



Planning and Housing Committee

Minutes

Meeting #: 38
Date: Wednesday, November 20, 2024
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

1. Notices and meeting information for meeting participants and the public
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, November 27, 2024, in Planning and Housing Committee Report 38.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, November 19, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, November 20, 2024.
These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that

will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 37 – Wednesday, November 5, 2024

Carried

4. Planning, Development and Building Services Department

4.1 Development Charges – Reimposition of Corporate Studies Development Charge

File No. ACS2024-PDB-GEN-0011 – Citywide

Gary Baker, Development Charge Program Coordinator, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from Jason Burggraaf, GOHBA, a copy of their submission is held on file with the Office of the City Clerk.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee recommend Council approve the enactment of the amendment to the Development Charges By-law 2024-218 attached as Document 1.

Carried

5. Finance Services Department

5.1 2025 Draft Operating and Capital Budget – Planning and Housing Committee

File No. ACS2024-FCS-FSP-0017 - Citywide

The draft budget was tabled at the Council meeting of November 13, 2024. The Planning and Housing Committee report on the draft budget will be considered by Council at its meeting of December 11, 2024.

At the outset, the Chair advised that Items 5.1 and 7.1 will be considered concurrently.

Cyril Rogers, General Manager and Chief Financial Officer, Finance and Economic Development (FCSD), Debbie Stewart, General Manager, Strategic Initiatives (SI) and Vivi Chi, General Manager, Planning, Development and Building Services, (PDBS) presented an overview of the Budget and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

PDBS:

- Court Curry, Manager, ROW, Heritage & Urban Design Services
- John Buck, Chief Building Official
- Derrick Moodie, Director, Planning Services
- Royce Fu, Manager, Policy Planning

SI

- Geraldine Wildman, Director, Housing Solutions and Investments

Legal Services

- Tim Marc, Senior Legal Counsel, -Planning, Development & Real Estate

The following members of the public spoke before the Committee and provided comments on the report recommendations:

1. Peter Tilley, Ottawa Mission
2. Bonnie Schroder, Age-Friendly Ottawa

3. Meg McCallum

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

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated November 19, 2024, from Jerry Fiori, Ottawa Disability Coalition

Following discussions and questions of staff and delegations, the Committee carried the recommendations as follows:

Direction to staff

Councillor T. Kavanagh (on behalf of S. Menard)

That staff be directed to explore the 'public builder model' of affordable housing provision alongside other alternative approaches to accelerating and making more efficient the production of affordable housing, including through new partnership models, innovative building techniques and financing approaches, and in consideration of a potential role for the City, Build Ottawa and OCHC, and report back by Q4 2025.

Report Recommendation(s)

That the Planning and Housing Committee consider the relevant portions of the 2025 Operating and Capital Budgets and make recommendations to Council sitting in Committee of the Whole to be held December 11, 2024.

Carried as amended

Amendment:

Motion No. PHC 2024-38-01

Moved by G. Gower

WHEREAS, on November 13, 2024, Council received and tabled the 2025 Draft Capital and Operating Budget (ACS2024-FCS-FSP-0017) and associated Committee budget books; and

WHEREAS it was discovered that corrections were required in the Planning Committee Draft 2025 Budget document tabled with Council specific to Affordable Housing; and

WHEREAS Finance and Corporate Services has subsequently issued a revised Planning Committee Draft 2024 Budget, which includes the following correction:

Service Area – Affordable Housing

- English Full Book (Page 32 and 48-50 and 55)
- English Condensed Book (Page 32)
- French Condensed Book (Page 39)

Correction/Update – The update is to revise the budget request for 911160 for approved VUT impacts.

THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee receive and consider the revised Planning and Housing Committee Draft 2025 Budget document.

Carried

Amendment:

Motion No. PHC 2024-38-02

Moved by L. Johnson

WHEREAS existing capital resources within the City of Ottawa’s affordable housing budget envelopes are focused on the delivery of new affordable housing development, and

WHEREAS affordable housing asset preservation is a stated objective within the community’s 10 Year 2020-2030 Housing and Homelessness Plan, and

WHEREAS the acquisition of existing affordable housing assets, and their subsequent transfer to non-market operators, can both prevent evictions among at-risk tenants and secure affordability in perpetuity within the community-owned housing stock, and

WHEREAS the Director of Housing Services already has delegated authority to execute acquisitions and already does so on a case-by-case basis;

WHEREAS a federal acquisition fund, following from a federal Budget 2024 announcement, may be forthcoming, and

WHEREAS funding may flow more quickly to jurisdictions that demonstrate readiness, and

WHEREAS the current projection for revenues from the Vacant Unit Tax in 2025 is \$12.9 million, but could be higher given the revenue earned in earlier years,

THEREFORE BE IT RESOLVED that to maximize readiness and expedite the disbursement of any new acquisitions funding, that 50% of revenue from the Vacant Unit Tax above that forecast in the Long Range Financial Plan for Housing be allocated to an affordable housing Acquisition Fund.

For (4): J. Leiper, R. Brockington, L. Johnson, and A. Troster

Against (8): G. Gower, C. Curry, L. Dudas, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, and T. Tierney

Lost (4 to 8)

Amendment:

Motion No. PHC 2024-38-03

Moved by A. Troster

WHEREAS the land transfer tax is payable to the province on the close of any land acquisition in the province of Ontario unless said transaction is deemed exempt under the provisions of the Land Transfer Tax;

WHEREAS the provincial land transfer tax is identified as a potential barrier to non-profit multi-residential acquisitions in the Alliance to End Homelessness report; and

WHEREAS the Province of Ontario has the sole ability to modify the Land Transfer tax Act to create exemption classes of transaction.

THEREFORE BE IT RESOLVED that the Mayor write to the Minister for Municipal Affairs and Housing and the Premier of Ontario to request that multi-residential property acquisitions by a non-profit housing provider be deemed exempt from payment of the Land Transfer Tax; and

BE IT FURTHER RESOLVED that the Mayor include in this request that municipalities purchasing lands on behalf of a non-profit housing provider for the purposes of either affordable residential construction or housing loss prevention also be deemed exempt from payment of the Land Transfer Tax.

Carried

Motion No. PHC 2024-38-04

Moved by G. Gower

That Planning and Housing Committee recommend that Council, sitting as Committee of the Whole, approve the Planning and Housing Committee 2025 Draft Operating and Capital Budget as follows:

- 1. The Planning, Development and Building Services Department Operating Budget, as follows:**
 - a. General Manager's Office, and Business and Technical Support Services Operating Resource Requirement (page 2)**
 - b. Right of Way, Heritage and Urban Design Services:**
 - i. User Fees (pages 6-10);**
 - ii. Operating Resource Requirement (page 4-5);**
 - c. Planning Services:**
 - i. User Fees (pages 13-19);**
 - ii. Operating Resource Requirement (page 12);**
 - d. Building Code Services:**
 - i. User Fees (pages 22-29);**
 - ii. Operating Resource Requirement (page 21);**
- 2. Strategic Initiatives Department, Affordable Housing Development Operating Resource Requirement (page 31).**
- 3. The Planning Committee Capital Budget (revised page 32), with individual projects listed on revised pages 48-50 (Housing Services), and 51-54. (Planning and Development).**

Carried

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Affordable Housing Acquisition/Preservation Fund

File No. ACS2024-SI-HSI-0014 – City-wide

8. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, December 4, 2024.

The meeting adjourned at 12:02 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair