excluded from the housing market entirely, with the deepest impact felt by the most vulnerable of our society. The following actions are aimed at taking full advantage of Ottawa’s municipal housing programs, partnerships and financial resources towards leveraging reductions in entry-cost for market-based rental and owned homes, repositioning lands owned by municipal and senior governments and resources towards boosting housing opportunities and supporting the non-profit sector and housing providers in delivering supportive and non-market housing. To do this, we will undertake

the following actions:

- Partner with senior governments to access available funding to reduce application processing times and/or recover costs associated with new infrastructure triggered by new development.
- Partner with federal agencies to create affordable housing opportunities on surplus federal lands, and leverage City-owned lands near existing and planned higher-order transit stations and stops.
- Partner with housing developers and providers to achieve the annual affordable housing target in the 10-year Housing and Homelessness Plan.
- Strengthening collaboration between departments to identify surplus municipal lands for new affordable housing development opportunities.
- Support innovative new housing programs such as the Canadian Urban Institute and CMHC *Office Space Conversion* project.
- Develop a city-wide Community Improvement Plan for Affordable Housing to incentivize market-based affordable and attainable housing construction.
- Establish supporting resources for non-profit sectors to acquire, build and operate strategic affordable housing assets including purpose-built rental, co-op and shared accommodation.

### **3. Streamline our governance and approvals processes to move from concept to construction faster.**

As local government, our role in the land development process is central to housing delivery and providing local accountability and leadership. The following actions are aimed at implementing new procedural changes necessary to meet the objectives of Bill 109, revise our internal governance processes, bring forward a new Zoning By-law that provides permissions to achieve our housing and policy objectives, and identify other procedural improvements to fast-track new housing initiatives, such as around major transit stations and in our downtown. To do this, we will undertake the following actions:

- Implement a new Planning and Housing Committee to reinforce and coordinate the commitment towards housing provision.
- Reorient Ottawa Community Lands Development Corporation towards identifying and delivering surplus land for affordable housing, and reinvesting earned revenue and equity back into affordable housing projects.
- Implement new procedural changes necessary to meet the objectives of Bill 109.
- Adopt a new Zoning By-law that is Efficient, Effective and Equitable, and that will reduce regulatory barriers to housing delivery.
- Identify procedural improvements to fast-track new housing initiatives, including affordable housing, such as a community planning permit system.
- Create a focused internal team to look at how to streamline approvals for

innovative housing projects such as downtown office conversions.

- Increase dialogue with our housing development partners to better understand existing delays in the approvals process and identify usable solutions.
- Identify community stakeholder challenges earlier in the approvals process by increasing public outreach.

#### **4. Monitor our commitments and report on our commitments.**

Providing open and transparent reporting on our progress towards increasing opportunities for housing in Ottawa is critical. The City will develop a monitoring framework to provide regular reporting, which will provide accountability to the public, Council, and the Province on the status of the above actions, and the number of new homes built. To do this, we will undertake the following actions:

- Develop a publicly available framework to track our progress towards the actions of this pledge.
- Develop a housing monitoring program to report quarterly on the housing pipeline including approvals and permits issued.

## **Conclusion**

The above actions represent Ottawa's commitment to facilitate the way forward for the housing market to build and occupy the diversity and quality of homes that we need. This pledge outlines how the City will open the door for our home-building industry to deliver 151,000 new homes by 2031 in the right places, and available to a range of household needs. Working together, we can deliver help great communities, great neighbourhoods, and great homes for the residents of our city.