

1. Draft 2025 Operating and Capital Budgets

Budgets préliminaires de fonctionnement et d'immobilisations de 2025

Committee recommendation(s) as amended

That Council, sitting as Committee of the Whole, approve the Planning and Housing Committee 2024 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 51-57. (Planning and Development).**

4. 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
 - a. 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.

Recommandation(s) du comité telles que modifiées

Que le Conseil, siégeant en comité plénier, approuve son budget préliminaire de fonctionnement et des immobilisations de 2025 :

1. Le budget de fonctionnement de la Direction générale des services de la planification, de l'aménagement et du bâtiment, comme suit :
 - a. Bureau du directeur général et Services de soutien technique et aux activités – besoins en ressources de fonctionnement (page 2)
 - b. Services des emprises, du patrimoine et du design urbain :
 - i. frais d'utilisation (pages 6-10);
 - ii. besoins en ressources de fonctionnement (pages 4-5).
 - c. Services de planification :
 - i. frais d'utilisation (pages 13-19);
 - ii. besoins en ressources de fonctionnement (page 12).
 - d. Services du Code du bâtiment :
 - i. frais d'utilisation (pages 22-29);
 - ii. besoins en ressources de fonctionnement (page 21).
2. Direction générale des initiatives stratégiques, Aménagement de logements abordables – besoins en ressources de fonctionnement (page 31)
3. Le budget d'immobilisations du Comité de l'urbanisme (révision en page 32), avec projets énumérés aux pages révisées, soit les pages

48-50 (Services du logement) et les pages 51-57 (Planification et aménagement).

4. **Que le maire écrive au ministre des Affaires municipales et du Logement et au premier ministre de l'Ontario pour demander que les acquisitions de propriétés à logement multiples par un fournisseur de logements à but non lucratif soient considérées comme exemptées du paiement des droits de cession immobilière; et**
 - a. **Que le maire inclue dans sa demande que les municipalités qui achètent des terrains au nom d'un fournisseur de logements sans but lucratif à des fins de construction de logements abordables ou de prévention de la perte de logements soient également considérées comme exemptées du paiement des droits de cession immobilière.**

For the Information of Council

The Committee approved the following 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.

Pour l'information du Conseil municipal

Le comité a approuvé la DIRECTIVE au personnel suivante :

Councillor T. Kavanagh (de la part de S. Menard)

Que le personnel soit chargé d'étudier le « modèle de constructeur public » de logements abordables ainsi que d'autres approches afin d'accélérer et de rendre plus efficace la production de logements abordables, y compris au moyen de nouveaux modèles de partenariat, de techniques de construction et d'approches de financement novatrices, et en tenant compte du rôle potentiel de la Ville, de

Bâtir Ottawa et de la SLCO, et de faire rapport d'ici le quatrième trimestre de 2025.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, December 4, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 décembre 2024

2. 2025 Draft Budget – Planning and Housing Committee (condensed and full, revised on December 4, 2024)

Budgets préliminaires de 2025 de la Comité des transports (abrégé et révisé le 4 décembre 2024) (ACS2024-FCS-FSP-0017)

**Planning and Housing
Committee
Report 38A
December 11, 2024**

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**Comité de de la planification et
du logement
Rapport 38A
Le 11 décembre 2024**

**Extract of Minutes 38
Planning and Housing Committee
November 20, 2024**

**Extrait du procès-verbal 38
Comité de la planification et du logement
Le 20 novembre 2024**

Finance Services Department

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:**
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- 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